

City of Biddeford
Historic Preservation Commission
May 05, 2021 4:00 PM Zoom: May 5, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

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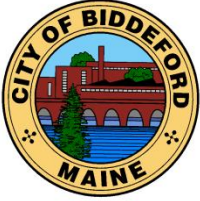
1. **Roll Call: Declaration of Quorum/Voting Members**
2. **Adjustments to the Agenda**
3. **Consent Agenda**
 - 3.1. Approve Historic Preservation Commission Meeting Minutes from April 7, 2021 & April 14, 2021
[HPC Minutes 040721-Draft.pdf](#)
[HPC Minutes 041421-Draft.pdf](#)
4. **Unfinished Business**
5. **New Business**
 - 5.1. 2021HPC.07 Commission Review for Anthony Trottier for an addition on 347 Main Street, (Tax Map 38, Lot 50) in the MSRD 2 Zone
[Application Packet.pdf](#)
[2021.07 HPC 347 Main Street SR.pdf](#)
[347 Main St Vicinity.pdf](#)
[Trottier Main Bradbury elevations.pdf](#)
[trottier site plan.pdf](#)
 - 5.2. 2021HPC.16 Commission Review for Equity Rental Properties, Inc. for installation or replacement of siding at 288 Main Street (Tax Map 38, Lot 122) in the MSRD 1 Zone.
[2021 HPC.16 Application Package.pdf](#)
[2021.16 HPC 288 Main Street SR.pdf](#)
[Siding cut sheet 288 Main St.pdf](#)
 - 5.3. 2021HPC.19 Commission Review for Alex Fabish, for removal and/or replacement of architectural detailing and installation or replacement of siding at 39 Franklin Street (Tax Map 38, Lot 391) in the MSRD 1 Zone.
[2021 HPC.19 Fabish 39 Franklin St. Application Package.pdf](#)

[2021.19 HPC 39 Franklin Street SR.pdf](#)

[2021 HPC.19 Fabish 39 Franklin St. Plans.pdf](#)

6. Other Business

7. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
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Biddeford, ME 04005
(207)-282-7119 or (207)-28four-9115

HPC MEETING April 7, 2021 (DRAFT)

In attendance: Jeff Cabral, Catherine Glynn, Leah Schaffer, Erin Ware
Absent: Carina Walter, Priscilla McGuire, Julie Larry

1. Declaration of Quorum/Voting Members
2. Adjustment to the Agenda
3. Consent Agenda
 - 3.1 Approval of Historic Preservation Committee Minutes from December January 13, 2021.

Motions:

Shaffer-MOTION: To approve Minutes from January 13, 2021

Glynn-SECOND

Unanimous Approval (Schaffer, Glynn, Ware)

4. Unfinished Business
5. New Business
 - 5.1 2021 HPC.09 Committee Review
 - Southern Maine Affordable Housing-41 Birch Street, Tax Map 38 Lot 296-3, New Windows
 - Guy Gagnon, Executive Director & President of Southern Maine Affordable Housing, introduced the project.
 - Brad Favreau, Economic Development Coordinator, asked Guy to speak specifically about the windows he plans to replace.
 - Mr. Gagnon told the commission that the existing windows are poor quality aluminum sliding windows.
 - Ms. Schaffer asked Mr. Gagnon how the existing windows ever met egress.
 - Mr. Gagnon answered they are sliders and kind of big, but some of the ones in this case have to be egress and casements in some of the bedrooms. Other than that, the windows are large so they will be double hung.
 - Mr. Favreau asked if the new construction would be vinyl.
 - Mr. Gagnon answered that they are new construction vinyl windows.

- Ms. Shaffer mentioned that she knows the new windows are to match the windows in the original building. She asked if there is any reason he wants to go with the four over four as opposed to the six over six. In looking at the quote, they appear to be horizontal proportion whereas six over six would be more in line with the character of the building, which would be more important than the number of panes. Looking at line item three.
- Mr. Gagnon said they will be similar in scale and talked about what they did in the main building and the existing windows.
- Ms. Schaffer said they look very squat in that proportion.
- Mr. Gagnon said they could look at that.
- Mr. Favreau confirmed the existing windows are indeed four over four now.
- Ms. Schaffer said the proportion is more important.
- Ms. Glynn supports Ms. Schaffer's comments and thinks it is very noble to look at the original structure and she assumes they are reproduction windows
- Mr. Gagnon answered that it is composite material not wood.
- Ms. Glynn asked if they copied the 1920 building.
- Mr. Gagnon said they tried but did not have good pictures.
- Ms. Glynn commented that it may or may not have been a good replication of how it works. She told him he is not tied to the main building, as any addition on a historic addition should not match the historic building. The addition should be very bland and let the historic building stand-alone.
- Ms. Schaffer said that because the window sizes are not very common that even if he just went to one over one that may be fine. She does not think horizontal sashes ever look good.
- Mr. Gagnon prefers not to have this be a requirement and have him deal with it himself.
- Ms. Glynn asked if he would at least look into it and asked Ms. Schaffer if this was a deal breaker.
- Ms. Schaffer answered no she personally thinks six over six would look better.
- Mr. Gagnon will ask if they make them in that size, it's hard to say.
- Ms. Schaffer reminded him it is just for the four-foot windows.
- Chair Cabral asked if the board is heading towards tabling it or making this a condition of approval and bringing him back next week.
- Mr. Gagnon does not want to come back. He is hoping the Commission will trust what he does will be ok and attractive enough.

Motions:

Schaffer-MOTION: To approve the Certificate of Appropriateness for Southern Maine Affordable Housing to install new windows at 41 Birch

Street in the MSRD-2 zone based on materials presented and conditioned on the following:

- a) The window types that are four feet in width be replaced with windows that are six over six or
- b) All windows in the structure be changed to one over one and be distinguished from the historic portion.

- Mr. Gagnon wanted clarification on which windows the commission is talking about.
- Ms. Schaffer answered she is looking at the quote any of the windows that are four feet wide, it looks like they are horizontal or someone sat on them.
- Mr. Favreau said she is proposing a vertical grid rather than horizontal.
- Ms. Schaffer said yes and she would be fine with one over one with no muntins or to keep all the windows in a vertical proportion. It looks like it would match better.
- Chair Cabral mentioned that there is a motion on the floor and they have jumped into the discussion without a second.
- Mr. Gagnon said he had hoped it wouldn't be tied down that much.
- Ms. Schaffer said it is pretty flexible.
- Ms. Ware-SECOND
- Chair Cabral told the Commission they can now go into the discussion portion and told Mr. Gagnon that includes him. Chair Cabral then asked Ms. Ware if she had anything to add to the discussion, as they have not heard from her yet.
- Ms. Ware responded she agrees with Ms. Schaffer and said one over one is fine and for Mr. Gagnon not to feel obligated to mimic historic as it is not historic.
- Chair Cabral said the Commission should give him more clarity as it sounds like they are saying do this but also they are giving a bit of latitude and that is not always the most helpful.
- Mr. Gagnon asked to back up a bit he thinks the determination could be this building is not historic because of when it was built and he is not obligated to follow historic requirements so he feels he should have more latitude.
- Ms. Schaffer said the building is in the historic district, the addition part is not contributing as opposed to the existing school building. The building is in the historic district so they provide regulations and they are trying to be as flexible as possible. She does not feel four over four looks particularly good in that window size.
- Mr. Gagnon replied that it sounds like it is a personal preference of the Commission as opposed to what should be reviewed.
- Ms. Schaffer replied that historically panes are never used.
- Chair Cabral told the Commission it feels like they have to stipulate what is required versus what is hoped for
- Ms. Schaffer said she gave two options but the applicant just wants what he originally submitted.

- Mr. Gagnon replied that if he changes his mind he doesn't want to have to appear before the Commission again for a change, he is trying to streamline his project.
- Ms. Schaffer told him as long as he keeps vertical proportion panes he will be historically accurate and that is what is important no matter which building he is on.
- Mr. Gagnon said he is trying to be sensitive, he could have asked for vinyl siding.
- Ms. Ware said that they didn't say he had to come back. The Commission is trusting him to hold up his end of the deal.
- Mr. Favreau asked if the original windows were sliders with no panes does it make sense to use double hung windows that are one over one.
- Ms. Schaffer said yes that is what she suggested but that it seems the applicant wants the option to change his mind in the future.
- Mr. Gagnon said you have what's presented and he takes more measurements and decides something else looks better; he doesn't want to have to come back.
- Ms. Schaffer said that is why they gave him options.
- Ms. Schaffer restated her motion.
- Mr. Gagnon confirmed which windows Ms. Schaffer means. He said you could make a case for keeping the four over four.
- Chair Cabral asked Mr. Gagnon if he has the clarity he needs.
- Mr. Favreau asked the scribe to read back the motion.
- The motion was reread.
- Ms. Schaffer repeated her motion saying she doesn't know how to make it any clearer without drawing the lines on the plans.
- Mr. Gagnon said he understands the motion but if it does not look proportioned, he doesn't want to come back.
- Chair Cabral stated that historically speaking it would be helpful if they start being clear in motions between what they are stipulating and what they are advising. Sometimes they offer up opinions and it muddies the waters.
- Ms. Schaffer answered that she offered up a stipulation but the applicant wanted leniency so that is why she is trying to give him other options. Yes, that is her opinion, which is also historically accurate.
- Ms. Glynn said this is a stipulation, and it should not be too hard to find the right windows.
- Chair Cabral asked if there was anyone in the public, no one from the public asked to speak so the item went back to the Commission.
- Vote: Motion passed unanimously (Glynn, Ware, Schaffer)
- Ms. Schaffer recused herself from the next item.

2021 HPC.08 Commission Review

Praetorium, LLC-45 Foss Street-Tax Map 39, Lot 61-add dormers to existing dwelling.

- Alex Fabish represented the item and introduced the project.
- Ms. Glynn asked when the structure was built and when the existing dormer was added.
- Ms. Ware said the records show 1900 but she does not believe that is correct based on the style.
- Mr. Favreau told the Commission the year is based on what the tax record has for a year.
- Ms. Glynn commented that what Mr. Fabish is proposing is a big alteration to the existing structure.
- Ms. Ware asked if he had considered other options.
- Mr. Fabish said they have looked at other options but had to go with this option, as it would be best for adding a bathroom.
- Ms. Glynn asked again about other options as it significantly alters the house and they need to keep the integrity of the house and neighborhood.
- Mr. Favreau said he echoes what Ms. Glynn said. The Russell Wright survey shows the style of house is Greek revival, which he feels is a bit loose, but dormers are not uncommon on Greek revival homes.
- Ms. Ware said usually those dormers are gable.
- Ms. Glynn feels the alteration is too much for the house, it changes the whole outline of the house and it already has one shed dormer, which does not match the style of the house. She understands what Mr. Fabish wants to do but they are there to uphold the historic ordinance.
- Ms. Ware agrees with Ms. Glynn especially where the building is so small in stature. This will be changing the roofline and it will be an extreme change.
- Ms. Glynn asked if Mr. Fabish got a historic preservationist to come up with the plan.
- Mr. Fabish said no he had Leah Schaffer
- Ms. Glynn said it is not their place to give ideas for applicant's projects but she hates to set a precedent in this neighborhood to change a structure so drastically.

MOTIONS:

Glynn: MOTION-To deny Certificate of Appropriateness due to the extreme alterations to the house and the relationship to the aesthetics of the whole neighborhood.

- Mr. Fabish asked which houses they have in mind when they speak of the whole neighborhood.
- Chair Cabral said that we are not at the discussion phase, there is a motion on the table with no second.

Ware: SECOND

- Chair Cabral said they now could go into the discussion phase.
- Ms. Glynn said the entire neighborhood is historical, some people have made some poor decisions when altering their structures and that is why the Historical

Preservation Commission was formed. All of the structures play off each other with similar massing, size, and outlines and we do not want to alter that outline. This house already has a funky shed dormer probably from the 1930's or 50's, which is counter to what we are trying to preserve. It's too bad you couldn't use that in some way. Ms. Glynn told Mr. Fabish that they are trying to uphold the ordinance.

- Mr. Fabish replied that a nebulous answer like that doesn't really help him. What he needs is an answer he can work with. What addresses are they referring to that this addition deviates from. This will make the house aesthetically better as it adds to the symmetry of the building.
- Mr. Favreau told him it is not just this piece of property; the ordinance speaks to the character of the original intent of the architecture of the neighborhood. It is not just the neighboring buildings. He gave an example of an extreme alteration that happened years ago and stated that it does not mean it would be allowed now.
- Mr. Fabish said the building looks a certain way now. Other dormers did not do what it needed to do from a practical standpoint. This might be slightly different but it will vastly improve the overall look. He feels the way the building looks now reduces the overall historic fabric of the neighborhood.
- Ms. Glynn begs to differ.
- Ms. Ware said it does change the style of the house. The dormer added was not correct and just because things were done in the past does not mean it should be carried on.
- Chair Cabral told the applicant they are in a tough spot they are bound by the regulations and ordinance. They do want to help as much as they can but not sure what they are allowed to do after the meeting. They still have a motion that has not been voted on.
- Ms. Glynn read from the ordinance to clarify their thought process, which they are sworn to uphold. She asked if it was an apartment already.
- Mr. Fabish said it is no longer in use; it was bedrooms for another apartment. He asked if there were any style of dormers that would fly.
- Ms. Glynn suggested he get a contractor who does historic restoration.
- Mr. Fabish asked what the boundaries of the neighborhood are.
- Mr. Favreau told him the MSRD 1, 2, 3 are the zones subject to review. Ms. Glynn is referencing the adjacent streets and houses.
- Ms. Glynn suggested he inquire at the National Park Service.
- Mr. Favreau said they would like to help but must stick to the ordinance and regulations.
- Mr. Fabish replied "ok, so no one can tell me another building, what the neighborhood is. All I get is I have to use Historic Preservation. Is that what I am getting from this?"
- Mr. Favreau told Mr. Fabish that they cannot help him design his house.
- Mr. Fabish asked what other houses he can use to get the historical essence.
- Ms. Ware told him about a Greek revival house on Hill Street.
- Chair Cabral suggested they get a reference list of addresses to give to the applicant.

- Mr. Fabish voiced his frustration, if no alteration of the roofline is allowed but he needs to alter the roofline. If altering the roofline is off limits than that's their answer.
- Ms. Ware told him they can't make a blanket statement like that. Ms. Ware told him that he can make changes but less dramatic.
- Mr. Favreau reminded the Commission that there is a motion and second on the floor.
- Chair Cabral reiterated to the applicant they are in a tight spot, they are not allowed by law to tell him that if he does x it would be approved. He is trying to find a way to help, possibly by providing addresses for him to look at.
- Mr. Favreau referred the applicant back to his designer. It is not the purview of this commission to give out addresses of other properties.
- Ms. Glynn said unless you are really into historic preservation it is very difficult. She will withdraw her motion to table this until more research is done.
- Mr. Fabish asked what the quickest way is to get back to the HPC.
- Chair Cabral asked if they denied this motion is there a burden for the applicant to pay another set of fees.
- Mr. Favreau said yes he would have to reapply.
- Ms. Glynn asked to WITHDRAW her motion.
- Ms. Ware WITHDREW her second.

MOTIONS:

Glynn-MOTION: to table this item until further back ground research of the aesthetics of the neighborhood and other brick buildings can be reviewed.

Ware: SECOND

Chair Cabral wanted to clarify that another set of plans would be needed.

Mr. Fabish asked where to send the plans and how to get on the next agenda.

Mr. Favreau said to send everything to him, he cannot guarantee the May meeting but as soon as they can.

Mr. Fabish said he dropped another packet off today and that one takes precedence to this one.

Vote: Motion passed unanimously (Glynn, Ware, and Cabral)

6. Other Business

- Mr. Favreau brought up the fact that here is another item coming down the road that is appalling to historic significance but has been done in the neighborhood in the past so he wanted to give them a heads up.
- He will be looking into Roberts Rules for the difference between table and postpone for projects before the HPC.
- July Larry has agreed to make a presentation to the HPC to help strengthen the Commission's historical knowledge.
- Chair Cabral mentioned that he recently attended the budget meeting to present the HPC budget.

- Mr. Favreau asked if the Commission still wants to be members of the Maine Preservation Commission, Maine Historical Society and the Maine Downtown Center. The subscriptions are coming due and he wants to know whether to renew them or not.

MOTIONS

Glynn-MOTION: to renew all subscriptions for the HPC

Ware-SECOND

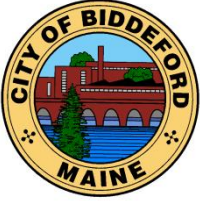
Vote: Motion passed unanimously (Glynn, Ware, and Cabral)

7. Adjourn Meeting adjourned at 5:14 PM

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING **April 14, 2021** **(DRAFT)**

In attendance: Jeff Cabral, Catherine Glynn, Leah Schaffer, Erin Ware, Julie Larry, Priscilla McGuire (arrival at 4:24 PM)

- 1. Declaration of Quorum/Voting Members**
- 2. Adjustment to the Agenda**
- 3. Unfinished Business**
- 4. New Business**

4.1 2021 HPC.12 Commission Review for Tom Watson & Co to Remodel & Renovate 1 Gooch Street (Tax Map 40, Lot 56) in the MSRD-3

- **Ryan Senatore (Architect) and John Laliberte introduced the project.**
- **John shared the plans while Ryan explained what the applicant's plans are.**
- **Economic Planning Coordinator Brad Favreau confirmed that the windows and doors the applicant are using are the same ones the Commission approved for the project at 50 Washington Street.**
- **Chair Cabral asked the Commission if they had any questions**
- **Ms. Larry asked about the site design around the perimeter of the building.**
- **Mr. Senatore answered that they plan to beautify the perimeter and add a lot of green space. He also talked about the elevators in the building, the parking spaces and the rest of the parking lot going onto Gooch Street.**
- **Ms. Schaffer asked about the scale of the panels being added on the side facing the railroad tracks, she asked if they are 4x8.**
- **Mr. Senatore answered that yes they are relatively large there.**
- **Chair Cabral asked if there were any more questions or a motion.**
- **Ms. Glynn asked about the doors on the part that used to be the auto repair garage asked if that was self-storage.**
- **Mr. Senatore said it would be a large area for working out with nice glass.**
- **Ms. Larry asked about lighting and signage.**
- **Mr. Senatore said they have not worked on signage but the lighting is in the works.**
- **Mr. Laliberte said all signage would be free standing.**

- **MOTIONS**

Glynn: Motion- to approve the Certificate of Appropriateness for Tom Watson & Company to remodel and renovate 1 Gooch Street in the MSRD-3 zone based on materials presented and conditioned on the following:

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

Schaffer: Second

Motion passed unanimously 3-0 (Schaffer, Glynn & Ware in favor)

4.2 2021 HPC.13 Commission Review for Jonathan Denton for Installing a New Store Front at 128 Main Street (Tax Map 38, Lot 379) in the MSRD-3 Zone.

- Jon Denton (applicant) introduced the project.
- Ms. Schaffer said that she is on the second floor of the building and has seen firsthand the painstaking work the applicant and his family have done. She mentioned the plan for the front of the building and told the applicant that below the windows on the storefront should be wood panels not brick.
- Mr. Denton replied that is their intent, they are also restoring the tin ceiling and bringing the building back to its original classic roots.
- Ms. Glynn commented that the entryway with the glassed in area is an example of its time and asked if the applicant had a picture of the structure before the faux marble.
- Mr. Denton replied that they could not find any photos of the exact building so they utilized area buildings with like storefronts.
- Ms. Schaffer commented that the basement of Roger's Barber Shop indicates that the front of the store was originally out further.
- Mr. Favreau asked how deep the door recesses.
- Mr. Denton does not know but will check the plans and get back to Mr. Favreau. The doors will be wood or aluminum clad, the same as upstairs.
- Ms. Schaffer answered that they are aluminum clad with a vinyl frame and wood interior.
- Ms. McGuire asked about the layout of the doors.
- Mr. Denton told Ms. McGuire the doors would be centrally located.
- She then asked if the lettering on the second floor would stay.
- The answer was yes.
- Ms. Schaffer asked how they plan to stop the replacement when the building turns into Ahoy Printing.
- Mr. Denton answered that the building is for sale, he is hoping to work something out with the buyers otherwise, he will get creative.
- **MOTIONS:**
McGuire: Motion- Motion to approve the Certificate of Appropriateness for Jonathan Denton to install new storefront at 128 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:

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

Schaffer: Second

Glynn: Motion- The lower portion under the windows must be wood panels.

Schaffer: Second

Motion passed unanimously 3-0 (Schaffer, Glynn & McGuire in favor)

5. Other Business:

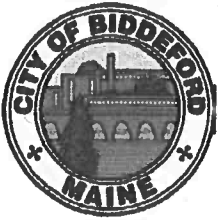
- Mr. Favreau told the Commission that there are already 5 projects lined up for the May meeting and asked the Commission if they would like to meet twice in May or have 1 long meeting to get through all the items.
- Chair Cabral and Ms. Schaffer said they both prefer two meetings.
- Mr. Favreau to get back to the Commission on which dates are chosen.
- Ms. Glynn asked the opinion on the items from the 60's that has historical significance in itself. The National Park Service guidelines are that if the building has its own historical significance it should not be removed.
- Ms. Ware said it could go either way.
- Mr. Favreau read out of the ordinance section 11 paragraph E regarding what Ms. Glynn said. He said it does not mean that the commission made the wrong decision but it is something to consider.
- Ms. Schaffer agreed but said in this case it is not being modernized, going back historically.
- Mr. Favreau read on that in order to go back further is discouraged. He said it is not that they made an incorrect approval but it is something to be mindful of in the future.
- Ms. McGuire said to bring a project back to original is not a problem.
- Ms. Glynn said it is something she wrestles with and wanted to discuss it.
 - Mr. Favreau issued a certificate for 9 Clark's Court car shop (Marc's Motors) now Johnny's Motors, not readily visible from the street so he issued a Certificate of Certificate of Non-Applicability.

6. Adjourn Meeting adjourned at 5:03 PM

Chair: Historic Preservation Commission

Date

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CITY OF BIDDEFORD PLANNING DEPARTMENT

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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: Anthony Trotter
Applicant's Address: 44 Turners Way Arundel
Applicant's Phone(s): 207 332 0279
Applicant's E-mail: trotterpaving@maine.rr.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Anthony Trotter
Owner's Address: 44 Turners Way Arundel
Owner's Phone(s): 332 0279
Owner's E-mail: trotterpaving@maine.rr.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: 347 Main St. Biddeford
Project Zone: MSRD2 Existing Use of Property: Rental
Project Tax Map(s): 38 Project Lot Number(s): 50

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☒ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

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

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

Submittal Information Checklist:

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

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

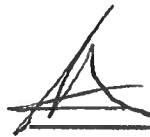
- ☐ Completed Application Form
 - ☐ Description of Proposed Activity

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

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

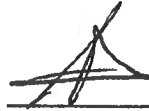
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 2/23/21

Signature of property owner:



Date: 2/23/21

347 MAIN ST

Location 347 MAIN ST

Mblu 38/ 50/ / /

Acct#

Owner TROTTIER, DAVID R &
ANTHONY D

Assessment \$132,900

Appraisal \$132,900

PID 4053

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$87,400	\$45,500	\$132,900

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$87,400	\$45,500	\$132,900

Owner of Record

Owner TROTTIER, DAVID R & ANTHONY D

Sale Price \$0

Co-Owner

Certificate

Address 900 OLD POST RD
ARUNDEL, ME 04046

Book & Page 15907/0332

Sale Date 07/28/2010

Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TROTTIER, DAVID R & ANTHONY D	\$0		15907/0332	1B	07/28/2010
TROTTIER DEVELOPMENT CO	\$21,000		15573/0441	1L	02/17/2009
AURORA LOAN SERVICES, LLC	\$114,540		15453/0270	1L	05/29/2008
TOWNSEND, PETER SCOTT	\$185,000		15063/0237	00	01/12/2007
COUTU MAURICE	\$0		01631/0026		12/03/1964

Building Information

Building 1 : Section 1

Building Photo

Usrflid 100	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description TWO FAMILY MDL-03
Zone MSRD2
Neighborhood 0003
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.09
Frontage 0
Depth 0
Assessed Value \$45,500
Appraised Value \$45,500

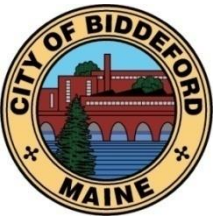
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$94,600	\$45,500	\$140,100
2018	\$94,600	\$45,500	\$140,100
2017	\$84,200	\$45,500	\$129,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$94,600	\$45,500	\$140,100
2018	\$94,600	\$45,500	\$140,100
2017	\$84,200	\$45,500	\$129,700



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.07 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: April 28, 2021

RE: ITEM #5.1: 2021.07 HPC- New 2-unit addition at 347 Main Street (Tax Map 38, Lot 50) in the MSRD-2 Zone.

MEETING: May 5, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to construct an addition to the rear of the existing 2-unit residential structure that will add 2 new residential units to the parcel.

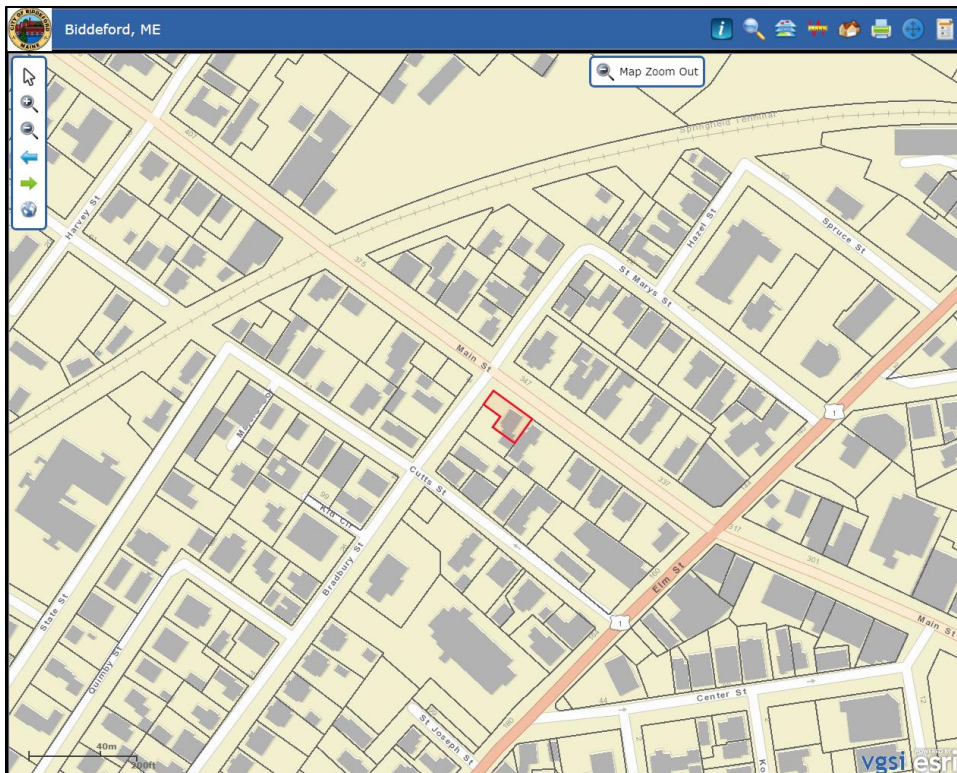
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Anthony Trottier 44 Tunnies Way Arundel ME 04046 (207) 332-0279 trottierpaving@maine.rr.com
2.	Owner of Property:	Anthony Trottier 44 Tunnies Way Arundel ME 04046 (207) 332-0279 trottierpaving@maine.rr.com

3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	347 Main Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 50
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:	0.09 acres
14.	Front Setback Required:	15' R
15.	Side Setbacks Required:	10'
16.	Rear Setback Requires:	10'
17.	Height Requirements:	Max 3 stories or 35 feet max.
18.	LDR Attachment A: Fees Paid:	Yes

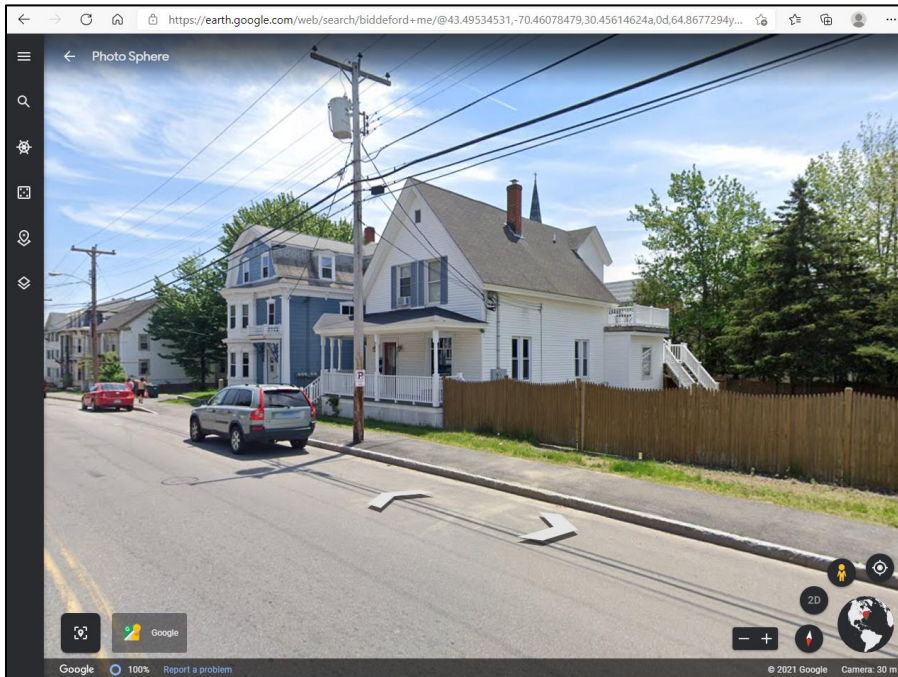
3. EXISTING CONDITIONS:

The existing structure was built circa 1900.



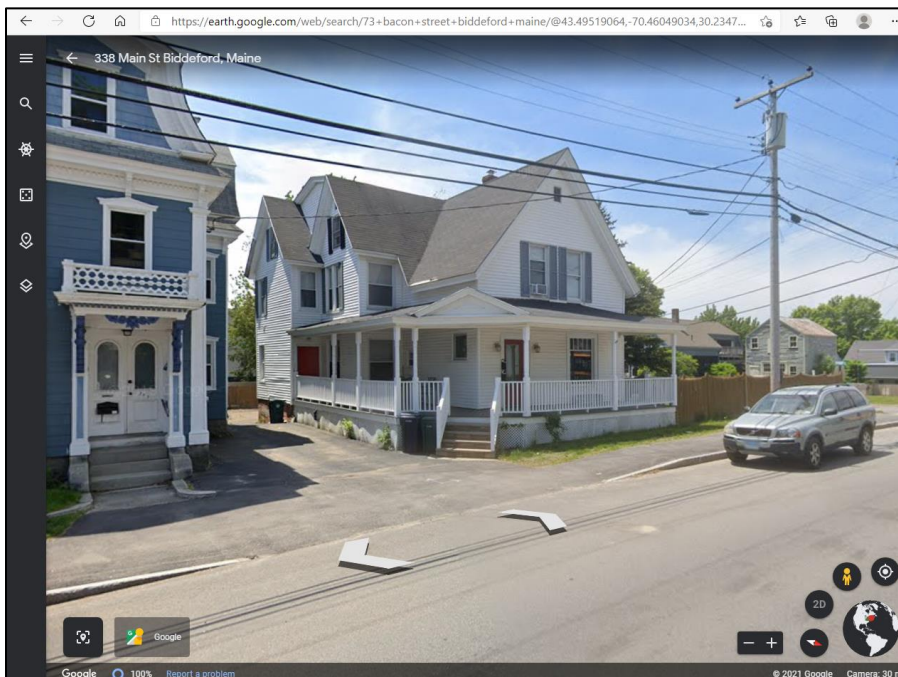
Source: "347 Main Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4053>
 Accessed April 26, 2021.

Project property looking south from Main Street:



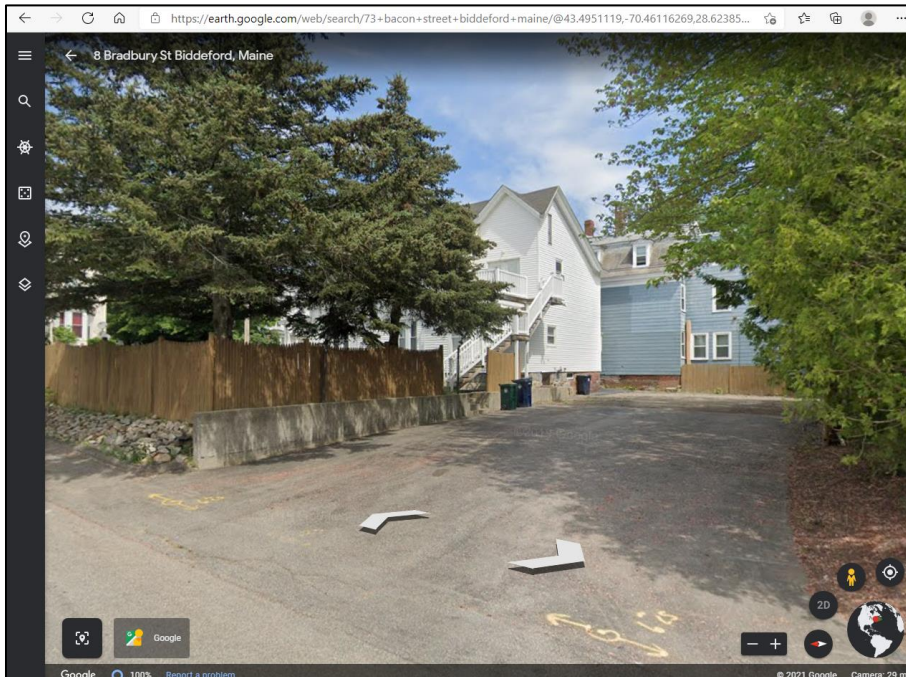
Source: "347 Main Street, Biddeford, Maine." 43°29'42"N 70°27'38"W.
Google Maps Street View. Accessed Date: 4/26/2021.

Project property looking west from Main Street:



Source: "347 Main Street, Biddeford, Maine." 43°29'42"N 70°27'38"W.
Google Maps Street View. Accessed Date: 4/26/2021.

Project property looking east from Bradbury Street:



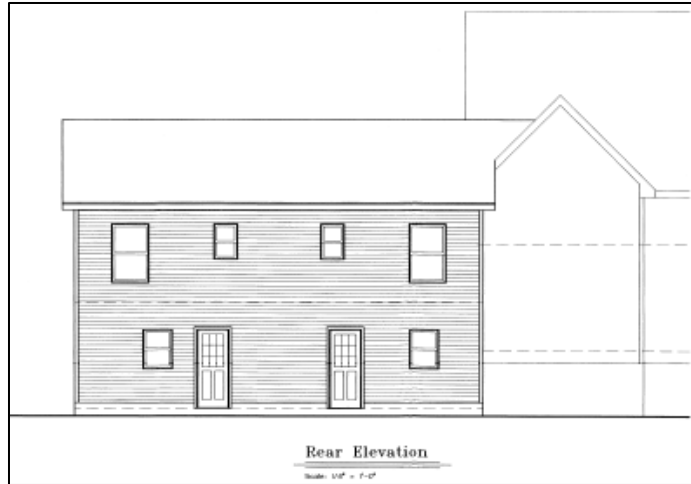
Source: "347 Main Street, Biddeford, Maine." 43°29'42"N 70°27'38"W.
Google Maps Street View. Accessed Date: 4/26/2021.

4. PROJECT PROPOSAL

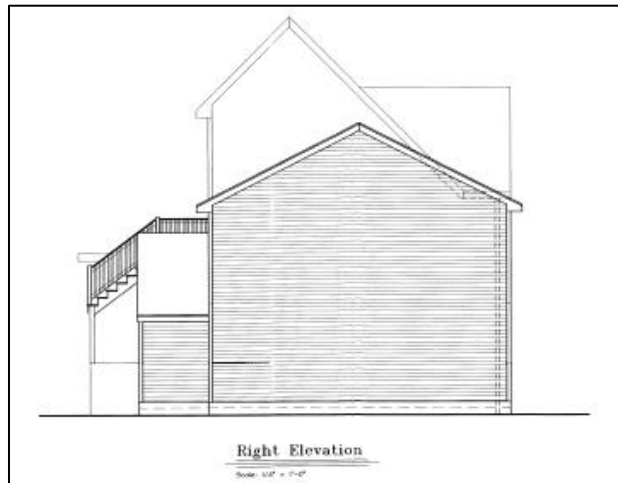
The applicant proposes to construct a 2-story, 2-unit residential addition to the rear of the existing 2-unit residential structure. The front elevation of the proposed addition will face Bradbury Street. This addition will be constructed at the rear of the existing building (shown above).



Northwest Elevation



Southeast Elevation



Southwest elevation

The applicant proposes the following materials and finishes:

- Siding:
Certainteed Vinyl
- Roofing:
IKO Cambridge asphalt architectural shingle
- Windows:
Mathews Brothers Spencer Walcott Vinyl double hung
- Doors:
Jeld-Wen Fiberglass 2-panel 6-light

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.

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.

This project is proposed at the rear of the existing building. The front elevation will be set back approximately 50 feet from property line adjacent to Bradbury Street. The addition will be minimally visible from Main Street.

In addition to proportion, scale, and rhythm, the terms, “visually compatible,” or “visually related” are also important considerations, as suggested in Section 11 A of the Ordinance (above).

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 Anthony Trottier to construct a 2-unit residential addition at 347 Main Street in the MSRD-2 zone based on materials presented and conditioned on the following:*

- 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:*

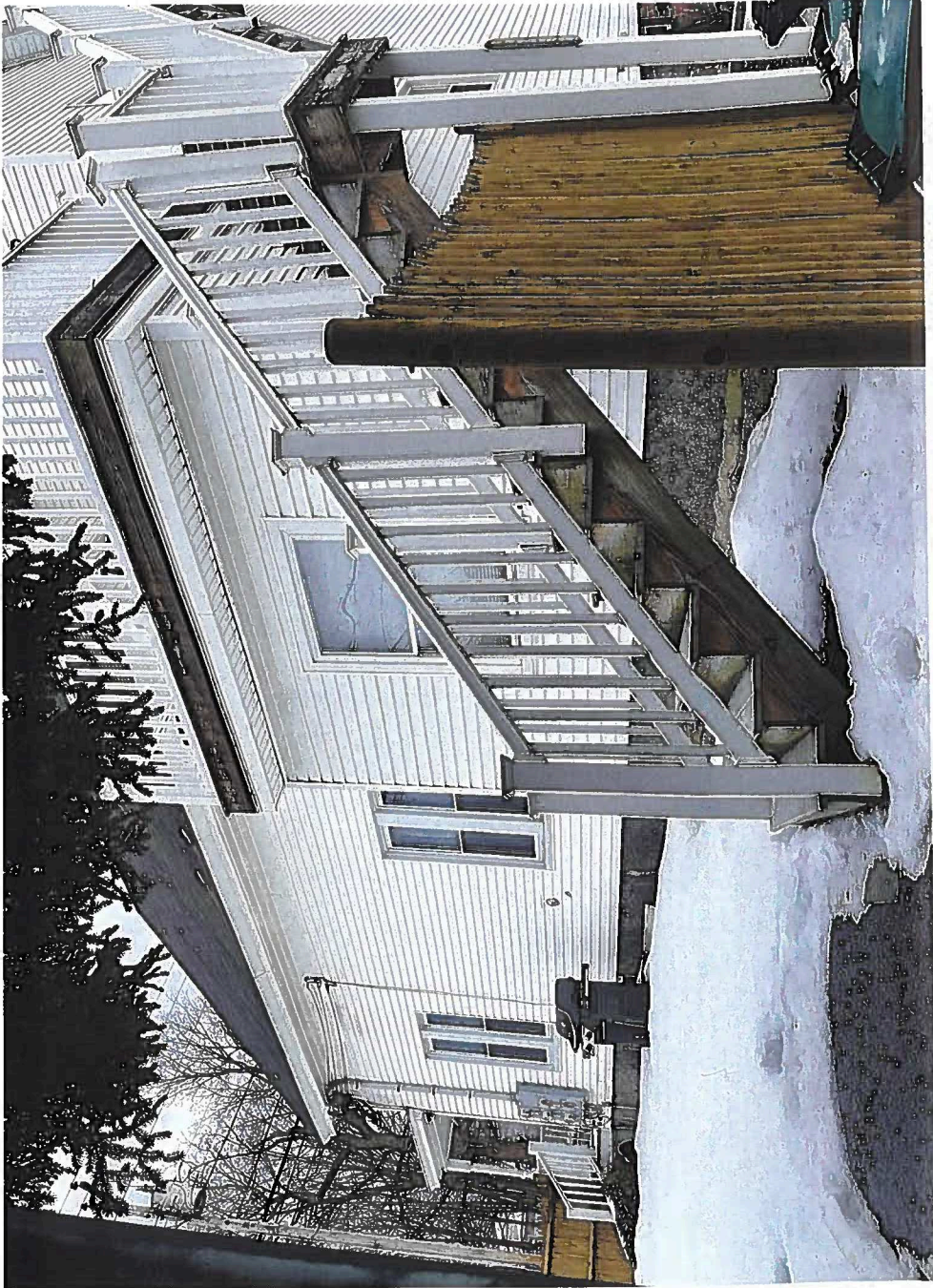
a. _____

b. _____

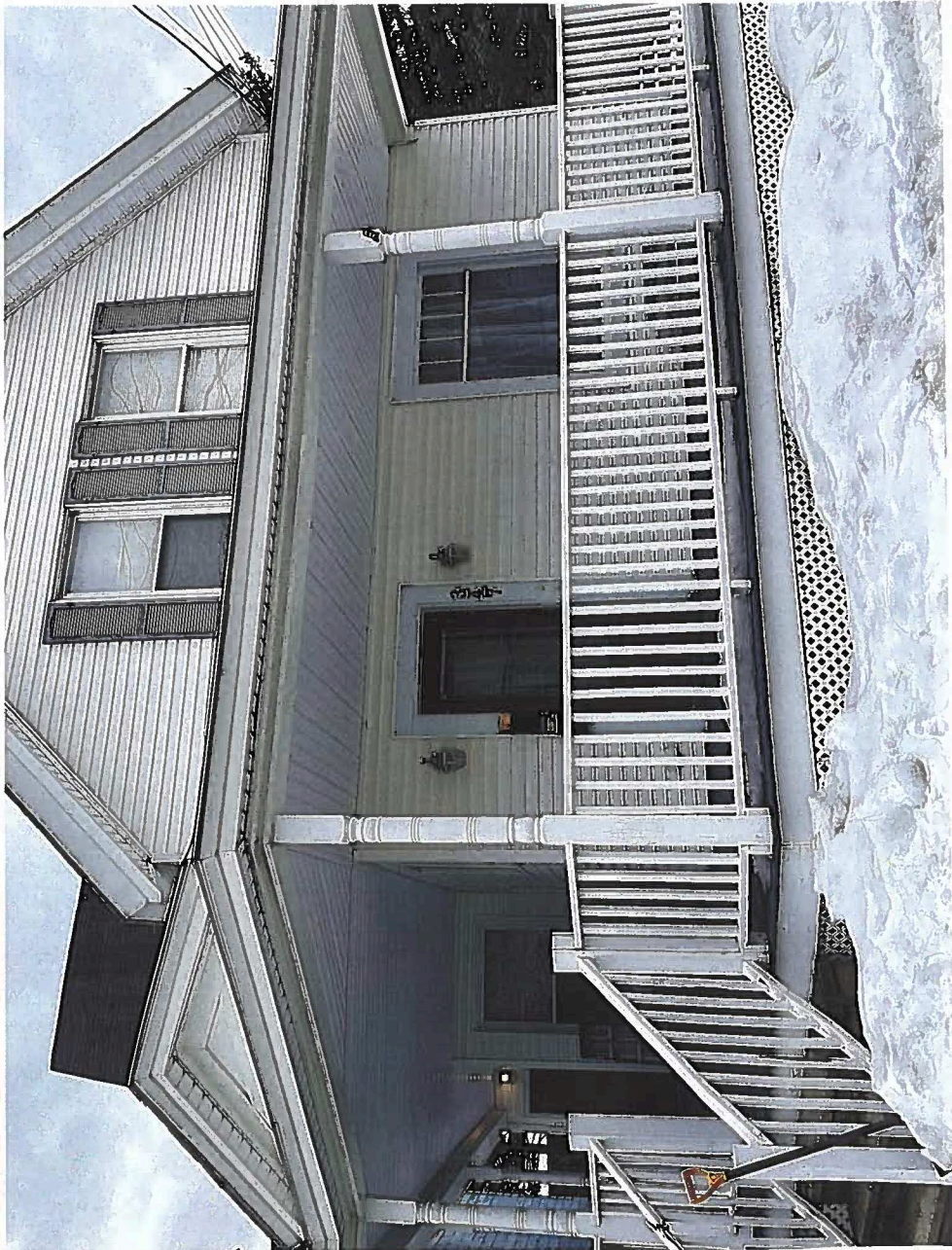
347 main



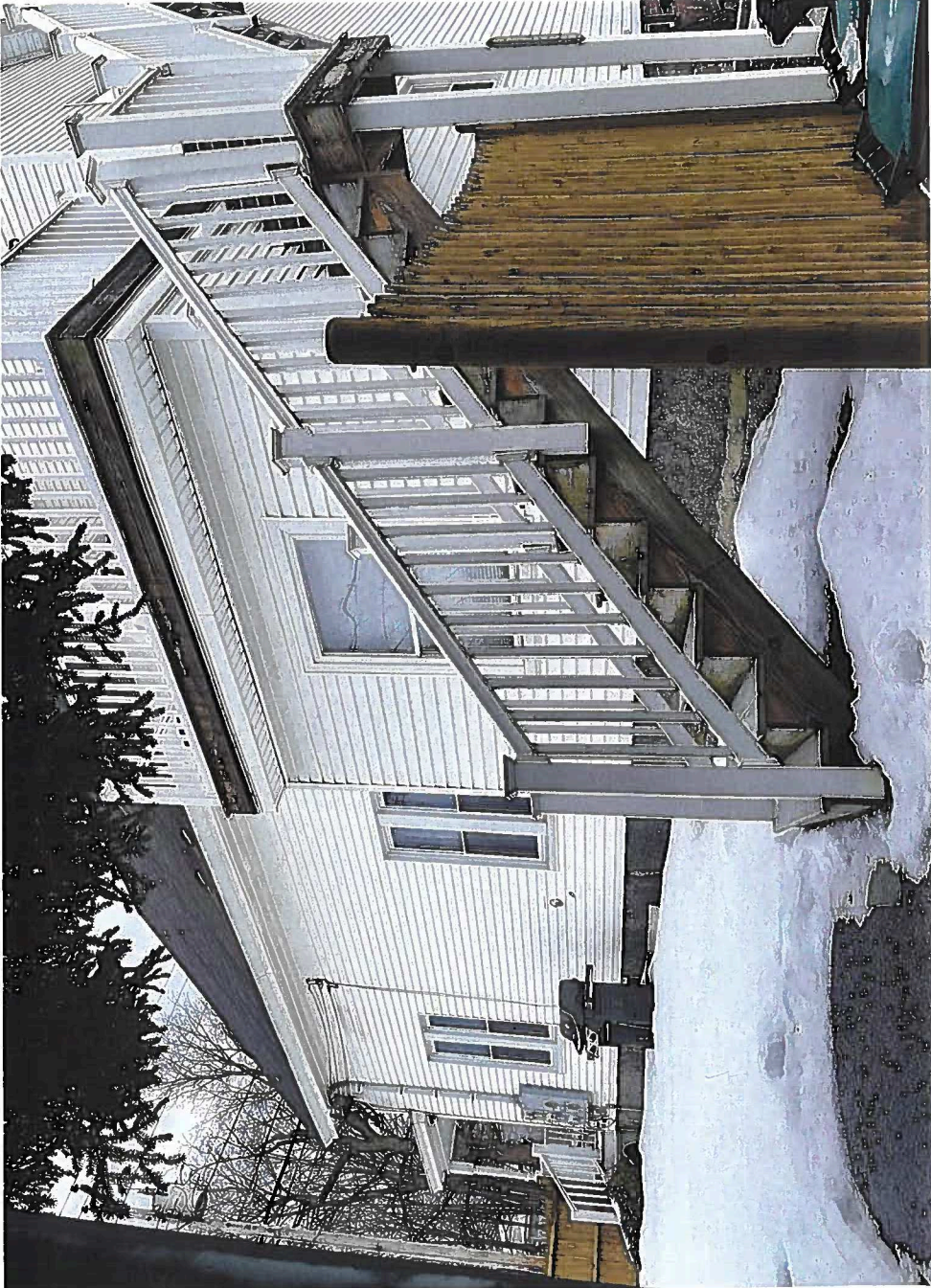
347 Main



307 main



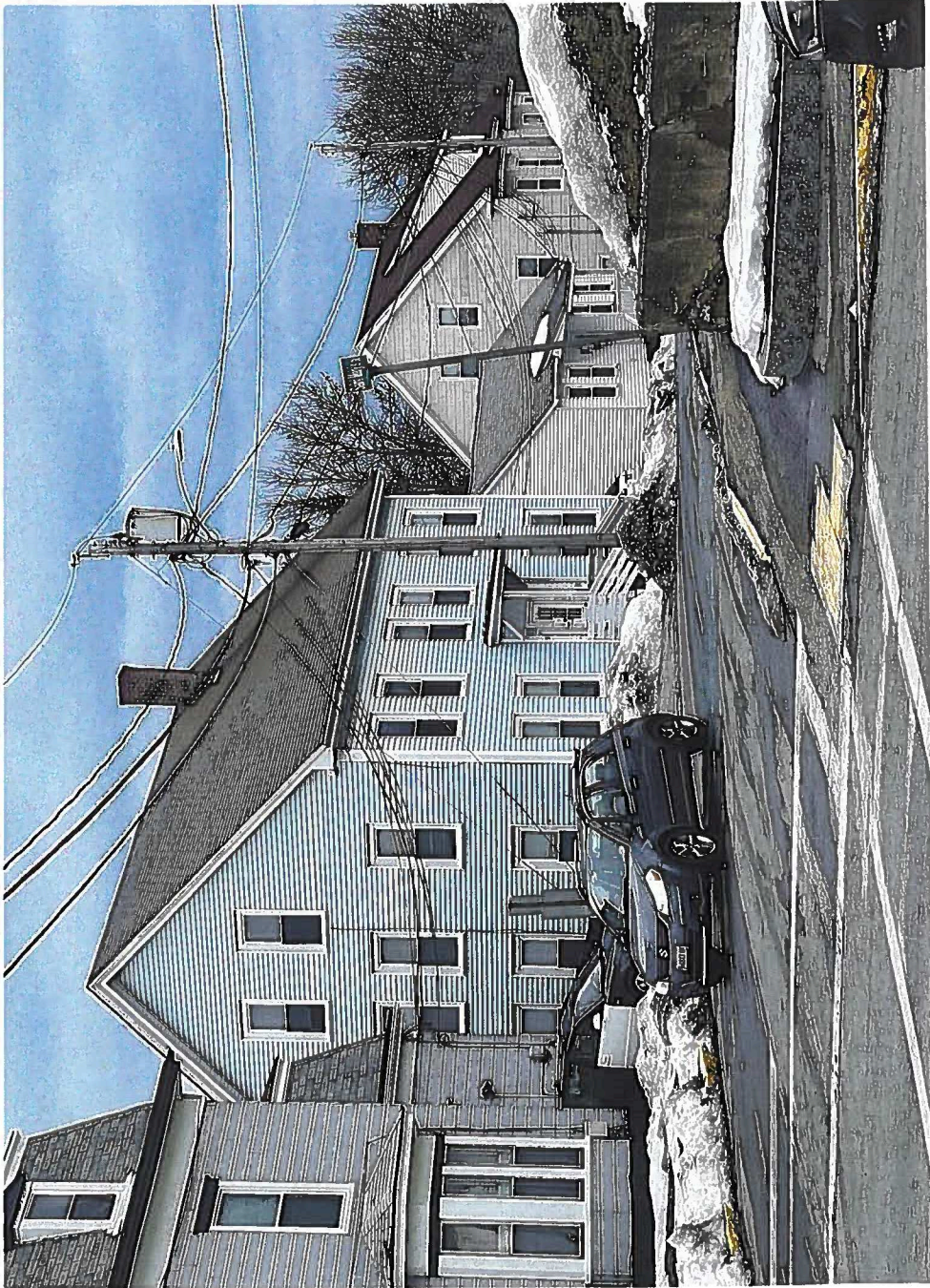
347 Main

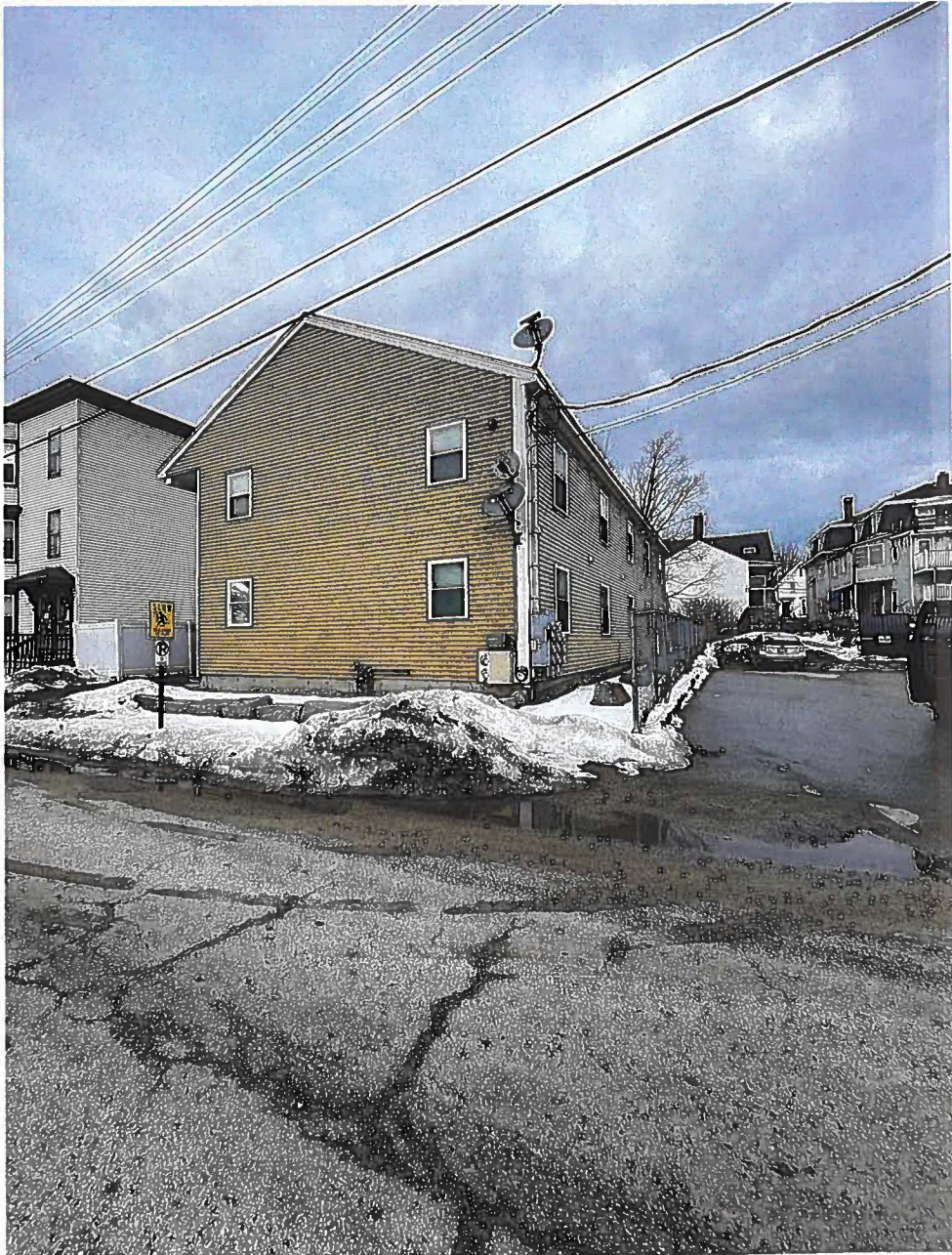


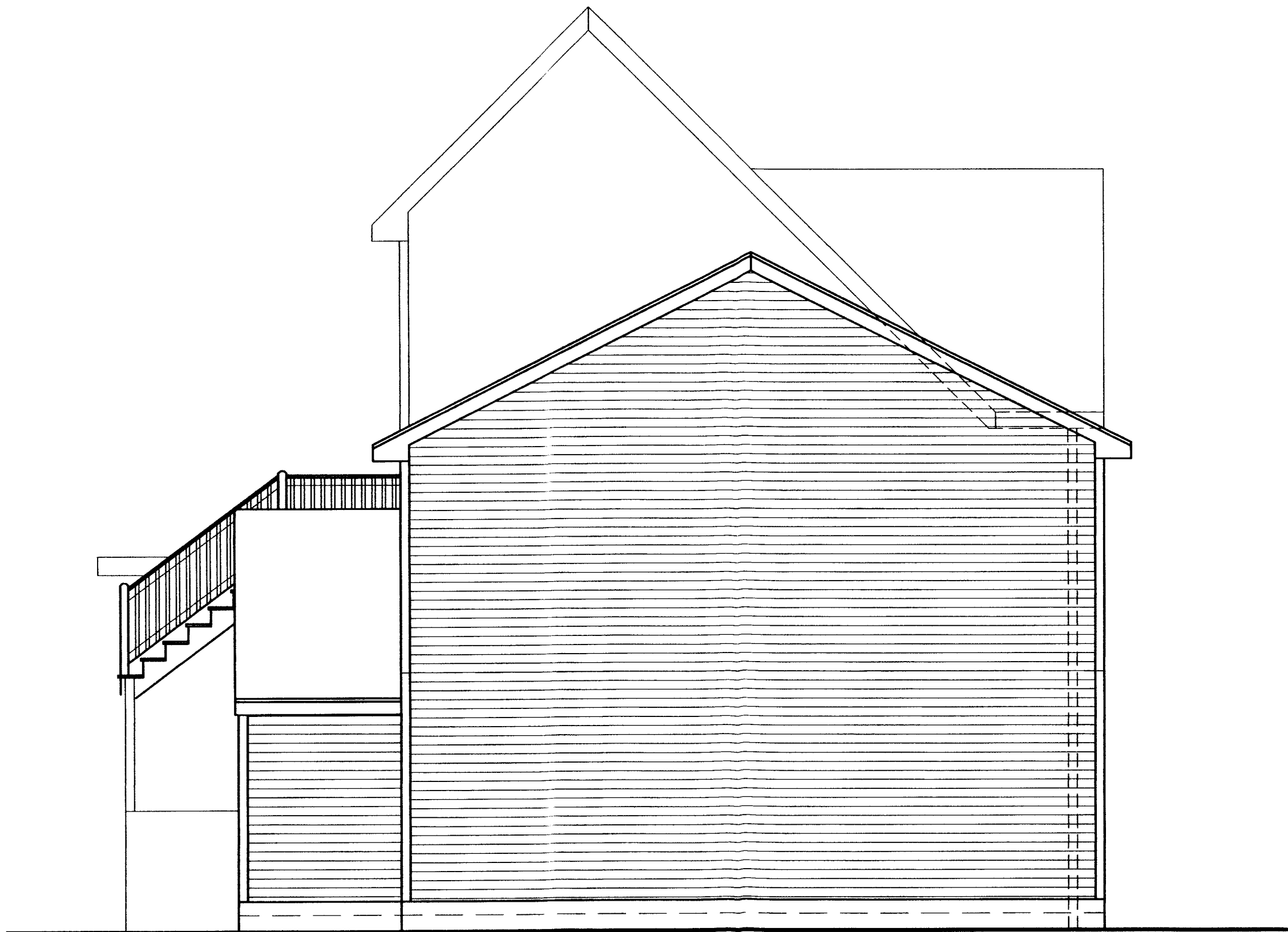












Right Elevation

Scale: 1/4" = 1'-0"



Front Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"

Drafting Plus is not an engineering firm. It is the responsibility of the structural contractor to size structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Prepared For:	Anthony Trottier	Maine
	Main & Bradbury Street	
	Biddeford	

Approvals

Revisions

DRAFTING PLUS
ARCHITECTURAL
DESIGN & DRAFTING
BIDDEFORD, ME
207-229-4557
SPECIALIZING IN YOUR DREAM HOME

Date:	2/18/21
Issued:	2/21/21
Dr. By:	John A. Perron
Sheet No.	1 / 4

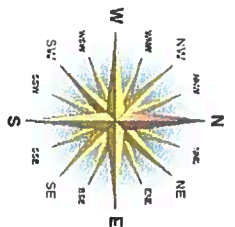
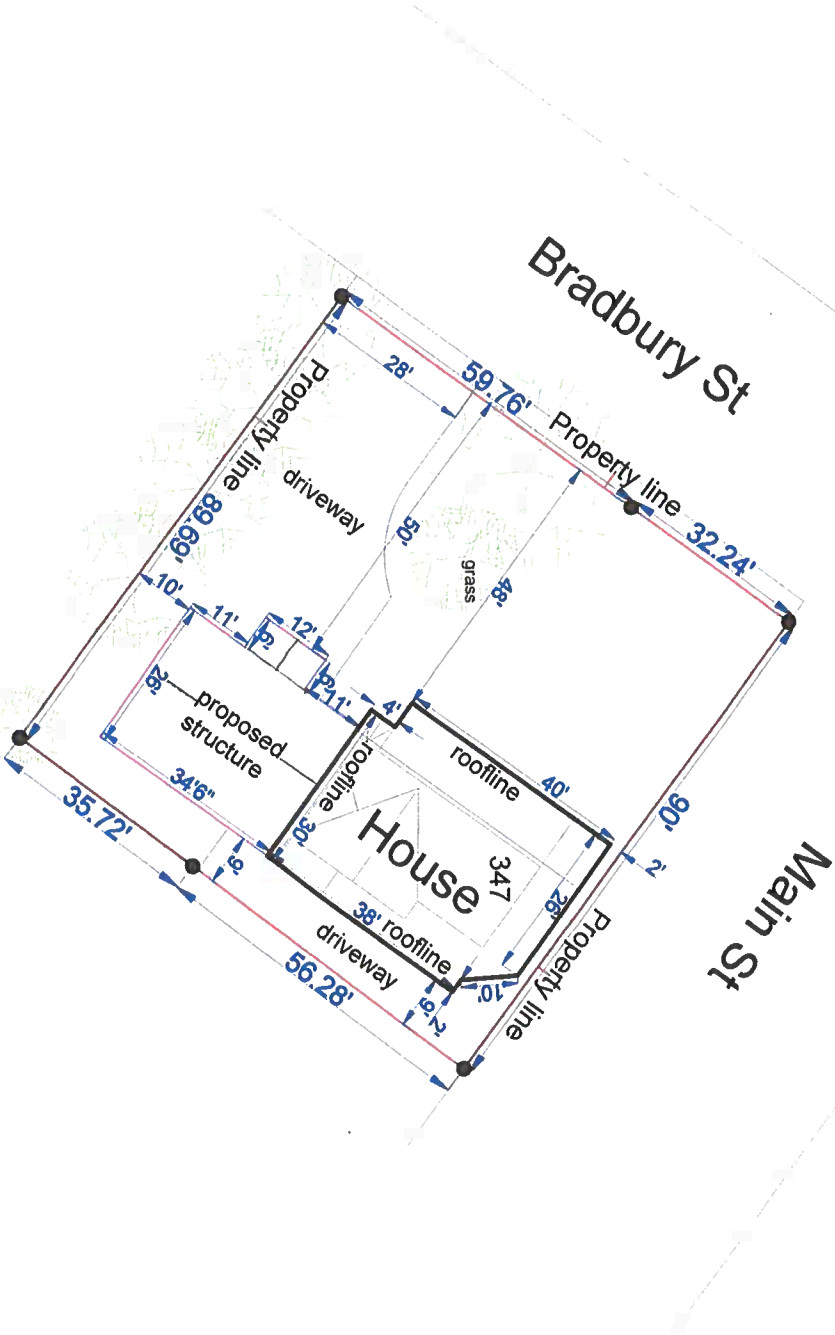
SITE PLAN

Address: 347 Main St

City, State, ZIP: Biddeford, ME 04005

Country: USA

Scale 1"=20'



To: Historic Preservation Commission
From: Martin Devlin
Equity Rental Properties, Inc.
Date: April 5, 2021
RE: Description of proposed activity
288 Main St., Biddeford - siding improvements

Dear HPC members;

In beginning some early spring improvements on my building located at 288 Main St. in Biddeford, I have been notified that being in a MSRD zone, I need to bring these improvement actions through your committee for review and approval.

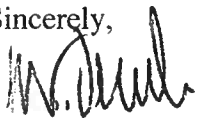
I apologize for beginning these improvements prior to proceeding through the proper steps of obtaining a certificate of appropriateness via the Historic Preservation Commission. Fortunately, I do not believe I've disturbed or removed anything at my property that would otherwise be determined worthy of historic preservation.

The current project is to install new siding on building face, as it was obsolete, and dilapidated.

The facade improvements will have a much more architecturally pleasing view, and build upon Biddeford's renaissance. I have included some pictures for review and consideration.

I appreciate your time and consideration in reviewing my certificate of appropriateness for the project.

Sincerely,



Martin Devlin
Equity Rental Properties, Inc.



**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: EQUITY RENTAL PROPERTIES, INC.
Applicant's Address: 416 MAIN ST., SACO ME 04072
Applicant's Phone(s): 207-756-0738
Applicant's E-mail: M.DEVLIN1@YAHOO.COM

Applicant's Legal Interest in the Property:

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

Owner's Name: ↑ SAME
Owner's Address: _____
Owner's Phone(s): _____
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: 288 MAIN ST.
Project Zone: MSRD1 Existing Use of Property: MIXED USE - 3 RETAIL/4 RESIDENTIAL
Project Tax Map(s): 33 Project Lot Number(s): 122

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 NO

- ☐ 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 NO

- ☐ 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 NO

- ☐ 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 NO

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

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

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

Submittal Information Checklist:

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

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

- ☒ Completed Application Form
- ☒ Description of Proposed Activity

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



Photographs of the building involved as well as adjacent buildings

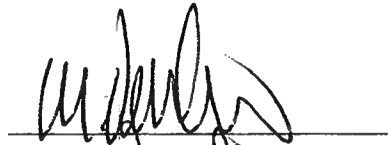
Samples of materials proposed for use in the activity



Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

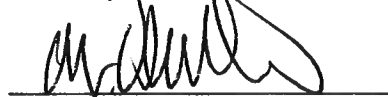
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:

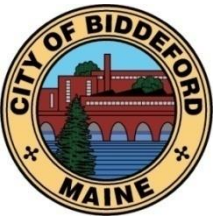


Date: 4/5/21

Signature of property owner:



Date: 4/5/21



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.16 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: April 28, 2021

RE: ITEM #5.2: 2021.16 HPC- New siding at 288 Main Street (Tax Map 38, Lot 122) in the MSRD-1 Zone.

MEETING: May 5, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to complete the installation of new vinyl siding on the mixed-use building.

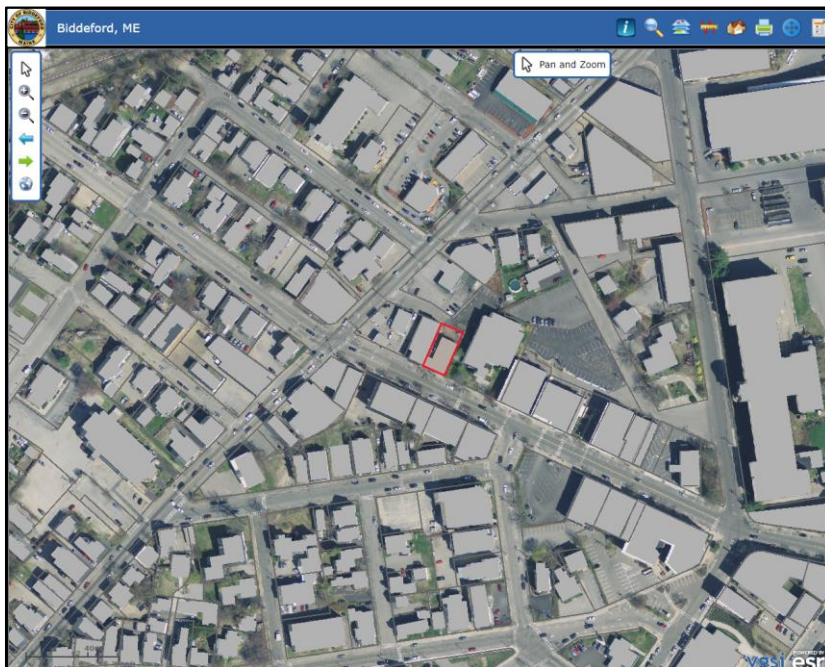
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Equity Rental Properties, Inc. 416 Main St Saco ME 04072 (207) 756-0738 Mdevlin1@yahoo.com
2.	Owner of Property:	Equity Rental Properties, Inc. 416 Main St Saco ME 04072 (207) 756-0738 Mdevlin1@yahoo.com
3.	Agent:	Same as Above

4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	288 Main Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 122/1
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Commercial, Residential
11.	Proposed Use:	Commercial, Residential
12.	Uses in the Vicinity:	Commercial, Residential, Institutional
13.	Parcel Size:	0.12 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 stories or 26', Max. 60'
18.	LDR Attachment A: Fess Paid:	Yes

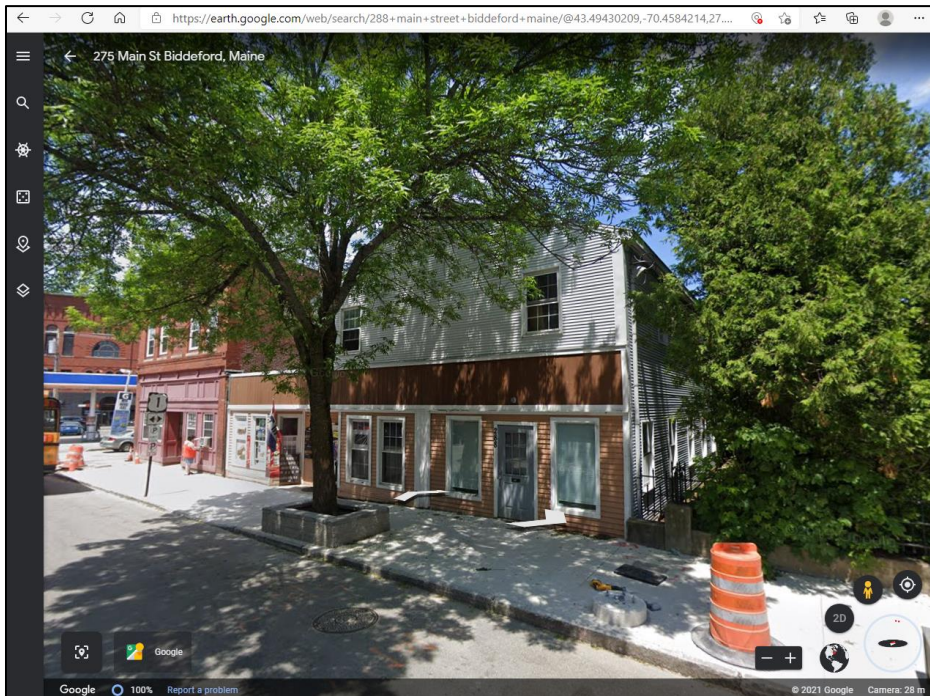
3. EXISTING CONDITIONS:

The existing structure was built circa 1910. The applicant has already begun work on this project. No permits were obtained by the applicant, however, after becoming aware of work in progress Code Enforcement officials have allowed work to continue and will issue building permit after the fact.



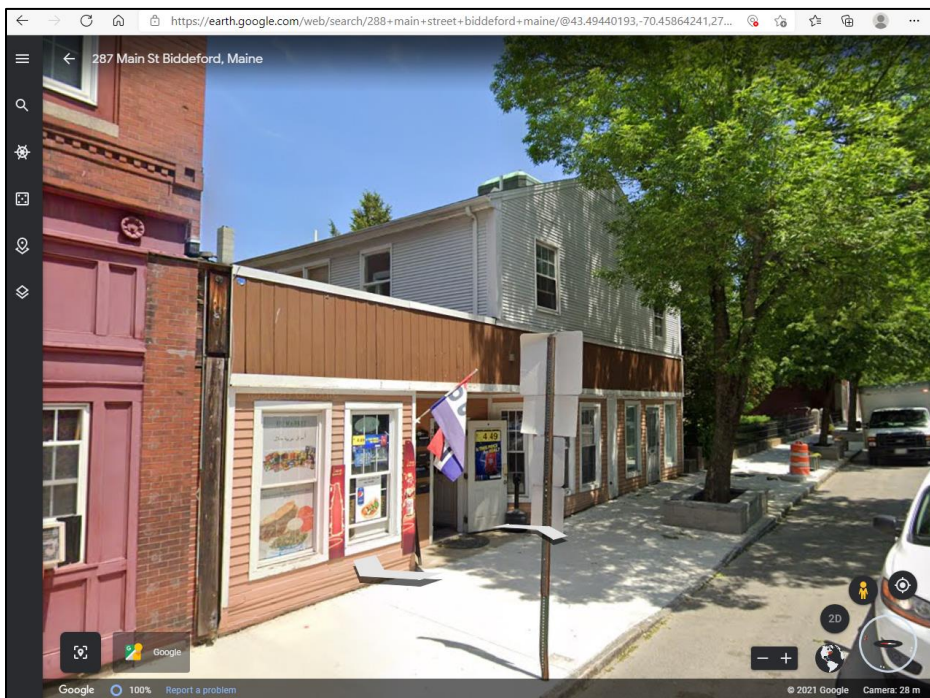
Source: "288 Main Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4122>
 Accessed April 26, 2021.

Project property looking northwest from Main Street (prior to work):



Source: "288 Main Street, Biddeford, Maine." 43°29'40"N 70°27'26"W.
Google Maps Street View. Accessed Date: 4/26/2021.

Project property looking northeast from Main Street (prior to work):



Source: "288 Main Street, Biddeford, Maine." 43°29'40"N 70°27'26"W.
Google Maps Street View. Accessed Date: 4/26/2021.

Images taken April 26, 2021. As shown, installation of new siding is nearly complete



4. PROJECT PROPOSAL

The applicant proposes to complete the installation new vinyl siding on the face of the building. Work was begun before permits were obtained. Codes will issue proper permits after work is completed.

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:

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 at completion of work.**

8. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for Equity Rental Properties, Inc. to install new vinyl siding on the face of the building at 288 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:*

a. **All permits must be obtained from Code Enforcement at completion of work.**

b. _____

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

a. _____

b. _____

Georgia Pacific Cedar Spectrum™ D7 Shingle Siding

Distinctive textures you can see from the curb make Cedar Spectrum the perfect choice for homeowners looking for rustic, authentic craftsmanship that lasts.



Features & Benefits

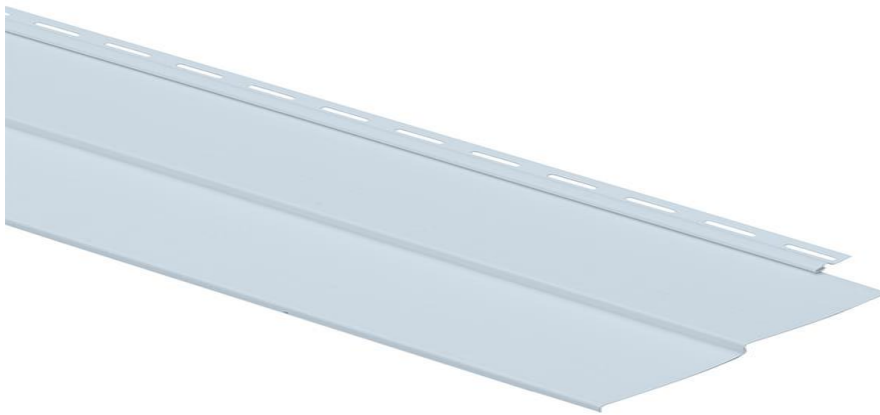
- With a Double 7" exposure, Cedar Spectrum Shingles are created using a proprietary process to replicate the look of real shingle siding
- The realistic grain is embossed on all edges for a true wood look
- High-quality UV protectants keep the finish looking like freshly painted wood
- Backed by a Limited Lifetime Transferable Warranty for your peace of mind

Performance

- Georgia-Pacific Vinyl Siding is made from the highest quality raw materials
- Patented, proprietary technology delivers superior durability and performance
- Products go through a rigorous 35-point checklist to make sure that they meet exacting quality standards
- Once manufactured, our products are tested by an accredited, third-party quality control agency to ensure that they meet or exceed the industry standard under ASTM D7254 for performance

Georgia-Pacific Vinyl Siding Forest Ridge® D4 Lap Clapboard Vinyl Siding

A value that withstands the test of time with timeless beauty to match. Forest Ridge offers the classic look of traditional siding without the expensive maintenance of real wood.

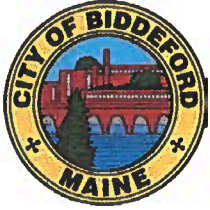


Features & Benefits

- Available in Double 4" and Double 5" Traditional Lap
- Available in a wide variety of colors
- Sturdy .042" thickness and curl-over nail hem delivers excellent performance
- Vinyl siding is weather and pest-resistant
- Never needs to be scraped, painted or stained
- Backed by a Limited Lifetime Transferable Warranty for your peace of mind

Performance

- Georgia-Pacific Vinyl Siding is made from the highest quality raw materials
- Patented, proprietary technology delivers superior durability and performance
- Products go through a rigorous 35-point checklist to make sure that they meet exacting quality standards
- Once manufactured, our products are tested by an accredited, third-party quality control agency to ensure that they meet or exceed the industry standard under ASTM D3679 and ASTM D6864 for performance



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 Fabrik

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: Proform 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: 39 Franklin Street
Project Zone: MSND 1 Existing Use of Property: Stores / Apartments
Project Tax Map(s): 38 Project Lot Number(s): 391

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

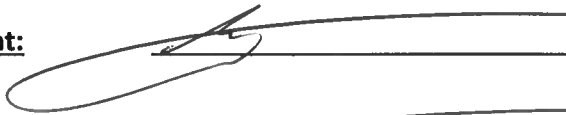
Samples of materials proposed for use in the activity



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.

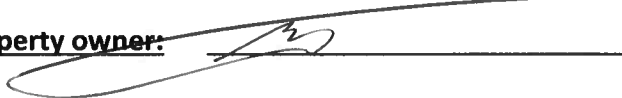
Signature of applicant:



Date:

4-7-21

Signature of property owner:



Date:

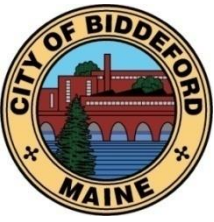
4-7-21

Hello,

We are proposing replacing the siding and molding around the windows at 39 Franklin Street. Please see the drawings provided for details.

Thank you,

Alex Fabish
Praetorium LLC



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.19 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: April 28, 2021

RE: ITEM #5.3: HPC- New siding and other renovations at 39 Franklin Street (Tax Map 38, Lot 391) in the MSRD-1 Zone.

MEETING: May 5, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to complete the installation of new vinyl siding, roofing and select trim on this mixed-use building.

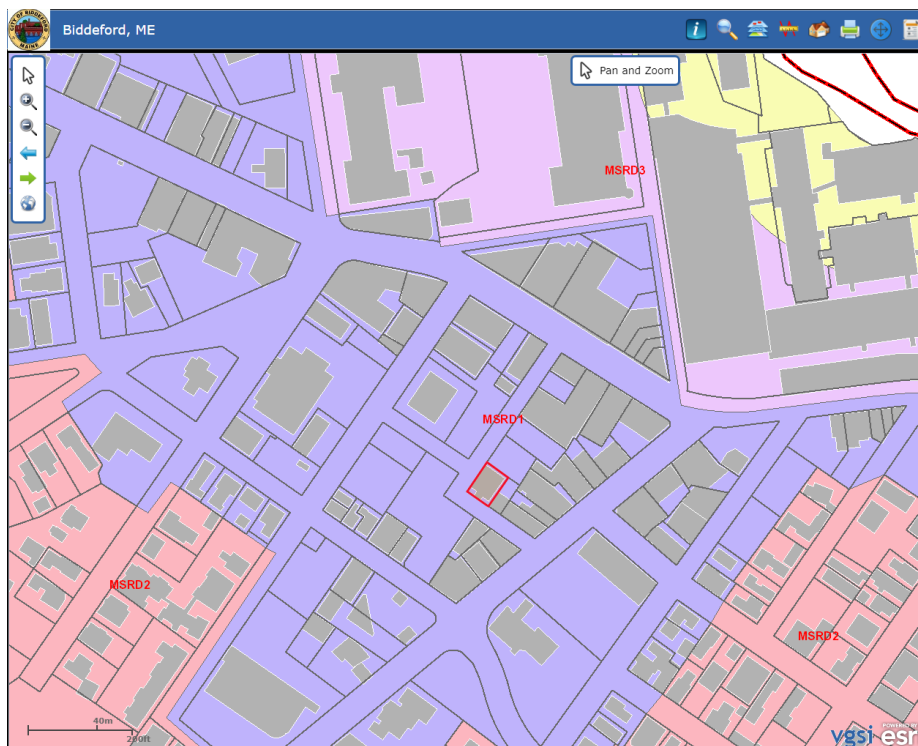
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Praetorium LLC 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:	Mobile Design Studio, Biddeford ME
5.	Project Location:	39 Franklin Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 391
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Commercial, Residential
11.	Proposed Use:	Commercial, Residential
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	0.09 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 stories or 26', Max. 60'
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

The existing structure was built circa 1920. It is a wood framed structure with two commercial spaces at street level and 10 housing units on upper floors.



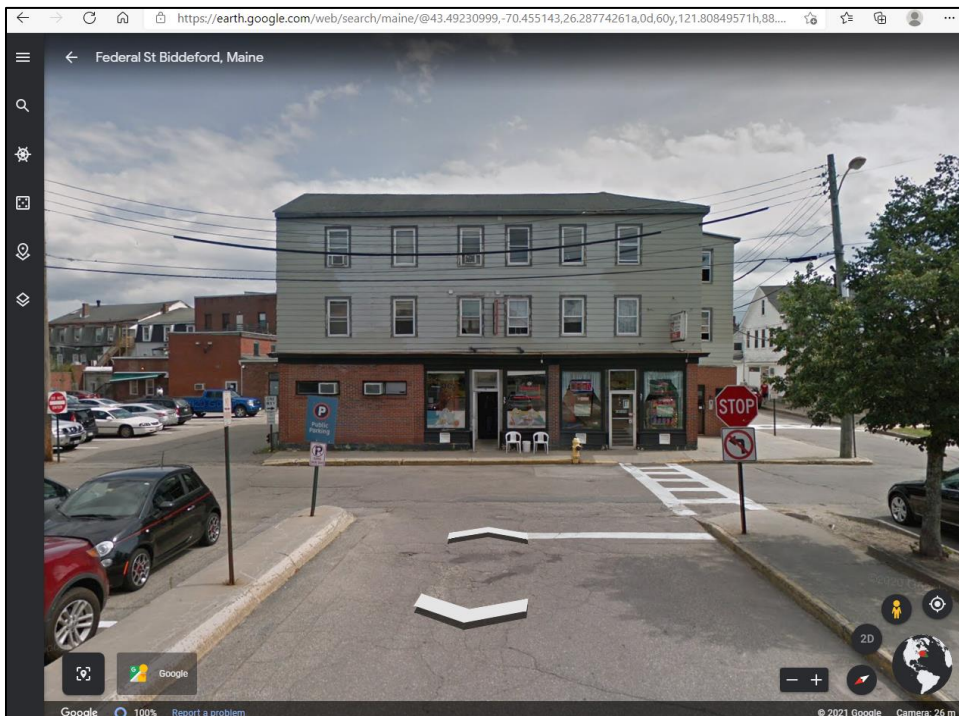
Source: "288 Main Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4122>
 Accessed April 26, 2021.

Project property looking south from Franklin Street:



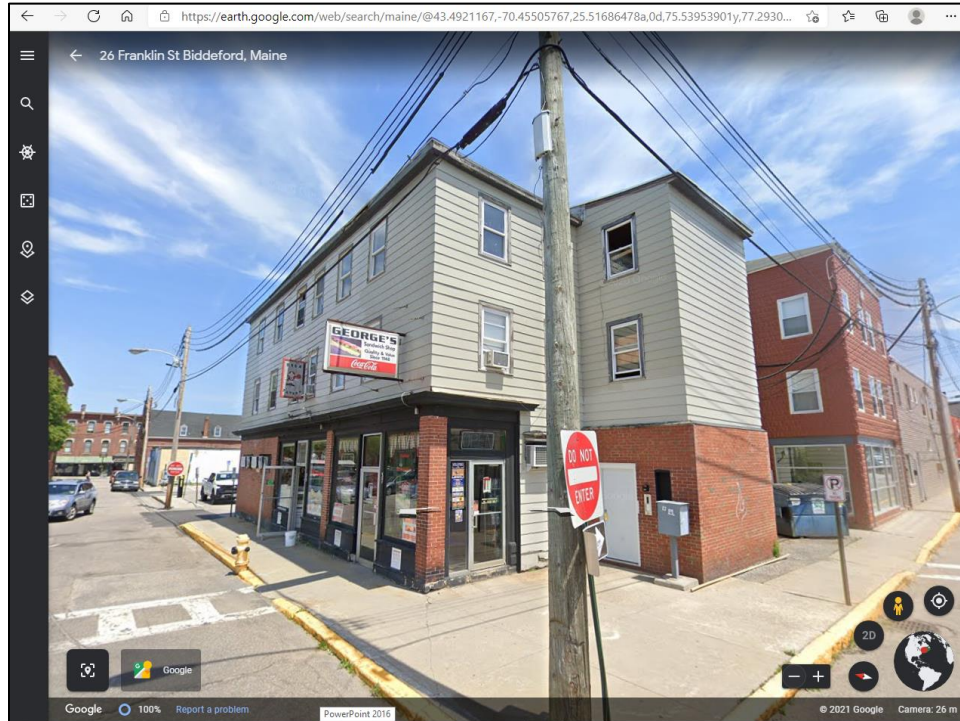
Source: "39 Franklin Street, Biddeford, Maine." 43°29'30"N 70°27'14"W.
Google Maps Street View. Accessed Date: 4/27/2021.

Project property looking southeast from Franklin Street:



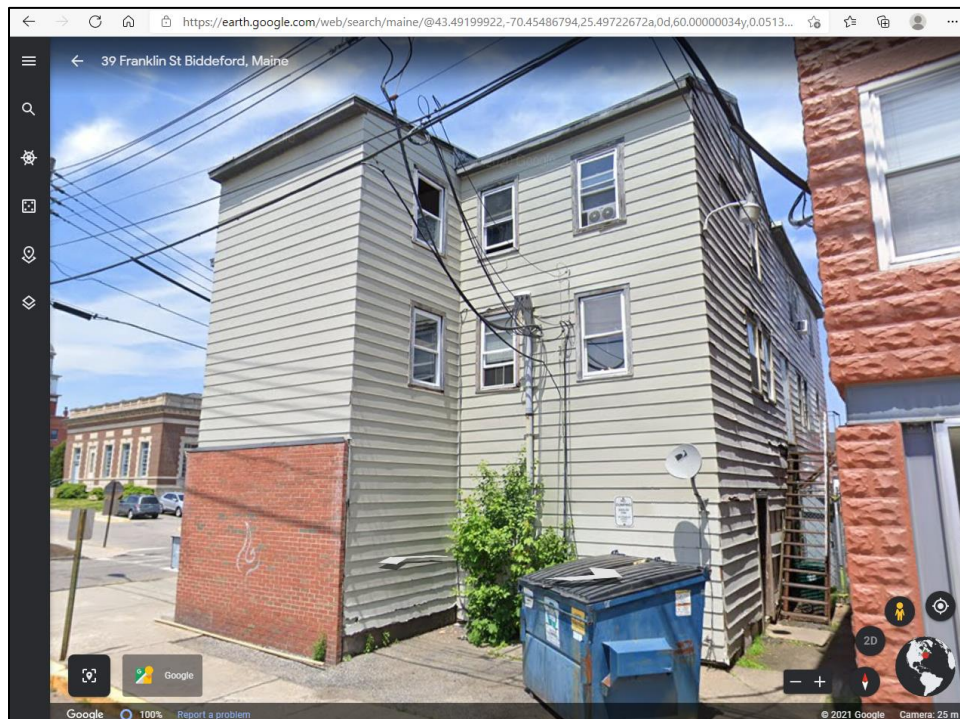
Source: "39 Franklin Street, Biddeford, Maine." 43°29'30"N 70°27'14"W.
Google Maps Street View. Accessed Date: 4/27/2021.

Project property looking east from Franklin Street:



Source: "39 Franklin Street, Biddeford, Maine." 43°29'30"N 70°27'14"W.
Google Maps Street View. Accessed Date: 4/27/2021.

Project property looking north from Franklin Street:



Source: "39 Franklin Street, Biddeford, Maine." 43°29'30"N 70°27'14"W.
Google Maps Street View. Accessed Date: 4/27/2021.

4. PROJECT PROPOSAL

The applicant proposes to partial renovation of the exterior of this building:

- Existing 8-1/2" exposure wood siding will be replaced with 4" exposure wood composite siding
- Roof shingles will be replaced with new 3-tab asphalt shingles
- Select exterior wood trim will be replaced with PVC (Azek® or similar) trim:
 - Window trim
 - Fascia boards
 - Cornice boards at roof edge
 - Door trim at west elevation
- New wood trim will be replaced:
 - At storefront windows below existing glass area
 - At corner boards

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:**

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 at completion of work.**

8. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for Praetorium LLC to perform select exterior renovations at 39 Franklin Street in the MSRD-1 zone based on materials presented and conditioned on the following:*

a. **All permits must be obtained from Code Enforcement at completion of work.**

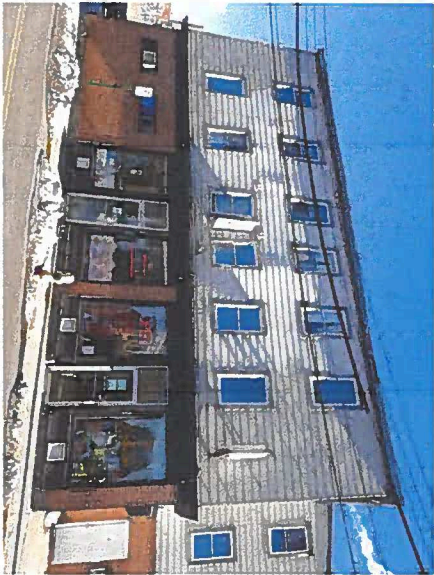
b. _____

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

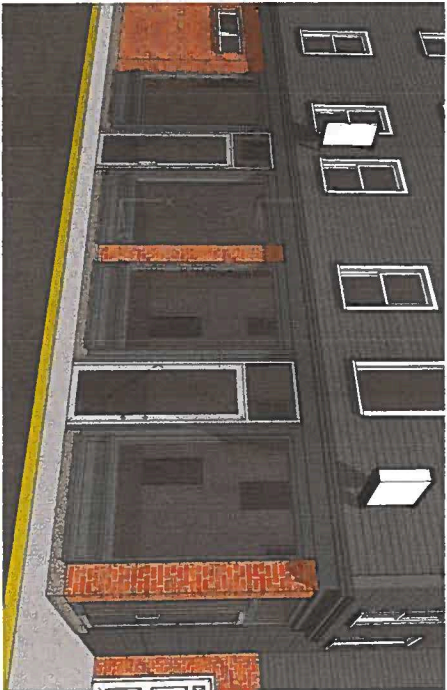
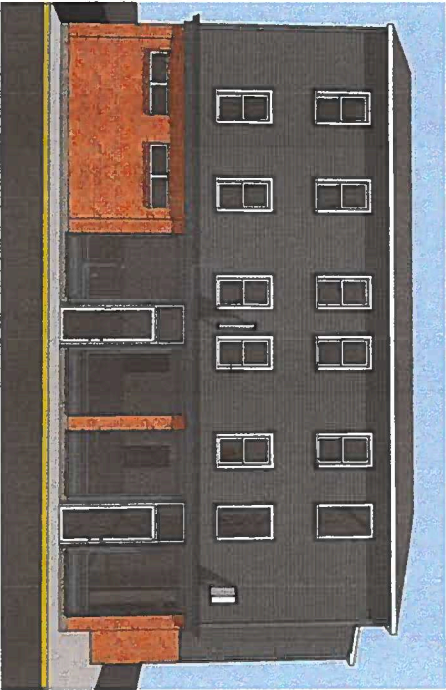
a. _____

b. _____

EXISTING PHOTOS

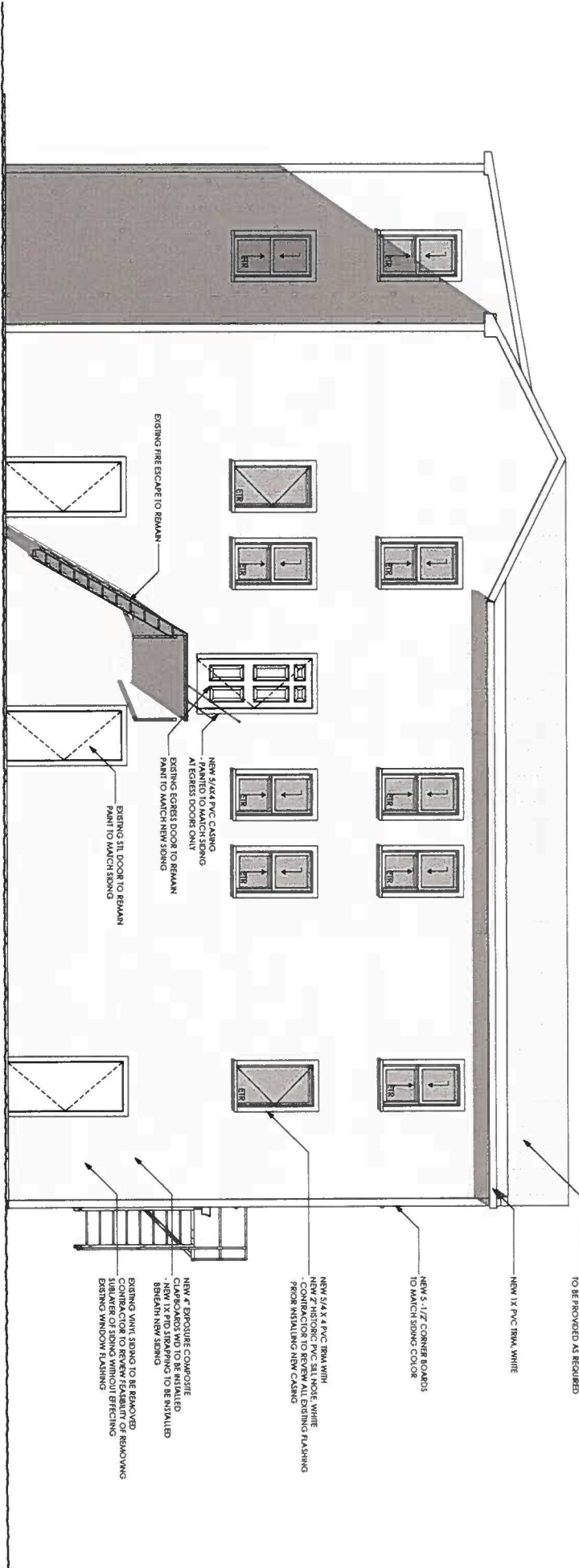


PROPOSED 3D VIEWS



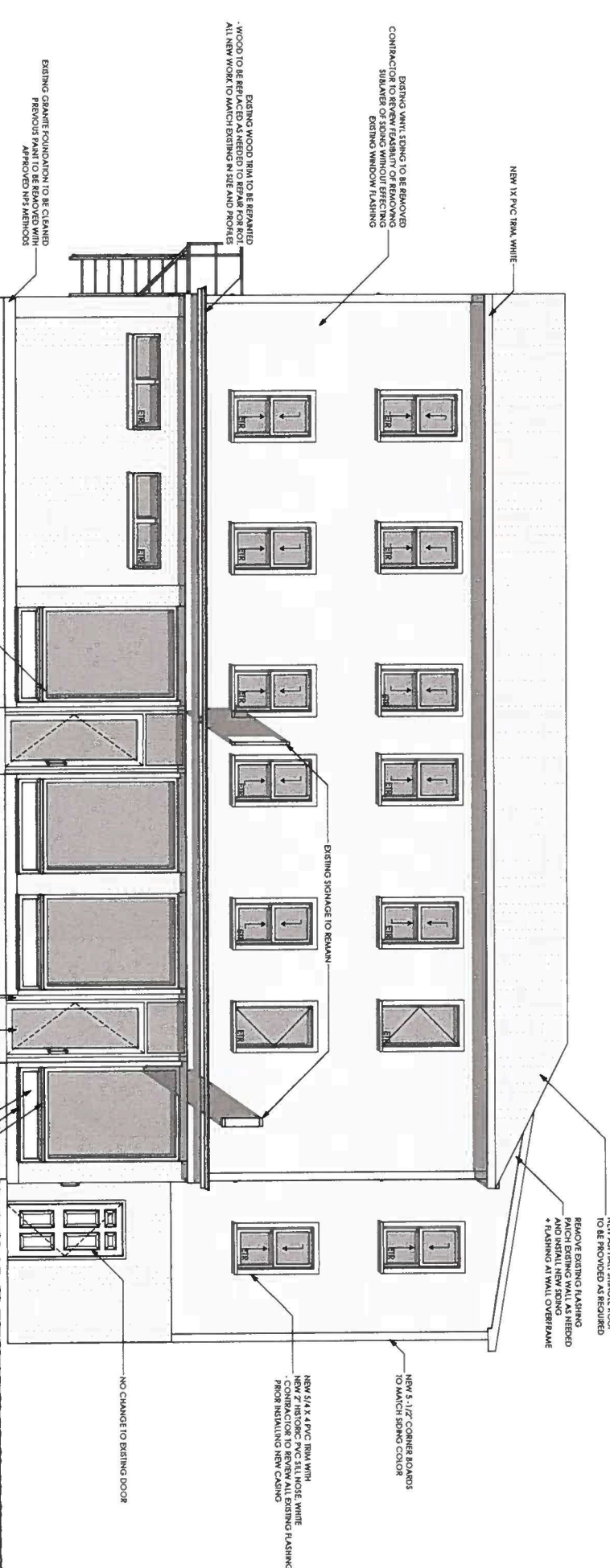
PROPOSED- NORTH ELEVATION

1/4" = 1'-0"



PROPOSED- SOUTH ELEVATION

1/4" = 1'-0"



FOR
HISTORIC
REVIEW

CHANGES THIS ISSUE	
ID	DESCRIPTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	3/26/21	HISTORIC REVIEW

39 FRANKLIN STREET FACADE RENO
Alex Fabish
39 Franklin Street
Biddeford, ME 04005

MOBILE STUDIO DESIGN
28 MOON STREET, SUITE 201
BIDDEFORD, ME 04005
OFFICE: 207.694.8102
DATE OF ISSUE: 3/26/21
PROJECT STATUS: DD
DESIGNER: Alex Fabish
mobilestudiodesign.com
753.927.5524
CONSULTANT: SURVEYOR, ENGINEER, CONTRACTOR

PROPOSED
ELEVATIONS

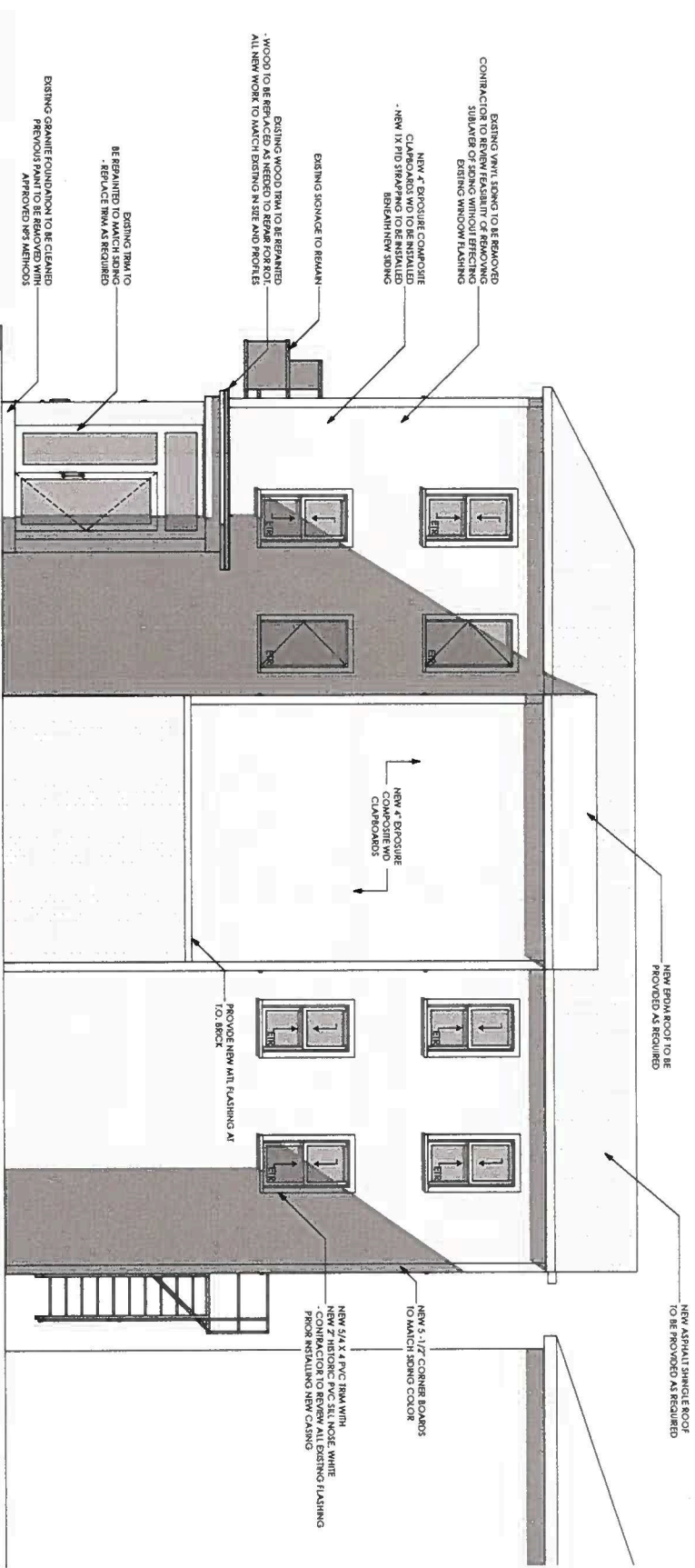
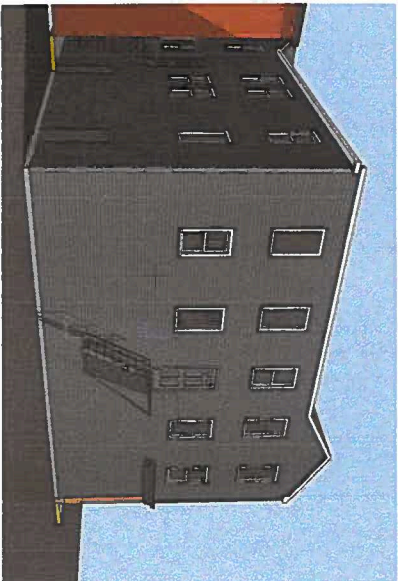
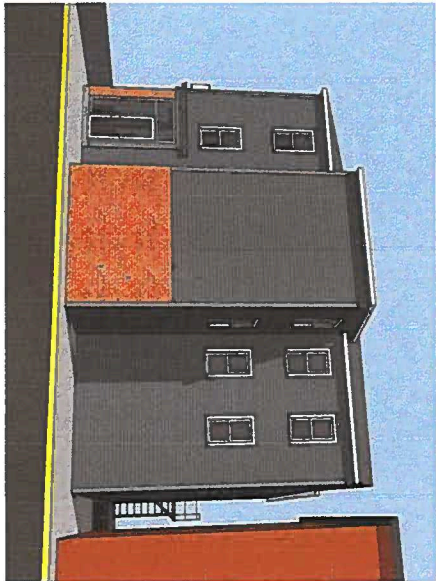
A-201

mobile
studio
design

EXISTING PHOTOS

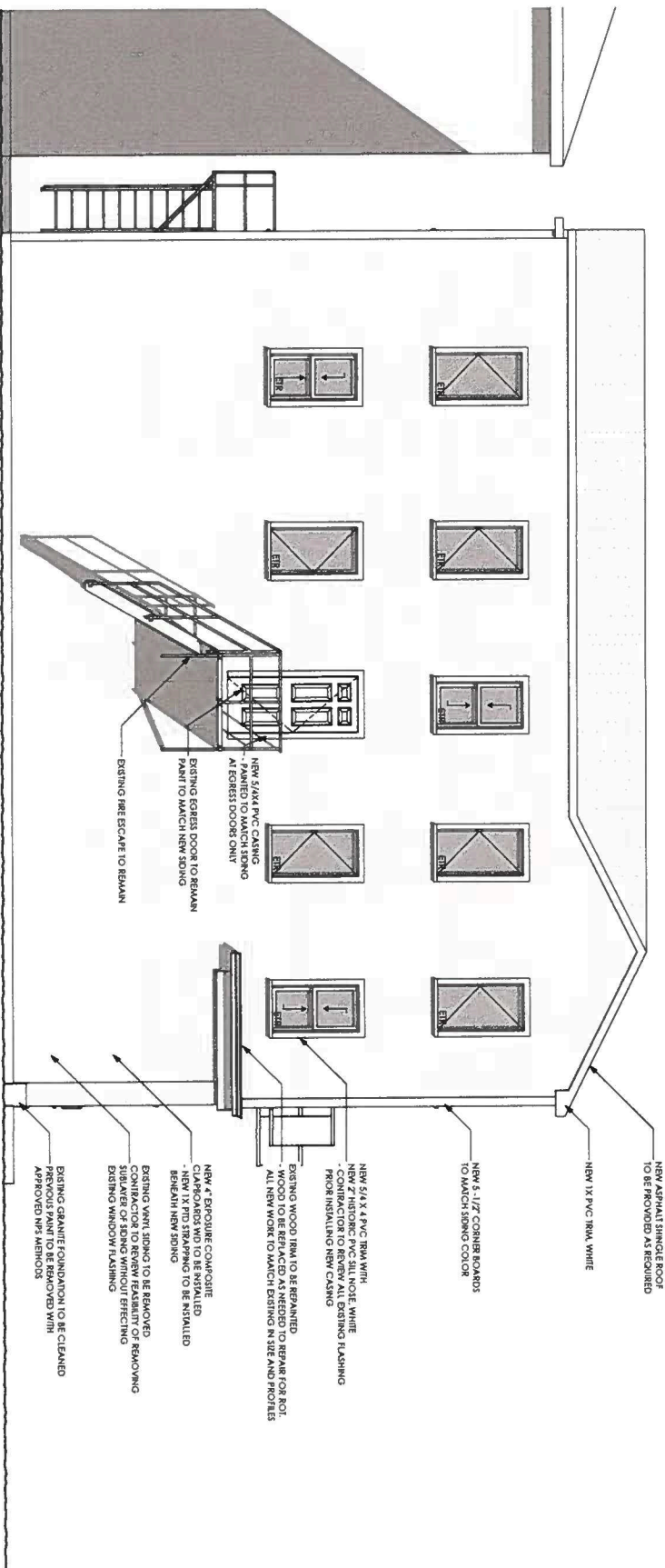


PROPOSED 3D VIEWS



PROPOSED - EAST ELEVATION

1/4" = 1'-0"



PROPOSED - WEST ELEVATION

1/4" = 1'-0"

FOR
HISTORIC
REVIEW

CHANGES THIS ISSUE:	
ID	DESCRIPTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	3/28/21	HISTORIC REVIEW

39 FRANKLIN STREET FACADE RENO
Alex Fabish
39 Franklin Street
Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
Office: 207.494.8102
DATE OF ISSUE: 3/28/21
PROJECT STATUS:

DESIGNER:
Leah Schorff
leah@mobilestudio.com
737.927.5324
CONTRACTOR:
ENGINEER:

PROPOSED
ELEVATIONS
A-202

mobile
studio
design