

City of Biddeford
Historic Preservation Commission
June 09, 2021 4:00 PM City Hall
Second Floor Conference Room & Virtual
You are invited to a Zoom webinar.
When: Jun 9, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:
<https://biddeford.zoom.us/j/93096792637?pwd=TTVCRXdnbkdv2VxRy93M1lKb3IxQT09>
Passcode: 442665

Or One tap mobile :

US: +16465588656,,93096792637# or +13017158592,,93096792637#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 930 9679 2637

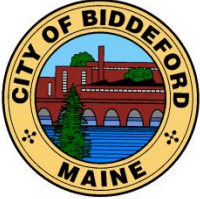
International numbers available: <https://biddeford.zoom.us/j/93096792637>

- 1. Roll Call/Declaration of Quorum/Voting Members**
- 2. Adjustments to the Agenda**
- 3. Consent Agenda**
 - 3.1. Approval of Meeting Minutes for May 5, 2021
[HPC Minutes 050521-Draft.pdf](#)
 - 3.2. Approval of Meeting Minutes for May 12, 2021
[HPC Minutes 051221-Draft.pdf](#)
- 4. Unfinished Business**
 - 4.1. 2021.25 HPC Remove from table to review an Certificate of Appropriateness-Commission Review for Triglione Construction to replace windows at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

[2021.25 HPC 1 Summer St SR.pdf](#)
[2020.25 HPC Triglione Application.pdf](#)
[2021.25 Summer Block 1.pdf](#)
[2021.25 Summer Block 2.pdf](#)
[2021.25 Summer Block 3.pdf](#)
 - 4.2. 2021 .08 HPC Remove from Table Commission Review for a building addition for Alex Fabish at 45 Foss Street, Tax Map 39, Lot 61 in the MSRD-2 Zone

[2021.08 HPC 45 Foss Street SR June 9, 2021.pdf](#)
[2021.08 45 Foss Street Application.pdf](#)

5. **New Business**
6. **Other Business**
7. **Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING May 5, 2021 4:00 Zoom (DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Priscilla McGuire (arrival at 4:16 PM)

Absent: Catherine Glynn & Julie Larry

1. Declaration of Quorum/Voting Members

- Economic Development Coordinator, Brad Favreau, announced that Erin Ware is no longer an associate member; she is now a voting member.

2. Adjustment to the Agenda

3. Consent Agenda

3.1 Approval of Historic Preservation Commission Meeting Minutes from April 7, 2021 & April 14, 2021

MOTIONS: 4:07 PM

Cabral: Motion-To approve Meeting Minutes for April 7, 2021 & April 14, 2021.

Ware: Second

Motion passed unanimously 3-0 (Cabral, Schaffer & Ware)

4. Unfinished Business

5. New Business

5.1 2021 HPC.07 Commission Review for Anthony Trottier for an addition on 347 Main Street (Tax Map 38, Lot 50) in the MSRD-2 Zone

- Anthony Trottier introduced his project.
- The Commission and applicant discussed the materials Mr. Trottier is using on the sides, roof and windows.
- There was discussion about the roof pitch and the window line up.
- The applicant tried to explain what the original garage looked like but had no photos.

MOTIONS: 4:23 PM

Schaffer: Motion-Motion to approve the Certificate of Appropriateness for Anthony Trottier to construct a 2-unit residential addition at 347 Main Street in

the MSRD-2 zone based on materials presented and conditioned on the following:
All permits must be obtained from Code Enforcement prior to beginning any work.
Ware: Second
Motion passed unanimously (Cabral, Schaffer & Ware)

5.2 2021 HPC.16 Commission Review for Equity Rental Properties, Inc. for installation or replacement of siding at 299 Main Street (Tax Map 38, Lot 122) in the MSRD-1 Zone.

- Martin Devlin represented Equity Rental Properties as applicant. Mr. Devlin introduced and gave the history of his project.
- Mr. Favreau told the Commission that this project is an “After the Fact Permit” because the project is 95% complete.
- The project was discussed by the Commission and applicant including what was being replaced and the new material.

MOTIONS: 4:35 PM

Ware: Motion- Motion to approve the Certificate of Appropriateness for Equity Rental Properties, Inc. to install new vinyl siding on the face of the building at 288 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following: All permits must be obtained from Code Enforcement at completion of work.

Schaffer-Second

Motion passed unanimously 3-0 (McGuire, Schaffer & Ware)

5.3 2021 HPC.19 Commission Review for Alex Fabish, for removal and/or replacement of architectural detailing and installation or replacement of siding at 39 Franklin Street (Tax Map 38, Lot 391) in the MSRD-1 Zone.

- Leah Schaffer abstained from voting on this item.
- Alex Fabish introduced the project.
- The Commission and applicant discussed the project including the materials that the applicant is using including composite clapboard.

MOTIONS: 4:40 PM

Cabral: Motion- Motion to approve the Certificate of Appropriateness for Praetorium LLC to perform select exterior renovations at 39 Franklin Street in the MSRD-1 zone based on materials presented and conditioned on the following: All permits must be obtained from Code Enforcement at completion of work.

Ware: Second

Motion passed unanimously 3-0 (McGuire, Cabral & Ware)

6. Other Business:

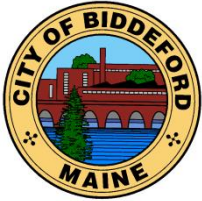
- Mr. Favreau announced that he is looking for another member of the Historic Preservation Commission.
- Mr. Favreau told the Commission the CLG has been pushed back to June.

7. Adjourn Meeting adjourned at 4:43 PM

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING
May 12, 2021
4:00 Zoom
(DRAFT)

In attendance: Jeff Cabral (Chair), Julie Larry (Alternate Member), Leah Schaffer, Erin Ware, Catherine Glynn & Priscilla McGuire (arrival at 4:22 PM)
Staff Members: Brad Favreau & Nan Whitten

1. Declaration of Quorum/Voting Members (Chair opened meeting at 4:03 PM)
2. Adjustment to the Agenda
3. Unfinished Business
 - 3.1 2021.08 HPC Remove from Table Commission Review for a building addition for Alex Fabish at 45 Foss Street, Tax Map 39, Lot 61 in the MSRD-2 Zone
 - Applicant could not be at meeting and asked for his application to be tabled.
4. New Business
 - 4.1 2021.15 HPC Commission Review for replacement of siding, a porch, addition to structure and exterior stairs or fire escapes for Cynthia L. Danis-Dow at 35 Mt. Vernon Street, Tax Map 39, Lot 25 in the MSRD-2 zone.
 - Mike Danis introduced and explained the project.
 - Mike Danis, the applicant and the Commission, talked about the scale, roofline, dimensions, proposed siding and windows of the project.

MOTIONS: 4:35 PM

Schaffer: Motion-Motion to postpone 35 Mt. Vernon Street until a later date when the applicant reappears before the Commission.

Glynn: Second

Motion passed unanimously 4-0 (Schaffer, Glynn, McGuire & Ware)

5. Other Business:
 - 5.1 Workshop Item: Preliminary Review for Southern Maine Affordable Housing at 69 Adams Street (Tax Map 38, Lot 296) in the MSRD-2 Zone.
 - Guy Gagnon Executive Director of the Southern Maine Affordable Housing presented his project. His team included:
Jordan Sickles & Brooks Moore

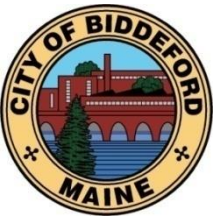
6. Adjourn Meeting adjourned at 5:15 PM

Chair: Historic Preservation Commission

Date

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

DRAFT



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.25

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: June 3, 2021

RE: ITEM #4.1 – Public Hearing – Anthony Triglione, Triglione Construction to replace siding, millwork, and windows at 1 Summer Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

MEETING DATE/TIME: June 9, 2021 @ 4:00 PM

1. INTRODUCTION

The applicant came before the HPC in December 2019 and proposed to replace siding, millwork, and porch railings at 1 Summer Street. This application was approved.

In June 2020, the applicant again appeared before the Commission and proposed to replace existing windows with vinyl replacement units. This proposal was tabled, as the commissioners agreed that new windows must be made of wood.

To date, no work has yet been completed. Seeking new sources of funds, the owner hired Essex Preservation, of Amesbury, Massachusetts, to apply for historic preservation certification that would open the availability of federal historic tax credits. According to the owner, Part 1, *Evaluation of*

Significance, and Part 2, *Description of Rehabilitation* have been approved by the National Park Service.

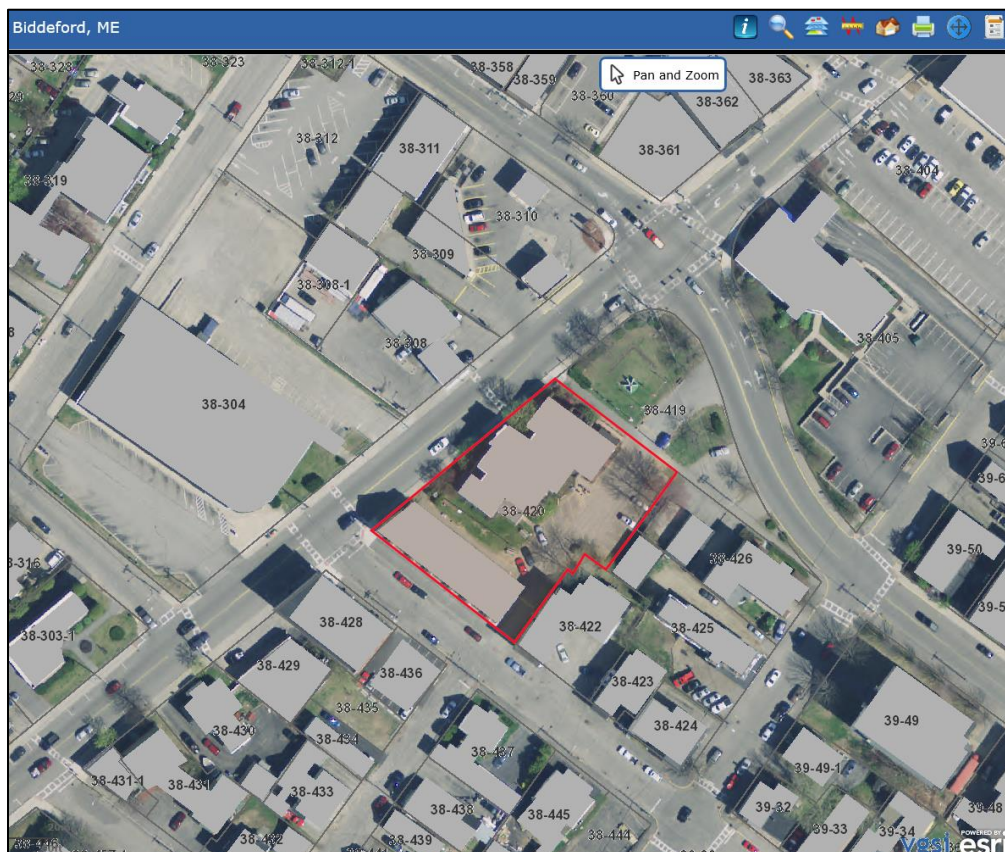
This is a contributing structure as identified by the Russell Wright Survey.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Triglione Construction 383 Del Chadbourne Rd. Bridgeton ME 04009
2.	Owner of Property:	Phoenix Management 40 Water Street Saco ME 04072
3.	Agent:	Triglione Construction
4.	Engineer/Architect/Contractor:	Triglione Construction
5.	Project Location:	1 Summer St
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 420
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	None
10.	Existing Use:	Existing 12-unit residential building
11.	Proposed Use:	No Change
12.	Uses in the Vicinity:	Residential, Commercial
13.	Parcel Size:	.7 Acre
14.	Front Setback Required:	none
15.	Side Setbacks Required:	none
16.	Rear Setback Requires:	none
17.	Height Requirements:	Min. 2 stories; max. 60 ft.
18.	LDR Attachment A: Fess Paid:	Paid
19.	Historic Preservation Commission Review History:	June 9, 2021 Meeting Date. Posted online June 2, 2021. Mail Notices to all abutters within 100' sent June 3, 2021 – 14 notices sent.

3. EXISTING CONDITIONS:

The project property is a 2-1/2 story, 12-unit residential structure built in 1880, according to Biddeford Assessing Department. Essex Preservation dates the structure to circa 1850. Appearing as a row of townhouse-style residential units, this building dominates the block. It is currently sided with wood clapboards and wood trim that appear to be deteriorating. The property includes a building at 87 Alfred. No work is proposed for this adjacent structure.



Source: "1 Summer St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4411>.

Accessed Date: 12/02/2019



Source: "1 Summer Street, Biddeford, Maine." 43°29'26.54" N 70°27'21.37" W. **Google Earth Street View.** Imagery Date: 10/2016. Accessed Date: 12/02/2019.



Source: "1 Summer Street, Biddeford, Maine." 43°29'26.54" N 70°27'21.37" W. **Google Earth Street View.** Imagery Date: 10/2016. Accessed Date: 12/02/2019.

4. PROJECT PROPOSAL

Because this project will be using historic tax credits, the previously proposed use of materials has changed, to closely follow the Department of the Interior guidelines:

- Existing wood clapboards will be removed and replaced with new wood clapboards (fiber-cement Hardie Plank siding was previously proposed and approved in December 2019);
- The existing pediments and brackets above the Summer Street entrances (installed circa 1990) will be removed. The original wood entablature and pilasters will be restored – see historic photo on the following cover page of Essex Preservation Certification Applications;
- Missing or deteriorated trim will be replaced in kind, as needed (Azek trim was previously proposed and approved in December 2019);
- All surviving historic windows will be restored as needed;
- All existing replacement windows will be replaced with new Sierra Pacific [brand name] wood double-hung units with a 6/6 grille pattern;
- Missing or deteriorated rear porch elements will be replaced in kind.

The owner's scope of work also includes interior work that is beyond the purview of this Commission.

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 revised submitted application materials and considered 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 siding, millwork, and windows based on the materials submitted and conditioned on the following:*

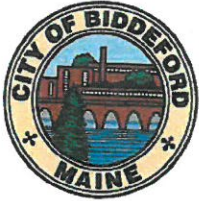
- a. **All permits must be obtained from Code Enforcement prior to beginning any work.**

b. _____

B. *Motion to table this item until the following minimum additional information has been submitted for review:*

a. _____

b. _____



**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:

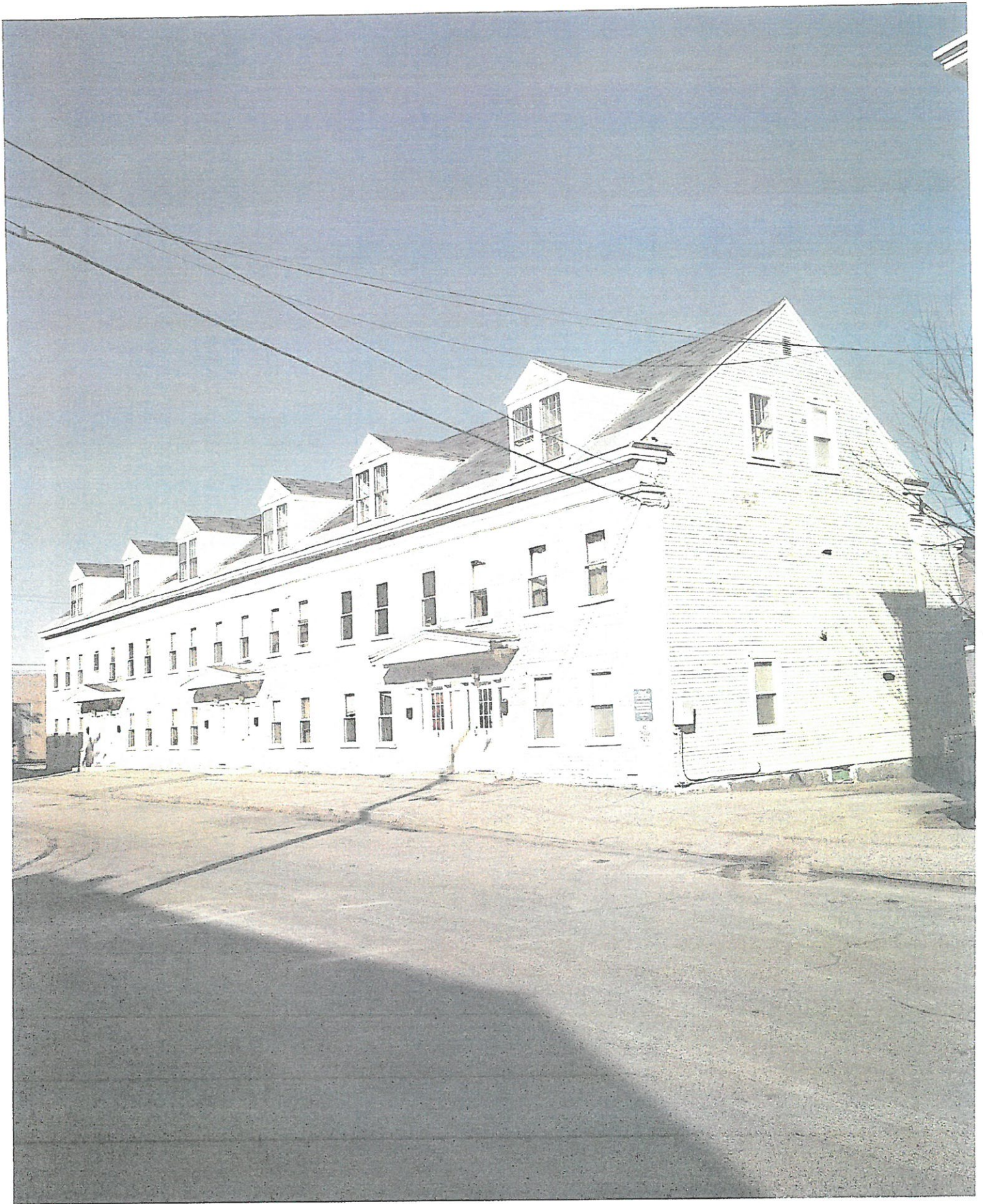


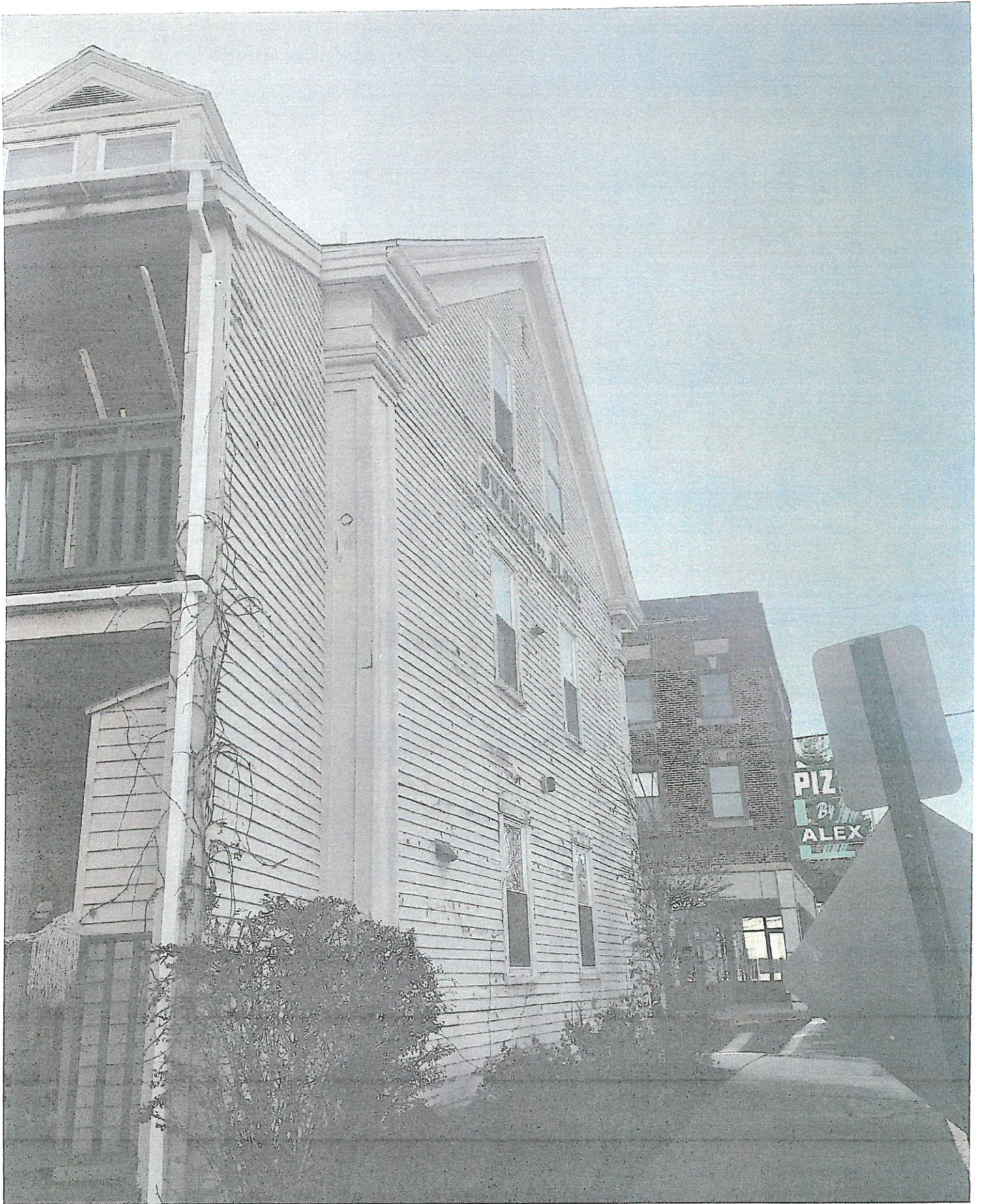
Date: 5/20/2020

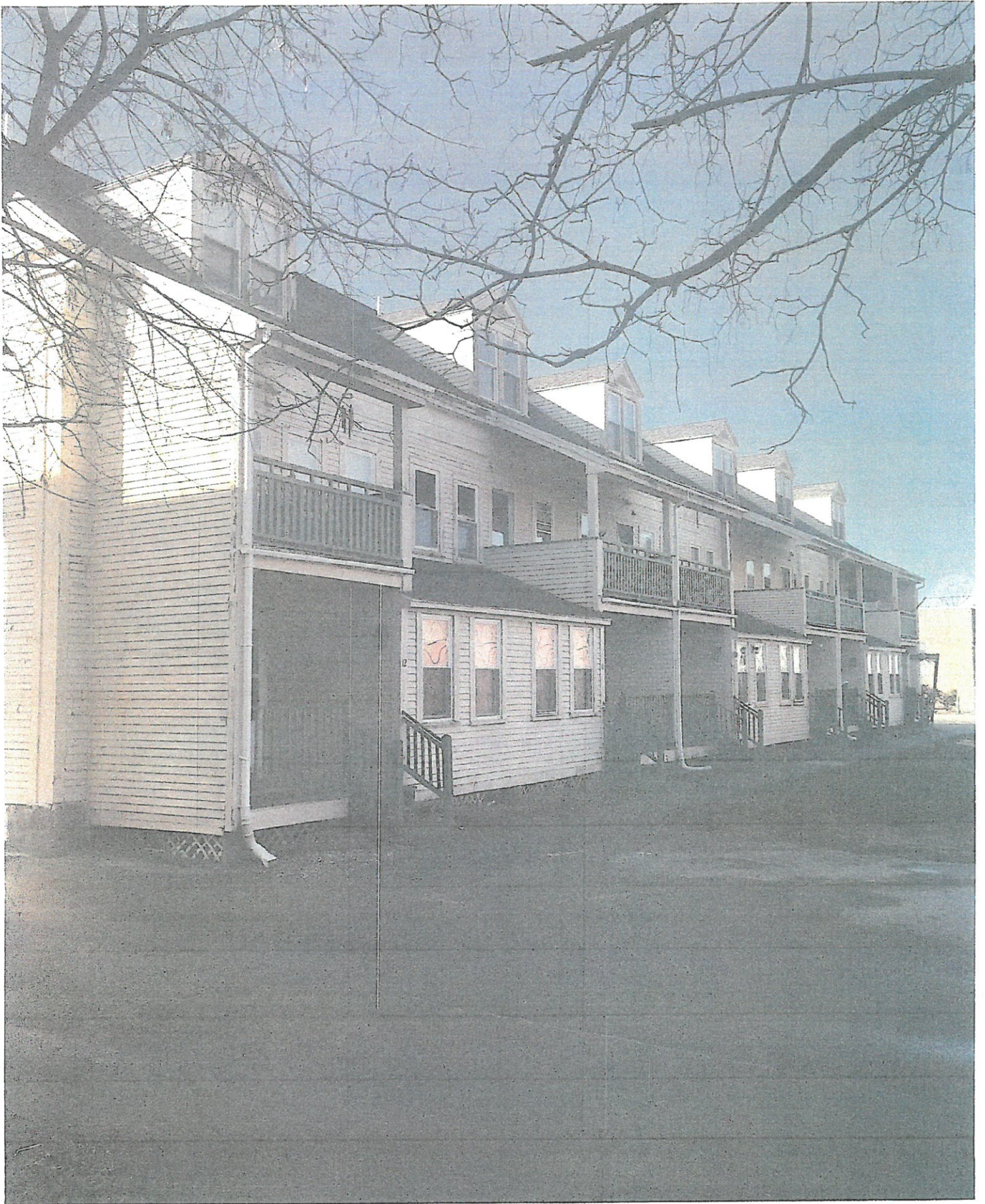
Signature of property owner:



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
Not Used Scale: 1:16	Not Used Scale: 1:16	Flat Grille Between Glass Detail Scale: 1:1	1-3/8" SDL Checkrail Detail Scale: 1:1
Replacement Double Hung Jamb Detail Scale: 1:4	Replacement Double Hung Head & Sill Detail Scale: 1:4	Replacement Casement Jamb Detail Scale: 1:4	Replacement Casement Head & Sill Detail Scale: 1:4

22 Perkins Road, PO Box 345
Belfast, ME 04915
800-615-2004 Phone
800-244-9505 Fax



Anthony Trigoine
Summerblock
Quote # 493578 REV. 2
Drawn By: KSH 5/14/2020

Hancock Lumber

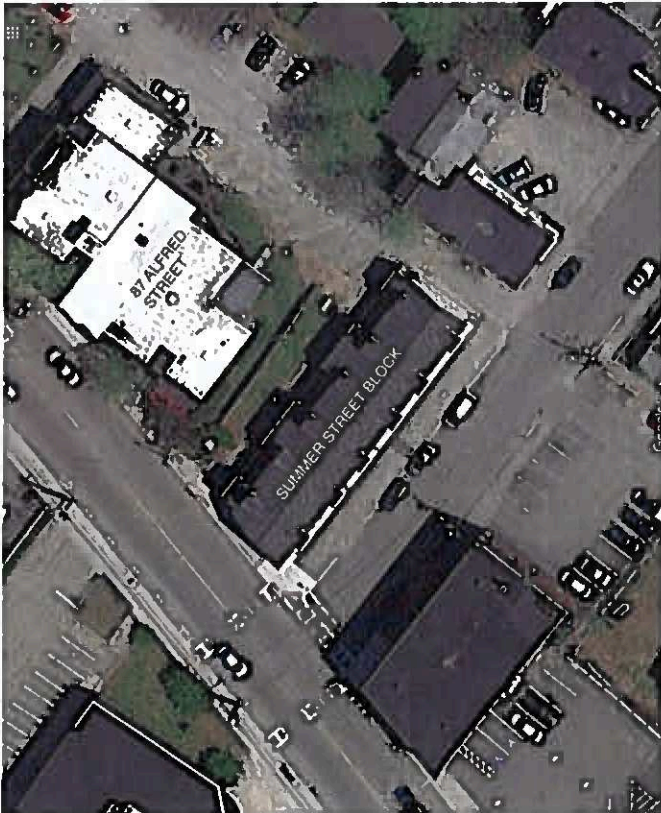
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1 of 1



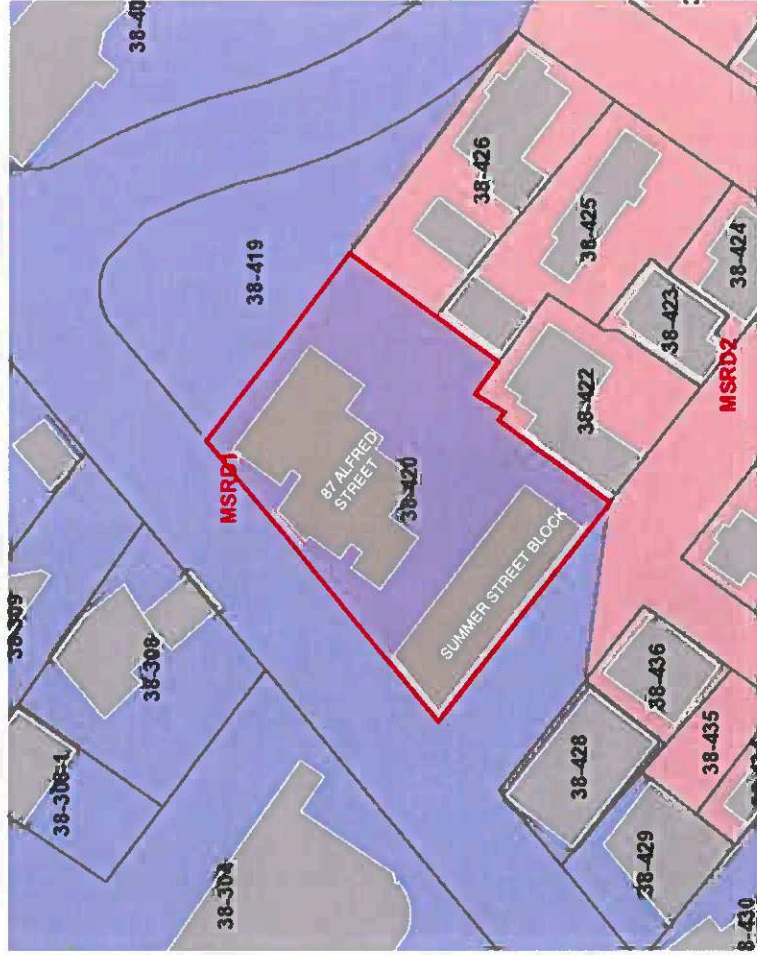
**SUMMER STREET BLOCK
BIDDEFORD, MAINE
HISTORIC PRESERVATION CERTIFICATION APPLICATIONS
PARTS 1 AND 2
AND
MAINE REPORTING FORM A
DECEMBER 2020**

6 Chestnut Street
Suite 205
Amesbury, MA 01913

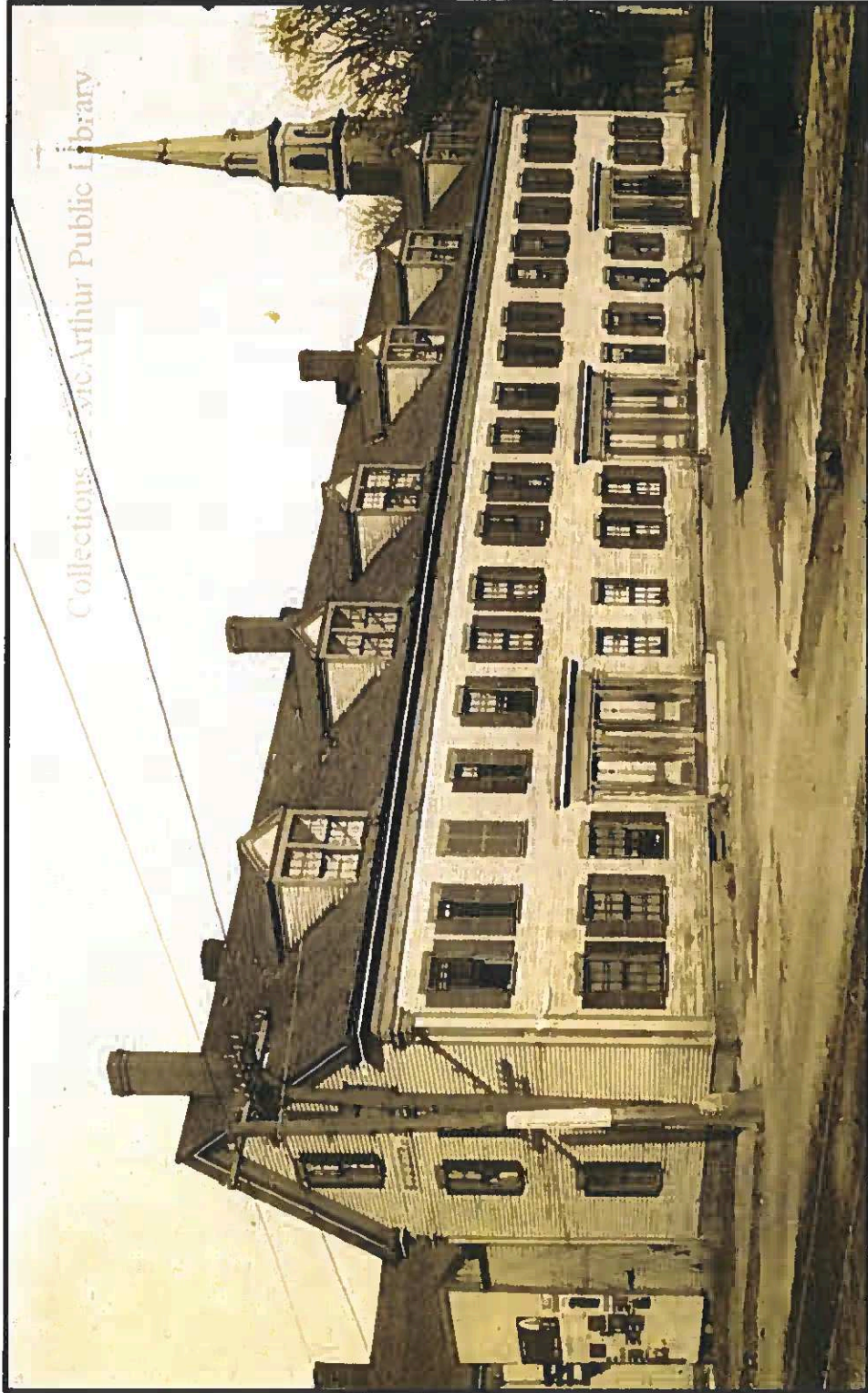
978.356.0322
chris@essexpreservation.com
essexpreservation.com



Aerial Image



Biddeford Assessors Map



ca. 1900 View

SUMMER STREET BLOCK
NREA FORM
BIDDEFORD, MAINE

Figure 1



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. **Property Name** Summer Street Block
Street 1-11 Summer Street
City Biddeford **County** York **State** ME **Zip** 04005-3335
Name of Historic District _____
☐ National Register district ☐ certified state or local district ☐ potential district

2. **Nature of Request** (check only one box)
☐ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☒ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Christine Beard **Company** Essex Preservation Consulting
Street 6 Chestnut Street **City** Amesbury **State** MA
Zip 01913 **Telephone** 978-356-0322 **Email Address** chris@essexpreservation.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Aaron Bateman **Signature (Sign in Ink)**  **Date** 12/28/20
Applicant Entity Summer Street Housing Associates LP **SSN** _____ **or TIN** 01-0365529
Street 470 Fore Street **Suite** 400 **City** Portland **State** ME
Zip 04101 **Telephone** 207-772-2992 **Email Address** abateman@phoenixmanagementcompany.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature (Sign in Ink) _____

☐ NPS Comments Attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property Name Summer Street Block NPS Project Number _____
Property Address 1-11 Summer Street Biddeford, ME 04005

5. Description of Physical Appearance

See attached.

Date(s) of building(s) ca. 1850 Date(s) of alteration(s) 1979
Has building been moved? ☒ No ☐ Yes, specify date _____

6. Statement of Significance

See attached.

7. Photographs and Maps. Send photographs and map with application.

HISTORIC PRESERVATION CERTIFICATION APPLICATION CONTINUATION SHEET

Property Name Summer Street Block NPS Project Number _____
Property Address 1-11 Summer Street Biddeford, ME 04005

5. Description of Physical Appearance

This Greek Revival style building, constructed between 1850 and 1855, was among the earliest multi-family units built in the growing industrial community of Biddeford and was the first of the larger multi-family tenements in the city. It has undergone some alteration over the past 170 years but remains largely intact and continues to embody distinctive characteristics of its type. It is one of the best preserved of the city's mid-19th century multi-family buildings.

The Summer Street Block is a long narrow wood-frame structure (nineteen bays wide and two bays deep), with three pairs of entries at the façade (Photo 1). The exterior walls are finished with painted wood clapboards. The existing wood clapboard siding is a combination of historic and modern material, likely from various periods. The building was designed with a relatively high level of architectural detailing for its type; details that are characteristic of the Greek Revival style, including paneled cornerboards (Photo 2), entry surrounds with paneled pilasters supporting an entablature (Photo 3), a tall compound fascia at the cornice, shallow eave returns at the gable ends (Photos 20 and 22), pedimented gables at the dormers (Photo 4), and slightly projecting window heads (Photo 7).

There are three pairs of entrances at the front of the building, one to each of the six upper level apartments (Photos 3, 6, and 9). Each pair of entrances was originally framed by paneled wood pilasters supporting an entablature, as shown in the attached photo from 1900. The pilasters and entablature remains at each entry, however, a projecting wood pediment with brackets was installed over the entablature around 1990. The existing entry doors and sidelights were installed at the same time. At the rear elevation, there are six entrances at the first floor; these are the main entries to each of the apartment unit at the first floor (Photo 15). There are six entrances at the second floor, which serve as rear egress for the upper level apartments. Entries at both floors hold modern replacement doors and storm doors that were installed at various times over the past ten years (Photo 17). All entries at the rear are trimmed with painted flat wood casings. Wood porches were added at the rear elevation in 1979, along with one-story additions between the porches (Photo 13).

Although most windows have been replaced, the historic 6/6 wood windows remain in the dormers at the front of the building and in one window opening at each of the side elevations (Photos 4 and 20). The building is enclosed by a gable roof, finished with asphalt shingles from 1979 (Photo 5). There are six pedimented dormers spaced evenly along the roof edge at the façade (Photo 1). The rear slope of the roof has six corresponding dormers (Photo 13). Sides of the dormers are finished with wood clapboards, while the fronts have flat wood stock framing the windows and molded trim around the pediment. Dormer roofs are finished with asphalt shingles from 1979. In 1979 louvered vents were added within the pediment of each dormer (Photo 4). Windows in the remaining openings are 1/1 replacements with half screens (from 1998).

The Summer Street Block is located on the same lot as a large apartment building from 1979 (Photos 55 and 56).

6. Statement of Significance

The Summer Street Block is significant as a well-preserved example of an early large-scale multi-family dwelling. In fact, it appears that this was the only building of its type/era constructed in the city. While there are several examples of two-family houses from around 1850, there are no other early examples on the scale of the twelve-family Summer Street Block. In addition, the Summer Street Block

HISTORIC PRESERVATION CERTIFICATION APPLICATION CONTINUATION SHEET

Property Name Summer Street Block NPS Project Number _____
Property Address 1-11 Summer Street Biddeford, ME 04005

is among one of the best preserved mid-nineteenth century multi-family residential buildings in Biddeford.

The building was constructed between 1850 and 1856 by Charles Twambley and Daniel Smith Jr., who operated a successful jewelry/metalsmithing shop in the neighboring town of Saco under the name Twambley & Smith from about 1845 until 1867. The two men collaborated on about a half dozen real estate ventures in the mid-19th century, including the Summer Street Block, which appears to be the first major building they developed. They purchased two vacant lots of land formerly belonging to the estate of Daniel Foss in downtown Biddeford in 1850 and by 1856 the Summer Street Block had been constructed. Research in census databases and city directories reveals that each of the six three-story units originally accommodated two families, for a total of twelve units. The earliest known occupants of the building (found in 1866 city directory) were working class residents, most employed in the local textile mills for which the city is so well known. Other tenants in 1866 included a ship carpenter, sea captain, and truckman. As late as 1880 the residents were largely workers from the Biddeford/Saco textile mills, many being New England natives but quite a few from Ireland and Canada. Consistent with the ethnic changes in the area's population, the Summer Street Block was largely occupied by French Canadian mill workers by 1900.

The Summer Street Block was constructed on the southern portion of the Twambley and Smith property, while four small houses (both single and multi-family) were built on the northern half of the property by 1896. These buildings were replaced in 1979 by a large apartment building that was constructed in conjunction with a renovation of the Summer Street Block (Photos 55 and 56). Today the two structure stand on the same lot.

In the 1879 the property and buildings were sold from the estate of Charles Twambley to Luther Bryant and Rishworth Jordan. Bryant and Jordan owned extensive real estate around the Biddeford/Saco mill district. In 1895 Jordan bought Bryant's share in the Summer Street property from the heirs of Luther Bryant. Jordan's heirs sold the property in 1936 to Herman and Irving Sandler. In 1979 Irving Sandler and the heirs of Herman Sandler sold to the Summer Street Housing Associates, who are the current owners. Summer Street Housing Associates intends to undertake a rehabilitation project utilizing state and federal historic tax credits.

The building is very much in need of repair to stop advancing deterioration of surviving historic fabric. The proposed tax credit project would ensure restoration of its historic appearance and long-term preservation of the building.

MAINE HISTORIC PRESERVATION COMMISSION
PART A: MAINE STATE REHABILITATION TAX CREDIT REPORTING FORM

Purpose: 27 MRSA §511 requires the Maine Historic Preservation Commission to issue annual reports on approved and certified historic rehabilitation projects. The information submitted on this form will be used by the Commission to meet the annual reporting requirements and to document how the Maine State Rehabilitation Tax Credit is supporting the goals of historic preservation, community and economic development, and community revitalization. **Part A of this form must be submitted with Part 2 of either the Federal Historic Preservation Certification Application or the State of Maine Small Project Rehabilitation Certification Application in order to claim the Maine State Rehabilitation Tax Credit.**

1. Property information:

Name and street address: Summer Street Block 1-11 Summer Street

City, state and zip code: Biddeford, ME

04005-3335

☐ Listed individually in the National Register of Historic Places

Date of listing: _____

☐ Located in a Registered Historic District

Name of district: _____

☒ Determination of eligibility completed for National Register listing

Date of determination: October 16, 2020

☒ Part 1 NPS-HPCA or MHPC-SPRCA submitted

Date of certification: pending

2. Proposed rehabilitation information:

Project start date (est.): March 2021

Project completion date (est.): November 2021

Use(s) before rehabilitation: rental apartments

Proposed use(s) after rehabilitation: rental apartments

Assessed tax value of property before rehabilitation: \$590,137

☐ Project will utilize New Markets Tax Credits

Municipal mil rate for year rehabilitation project started: \$20.05

☐ Project will utilize Low Income Housing Tax Credits

Estimated certified qualified rehabilitation expenditures: \$503,000

Estimated costs of new construction and sitework: \$45,000

Total aggregate square footage before rehabilitation: 23,000 s.f.

Total aggregate square footage after rehabilitation (est.): 23,000 s.f.

3. Affordable housing information: Affordable housing means a decent, safe and sanitary dwelling, apartment or other living accommodation for a household whose income does not exceed 60% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 412, 50 Stat. 888, Section 8, as amended.

Number of housing units before rehabilitation: 12

Number of housing units after rehabilitation: 12

Number of affordable housing units preserved: 12

Number of affordable housing units created: 12

Total aggregate square footage of project that will be housing: 23,000 s.f.

Total aggregate square footage of project that will be affordable housing: NA

4. Description of project: Provide a written description of the project including the condition and use of the building before rehabilitation, proposed use after rehabilitation, organizations involved with making the project feasible and the projected impact on the community after completion. **This field limited to 500 characters. If additional space is needed please use continuation sheet.**
The building is generally in good condition, although exterior siding and trim have significant loss of paint and some deterioration to wood elements. The rehabilitation project primarily addresses the exterior envelope; interior work is limited to replacing kitchens in all 12 apartments. The project is being undertaken by the Summer Street Housing Associates (owner). The project is a much-needed exterior restoration of this significant mid-19th century building.

5. Owner:

Name: Aaron Bateman

Signature: 

Date: 12/14/20

Organization: Summer Street Housing Associates LP

Address: 470 Fore Street Suite 400 Portland, ME 04101

Telephone: 207.772.2992

Email: abateman@phoenixmanagementcompany.com

MHPC USE ONLY

MHPC authorized signature: _____

MHPC date received: _____

MHPC project number: _____



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. **Property Name** Summer Street Block

Street 1-11 Summer Street

City Biddeford County York State ME Zip 04005-3335

Name of Historic District _____

☐ Listed individually in the National Register of Historic Places; date of listing (SHPO has determined building is eligible for individual listing)

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 – Evaluation of Significance submitted? Date submitted herein Date of certification _____

2. **Project Data**

Date of building ca. 1850 Estimated rehabilitation costs (QRE) \$503,000

Number of buildings in project 1 Floor area before / after rehabilitation 23,000 s.f. / 23,000 s.f. sq ft

Start date (estimated) March 2021 Use(s) before / after rehabilitation Rental apartments / same

Completion date (estimated) November 2021 Number of housing units before / after rehabilitation 12 / 12

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 12 / 12

3. **Project Contact (if different from applicant)**

Name Christine Beard Company Essex Preservation Consulting

Street 6 Chestnut Street Suite 205 City Amesbury State MA

Zip 01913 Telephone 978-356-0322 Email Address chris@essexpreservation.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Aaron Bateman Signature (Sign in ink) [Signature] Date 12/14/20

Applicant Entity Summer Street Housing Associates LP SSN _____ or TIN 01-0365529

Street 470 Fore Street Suite 400 City Portland State ME

Zip 04101 Telephone 207-772-2992 Email Address abateman@phoenixmanagementcompany.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature (Sign in ink) _____

☐ NPS conditions or comments attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Summer Street Block NPS Project Number _____
Property address 1-11 Summer Street Biddeford, Maine 04005

[Note: Rehabilitation work is primarily on the exterior of the building. Interior work is limited to remodeling kitchens. A major renovation was undertaken in 1979 that included work on both the exterior and interior, as noted below. At the time, twelve apartment units were created in the building. Six are one level units at the first floor, with entrances at the rear elevation, and the other six are two-story units at the second and third floors, with entrances at the facade. The Summer Street Block is located on the same lot as a large apartment building from 1979.]

Number: 1

Feature: Exterior Siding

Date of Feature: ca. 1850, 1979, etc.

Existing:

The exterior walls are finished with painted wood clapboards. The existing wood clapboard siding is a combination of historic and modern material, likely from various periods. Roughly ten years ago the exterior was completely repainted, however, within just a few years the paint had begun peeling as a result of so many of the clapboards having dry rot (see attached photos on Sheets 7 and 8).

Work:

The existing clapboards will be removed and replaced with new wood clapboards, matching the width of the historic boards. Clapboards will be painted, as shown on Sheet 6. The proposed paint scheme is a simplified version of the paint scheme shown in the attached 1900 photo of the building.

Photo Numbers: 1, 2, 5-8, 10-16, 18-23

Drawing Numbers: Sheet 1, Sheet 6, Sheet 7, Sheet 8

Number: 2

Feature: Wood Trim

Date of Feature: ca. 1850, 1979

Existing:

The building is finished with painted wood trim, in the form of flat window casings, a wide fascia beneath a shallow box cornice, water tables, and paneled corner boards. (Door trim discussed below under "Entrances." Dormers are discussed below under "Roof.")

Work:

Missing or deteriorated wood trim will be replaced in kind, as needed. All wood trim will be repainted following the color scheme on Sheet 6.

Photo Numbers: 1, 2, 5-8, 10-16, 18-23

Drawing Numbers: Sheets 1-4, Sheet 6

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Summer Street Block NPS Project Number _____
Property address 1-11 Summer Street Biddeford, Maine 04005

Number: 3
Feature: Roof/Dormers
Date of Feature: ca. 1850, 1979

Existing:

The building is enclosed by a gable roof, finished with asphalt shingles from 1979. There are six pedimented dormers spaced evenly along the roof edge at the façade (Photo 1). The rear slope of the roof has six corresponding dormers (Photo 13). Sides of the dormers are finished with wood clapboards, while the fronts have flat wood stock framing the windows and molded trim around the pediment. Dormer roofs are finished with asphalt shingles from 1979. In 1979 louvered vents were added within the pediment of each dormer (Photo 4). (Windows in dormers discussed below under "Windows.")

Work:

The dormers will be refurbished as needed, as shown on Sheet 4. Clapboard siding will be replaced in kind. Missing or deteriorated pieces of trim will be replaced in kind. The existing asphalt shingles will remain. All wood will be repainted.

Photo Numbers: 1, 2, 4, 5, 8, 13-15
Drawing Numbers: Sheet 1, Sheet 4

Number: 4
Feature: Windows
Date of Feature: ca. 1850, 1998

Existing:

The historic 6/6 wood windows remain in the dormers at the front of the building and in one window opening at each of the side elevations. These windows were refurbished at some point and now have aluminum jamb liners (see EX WIN-1 and EX WIN-2). The historic windows are generally in poor condition (Photo 4). Exterior storm windows were installed in 1979 but in many cases only the frames remain today. Windows in the remaining openings across the building are 1/1 replacements with half screens (from 1998). There is one basement window, located at the east elevation. The opening retains a wood sash but the glazing is missing (Photo 23).

Work:

All surviving historic windows will be retained and restored as needed. New exterior storm windows will be installed over each of the historic windows (replacing the existing storm windows). The existing modern windows and screens will be replaced with new wood 6/6 double-hung windows (Sierra Pacific), matching the appearance of the original windows. All windows will be painted a dark green, as shown on Sheet 6. Windows are detailed on Drawings E1.0 and D 1.0. A new single-pane wood window will be installed in the existing basement opening at the east elevation.

Photo Numbers: 1, 2, 4-9, 11, 13-16, 18-23
Drawing Numbers: Sheet 1, Sheet 4, EX WIN-1, EX WIN – 2, E 1.0, D 1.0

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Summer Street Block NPS Project Number _____
Property address 1-11 Summer Street Biddeford, Maine 04005

Number: 5
Feature: Entrances
Date of Feature: ca. 1850, ca. 1990s

Existing:

Front Entrances – There are three pairs of entrances at the front of the building, one to each of the six upper level apartments (Photo 1). Each pair of entrances was originally framed by paneled wood pilasters supporting an entablature, as shown in the attached photo from 1900. The pilasters and entablature remains at each entry, however, a projecting wood pediment with brackets was installed over the entablature around 1990 (Photo 3). The existing entry doors and sidelights were installed at the same time.

Rear Entrances – There are six entrances at the first floor; these are the main entries to each of the apartment unit at the first floor. There are six entrances at the second floor, which serve as rear egress for the upper level apartments (Photos 15 and 17). Entries at both floors hold modern replacement doors and storm doors that were installed at various times over the past ten years. All entries at the rear are trimmed with painted flat wood casings.

Work:

Front Entrances – All existing doors and sidelights will be retained and will be repainted, as shown on Sheet 6. The added pediments and brackets over the entries will be removed and the original wood entablatures and pilasters will be restored as needed.

Rear Entrances – Any missing or deteriorated trim at the rear entrances will be replaced in kind and repainted following the color scheme on Sheet 6.

Photo Numbers: 1-3, 5, 6, 8, 9, 13-15, 17
Drawing Numbers: Sheet 1, Sheet 2, Sheet 3, Sheet 6

Number: 6
Feature: Porches
Date of Feature: 1979

Existing:

Wood porches were added at the rear elevation in 1979. They are generally in good condition, with only scattered areas of deterioration.

Work:

Wood porches will be retained. Deteriorated or missing elements will be replaced in kind. Railings and decking will be repainted, as shown on Sheet 6.

Photo Numbers: 13-15
Drawing Numbers: Sheet 1, Sheet 3, Sheet 6

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property Name Summer Street Block NPS Project Number _____
Property address 1-11 Summer Street Biddeford, Maine 04005

Number: 7

Feature: Interior - Kitchens

Date of Feature: 1979

Existing:

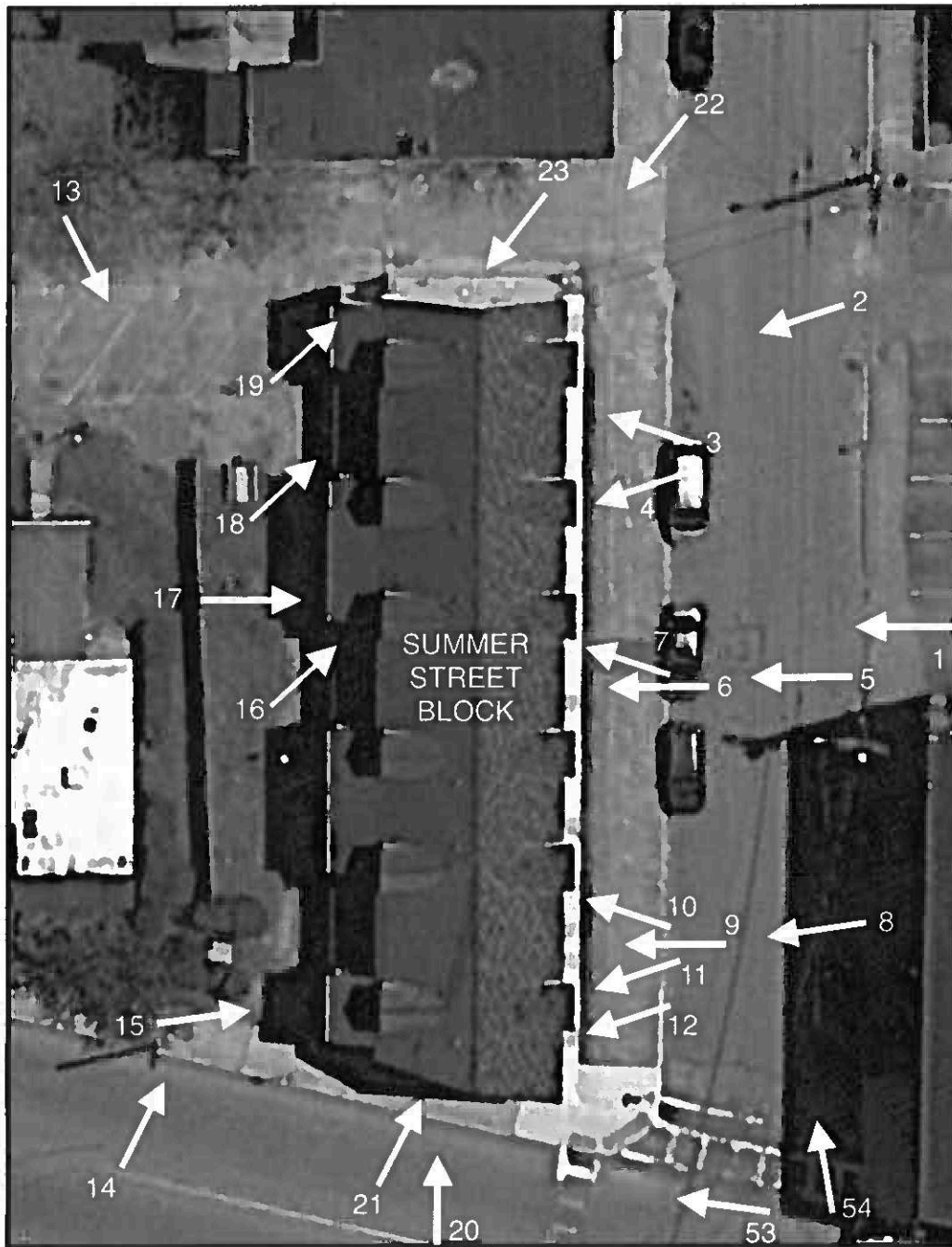
When the building was renovated in 1979 new kitchens were created in each unit. All existing fixtures and finishes date to the 1979 renovation.

Work:

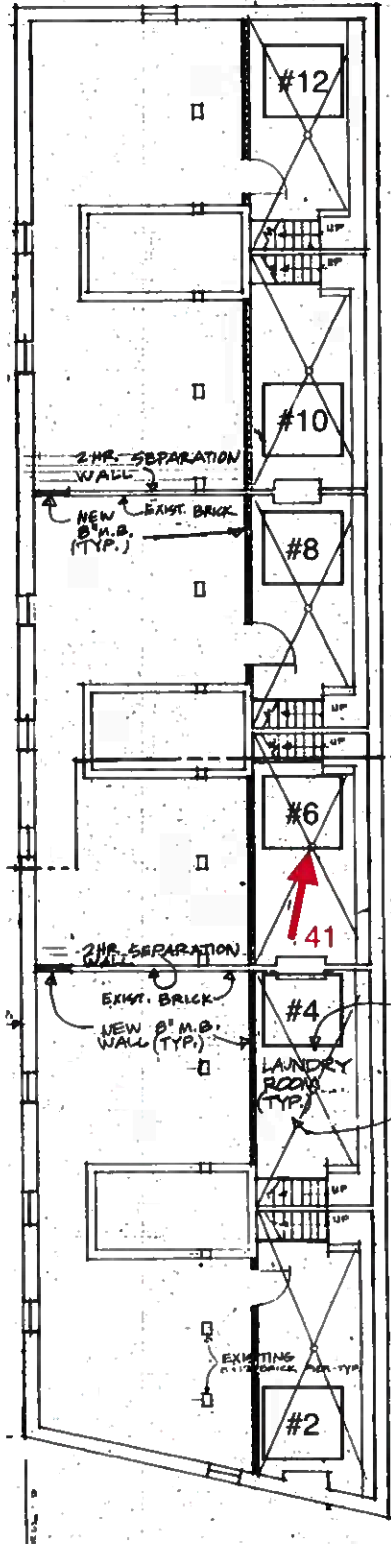
All kitchens will be completely remodeled, including replacing existing cabinets, appliances, fixtures, and flooring. Walls and ceilings will be repaired as needed; existing trim will remain.

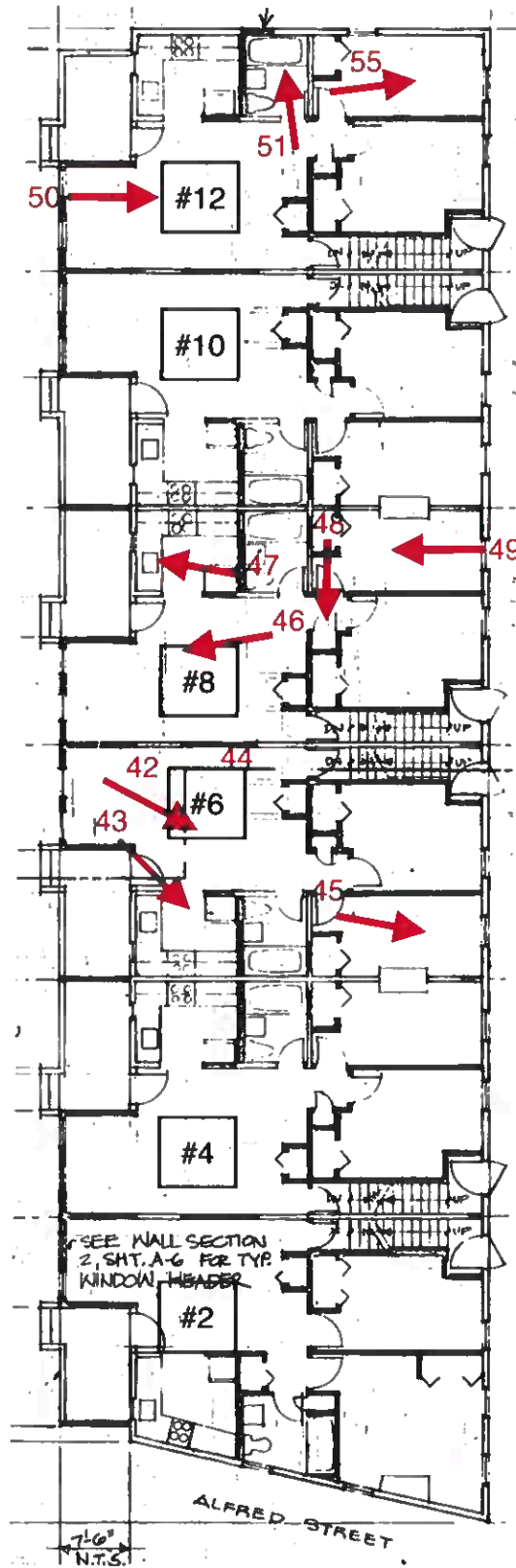
Photo Numbers: 26, 33, 43, 47

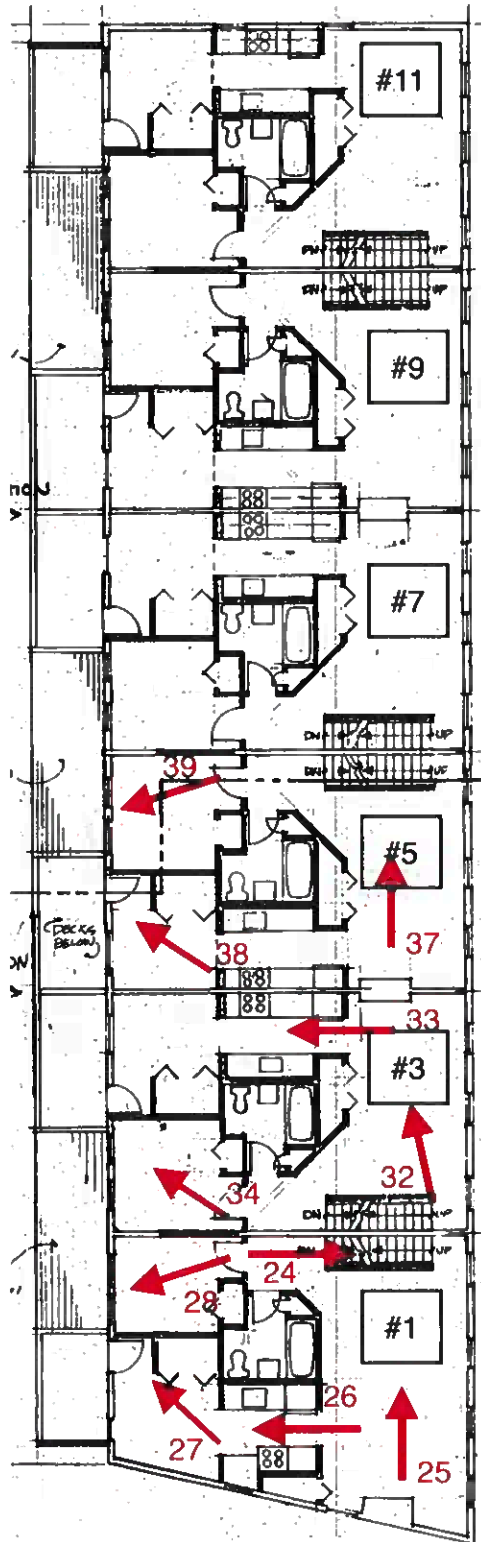
Drawing Numbers: Sheet 5

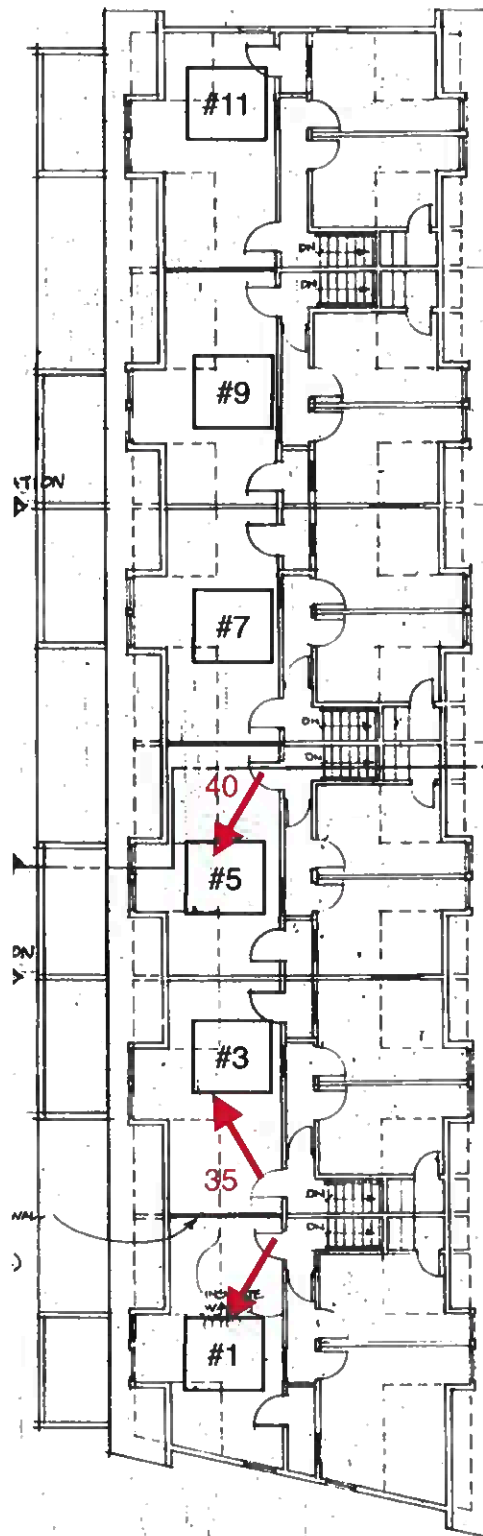












**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



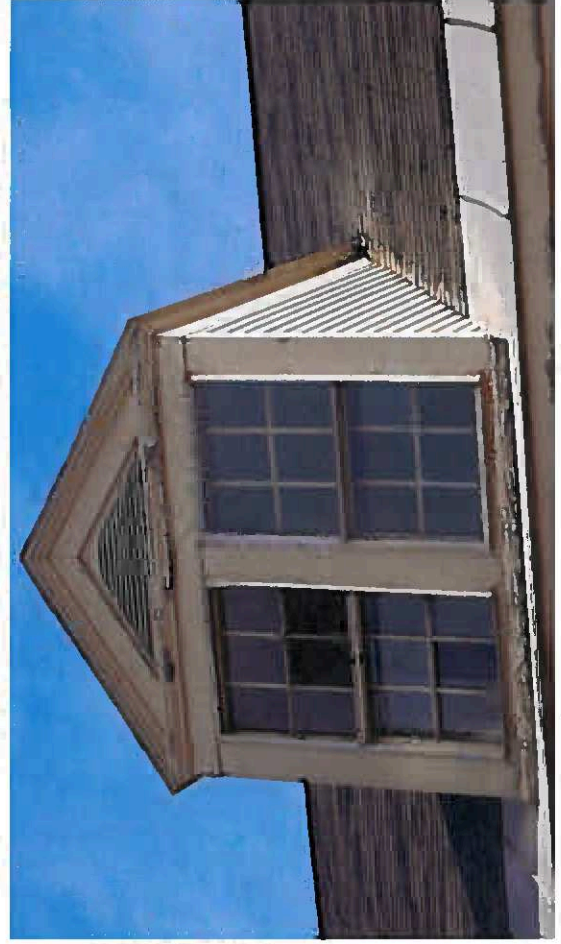
1 Facade (south elevation)



2 Facade (south elevation) - detail at east end



3 Facade (south elevation) - easternmost entrances



4 Facade (south elevation) - typical dormer

**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



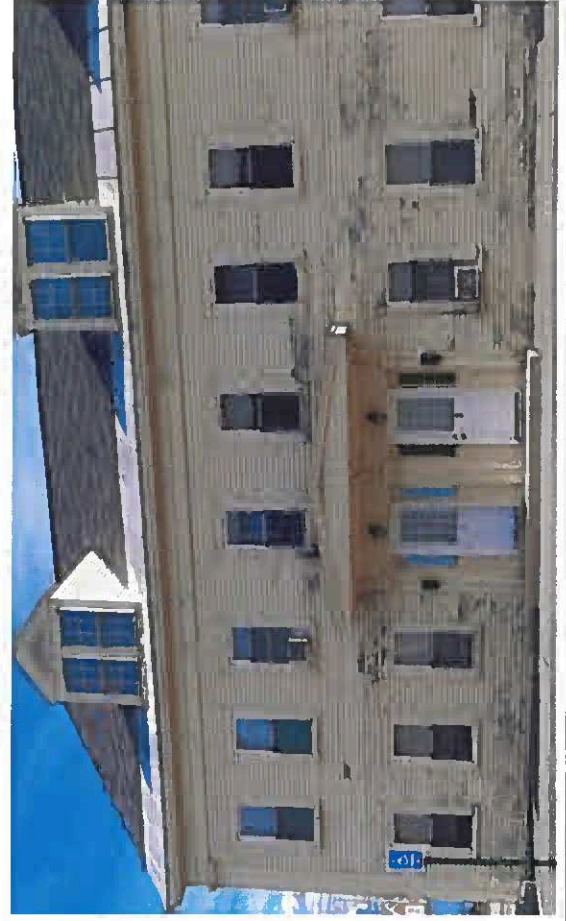
5 | Facade (south elevation) - central bays



6 | Facade (south elevation) - central entrances



7 | Facade (south elevation) - typical first floor windows



8 | Facade (south elevation) - detail at west end

**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



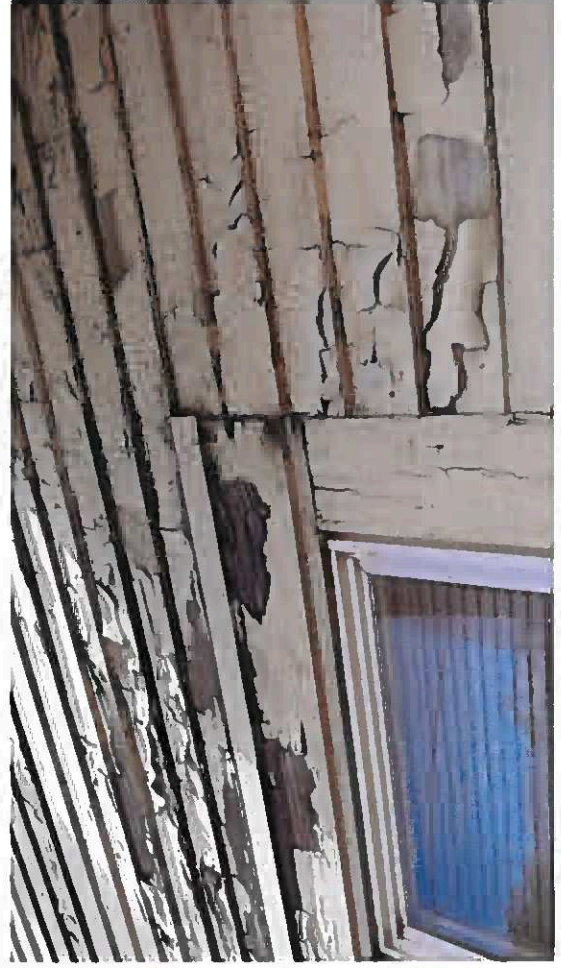
9 | Facade (south elevation) - westernmost entrances



10 | Facade (south elevation) - water damage at first floor

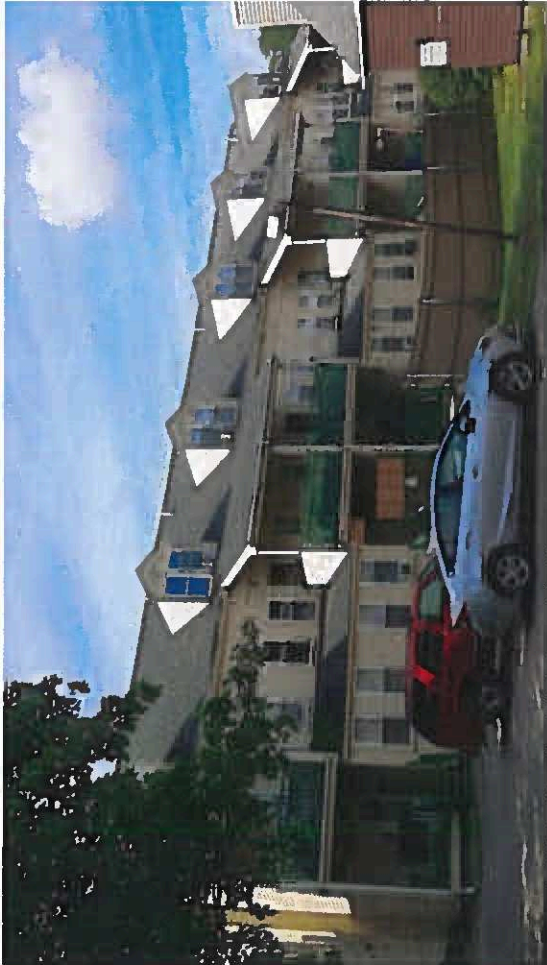


11 | Facade (south elevation) - typical second floor windows



12 | Facade (south elevation) - window trim detail

**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



13 | Rear (North) Elevation - view from east end



14 | Rear (North) Elevation - view from west end



15 | Rear (North) Elevation - detail at west end



16 | Rear (North) Elevation - rear porch at #8



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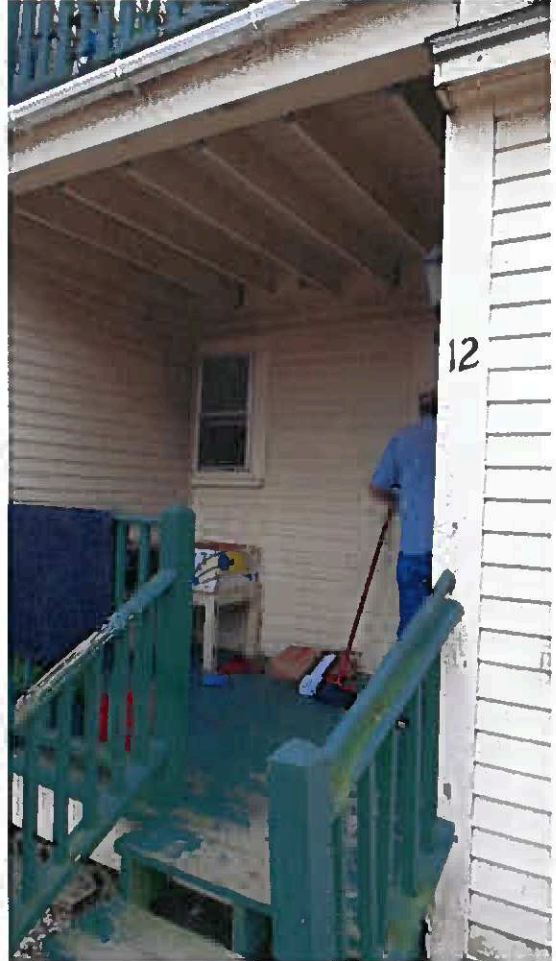
**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



17 | Rear (North) Elevation - typical rear entrance



18 | Rear (North) Elevation - typical original window at rear



19 | Rear (North) Elevation - rear porch at #12



20 | West Elevation



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**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



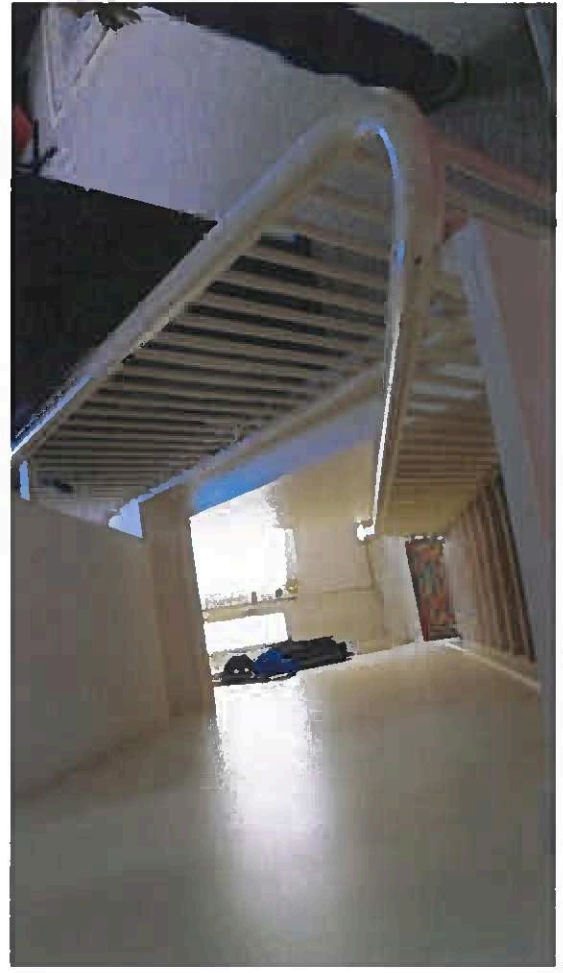
21 West Elevation - detail of historic sign



22 East Elevation



23 East Elevation - basement window

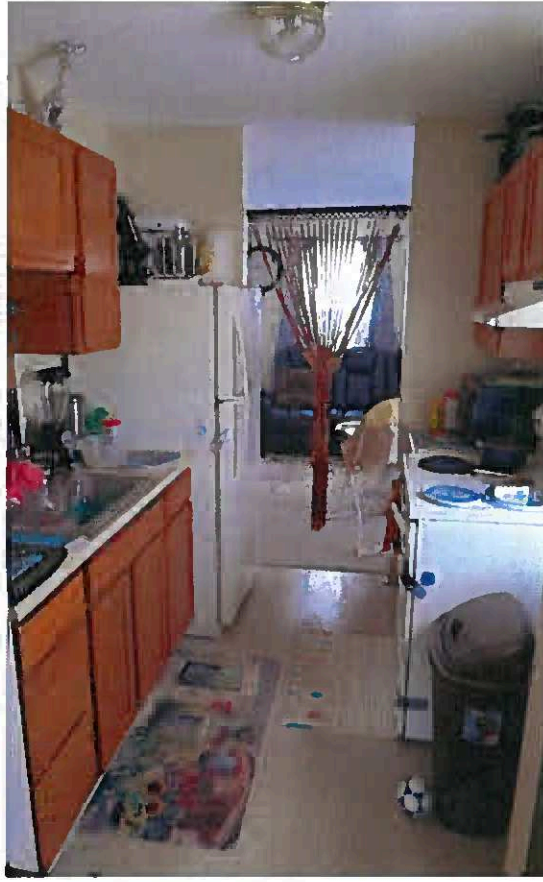


24 1 Summer Street - second floor - view of stair from street level

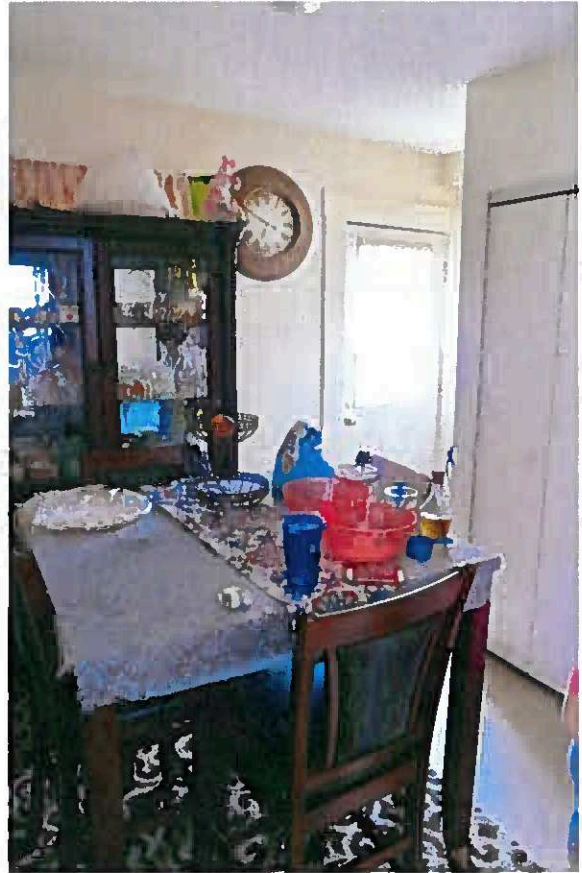
**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



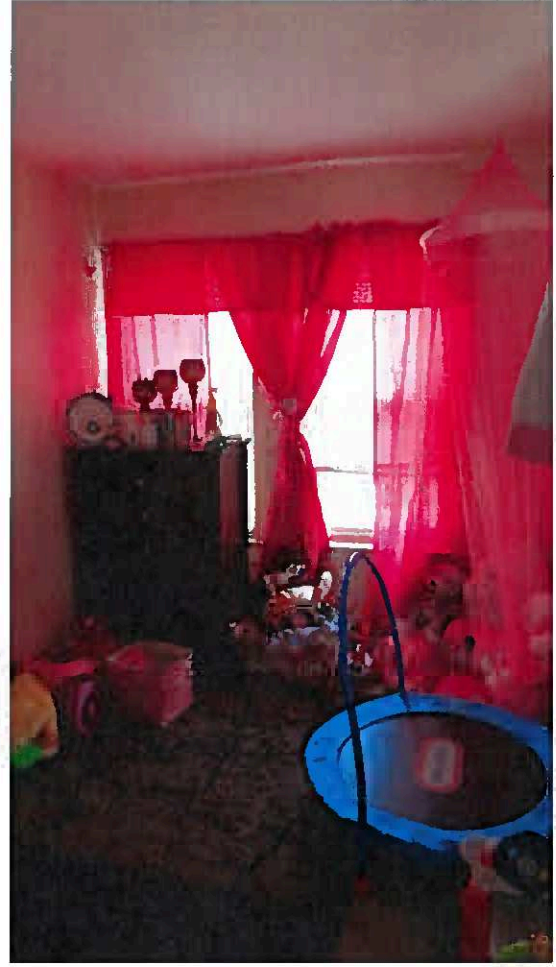
25 | 1 Summer Street - second floor - living room with original stair



26 | 1 Summer Street - second floor - kitchen



27 | 1 Summer Street - second floor - dining room

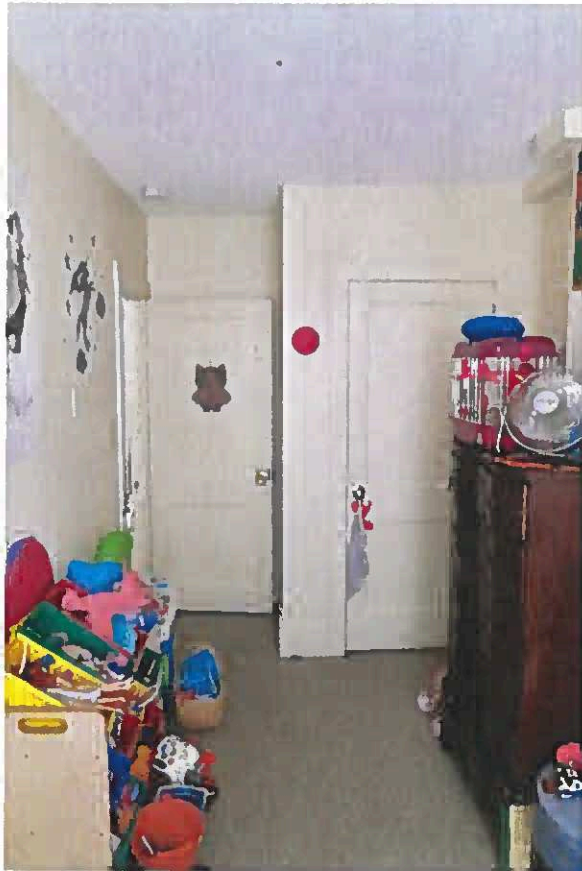


28 | 1 Summer Street - second floor - bedroom

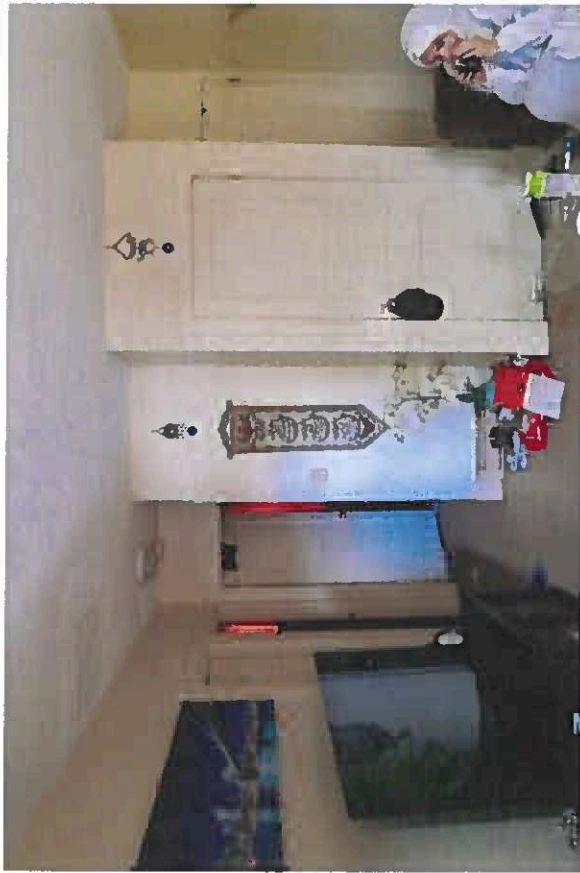


ESSEX
Preservation Consulting

**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



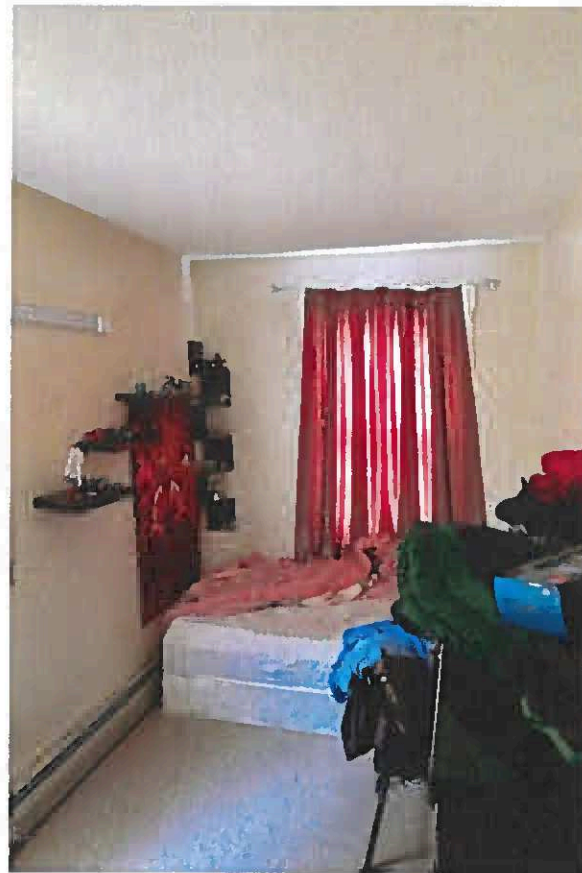
49 | 8 Summer Street - first floor - east bedroom



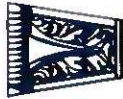
50 | 12 Summer Street - first floor - living area



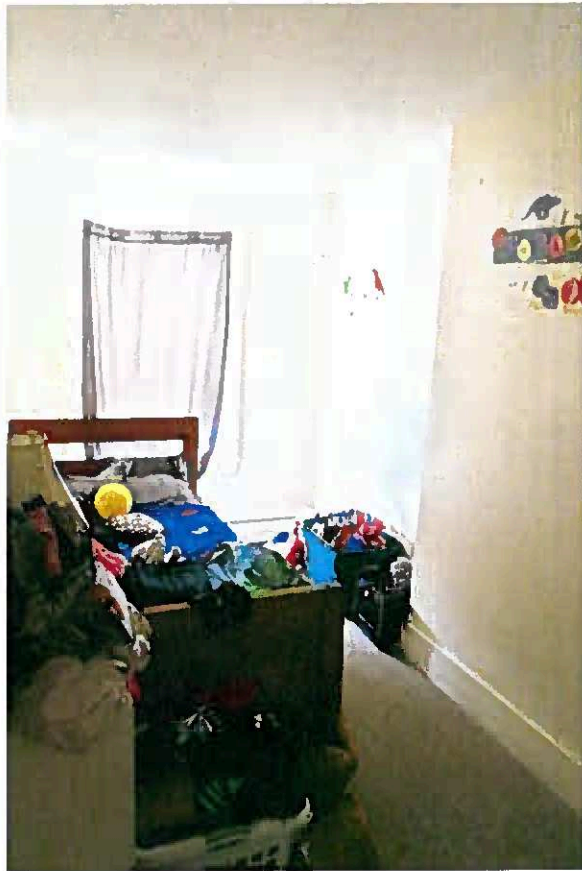
51 | 12 Summer Street - first floor - bathroom



52 | 12 Summer Street - first floor - east bedroom



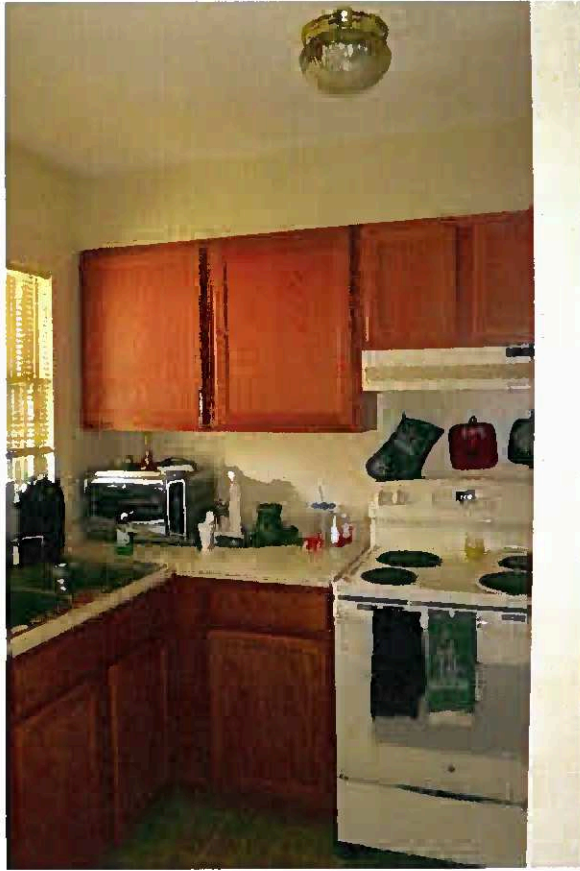
SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS



45 | 6 Summer Street - first floor - west bedroom



46 | 8 Summer Street - first floor - living area



47 | 8 Summer Street - first floor - kitchen



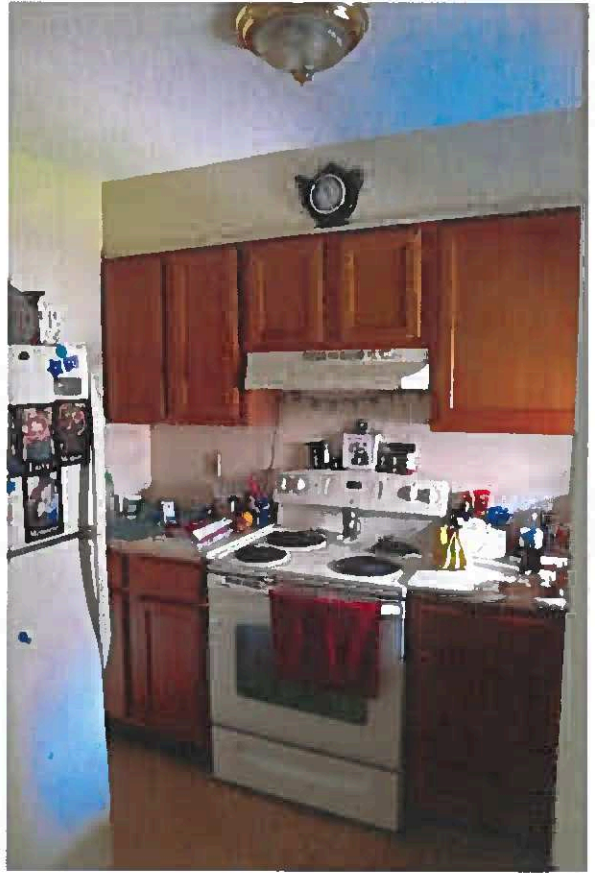
48 | 8 Summer Street - first floor - historic door



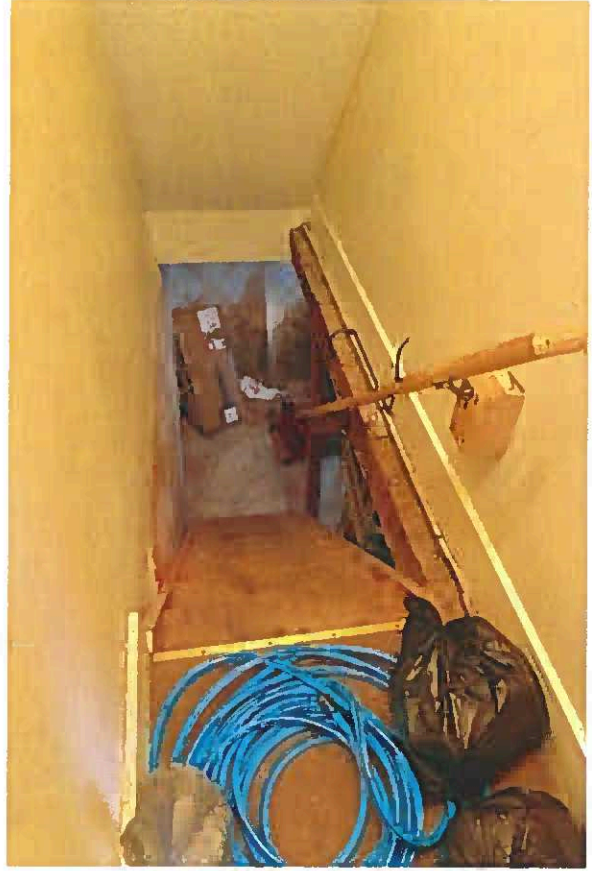
41 | 6 Summer Street - basement



42 | 6 Summer Street - first floor - living area



43 | 6 Summer Street - first floor - kitchen



44 | 6 Summer Street - first floor - stair to basement



ESSEX
Preservation Consulting

**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



37 5 Summer Street - second floor - living room with original stair



38 5 Summer Street - second floor - dining room



39 5 Summer Street - second floor - bedroom



40 5 Summer Street - third floor - rear bedroom

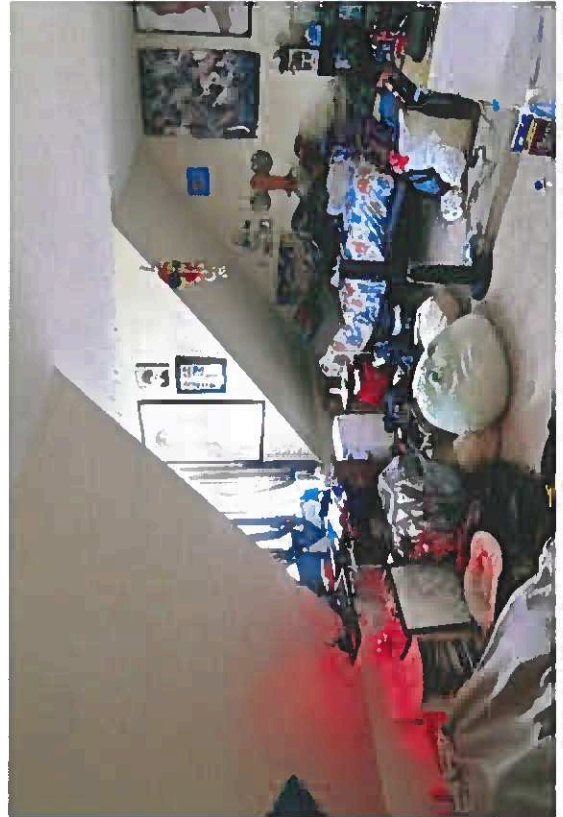
**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



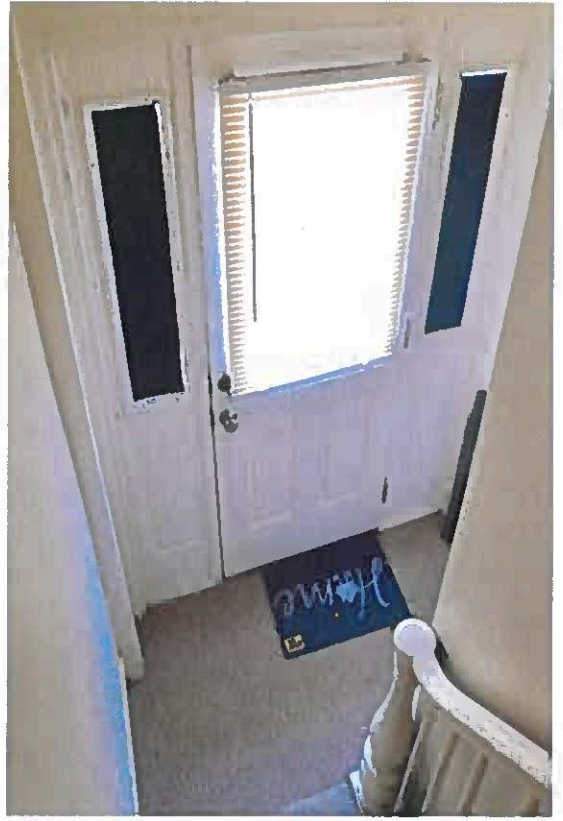
33 3 Summer Street - second floor - kitchen



34 3 Summer Street - second floor - bedroom



35 3 Summer Street - third floor - rear bedroom



36 5 Summer Street - entry at first floor

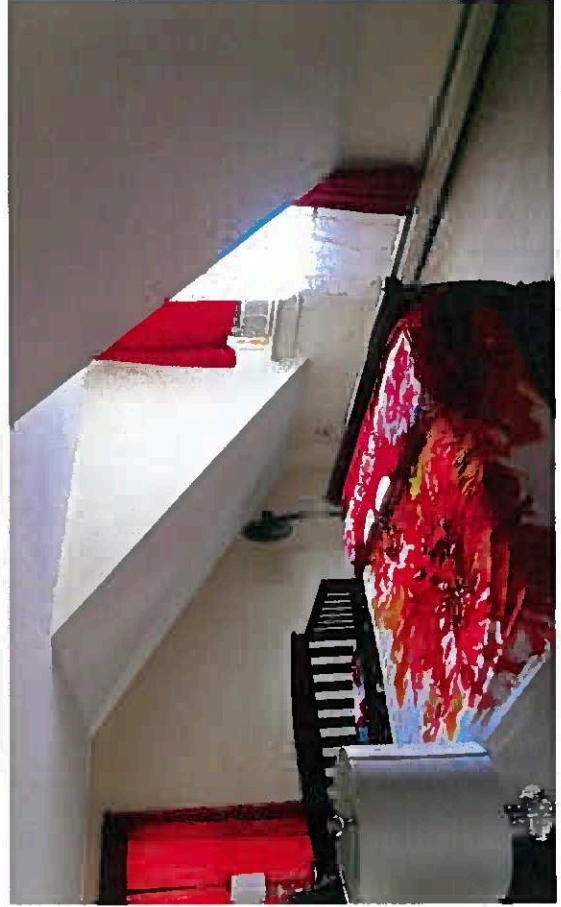
**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



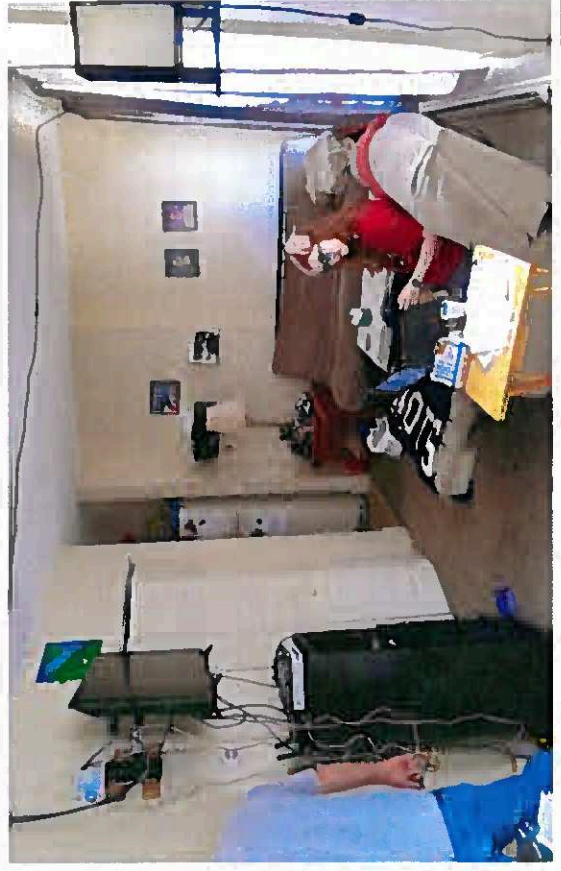
29 | 1 Summer Street - third floor - southeast bedroom



30 | 1 Summer Street - third floor - southwest bedroom

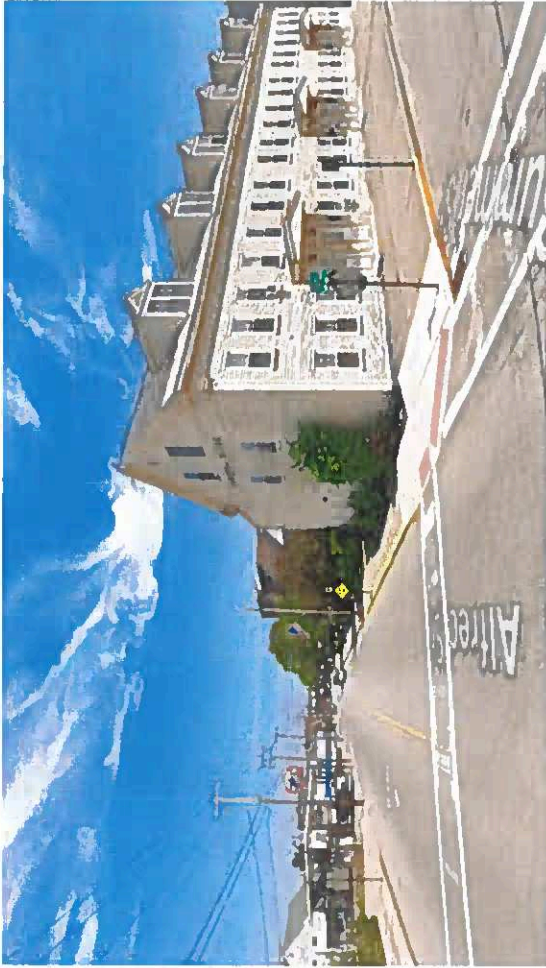


31 | 1 Summer Street - third floor - rear bedroom



32 | 3 Summer Street - second floor - living room

**SUMMER STREET BLOCK
BIDDEFORD, MAINE
EXISTING CONDITIONS PHOTOGRAPHS**



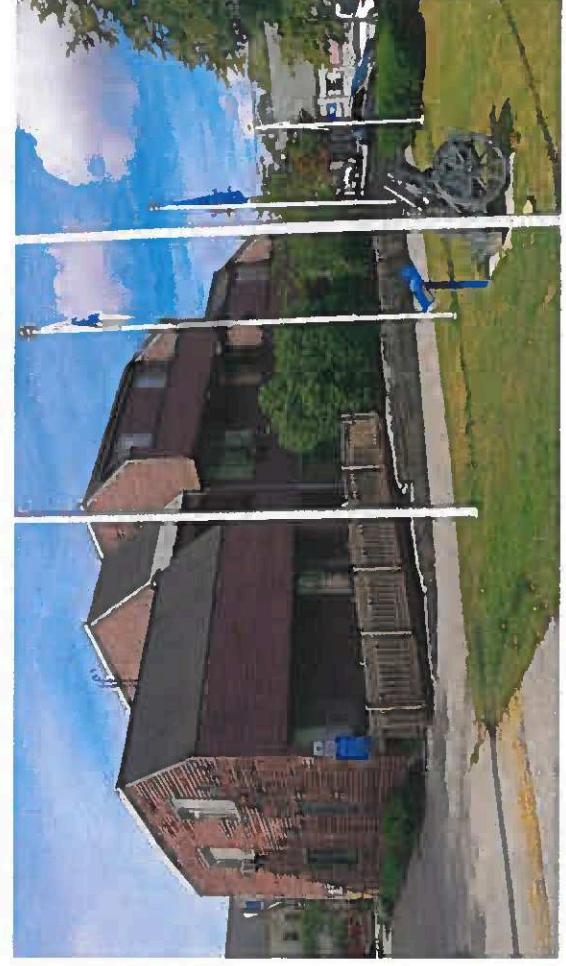
53 Streetscape - view north along Alfred Street



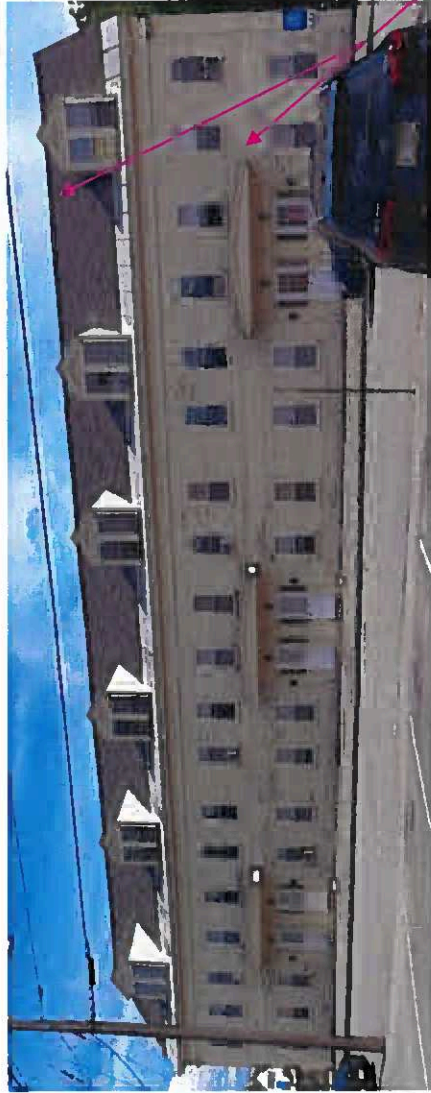
54 Streetscape - view west along Summer Street



55 87 Alfred Street - Alfred Street facade



56 87 Alfred Street - north elevation



SOUTH ELEVATION



EAST ELEVATION

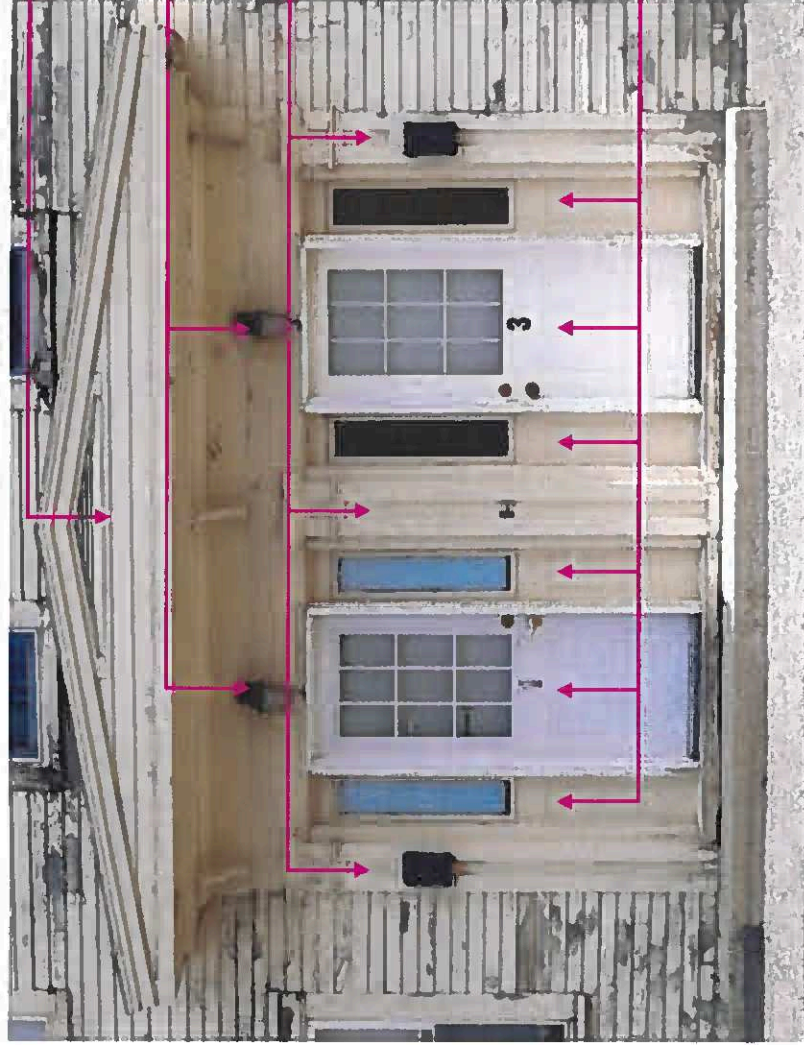


NORTH ELEVATION



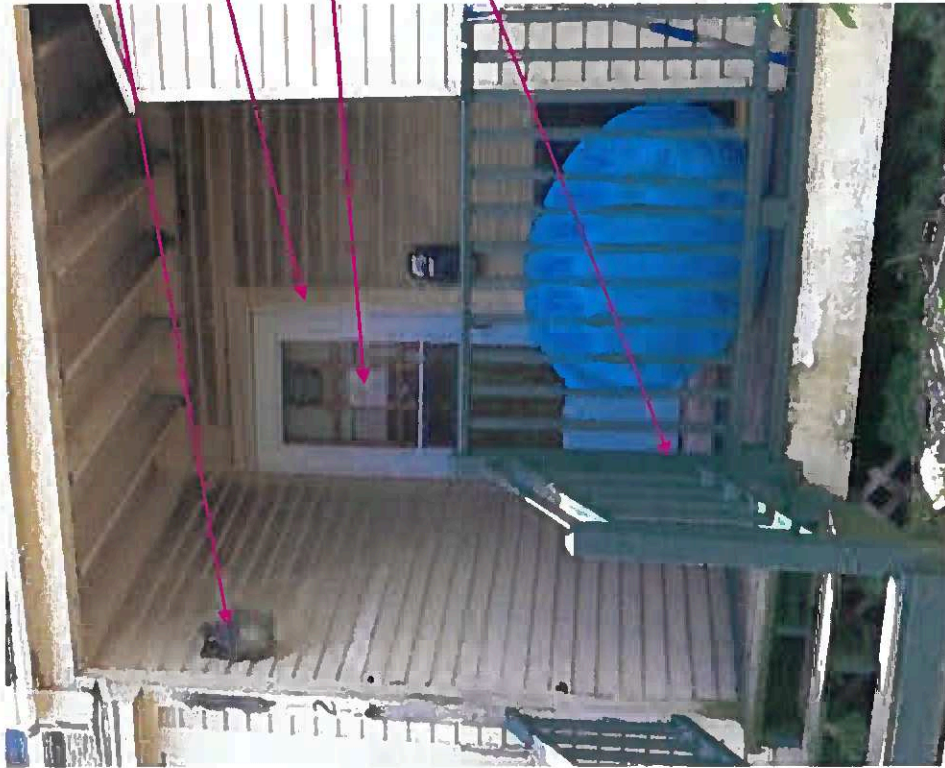
WEST ELEVATION

- REMOVE AND REPLACE WOOD CLAPBOARDS IN KIND
- REPLACE DETERIORATED OR MISSING WOOD TRIM IN KIND (INCLUDING WINDOW CASINGS, DOOR CASINGS, CORNICE, CORNER BOARDS, ETC.)
- REPAINT ALL WOOD SURFACES (SEE SHEET 6 FOR PAINT COLOR SCHEME)
- REPLACE ALL NON-HISTORIC WINDOWS WITH NEW SIERRA PACIFIC 6/6 WOOD WINDOWS
- RESTORE HISTORIC WINDOWS AT ATTIC LEVEL (IN DORMERS AND AT SIDE ELEVATIONS)
- SEE SHEETS 2 AND 3 FOR WORK AT ENTRIES
- INSTALL SINGLE-PANE WOOD WINDOW AT BASEMENT



TYPICAL ENTRIES AT FACADE (SOUTH ELEVATION)

- REMOVE ADDED PEDIMENTS AND BRACKETS FROM ABOVE ENTRIES AND RESTORE ORIGINAL ENTABLATURE ABOVE ENTRIES AS NEEDED
- RETAIN EXISTING LIGHTS
- RESTORE PILASTERS, REPLACING DETERIORATED OR MISSING ELEMENTS IN KIND
- REPAINT ALL WOOD ELEMENTS AS PER SHEET 6
- RETAIN EXISTING DOORS AND SIDELIGHTS AND REPAINT



- RETAIN EXISTING LIGHTS

- REPLACE DETERIORATED OR MISSING WOOD TRIM IN KIND

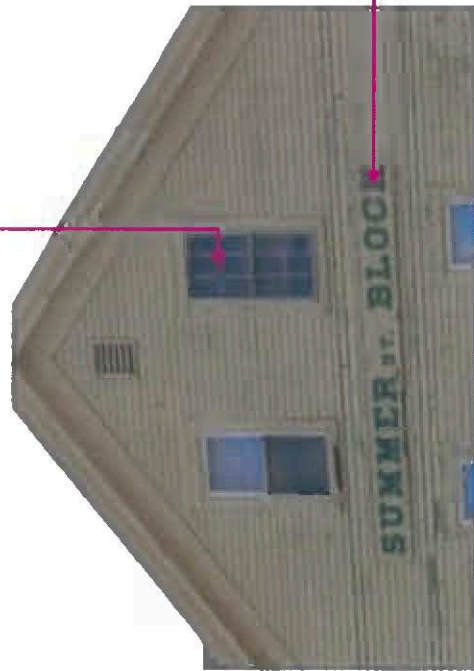
- RETAIN EXISTING DOORS/STORM DOORS

- REPAIR PORCH ELEMENTS AS NEEDED

TYPICAL ENTRY AT REAR (NORTH ELEVATION)
(SIMILAR CONDITIONS AT FIRST AND SECOND FLOORS)



TYPICAL DORMER AT FACADE
(HISTORIC WINDOWS REMAIN)

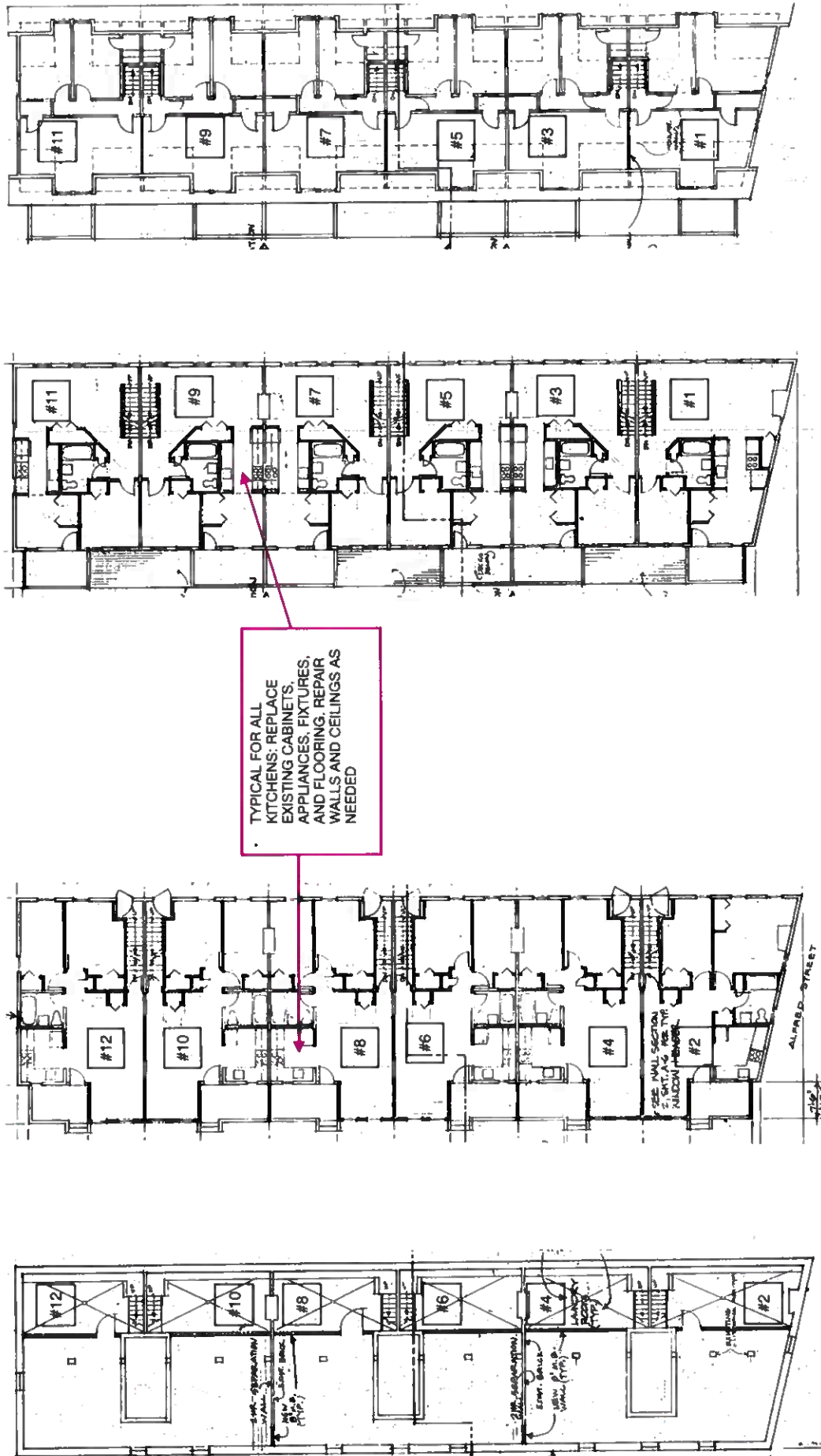


TYPICAL WINDOWS AT ATTIC LEVEL OF SIDE ELEVATIONS
(ONE HISTORIC WINDOW REMAINS; IN SOUTHERNMOST OPENING)

- RESTORE EXISTING HISTORIC WINDOWS AT ATTIC LEVEL (IN DORMERS AND AT SIDE ELEVATIONS). INSTALL EXTERIOR STORM WINDOWS
- REPLACE WOOD CLAPBOARDS IN KIND
- REPLACE DETERIORATED OR MISSING WOOD TRIM IN KIND
- REPLACE ALL NON-HISTORIC WINDOWS WITH NEW SIERRA PACIFIC 6/6 WOOD WINDOWS.
- RESTORE NAME PLAQUE AS NEEDED AND REPAINT



TYPICAL DORMER AT REAR
(WINDOWS REPLACED)



BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR

NOT FOR CONSTRUCTION (FOR HISTORIC APPLICATION ONLY) SUMMER STREET BLOCK - BIDDEFORD, MAINE SHEET 5



DARK GREEN
(ALL WINDOWS AND DOORS)

CREAM
(ALL CLAPBOARDS)

MOSS GREEN (TRIM AT ALL
ELEVATIONS AND PORCH
RAILINGS/DECKING AT
REAR)

PROPOSED PAINT SCHEME

NOT FOR CONSTRUCTION (FOR HISTORIC APPLICATION ONLY)

SUMMER STREET BLOCK - BIDDEFORD, MAINE

SHEET 6

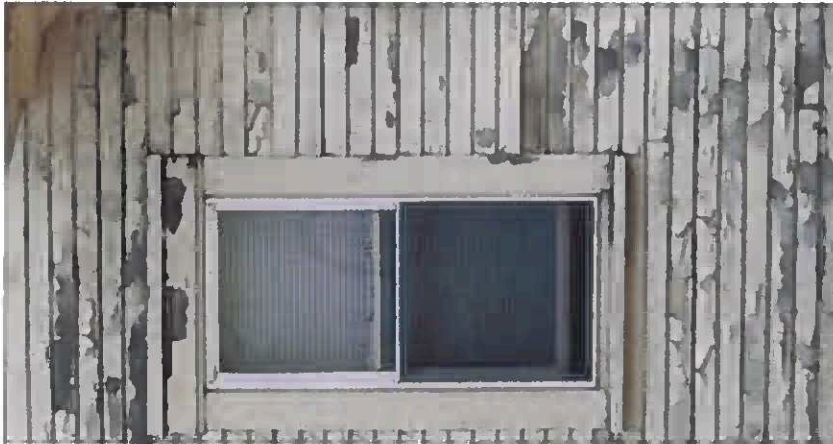


TYPICAL CLAPBOARD CONDITIONS

NOT FOR CONSTRUCTION (FOR HISTORIC APPLICATION ONLY)

SUMMER STREET BLOCK - BIDDEFORD, MAINE

SHEET 7

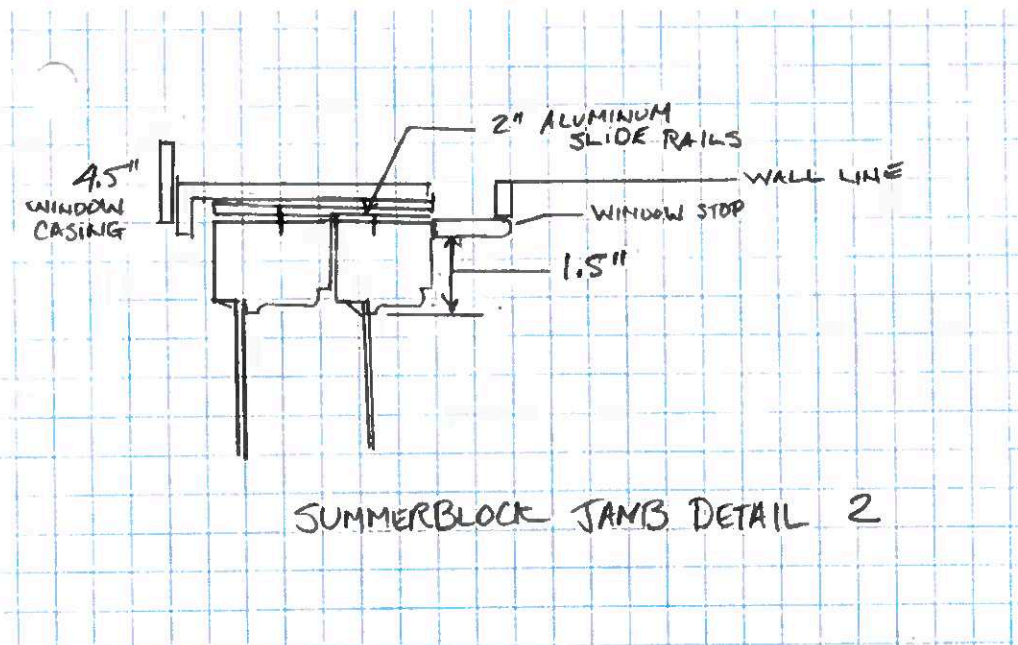
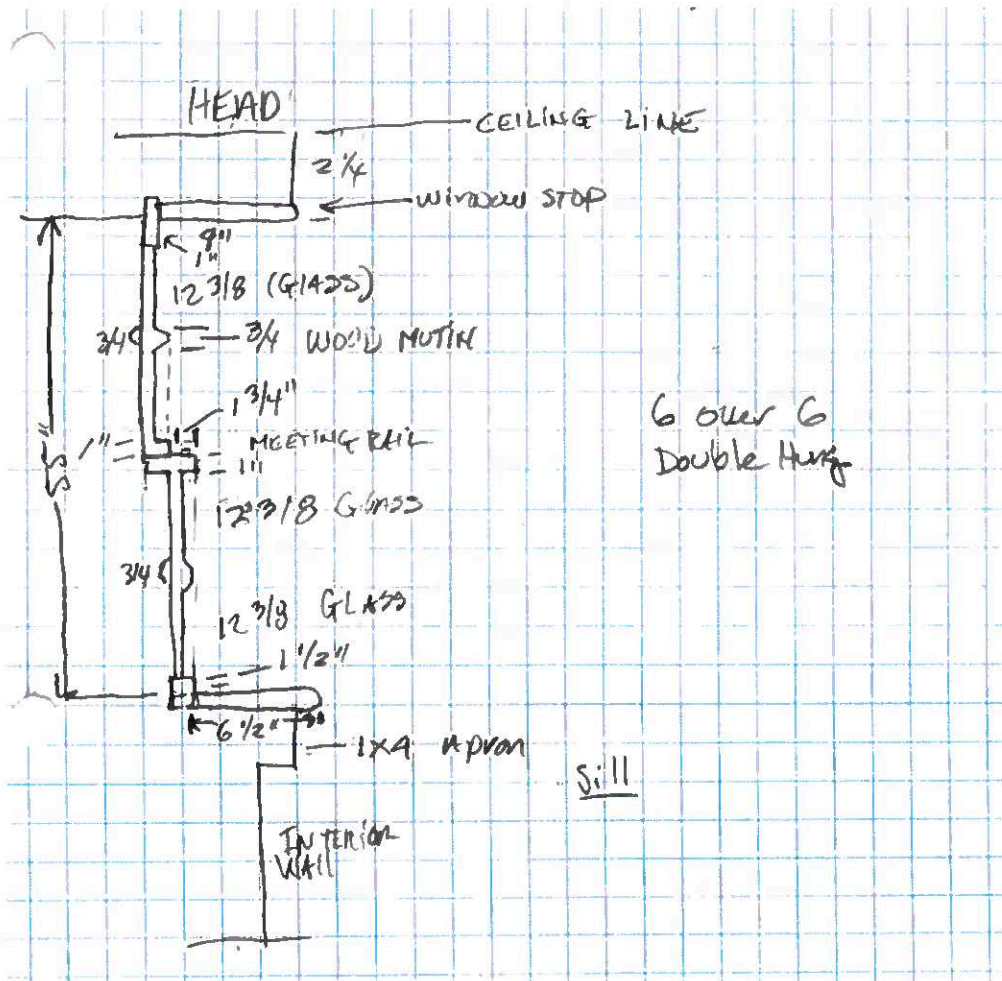


TYPICAL CLAPBOARD CONDITIONS

NOT FOR CONSTRUCTION (FOR HISTORIC APPLICATION ONLY)

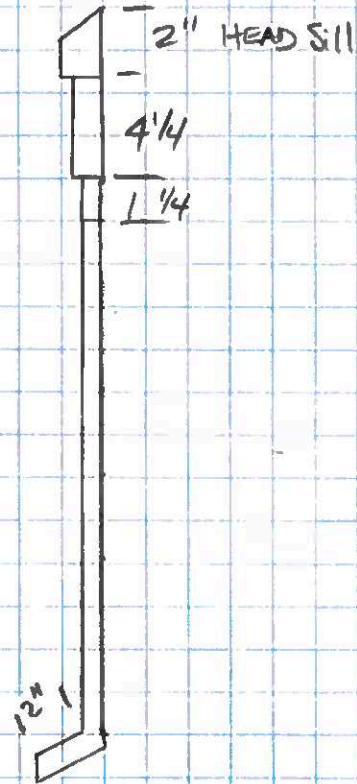
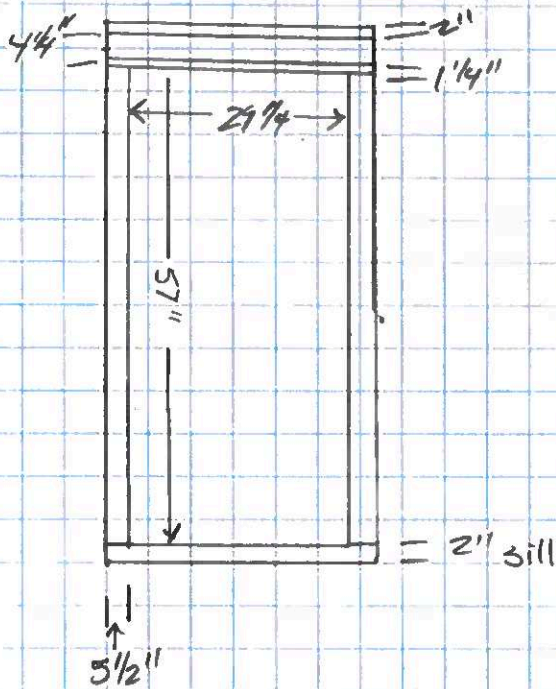
SUMMER STREET BLOCK - BIDDEFORD, MAINE

SHEET 8

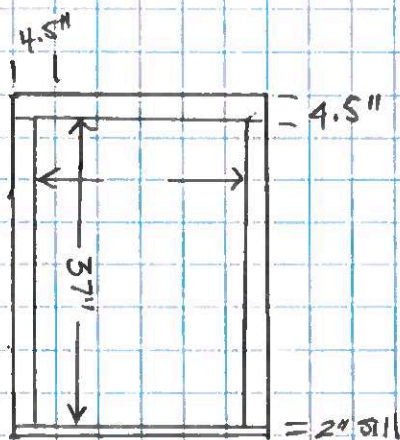


EXISTING HISTORIC WINDOW

EX WIN - 1



SUMMER ST ELEVATION
EXTERIOR WINDOW TRIM
DETAIL TYPICAL



REAR ELEVATION TRIM DETAIL
TYPICAL

EXISTING HISTORIC WINDOW

EX WIN - 2

- It is the responsibility of the architect and/or contractor to determine proper fit and function of any product relative to code requirements in the municipality of a given building site.
- All installations should be performed by an approved, certified installer and be installed in accordance with AAMA installation instructions methodology.
- It is the responsibility of the installer to properly install products and to verify compatibility of sashes, flashing, and all building envelope membrane system components.
- It is the responsibility of the installer to adequately flash all windows and doors. The sash placement should start no more than 4 inches from each corner, then every 12 to 18 inches thereafter. Sashes are required at the eave rails on double hung windows.
- For details and product specific installation instructions please refer to our installation manual or contact your Sierra Pacific Windows representative.
- Blocking, sheetrock / caulking, installation, interior trim, fasteners, flashing, metal trim, all parts and others are not supplied unless otherwise noted.
- Sierra Pacific Windows is not responsible for repair or replacement of products damaged by other trades, window protection or storage following delivery, list removal or final cleaning.
- For warranty questions, please refer to Sierra Pacific Limited Warranty.
- Improper installation will void the warranty.
- Manufacturing lead time does not begin until all signed submittals have been received at the Sierra Pacific Windows Office.
- Sierra Pacific is not responsible for the design of conditions or performance of the building construction beyond the parameters of the Sierra Pacific units.
- Sierra Pacific is not responsible for any errors incurred through the use of these drawings by others.
- Sierra Pacific is not responsible for improper installation.
- It is the Distributor's responsibility to verify that all items specified on the order are correct.

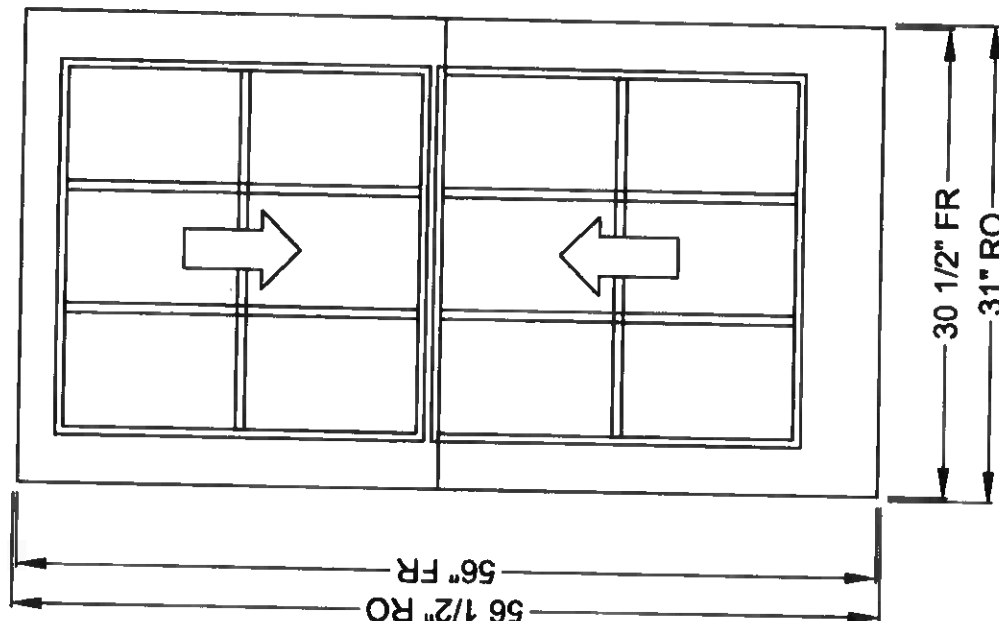
TEMPERED GLASS NOTES:

The manufacturing of tempered glass involves heating and cooling processes that impact a minor wave distortion in the glass surface resulting in non-flat reflection. Currently, there is no industry standard for wave distortion in tempered glass. There are no methods or tools available for measuring wave distortion in the field and any attempt at measurement is subjective at best. Most field applications are tempered glass units which, due to their construction and in combination with various environmental factors, also affect reflection. When distortion is an unavoidable characteristic of tempered glass that does not impair the integrity of the glass, it is not recognized in the industry as a defect and is, therefore, a non-warrantable item.

REVISIONS

Symbol: _____ By: _____

Date: _____



ROOM LOCATION:
N/A

LINE ITEM: 100, Qty: 77



Elevations (Exterior View)

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER.

THE SIGNATURES REQUIRED ARE TO CONFIRM THAT QUANTITIES, SIZES, GLAZING, HANDLING, TRIM, GENERAL NOTES, WALL CONDITIONS, INSTALLATION AND FLASHING DETAILS, ETC. HAVE BEEN REVIEWED AND APPROVED.

DISTRIBUTOR _____ DATE _____

ARCHITECT _____ DATE _____

CONTRACTOR _____ DATE _____

- GLAZING KEY -
① TEMPERED

SPW Distributor Name
**HANCOCK LUMBER
COMPANY**
E MAIL

Customer Support Drawing
E-Bid #: 1206347

☐ PDF Attached to eBid

Project Name
ANTHONY TRIGLOINE

Request Date: 10/02/2020
Requested By: BILL MCMASTER

Date: 12/07/2020

Scale: NTS

Drawn By: BK

Sheet
8 1/2" X 11"

E 1.0



Detail (Exterior View)

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER.

THE SIGNATURES REQUIRED ARE TO CORROBORATE THAT QUANTITIES, SIZES, GLAZING, HANDING, TRIM, GENERAL NOTES, WALL CONDITIONS, INSTALLATION AND FLASHING DETAILS, ETC. HAVE BEEN REVIEWED AND APPROVED.

DISTRIBUTOR	DATE
ARCHITECT	DATE
CONTRACTOR	DATE

GLAZING KEY -
① TEMPERED

SPW Distributor Name
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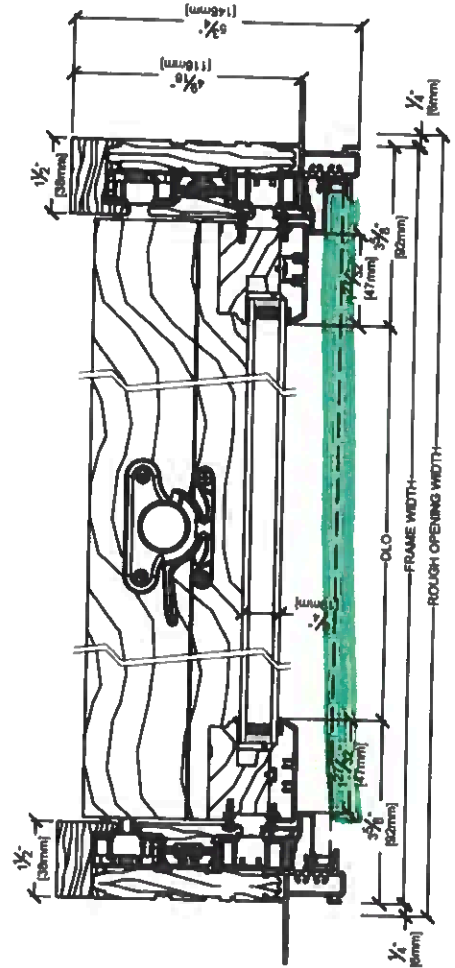
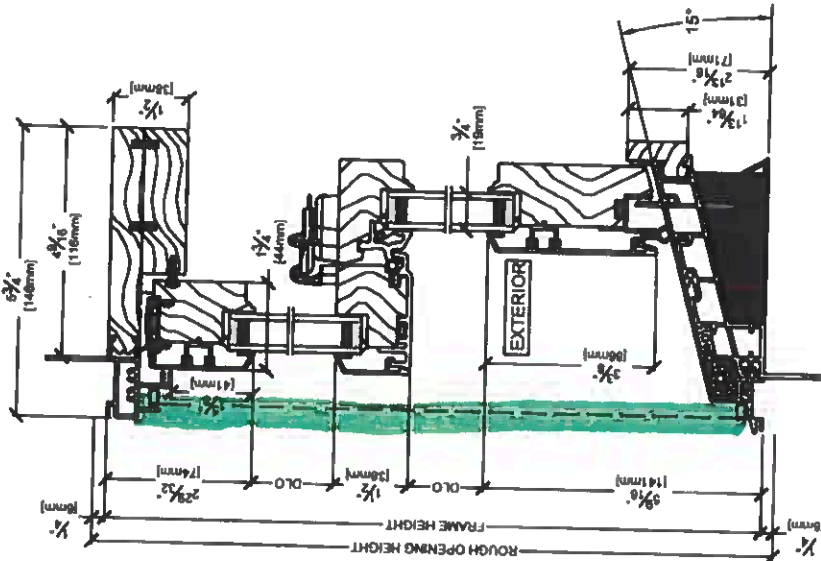
Scale: NTS

Drawn By: BK

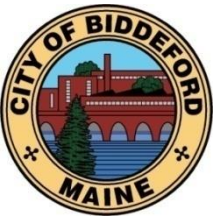
Sheet

8 1/2" X 11"

D 1.0



NOTES:
1. SCREEN IS HIGHLIGHTED



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.08 HPC

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: June 3, 2021

RE: ITEM #4.2: 2021.08 HPC- New dwelling unit at 45 Foss St. (Tax Map 39 Lot 61) in the MSRD-2 Zone.

UPDATE

MEETING: June 9, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to construct a new dwelling unit in the currently unused attic space at 45 Foss Street by adding dormers to the roof of this Greek Revival structure.

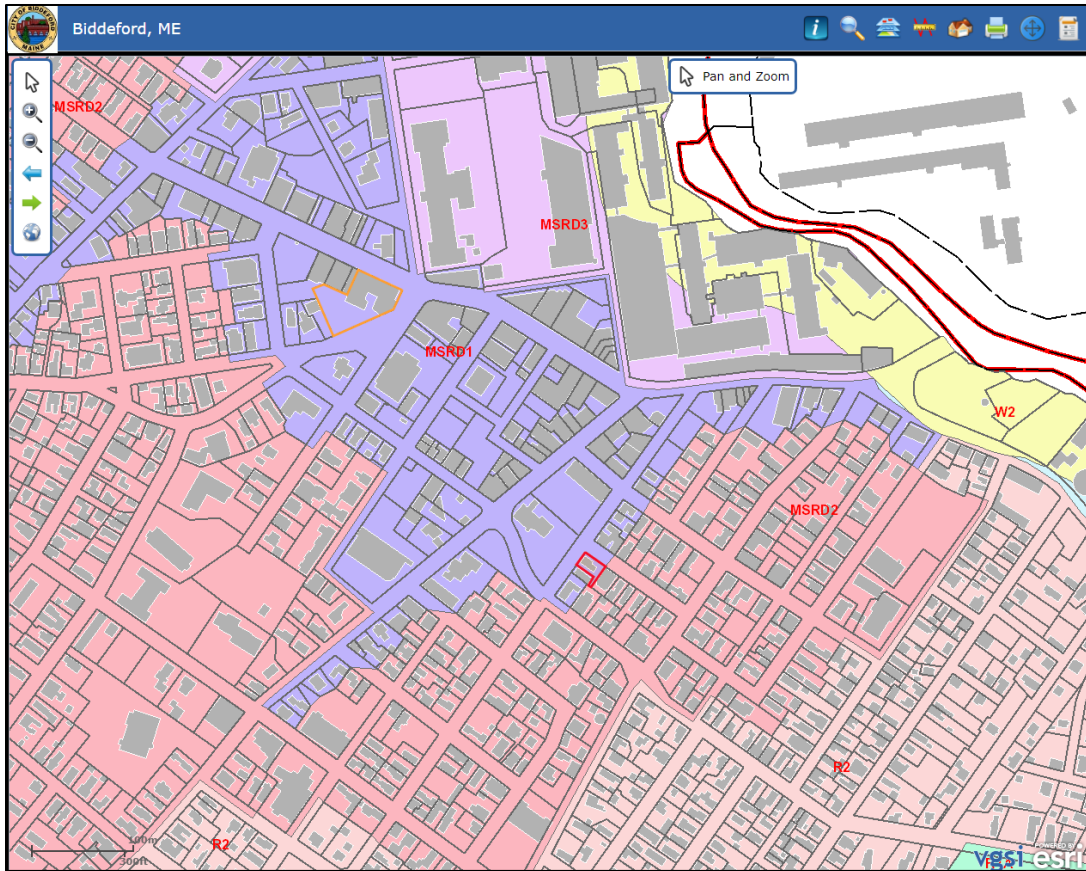
This project was reviewed by the Commission at the April 7, 2021 meeting, and was tabled because the proposed design was considered by the commission to be out of character with the architectural style of the building and with the character of the neighborhood. Commissioners requested a revised proposal of the applicant.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alex Fabish P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
2.	Owner of Property:	Praetorium LLC P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	45 Foss Street
6.	Project Tax Map #/Lot #:	Map 39, Lot 61
7.	Contributing Structure	Yes
8.	Existing Zoning:	MSRD-2
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	0.09 acres
14.	Front Setback Required:	15 ft
15.	Side Setbacks Required:	10 ft
16.	Rear Setback Requires:	10 ft
17.	Height Requirements:	Max 3 stories or 35 feet
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

This structure, constructed in 1900, is located on the corner of Foss Street and King Street. It now serves as a 2-unit residential building. This Greek Revival structure is clad in brick and the roofing material is asphalt. There is currently one small shed dormer on the southwest side of the gable roof. The neighborhood behind this building is residential. Across Foss Street, the use is largely commercial; this house faces the parking lot for Northeast Credit Union. **This building is listed as ‘Contributing’ according to the Russell Wright Survey of 1999.**



Source: "41 Birch Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4528>. Accessed March 25, 2021.



Source: "45 Foss Street, Biddeford, Maine." **Google Earth** view. Accessed: 03/25/2021.



Source: "45 Foss Street, Biddeford, Maine." **Google Earth** view. Accessed: 03/25/2021.



Source: "45 Foss Street, Biddeford, Maine." **Google Earth** view. Accessed: 03/25/2021.

View of Foss Street looking southwest. Project property is on the left:



Source: "Foss Street, Biddeford, Maine." **Google Earth** view. Accessed: 03/25/2021.

View of Foss Street looking northeast. Project property is on the right:



Source: "Foss Street, Biddeford, Maine." **Google Earth** view. Accessed: 03/25/2021.

4. PROJECT PROPOSAL

The applicant proposes to enlarge the shed dormer on the south side of the gable roof to create a full-width dormer along the roof. This dormer will be punctuated with three window openings. On the north side of the building (facing King Street), the applicant proposes to add two smaller gable-roofed dormers. Enlarging and constructing these dormers will enable the applicant to create a studio apartment where unused attic space exists currently.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

- a. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11 Evaluation standards for Certificate of Appropriateness.

A. Reconstruction and alterations.

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

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when

reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

b. **OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:**

- 1. None

7. **STAFF RECOMMENDATION:**

Recommend the Commission consider the submitted application for approval, approval with conditions, or denial.

This is a **Contributing** structure. Per the Ordinance, Section 11 Evaluation Standards for Certificate of Appropriateness:

“... No certificate of appropriateness for a structure of building identified as contributing to the district shall be issued un less the proposed activity is found to preserve or enhance a building’s or structure’s historical or architectural character.”

Greek Revival is varied style, and dormers in general are features in keeping with this historical style of architecture.

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.

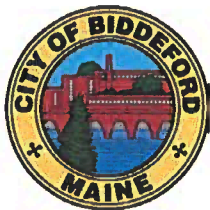
9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for Praetorium LLC, to construct new dormers at 45 Foss Street in the MSRD-2 zone based on materials presented and conditioned on the following:*

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

B. *Motion to table this item until the following minimum additional information has been submitted for review:*

- a. _____
- b. _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$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: Alex Fabish

Applicant's Address: Po Box 47, Biddeford, ME 04005

Applicant's Phone(s): (207) 590-8222

Applicant's E-mail: newhavenraven@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Prætorium LLC

Owner's Address: Po Box 47, Biddeford, ME 04005

Owner's Phone(s): (207) 590-8222

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

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

Agent's Name: _____

Agent's Address: _____

Agent's Phone(s): _____

Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 45 Foss Street
Project Zone: MSRD 2 Existing Use of Property: Duplex
Project Tax Map(s): 39/104 Project Lot Number(s): 61

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

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)

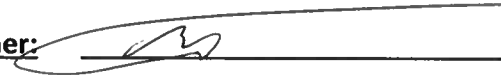
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 2-2-21

Signature of property owner:

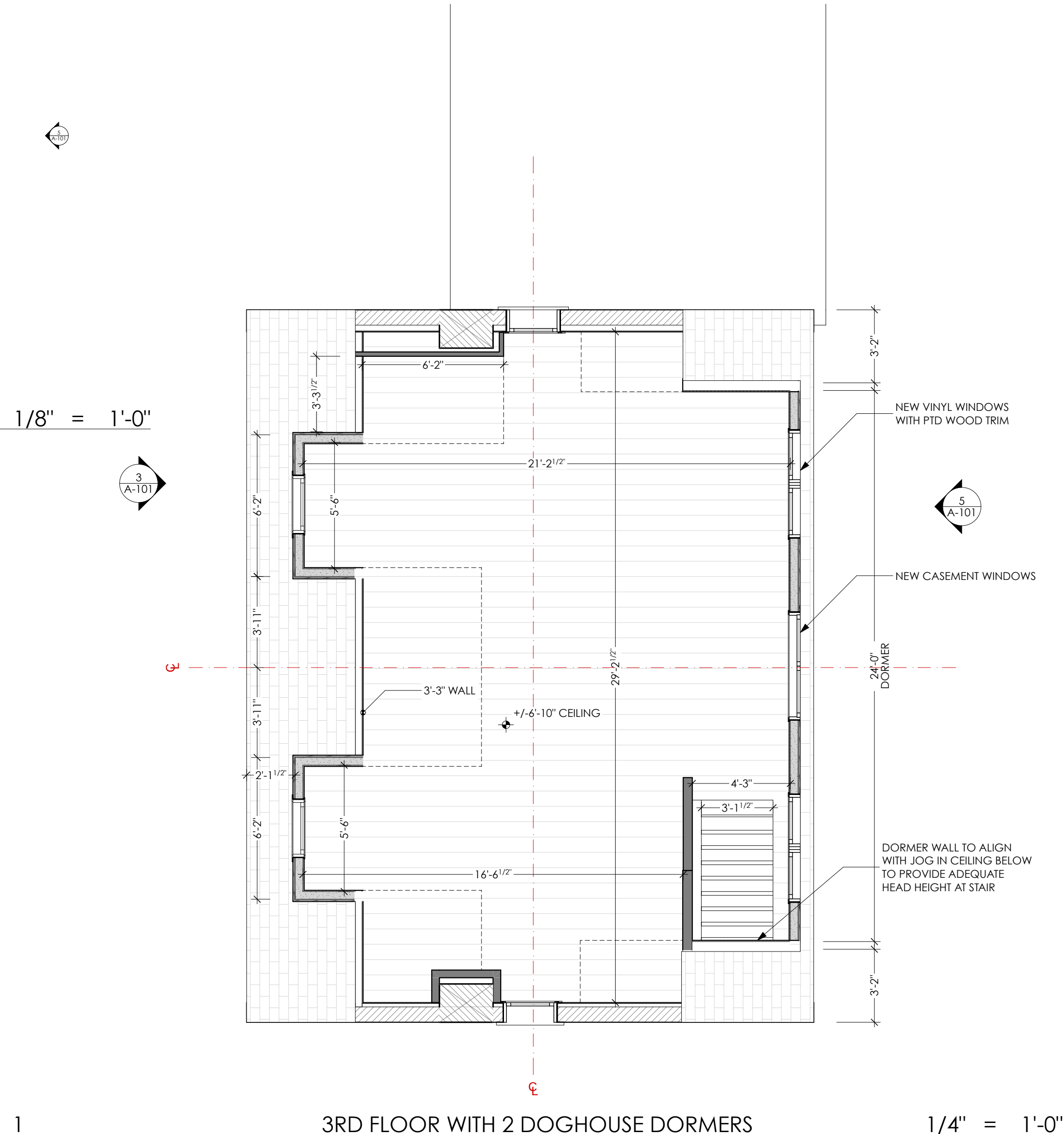
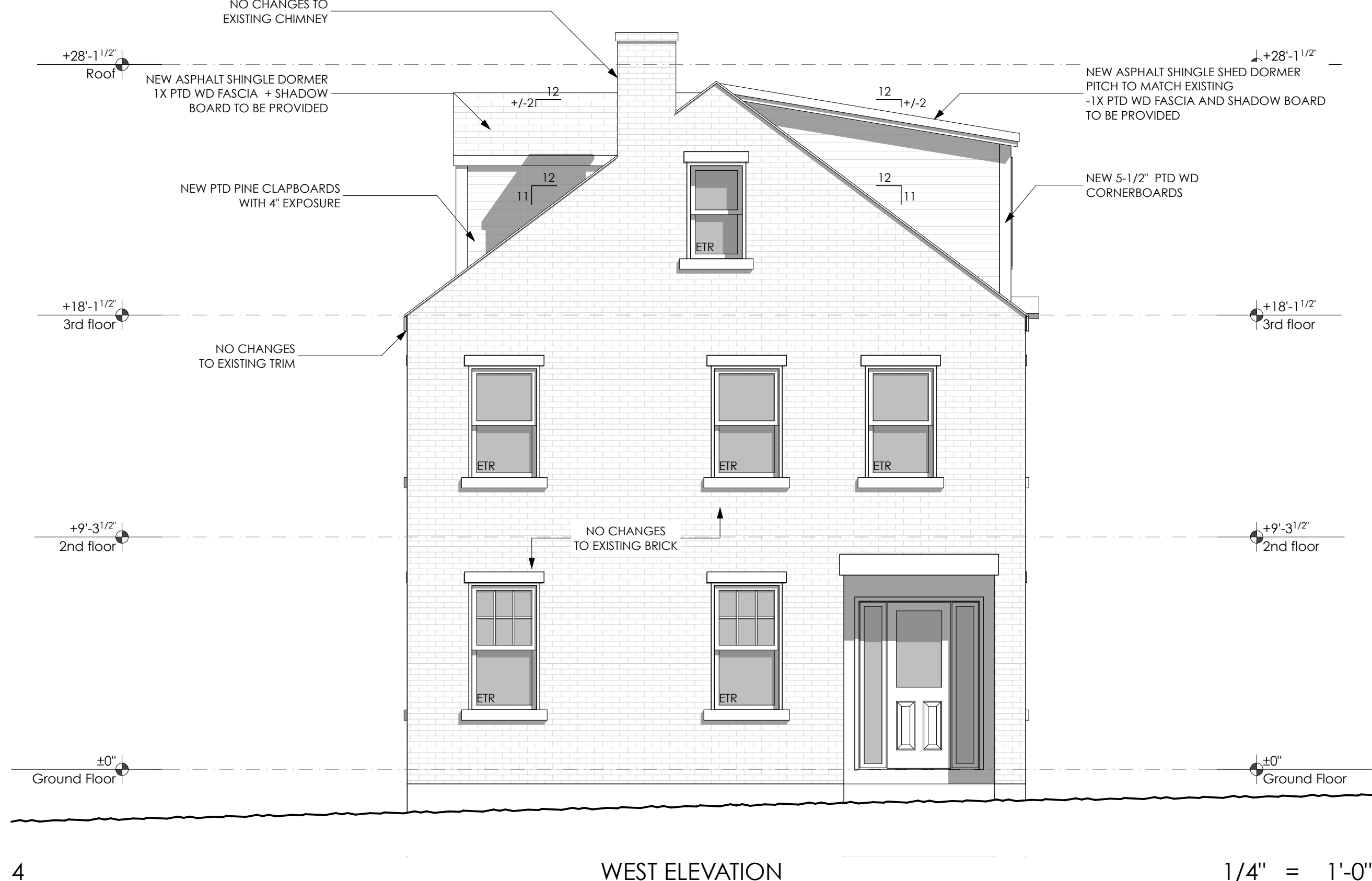
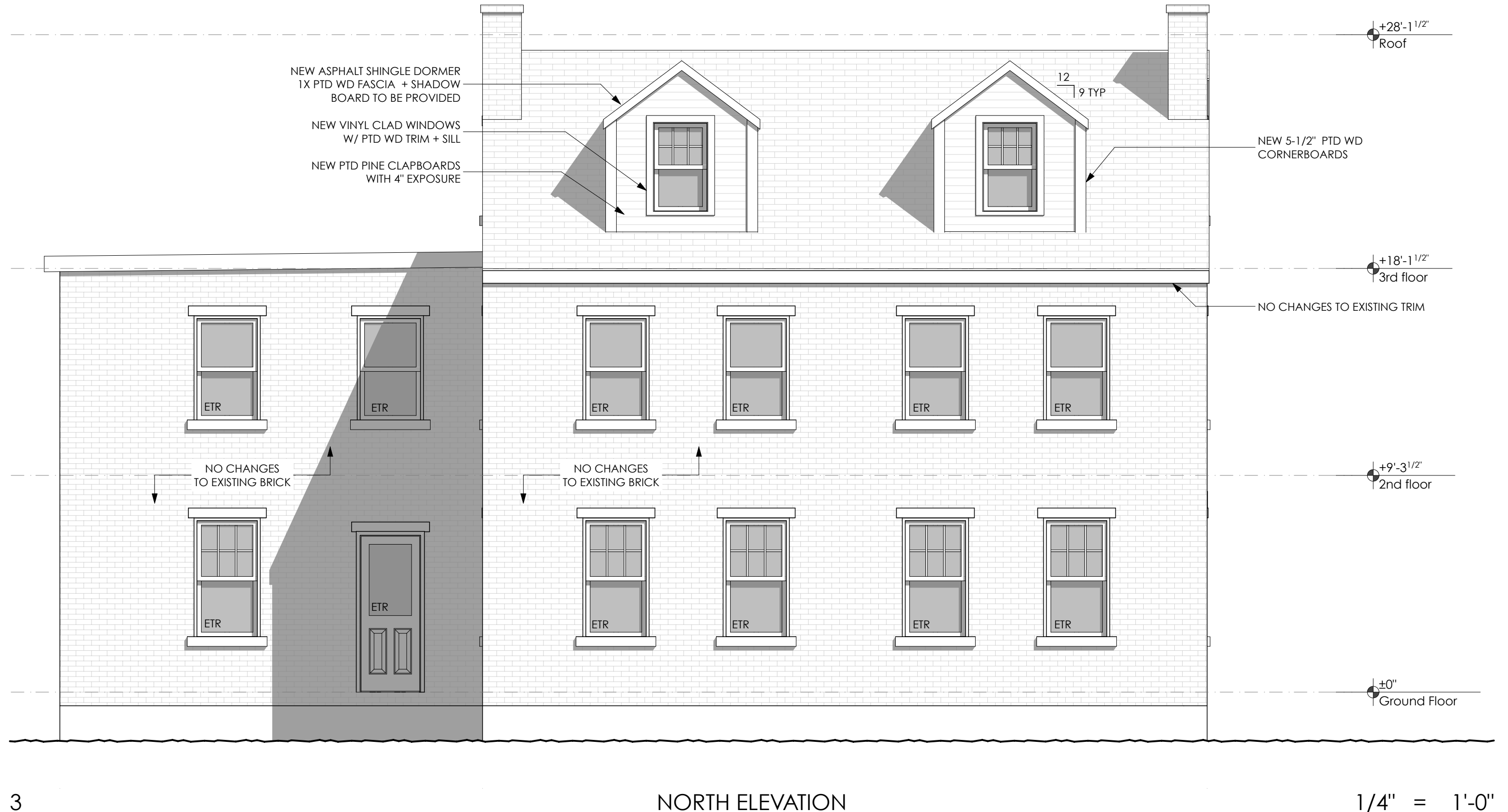
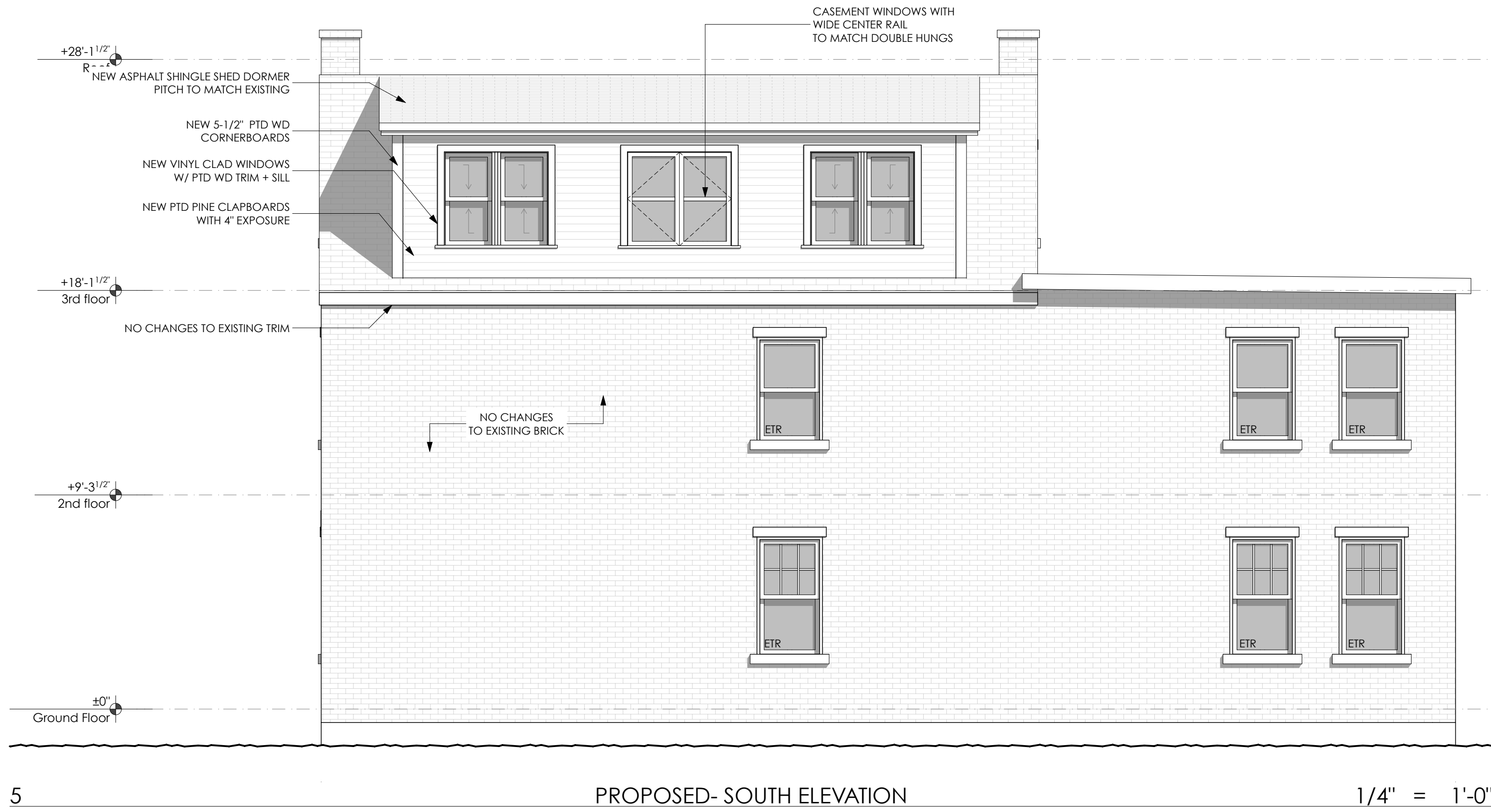


Date: 2-2-21

Description of Work at 45 Foss Street

We will be converting an unused attic space at 45 Foss street into a studio apartment. Given the limited space due to sloping ceilings, we'd like to add two dormers on the King Side and extend the existing dormer on the back side to allow for more living space.

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FOSS ST 3RD FLR
ALEX FABISH
45 FOSS ST BIDDEFORD, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
office: 207.494.8102

DATE OF ISSUE: 5/4/21
PROJECT STATUS: SD
DESIGNER: Leah Schaffer
Leah@mobilestudiodesign.com
CONSULTANTS: SURVEYOR: ENGINEER:
CONTRACTOR:

DORMER AT
3RD FLOOR
A-101

mobile
studio
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SUBMISSIONS:	
ISSUE	DATE
02	5/4/21

HISTORIC REVIEW PER COMMENTS	
ID	DESCRIPTION

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REVIEW ONLY
NOT FOR CONSTRUCTION



SIMILAR DORMER DESIGN ON NEIGHBORING BUILDING



CURRENT VIEW FROM KING STREET



PROPOSED VIEW FROM KING STREET



CURRENT VIEW FROM CORNER



PROPOSED VIEW FROM CORNER



CURRENT VIEW FROM FOSS STREET



PROPOSED VIEW FROM KING STREET

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