

City of Biddeford
Historic Preservation Commission
April 14, 2021 4:00 PM Zoom: Apr 14, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/92067659946?pwd=Q2VFL1U5Qjd2OEtnaC9OS0Fnc2UyZz09>

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Or One tap mobile :

US: +13017158592,,92067659946# or +13126266799,,92067659946#

Or Telephone:

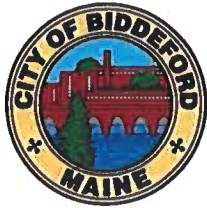
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346 248 7799 or +1 669 900 9128

Webinar ID: 920 6765 9946

International numbers available: <https://biddeford.zoom.us/j/92067659946>

1. **Adjustments to the Agenda**
2. **Unfinished Business**
3. **New Business**
 - 3.1. 2021 HPC.12 Commission Review for Tom Watson & Co to Remodel & Renovate 1 Gooch Street (Tax Map 40, Lot 56) in the MSRD-3 Zone.
[2021.12 HPC 1 Gooch Street-HPC Commission Report.pdf](#)
[2021.12 HPC 1 Gooch Street-Application Package.pdf](#)
 - 3.2. 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.
[2021.13 HPC 128 Main Street-HPC Report.pdf](#)
[2021.13 HPC 128 Main Street-Application Package.pdf](#)
4. **Other Business**
5. **Adjourn**



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.12 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 7, 2021

RE: ITEM #4.1: 2021.12 HPC- Remodel and Renovation of 1 Gooch Street – formerly 59 Elm Street- (Tax Map 40, Lot 56) in the MSRD-3 Zone.

MEETING: April 14, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to remodel and renovate the Saco Lowell building at 1 Gooch St (formerly 59 Elm Street) into a 96-unit residential building with some commercial uses on the first and second floors. This building has been long vacant and, this project will significantly improve a major gateway entry from Saco into downtown Biddeford.

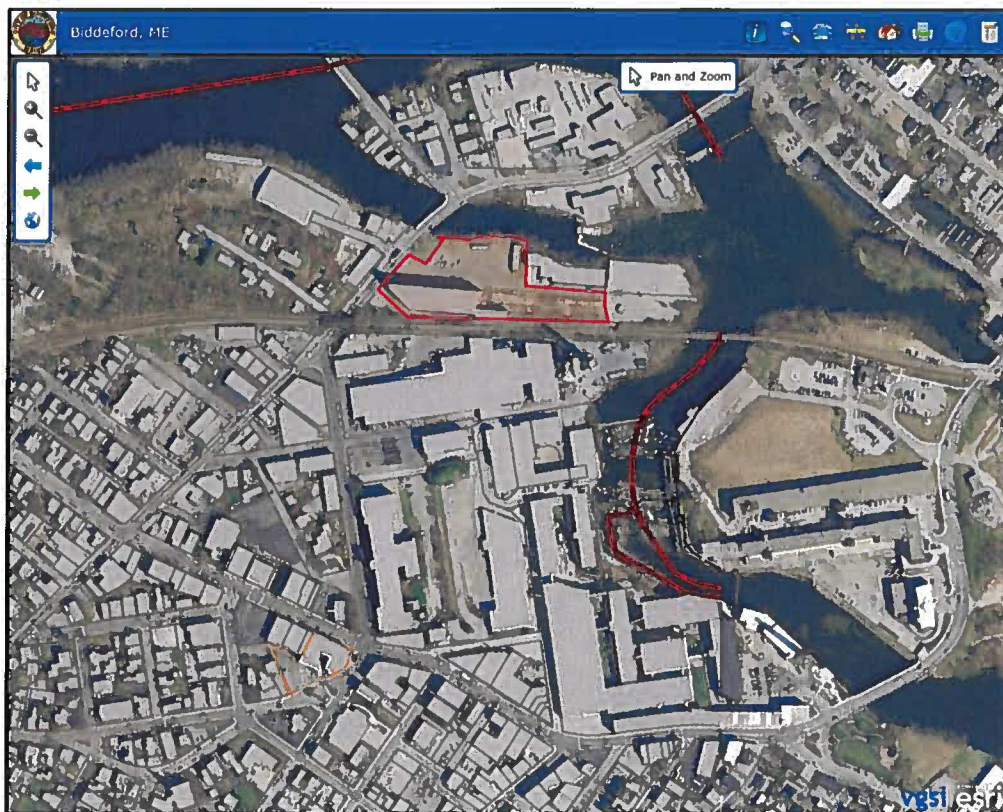
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Tom Watson & Co. 188 State Street #303 Portland ME 04101 (207) 590-2029 john@portpropmgt.com
2.	Owner of Property:	Saco Lowell LLC

		188 State Street Portland ME 04101 (207) 590-2029 john@portpropmgt.com
3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	Ryan Senatore 500 Congress Street #2 Portland ME 04101 (207)747-5159 ryan@senatorearchitecture.com
5.	Project Location:	1 Gooch Street
6.	Project Tax Map #/Lot #:	Map 40, Lot 56
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-3
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Vacant
11.	Proposed Use:	Residential, Storage
12.	Uses in the Vicinity:	Commercial, Industrial, Residential
13.	Parcel Size:	3.54 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min 2 stories or 26 feet
18.	LDR Attachment A: Fess Paid:	Yes
19.	Historic Preservation Commission Review History:	April 14, 2021

3. EXISTING CONDITIONS:

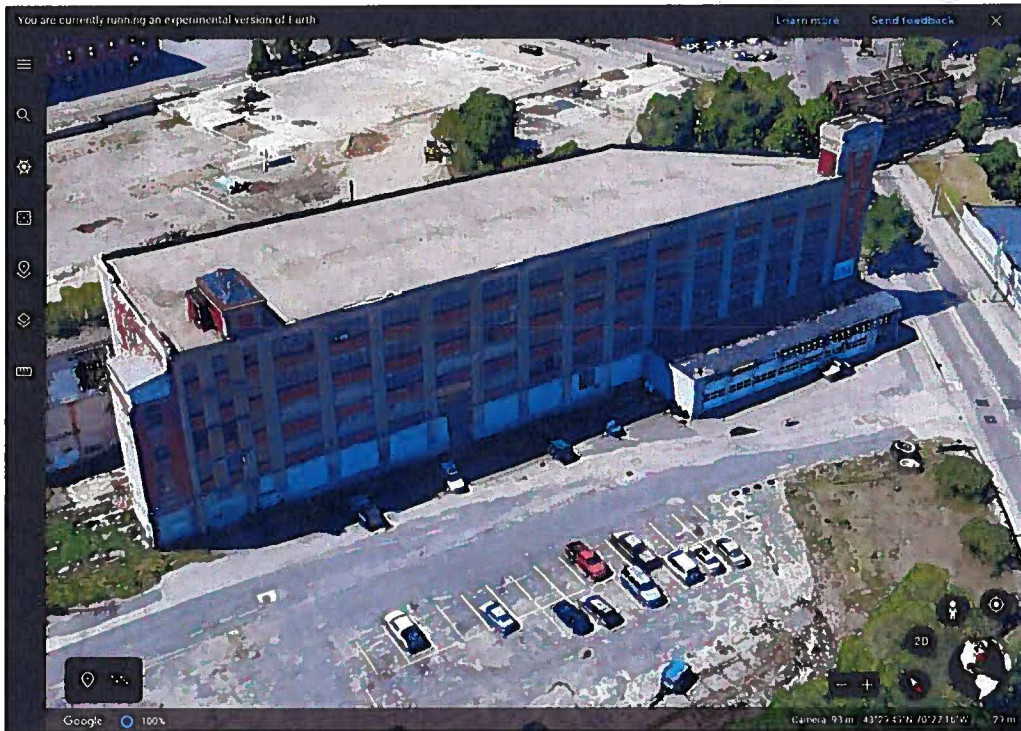
This six-story structure was built circa 1920 as a factory building to fabricate machine parts for the nearby textile mills. It is classified as 'Early 20th Century Industrial' style of architecture by the preservation consultant hired by the applicant. This extant building was an addition to a larger industrial building, now demolished. Remnants of the foundation of the demolished building still run parallel to the adjacent rail tracks. In 1972, a seven-bay auto repair structure was added to the front of the building nearest Elm Street. The proposed project will also incorporate these bays into the new design.



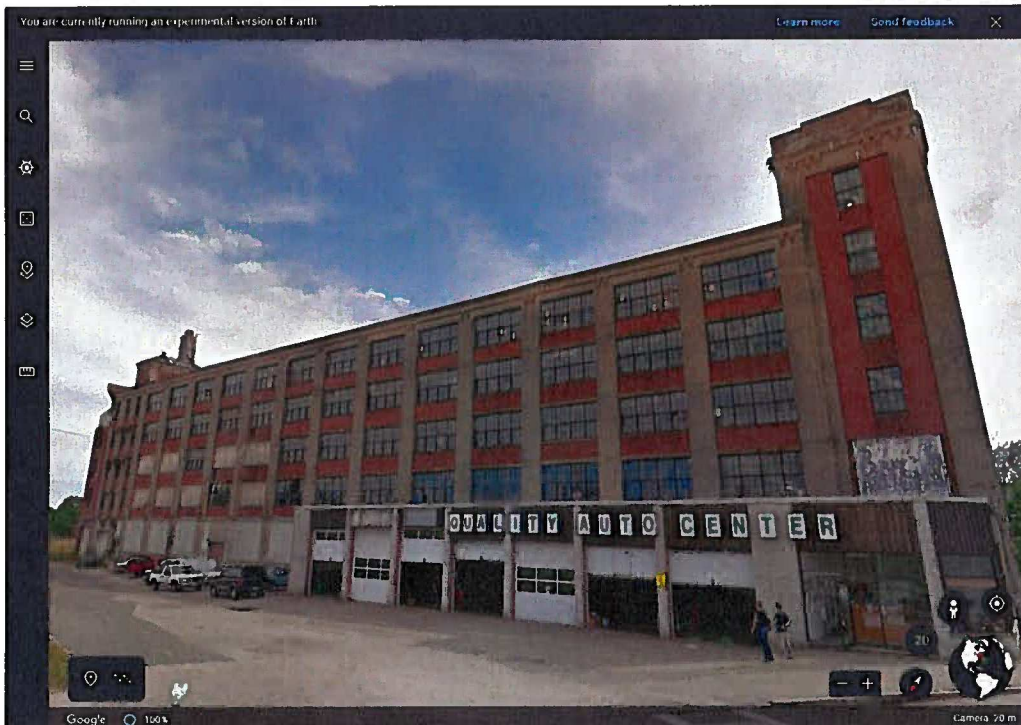
Source: "59 Elm & 10 Gooch Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4904>. Accessed 4/5/2021.



Source: <https://media.mainmemory.net/images/640/75/102045.JPG>. Accessed April 5, 2021



Source: "59 Elm Street, Biddeford, Maine." Google Maps Street View. 43°29'48"N 70°27'24"W. Accessed Date: 04/05/2021.



Source: "59 Elm Street, Biddeford, Maine." Google Maps Street View. 43°29'48"N 70°27'24"W. Accessed Date: 04/05/2021.

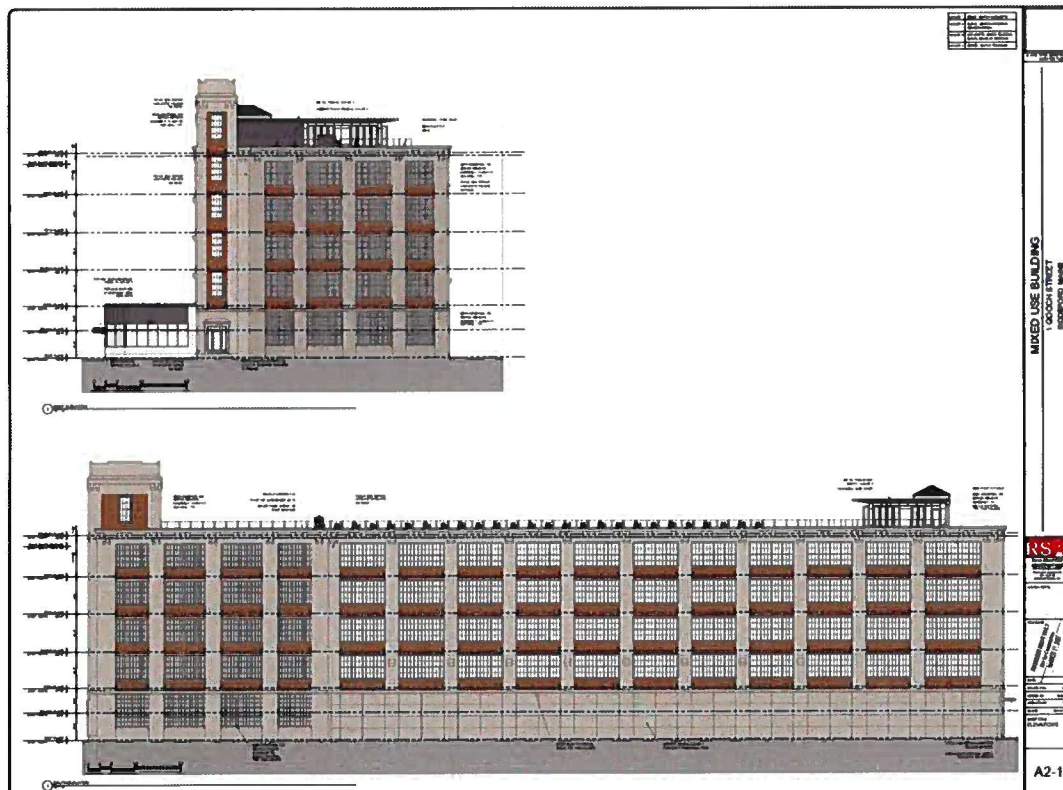
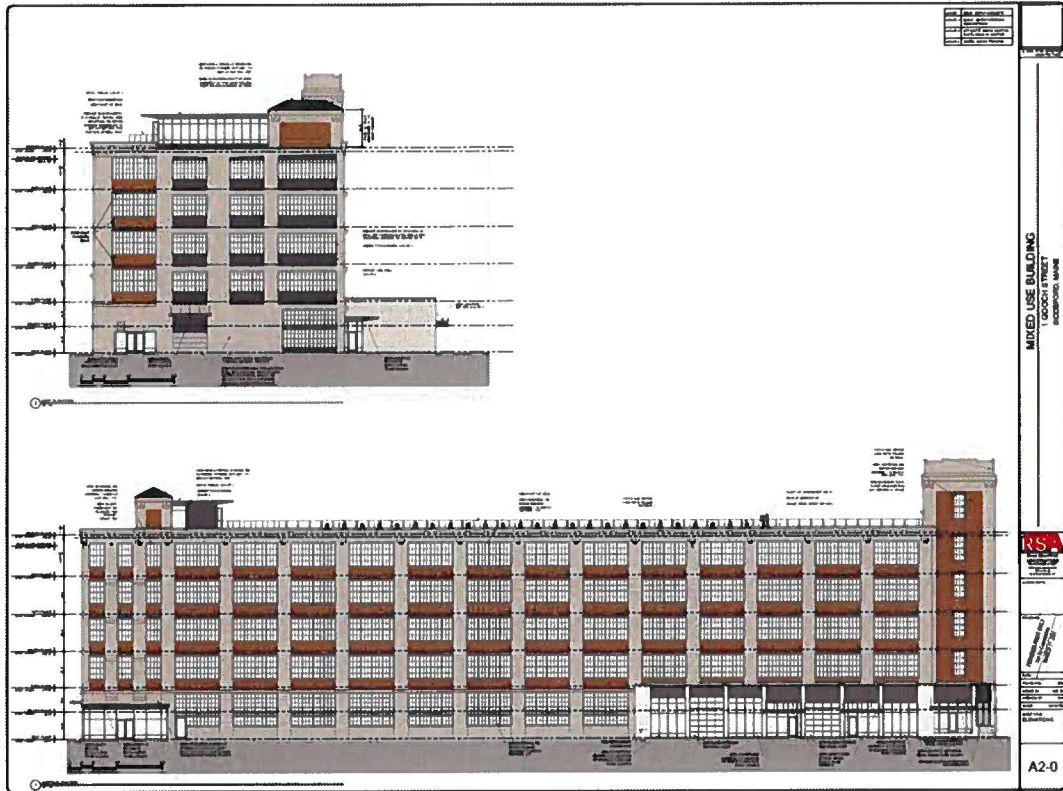
4. PROJECT PROPOSAL

The applicant proposes the following scope of work:

1. **Renovate the upper four floors into residential units**, ranging from studio apartments to 2-bedroom units.
2. The lower two levels of the original structure will accommodate **storage uses** only due to low floor-to-ceiling heights. **The former auto repair bays will be remodeled into commercial spaces.**
3. At the east end of the building, a **new rooftop lounge and deck will be constructed** for tenant use.
4. **All exterior concrete and brick will be patched and repaired as necessary.**
5. **All window openings will be fitted with Universal Series 700 window assemblies to match historic appearance.**
6. **Existing auto service bays will be fitted with new Aluminum Door Systems Model 521 glass overhead doors** and new storefront assemblies which will include new canopies over doorways. **A new storefront assembly will be installed at the east end of the North elevation and to serve as entry to residential units.**
7. On the South Elevation facing the rail tracks (not readily visible from the street) cement boards will be used to reface the lower level façade.

These changes will bring the look of major portion of this long-vacant building close to its original appearance. New storefront at the existing garage bays will freshen the North Elevation.

Elevations showing proposed work:



PUBLIC COMMENT

As of the time of this report, no public comments had been received.
Notices to ten abutters notices were sent out April 6, 2021.

5. 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

6. STAFF RECOMMENDATION:

The applicant is utilizing federal historic tax credits for this project and has engaged an historic preservation consultant, Essex Preservation of Amesbury, Massachusetts (<https://www.essexpreservation.com/>), to ensure the historic details of the property are maintained and the project complies with federal regulations. As such, there should be no issues with the intent of this project.

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 prior to beginning any work.

8. SAMPLE MOTIONS

A. *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.**

b. _____

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

a. _____

b. _____

Port Property

M A N A G E M E N T

1 Gooch Street Redevelopment Summary

Tom Watson & Company purchased 1 Gooch Street (formerly 59 Elm Street) on 12-22-20. The property is labeled 59 Elm Street & 10 Gooch Street on the City Assessor's webpage and the lot is identified as number 40 / 56 on City tax maps. The Saco-Lowell mill building is the significant historic structure that is located on the property.

The building has approximately 150,000 total square feet. The square footage is broken up evenly between 6 floors.

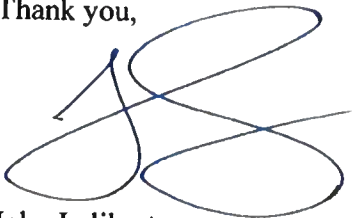
We plan to construct 96 apartments on the top 4 levels of the building. The unit mix will be mostly 1-bedroom units with some 2-bedroom units. We have designed a self-storage program for the bottom 2 floors of the building. Self-storage integrates well with the existing 7'-8' ceiling heights on these levels. Program design allows for vehicles to drive interior to the building to supplement accessibility to the storage facility.

Tow Watson & Company will utilize its construction team at Port Property Management to fully redevelop the 1 Gooch Street site.

The project will utilize state and federal historic tax credit equity. Our historic consultant, Christine Beard of Essex Preservation, is working with our architect at Ryan Senatore Architecture to produce plans which maintain and highlight the historic details of the property. The State Historic Preservation Office and from the National Parks Service recently approved the property's Part I application. Our Part II application was recently submitted to the SHPO.

We believe the property is perfectly positioned to become an extension of the rejuvenated mill district. The building is located at one of the City's prominent gateways and will have an incredible presence once it is fully revitalized. We are extremely excited about the opportunity to bring this property back to its former splendor.

Thank you,



John Laliberte
Acquisitions & Development
Port Property Management



**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: Tom Watson & Co.
Applicant's Address: 188 State Street Portland, ME 04101 Suite 303
Applicant's Phone(s): 207-590-2029
Applicant's E-mail: john@portpropmgt.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Saco-Lowell LLC
Owner's Address: 188 State Street Portland, ME 04101 Suite 303
Owner's Phone(s): 207-590-2029
Owner's E-mail: john@portpropmgt.com

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

Agent's Name: Ryan Senatore (Architect RSA)
Agent's Address: 500 Congress Street #2 Portland, ME 04101
Agent's Phone(s): 207 747 5159
Agent's E-mail: Ryan@senatorearchitecture.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address:

1 Gooch street / 59 Elm Street

Project Zone: MSRD 3

Existing Use of Property:

Vacant (Comm Bldg - MDL-96)

Project Tax Map(s):

40

Project Lot Number(s):

56

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: Moving all overhead utilities underground

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

SERIES 700

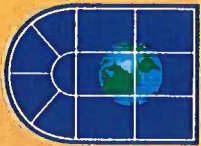
Historic Steel and Wood Replica Windows

Heavy Commercial



DETAILS

- Specialty designed for the narrow sightline needs of historic projects, approved on NPS funded buildings
- Fixed to vent sightlines can be made even, or stepped to faithfully meet design goals
- Multiple grid options to create Simulated Divided Lite (SDL) exterior, between glass or interior
- Designed with flexibility for single opening systems. Allows replication of steel "floating vent" windows
- Utilizes complete Thermal Break vent and master frame for optimal insulating
- Features 1 1/8" clear insulating glass made with Super Spacer, the world's only TrueWARM edge technology
- Interior bead glazed for easy repair and insulation
- Heavy duty 4 bar stainless hinges with brass slide
- Cost effective: Installed at fraction of the cost to refurbish, or replace with new steel windows.



UNIVERSAL
Window and Door

Heavy Commercial Steel Replica Wood Replica

Performance

AMA/WDMA/CSA101/152/A440

Structural Rating:
AP-AW 90 @ 60" x 36" Awning
C-AW 60 @ 36" x 60" Casement
FW-AW 100 @ 60" x 99" Fixed

Uniform Structural Load:
150 psf fixed
135 psf awning
90 psf casement

Water Resistance:
@ 12 psf: No Entry

Air Infiltration:
@ 6.27 psf: <0.10 cfm

Options

- Glass:**
Low-E, Soft-Coat, Solar Control, Argon, Tempered, Obscure, Wire or Spandrel
- Operators:**
Roto-op or Under-screen Push Bar hardware
- Wrapping Systems:**
Exterior Finishing Systems
Receptor Frame
Flange Frame
Backer Rod Stops, Installation Clips
- Mull Systems:**
Self-Mulling
I-Mullions
Structural Mullions
- Finishes:**
Special finishes and custom architectural finishes are available
- Internal, External and Interior Grids**

Specifications

General: All projecting windows are the thermally improved Series 700 as manufactured by Universal Window and Door. They include all necessary hardware and related items described and shown on the plans.

Material: Aluminum used is heavy commercial quality extruded aluminum 6063-T5 alloy with an internal polyurethane-filled structural thermal barrier. Frame and sash are designed for inside glazing using snap-in aluminum extruded bead.

Construction: All ventilator corners shall be mitered and reinforced with extruded keys that are crimped into place. All joints are sealed with a continuous bead of high quality EPDM gasket.

Glazing: At frames and vents, all glazing legs are 3/4" high with an inside surface to secure glazing tape or extruded EPDM seals. Glazing beads are extruded, snap-in type, no less than .050" and accommodate up to and including 1 1/8" glass, panels or inserts.

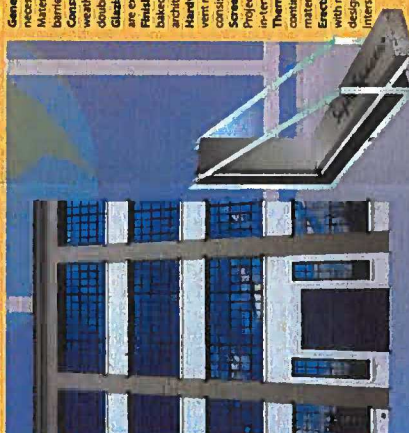
Finish: Aluminum surfaces on the Series 700 are undercoated with a 5-stage chromate pre-treatment, then have an electrostatically applied, baked-on enamel finish conforming to AAMA 603.8 standards. Standard colors are white, black, bronze, green and beige. Special colors, architect-specified finishes and anodized finishes are available at an added cost.

Hardware: Universal's ventilator windows incorporate two four-bar, heavy duty friction hinge assemblies securely fastened to the frame and vent members, operating in a track provided with an adjustable brass friction shoe that conceals when closed. Standard locking hardware consists of cam locking handles cast of white bronze, and secured with stainless steel fasteners.

Screens: The optional screen frame extruded aluminum frames securely joined at the corners, and finish will match that of the window frame. Projected window frames feature a wider door as standard. Screen cloth is 18 x 16 mesh fiberglass standard. WARNING: Insect screens are intended to provide reasonable insect control, and are not intended to provide for the retention of objects or persons from the interior.

Thermal Break: The thermal break is a two-part, cast-in-place, high strength polyurethane casting resin. This barrier provides a continuous, uninterrupted break around the entire perimeter of the frame and vent, and it is not touched by any metals, conductors or other materials.

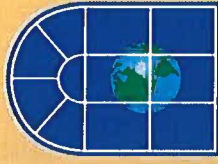
Erection: Window frames must be installed straight, plumb and level without springing or twisting, and securely fastened in place in accordance with manufacturer details and appropriate building codes. Windows are to be caulked with a suitable compound and using appropriate joint design to accomplish a thoroughly water-tight installation around the interior and exterior perimeter of the window frame and wall opening. Intersecting joints, mullions, and panning must be sealed to address field conditions.



SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



UNIVERSAL
Window and Door

DETAILS

Utilizes Complete Thermal Break Sash and Frame for optimal Insulating value
Features 1" clear insulating glass made with "Super Spacer", the world's only TrueWARM® edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

Auto Lock Sill available for added convenient security

"Telescoping Sash" Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Class 5 ULTRA-LIFT® balances are available

Custodial Hardware assures safe operation (Ideal for schools and institutional use)

HISTORIC CHARACTER. MODERN EFFICIENCY.

Performance

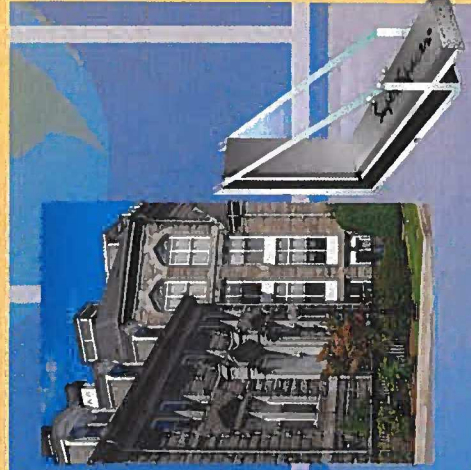
DH CW-PG45 @ 56" x 91"
Fixed AW-PG90 @ 60" x 99"
Air Infiltration @ 1.57 psf: <3 cf m / ft 2
Water Resistance @ 12.11 psf: No Entry
Uniform Structural Load
67.67 psf @ 56"x91" DH 135psf @ 60" x 99"
FIXED
Operating Force: 45 lbs MAX.
Condensation Resistance Factor: 41

Options

Glass:
Low-E, Soft-Coat, Solar Control, Argon,
Tempered, Obscure, Wire or Spandrel
Balances:
Ultralift, Superlift, Block and Tackle
Wrapping Systems:
Exterior Panning Systems
Interior Trim Systems
Receptor Systems
Flange Frame
Head Expander and Sill Angle
Finishes:
Special finishes and custom architectural
finishes are available
Child Guard and Vandal Screens
Internal, External and Interior Grids

Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/NWDA 101/152-97. They are furnished with all necessary hardware, trim and miscellaneous items as specified.
Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.
Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.
Glazing: Sashes are glazed with 1" sealed insulated glass, using "Pilot Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-744, Class CBA.
Spacer: Qualex Super Spacer® contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer® reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer® is the only polymer foam, NO-Metal warm edge spacer.
Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage chromate under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other architect specified finishes shall be of non-corrosive material compatible with aluminum.
Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet AAMA 902.2 specification, and are easily replaceable after the window is installed. Block and Tackle balances are standard. Intra-Lift are available.



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Trifab® VersaGlaze® 451/451T Framing System

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options, Pre-glazed options



Product Features

Trifab® VG (VersaGlaze®) Framing systems are built on the proven and successful Trifab® framing platform – with all the versatility its name implies. Trifab® framing set the standard and Trifab® VG framing improves upon it.

There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus, the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices.

Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

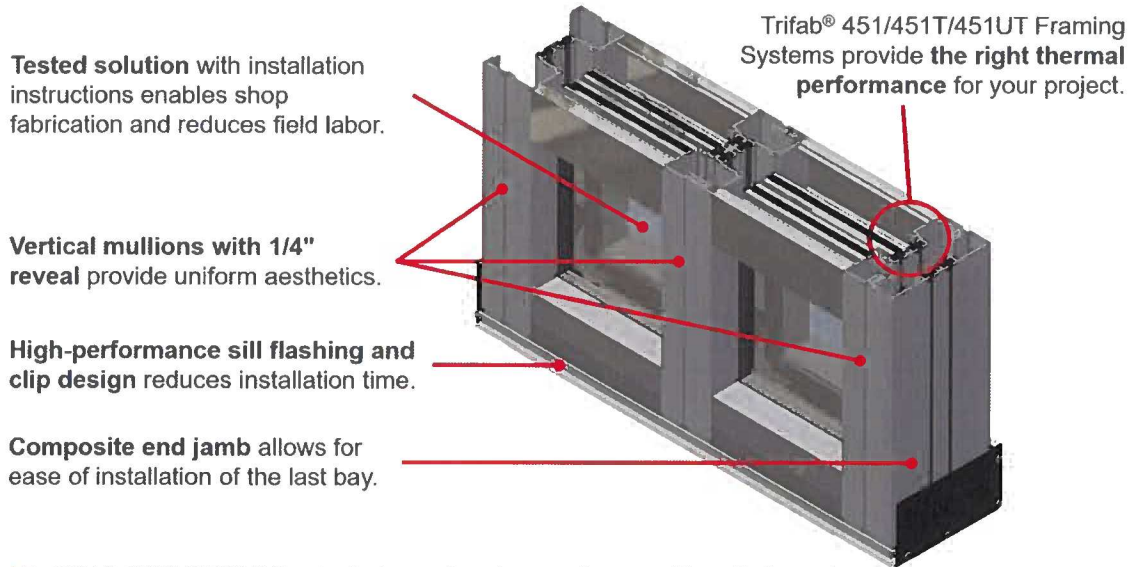
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Pre-Glaze Option Features



** For Trifab® 451/451T/451UT Framing System center set screw spline assembly applications only.*

Key Features Include:

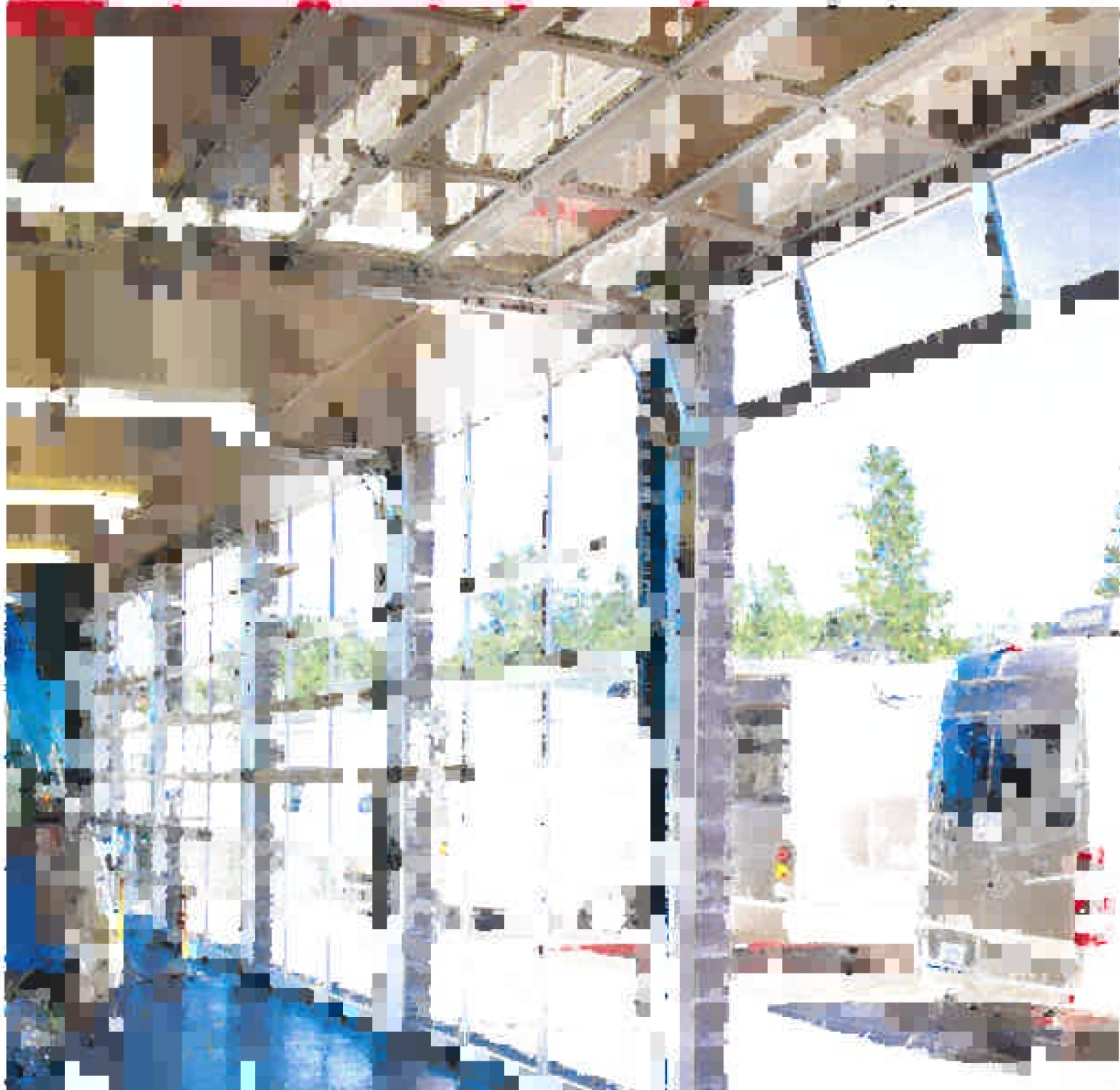
- Hurricane Impact tested on Shutter Application Only
- Trifab® VG 451/451T Framing is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- Screw spline pre-glaze option
- SSG / Weatherseal option
- Isolock® lanced and debridged thermal break option with Trifab® VG 451T Framing
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Optional Features:

- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Profit\$Maker® plus die sets available

Product Applications:

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows including GLASSvent® Windows for Storefront Framing are easily incorporated



Model 521, Clear signaling facilities

The Genuine The Original



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Aluminum Glass Doors 521



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Aluminum Glass Door model 521 is a sectional aluminum door appropriate for environments where maximum light infiltration and/or visual access is

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required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the Model 521 features a wide, 2-11/16" (68 mm) center stile, 3-3/4" (95 mm) or 4-1/2" (114 mm) bottom rail, based on door size.

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FEATURES

DOOR OPTIONS

COLORS

DOCUMENTS

Features

Standard max width

26'2" (7976 mm)

Standard max height

20'1" (6121 mm)

Section thickness

1 3/4" (45 mm)

Material

6063-T6 aluminum

Standard finish

204R-1 clear anodized (painted white at no charge)

Center stile width

2 11/16" (68 mm)

End stile width

3 5/16" (84 mm)

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Top rail width

2 3/8" (60 mm) or 3 3/4" (95 mm)

Top intermediate rail width

2 1/8" (54 mm)

Bottom intermediate rail width

1 19/32" (40 mm)

Bottom rail width

3 3/4" (95 mm) or 4 1/2" (114 mm)

Weatherseals

Bottom, flexible PVC

Standard springs

10,000 cycle

Track

2" (51 mm)

Mounting

Angle

Operation

Manual pull rope

Hinges and fixtures

Galvanized steel

Lock

Galvanized, interior-mounted single unit



Full Light Premium Wood Pella® Entry Door

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Let an abundance of light pour into your home with a Full Light premium wood front entry door. Available in a number of stains and with obscure or decorative glass, this panel can be styled to complement a traditional or contemporary home. Explore available features and options.

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- Our most customizable material

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- Contemporary panel design
- Expansive glass for more light
- Traditional or wrought-iron grilles add character
- Low-E, clear, obscure and decorative glass options available

50% off qualifying installations^{1,3}

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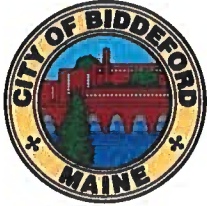
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EXPLORE WOOD ENTRY DOORS



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.13 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 7, 2021

RE: ITEM #4.2: 2021.13 HPC- Remodel and Renovation of 128 Main Street (Tax Map 38, Lot 379) in the MSRD-1 Zone.

MEETING: April 14, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to reconstruct the storefront of this Main Street building to resemble its original appearance.

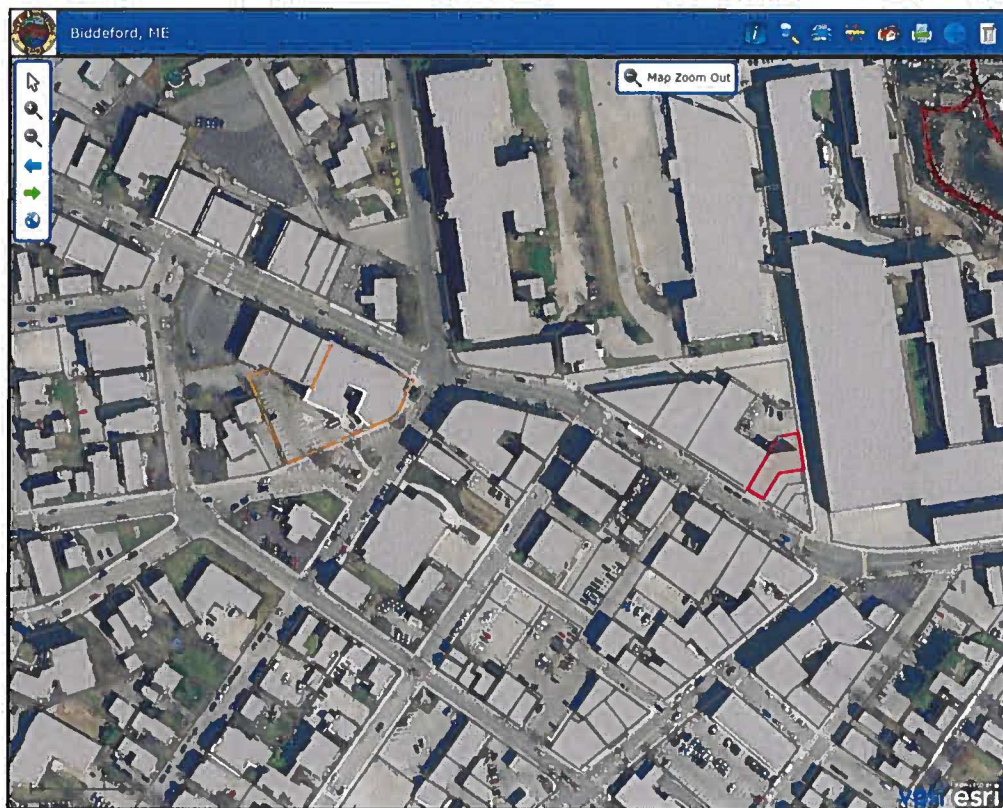
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jonathan Denton 99 West Cutts Ave #2 Biddeford, ME 04005 (207) 590-4842 polakewichblock@gmail.com
2.	Owner of Property:	Jonathan Denton 99 West Cutts Ave #2 Biddeford, ME 04005 (207) 590-4842 polakewichblock@gmail.com
3.	Agent:	Same as Above

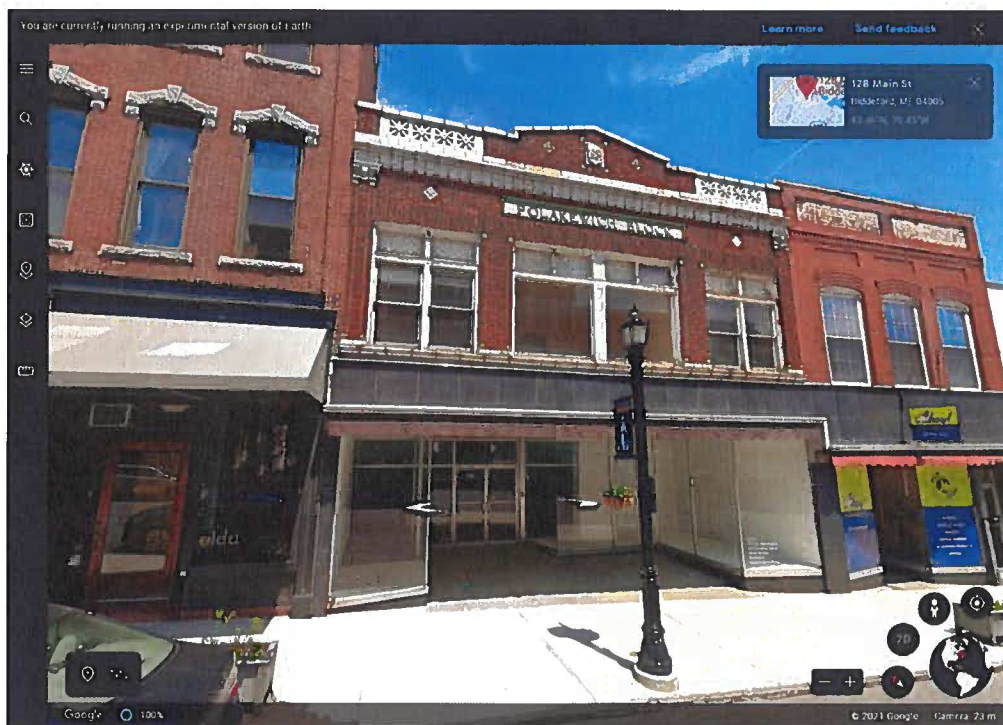
4.	Engineer/Architect/Contractor:	Goduti-Thomas Architects, Portland, ME
5.	Project Location:	128 Main Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 379
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial, Residential
12.	Uses in the Vicinity:	Commercial, Industrial, Residential
13.	Parcel Size:	0.1 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min 2 stories or 26 feet; Max 60 feet
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

This building was constructed in 1924. The style, according to the Russell Wright survey is 19th/20th C. Revival. According to the applicant, the existing recessed storefront was installed in the early 1960s when a men's clothing store occupied the space. The existing storefront configuration costs interior square footage, which the applicant wishes to gain back at the interior.



Source: "59 Elm & 10 Gooch Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4383>. Accessed 4/5/2021.



Source: "128 Main St, Biddeford, Maine." Google Maps Street View. 43°49'N 70°45'W. Accessed Date: 04/05/2021.



Source: McArthur Public Library

4. PROJECT PROPOSAL

The applicant proposes to **remove the existing recessed storefront and install flush storefront façade with recessed doorways**. Two doorways at the center of the building will be flanked by storefront windows with three bays at each side.

At the right side of this early 20th Century postcard (above), the Polakewich Block can be seen with storefront flush with the face of the building.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received. Notices to ten abutters were sent out April 6, 2021.

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:

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 Jonathan Denton to install new storefront at 128 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:

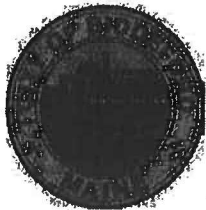
a. All permits must be obtained from Code Enforcement prior to beginning any work.

b. _____

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

a. _____

b. _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$140.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review

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

Applicant's/Owner's Information:

Applicant's Name: Jonathan Denton
Applicant's Address: 99 W cults St., Apt. 2
Applicant's Phone(s): 207.590.4842
Applicant's E-mail: jam polakewich block@gmail.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: "
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: 128 Main St.
Project Zone: MSKD3 Existing Use of Property: offices / residential
Project Tax Map(s): 38 Project Lot Number(s): 379

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: new storefront

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: exposing brick currently obstructed by faux marble

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:

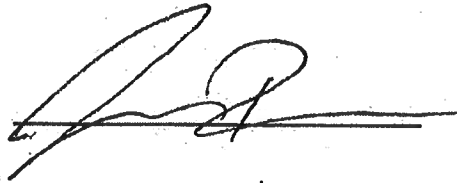
- ☐ Completed Application Form
- ☐ Description of Proposed Activity

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:



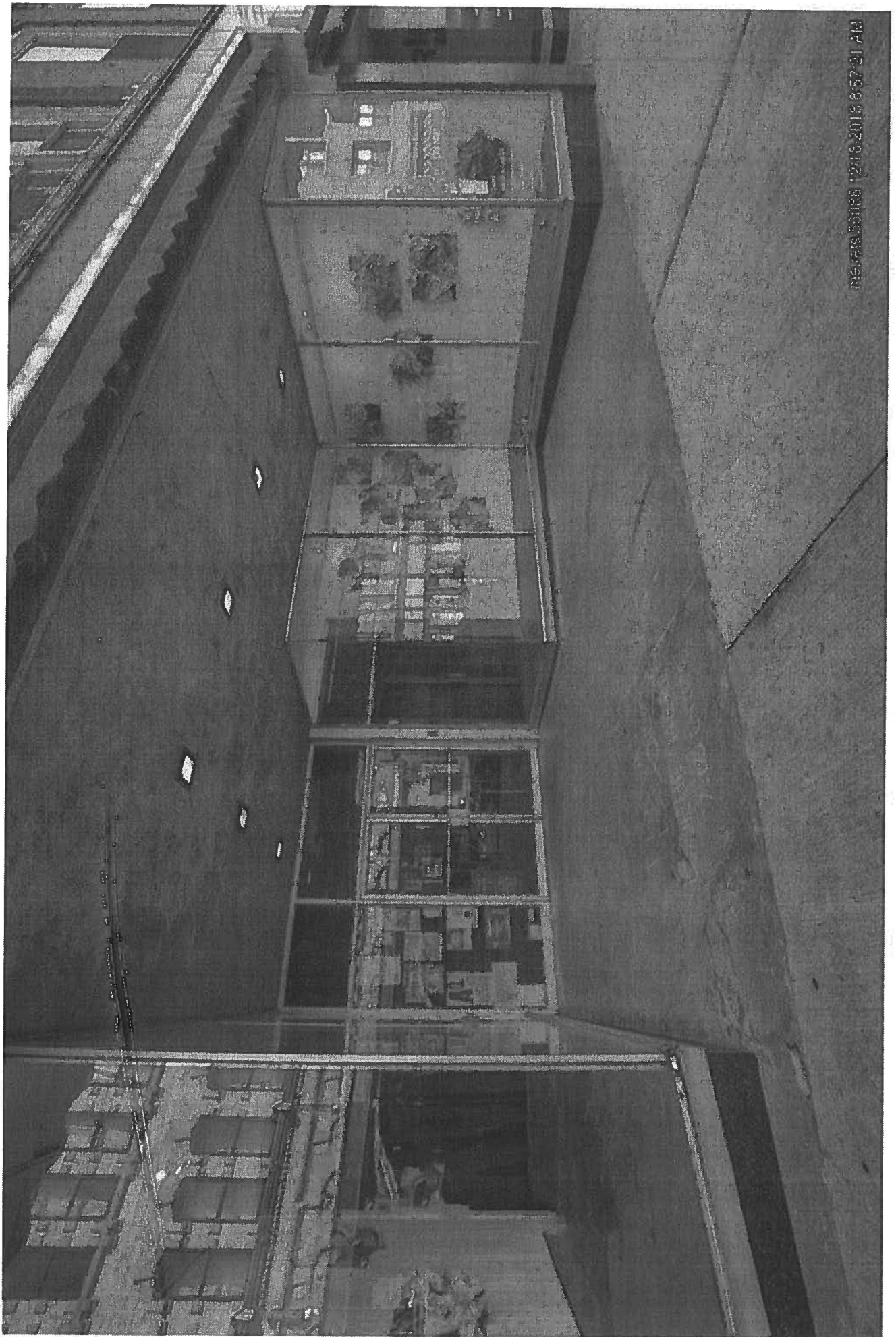
Date: 3/29/21

Signature of property owner:

14

Date: "





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