

City of Biddeford
Historic Preservation Commission
April 13, 2022 4:00 PM Zoom: Apr 13, 2022 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/96914099592?pwd=MkpQamZzMGIUM1ZhanVIY2xDZjFCUT09>

Passcode: 034138

Or One tap mobile :

US: +13017158592,,96914099592# or +13126266799,,96914099592#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1
346 248 7799 or +1 669 900 9128

Webinar ID: 969 1409 9592

International numbers available: <https://biddeford.zoom.us/j/96914099592>

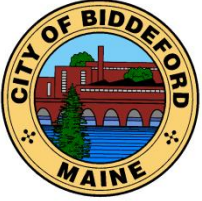
1. **Declaration of Quorum/Voting Members**
2. **Adjustments to the Agenda**
3. **Consent Agenda**
 - 3.1. Approval of Meeting Minutes from 020922
[020922-Draft.pdf](#)
4. **Unfinished Business**
5. **New Business**
 - 5.1. 2022.07 HPC Review a project by Kettler Marshall LLC who will be making alterations to a single family house as part of the Biddeford Lead Paint Hazard Reduction Program at 9 Chapel Street (Tax Map 39, Lot 135) in the MSRD-2 Zone.
 1. [Historic Preservation Commission Application - 9 Chapel Street.pdf](#)
 2. [window and door cut sheet.pdf](#)
 3. [2022.07 HPC 9 Chapel St SR.pdf](#)
 4. [Vision Government Solutions.pdf](#)
 5. [Deed.pdf](#)
 - 5.2. 2022.08 Review a project by Kostag, LLC to replace windows at 20 Washington Street, formerly Charisma Salon, (Tax Map 38, Lot 349) in the MSRD-1 Zone.
 1. [22.08 HPC Kopstag Application.pdf](#)
 2. [Window Cut Sheets.pdf](#)
 3. [2022.08 HPC 20 Washington St SR.pdf](#)
 4. [2022.08 HPC - Vision.pdf](#)
 5. [Deed.pdf](#)

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

1. [2022.11 HPC Leclerc Application.pdf](#)
2. [Leclerc Pella Cut Sheet.pdf](#)
3. [2022.11 HPC 114 Washington St SR.pdf](#)
4. [Vision Government Solutions.pdf](#)
5. [Deed.pdf](#)

6. Other Business

7. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING
February 9, 2022

4:00

Zoom

(DRAFT)

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

- 1. Roll Call/Declaration of Quorum/Voting Members (Chair opened meeting at 4:03 PM)**
- 2. Adjustment to the Agenda**
- 3. Consent Agenda**

Approval of Meeting Minutes from January 12, 2022

MOTIONS: 4:12 PM

Schaffer: Motion-to approve the meeting minutes from January 12, 2022

Ware: Second

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

- 4. Unfinished Business**
- 5. New Business**

5.1 Discussion of CLG Application

Brad Favreau explained to the Commission the changes requested for the CLG approval

He told them that these changes will appear before the Planning Board on 2-16-22 and if approved to the Council 3-1-22 & 3-15-22

5.2 CLG Grant Opportunities-general discussion

5.3 Possible Projects to be Funded by CLG Opportunities

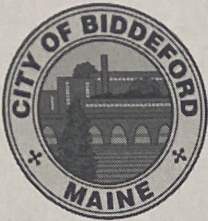
The commission discussed a new survey of the city as well as design guidelines.

- 6. Other Business**
- 7. Adjourn Meeting 4:30 PM**

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Kettler Marshall LLC
Applicant's Address: 125 Ocean Ave Apt. A Portland ME 04103
Applicant's Phone(s): 202-421-8819
Applicant's E-mail: Frank.kettler@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: See Applicant Info
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: 9 Chapel Street Biddeford ME 04005
Project Zone: MSRD2 Existing Use of Property: 1010 Single Fam MDL-01
Project Tax Map(s): _____ Project Lot Number(s): 0391350000

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



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

- 10

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 - \$275.00

If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

- 

Completed Application Form

- 104

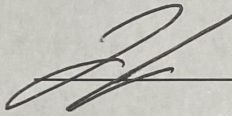
Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

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

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

Signature of applicant:



Date: 3/28/22

Signature of property owner:



Date: 3/28/22

Biddeford's Lead Hazard Reduction & Healthy Homes Program

Lead Designer's Replacement Component Recommendations for Garage Door, Living Room Windows, and Cellar Hopper Window

Project Address: 9 Chapel Street, Biddeford

Garage Door



- 3-layer steel construction (Steel-Intellicore insulation-steel)
- Improved energy efficiency with 1-3/8 in. thick, high R-value polyurethane insulation - R-value 12.9
- Standard extension springs included
- Traditional overhead door is compatible with automatic garage door openers
- Bottom weather seal in rust-proof retainer helps seal floors and is easily replaced
- Exterior lock not included,

Whole Component Removal and Replacement: Remove and dispose of the door (including hardware and Jamb, Threshold.) Install a new **{New vinyl clad/insulated garage door}**

All exterior doors must be labeled showing Energy Star compliance for the Northeast region. Labels must remain in place until approved/Inspected by CAA. Newly installed exterior doors will have adjustable sills. Installation to include proper lockset [Schlage F10 / F40] or approved equal and hinges. Newly installed exterior locksets/dead bolts will be keyed alike in each separate unit.

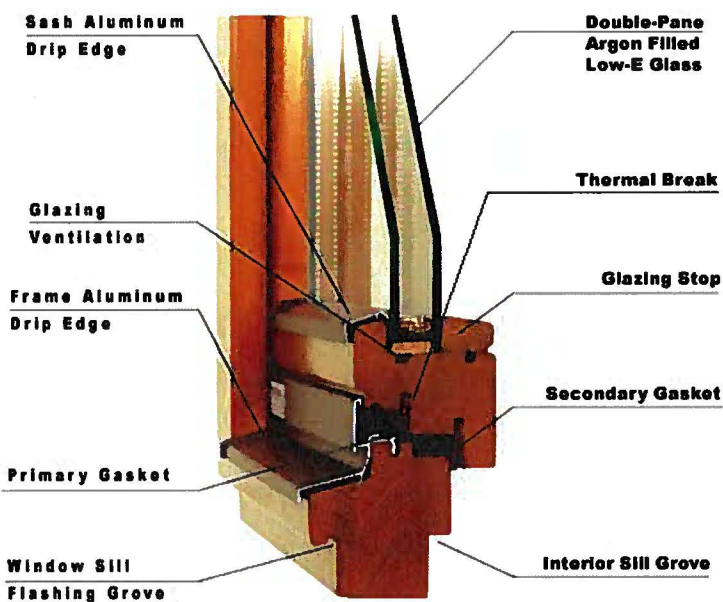
Biddeford's Lead Hazard Reduction & Healthy Homes Program

Lead Designer's Replacement Component Recommendations for Garage Door, Living Room Windows, and Cellar Hopper Window

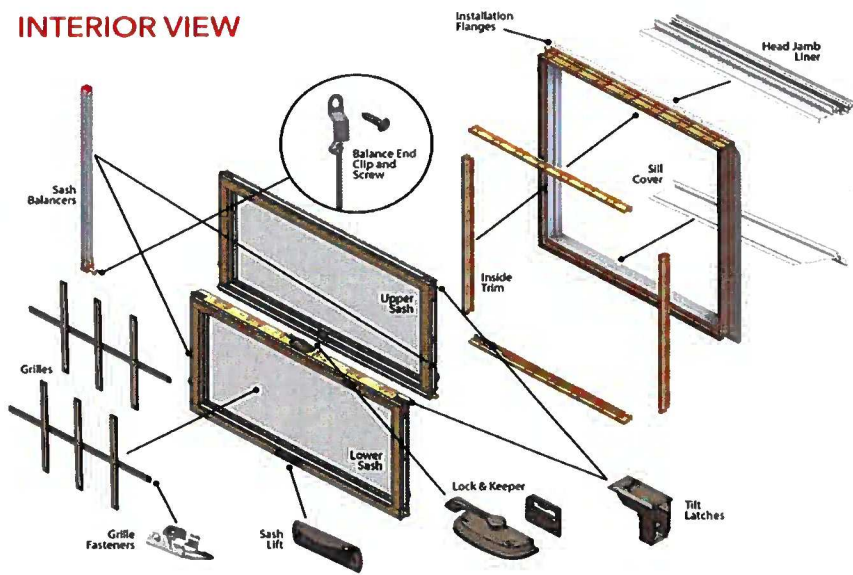
Project Address: 9 Chapel Street, Biddeford

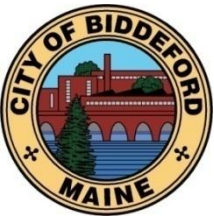
Windows, including storm window. Remove window weights if present. All windows will be labeled showing a U-value of .28 or less.

[Aluminum-clad double hung/cellar hopper true divide] following manufactures recommendations. Apply low expanding foam/caulking around window jamb/rough opening.



INTERIOR VIEW





CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.07

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, Biddeford Planning and Development

DATE: April 6, 2022

RE: ITEM #5.1 2022.07 – Public Hearing – Kettler Marshall, LLC. To conduct Lead Paint Reduction Rehabilitation at 9 Chapel Street in zone MSRD-2

MEETING DATE/TIME: April 13, 2022 @ 4:00 PM

1. INTRODUCTION

The applicant proposes various exterior repairs and alterations as part of the Biddeford Lead Paint hazard Reduction Program at 9 Chapel Street in preparation of opening a new business.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Kettler Marshall LLC 125 OCEAN AVE APT A PORTLAND, ME 04103 202-421-8819 franknkettler@maine.rr.com
2.	Owner of Property:	Same as above
3.	Contractor/Developer:	Same as above
6.	Project Agent/Architect:	N/A
5.	Project Location:	9 Chapel Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lots 135
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Parcel Size	0.14 Acre
13.	Front Setback Required	15'
14.	Side Setback Required	15'
15.	Rear Setback Required	10'
16.	Height Requirements	3 stories max.; max. 35 ft. max.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Residential
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	April 13, 2022 Meeting: The notice was posted in City Hall and on the city website on April 6, 2022. Mailing notices were also sent out to all abutters within 100' on April 6, 2022 – 19 notices were sent out.

3. EXISTING CONDITIONS:

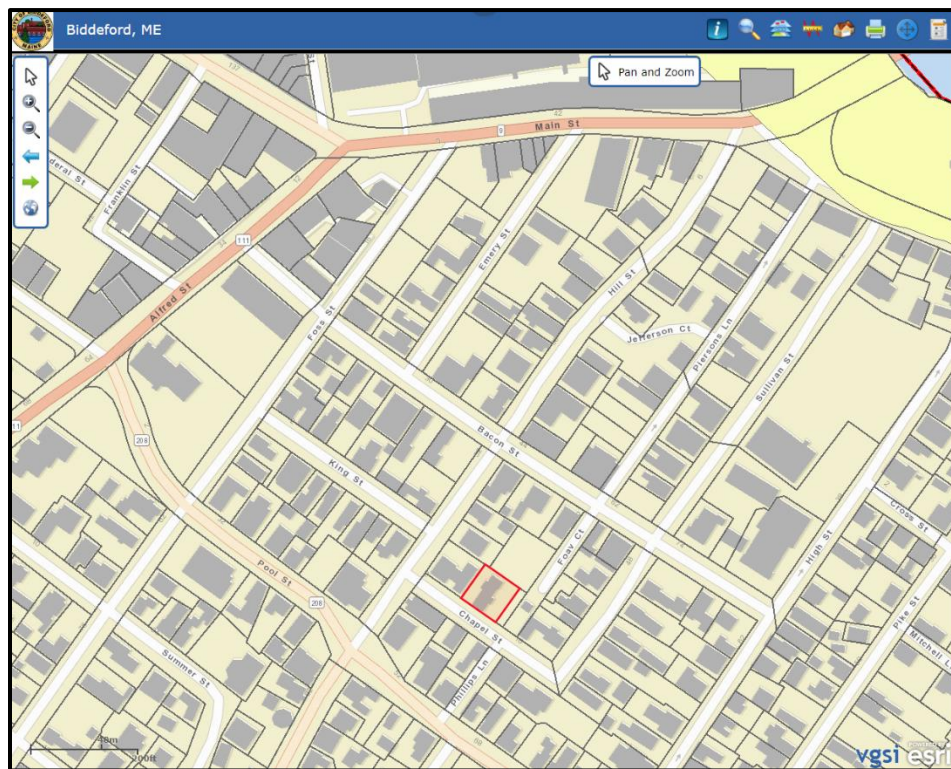
According to Assessor Department Records, this building was constructed in 1890. This building, commonly referred to as a “New Englander,” was popular around the turn of the 20th Century. Its features include 1-1/2 or 2-2/1 stories, a steeply pitched roof, street-facing gable end, dormers, and often an elaborate front entry or porch.

Historical Significance

None found.

This is a Non-contributing structure as identified by the Russell Wright Survey.

Location:



Source: “9 Chapel Street.” <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4591>.
Accessed Date: 4/5/2022.

Existing Conditions:

The house as it appears in an image on the Assessor's webpage:



Source: "9 Chapel Street." <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4591>.
Accessed Date: 4/5/2022.

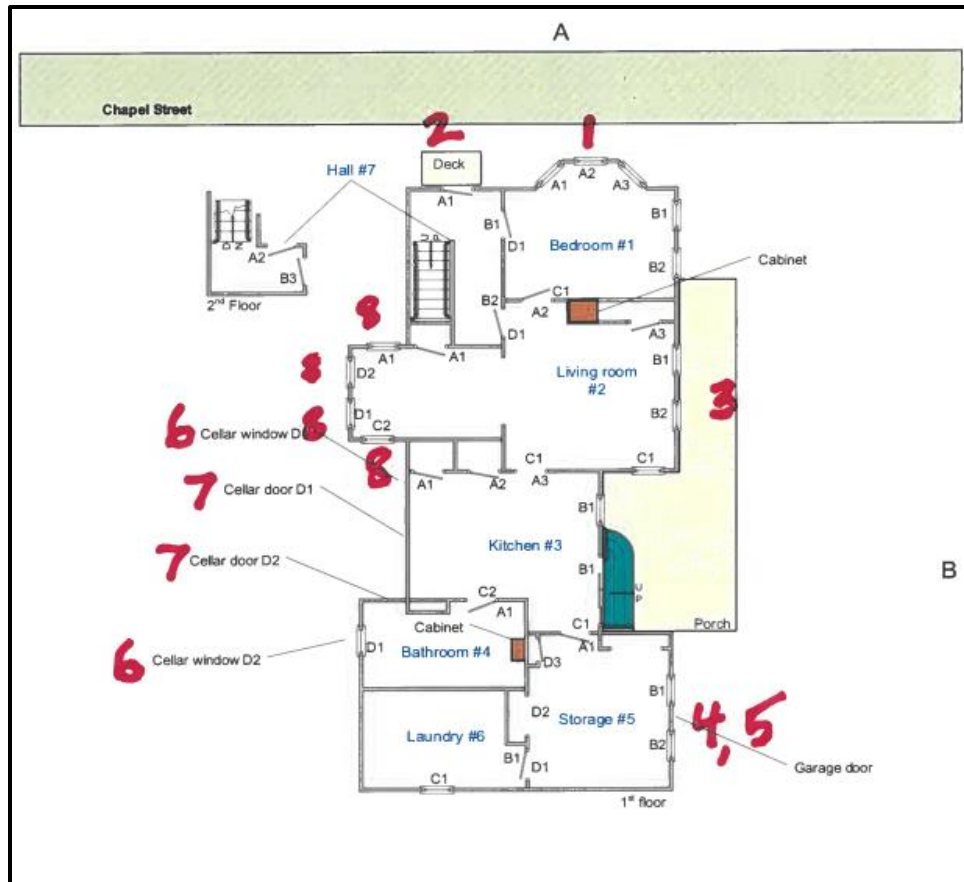
The house as it appears in Google Street View from 2018:



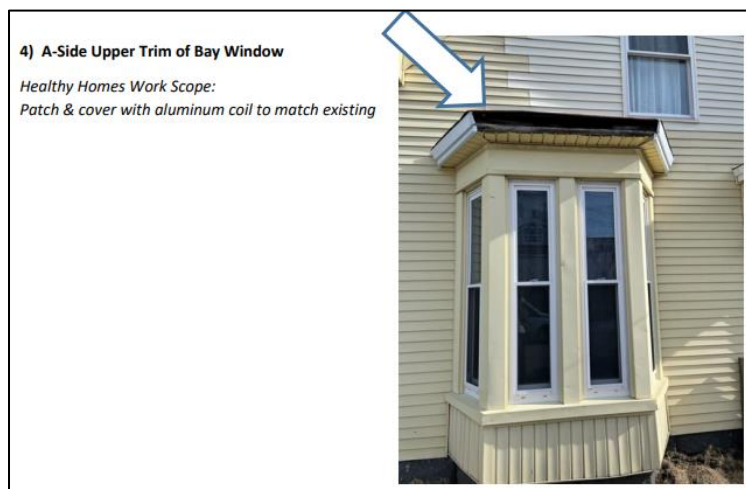
Source: "9 Chapel Street, Biddeford, Maine." 43.49° N 70.45° W. **Google Earth Street View**. Imagery Date: July, 2018. Accessed Date: 4/5/2022.

4. PROJECT PROPOSAL

The scope of proposed work includes several areas of repair and or replacement to eliminate lead paint hazard.



1. Repair trim at front window bay; cover with aluminum coil stock:



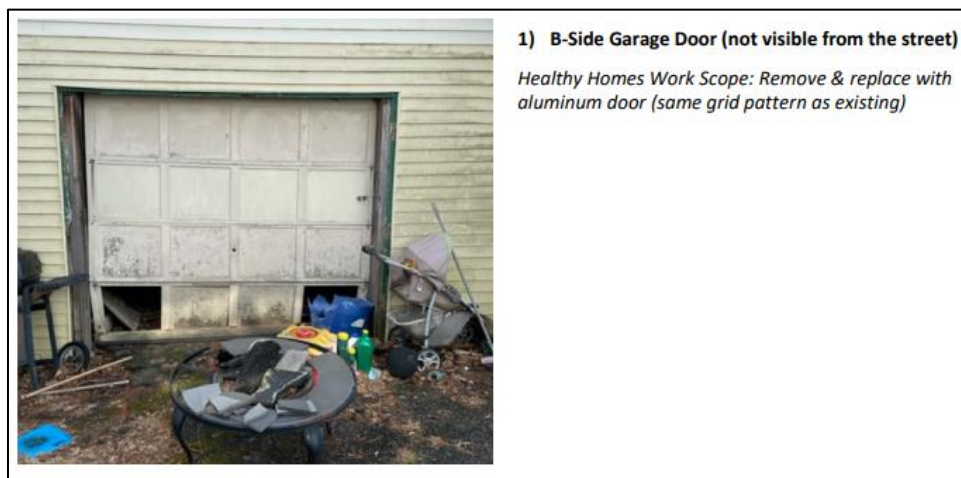
2. Replace front porch floor and step to match existing:



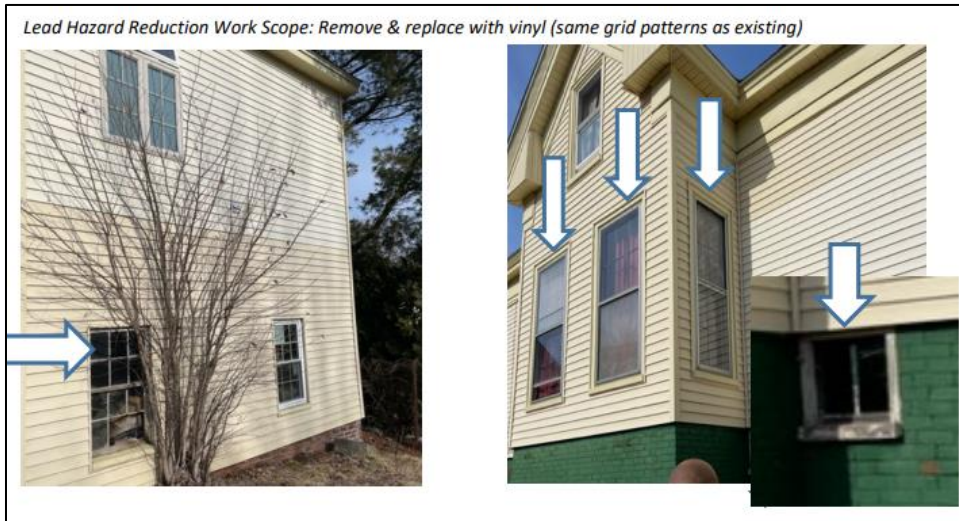
3. Replace porch floor on northwest side of building to match existing:



4. Replace garage door at rear of northwest side of building:



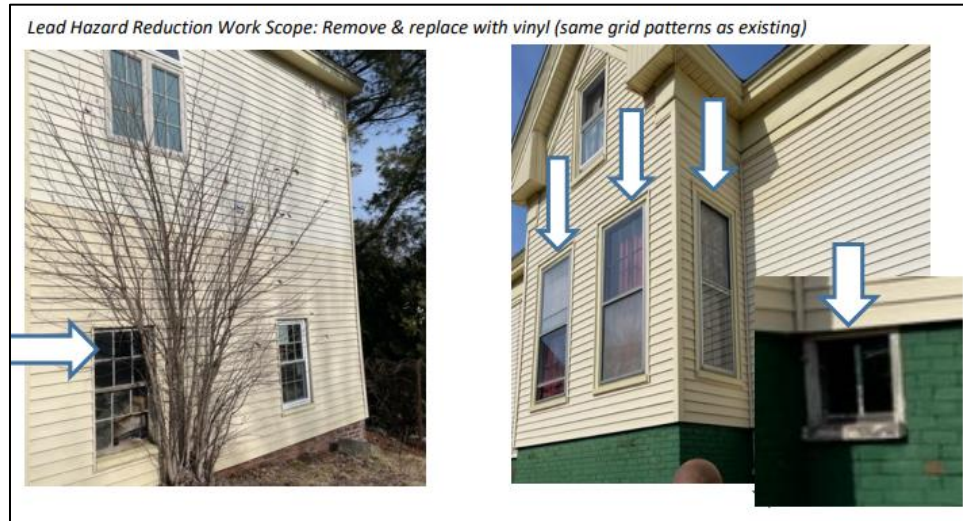
5. Cover garage door casing with aluminum coil stock
6. Replace two cellar windows on southeast side of building with aluminum-clad units (grille to match existing):



7. Rebuild two cellar doors on southeast side of building to match existing:



8. Replace four window existing units at first floor with aluminum-clad windows, also on the southeast side bay:



5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-2 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness)):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*
- 2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*
 - a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
 - b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
 - c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*
 - d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
 - e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
 - f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*

- g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
- h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

c. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

- 1. None.

7. STAFF RECOMMENDATION:

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

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the submitted application materials and considered the application for approval, approval with conditions, or denial.

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

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

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for lead hazard rehabilitation at 9 Chapel Street, based on the materials submitted and conditioned on the following:*

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

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

a. _____

b. _____

9 CHAPEL ST

Location 9 CHAPEL ST

Mblu 39/ 135/ / /

Acct# 0391350000

Owner KETTLER MARSHALL LLC

Assessment \$143,800

Appraisal \$143,800

PID 4591

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$93,100	\$50,700	\$143,800
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$93,100	\$50,700	\$143,800

Owner of Record

Owner KETTLER MARSHALL LLC
Co-Owner
Address 125 OCEAN AVE APT A
PORTLAND, ME 04103

Sale Price \$128,000
Certificate
Book & Page 18335/881
Sale Date 08/06/2020
Instrument 1L

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KETTLER MARSHALL LLC	\$128,000		18335/881	1L	08/06/2020
SACO AND BIDDEFORD SAVINGS INSTITUTION	\$0		18331/681	1L	07/29/2020
HOLLIS ACQUISITIONS, LLC	\$0		17438/0818	1B	03/15/2017
MECAP, LLC	\$49,900		17297/0313	1L	08/11/2016
FEDERAL HOME LOAN MORTGAGE CORP	\$47,420		17182/0479	1L	02/09/2016

Building Information

Building 1 : Section 1

Year Built: 1890

Building Photo

Living Area:1,529

Replacement Cost:\$185,017

Building Percent Good:50

Replacement Cost

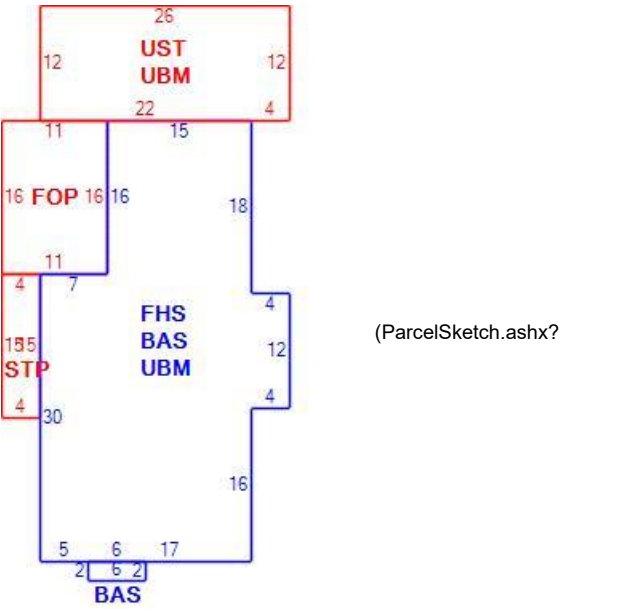
Less Depreciation:\$92,500

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	



(http://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\64\10.jpg)

Building Layout



pid=4591&bid=4755)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	960	960
FHS	Half Story, Finished	948	569
FOP	Porch, Open, Finished	176	0
STP	Stoop	60	0
UBM	Basement, Unfinished	1,260	0
UST	Utility, Storage, Unfinished	312	0
		3,716	1,529

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	

FLU2	BRICK	1.00 UNITS	\$600	1
------	-------	------------	-------	---

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.14
Description	SINGLE FAM MDL-01	Frontage	0
Zone	MSRD2	Depth	0
Neighborhood	0003	Assessed Value	\$50,700
Alt Land Appr Category	No	Appraised Value	\$50,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$86,400	\$39,400	\$125,800
2019	\$86,400	\$39,400	\$125,800
2018	\$86,400	\$39,400	\$125,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$86,400	\$39,400	\$125,800
2019	\$86,400	\$39,400	\$125,800
2018	\$86,400	\$39,400	\$125,800

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
9/23/2011	LETTER / STATE REQUIREMENT	
1/4/2007	Outside inspection only	
2/6/2003	PROPERTY REVIEW/TITLE 36 2005	
4/1/1997	DC 1997 UPDATE	
2/1/1990	MEAS & LISTD	

DLN:1002040105707 QUITCLAIM (RELEASE) DEED

KNOW ALL BY THESE PRESENTS,

THAT, SACO AND BIDDEFORD SAVINGS INSTITUTION, a Maine banking corporation with a place of business in Saco, Maine, Mortgagee and Plaintiff pursuant to a Statutory Power of Sale related to **HOLLIS ACQUISITIONS LLC**, with a public sale having occurred on June 25, 2020, at the premises described below after Notice of Sale was published in the Biddeford-Saco-OOB Courier on May 28, 2020, June 4, 2020, and June 11, 2020, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, paid by **KETTLER MARSHALL LLC**, a Colorado limited liability company with a mailing address of 125 Ocean Avenue, Apt. A, Portland, ME 04103, being the highest bidder at the public sale, the receipt whereof it does hereby acknowledge, does hereby release all of its right, title, and interest in the following described property unto the said Kettler Marshall LLC, its successors and assigns, to wit:

A certain tract or parcel of land, with the buildings thereon, if any, situated in Biddeford, York County, State of Maine and bounded and described as follows:

Beginning at an iron pipe driven into the ground on the Northeasterly side of Chapel Street at the Southerly corner of land of Eleanor E. McCollum formerly of Copeland; thence Southeasterly by said Chapel Street sixty-six and 44/100 (66.44) feet to an iron pipe driven into the ground and land to be conveyed this day by Eleanor I. Davis to Frank M. Jones, et al, said iron pipe being thirteen and 75/100 (13.75) feet Westerly from the corner board at the Westerly corner of the shop standing on said land this day conveyed to said Frank M. Jones, et al, and being twenty-nine and 5/100 (29.05) feet Southerly from the underpinning at the Southerly corner of the jog on the Southeasterly side of the house standing on the land herein conveyed; thence Northeasterly by said land this day conveyed to said Frank M. Jones, et al, and marking an included angle of 89° 55' with said street and passing twelve and 78/100 (12.78) feet Northwesterly from said corner board at the Westerly corner of said shop and passing sixteen and 79/100 (16.79) feet Southeasterly from the underpinning at the Southerly corner of said house standing on the land conveyed and passing twelve and 74/100 (12.74) feet Northwesterly from the underpinning at the Northerly corner of the main part of said shop and passing twelve and 83/100 (12.83) feet Southeasterly from the underpinning at the Easterly corner of said jog on said house seventy-nine (79) feet to land of one Jordan; thence Northwesterly by said Jordan land and land of one Doyon and being parallel to said Chapel Street sixty-six and 44/100 (66.44) feet to a drill hole in the retaining wall and the Easterly corner of said McCollum land; thence Southwesterly by said McCollum land and parallel to the second line described above seventy-nine (79) feet to the point of beginning.

Reserving to Frank M. Jones, his heirs and assigns, an easement for the small shed in the rear, which stands partly on the within conveyed premises to remain in place with the right to Frank M. Jones, his heirs and assigns, to enter upon the within described land to repair and maintain said shed so long as the same shall stand.

Maine R.E. Transfer Tax Paid

Being the same premises conveyed to Hollis Acquisitions, LLC by deed of MECAP, LLC, dated March 15, 2017 and recorded in the York County Registry of Deeds in Book 17438, Page 818,

IN WITNESS WHEREOF, the said Saco and Biddeford Savings Institution has caused this instrument to be signed and sealed by David A. Goyet, its Senior Vice President, thereunto duly authorized, this 5th day of August, 2020.

**Signed Sealed and Delivered
in the Presence of:**

**SACO AND BIDDEFORD SAVINGS
INSTITUTION**

Paula M. Bedard
Witness

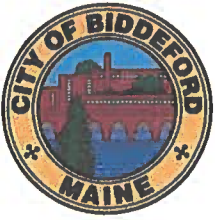
By David A. Goyet
David A. Goyet
Its: Senior Vice President

STATE OF MAINE
COUNTY OF YORK

August 5, 2020

Personally appeared before me the above-named David A. Goyet, Senior Vice President of Saco and Biddeford Savings Institution, and acknowledged the foregoing instrument to be his free act, in his said capacity, and the free act and deed of said Saco and Biddeford Savings Institution.

Paula M. Bedard
Notary Public PAULA M. BEDARD
Print Name: Notary Public, State of Maine
My Commission Expires: My Commission Expires July 26, 2021



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Kostag, LLC
Applicant's Address: 20 Washington Street
Applicant's Phone(s): 207.468.6661
Applicant's E-mail: josephamoreshead@gmail.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Joseph A. Moreshead dba Kostag, LLC
Owner's Address: 20 Rivers Edge Lane, Saco
Owner's Phone(s): 207.468.6661
Owner's E-mail: josephamoreshead@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: 20 Washington Street

Project Zone: _____ Existing Use of Property: _____

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

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)

☐ Installation or replacement of siding

☐ Porch replacement or construction of new porches

☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure

☐ Alteration of accessory structures such as garages

☐ Other: _____

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: Change existing sign from "Charisma Hair Salon" to "Biddeford Fibre", replace black cloth awnings with new black material

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 - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are required:

- ☐ Completed Application Form
- ☐ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

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

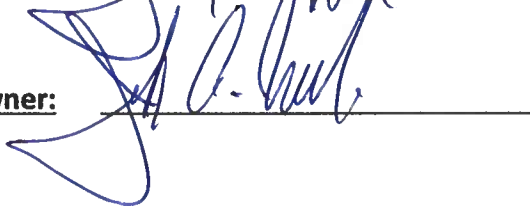
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:

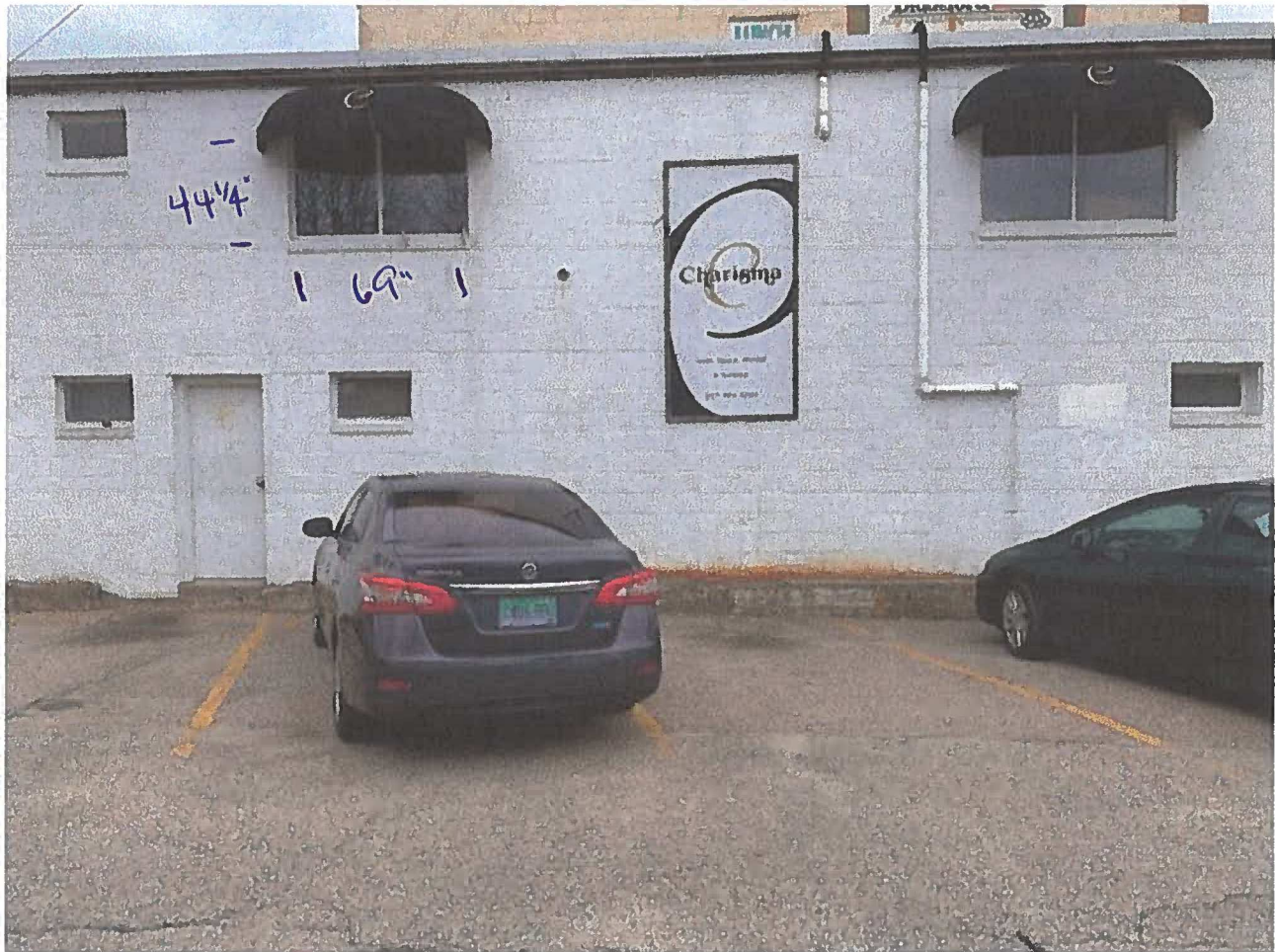


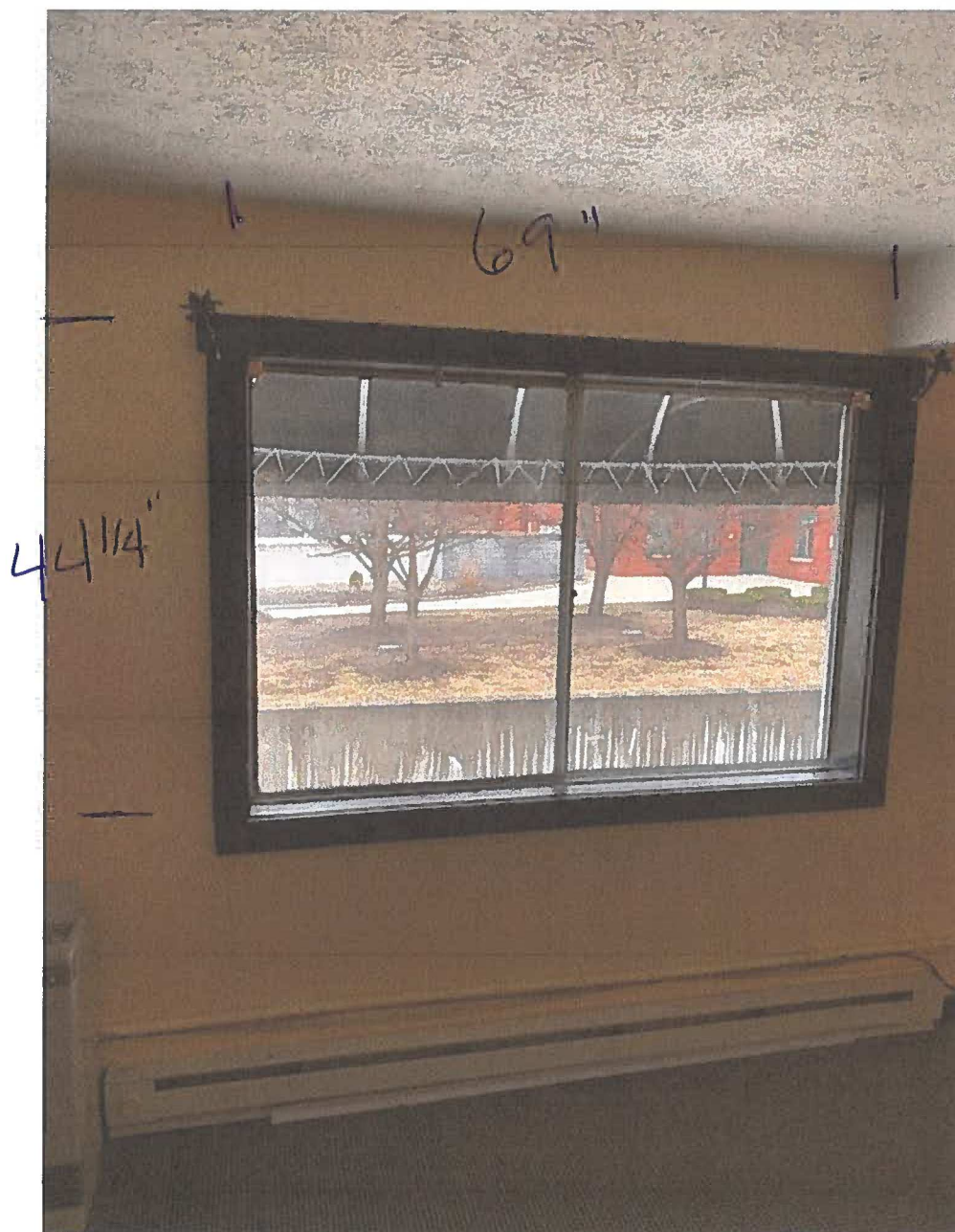
Date: 03/27/2022

Signature of property owner:



Date: 03/27/2022





E-Series French Casement Windows (2014 to Present)

Standard Windows

Parts Illustration

Parts Illustration



Manufactured 2012 to Present
E-Series French Casement Window Unit Parts

Unit viewed from exterior.

Parts Illustration

Colors - Exterior

Note:

(*) Anodized Finishes



Standard Windows

Colors/Species/Finishes - Interior

Pine	Mixed Grain Douglas Fir	Oak	Maple
Walnut	Alder	Hickory	Mahogany
Vertical Grain Douglas Fir	Cherry		

Clear Coat	Wheat	Autumn Oak	Golden Hickory	Honey
Cinnamon	Russet	Mocha	Espresso	

White Birch Bark Primed Canvas Sandtone Terratone Forest Green

Dark Bronze Dove Gray Prairie Grass Red Rock Cocoa Bean Black Anodized Silver

Unit Sizes

Standard and Custom Window Sizes

Note:

E-Series French Casement Windows are available in standard sizes (see standard size charts, [page 6](#)). Replacement parts for some standard windows can be ordered using the numbers listed in this catalog. Many replacement parts for standard windows are made to order. These items are ordered using the Product ID found on the identification label and a description of the part needed. See [Service Guide 9051877](#).

E-Series French Casement Windows are also available in custom sizes in 1/8" increments between the smallest and the largest standard sizes. Most replacement parts for custom-sized windows are made to order and can be ordered with the Product ID found on the identification label and a description of the part needed. See [Service Guide 9051877](#).

E-Series Product Label

Note:

Every E-Series French Casement Window will have an identification label or glass etching containing a unique Product ID. The Product ID on E-Series French Casement Windows will be located at the top of the window frame or etched into the glass. See [Service Guide 9051877](#). The Product ID may be up to 14 digits long (excluding hyphens), depending on the age of the unit. Replacement parts will also get their own unique Product ID. When ordering replacement parts, providing the Product ID ensures that replacement parts match the specifications.

E-Series French Casement Windows (2014 to Present)

Standard Windows

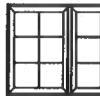
Unit Sizes

Unit Size Chart - Standard Windows

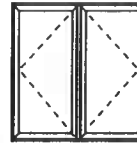
Note:

F.S. refers to overall outside-to-outside frame. R.O. refers to rough opening. V.G. refers to visible glass. See latest [Size Grid](#).

French Casement Window Sizes

	3' 4 1/2"	4' 0 1/2"	4' 8 1/2"	5' 0 1/2"
R.O.	3' 4"	4' 0"	4' 8"	5' 0"
F.S.	13 7/8"	1' 5 7/8"	1' 9 7/8"	1' 11 7/8"
V.G.				
3' 0 1/2"				
	FCMT3430	FCMT4030	FCMT4830	FCMT5030
3' 4 1/2"				
	FCMT3434	FCMT4034	FCMT4834	FCMT5034
4' 0 1/2"				
	FCMT3440 †	FCMT4040 †	FCMT4840 †	FCMT5040 †
4' 6 1/2"				
	FCMT3446 †	FCMT4046 †	FCMT4846 †	FCMT5046 †
5' 0 1/2"				
	FCMT3450 †	FCMT4050 †	FCMT4850 †	FCMT5050 †

Vent Layout as Viewed From Exterior



Left Sash Opens First
(Standard Configuration)

NOTES

† These units meet or exceed the following dimensions: Clear Opening Area 5.7 sq. ft., Clear Opening Width 20", Clear Opening Height 24" and 44" maximum floor to sill height (with standard 6' 10 1/2" structural mull header height). Local codes may differ. Verify egress requirements with your local building code official

Piano hinges and step jamb are standard on all French casement units.

E-Series French Casement Standard Window Unit Sizes

Product History

Milestones

2022 Stormwatch® (not shown in catalog) discontinued. See [Bulletin 80-21](#) for more detail.

E-Series French Casement Windows (2014 to Present)

Standard Windows

Sash

Sash Size Table

Note:

Sash shown is Venting French Casement. Overall Sash is measured outside edge to outside edge of sash frame (does **not** include astragal).

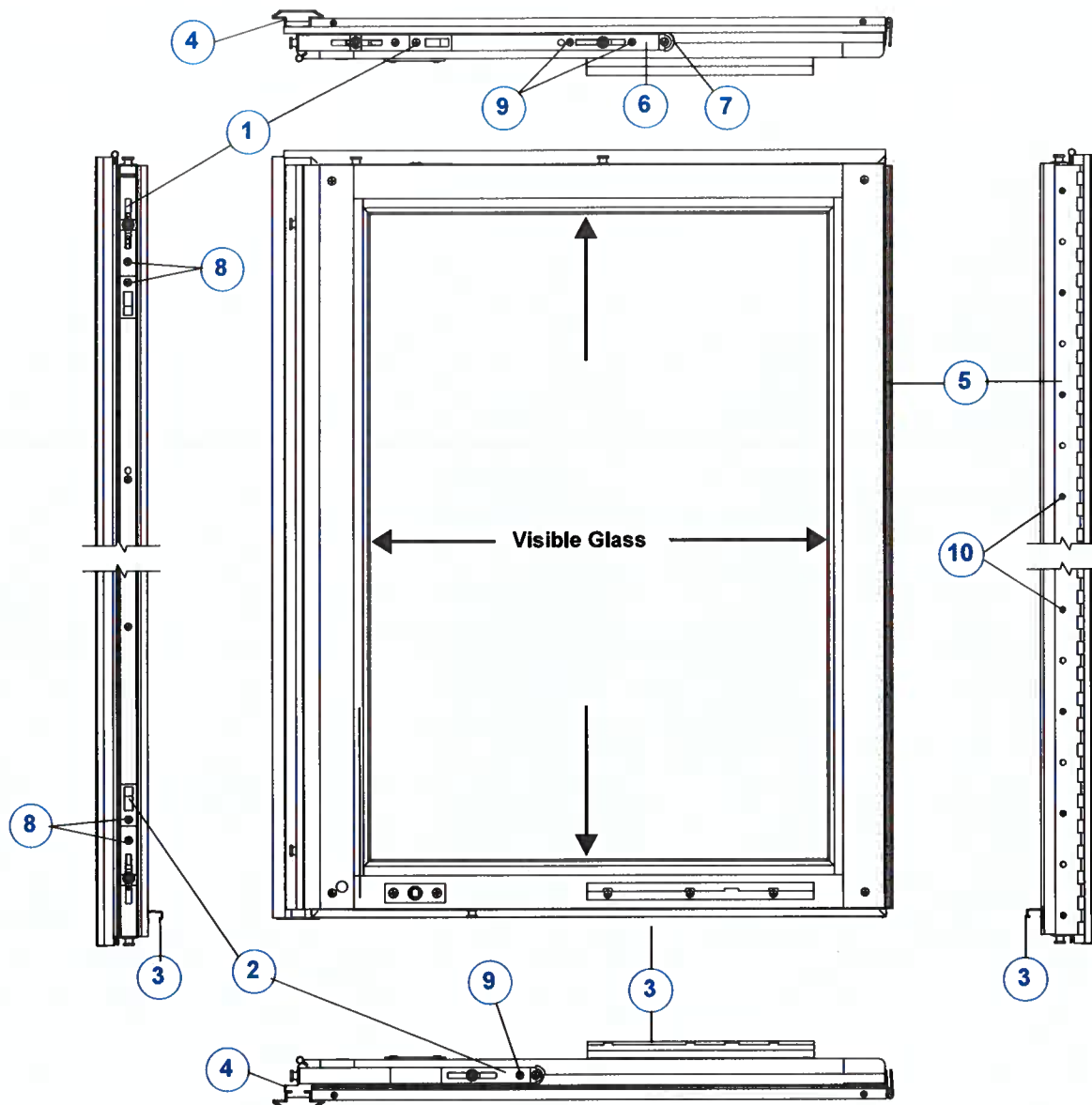
Sash Size Table				
Unit No.		Sash Dimensions (w x h)	Visible Glass Dimensions (w x h)	Graphic
34	FCAX3430	18 1/2 x 34 1/2	13 7/8 x 29 7/8	
	FCAX3434	18 1/2 x 38 1/2	13 7/8 x 33 7/8	
	FCAX3440	18 1/2 x 46 1/2	13 7/8 x 41 7/8	
	FCAX3446	18 1/2 x 52 1/2	13 7/8 x 47 7/8	
	FCAX3450	18 1/2 x 58 1/2	13 7/8 x 53 7/8	
40	FCAX4030	22 1/2 x 34 1/2	17 7/8 x 29 7/8	
	FCAX4034	22 1/2 x 38 1/2	17 7/8 x 33 7/8	
	FCAX4040	22 1/2 x 46 1/2	17 7/8 x 41 7/8	
	FCAX4046	22 1/2 x 52 1/2	17 7/8 x 47 7/8	
	FCAX4050	22 1/2 x 58 1/2	17 7/8 x 53 7/8	
48	FCAX4830	26 1/2 x 34 1/2	21 7/8 x 29 7/8	
	FCAX4834	26 1/2 x 38 1/2	21 7/8 x 33 7/8	
	FCAX4840	26 1/2 x 46 1/2	21 7/8 x 41 7/8	
	FCAX4846	26 1/2 x 52 1/2	21 7/8 x 47 7/8	
	FCAX4850	26 1/2 x 58 1/2	21 7/8 x 53 7/8	
50	FCAX5030	28 1/2 x 34 1/2	23 7/8 x 29 7/8	
	FCAX5034	28 1/2 x 38 1/2	23 7/8 x 33 7/8	
	FCAX5040	28 1/2 x 46 1/2	23 7/8 x 41 7/8	
	FCAX5046	28 1/2 x 52 1/2	23 7/8 x 47 7/8	
	FCAX5050	28 1/2 x 58 1/2	23 7/8 x 53 7/8	

Sash

Sash Graphic / Active

Note:

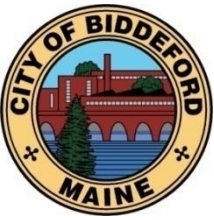
Active French Casement sash shown. See additional [casement types](#).



- | | |
|----------------------------------|--|
| 1. Upper Gear | 6. Lock Extension |
| 2. Lower Gear | 7. Groove Cover |
| 3. Sash Track | 8. Screw (Gears) |
| 4. Astragal | 9. Screw (Extension & Cover) |
| 5. Hinge (Piano) | 10. Screw (Piano Hinge) |

E-Series French Casement Active Sash

Sash viewed from interior



CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.08

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, Biddeford Planning and Development

DATE: April 6, 2022

RE: ITEM #5.2 2022.08 – Public Hearing – Kostag, LLC. To install new windows at 20 Washington Street

MEETING DATE/TIME: April 13, 2022 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to replace three window units at 20 Washington Street in preparation of opening a new business.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Kostag, LLC 20 Washington Street Biddeford ME 04005 josephamoreshead@maine.rr.com
2.	Owner of Property:	Same as above
3.	Contractor/Developer:	Same as above
6.	Project Agent/Architect:	N/A
5.	Project Location:	20 Washington Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 349
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Parcel Size	0.03 Acre
13.	Front Setback Required	None
14.	Side Setback Required	None
15.	Rear Setback Required	None
16.	Height Requirements	3 stories max.; max. 35 ft. max.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	April 13, 2022 Meeting: The notice was posted in City Hall and on the city website on April 6, 2022. Mailing notices were also sent out to all abutters within 100' on April 6, 2022 – 9 notices were sent out.

3. EXISTING CONDITIONS:

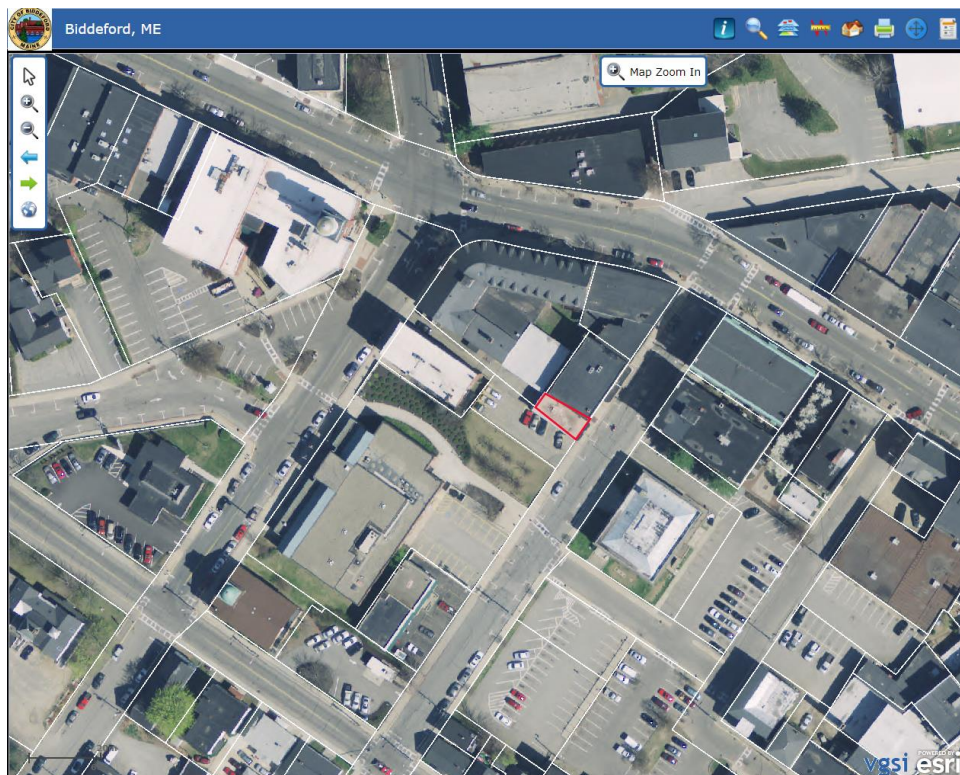
According to Assessor Department Records, this building was constructed in 1977. This building is a commercial-use structure, constructed of concrete block and brick. This building is located adjacent to the historic Droggitis Building.

Historical Significance

None found.

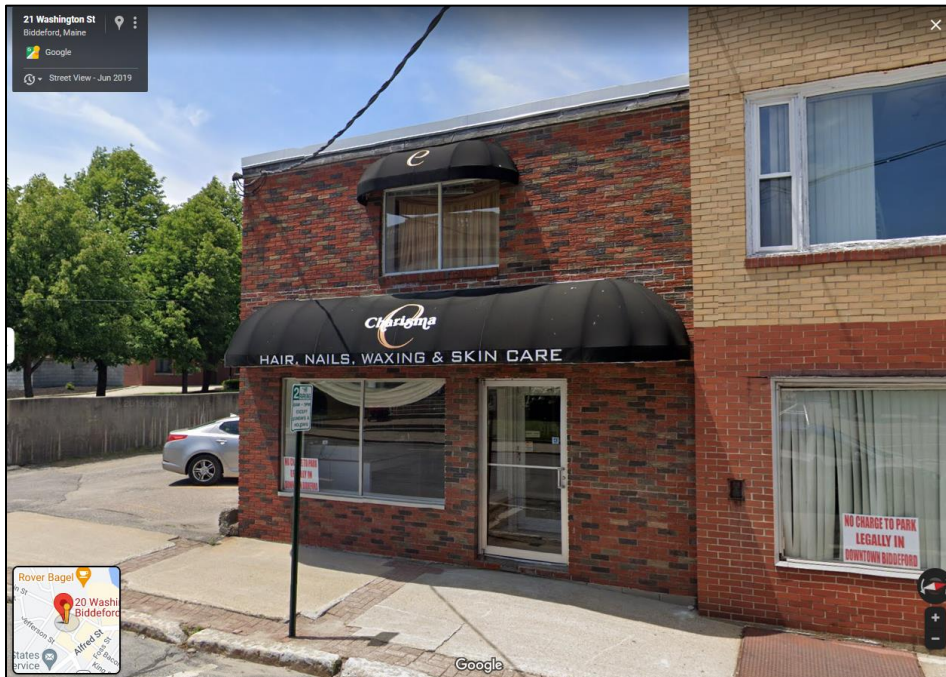
This is a Non-contributing structure as identified by the Russell Wright Survey.

Location:



Source: "20 Washington St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4359>.
Accessed Date: 4/1/2022..

Existing Conditions:



Source: "20 Washington Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View.** Imagery Date: June, 2019. Accessed Date: 4/1/2022.



Source: "20 Washington Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View.** Imagery Date: June, 2019. Accessed Date: 4/1/2022.

4. PROJECT PROPOSAL

The scope of proposed work includes replacing the upper front window and two upper windows on the southerly side of the building. The applicant proposes to install Andersen 400 Series Casement vinyl-clad wood window units with colonial grille pattern.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. *A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is*

found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*
 - a. *Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
 - b. *Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
 - c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*
 - d. *Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
 - e. *Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
 - f. *All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
 - g. *Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
 - h. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

c. **OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:**

1. None.

7. STAFF RECOMMENDATION:

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

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the submitted application materials and considered the application for approval, approval with conditions, or denial.

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

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

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for 20 Washington Street for the installation of new window units, based on the materials submitted and conditioned on the following:*

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

b. _____

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

a. _____

b. _____

20 WASHINGTON ST

Location 20 WASHINGTON ST

Mblu 38/ 349/ / /

Acct#

Owner HAMILTON, MARY M &

Assessment \$185,500

Appraisal \$185,500

PID 4359

Building Count 1

Current Value

Appraisal			Go To Vision One Map (http://gis.vgsi.com/BiddefordMEMap/index.html?id=4359)
Valuation Year	Improvements	Land	
2021	\$87,400	\$98,100	Total \$185,500
Assessment			Go To Google Maps (http://maps.google.com/?q=20 WASHINGTON ST , \$185,500)
Valuation Year	Improvements	Land	
2021	\$87,400	\$98,100	Total \$185,500

Owner of Record

Owner HAMILTON, MARY M &
Co-Owner MAKOS CHRISTOS D
Address 35 GUINEA RD
BIDDEFORD, ME 04005

Sale Price \$0
Certificate
Book & Page 02988/0214
Sale Date 06/15/1982

Map Links

All locations identified on Google, Yahoo, and Bing maps are approximate and may not be exact

Go To Vision One Map
(http://gis.vgsi.com/BiddefordMEMap/index.html?id=4359)

Go To Google Maps
(http://maps.google.com/?q=20 WASHINGTON ST , \$185,500)

Go To Yahoo Maps
(http://maps.yahoo.com/#q=20%20WASHINGTON ST ,)

Go To Microsoft Bing Maps
(http://www.bing.com/maps/?q=20 WASHINGTON ST ,)

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HAMILTON, MARY M &	\$0		02988/0214	06/15/1982

Building Information

Building 1 : Section 1

Year Built: 1977
Living Area: 2,058
Replacement Cost: \$147,533
Building Percent Good: 59
Replacement Cost
Less Depreciation: \$87,000

Building Attributes	
Field	Description
Style:	Store
Model	Industrial
Grade	Average
Stories:	2
Occupancy	2.00

Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick Veneer
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	Unit/AC
Struct Class	
Bldg Use	STORE/SHOP MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	2
No. of Comm. Units	
No. of Res. Units	
1st Floor Use:	322I
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	35.00

Building Photo



(<http://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\02\40.jpg>)

Building Layout



(ParcelSketch.ashx?)

pid=4359&bid=4510)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,029	1,029
FUS	Upper Story, Finished	1,029	1,029
CAN	Canopy	84	0
		2,142	2,058

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MON1	MONITOR-GAS	1.00 1	\$400	1

Land

Land Use

Use Code	322I
Description	STORE/SHOP MDL-96
Zone	MSRD1
Neighborhood	0003
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.03
Frontage	0
Depth	0
Assessed Value	\$98,100
Appraised Value	\$98,100

Category**Outbuildings**

Outbuildings		<u>Legend</u>
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$80,200	\$98,100	\$178,300
2019	\$80,200	\$98,100	\$178,300
2018	\$80,200	\$98,100	\$178,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$80,200	\$98,100	\$178,300
2019	\$80,200	\$98,100	\$178,300
2018	\$80,200	\$98,100	\$178,300

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
2/8/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
12/22/1999	UPDATE/ELECTRIC HEAT/TITLE 36	
1/18/1990	MEAS & LISTD	

1002240183290

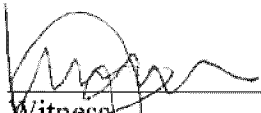
WARRANTY DEED
(Maine Short Form)

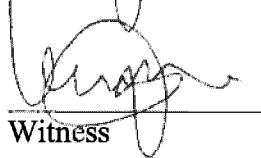
Maine R.E. Transfer Tax Paid

Christos D. Makos and Mary M. Makos, formerly known as Mary M. Hamilton, of 35 Guinea Road, Biddeford, Maine, for consideration paid, grant to **Kostag, LLC**, who have a mailing address of 20 Rivers Edge Lane, Saco, Maine 04072, with a principal, with Warranty Covenants, a certain lot or parcel of land situated in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF, Christos D. Makos and Mary M. Makos, formerly known as Mary M. Hamilton, have set their hands and seals this 15th day of February 2022.



Witness


Witness



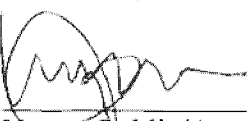
Christos D. Makos

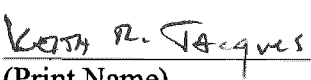

Mary M. Makos

STATE OF MAINE
YORK, ss.

February 15, 2022

Then personally appeared the above-named **Christos D. Makos and Mary M. Makos, formerly known as Mary M. Hamilton** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney at Law


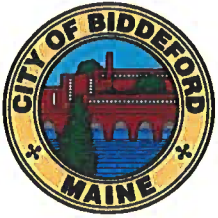
(Print Name)

KEITH R. JACQUES, ESQ.
WOODMAN EDMANDS DANYLIK AUSTIN
SMITH & JACQUES, P.A.
234 MAIN ST. , P.O. BOX 468
BIDDEFORD, ME 04005
(207) 284-4581

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon situated on Washington Street in Biddeford, County of York and State of Maine and further described as follows: Beginning on the northwesterly sideline of said Washington Street, at the southerly corner of land now or formerly of one Spiros Droggitis; thence Southwesterly by said Washington Street, twenty-four (24) feet, more or less, to the land now or formerly of Frank X. Cote; thence northwesterly by said Cote land sixty (60) feet, more or less, to land formerly of Felix Bridger; thence northeasterly by said Bridger land twenty-two (22) feet, more or less, to land of said Droggitis; thence southeasterly by said Droggitis land, sixty (60) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises described in a warranty deed from Rene R. Letourneau to Mary M. Hamilton, now known as Mary M. Makos, and Christos D. Makos dated June 14, 1982, and recorded in the York County Registry of Deeds in Book 2938, Page 214.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Jean Leclerc
Applicant's Address: 68 Fern Park Ave, OOB, ME 04064
Applicant's Phone(s): 207-756-3309
Applicant's E-mail: JLECLERC@MAINE.RR.COM

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Same as above
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

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

Agent's Name: N/A
Agent's Address: _____
Agent's Phone(s): _____
Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address:

114 Washington St

Project Zone:

historic

Existing Use of Property:

Multi-Family

Project Tax Map(s):

38

Project Lot Number(s):

316

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair



Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)



Installation or replacement of siding



Porch replacement or construction of new porches



Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure



Alteration of accessory structures such as garages



Other: _____

Additions and New Construction



New Construction



Building additions, including rooftop additions, dormers or decks



Construction of accessory structures



Installation of exterior access stairs or fire escapes



Installation of antennas and satellite receiving dishes



Installation of solar collectors



Rooftop mechanicals (e.g., HVAC)

Other: _____

Moving and Demolition



Moving of structures or objects on the same site or to another site



Any demolition or relocation of a landmark contributing and/or contributing structure within a district

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

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

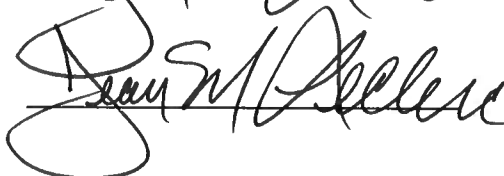
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 31 MAR 2022

Signature of property owner:



Date: 31 MAR 2022



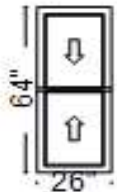
Contract - Detailed

Pella Window and Door Showroom of S Portland
400 Expedition Drive Suite B
Scarborough, ME 04074
Phone: (207) 253-1856 Fax: (207) 253-1875

Sales Rep Name: Hickey, Steven
Sales Rep Phone: 978-807-4765
Sales Rep Fax:
Sales Rep E-Mail: hickeysk@pellanewengland.com

Customer Information	Project/Delivery Address	Order Information
Jean Leclerc 114 Washington St BIDDEFORD, ME 04005 Primary Phone: (207) 7563309 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1006156397 Customer Number: 1009994140 Customer Account: 1006156397	Jean Leclerc - 114 Washington St, Biddeford, ME, U 114 Washington St Lot # Biddeford, ME 04005 County: Owner Name: Jean Leclerc Owner Phone: (207) 7563309	Quote Name: Jean Leclerc - 114 Washington St, Biddeford, ME, U Order Number: 736SH0265 Quote Number: 15070745 Order Type: Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: ME TAX 5.5 Cust Delivery Date: 2/1/2022 Quoted Date: 1/28/2022 Contracted Date: 1/28/2022 Booked Date: 1/28/2022 Customer PO #:

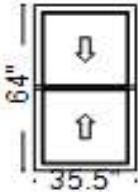
Line #	Location:	Attributes	Qty
15	KITCHEN	Pella 250 Series, Double Hung, 26 X 64, White 1: Non-Standard Size Non-Standard Size Double Hung, Equal Frame Size: 26 X 64 General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Full Screen, Conventional Fiberglass Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00087-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 20.954, Clear Opening Height 26.589, Clear Opening Area 3.869069, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 180".	2



PK #
2106

Viewed From Exterior

Rough Opening: 26 - 1/2" X 64 - 1/2"

Line #	Location:	Attributes	
20	STANDARD WINDOWS	Pella 250 Series, Double Hung, 35.5 X 64, White	Qty 12
 Viewed From Exterior PK # 2106 1: Non-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 64 General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Full Screen, Conventional Fiberglass Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00087-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 30.454, Clear Opening Height 26.589, Clear Opening Area 5.623204, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: No Grille, Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 199".			

Rough Opening: 36" X 64.5"

Line #	Location:	Attributes	Qty
25	LEFT SIDE	Pella 250 Series, 3-Wide Double Hung, 85.5 X 47.5, White	2



PK #
2106

Viewed From Exterior

1: 2448 Double Hung, Equal

Frame Size: 23 1/2 X 47 1/2

General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: White

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware

Screen: Full Screen, Conventional Fiberglass

Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00072-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Vertical Mull 1: FactoryMull, 1/2" Joining Mullion

2: 3848 Fixed Direct Set

Frame Size: 37 1/2 X 47 1/2

General Information: Standard, Vinyl, Nail Fin, No Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: White

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.60, CPD PEL-N-209-00049-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11

Grille: No Grille,

Vertical Mull 2: FactoryMull, 1/2" Joining Mullion

3: 2448 Double Hung, Equal

Frame Size: 23 1/2 X 47 1/2

General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"

Exterior Color / Finish: White

Interior Color / Finish: White

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware

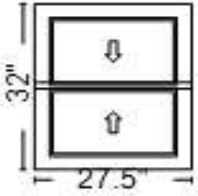
Screen: Full Screen, Conventional Fiberglass

Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00072-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

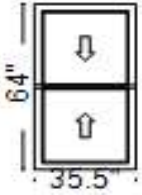
Grille: No Grille,

Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 266".

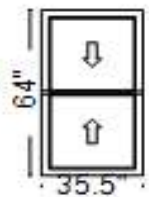
Rough Opening: 86" X 48"

Line #	Location:	Attributes	
30	BATHROOM	Pella 250 Series, Double Hung, 27.5 X 32, White	Qty 4
	 Viewed From Exterior	1: Non-Standard Size Double Hung, Equal Frame Size: 27 1/2 X 32 General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Full Screen, Conventional Fiberglass Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00072-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08 11, Clear Opening Width 22.454, Clear Opening Height 10.589, Clear Opening Area 1.651149, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 119".	

Rough Opening: 28" X 32.5"

Line #	Location:	Attributes	
35	FRONT BIG WINDOWS	Pella 250 Series, Double Hung, 35.5 X 64, White	Qty 2
	 Viewed From Exterior	1: Non-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 64 General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Full Screen, Conventional Fiberglass Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00087-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 30.454, Clear Opening Height 26.589, Clear Opening Area 5.623204, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: No Grille, Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 199".	

Rough Opening: 36" X 64.5"

Line #	Location:	Attributes	
40	FRONT FLANKERS	Pella 250 Series, Double Hung, 35.5 X 64, White	Qty 4
 Viewed From Exterior PK # 2106 1: Non-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 64 General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8" Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Full Screen, Conventional Fiberglass Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-211-00087-00001, Performance Class R, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Clear Opening Width 30.454, Clear Opening Height 26.589, Clear Opening Area 5.623204, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: No Grille, Wrapping Information: Factory Applied, Pella Recommended Clearance, Perimeter Length = 199".			

Rough Opening: 36" X 64.5"

Line #	Location:	Attributes	
45	None Assigned	Prod Only Delivery - Product Only Delivery	Qty 1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Project Checklist Review (Installed Orders Only)

Before the Installation the Homeowner agrees to do the following:

- Obtain Condo Association Approval
- Obtain Historic Approval
- Remove existing shutters and awnings
- Remove air conditioners
- Remove existing shades, drapes, window treatments, wall hangings, and personal belongings
- Move furniture at least 3 feet away from work area
- Tie or cut back trees, bushes and shrubs in the work area
- Arrange to have alarm system and doorbells disconnected
- Arrange to have any plumbing and electrical repairs or changes made by appropriate licensed contractor
- Provide a door handle and lockset for entry door if Pella handle and lockset is not purchased.

Before the Installation Pella agrees to do the following:

- Obtain Building Permit (When required)

During the Installation the Homeowner agrees to do the following:

- Keep pets safely away from work area
- Keep children safely away from work area
- Allow Pella Installer room to work safely within your home

During the Installation Pella agrees to do the following:

- Deliver and unload products purchased per contract
- Place and remove drop cloths in work area then vacuum, and remove all debris at end of day
- Remove existing product, including storm windows, and dispose of it unless otherwise specified
- Install all products using method specified in contract per Pella Installation Instructions
- Replace interior and/or exterior trim only if purchased
- If Purchased, install exterior primed pine wood trim or Composite. Composite will be unfinished.
- If Purchased, install interior trim matching wood window finish or White trim for Impervia and Encompass
- Install non-Pella entry door lockset provided by you. Pella is not responsible for it's quality or performance

After the Installation the Homeowner agrees to do the following:

- Be available for completion and sign off to verify all products purchased are in working order
- Reinstall existing shutters and awnings
- Re-install existing shades, drapes, window treatments, wall hangings, and reposition furniture
- Arrange to have alarm system and doorbells reinstalled
- Reinstall air conditioners
- Remove stickers from product and save for energy rebate and tax purposes
- Wash all interior & exterior glass surfaces
- Fill nail holes and joints on interior trim if windows are to be stained (after staining)
- Clean up exterior casing issues due to storm window removal if full wrap or new exterior trim is not purchased

_____ Project Checklist has been reviewed
Customer initial

_____ Product Only Addendum has been reviewed
Customer initial

_____ Final payment is due upon Substantial Completion per the Terms and Conditions
Customer Initial

_____ Removal and reinstallation of blinds are the responsibility of the homeowner. If for any reason blinds are not removed, you will be charged to remove the blinds and we are not responsible for any damage that might occur to the existing blinds. Pella will not reinstall blinds and does not guaranty existing blinds will fit in to the new windows.
Customer Initial

A 1.5% FINANCE CHARGE PER MONTH WILL BE ASSESSED TO ALL BALANCES OLDER THAN 30 DAYS

Credit Card Account #: Last 4 Digits _____

Expiration Date: _____ / _____

Charge final payment to same account _____
(Upon substantial completion) Customer initial

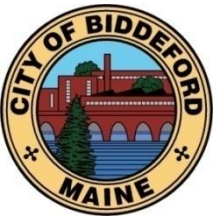
☐ **Project Checklist has been reviewed**_____
Customer Name (Please print)_____
Pella Sales Rep Name (Please print)_____
Customer Signature_____
Pella Sales Rep Signature_____
Date_____
Date_____
Credit Card Approval Signature**Order Totals**

Taxable Subtotal \$18,202.92

Sales Tax @ 5.5% \$1,001.16

Non-taxable Subtotal \$138.45

Total \$19,342.53**Deposit Received** \$9,671.27**Amount Due** **\$9,671.26**



CITY OF BIDDEFORD PLANNING DEPARTMENT

2022.11

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, Biddeford Planning and Development

DATE: April 6, 2022

RE: ITEM #XXX – Public Hearing – Jean Leclerc to install new windows at 114 Washington Street

MEETING DATE/TIME: April 13, 2022 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to replace windows throughout this 4-unit multi-family building at 114 Washington Street.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jean LeClerc 68 Fern Park Avenue Old Orchard Beach ME 04064 jleclerc@maine.rr.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	N/A
4.	Project Location:	114 Washington St
5.	Project Tax Map #/Lot #:	Tax Map 38, Lot 316
6.	Existing Zoning:	MSRD-2
7.	Overlay Zoning:	Biddeford Historic District.
8.	Contributing/Non-contributing:	Non-Contributing.
9.	Existing Use:	Residential
10.	Proposed Use:	Same
11.	Proposed Project:	Window Replacement.
12.	Approvals Required:	Certificate of Appropriateness
13.	Uses in the Vicinity:	Retail, Commercial, Mixed Residential, City Hall
14.	Other Permits Obtained:	None
15.	Historic Preservation Commission Review History:	April 13, 2022. The Meeting notice was posted in City Hall 4/6/22; Mail Notices to all abutters within 100' sent – 9 notices sent.

3. EXISTING CONDITIONS:

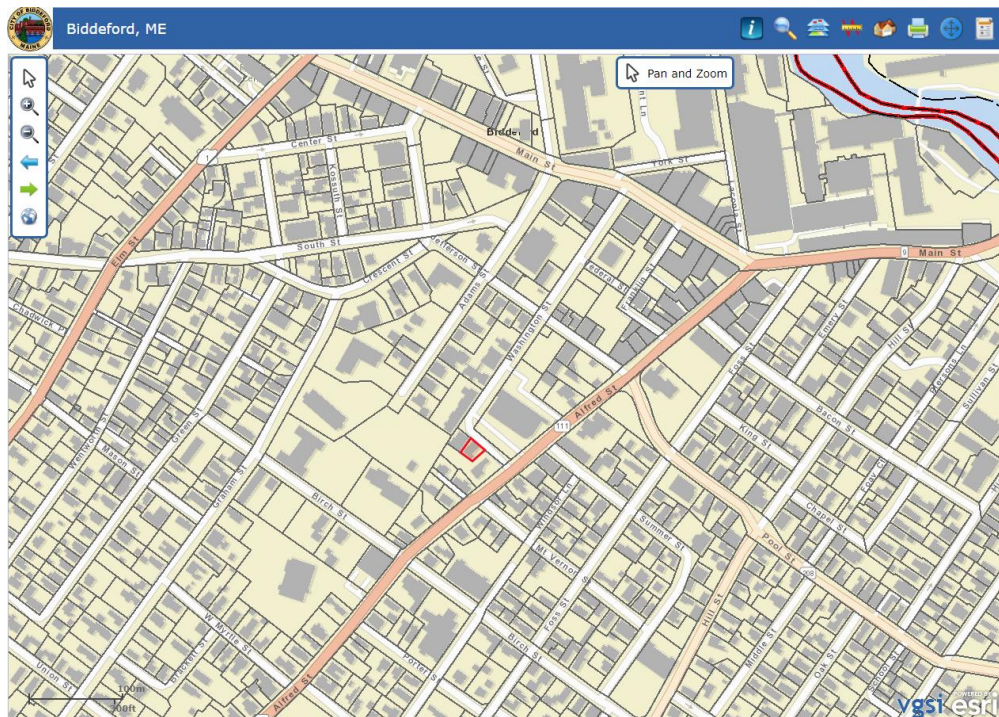
According to Assessor Department Records, this building was constructed in 1900. No Russell Wright survey card exists for this building, although it is not considered a contributing structure.

Historical Significance

George Belanger, Ward 5 Clerk during the early 1930s, lived at 114 Washington Street.

This is a Non-contributing structure as identified by the Russell Wright Survey.

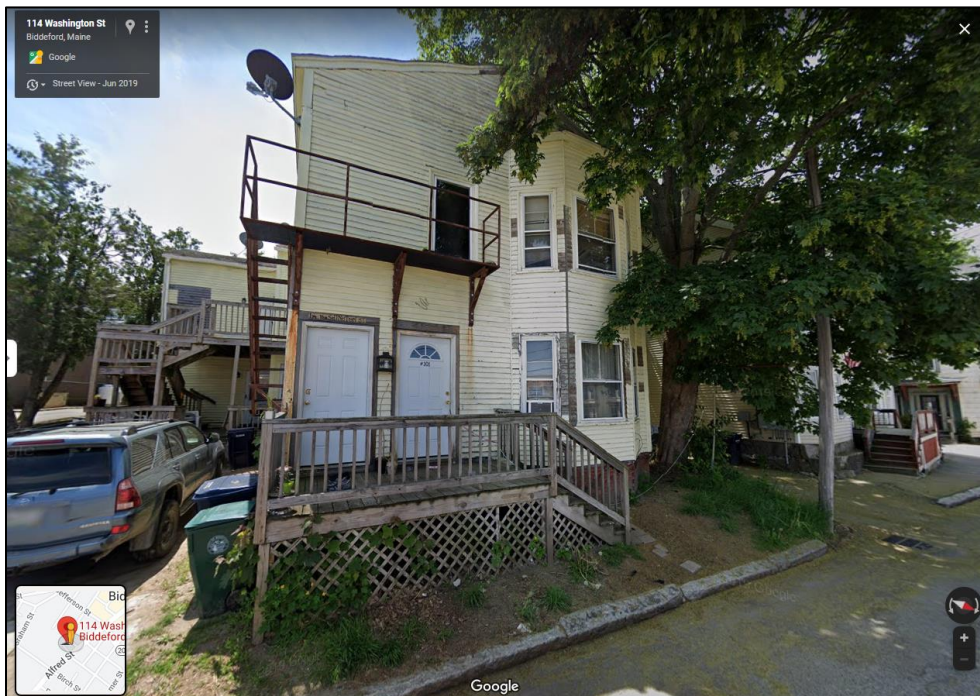
Location:



Source: "20 Washington St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4359>.

Accessed Date: 4/4/2022.

Existing Conditions:



Source: "114 Washington Street, Biddeford, Maine." 43.49° N 70.46° W. Google Earth

Street View. Imagery Date: June, 2019. Accessed Date: 4/4/2022.



Source: "20 Washington Street, Biddeford, Maine." 43.49° N 70.46° W. **Google Earth Street View**. Imagery Date: June, 2019. Accessed Date: 4/4/2022.

4. PROJECT PROPOSAL

The scope of proposed work includes replacing windows throughout the building. The applicant proposes to install Pella Series 250 Vinyl double Hung units with no grille pattern (see spec sheet and cut sheet in packet).

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-2 Zone.

- b. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

The Ordinance states the following in the submission requirements section of the Ordinance (Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness)):

Section 11

Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

- 1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.*
- 2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*
 - a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
 - b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
 - c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or*

replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;*
- e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;*
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;*
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and*
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.*

c. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

- 1. None.

7. STAFF RECOMMENDATION:

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

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the submitted application materials and considered the application for approval, approval with conditions, or denial.

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

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

9. SAMPLE MOTIONS

A. Motion to approve the Certificate of Appropriateness for 114 Washington Street for the installation of new window units, based on the materials submitted and conditioned on the following:

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

b. _____

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

a. _____

b. _____

114 WASHINGTON ST

Location	114 WASHINGTON ST	Mblu	38/ 316/ / /
Acct#		Owner	LECLERC, JEAN
Assessment	\$303,000	Appraisal	\$303,000
PID	4331	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$232,000	\$71,000	\$303,000
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$232,000	\$71,000	\$303,000

Owner of Record

Owner	LECLERC, JEAN	Sale Price	\$235,000
Co-Owner		Certificate	
Address	68 FERN PARK AVE	Book & Page	13616/0262
	OLD ORCHARD BEACH, ME 04064-1956	Sale Date	10/21/2003
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LECLERC, JEAN	\$235,000		13616/0262	00	10/21/2003
VERVILLE SUSAN M	\$0		12232/0300	00	11/14/2002
VERVILLE SUSAN M	\$118,000		9349/0158	00	03/08/1999
ROBERGE CONRAD A & MARY E	\$0		01521/0274		09/13/1963

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	3,160
Replacement Cost:	\$351,556

Building Percent Good: 66
Replacement Cost
Less Depreciation: \$232,000

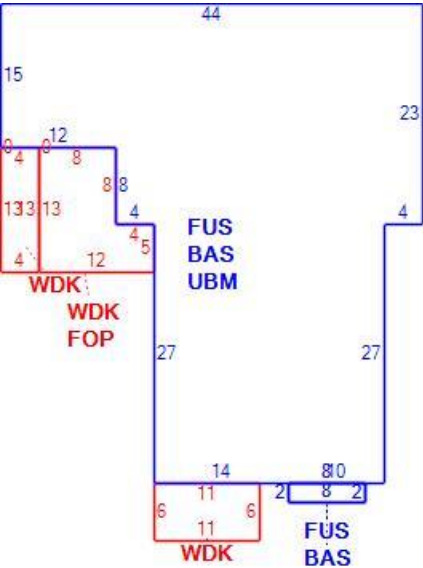
Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average +10
Stories:	2 Stories
Occupancy	4
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	Inlaid Sht Gds
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	14 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	04
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(http://images.vgsi.com/photos/BiddefordMEPhotos//00\00\14\70.jpg)

Building Layout



(ParcelSketch.ashx?pid=4331&bid=4482)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,580	1,580
FUS	Upper Story, Finished	1,580	1,580
FOP	Porch, Open, Finished	124	0
UBM	Basement, Unfinished	1,564	0
WDK	Deck, Wood	242	0
		5,090	3,160

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

Use Code 1110
Description RES APT 4 +
Zone MSRD2
Neighborhood 0003
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.08
Frontage 0
Depth 0
Assessed Value \$71,000
Appraised Value \$71,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$195,300	\$55,200	\$250,500
2019	\$195,300	\$55,200	\$250,500
2018	\$195,300	\$55,200	\$250,500

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$195,300	\$55,200	\$250,500
2019	\$195,300	\$55,200	\$250,500
2018	\$195,300	\$55,200	\$250,500

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
1/9/2014	LETTER / STATE REQUIREMENT	
1/14/2010	Outside inspection only	
4/12/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
1/11/1990	MEAS & LISTD	

084038

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT SUSAN M. VERVILLE, of, P.O. Box 1054, Biddeford, County of York and State of Maine,

for consideration paid,

grants to JEAN LECLERC of, Saco, County of York, State of Maine, whose mailing address is 68 Fern Park Avenue, Old Orchard Beach, Maine 04064 with **warranty covenants**, the land in Biddeford, County of York, State of Maine, described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated on the southwest side of Washington Street in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

On the southeast and southwest by land now or formerly of one Simensky; and on the northwest by land now or formerly of Courchesne and Couture and being the same miles conveyed to Octave Lavoie by deed of Frederick Hotte and Alphonse Pearson dated May 4, 1906 and recorded in the York County Registry of Deeds in Book 553, Page 65.

Being the same premises conveyed by Steven G. Verville to Susan M. Verville by deed dated October 17, 2002 and recorded in the York County Registry of Deeds in Book 12232, Page 300.

IN WITNESS WHEREOF I, SUSAN M. VERVILLE, the said Grantor, have hereunto set my hand and seal, this 17th day of October, 2003.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF**

Susan M. Verville
Susan M. Verville

**STATE OF MAINE
YORK, ss.**

October 17, 2003

Then personally appeared the above named Susan M. Verville and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Bryce W. Ingraham
Notary Public/Attorney at Law

PRINT NAME: Bryce W. Ingraham

~~My Commission Expires:~~ _____

Client\warranty-1.frm

RETURN RECORDED DOCUMENT TO:
Jean Leclerc
68 Fern Avenue
Old Orchard Beach, ME 04064

RECEIVED YORK S.S.

2003 OCT 22 AM 10:05