

City of Biddeford
Historic Preservation Commission
May 12, 2021 4:00 PM Zoom: May 12, 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/93715129012?pwd=WkR0YnFVSFBac0hOMHgvNXV2SXpNZz09>

Passcode: 270134

Or One tap mobile :

US: +16465588656,,93715129012# or +13017158592,,93715129012#

Or Telephone:

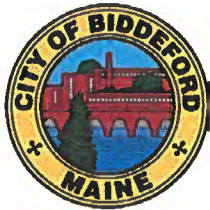
Dial(for higher quality, dial a number based on your current location):

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: 937 1512 9012

International numbers available: <https://biddeford.zoom.us/j/93715129012?pwd=WkR0YnFVSFBac0hOMHgvNXV2SXpNZz09>

1. **Roll Call/Declaration of Quorum/Voting Members**
2. **Adjustments 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
[3. 2021.08 45 Foss Street Application.pdf](#)
[2. 2021.08 HPC 45 Foss Street SR May 12, 2021.pdf](#)
[1. 2021.08 45 Foss Street FOF May 12, 2021.pdf](#)
[4. 2021.08 HPC 45 Foss Street DESIGN REVISION May 12, 2021.pdf](#)
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.
[2021 HPC.15 Danis Dow 35 Mt Vernon St Application FINAL.pdf](#)
[2021.15 HPC 35 Mt Vernon Street SR.pdf](#)
[2021.15 35 Mt Vernon Street FOF.pdf](#)
[SOUTH ELEVATION 2 his. option 2.pdf](#)
[SOUTH ELEVATION 2 his. option 3.pdf](#)
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.
[Presentation_AP Neighborhood Meeting_FINAL_2021.04.29.pdf](#)
6. **Adjourn**



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.

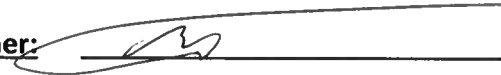
Signature of applicant:



Date:

2-2-21

Signature of property owner:

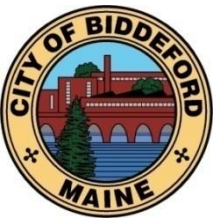


Date:

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.



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: May 5, 2021

RE: ITEM #3.1: 2021.08 HPC- New dwelling unit at 45 Foss St.

MEETING: **May 12, 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.

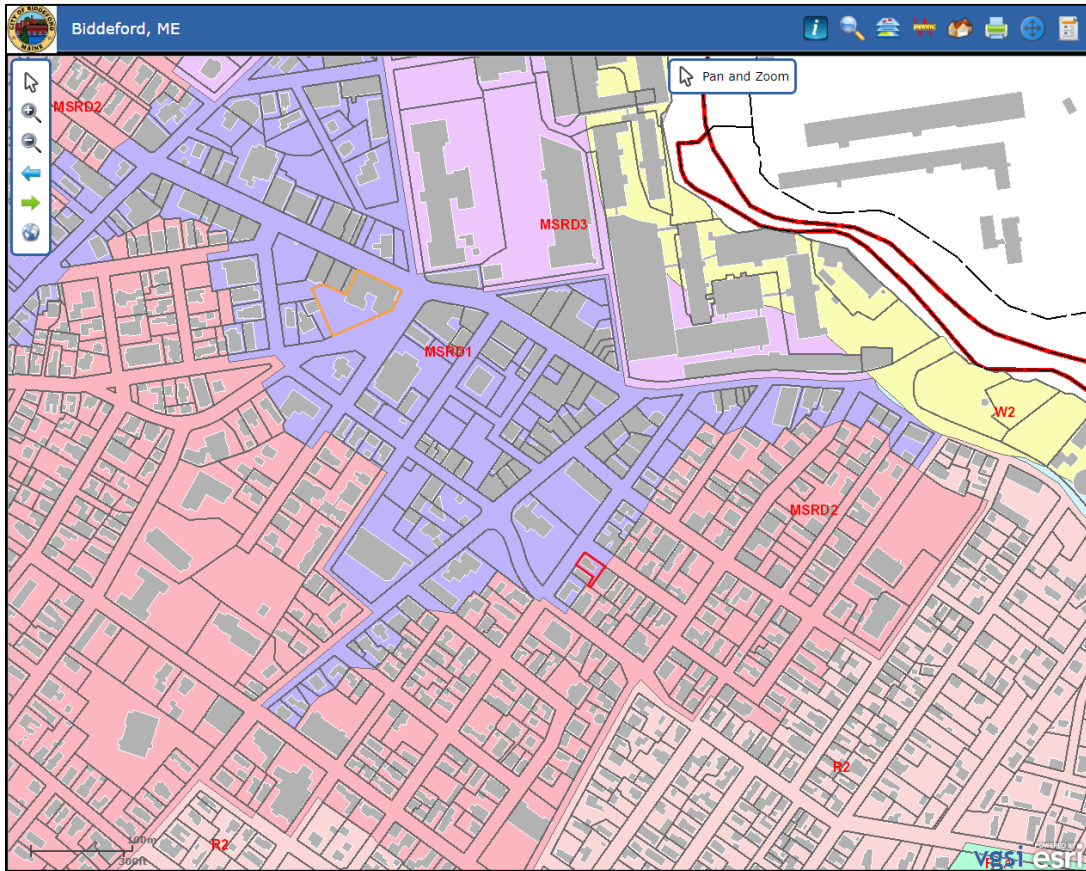
This project was reviewed by the Commission at the April 7, 2021 meeting, and was tabled because the proposed design was considered by the commission to be out of character with the architectural style of the building and with the character of the neighborhood. Commissioners requested a revised proposal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



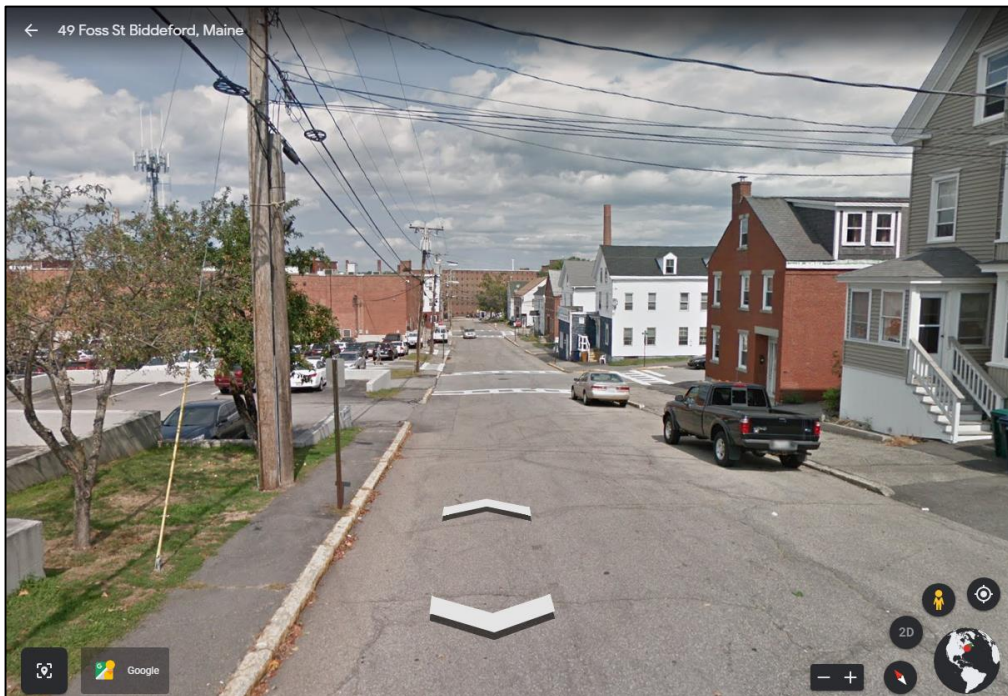
Source: "45 Foss Street, Biddeford, Maine." **Google Earth** view. Accessed: 03/25/2021.

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 unless 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. _____

2021.08
HPC

CERTIFICATE OF APPROPRIATENESS

FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF BIDDEFORD – 45 Foss 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 Alex Fabish to construct an additional dwelling unit in the currently unused attic space at 45 Foss 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:	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

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).

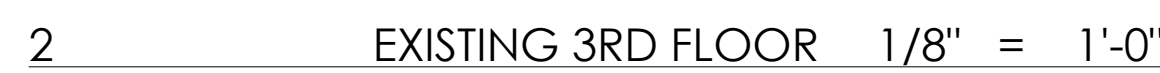
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project located at 45 Foss Street, summarized above and evidenced in the file 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



mobile
studio
design



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

FOR HISTORIC
REVIEW ONLY
NOT FOR CONSTRUCTION

CHANGE THIS ISSUE

ISSUE NUMBER	CHANGE NUMBER	DESCRIPTION
01	1/27/21	
02	3/4/21	

SUBMISSIONS:		DATE	DESCRIPTION
ISSUE	01	1/27/21	HISTORIC REVIEW
02	3/4/21		HISTORIC REVIEW PER COMMENTS

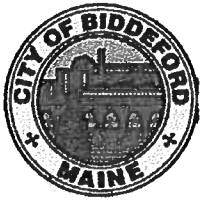
FOSS ST 3RD FLR
ALEX FABISH
45 FOSS ST BIDDEFORD, ME 04005

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-102

mobile
studio
design



**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: Cynthia L. Danis-Dow
Applicant's Address: 35 Mt. Vernon St.
Applicant's Phone(s): 207-571-4266
Applicant's E-mail: atlantichomeimprovements@gmail.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Cyndy Danis-Dow
Owner's Address: 35 Mt. Vernon St.
Owner's Phone(s): 207-571-4266
Owner's E-mail: atlantichomeimprovements@gmail.com

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

Agent's Name: Philip E Lynch CZN Drafting
Agent's Address: PO Box 1873 Biddeford, ME 04005
Agent's Phone(s): 207-423-3094
Agent's E-mail: Pe248jpc@gmail.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 35 Mt. Vernon St.
Project Zone: MSRD2 Existing Use of Property: Residential
Project Tax Map(s): 39 Project Lot Number(s): 9-25

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:

Cydney Davis DeW

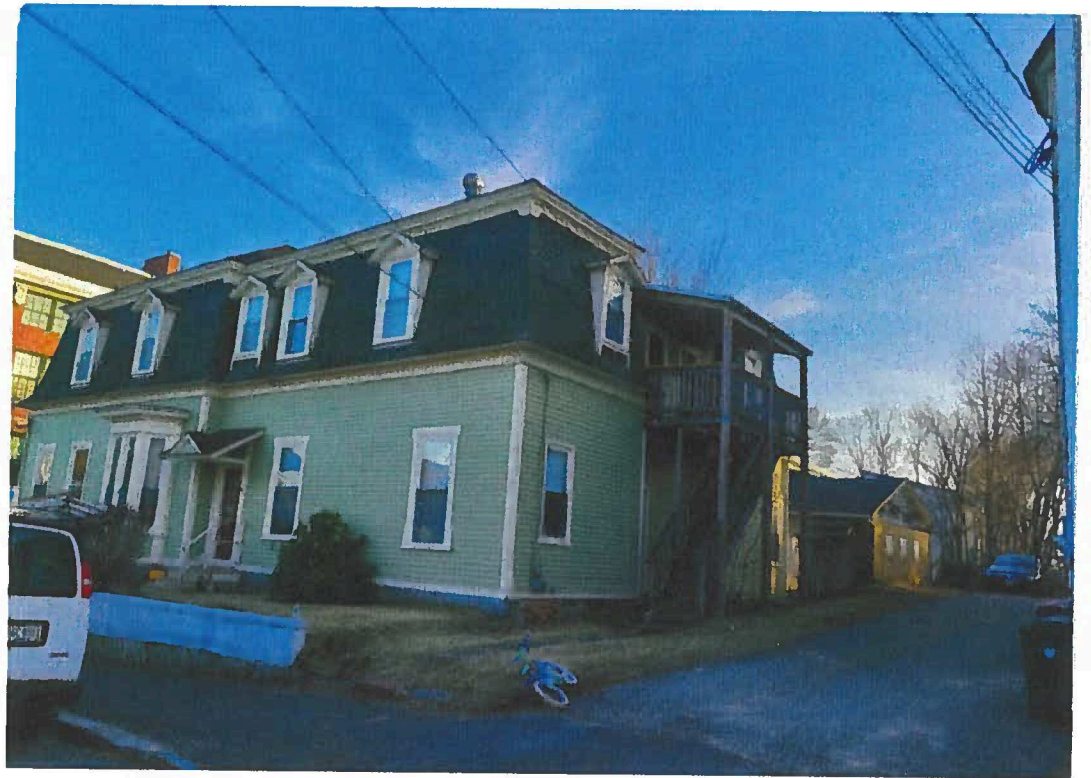
Date: 3-31-2021

Signature of property owner:

Cydney Davis DeW

Date: 3-31-2021









FRONT ELEVATION
SCALE: 3/16" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. C.N.Z. DRAFTING OR PHILIP LYNCH DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO C.N.Z. DRAFTING.

SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS

C.N.Z. DRAFTING
P.O. BOX 873 BIDDEFORD, MAINE
©2017 C.N.Z. DRAFTING

DATE: MAR. 18, 2021
PROJECT: AS SHOWN
SHEET: FEL
PROJECT: 1334-21

DANIS-DOW
Residence, Biddeford, Maine

1



REAR ELEVATION
SCALE: 3/16" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. C.N.Z. DRAFTING OR ANY OTHER PARTY DOES NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CORRECTLY ACCURATE OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDERS RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO C.N.Z. DRAFTING.

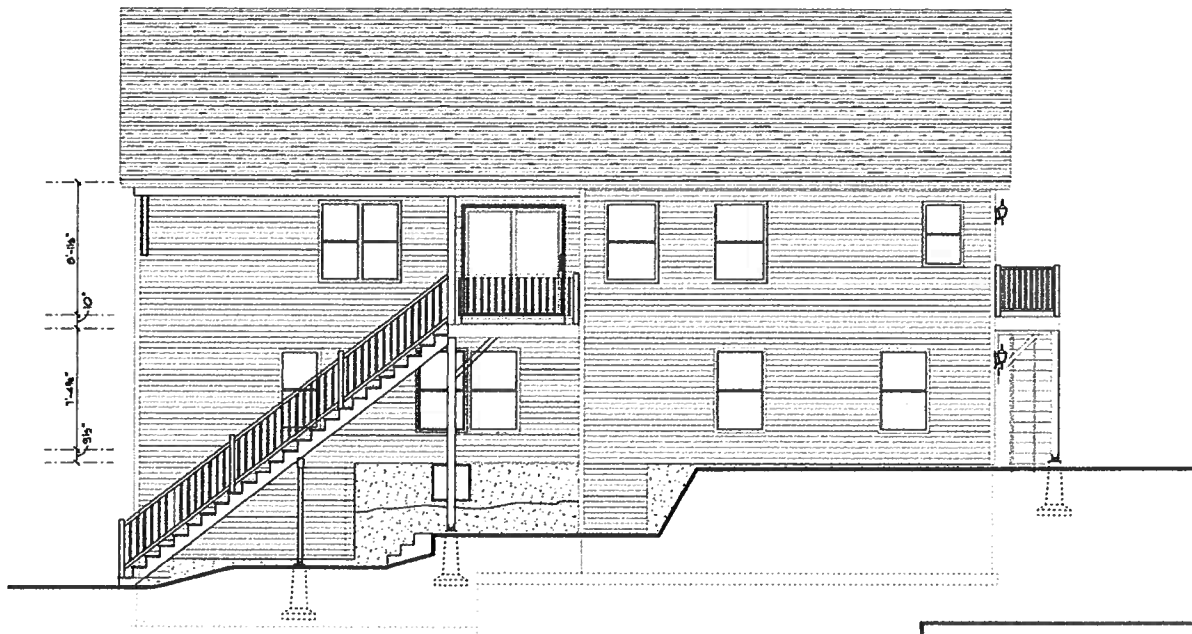
SPECIFICATIONS TO OVERLAP NOTES AND DETAILS ON THE PLANS.

C.N.Z. DRAFTING
P.O. BOX 193 BIDDEFORD, MAINE
508.852.4444, PCH@CND.COM

MAR. 16, 2021
AS SHOWN
PEL
1334-21

DANIS-DOW
Residence, Biddeford, Maine

3



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

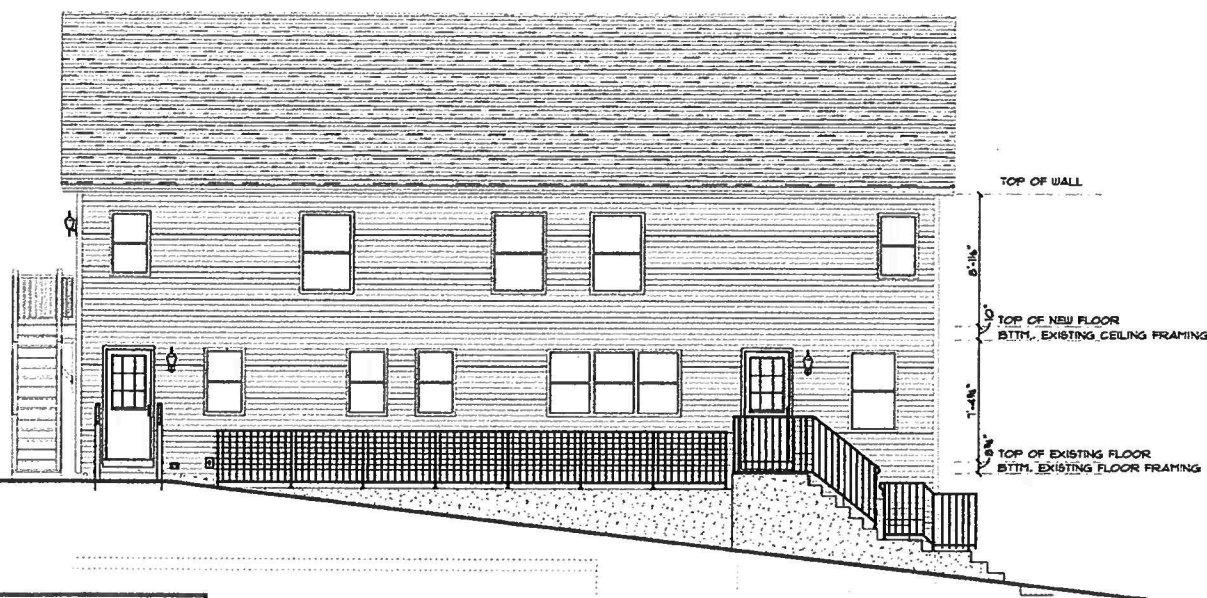
THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. C.N.Z. DRAFTING OR ANY OTHER PARTY DOES NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CORRECTLY ACCURATE OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO ENSURE THAT THE CONSTRUCTION OF THIS PROJECT COMPLEMENTS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDERS SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT COMPLEMENTS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO C.N.Z. DRAFTING. SPECIFICATIONS TO OVERSILE NOTES AND DETAILS ON THE PLANS.

C.N.Z. DRAFTING
P.O. BOX 1873 BIDDEFORD, MAINE
888.111.1111 CNDRAFTING.COM

DATE: 08.2021
AS SHOWN
REL.
1334-21

DANIS-DOW
Residence, Biddeford, Maine

2



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. C.N.Z. DRAFTING OR PULP ITCH DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CORRECT, ACCURATE OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO PROVIDE DETAILED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE REQUIRED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDERS SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO C.N.Z. DRAFTING.

REFERENCES TO DIMENSIONAL NOTES AND DETAILS ON THE PLANS

C.N.Z. DRAFTING
P.O. BOX 1873 BIDDEFORD, MAINE
888-878-1873 cndrafting@gmail.com

MAR. 18, 2021

AS SHOWN

REL

1334-21

DANIS-DOW
Residence, Biddeford, Maine

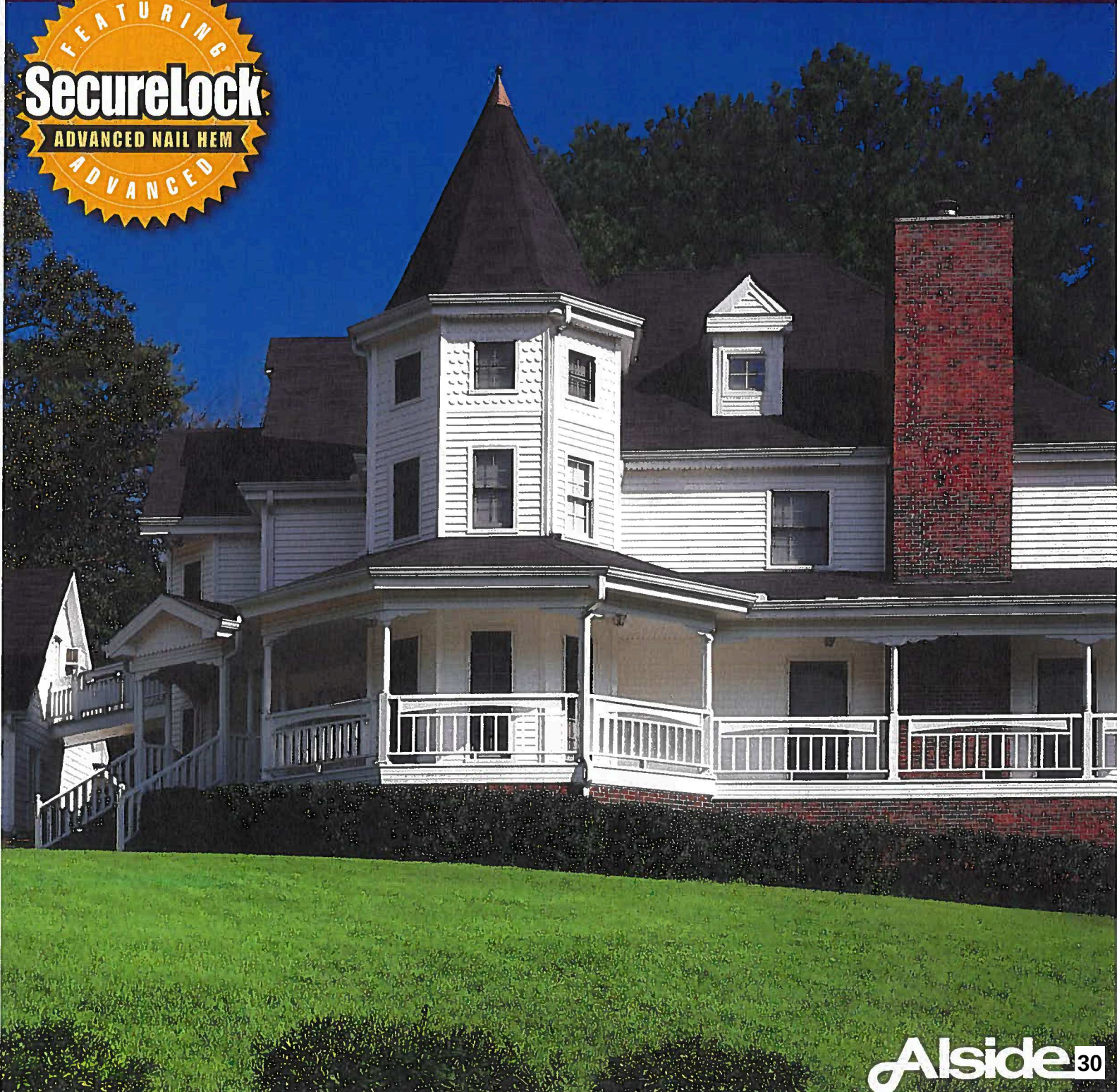
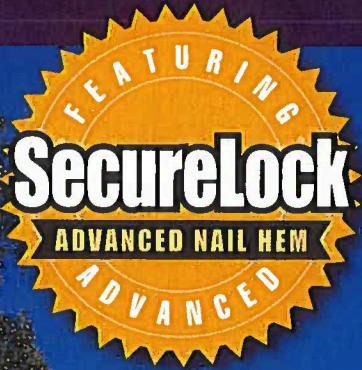
4

NEW RICHER,
DARKER COLORS!

ODYSSEY Plus[®]

PREMIUM VINYL SIDING

Quality Exterior Products with Easy-Care Convenience



Alside³⁰



PREMIUM APPEARANCE

Choose from two of America's most popular siding styles – traditional clapboard or beveled-edge dutch lap. Both styles are available in 4" and 5" widths. A natural grain pattern, realistic shadow lines and a low-gloss, look-of-paint finish recreate the distinctive details of expensive wood siding. For maximum design flexibility, choose from up to 24 popular colors including 11 designer colors.

OUTSTANDING PERFORMANCE

Premium panel thickness (.044" nominal) and an advanced lock design provide superior rigidity so walls stay straight and smooth. The strengthened lock provides superior holding power, keeping panels tight on walls, even in extreme winds.

MAXIMUM CONVENIENCE

Odyssey Plus is made with durable, weather-resistant vinyl, so there's never any painting or staining. Just rinse occasionally with a garden hose to keep Odyssey Plus looking like new.

Odyssey Plus is loaded with premium features that are not found in many competing sidings. Make the comparison yourself . . . you'll find Odyssey Plus is the best investment you can make to your home.

A VARIETY OF PROFILE DESIGNS

Odyssey Plus offers a wide variety of options when designing your home's exterior. With four profiles to choose from and a full selection of decorative trim and accessories, you can create a custom design that's a clear reflection of your personal taste.

QUICK SPECS: Subtle woodgrain texture

.044" panel thickness

Rolled over nailing hem

1/2" panel projection

Available in Double 4" clapboard, Double 4" dutch lap, Double 5" clapboard, and Double 5" dutch lap

24 contemporary colors



DID YOU KNOW for nearly two decades vinyl siding has been a leading choice for exterior cladding on new single-family homes. This broad appeal stems not only from its beauty, durability, and easy upkeep, but also from the fact that vinyl siding adds value to homes.

New Construction Vinyl Window Collection

Beauty and Performance Designed for Your Homes



Single and Double-Hung Windows for Any Application

Block and tackle balances stand up to the debris of a construction site.

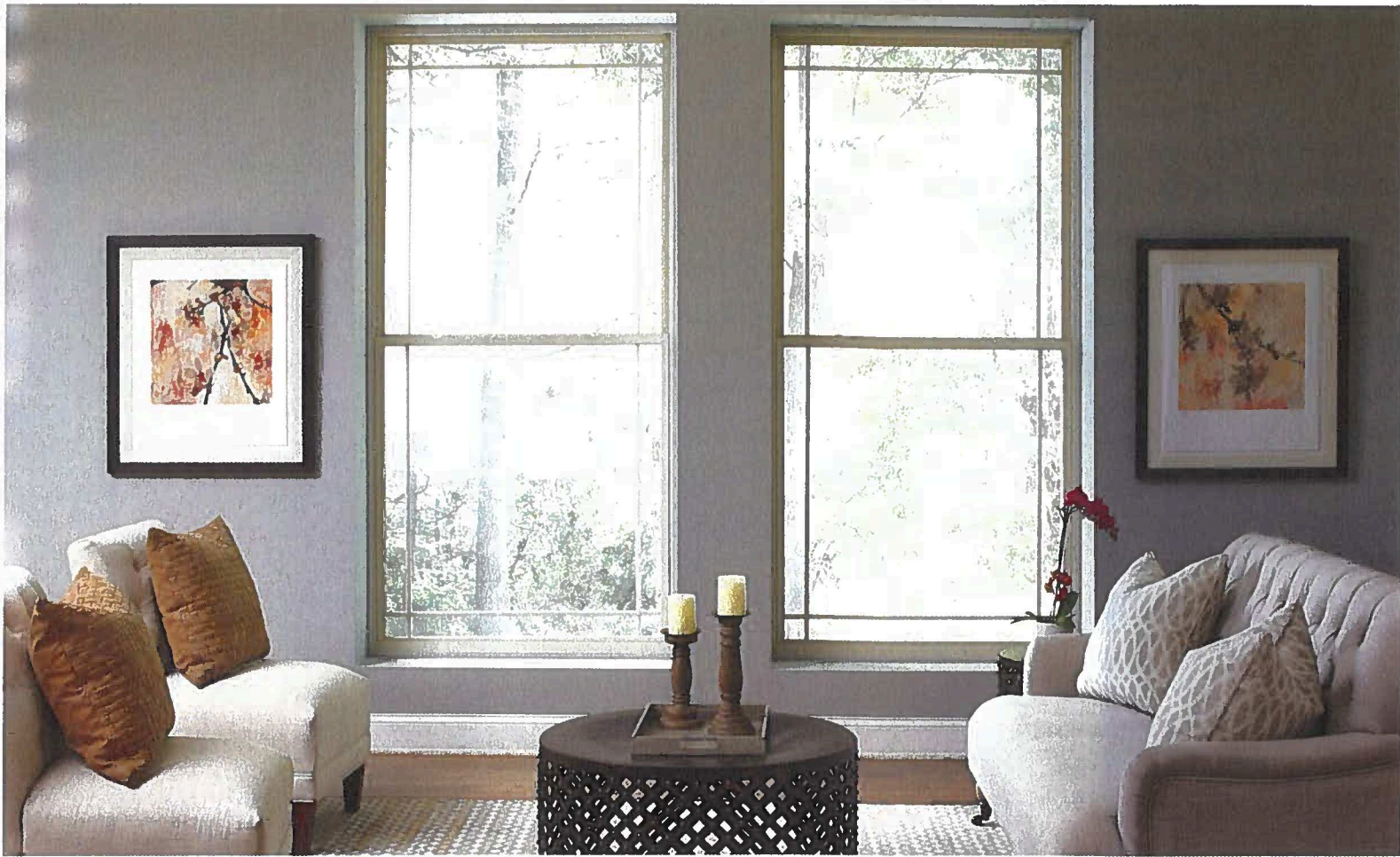
Cam-style lock with adjustable keeper for increased security.

Solid vinyl construction with fusion-welded corners provide added strength, energy efficiency and weather-tight performance.

Interior glazed fixed lites provide convenient access from inside the building should glass need to be replaced.

Reinforced meeting rail for superior structural performance.

Sloped sill for a contemporary look and enhanced water management support.



Our single and double-hung windows offer classically inspired solutions to meet the ever-changing aesthetic, architectural and budgetary needs in new construction.

1700 Series Single-Hung

Features and Benefits

- Common egress sizes for simple code compliance
- Many call size options including larger sizes to accommodate several models and elevations
- High-performance model options for stringent local building codes including many coastal markets
- Standard vent locks for limited and convenient opening of the window for ventilation
- Fusion-welded vinyl with integral nailing flange for strength and durability

1900 Series Single and Double-Hung

Features and Benefits

- Integral J-channel for an attractive, clean exterior look
- Common egress sizes for simple code compliance
- Many call size options including larger sizes to accommodate several models and elevations
- High-performance model options for stringent local building codes including many coastal markets
- Standard vent locks for limited and convenient opening of the window for ventilation
- Fusion-welded vinyl with integral nailing flange for strength and durability



Single frame construction on several combo units reduces potential water entry points. Available in twin and triple single and double-hung, 3-lite sliding and hung-picture-hung units.



Interior glazed fixed lites provide convenient access from the inside should the glass need to be replaced.



Drywall pass-through model available for convenient higher floor sheet drywall entry point.



Primed wood jamb extensions are available to support four exterior wall construction depths and reduce interior trim work. 4-9/16", 6-9/16", 7-1/16" and 7-9/16" options are available.



Optional 3-1/2" flat casing with architecturally correct bullnose for a picture framed exterior look (1900 Series only).

Privacy & Textured Glass



Mahogany

FCM61
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

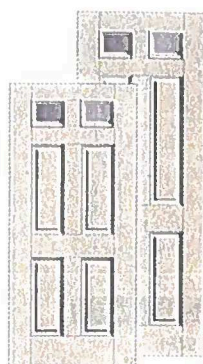
FCM861
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Oak

FC61
E
2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

FC861
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S296
E
2'6" x 6'8"
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

S896
2'6" x 8'0"
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

Clear Glass



Mahogany

FCM61
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

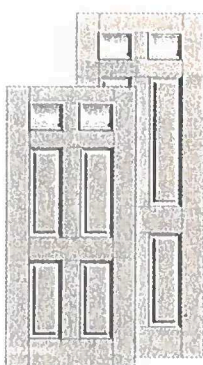
FCM861
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Oak

FC61
E
2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

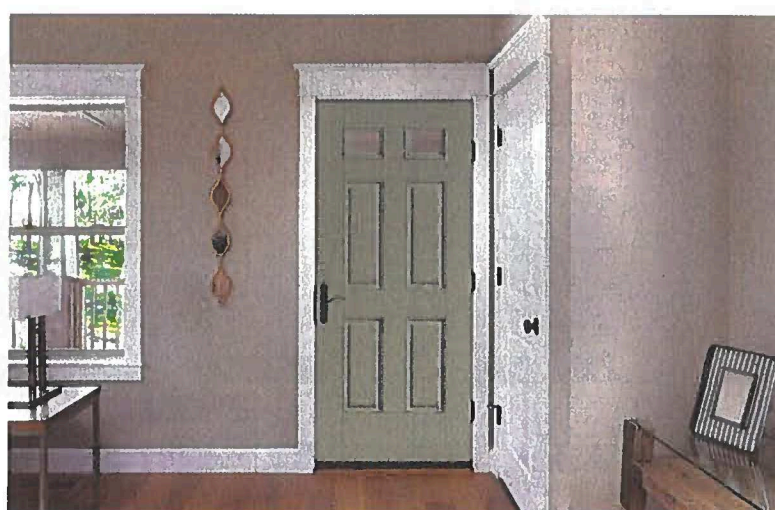
FC861
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Smooth

S296
E
2'6" x 6'8"
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

S896
2'6" x 8'0"
2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"



Noise Reduction Doors

Therma-Tru® Noise Reduction doors deliver aesthetics with a commercial level of performance for residential projects. Ideal for multi-use and urban in-fill projects located near sources of noise pollution, our Noise Reduction doors provide a Sound Transmission Class (STC) rating of 36. Our Noise Reduction lites also offer added security from forced entry with laminated glass surrounded by a standard Lip-lite frame.

Note: Also available in decorative full-lite glass option in aluminum Lip-lite frame.



Smooth

S140STC
E
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8" ‡

S8140STC
2'6" x 8'0"
2'8" x 8'0"
3'0" x 8'0"



Smooth

S141STC
E
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8" ‡



Smooth

S6063STC
E
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8" ‡

Privacy & Textured Glass Options

Add the code to the blank in the style number for the desired door and glass combination. For details on glass options, see page 129.

XK = NEW Reeded
XG = Geometric

XE = Satin Etch
XC = Chord

XJ = Chinchilla
XR = Rainglass

XN = Granite

Note: See page 293 for important product details that may help with your purchase decision.

Top: Smooth-Star, Clear Glass, Door – S296, Finish – Cypress

Right Page: Smooth-Star Door – S1100, Sidelites – S2000SL, Finish – Granite



Search



You're shopping

Portland ✓

● **OPEN** until 9 pm

Delivering to

04103 ✓

[Home](#) / [Building Materials](#) / [Roofing & Gutters](#) / [Roo](#)



1



Timberline Natural Shadow Charcoal
Algae Resistant Architectural Shingles
(33.33 sq. ft. per Bundle) (21-pieces)

by **GAF** > [Shop the Collection](#) >

★★★★★ (363) ✓



-

1

+

Add to Cart



[< Back](#)

Product Overview

- Architectural asphalt shingles covered by Lifetime Ltd. Warranty
- Classic Natural Shadow® effect provides look even-toned wood
- Class A fire rating & 130 mph wind warranty provide peace of mind



Model#: 0601180

Sku#: 775276



Internet#: 100658149

Professional installers have long preferred the rugged, dependable performance that only a Timberline roof can offer. But performance is only half the story. Since your roof can represent up to 40% of your home's curb appeal, you can improve its resale value with Timberline Natural Shadow Shingles from GAF. They'll give you the upscale look you want.

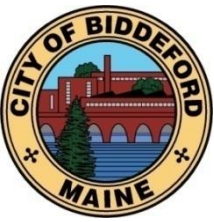
 **People also view**



7 thoughts on "Pros & Cons of GAF

Shingles Costs Unbiased GAF Roofing





CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.15 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: May 3, 2021

RE: ITEM #4.1: 2021.15 HPC- expansion at 35 Mt Vernon Street (Tax Map 39, Lot 25) in the MSRD-2 Zone.

MEETING **May 12, 2021**

DATE/TIME: **@ 4:00 PM**

1. INTRODUCTION

The applicant proposes expand an existing single family home to provide an additional dwelling unit.

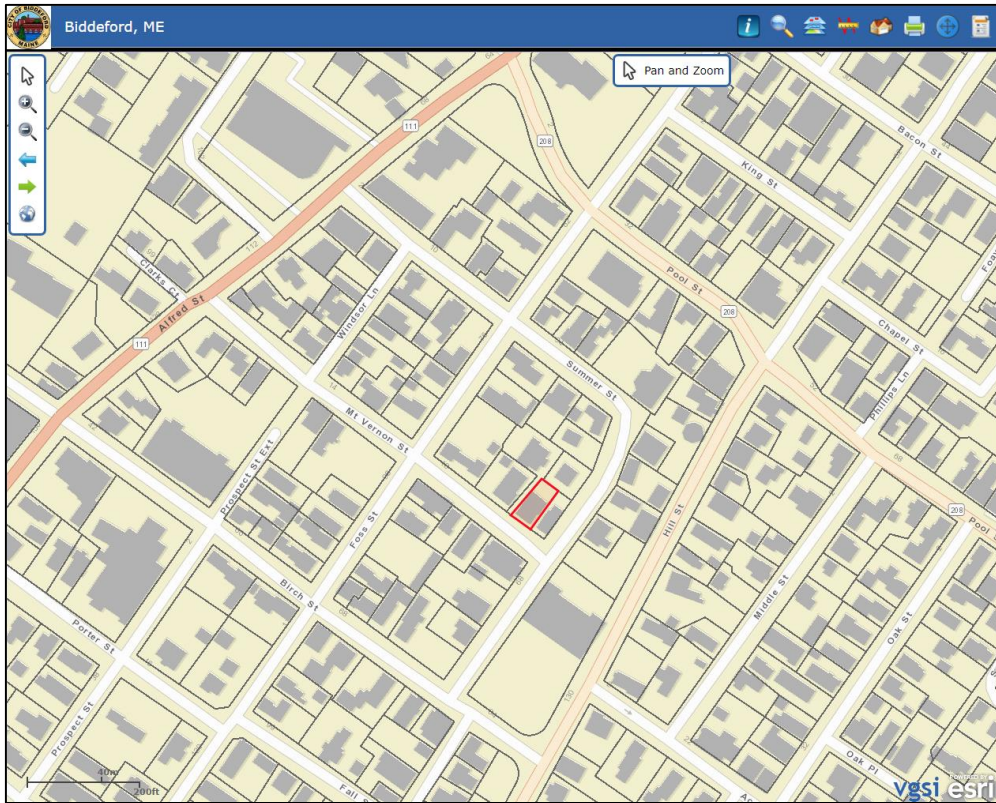
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Cynthia Danis-Dow 35 Mt Vernon Street Biddeford ME 04005 (207) 571-4266 atlantichomeimprovements@gmail.com
2.	Owner of Property:	Cynthia Danis-Dow 35 Mt Vernon Street Biddeford ME 04005 (207) 571-4266 atlantichomeimprovements@gmail.com
3.	Agent:	NA

4.	Engineer/Architect/Contractor:	NA
5.	Project Location:	35 Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 25
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-2
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	0.1 acres
14.	Front Setback Required:	15'
15.	Side Setbacks Required:	10'
16.	Rear Setback Requires:	10'
17.	Height Requirements:	Max 3 stories, 35'
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

This 1-1/2 story single family house was built circa 1890 and has been expanded over the years, including enclosing the front porch. The gable ends of the existing roofline face the sides. A rear ell is an apparent addition to the original structure.



Source: "35 Mt. Vernon Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4490>. Accessed Date: 05/03/2021.



Source: "35 Mt. Vernon Street, Biddeford, Maine." 43°29'18" N 70°27'16" W. Google Earth Street View. Accessed Date: 05/03/2021.

Mt Vernon Street looking southeast. Project property is second house from the left.



Source: "35 Mt Vernon Street, Biddeford, Maine." 43°29'28.34" N 70°27'06.19" W.
Google Earth View. Accessed Date: 05/03/2021.

Mt Vernon Street looking northwest. Project property is second house from the right (seen through the trees).



Source: "35 Mt Vernon Street, Biddeford, Maine." 43°29'28.34" N 70°27'06.19" W.
Google Earth View. Accessed Date: 05/03/2021.

4. PROJECT PROPOSAL

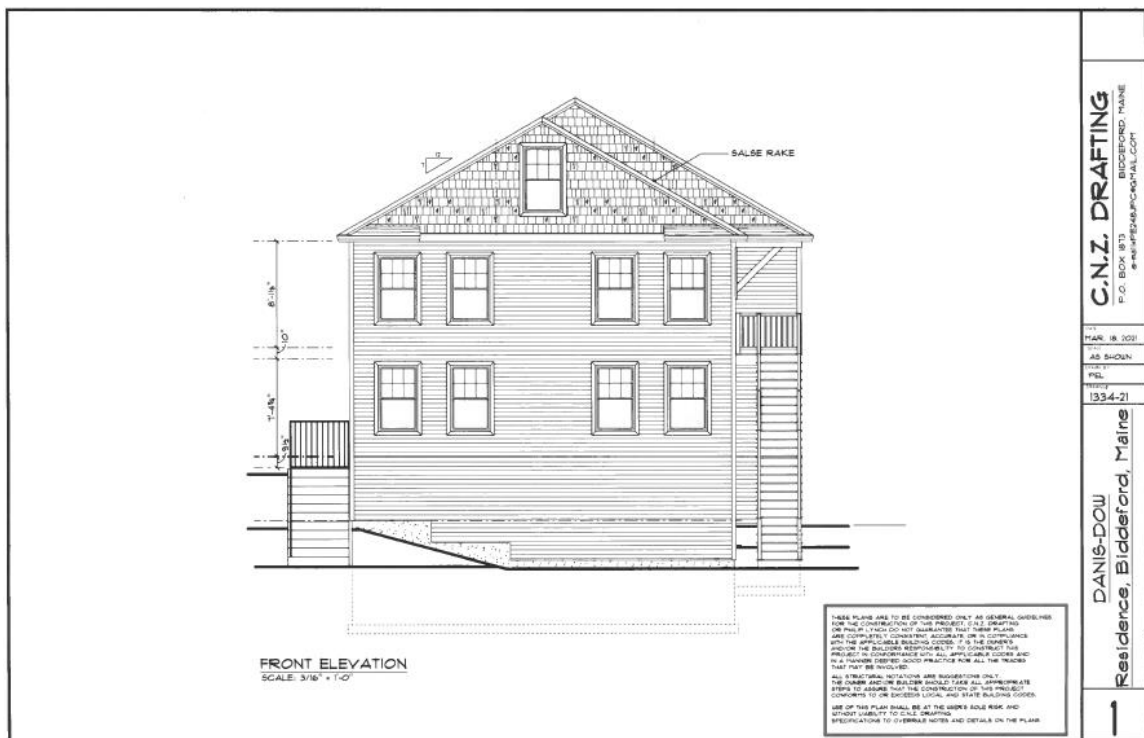
The applicant proposes to build an additional story onto the existing structure, providing space for one new housing unit.

The new design will significantly alter the appearance of the structure. A new gable end, with balanced fenestration, will face the street, replacing the original cape-style roofline with the enclosed porch. Exterior stairways on either side of the structure will lead to first and second floor entrances.

The existing roof, with varying gables and pitches, will be unified under one front-to-back gable roof.

Height, composition, and scale of the proposed design appear to be not incompatible with neighboring structures.

The applicant proposes to install vinyl windows and siding, a two-light, 4 panel door at the new entrance to the upper story dwelling unit. The Right Elevations shows a sliding glass door at the new dwelling unit. No product information was provided for this new door.





C.N.Z. DRAFTING
P.O. BOX 873 BIDDEFORD, MAINE
#NINEZ@CNDRAFT.COM

PLAN: 8.202
AS SHOWN
P.L.
1334-21

DANIS-DOW
Residence, Biddeford, Maine

2



C.N.Z. DRAFTING
P.O. BOX 873 BIDDEFORD, MAINE
#NINEZ@CNDRAFT.COM

PLAN: 8.202
AS SHOWN
P.L.
1334-21

DANIS-DOW
Residence, Biddeford, Maine

3



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.

C. *Construction of new buildings or structures. The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area. The following factors shall be considered:*

1. **Height.** *The height of proposed buildings shall be compatible with adjacent buildings;*
2. **Proportion of building's front facade.** *The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;*
3. **Proportion of openings within the facade.** *The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;*
4. **Rhythm of solids to voids in front facades.** *The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;*
5. **Rhythm of spacing of buildings on streets.** *The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;*
6. **Rhythm of entrance and/or porch projection.** *The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;*
7. **Relationship of materials and textures.** *The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;*
8. **Roof shapes.** *The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related;*
9. **Scale of building.** *The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and*
10. **Directional expression of front elevation.** *A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or non directional character.*

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.

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 Cynthia Danis-Dow to remodel the single family home at 35 Mt Vernon St in the MSRD-2 zone into a 2-family building, 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. _____

CERTIFICATE OF APPROPRIATENESS**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF BIDDEFORD – 35 Mt Vernon 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 Cynthia Danis-Dow to remodel 35 Mt Vernon Street in the MSRD-2 zone to provide an additional dwelling unit**, 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:	Cynthia Danis-Dow 35 Mt Vernon Street Biddeford ME 04005 (207) 571-4266 atlantichomeimprovements@gmail.com
2.	Owner of Property:	Cynthia Danis-Dow 35 Mt Vernon Street Biddeford ME 04005 (207) 571-4266 atlantichomeimprovements@gmail.com
3.	Agent:	NA
4.	Engineer/Architect/Contractor:	NA
5.	Project Location:	35 Mt Vernon Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 25
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-2
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	0.1 acres
14.	Front Setback Required:	15'
15.	Side Setbacks Required:	10'
16.	Rear Setback Requires:	10'
17.	Height Requirements:	Max 3 stories, 35'
18.	LDR Attachment A: Fess Paid:	Yes

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 located at **35 Mt Vernon Street**, summarized above and evidenced in the file 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



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. C.N.Z. DRAFTING OR PHILIP LYNCH DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO C.N.Z. DRAFTING SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. C.N.Z. DRAFTING OR PHILIP LYNCH DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO C.N.Z. DRAFTING SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS

C.N.Z. DRAFTING
P.O. BOX 1873
BIDDEFORD, MAINE
e-mail=PE248JPC@GMAIL.COM

DATE
MAR. 18, 2021
SCALE
AS SHOWN
DRAWN BY
PEL
DRAWING#
1334-21

DANIS-DOW
Residence, Biddeford, Maine

Adams Point

Residential Project
April 29th, 2021

SOUTHERN MAINE
AFFORDABLE HOUSING



Introductions/Project Team

- Guy Gagnon - Biddeford Housing Authority (BHA) and Southern Maine Affordable Housing (SMAH)
- Brooks More – South Portland Housing Development Corporation
- Sarah Delgizzo – Consultant and Meeting Moderator
- Shane Dunn - CHA Architects
- Jacques (Jack) Gagnon – Oak Point Associates (Civil Engineer)

Biddeford Housing Authority

Mission

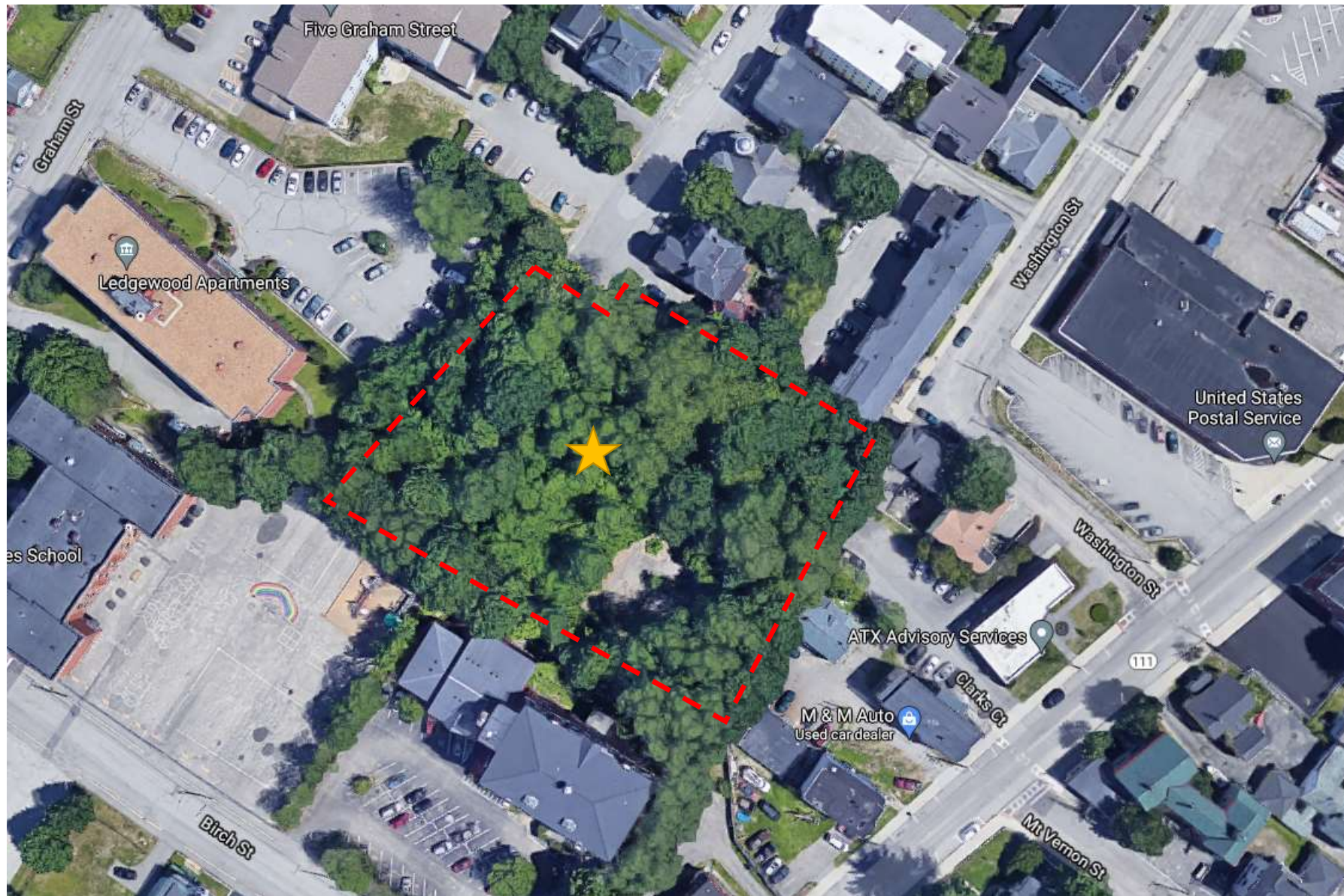
The Biddeford Housing Authority is a quasi-municipal organization whose mission is to provide lower income families, including the elderly, disabled and handicapped, the opportunity to live in decent, safe and sanitary housing within the community.

- *BHA is governed by a seven member Board of Directors. Board members are Biddeford community members.*
- *BHA's housing is professionally managed and highly regulated in accordance with all safety and sanitary standards.*
- *Southern Maine Affordable Housing is the Housing Authority's affiliated non-profit development entity.*

Project Summary

- Vision:
 - BHA bought the property specifically for the development of affordable housing.
 - Five (5) story building with 39 affordable family apartments
 - No age restrictions for residents
 - Mix of 1, 2, 3 and 4 bedroom apartments
 - Building will have a community room, covered bike storage, and on-site laundry
 - Sustainable features such as solar electricity panels and electric vehicle charging stations will be included if possible
 - New parking spaces

Site Location



**Proposed
Site Plan**



Proposed Landscape Plan



Proposed Site Plan



Traffic



Building Elevations



Next Steps/Project Timeline

- April 2021 Neighborhood Meeting
- Municipal Approvals
 - Spring/Summer 2021: Contract Zone and Site Plan Application
 - Planning Board Sketch Plan Review on Wednesday, May 5th
- Construction
 - Summer 2022: Construction Commencement
 - Fall 2023: Construction Completion

Questions and Comments

Contact Information:

- Guy Gagnon, Executive Director, BHA
 - ggagnonbha@maine.rr.com
 - (207) 415-2939