

City of Biddeford
Historic Preservation Commission
May 13, 2020 4:00 PM Zoom Meeting (Virtual)
Please click the link below to join the webinar:
<https://biddeford.zoom.us/j/91890042552>
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346 248 7799 or +1 669 900 9128
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- 1. Adjustments to the Agenda**
- 2. Unfinished Business**
- 3. New Business**
 - 3.1. Approval of April 29, 2020 Minutes.
[HPC Minutes 042920.doc](#)
 - 3.2. 2020.14 HCPC Thomas Byrne to install new windows at 110-114 Main Street (Tax Map 38, Lot 382) in the MSRD-1 zone.
[110-114 main Street Application.pdf](#)
[2020.14 HPC 110 Main St FOF.docx](#)
[2020.14 HPC 110 Main Street SR 05_13_2020.docx](#)
- 4. Other Business**
- 5. Adjourn**



CITY OF BIDDEFORD

Planning & Development Department

HISTORIC PRESERVATION COMMISSION MINUTES

Date: April 29, 2020
Time: 4:00 PM
Location: Zoom Meeting

Please click the link below to join the webinar:

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Meeting called to order @ 4:10 PM

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

Members Absent: Priscilla McGuire and Jeff Cabral.

1. Adjustments to the Agenda
2. Unfinished Business
3. New Business
 - A. Approval of March 11, 2020 Minutes.

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

- B. 2020.11HPC Chad Conley to remove an existing shed and replace it with a cooler/freezer unit located at 18 Franklin Street (Tax Map 38, lot 369) in the MSRD-1 zone.

Commission and Staff asked if the shed portion of kitchen will be disturbed, about the location of the trash barrels and how high the roof-top compressors will be.

Chad Conley responded no, it will remain as is and we lease an off site dumpster.

Leslie Benson responded that they are 25" tall.

Leah interjected that the compressors should be minimally visual from street level.

Motion:

Glynn- Motion: to approve the Certificate of Appropriateness for Chad Conley at 18 Franklin Street based on the material submitted and conditioned on the following:

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

4. Other Business

5. Adjourn

MOTION:

Schaffer – Motion: to Adjourn.

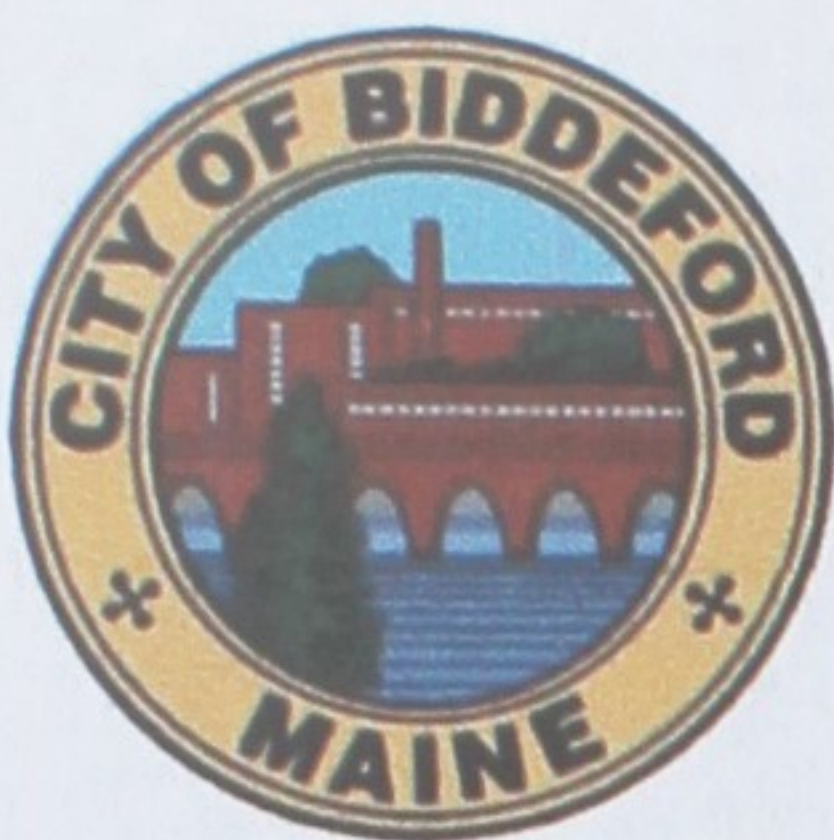
Walter – Second.

Chair Wallach – Call for Vote – Unanimous (3-0) all in favor.

Adjourned at 4:45 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: Thomas J Byrne 110-114 Main ST LLC
Applicant's Address: PO Box 677 Kennebunkport ME 04046
Applicant's Phone(s): 207-604-2351
Applicant's E-mail: tjbyrne1@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: 110-114 Main ST LLC
Owner's Address: Box 677 Kennebunkport ME
Owner's Phone(s): 604-2351
Owner's E-mail: _____

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: 110-114 Main St Biddeford

Project Zone: _____ Existing Use of Property: _____

Project Tax Map(s): _____ Project Lot Number(s): _____

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: install new windows

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: install new windows

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*:

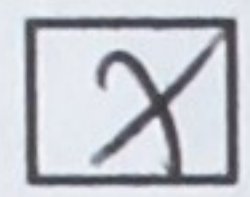
- ☐ Completed Application Form
- ☐ Description of Proposed Activity

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:

Thomas J Byrne

Date: _____

Signature of property owner:

Thomas J Byrne

Date: _____

18" x 7' window
Just for daylight

Alley behind
Building

Air conditioners will be removed & heat pumps
installed

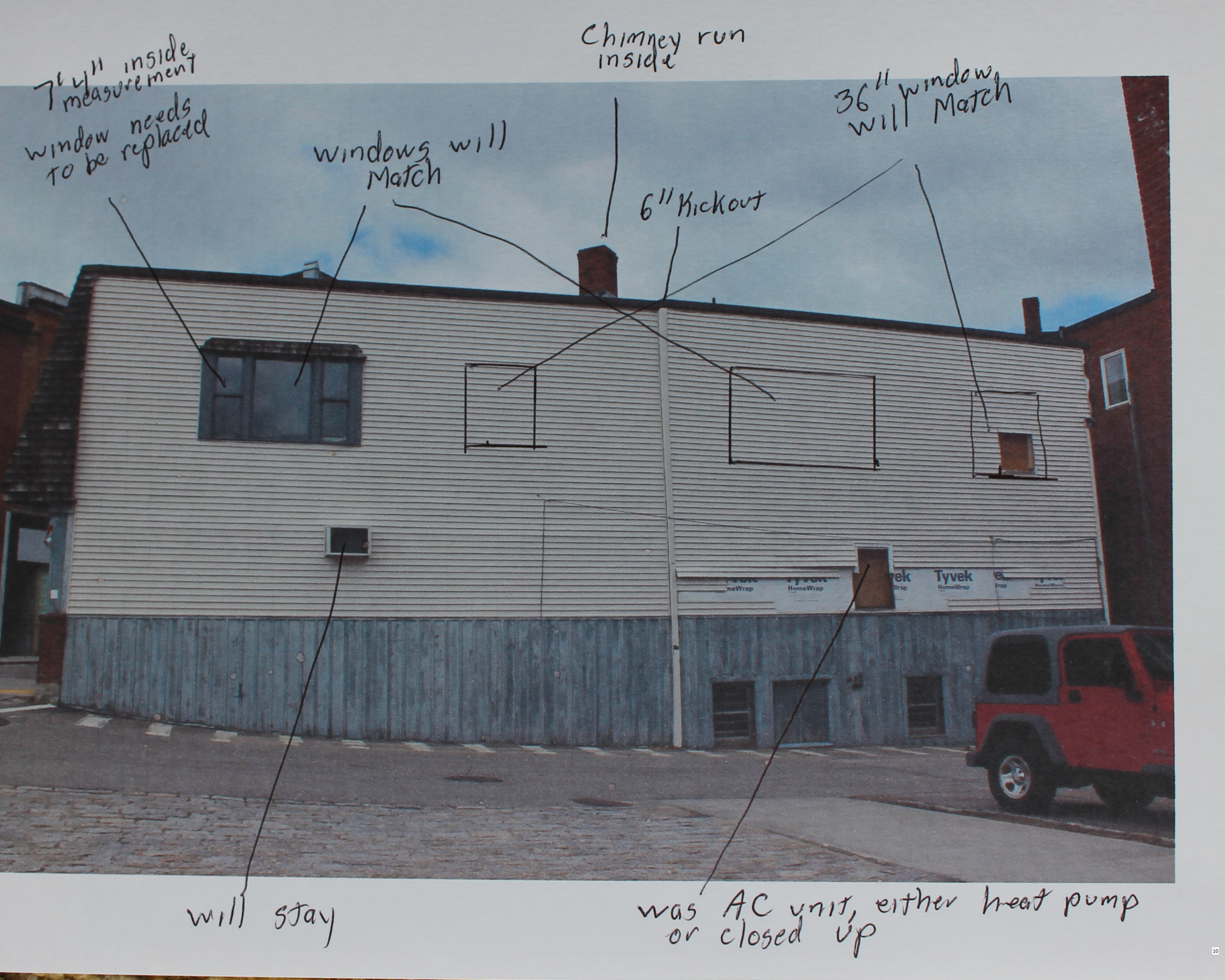
Barbershop has
1 ft Kickout

The window on the left will
Match the other 2 windows

This windows center
pane will be 50%
Bigger, centered in
the middle



The window on the right
could be kept at same size,
But I think it would look
better being a little bigger



7' 1/2" inside measurement
window needs to be replaced

windows will match

Chimney run inside

36" window will match

6" Kickout

will stay

was AC unit, either heat pump or closed up

CERTIFICATE OF APPROPRIATENESS
FINDINGS OF FACT AND CONCLUSIONS OF LAW

CITY OF BIDDEFORD – 110 Main 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 Thomas Byrne to install new exterior door at 110 Main 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:	Thomas Byrne 110 Main St Biddeford, ME 04005 207-604-2351 tobyne1@gmail.com
2.	Owner of Property:	Thomas Byrne 110 Main St Biddeford, ME 04005
3.	Contractor/Developer:	Eagle Renovations - Saco ME
6.	Project Agent/Architect:	none
5.	Project Location:	110 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 382
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Non - Contributing
10.	Existing Use:	Mixed Use – Commercial/Residential
11.	Proposed Use:	unchanged
12.	Proposed Project:	New window and window openings on three sides of building upper level
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	Abutter notices sent : April 30, 2020 8 notices sent

Conclusions of Law:

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).

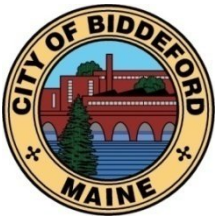
Approval Granted:

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 110 Main Street in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

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

Historic Preservation Commission Chairperson

Date



CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.14

Greg D. Tansley, A.I.C.P.
205 Main Street
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HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: April 29, 2020

RE: 2020.14 HPC Review for Tom Byrne for new exterior window and window openings at 110 Main Street (Tax Map 38, Lots 382) in the MSRD-1 zone.

MEETING DATE: Wednesday, May 13, 2020 @ 4:00 PM

1. INTRODUCTION

The owner proposes to add new exterior window openings and windows at 110 Main Street to allow light and air into second floor office space. The owner proposes to add new windows to three sides of the building.

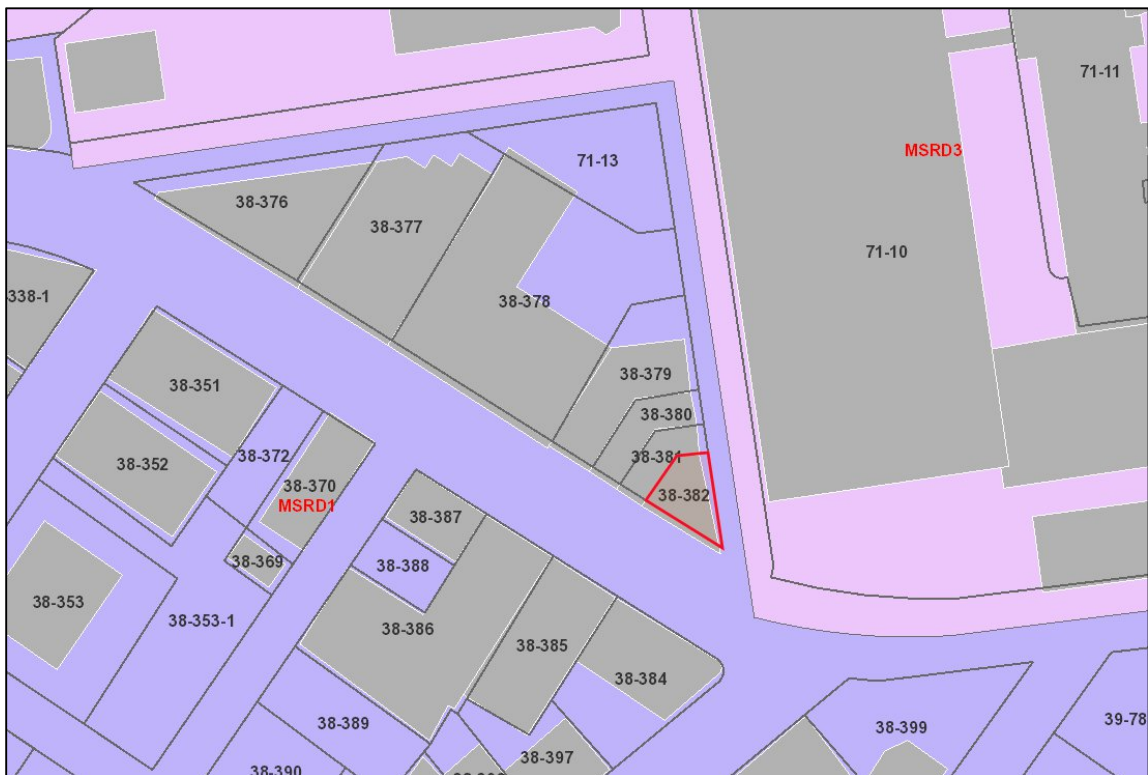
2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Thomas Byrne 110 Main St Biddeford, ME 04005 207-604-2351 tobyne1@gmail.com
2.	Owner of Property:	Thomas Byrne 110 Main St Biddeford, ME 04005
3.	Contractor/Developer:	Eagle Renovations - Saco ME
6.	Project Agent/Architect:	none
5.	Project Location:	110 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 382
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Non - Contributing
10.	Existing Use:	Mixed Use – Commercial/Residential
11.	Proposed Use:	unchanged
12.	Proposed Project:	Window openings and new windows at second floor

13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	May 13, 2020 Meeting: The notice was posted on the city website on May 4, 2020. Notices to all abutters within 100' went out on April 30, 2020 – 8 notices were sent out.

3. EXISTING CONDITIONS

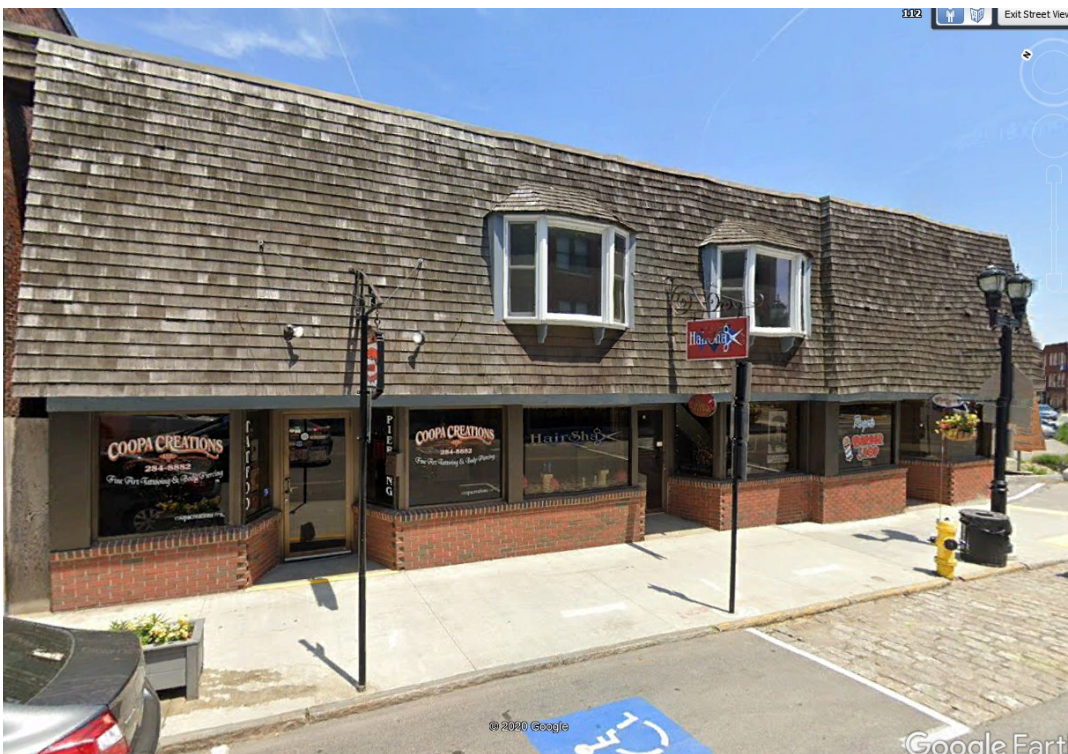
The building at 110 Main Street is a 2 story circa-1870 structure with a shingled mansard roof at the front elevation. Its location at the corner of Main and Laconia Streets place it at the edge of the Mill District. It is a highly visible structure as viewed from lower Main Street. The building is not considered 'contributing' according to the Russell Wright Survey.



Source: "148 Main Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4386>.
Accessed Date: 02/27/2020.



Source: "148 Main Street, Biddeford, Maine." 43°29'33.63" N 70°27'12.69" W. Google Earth Street View. Imagery Date: 6/2019. Accessed Date: 02/27/2020.



source: "148 Main Street, Biddeford, Maine." 43°29'33.81" N 70°27'13.06" W. Google Earth Street View. Imagery Date: 6/2019. Accessed Date: 02/27/2020.

4. PROJECT PROPOSAL

The owner proposes to add new window openings and windows where none now exist. These changes will bring light and air to the second floor office space.

At the front of the building, the owner will match new window units to two existing bay windows, maintaining rhythm and balance of the upper façade facing Main Street. On the east side of the building, the owner proposes to add one window opening with new window unit to match existing window near the front corner. Two other new windows will match each other, and with their proposed placement, will provide pleasing rhythm to the side façade. Lastly, a small window will be added to the rear of the building, beyond a new fire escape. The placement of this window is difficult to see from street level.

5. PUBLIC COMMENT

The notice was posted on the city website on May 4, 2020. Staff send notices to all abutters within 100' of the project property on April 30, 2020 – 8 notices were sent out.

As of **May 6, 2020** No Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

- a. REVIEW STANDARDS: 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.*

7. STAFF RECOMMENDATION

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

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

8. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for Thomas Byrne at 110 Main Street based on the materials submitted and conditioned on the following:*

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

B. *Motion to deny the Certificate of Appropriateness for Thomas Byrne at 110 Main Street based on the following:*

1. _____
2. _____

C. *Motion to table the Certificate of Appropriateness for Thomas Byrne at 110 Main Street based on the following:*

1. _____
2. _____