

City of Biddeford
Historic Preservation Commission
May 11, 2022 4:00 PM Zoom:
May 11, 2022 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/91509142549?pwd=Q291ZjZsNjNXY1hiRWthNVVoellSdz09>

Passcode: 348089

Or One tap mobile :

US: +16465588656,,91509142549# or +13017158592,,91509142549#

Or Telephone:

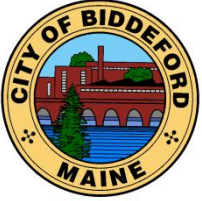
Dial(for higher quality, dial a number based on your current location):

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: 915 0914 2549

International numbers available: <https://biddeford.zoom.us/j/91509142549>

1. **Declaration of Quorum/Voting Members**
2. **Adjustments to the Agenda**
3. **Consent Agenda**
 - 3.1. Approval of Meeting Minutes from April 13, 2022
[041322-Draft.pdf](#)
4. **Unfinished Business**
5. **New Business**
 - 5.1. 2022.14 HPC Commission Review for MJ Property Services LLC at 36 St. Mary's Street (Tax Map 38, Lot 21) in the MSRD 2 Zone. The purpose of the application is to replace windows and siding on the structure.
 1. [Application.pdf](#)
 2. [235 windows.pdf](#)
 3. [400 windows.pdf](#)
 4. [Ply Gem Vinyl Siding.pdf](#)
 5. [Vision Government Solutions.pdf](#)
 6. [Locus Deed.pdf](#)
 7. [2022.14 HPC 36 St Mary's St SR.pdf](#)
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

April 13, 2022

4:00

Zoom

(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Priscilla McGuire, Julie Larry, Erin Ware & Jess Muise
Staff Members: Brad Favreau & Nan Whitten

1. Roll Call/Declaration of Quorum/Voting Members-all Members to vote during this meeting
(Chair opened meeting at 4:00 PM)

2. Adjustment to the Agenda

3. Consent Agenda

Approval of Meeting Minutes from February 9, 2022

MOTIONS: 4:03 PM

Larry: Motion to approve the meeting minutes from February 9, 2022

Ware: Second

Motion passed unanimously 5-0 (Schaffer, McGuire, Larry, Ware & Muise in favor)

4. Unfinished Business

5. New Business

5.1 2022.07 HPC Review a project by Kettler Marshall LLC who will be making alterations to a single family house as part of the Biddeford Lead Paint Hazard Reduction Program at 9 Chapel Street (Tax Map 39, Lot 135) in the MSRD-2 Zone.

- Representing the applicant: Frank Kettler (owner), Gail Wilkerson (Lead Program Manager, City of Biddeford) & Andrew Watson (Lead Paint Abatement Program)
- The Commission discussed the new windows to be installed.

MOTIONS: 4:12 PM

Schaffer: Motion To approve the Certificate of Appropriateness for lead hazard rehabilitation at 9 Chapel Street, based on the materials submitted and conditioned on the following: All permits must be obtained from Code Enforcement prior to beginning any work.

Larry: Second

Motion passed unanimously 5-0 (Schaffer, McGuire, Larry, Ware & Muise in favor)

5.2 2022.08 Review a project by Kostag, LLC to replace windows at 20 Washington Street, formerly Charisma Salon (Tax Map 38, Lot 349) in the MSRD-1 Zone.

- Joe Moreshead represented himself as principal of Kostag, LLC
- Mr. Moreshead talked about the building he just acquired and his plan to apartments on the second floor and commercial space on the first.

MOTIONS: 4:23 PM

Ware: Motion-to approve the Certificate of Appropriateness for 20 Washington Street for the installation of new window units, based on the materials submitted and all permits must be obtained through Code Enforcement prior to construction.

Larry: Second

Motion passed unanimously 5-0 (Schaffer, McGuire, Larry, Ware & Muise in favor).

5.3 2022.11 Review a project by Jean Leclerc to replace windows at 114 Washington Street, a multi-family dwelling (Tax Map 38, Lot 316) in the MSRD-2 Zone.

- Mr. Leclerc represented himself
- Mr. Leclerc talked to the commission about his plan to replace the windows only at this time but would be making additional alterations in the future.
- The commission discussed the types of windows and molding that will be used. They discussed the panes and material of the frames for the new windows

MOTIONS: 4:32 PM

McGuire: Motion: to approve the Certificate of Appropriateness for 114 Washington Street for the installation of new window units, based on the materials submitted and all permits must be obtained through Code Enforcement prior to construction.

Larry: Second

Motion passed unanimously 5-0 (Schaffer, McGuire, Larry, Ware & Muise in favor).

6. Other Business

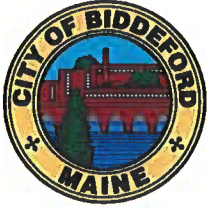
- Mr. Favreau updated the commission on the CLG Grant. The application has been sent and if it is approved, there will be a matching grant from the City

7. Adjourn Meeting 4:46 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 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 (\$275.00 fee)



Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: MS Property Services LLC

Applicant's Address: 35 Hemingway St, Portland, ME 04103

Applicant's Phone(s): 2076329523

Applicant's E-mail: eng-mushreq@yahoo.com

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Lease/Rental Agreement

Owner's Name: Mushreq J. Alsamraee

Owner's Address: 35 Hemingway St, Portland, ME 04103

Owner's Phone(s): 2076329523

Owner's E-mail: eng-mushreq@yahoo.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: 36 St Mary's St.

Project Zone: MSRD-2

Project Tax Map(s): 38

Existing Use of Property: Single Jam

Project Lot Number(s): 21

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 - 8 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:

4/13/2022

Signature of property owner:



Date:

4/19/2022

out sheets of new products used
- siding
- windows
Diagram of new product

David Favre
571-1612

VINYL SERIES 235 PROJECTED WINDOWS

TEST SIZE W x H	AAMA RATING	AIR INFILTRATION	DESIGN PRESSURE	WATER RESISTANCE	U-VALUE	SHGC	VT
32" x 60"	LC-PG50	≤0.30 cfm/ft ²	50 psf	6 psf	0.21-0.41	0.16-0.51	0.29-0.52



TABLE OF CONTENT

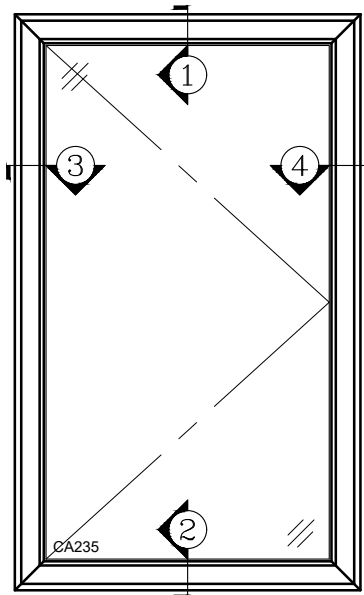
- INTRODUCTION -P1
- SECTION DETAILS -P2
- MULLION -P3-P4

FEATURES

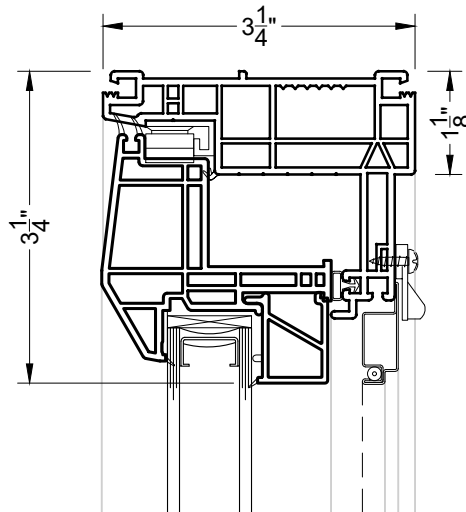
- 3 1/4' FRAME DEPTH
- 7/8" INSULATED GLASS
- SOFT COAT LOW-E & ARGON FILLED IGU
- STAINLESS STEEL HINGES
- ROTO TYPE OPERATOR
- FUSION WELDED FRAME & SASHES
- STRONG MULTI-CHAMBER CONSTRUCTION
- DESIGNER BEVELED SASH
- CONTINUOUS POLYETHYLENE RIGID SEAL

OPTIONAL SELECTIONS

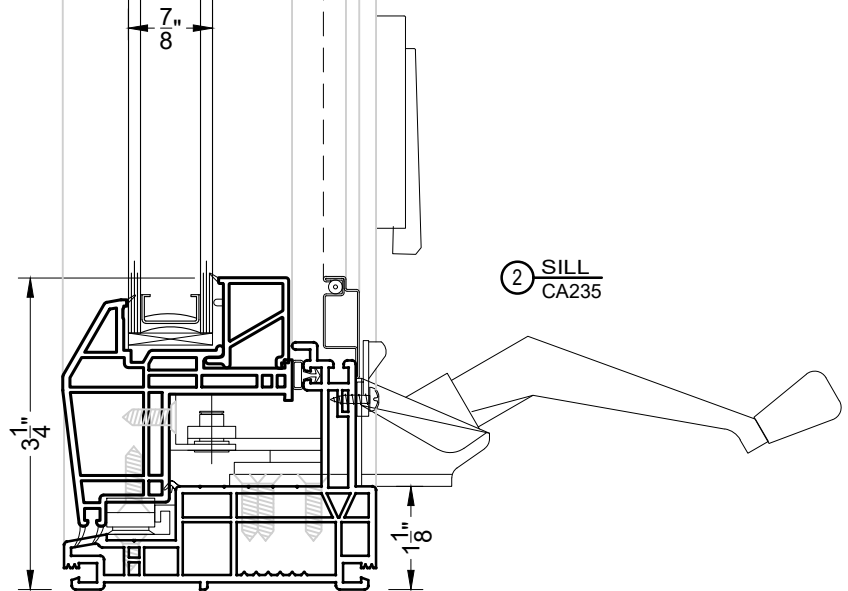
- TRIPLE-GLAZED INSULATED GLASS UNIT
- PERFORMA TC™ HIGH PERFORMANCE LOW-E UPGRADE
- BETWEEN THE GLASS OR EXTERIOR APPLIED GRIDS
- PAINTED EXTERIOR CUSTOM COLOR
- EXTRUDED BEIGE COLOR
- NAILING FIN ATTACHMENT
- SNAP-ON J-CHANNEL



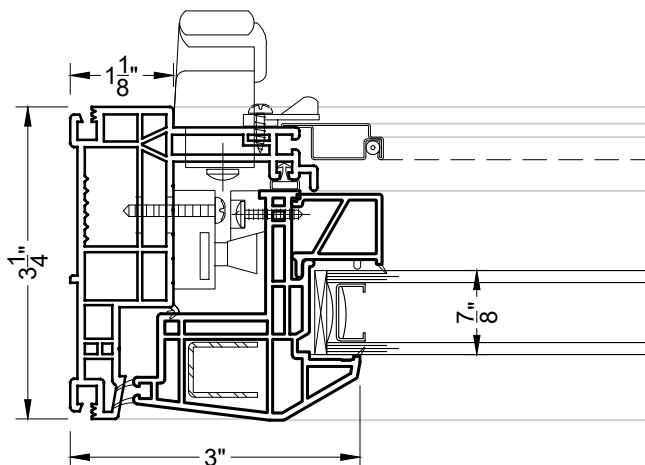
235 OUT-SWING
 CASEMENT



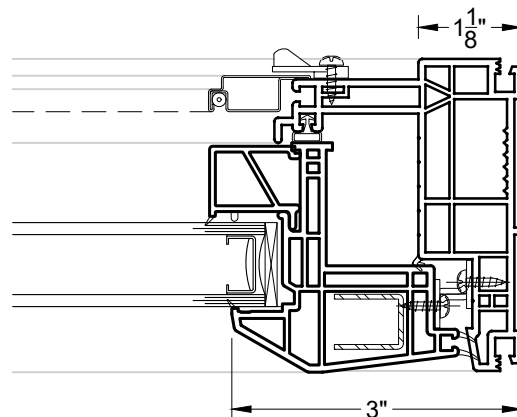
① HEAD
 CA235



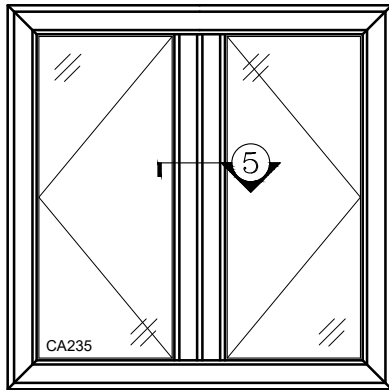
② SILL
 CA235



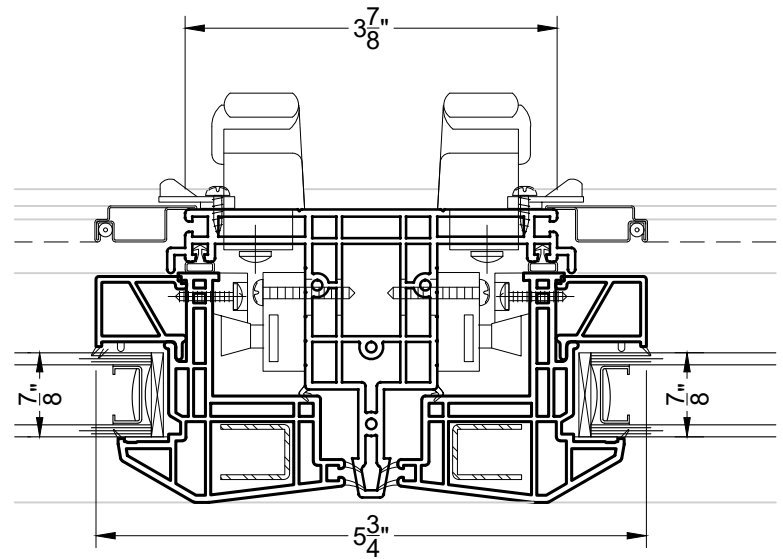
③ JAMB
 CA235



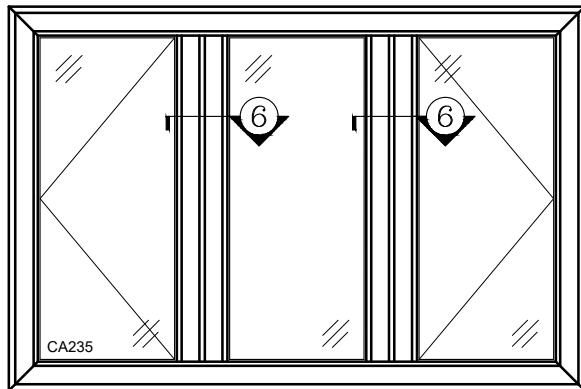
④ JAMB
 CA235



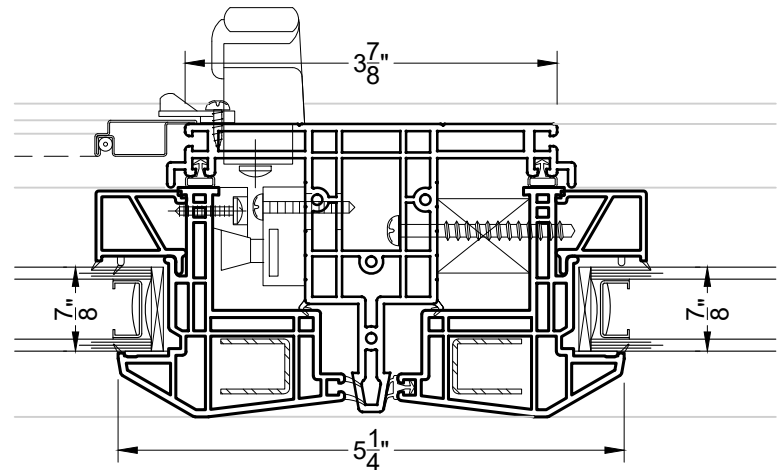
235 TWIN CASEMENT



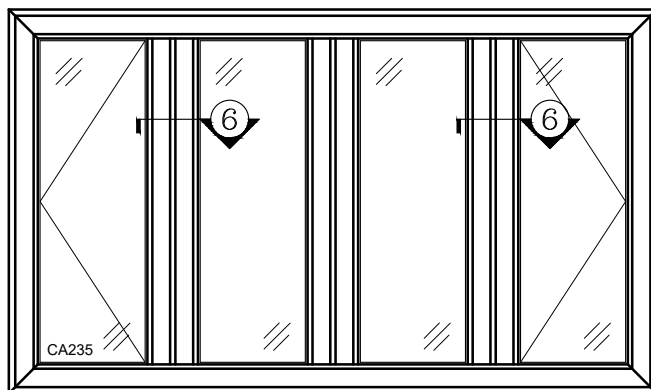
⑤ T JAMB MULLION
 CA235 & CA235



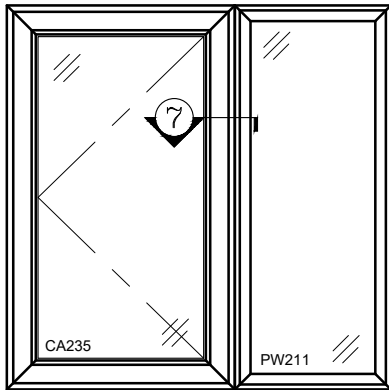
235 CASEMENT CONTINUOUS MASTER FRAME
 THREE LITE



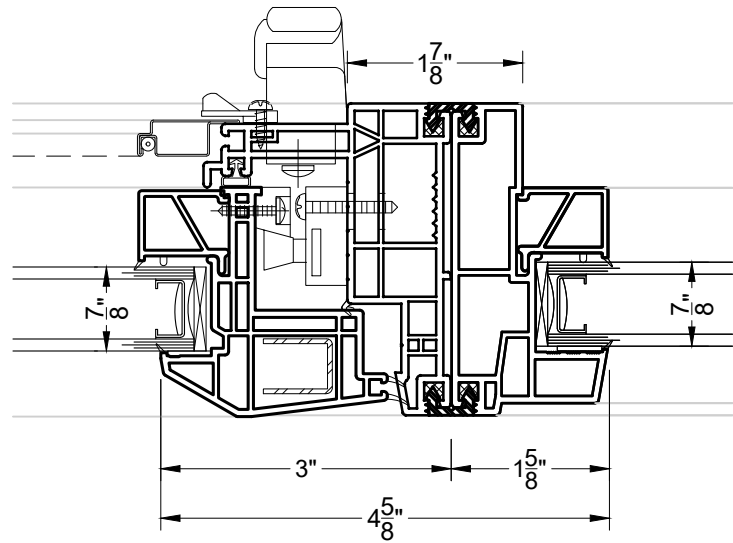
⑥ T JAMB MULLION
 CA235 & FIXED



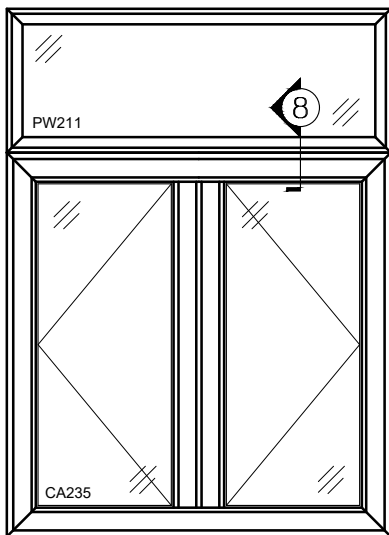
235 CASEMENT CONTINUOUS MASTER FRAME
 FOUR LITE (UP TO FIVE LITE)



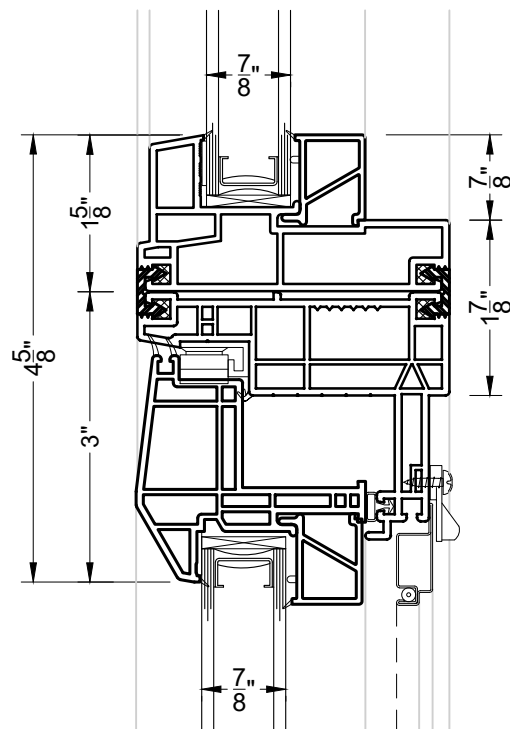
235 OUT-SWING CASEMENT
 WITH PICTURE WINDOW 211



⑦ 0 DEGREE MULLION
 CA235 & PW211



PICTURE WINDOW 211
 OVER 235 CASEMENT



⑧ 0 DEGREE MULLION
 PW211 OVER CA235

SERIES 400 DOUBLE HUNG WINDOW

TEST SIZE W x H	AAMA RATING	AIR INFILTRATION	DESIGN PRESSURE	WATER RESISTANCE	U-VALUE	SHGC	VT
39.5" x 63"	R-PG20	≤0.30 cfm/ft ²	20 psf	3.0 psf	0.23-0.48	0.19-0.61	0.36-0.64
44" x 75"	LC-PG30	≤0.30 cfm/ft ²	30 psf	4.5 psf			



TABLE OF CONTENT

- INTRODUCTION -P1
- SECTION DETAILS -P2
- MULLION -P3-P4

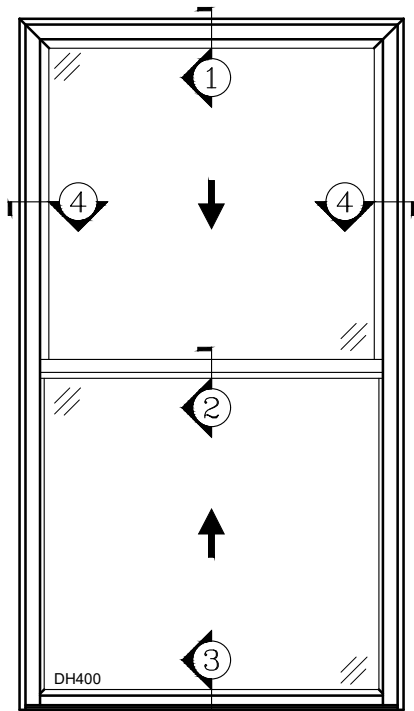
FEATURES

- 2-7/8" FRAME DEPTH
- 7/8" INSULATED GLASS
- SINGLE STRENGTH GLASS
- MEETING RAIL LOCK
- DUAL VENT LOCK
- TILT SASH WITH TILT LATCH
- CONTINUOUS LIFT HANDLE ON BOTTOM SASH
- SLOPED SILL
- CONSTANT FORCE COIL BALANCE
- DOUBLE-SEAL WEATHERSTRIPPING
- INTEGRAL NAILING FIN
- INTEGRAL J-CHANNEL

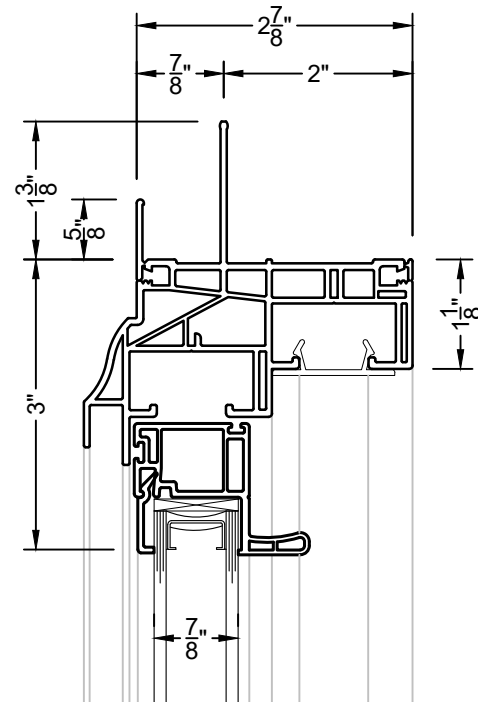


OPTIONAL SELECTIONS

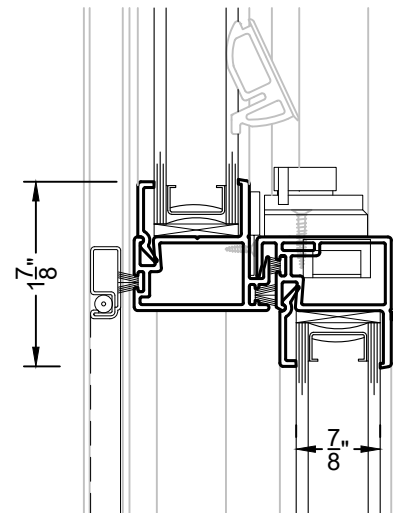
- LOW-E COATING & ARGON FILLED IGU
- CUSTOM FINISH AND CUSTOM COLORS
- SPIRAL OR BLOCK & TACKLE BALANCE
- HALF OR FULL SCREEN
- LIMIT STOPS
- INSTALLATION SCREWS
- GRIDS
- OTHER OPTIONAL ACCESSORIES



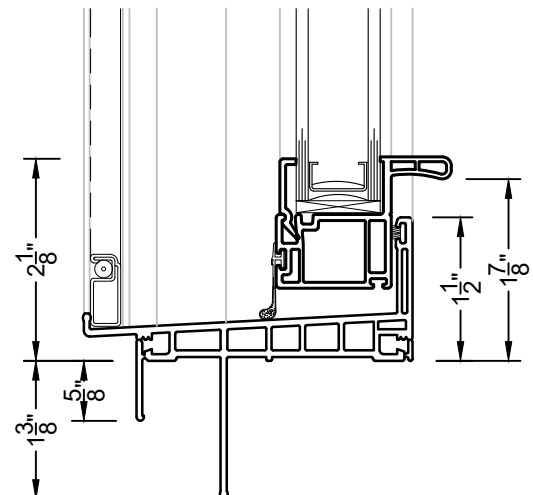
DH400



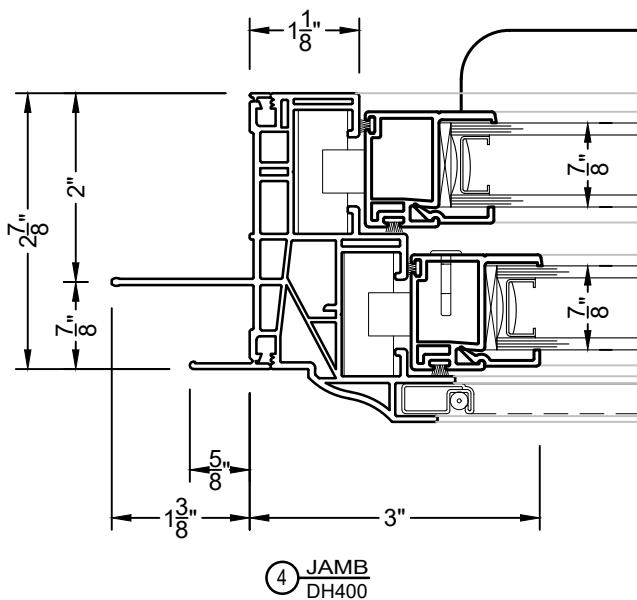
① HEAD
DH400



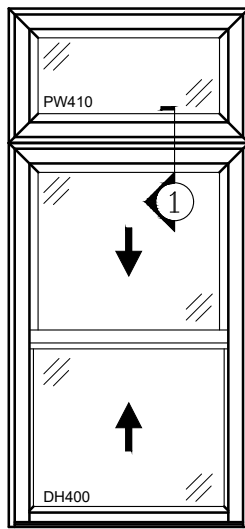
② MEETING RAIL
DH400



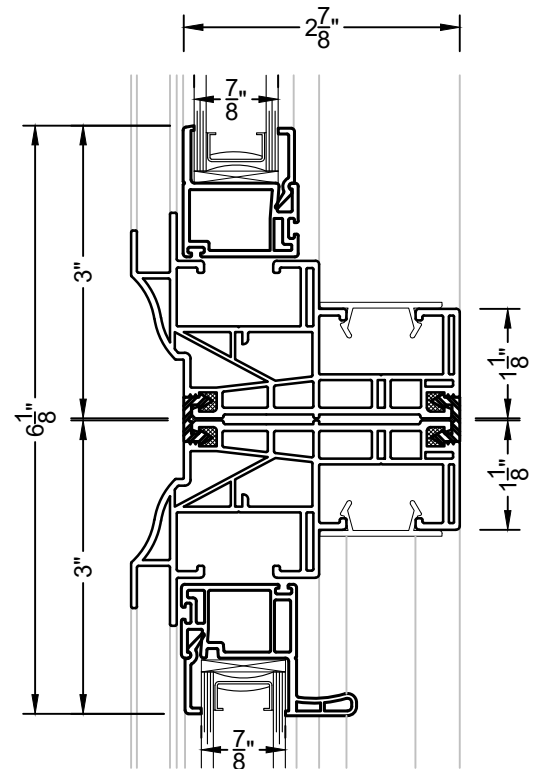
③ SILL
DH400



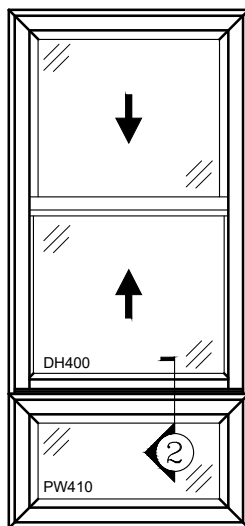
④ JAMB
DH400



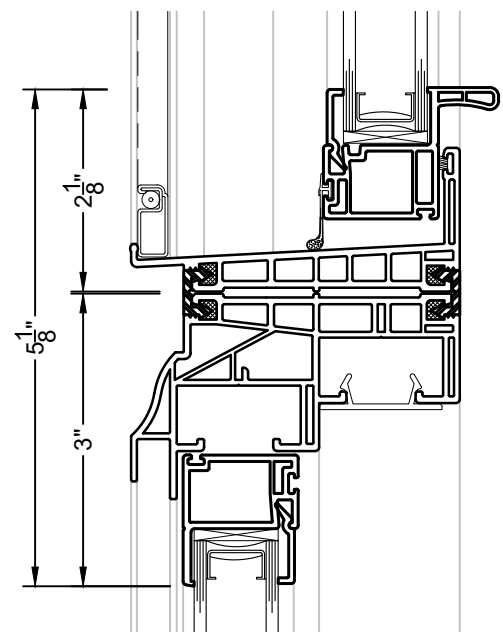
PW410 OVER DH400



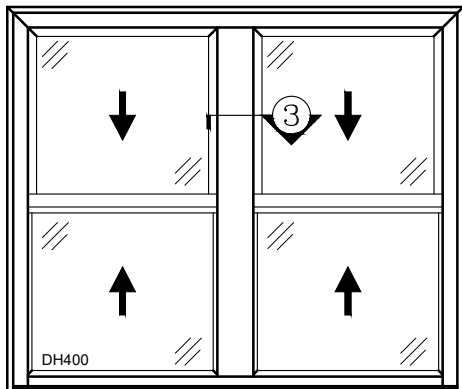
① 0 DEGREE MULLION
 PW410 OVER DH400



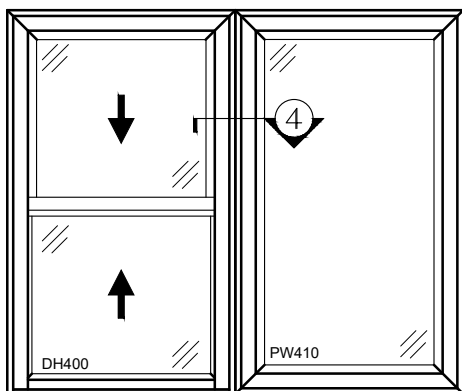
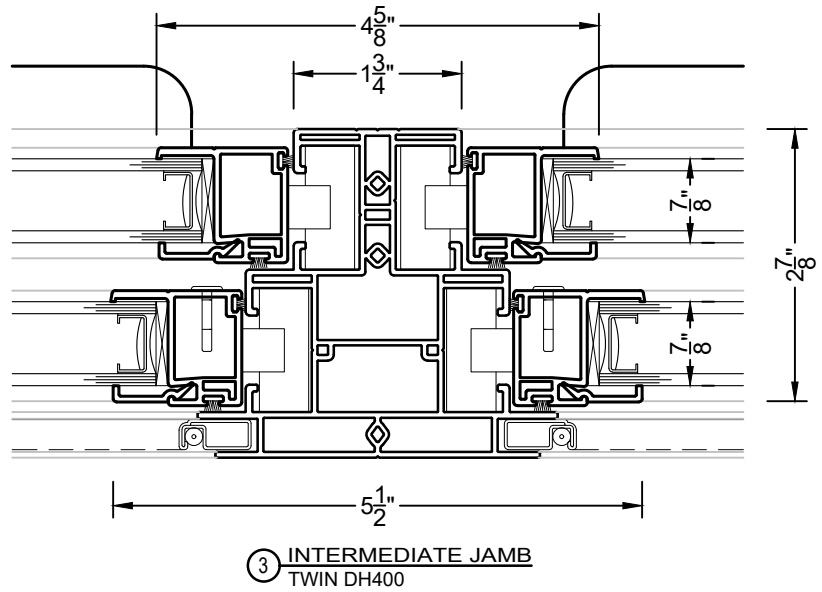
DH400 OVER PW410



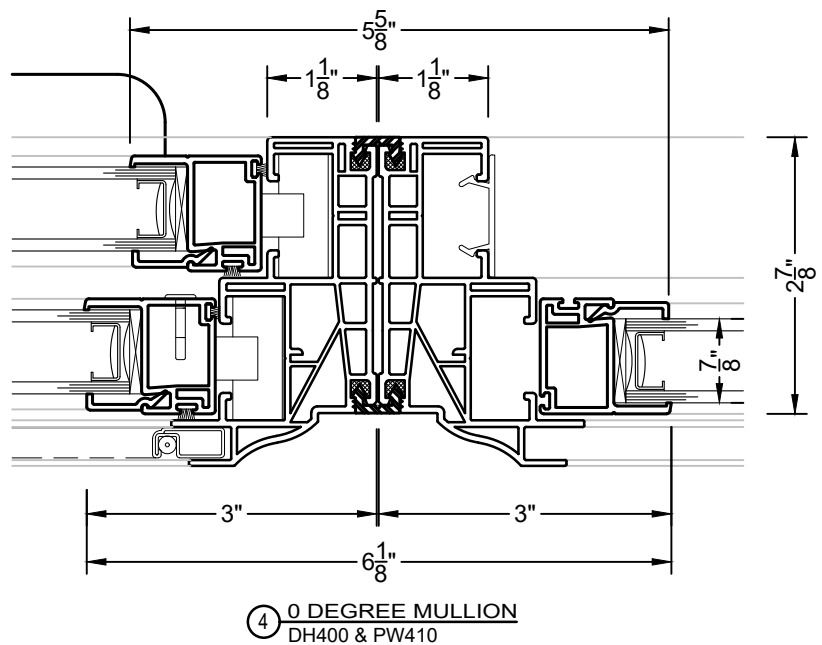
② 0 DEGREE MULLION
 DH400 OVER PW410



TWIN DH400



DH400 & PW410



Ply Gem Transformations Double 4 in.
x 150 in. Khaki Lap Vinyl Siding

★★★★★ (44)



Color Family	Brown
Color/Finish	Tan
Coverage Area (sq. ft.)	200 ft ²
Finish Type	Finished
Material	Vinyl
Product Highlight 1	Interested in purchasing a bunk? Buy 20
Product Highlight 2	Vinyl construction resists scrape, paint, stain, and, crack
Product Highlight 3	Withstands up to 165 mph wind
Product Length (in.)	150 in
Product Thickness (in.)	.040 in
Product Weight (lb.)	93 lb
Product Width (in.)	9.23 in
Profiles	Clapboard
Siding Features	Wood Grain Surface

36 ST MARYS ST

Location	36 ST MARYS ST	Mblu	38/ 21/ / /
Acct#		Owner	BLUE SKY PROPERTIES LLC
Assessment	\$140,300	Appraisal	\$140,300
PID	4019	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$83,100	\$57,200	\$140,300
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$83,100	\$57,200	\$140,300

Owner of Record

Owner	BLUE SKY PROPERTIES LLC	Sale Price	\$46,000
Co-Owner		Certificate	
Address	4 SCAMMAN ST SUITE 19-314 SACO, ME 04072	Book & Page	18235/68
		Sale Date	05/04/2020
		Instrument	1L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLUE SKY PROPERTIES LLC	\$46,000		18235/68	1L	05/04/2020
BELANGER, ROSAIRE R	\$0		15393/0218	1A	04/09/2008
BELANGER, ROSAIRE R &	\$140,000		15065/0500	1N	01/19/2007
BELANGER, ROSAIRE J & CLARA	\$0		01474/0172		07/31/1961

Building Information

Building 1 : Section 1

Year Built:	1870
Living Area:	1,327
Replacement Cost:	\$152,920

Building Percent Good: 50
Replacement Cost
Less Depreciation: \$76,500

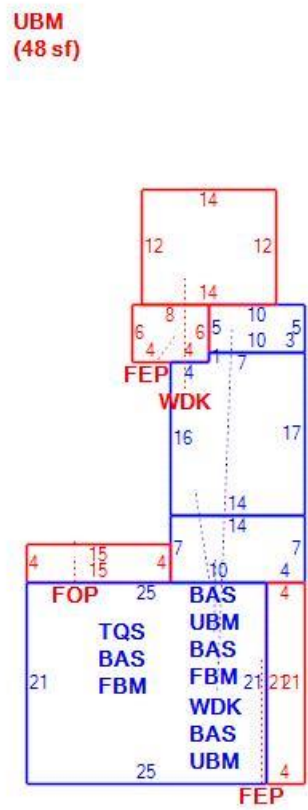
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Below Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Average
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(http://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\23\38.jpg)

Building Layout



(ParcelSketch.ashx?pid=4019&bid=4165)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	907	907
TQS	Three Quarter Story	525	420
FBM	Basement, Finished	623	0
FEP	Porch, Enclosed, Finished	132	0
FOP	Porch, Open, Finished	60	0

UBM	Basement, Unfinished	332	0
WDK	Deck, Wood	218	0
		2,797	1,327

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FLU2	BRICK	1.00 UNITS	\$600	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.16
Description	SINGLE FAM MDL-01	Frontage	0
Zone	MSRD2	Depth	0
Neighborhood	0003	Assessed Value	\$57,200
Alt Land Appr Category	No	Appraised Value	\$57,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			483.00 S.F.	\$6,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$77,700	\$48,600	\$126,300
2019	\$77,700	\$48,600	\$126,300
2018	\$77,700	\$48,600	\$126,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$77,700	\$48,600	\$126,300
2019	\$77,700	\$48,600	\$126,300
2018	\$77,700	\$48,600	\$126,300

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
11/15/2010	LETTER / STATE REQUIREMENT	
12/20/1989	MEAS & LISTD	

WARRANTY DEED

DLN:1002140178758

KNOW ALL PERSONS BY THESE PRESENTS, that **Blue Sky Properties, LLC**
of 4 Scamman Street Ste 19-314, Saco, ME 04072, for consideration paid, hereby grants to
MJ Property Service, LLC, 35 Hemingway Street, Portland, ME 04103, with WARRANTY
COVENANTS, the premises in the City of Biddeford, County of York and State of Maine,
bounded and described as follows:

See Exhibit A attached hereto

IN WITNESS WHEREOF, Andrew Warde, Member of **Blue Sky Properties, LLC** have
caused this instrument to be signed this 4th day of January, 2022.

Blue Sky Properties, LLC



Witness

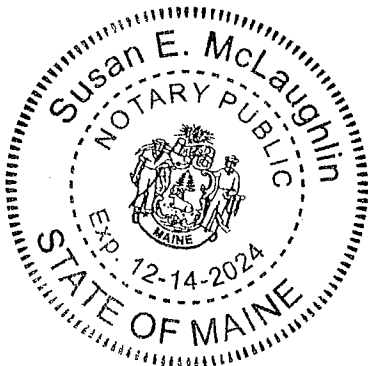
By: 

Andrew Warde, Member

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

On this 4th day of January, 2022, personally appeared before me the aforesaid **Andrew Warde, Member of Blue Sky Properties, LLC** and acknowledged the foregoing to be his free act and deed, in his said capacity.





Notary Public/Attorney
Name:

Maine R.E. Transfer Tax Paid

Exhibit A

Parcel One:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in said Biddeford, bounded and described as follows:

Beginning on the northeasterly side of St. Mary's Street at a point one hundred eighty-five (185) feet northwesterly from Hazel Street;

Thence northwesterly by said St. Mary's street fifty and one-half (50 1/2) feet;

Thence at a right angle northeasterly eighty-five (85) feet;

Thence at a right angle southeasterly fifty and one-half (50 1/2) feet to land formerly of Ellen McDonald;

Thence southwesterly by said McDonald land to said St. Mary's Street and point of beginning.

Parcel Two:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the northeasterly side of St. Mary's Street, in Biddeford, York County, Maine, and being numbered 38 and 40 in the numbering of said street and bounded and described as follows:

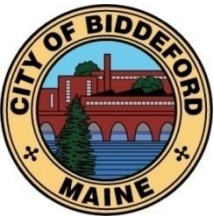
Beginning at a point on the northeasterly side of St. Mary's Street at an iron stake driven into the ground at the westerly corner of land formerly of Daniel Guiney, said point being five and 36/100 (5.36) feet southerly from the corner of the house standing on the land herein conveyed.

Thence northwesterly by said St. Mary's Street, sixty-one and 44/100 (61.44) feet to land of the Boston and Maine Railroad Company;

Thence easterly by said Company's land ninety-six and 45/100 (96.45) feet or to land formerly of said Guiney;

Thence southwesterly, by said Guiney land and perpendicular to said Street, seventy-four and 7/10 (74.7) feet to said Street and point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Blue Sky Properties, LLC, by Deed from Rosaire R. Belanger dated April 30, 2020 recorded on May 4, 2020 in the York County Registry of Deeds in Book 18235, Page 68.



2022.14

CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

DATE: April 27, 2022

RE: ITEM #5.1 – Public Hearing – Mushreq Alsamraee to make install new windows and siding at 36 St Mary's Street (Tax Map 38, Lot 21) in the MSRD-2 zone.

MEETING DATE/TIME: May 11, 2022 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to install replacement windows and vinyl siding on this 1870 house on St Mary's Street.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	MJ Property Services LLC 35 Hemingway St Portland ME 04103
2.	Owner of Property:	Mushreq Alsamraee 35 Hemingway St Portland ME 04103 (207) 632-9523
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	N/A
5.	Project Location:	36 St Mary's Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 21
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Parcel Size	0.16 Acre
13.	Front Setback Required	15'
14.	Side Setback Required	10'
15.	Rear Setback Required	10'
16.	Height Requirements	3 stories max.; max. 35 ft. max.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Residential
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	December 8, 2021 Meeting: The notice was posted in City Hall and on the city website on April 27, 2022. Mailing notices were also sent out to all abutters within 100' on April 27, 2022 – 12 notices were sent out.

3. EXISTING CONDITIONS:

According to Assessor Department Records, this building was constructed in 1870. It is a single family 1-3/4 story house in poor condition (according to an online real estate listing). The siding is missing in places where demolition has taken place, and rotted near grade at some locations. Some windows appear to be replacement wood, 2/2 double hung units (west side). Other windows have been replaced with vinyl units (front). The siding appears to be particleboard-type plywood, which does not appear to be original. Demolition work has occurred on the east side and north (rear) side of the house.

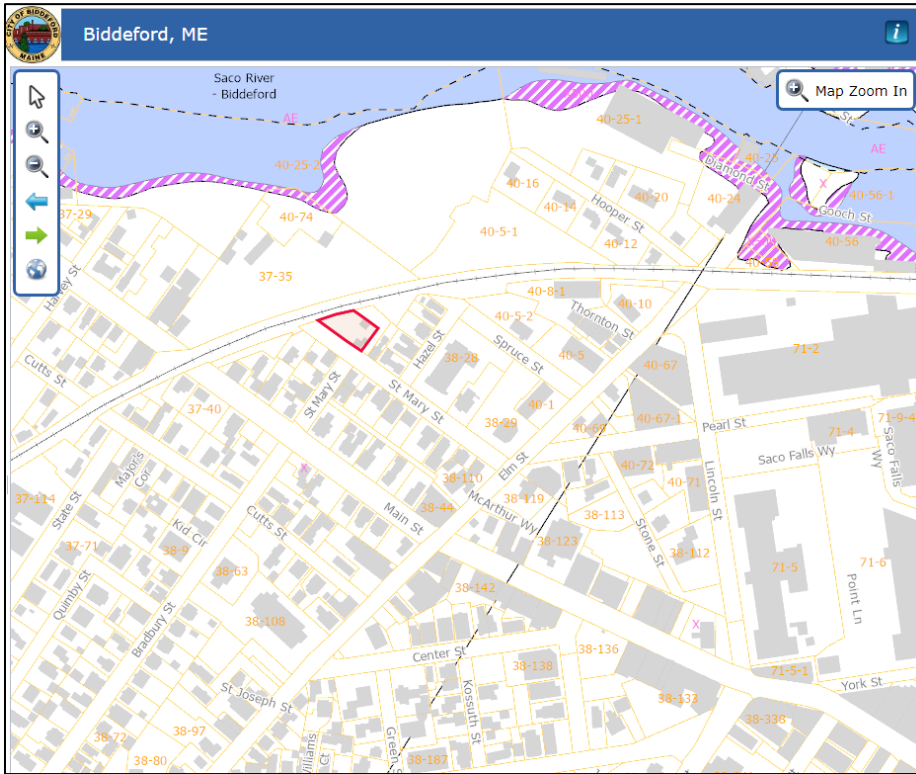




Historical Significance
None found.

This structure is outside the area surveyed by Russell Wright in 1998.

Location:



Source: "36 St Mary's St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4019>.
Accessed Date: 04/26/2022.



Source: "36 St Mary's Street, Biddeford, Maine." 43.50° N 70.46° W. **Google Earth Street View.** Imagery Date: August 2017. Accessed Date: 04/26/2022.



Source: "36 St Mary's Street, Biddeford, Maine." 43.50° N 70.46° W.
Google Earth Street View. Imagery Date: October, 2007. Accessed Date: 04/26/2022.

St Mary's Street. Subject property is on the left:



Source: "36 St Mary's Street, Biddeford, Maine." 43.50° N 70.46° W.
Google Earth Street View. Imagery Date: August 2017. Accessed Date: 04/26/2022.

St Mary's Street. Subject property is on the right:



Source: "36 St Mary's Street, Biddeford, Maine." 43.50° N 70.46° W.

Google Earth Street View. Imagery Date: October, 2007. Accessed Date: 04/26/2022.

4. PROJECT PROPOSAL

The scope of proposed work includes:

- New vinyl windows – double hung except where Codes requires casement windows for egress purposes (bedrooms). No grille pattern is planned.
- New vinyl siding to be installed over existing.
- Damaged/rotted trim will be repaired/replaced.

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-2 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:

The applicant is working closely with a preservation expert to ensure the project meets the Department of Interior's Standards for Rehabilitation.

8. 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.

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 36 St. Mary's Street for the installation of vinyl windows and vinyl siding, 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. _____