

City of Biddeford
Historic Preservation Commission
April 07, 2021 4:00 PM Zoom: Apr 7, 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/93025339322?pwd=MDk4ZEZjZzhBMnh0WnhGUUhJWDZtQT09>

Passcode: 229208

Or One tap mobile :

US: +13126266799,,93025339322# or +16465588656,,93025339322#

Or Telephone:

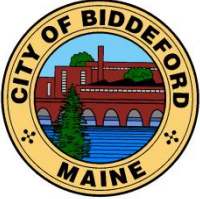
Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 930 2533 9322

International numbers available: <https://biddeford.zoom.us/j/93025339322>

- 1. Declaration of Quorum/Voting Members**
- 2. Adjustments to the Agenda**
- 3. Consent Agenda**
 - 3.1. Approval of Minutes from Historic Preservation Commission Meeting of January 13, 2021
[HPC Minutes 11321-Draft.pdf](#)
- 4. Unfinished Business**
- 5. New Business**
 - 5.1. 2021HPC.09 Committee Review
Southern Maine Affordable Housing-41 Birch Street, Tax Map 38 Lot 296-3, New Windows
[2021.09 HPC 41 Birch Street Application Packet.pdf](#)
[2021.09HPC 41 Birch Street Supporting Documents.pdf](#)
 - 5.2. 2021HPC.08 Committee Review
Praetorium, LLC-45 Foss Street-Tax Map 39, Lot 61-add dormers to existing dwelling.
[2021.08 HPC 45 Foss Street Application Packet.pdf](#)
[2021.08 HPC 45 Foss Street Plans.pdf](#)
- 6. Other Business -Next Meeting April 14, 2021 4:00 PM**
- 7. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-282-7119 or (207)-284-9115
Brad.Favreau@biddefordmaine.org

HPC MEETING January 13, 2021 (DRAFT)

In attendance:

Jeff Cabral
Carina Walter
Julie Larry

Erin Ware
Catherine Glynn
Leah Schaffer

John Ritzo

1. Adjustment to the Agenda
2. Consent Agenda-Approval of Historic Preservation Committee Minutes from December 9 & 16, 2020.

Motions:

Shaffer-MOTION: To approve Minutes from December 9 & 16, 2020

Glynn-SECOND

Unanimous Approval (Schaffer, Glynn, Ware)

3. Unfinished Business

3.1 2020HPC35 Committee Review

Emir Raees aka Shai Tax Map 38 Lot 44; 316 Main Street to install kitchen exhaust duct work.

Ms. Schaffer talked about her observations site walk with Economic Development Director Favreau:

- All walls are brick with 3 being load bearing.
- Currently there is no vent because it is a pizza oven which is to be replaced with fryers therefore vent and grease trap will be needed.
- Duct work could go through 2 floors (wooded) would not be difficult but would be costly.
- Installing the ductwork internally horizontally would go through brick which is very cost prohibitive.
- No representatives for the owner appeared at the meeting.

Motions:

Schaffer-MOTION: To Table the item until the next meeting when a representative for the applicant can appear.

Glynn-SECOND

Unanimous approval (Schaffer, Glynn, Ware)

4. New Business

4.1 2021HPC 01 Committee Review

John Ritzo-50 Washington Street-Tax Map 38 Lot 346-Change Windows & Doors

- Mr. Ritzo made a brief summary of his project, he and his father in law purchased the property 1.5 years ago at that time it was leased by Hoglands.
- The Hoglands have moved out and the owners are refurbishing the building to original standard as much as possible.
- The structure has been gutted, owners are working with CEO and Fire Department with improvements.
- Doors and windows will be replaced, building to be painted gray with black awning.
- There has been trouble getting a rental contract due to COVID-19.
- Adding a second stairwell and glass overhead doors for the possibility of indoor/outdoor dining and or deliveries.
- There is the possibility of a lease contract in summer 2021.
- Chair Cabral opened the meeting to the members for questions.
- Glynn stated that the building was built in 1945 as a mercantile business
- Favreau interjected that it was opened as a service station
- Ritzo stated that it started as a service station, then auto parts store, hardware store, meat market to now.
- Glynn commented that although color is not in the HPC realm, she likes the owner's choices, she confirmed that it is not a contributing building but it fits the downtown use and she likes the project.
- Favreau commented that the goal of the owners is to bring the character back to the original 1945 structure.
- Schaffer agrees with the statements of Glynn. She asked if there is a window on the second floor behind the sign and confirmed that he is making the windows bigger.
- Ritzo said yes there is a window behind the sign you can see it from the inside. All windows are being replaced with double hung windows all will be the same.
- Larry commented that the project makes a noncontributing structure more contributing.
- Cabral asked about the parking lot when there will be outside dining.
- Ritzo says he has no details yet it will be up to the tenant.

MOTIONS:

- Glynn: MOTION: to approve the Certificate of Appropriateness for 50 Washington Street to replace doors and windows based on the materials submitted and

conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

- Ware: SECOND
- Unanimous approval (Schaffer, Glynn, Ware)
- Ritzo then mentioned he gave 2 versions of doors so would it be ok if he chose option B instead based on his tenant and was told because it was submitted that way the approval covers both versions (Cabral, Favreau & Schaffer)

4. Other Business

- Favreau mentioned that the changes in the HPC ordinance were to have gone to the Planning Board public meeting last week but was cancelled due to the City Hall being closed.
- Public Meeting has been rescheduled to February 3, 2021.
- Schaffer asked if there will be a special meeting for the HPC portion of the comp plan
- Favreau no
- Cabral asked about news on City budgets
- Favreau will look into it and get back to him.

5. Adjourn Meeting adjourned at 4:42 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

2021.09 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: March 24, 2021

RE: ITEM #5.1: 2021.09 HPC- New windows at 41 Birch St.

MEETING: April 7, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

The applicant proposes to install new windows in the 1984 addition to the original 1920 structure.

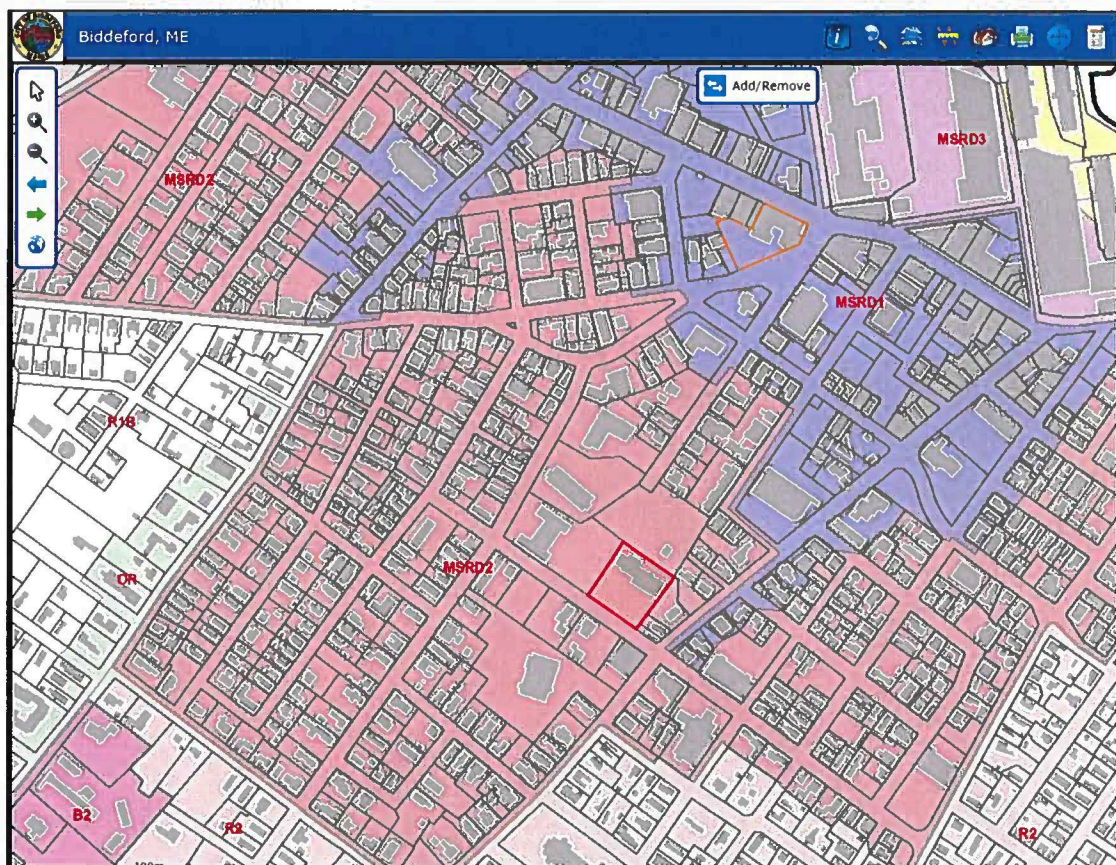
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Southern Maine Affordable Housing 22 South Street Biddeford ME 04005 (207) 282-6537 ggagnonbha@maine.rr.com
2.	Owner of Property:	Southern Maine Affordable Housing 22 South Street Biddeford ME 04005 (207) 282-6537 ggagnonbha@maine.rr.com
3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	41 Birch Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 296-3
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-2
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	0.92 acres
14.	Front Setback Required:	15 ft
15.	Side Setbacks Required:	10 ft
16.	Rear Setback Requires:	10 ft
17.	Height Requirements:	Max 3 stories or 35 feet
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

The original structure was built in 1920 and served as a four-story Catholic school for many years. The architectural style of the original portion of the building was categorized as Romanesque, according to the Russell Wright survey of 1999, although the building has some elements of the Second Empire style of architecture. The roof is mansard style with asphalt roof materials and the cladding is brick. The original windows on this portion of the building have been replaced with four-over-four (4/4) divided lite fiberglass double hung units.

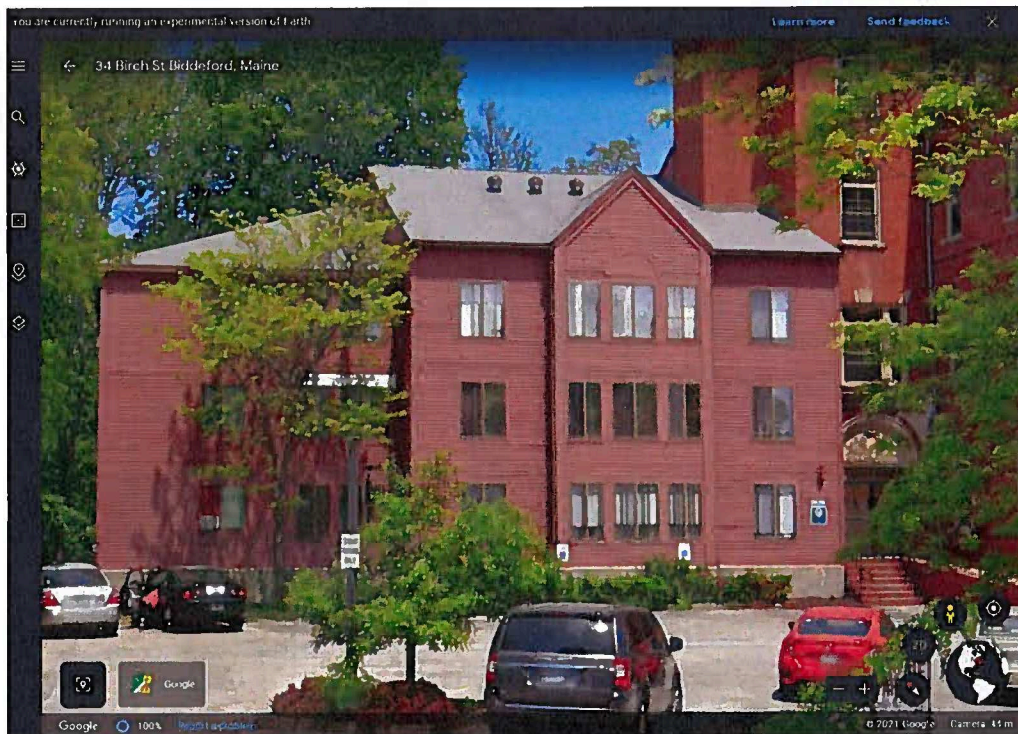
In 1984 an addition to this building was constructed on the left side of the original structure for residential use. Around this time, the original building was also converted into residential use. The ell addition is three stories tall and is wood-framed and clapboard sided. The overall appearance of this addition clearly places it in the 1980's contemporary vernacular (post-modern?). The existing windows are slim profile metal framed sliding units. There are no divided lites on any of the existing windows. At this time, these existing windows are in poor repair. Window replacement on this part of the building is proposed.



Source: "41 Birch Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4313>
Accessed Mar 23, 2021.



Source: "41 Birch Street, Biddeford, Maine." Google Earth view. Accessed: 03/23/2021.



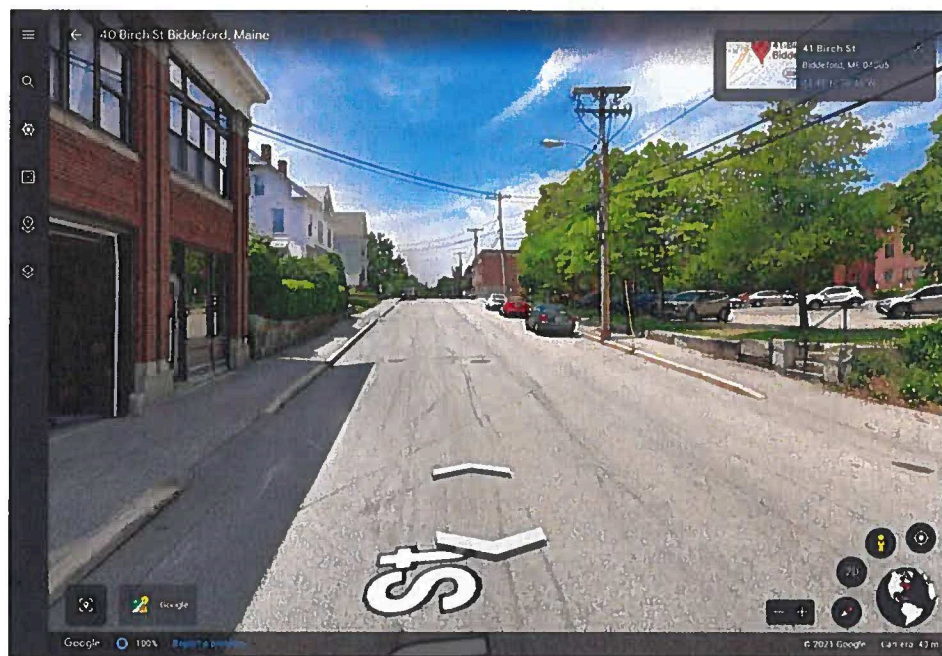
Source: "41 Birch Street, Biddeford, Maine." Google Earth view. Accessed: 03/23/2021.

View of Birch Street looking southeast. Project property is on the left:



Source: "Birch Street, Biddeford, Maine." Google Earth view. Accessed: 03/23/2021.

View of Birch Street looking northwest. Project property is on the far right:



Source: "Birch Street, Biddeford, Maine." Google Earth view. Accessed: 03/23/2021

4. PROJECT PROPOSAL

The applicant proposes to remove all existing aluminum slider windows from the 1984 addition and replace with new vinyl double hung windows. The specified units are manufactured by Alside Windows and Doors, and are narrow line, with a low profile and expanded glass area. They are more suitable to this type application than conventional replacement windows with bulky frames. Because of their low profile, and because the specified units are double hung and will be four-over-four (4/4) simulated divided lite, they will more closely match the windows now in the original building.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

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

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

Section 11 Evaluation standards for Certificate of Appropriateness.

A. *Reconstruction and alterations.*

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. *The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:*

a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

e. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;

f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and

h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None

7. STAFF RECOMMENDATION:

Recommend the Commission consider the submitted application for approval, approval with conditions, or denial.

This project applies only to the building addition constructed in 1984.

All existing windows in the original 1920 structure will remain intact.

A product of their time, the aluminum slider windows used in the construction of the addition are now in poor condition and are energy-inefficient.

Without the perceived bulk of conventional vinyl replacement windows, and with the addition of simulated divided lite grille pattern (4/4) in double hung units that will match existing windows in the original part of the building, the use of the proposed low-profile vinyl window units in this project is likely to place the 1984 addition in closer context to the original 1920 structure.

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 Southern Maine Affordable Housing to install new windows at 41 Birch Street in the MSRD-2 zone based on materials presented and conditioned on the following:*

- a. 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. _____

MHPC USE ONLY

041-0012

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): ST JOSEPH'S SCHOOL
2. PROPERTY NAME (OTHER): PARISH PLACE APTS
3. STREET ADDRESS: 35 BIRCH
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 4/98 7. SURVEYOR: Russell Wright
8. OWNER NAME: _____ ADDRESS: _____
9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☒ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
10. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE 1/1

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|--|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☒ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | OTHER _____ | |
12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | OTHER <u>CONTEMPORARY</u> | |
13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☒ 4 STORY
- 3 STORY WING @ REAR
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☒ MORE THAN 5 (2)
15. APPENDAGES: ☒ SIDE ELL ☒ REAR ELL ☐ FRONT TOWER ☐ ADDED STORIES ☐ SHED BAY WINDOW
- ☒ DORMERS ☐ PORCH ☐ CUPOLA



7-14

ATTACHED FULL WIDTH ENGAGED WRAPAROUND

ONE STORY SLEEPING PORCH

MORE THAN ONE STORY SECONDARY PORCH

17. PLAN:

HALL AND PARLOR BACK HALL

1/2 CAPE IRREGULAR

CENTRAL HALL OTHER

SIDE HALL

18. PRIMARY STRUCTURAL SYSTEM:

TIMBER FRAME

CONCRETE

FRAME CONSTRUCTION - TYPE UNKNOWN

BRACED FRAME

STEEL

BRICK LOG OTHER

STONE PLANK WALL

BALLOON FRAME PLATFORM FRAME

19. CHIMNEY PLACEMENT:

INTERIOR OTHER

INTERIOR FRONT/REAR

CENTER

INTERIOR END

EXTERIOR

20. ROOF CONFIGURATION:

GABLE SIDE

GAMBREL

COMPOUND

GABLE FRONT PARAPET GABLE OTHER

HIP SHED

MANSARD CROSS

FLAT GABLE

21. ROOF MATERIAL:

WOOD

METAL

TILE

SLATE

ASPHALT

ASBESTOS

22. EXTERIOR WALL MATERIALS:

CLAPBOARD

LOG

GRANITE

OTHER

BRICK

PRESSED METAL

ASBESTOS

FLUSH SHEATHING

CONCRETE

TERRA COTTA

WOOD SHINGLE

STUCCO

BOARD AND BATTEN

STONE

ASPHALT

ALUMINUM/VINYL

23. FOUNDATION MATERIAL:

FIELDSTONE

OTHER BRICK

WOOD

CONCRETE

GRANITE

ORNAMENTAL CONC. BLOCK

24. OUTBUILDINGS/FEATURES:

CARRIAGE HOUSE

BARN (DETACHED)

GARAGE

FENCE OR WALL FORMAL GARDEN OTHER

CEMETERY LANDSCAPE/PLANT MAT.

BARN (CONNECTED) ARCHAEOLOGICAL SITE

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION:

1887-88

26. ESTIMATED DATE OF CONSTRUCTION:

27. DATE MAJOR ADDITIONS/ALTERATIONS:

1984 ADDED + ALLEGATIONS

28. ARCHITECT:

FASSETT + TOMPSON

29. CONTRACTOR:

30. ORIGINAL OWNER:

CATHOLIC CHURCH

31. SUBSEQUENT SIGNIFICANT OWNER:

DATES:

32. CULTURAL/ETHNIC AFFILIATION:

ENGLISH

EAST EUROPEAN

FRENCH ACADIAN IRISH

NATIVE AMERICAN OTHER

SCOTTISH

FRENCH CANADIAN

33. HISTORIC CONTEXT(S):

COMMERCE

RELIGION

ART, LIT, SCIENCE

INDUSTRY

CIVIC AFFAIRS

SOCIAL

TRANSPORTATION RECREATION

AGRICULTURE HABITATION

MILITARY EDUCATION

34. COMMENTS/SOURCES:

35. HISTORICAL DRAWINGS EXIST:

YES

NO

LOCATION:

ENVIRONMENTAL DATA

36. SITE INTEGRITY:

ORIGINAL

RURAL/UNDISTURBED

MOVED

RURAL/BUILT UP

DATE MOVED

37. SETTING:

SMALL TOWN X URBAN

SUBURBAN

38. QUADRANGLE MAP USED:

Biddeford

QUADRANGLE #:

39. UTM NORTHING:

40. FACADE DIRECTION (CIRCLE ONE):

N

S

UTM EASTING:

E

W

NE

NW

SE

SW

IPC USE ONLY

41. DATE ENTERED IN INVENTORY:

STATUS: L

HD

E

NE

ND

REVIEWER

PHOTO FILE #:

42. DATA SOURCE:

HPF

CLG

R&C

STAFF

STATE SURVEY

OTHER

LEVEL OF SURVEY: R I



**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: Southern Maine Affordable Housing SMAN
Applicant's Address: 22 South St. Biddeford, Me.
Applicant's Phone(s): 207-282-0537
Applicant's E-mail: ggagnonbha@maine.rr.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: _____
Owner's Address: Same
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: 41 Birch St. - (985 ADDITION TO)
Project Zone: MSRD2 Existing Use of Property: MULTI UNIT RESID.
Project Tax Map(s): 30 Project Lot Number(s): 296-3

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: WINDOW REPLACEMENT IN 1985 ADDITION

Additions and New Construction

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

Other: _____

Moving and Demolition

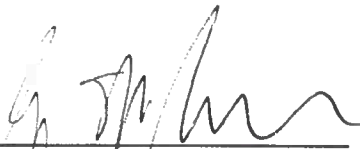
- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

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

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

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

Signature of applicant:


PRESIDENT, SM4H

Date: 3/10/2021

Signature of property owner:

Date: _____

SOUTHERN MAINE AFFORDABLE HOUSING



P.O. BOX 2287, BIDDEFORD, MAINE 04005

Brad Favreau
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

March 10, 2021

Re: Historic Review -Windows for 1985 addition to 41 Birch Street.

Dear Brad:

Southern Maine Affordable Housing is proposing to replace all 66 windows in the addition portion of 41 Birch Street in Biddeford as part of our continuing plan to improve the property.

The old aluminum windows install in 1985, when the building was constructed, are poor quality and much overdue for replacement. Not only are they inefficient for heating purposes but also very unsafe for our tenants.

I have attached photos of the existing windows and also literature on the new windows proposed. Our intent is to better align with the appearance of the windows in the older school portion of the complex. We will use the same divided light layout and also the same clay color.

In addition, we are repainting the existing wood siding to a color more closely matched to the red brick of the old school building.

We are not seeking any historic tax credits or any other funding for this project and we hope to be able to complete this extensive window replacement job this spring, which means we are requesting as quick a turnaround as possible on the review.

I have attached additional information on the site, and floor plans of the building plus our building permit application to the codes office.

Thanks and don't hesitate to call me if you need further documentation.

Sincerely,

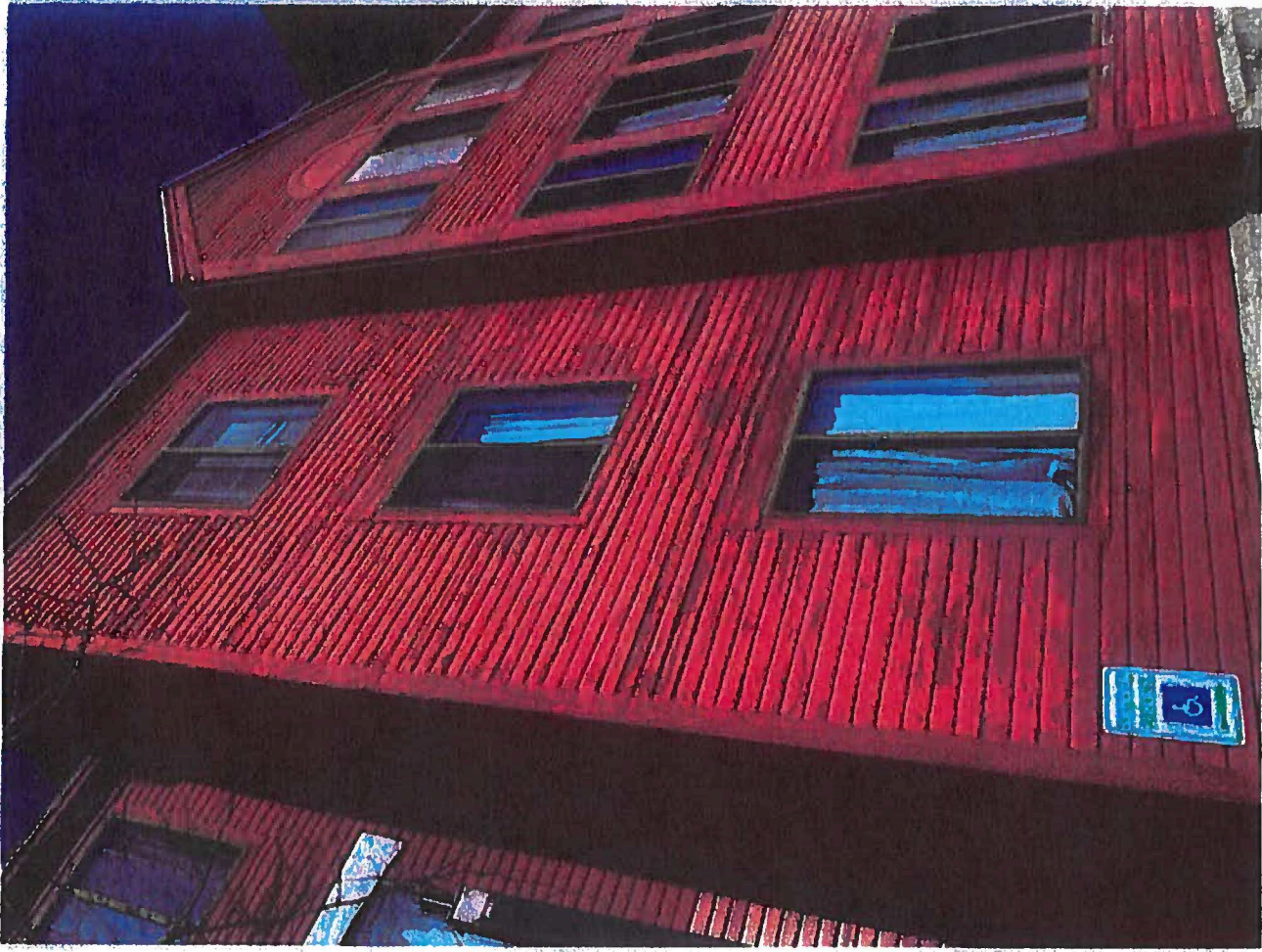


Guy M. Gagnon
President, SMAH

From: ggagnonbha@maine.rr.com
Sent: Tuesday, March 2, 2021 2:06 PM
To: Guy Gagnon



MISSING
PROPERTY



Aspen Hill
Unit 512



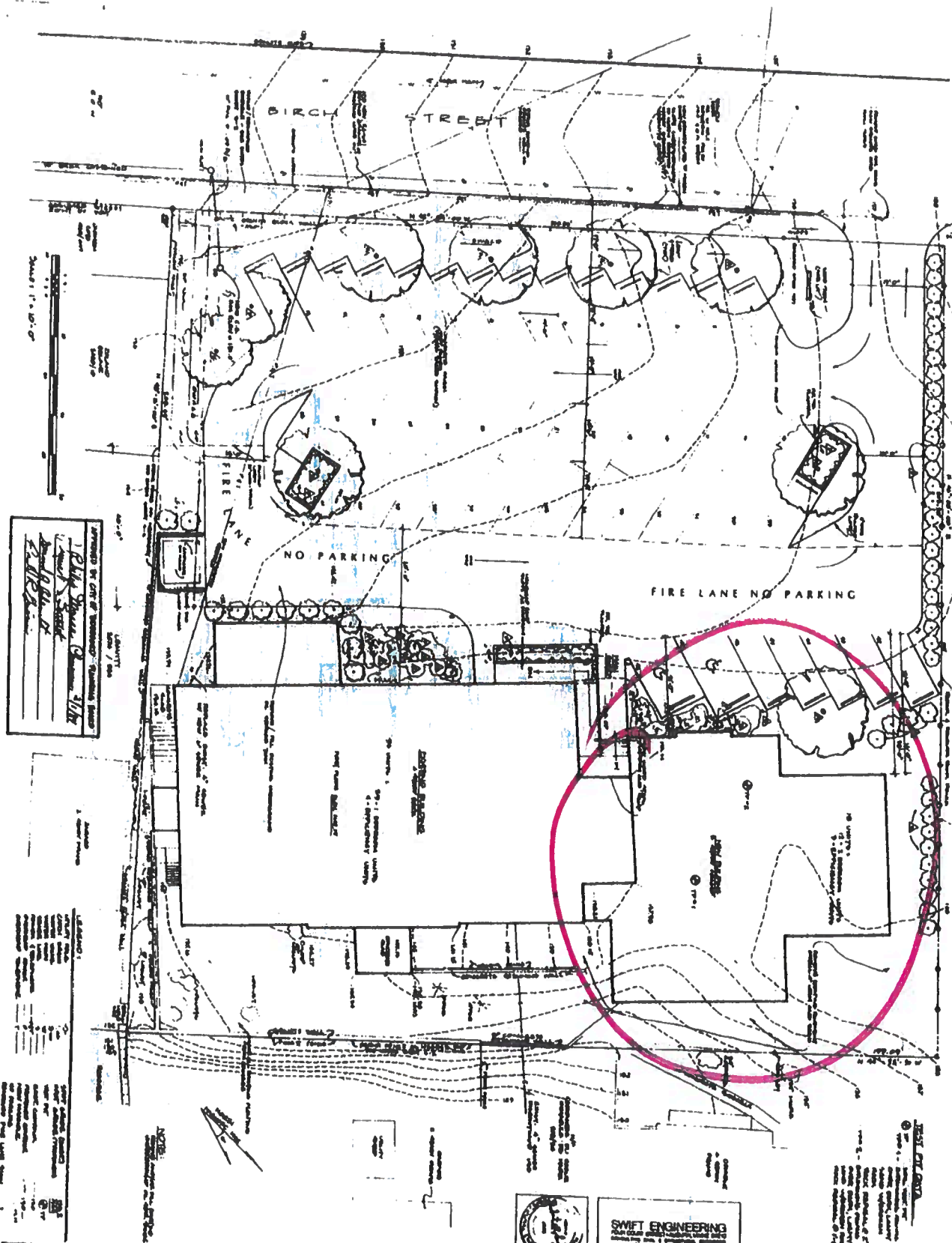
Admission
to
the
New
Museum
of
Art
and
History
in
New
York
City



Guy G. Sent from my iPhone

Don't
miss
this

NOTHING SHOWN
IS TO BE CONSIDERED



APPROVED BY CITY OF BOSTON
PLANNING BOARD
2/18/84
2/18/84

NOTED:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

S

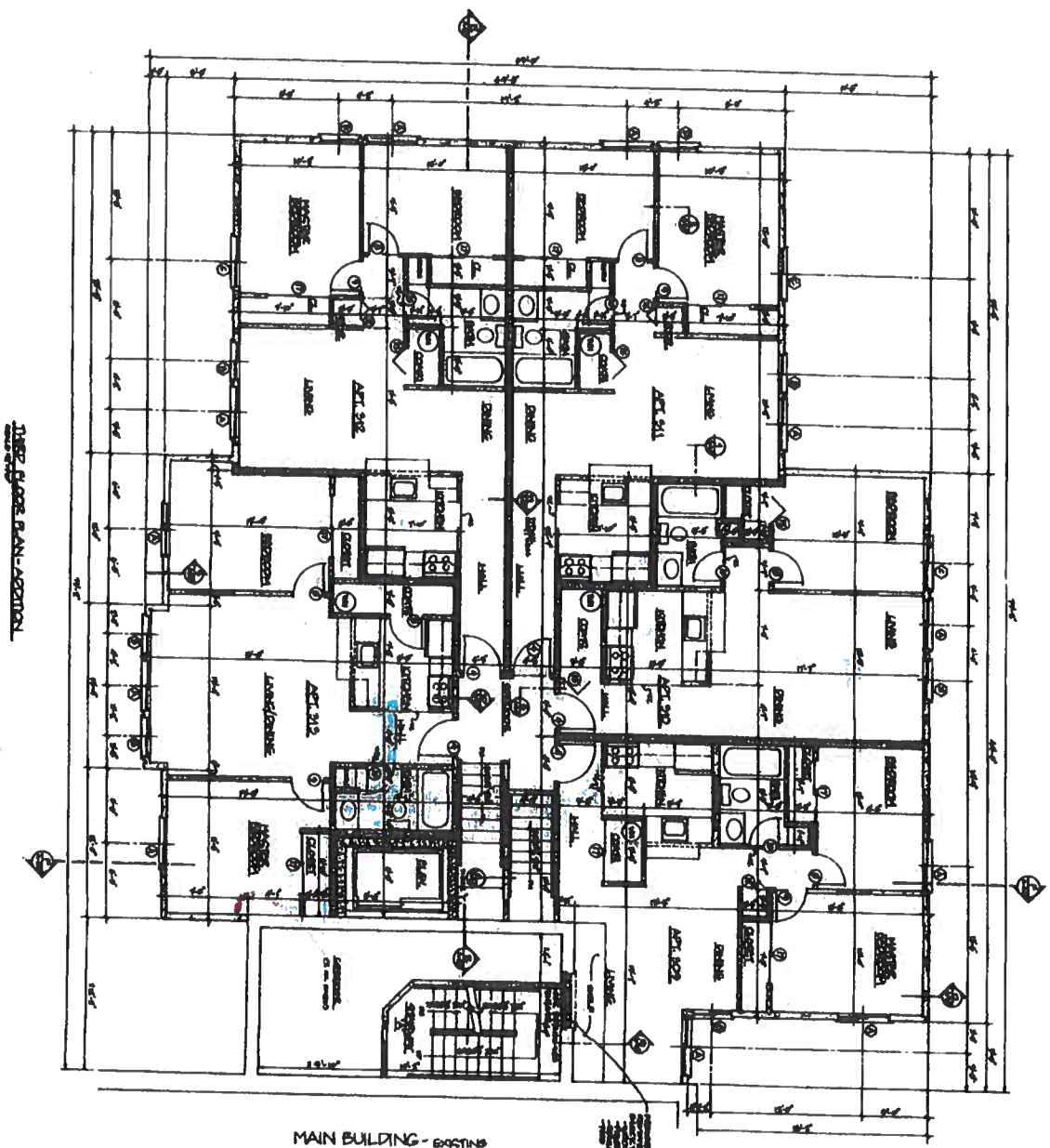
SUB PLAN

Parish Place
Bishop Street, Dorchester, Boston
For Series A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ



SWIFT ENGINEERING
ARCHITECTS - ANALYSTS - PLANNERS
478 Main Street, P.O. Box 32
Somerville, MA 02143
617-854-2900

Simon Falls Associates
ARCHITECTS - ANALYSTS - PLANNERS
478 Main Street, P.O. Box 32
Somerville, MA 02143
617-854-2900



MAIN BUILDING - EXISTING

— 100% of the time, the system was able to find the correct answer.

• **Importation:** Importation of drugs from other countries to reduce costs.
 • **Generic substitution:** Switching to a generic drug when available.
 • **Formulary management:** Creating a list of preferred drugs to control costs.
 • **Pharmaceutical industry:** The industry responsible for the development and production of drugs.

**CHURCH SHALL REMAIN AN VOY-
ALL RECORDS AT HAND.**

[illegible]

 circle
 square
 triangle
 diamond
 plus
 asterisk
 hash
 percent
 ampersand
 at
 dollar
 pound
 euro
 yen
 rupee
 dollar
 pound
 euro
 yen
 rupee
 dollar
 pound
 euro
 yen
 rupee
 dollar
 pound
 euro
 yen
 rupee

THIRD FLOOR PLAN - ADDITION

Parish Place

Black Street, Hatfield, Herts
 For: Colin A. Hooton
 624 Parish Place Apartments
 P.O. Box 510 Southampton, N.H.



Salmon Falls Associates
Architecture • Analysis • Planning
478 Main Street P.O. Box 31
So. Berwick, Maine 03908
207-384-2117 207-384-2900

A 25

SIDE ELEVATION - ADDITION

Parish Place

Architect: Parish Place
100 West 10th Street, Suite 100
Portland, Oregon 97201
Phone: (503) 222-1111
Fax: (503) 222-1112



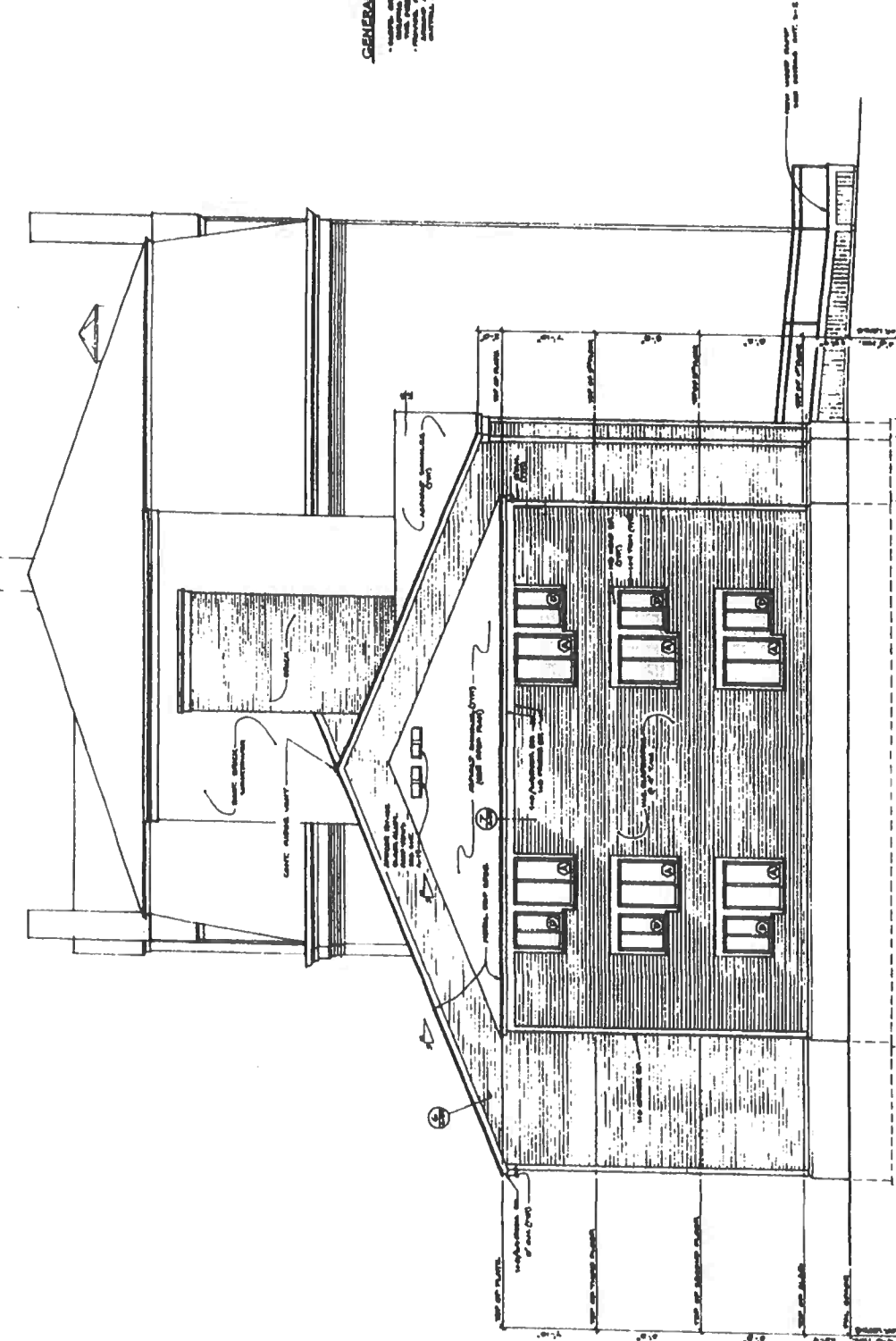
Salmon Falls Association
478 Main Street
P.O. Box 33
Salmon Falls, Oregon 97051
Phone: (503) 222-1111
Fax: (503) 222-1112

GENERAL NOTES:

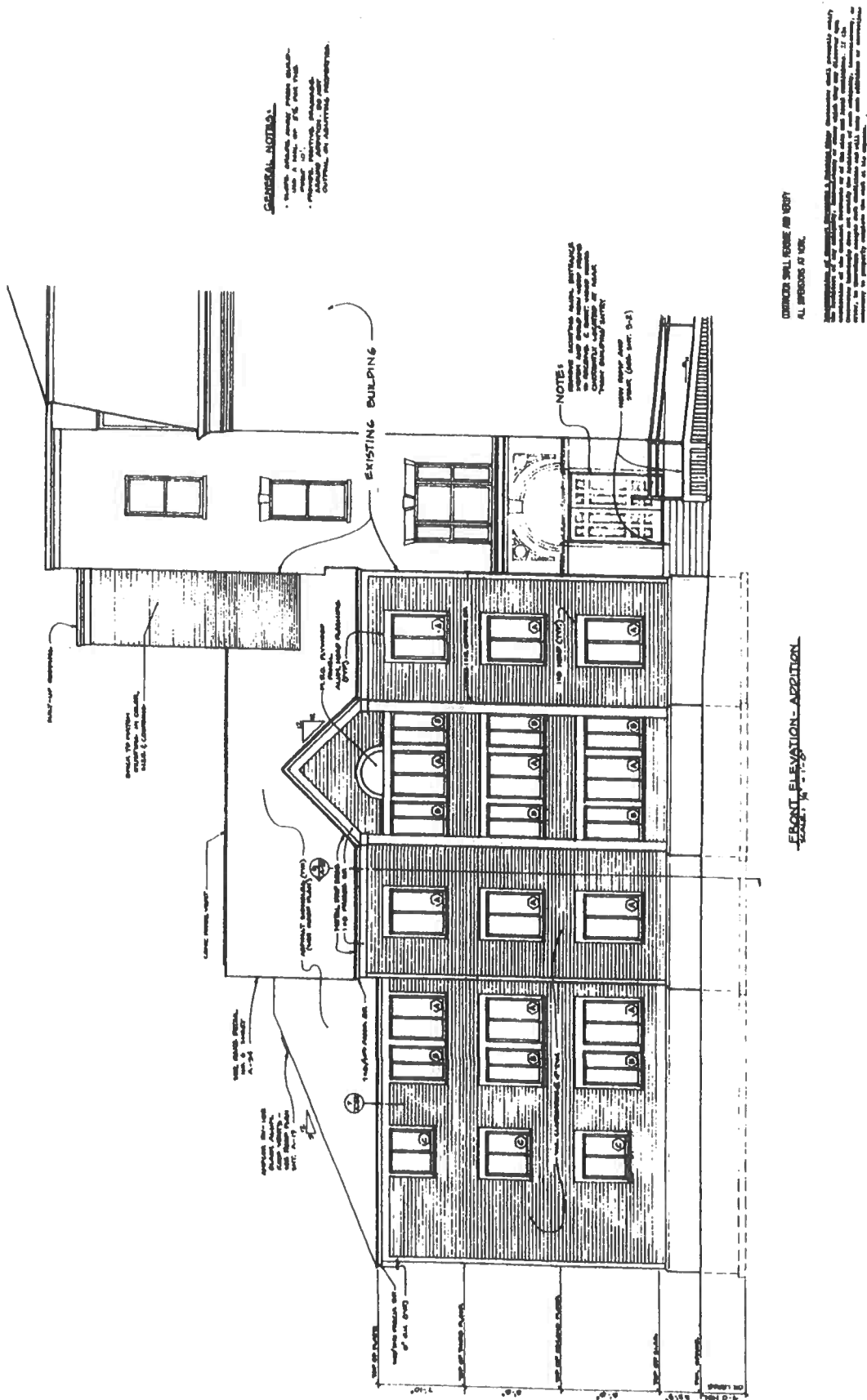
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF PORTLAND, OREGON.
- 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURROUNDING ENVIRONMENT.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE HISTORIC CHARACTER OF THE BUILDING.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S STRUCTURAL INTEGRITY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S INTERIOR FINISHES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S EXTERIOR FINISHES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S LANDSCAPE.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING AREA.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING COMMUNITY.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING ENVIRONMENT.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING HISTORY.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING CULTURE.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING IDENTITY.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING CHARACTER.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING VIBE.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING'S SURROUNDING SPIRIT.

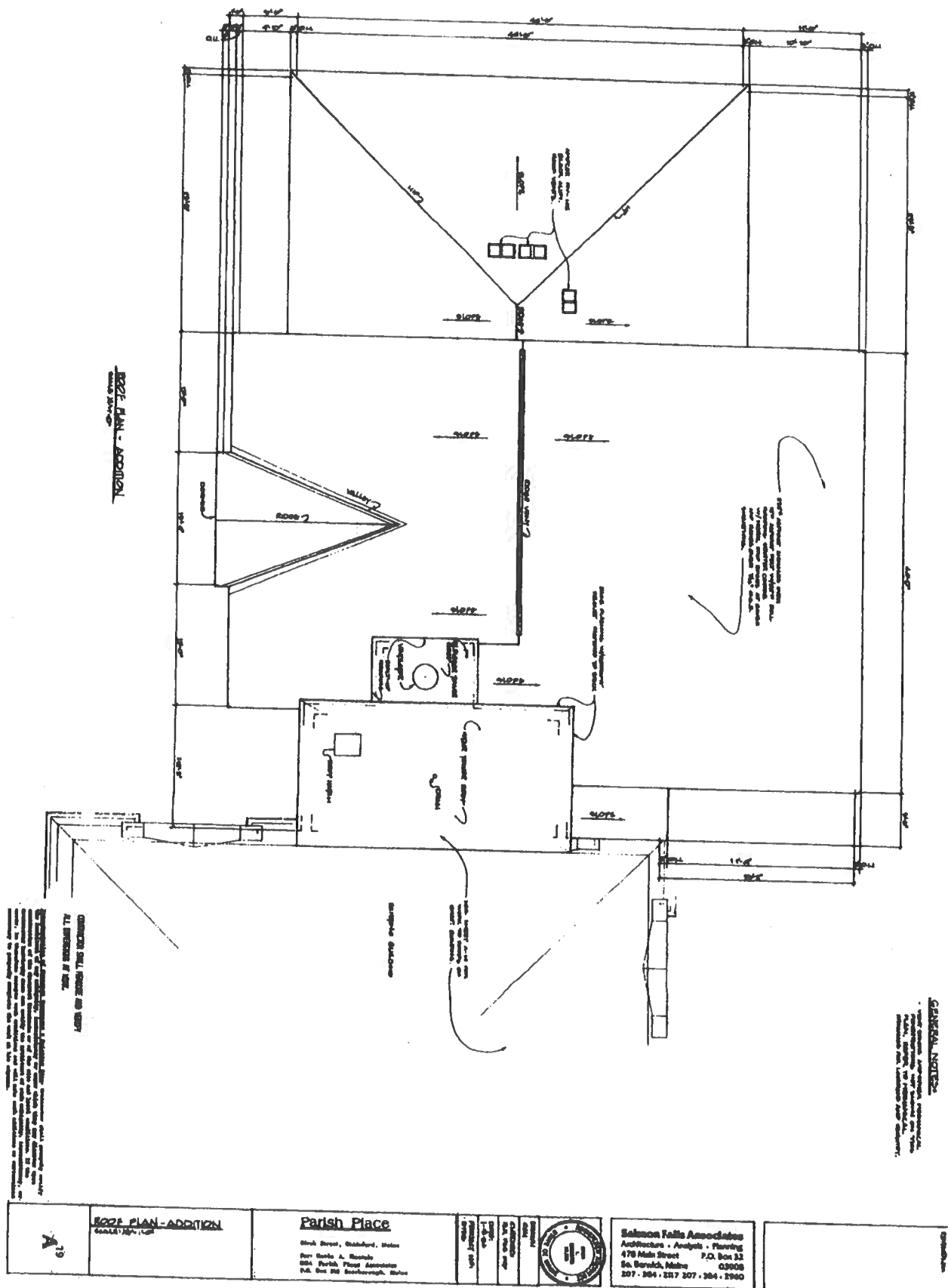
SIDE ELEVATION - ADDITION

CONCRETE SHALL BE 4000 PSI
ALL DIMENSIONS IN INCHES



FRONT ELEVATION - ADDITION Scale: 1/4" = 1'-0"	Parish Place 1000 1st St. N. Minneapolis, Minn. Architect: A. J. Smith 1000 1st St. N. Minneapolis, Minn.	GENERAL NOTES: 1. All work to be in accordance with the specifications and drawings. 2. The contractor shall be responsible for obtaining all necessary permits. 3. The contractor shall be responsible for the safety of the work. 4. The contractor shall be responsible for the quality of the work. 5. The contractor shall be responsible for the completion of the work.





Sales Person:



Customer
Acknowledgement

Quote Date

3/2/2021

Date Ordered

Quote Not Ordered

Dealer Name:

336840 GLEASON CONSTRUCTION

Bill To:

GLEASON CONSTRUCTION
21 NEWBEGIN AVE
LEWISTON, ME 04240

Ship To:

SAME

Phone: (207) 229-0668 Fax: 207-783-7931

Quote Name:

Project Name:

Parish Place- FINAL No
Casings

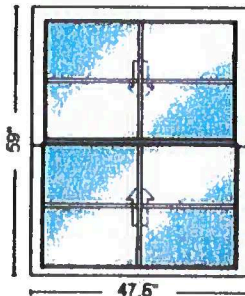
Parish Place- FINAL No
Casings

Order Notes:

Delivery Notes:

QUOTE #	RUSH	STATUS	PO#
2933559	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1	33	47.5" X 59"	107		\$318.43	\$10,508.19

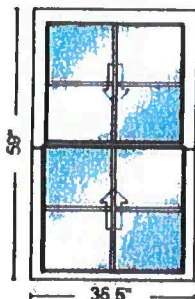


3001-Mezzo Double Hung 47.5 x 59
Sash Split = Even
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = NFS 1 3/8 J
Channel
Frame Color = Classic Clay
CLIMATECH, IE Liners
U-Factor = 0.29, CR = 58, SHGC = 0.27, VT = 0.49, CPD
= ASO-A-89-69561-00002
Contour, Colonial, Classic Clay, 1V1H
No Jamb Extension, Brickmould and Casing = No
Brickmould, Frame Size
Line Item Notes:

Comment / Room:

EGRESS

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
2	18	35.5" X 59"	95		\$287.13	\$5,168.34



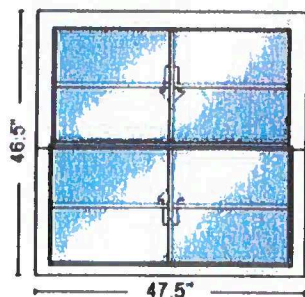
3001-Mezzo Double Hung 35.5 x 59
Sash Split = Even
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = NFS 1 3/8 J
Channel
Frame Color = Classic Clay
CLIMATECH, IE Liners
U-Factor = 0.29, CR = 58, SHGC = 0.27, VT = 0.49, CPD
= ASO-A-89-69561-00002
Contour, Colonial, Classic Clay, 1V1H
No Jamb Extension, Brickmould and Casing = No
Brickmould, Frame Size
Line Item Notes:

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
2933559	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
3	9	47.5" X 46.5"	95		\$283.90	\$2,555.10



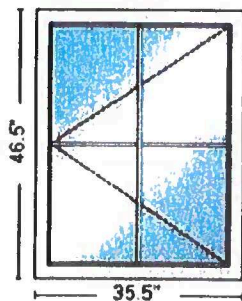
3001-Mezzo Double Hung 47.5 x 46.5
 Sash Split = Even
 Operation / Venting = Double Hung
 Composite Reinforcement, Frame Option = NFS 1 3/8 J
 Channel
 Frame Color = Classic Clay
 CLIMATECH
 U-Factor = 0.29, CR = 58, SHGC = 0.27, VT = 0.49, CPD
 = ASO-A-89-67392-00002
 Contour, Colonial, Classic Clay, 1V1H
 No Jamb Extension, Brickmould and Casing = No
 Brickmould, Frame Size

Line Item Notes:

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
4	6	35.5" X 46.5"	83		\$322.56	\$1,935.36



0971-09 Series Left 35.5 x 46.5
 Operation / Venting = Left
 Frame Color = Classic Clay
 CLIMATECH
 Lock / Keeper = Standard Lock / Keeper
 U-Factor = 0.28, CR = 59, SHGC = 0.26, VT = 0.45, CPD
 = ASO-A-31-21084-00002
 Contour, Colonial, Classic Clay, 1V1H
 Groove Filler = No Groove Filler, Frame Size

Line Item Notes:

Comment / Room:

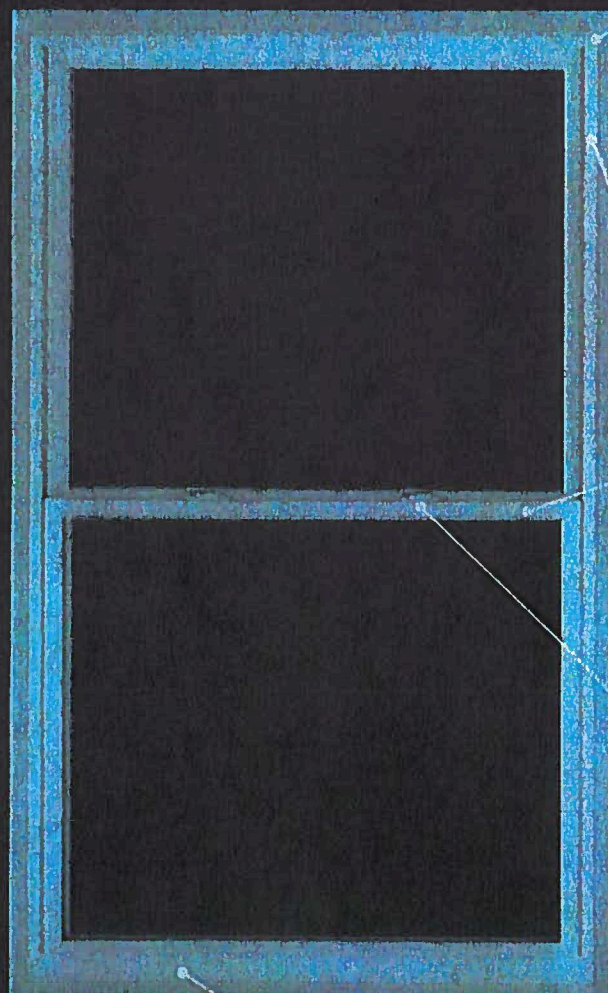
EGRESS Cas

New Construction Vinyl Window Collection

Beauty and Performance Designed for Your Homes



The new 1700 and 1900 Series new construction windows offer classically inspired solutions to meet the ever-changing aesthetic, architectural and budgetary needs in new construction.



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

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

Reinforced meeting rail for superior structural performance.

Cam-style lock with adjustable keeper for increased security.

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



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



Convenient Egress sizes in 3050 single-hung, 4040 single-sliding and 3052 double-hung.



Multiple glass pack options to meet the thermal and energy-efficiency needs of any region.



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



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



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



Convenient 1/2" or 5/8" drywall return channel offers an alternative to wood trim and caulking.

A New View on Style and Performance

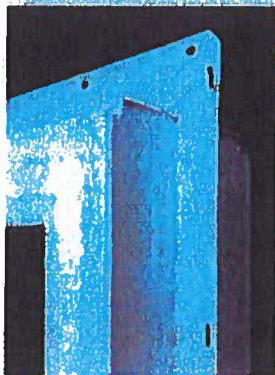
Compare Your Window Options

	1700	1900
Fusion-welded frame and sashes	•	•
Sloped sill hung units	•	•
Block and tackle balance system	•	•
Integral brickmould J-channel		•
Reinforced meeting rail	•	•
Interior glazed fixed top glass, removable from the inside	•	•
3050 single-hung egress	•	•
Continuous frame for twin and triple units	o	o
3.5" flat casing with bullnose sill		o
Double-hung platform		o
Jamb extensions	o	o
Exterior colors	o	o
Meets ENERGY STAR® requirements in all four climate zones	o	o

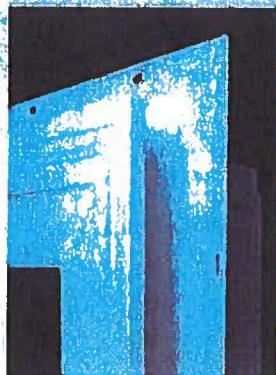
• Standard o Optional

Frame Options

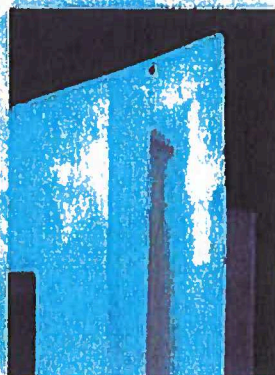
Multiple framing options streamline installation for every type of construction, cladding, and masonry type with dependable jobsite delivery options to improve the contractor and builder experience with today's design trends in mind.



1700 Series Single-Hung with Nailing Fin



1900 Series Single-Hung with Nailing Fin and Integral Brickmould J-Channel



1900 Series Double-Hung with Nailing Fin (shown with optional 3.5" flat casing)

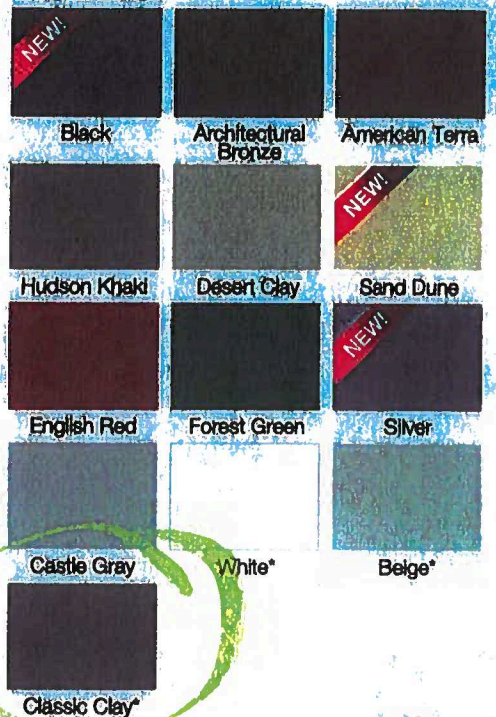
Color Collection

Create custom appeal with our broad color collection.

Interior Colors



Exterior Colors



Grid Options

Grids lend an added measure of style and dimension to a window. All grids are enclosed within the insulated glass unit for easy cleaning.

Grid Patterns



Grid Profiles



A/A



Alside 3773 State Road Cuyahoga Falls, Ohio 44223
1-800-922-6009 www.alside.com

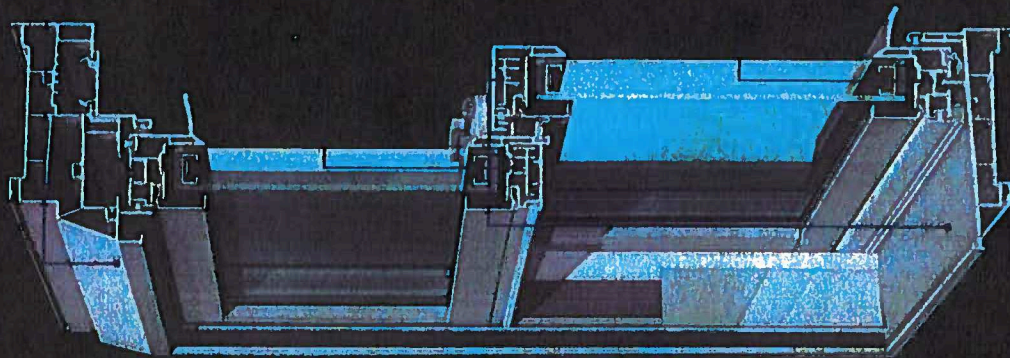


McZOO

ALSO AVAILABLE IN 4000X70

alside

Welcome Home



EdgeForce

The beauty of our EdgeForce® multi-point frame installation is visible the substantial time savings. The sleek design is easily clean and maintaining, and a large glass area for exceptional daylighting and views. The EdgeForce® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

CoreFX

CoreFX® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The CoreFX® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

Defense-Tek

Defense-Tek® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The Defense-Tek® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

Forecaster

Forecaster® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The Forecaster® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

HP3

HP3® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The HP3® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

Gatekeeper

Gatekeeper® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The Gatekeeper® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

Ocular

Ocular® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The Ocular® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.

Ocular® is the most advanced multi-point frame technology available. It's a multi-point frame that's designed for maximum energy efficiency and performance. The Ocular® multi-point frame is the most advanced window technology available, offering the ultimate in energy efficiency.



Ocular® is the most advanced multi-point frame technology available.

WE'VE WINDOWS. QUALITY AT ITS BEST.

For over 100 years, Custom Crafted America has been the leader in window manufacturing. Our windows are made in America, and we're proud of it. Our windows are made with the highest quality materials and craftsmanship, and we're proud of it. Our windows are made with the highest quality materials and craftsmanship, and we're proud of it.

A HISTORY OF EXCELLENCE AND INNOVATION

For over 100 years, Custom Crafted America has been the leader in window manufacturing. Our windows are made in America, and we're proud of it. Our windows are made with the highest quality materials and craftsmanship, and we're proud of it. Our windows are made with the highest quality materials and craftsmanship, and we're proud of it.

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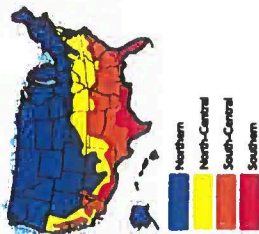


Above and Beyond – Mezzo Meets Stringent ENERGY STAR® Requirements!



The ENERGY STAR label certifies that the window is a positive choice for energy efficiency, fuel savings and the environment. ENERGY STAR is a government-backed voluntary partnership program sponsored by the U.S. Environmental Protection Agency and the U.S. Department of Energy to help consumers recognize energy-efficient products. It's good for you and good for the environment!

Mezzo Windows meet or exceed stringent ENERGY STAR requirements. Every precision-engineered component contributes to superior energy savings. Advanced technological reinforcements deliver dependable strength while minimizing energy transfer – providing premium window performance with everyday affordability.



Mezzo Windows and Alside Patio Doors are available with a variety of glass options. Please consult your window professional to help you choose the best glass package to meet the ENERGY STAR requirements for your home and climate zone.

GLASS PACKAGES SPECIFIC TO YOUR NEEDS.

Insulated glass units* increase the energy efficiency of your windows beyond ordinary clear glass and can tailor the window to your specific climate challenges. The chart below makes it easy to compare the glass performance. The lower the U-Factor, the less energy you'll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning.

THERMAL PERFORMANCE COMPARISON†

	Double-Hung U-Factor: SHGC		Sliding U-Factor: SHGC	
Clear Glass	0.46	0.57	0.46	0.58
ClearTech	0.29	0.30	0.29	0.30
ClearTech Elite	0.29	0.21	0.29	0.21
ClearTech ThermoD	0.28	0.30	0.28	0.30
ClearTech ThermoD Elite	0.28	0.21	0.27	0.21
ClearTech ThermoD with Enhanced Cavity Foam	0.27	0.30	0.27	0.30
ClearTech ThermoD S3	0.28	0.37	0.28	0.37
ClearTech ThermoD TQ2	0.22	0.26	0.22	0.26
ClearTech ThermoD TQ2 Elite	0.22	0.19	0.21	0.19

* Values are based on standard testing with composite reinforcements. ST and STP performance values are also available.

TESTED-AND-PROVEN

Mezzo Windows meet or exceed Air, Water and Structural Loads performance requirements as determined through ASTM (American Society for Testing and Materials) test methods, the globally recognized standards for product quality and safety.

Double-Hung Windows



FOREVER IN STYLE

Mezzo designed and engineered elegant styles that to show classic timeless style, yet in today's world, contemporary. Mezzo's clean lines and crisp corners, the double-hung window is equally beautiful in its classic functionality. No need to struggle with heat-to-catch areas. Both sashes tilt in to allow easy cleaning from inside the comfort of your home.

Built for longevity and ease, the perfectly constructed sashes and frames easily on a constant force balance system, ensuring smooth, easy opening and closing. Both the quality and strength of Mezzo Double-Hung Windows will be a simple statement.

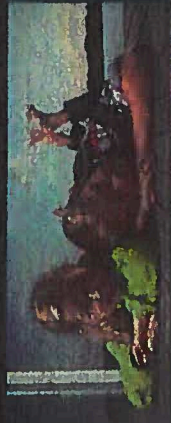
Surrounding frame and sashes with its own weatherstripping for an additional beauty, strength and energy efficiency. Integrated sash-to-sill insulating properties in tandem with a specially designed sash-to-sill joint from having no cracks or leaks.

Superior double-pane system performance in the weatherstripping allows for secure mounting of hardware and improves energy efficiency.

Four sashes of all sizes, a highly efficient drainage system to prevent water and debris accumulation.

Complete force balance system provides smooth opening and closing of sashes. Hidden vent on track for a clean, clean appearance.

comfortable play and
practical,
home is inspired by life.



Near Right: The easy-to-clean feature of Mezzo Double-Hung Windows adds to its popularity. Simply tilt the sashes to access both sides of the glass from inside your home. Single-hung windows also are available, with a tilt bottom sash only. Far Right: Narrowline frame and sashes enhance the aesthetic appeal, inside and out.

† Double-hung here made will automatically be upgraded to ST (per reinforcement) for all units ordered in sizes of 48" wide or 64" high.

Beauty Forged with Performance

The closer you look, the more you'll see why Mezzo is a standout choice for your home.



FULLY FUSION-WELDED FRAME AND SASH CORNERS create superior strength and a clean, low-profile finished look.



DUAL-PANE DOUBLE-STRENGTH GLASS increases strength, durability and insulation.



AIRTIGHT INSULATING CHAMBERS enhance thermal performance and durability.



DUAL BULB SEALS along the bottom of the lower sash optimize the appearance and create a tighter seal between the lower sash and true sloped sill when the window is closed and locked.
(Double-hung and single-hung only.)



DUAL VENT STOPS for limited and convenient opening of the window for ventilation.
(Not available on single-hung or single-sliding windows.)



HIDDEN SCREEN TRACK creates a clean-line design for enhanced visual appeal; half screens are standard, optional full screens available.

5

High-Performance Glass Packages -- Maximize Your Energy Savings Year-Round.

Reducing energy loss is often the number one reason for purchasing replacement windows. Windows are roughly 80% glass, so it's important to choose the ideal glass system for your home and climate. Upgrading to a high-performance Low-E (low-emissivity) insulated glass package will help further increase year-round energy savings.

Mezzo offers two families of high-performance insulated glass packages:

- **ClimateTech®** combines insulating Low-E glass, argon gas and the Intercept® Warm-Edge Spacer System that features a unique, one-piece metal alloy, U-channel design that creates an effective thermal barrier.
- **ClimateTech ThermaD** features insulating Low-E glass, argon gas and a Stainless Steel Intercept Warm-Edge Spacer System for even greater thermal efficiency.



Winter Energy Savings: Low-E insulating glass reduces heat loss by reflecting warm air back into your home.



Summer Energy Savings: Low-E helps block unwanted solar heat penetration to help reduce air-conditioning usage.

ENHANCED CAVITY FOAM OPTION.

Mezzo Windows with enhanced cavity foam insulation are different than other windows. The silver-gray foam insulation provides greater thermal protection to keep your home warm in the winter and cool in the summer with less energy spending.



- The foam incorporates high-purity graphite granules into the expanded polystyrene (EPS) raw material.
- Each polystyrene granule contains graphite, giving it a silver-gray color and increasing its insulating performance above conventional EPS foam insulation.
- The carbonized foam material reflects radiant heat, lowers the thermal conductivity and improves the insulation capacity.
- Select chambers of the window are thermally reinforced with the precision-contoured foam liners to increase energy efficiency and achieve a lower U-Factor.
- U-Factor represents the window's resistance to heat flow and energy loss -- the lower the U-Factor, the greater the energy savings.
- Available in single-hung, double-hung, sliding and picture windows.

6

Picture Windows and Special Shapes

SOMETIMES BEAUTY IS IN THE EYE

The true beauty of the picture window is its versatility. Whether grand or small, alone or combined with other window styles, picture windows are a timeless addition to any home. The versatility of picture windows is made possible by the wide variety of architectural styles, including Circle Top, Quarter Arch, Eyebrow, Half Eyebrow, Ellipse, Full Circle, Hexagon, Octagon, Pentagon, Cathedral, Trapezoid, Triangle and more.



PICTURE WINDOW

Above: Picture windows and special shapes invite creativity when designing your home's window system. Use alone or combine multiple units to create a dramatic focal point.

- Narrowline frame with fusion-welded corners for exceptional beauty, strength and energy efficiency.
- Insulated glass unit with double-strength glass and warm-edge spacer system (picture windows) provides superior thermal protection and longevity.
- Embedded, multi-chambered construction creates airtight insulating compartments for increased thermal performance and strength.
- Choose from a variety of architectural styles, including Circle Top, Quarter Arch, Eyebrow, Half Eyebrow, Ellipse, Full Circle, Hexagon, Octagon, Pentagon, Cathedral, Trapezoid, Triangle and more.

Casement and Awning Windows

THE PINNACLE OF UTILITY AND DESIGN

It's no wonder casement and awning windows are the most popular window style in the world. Their beauty and practicality, including the ability to create a view of a larger glass area with an attractive slimline look, make them a popular choice for today's discerning homeowner. Featuring a revolutionary, easy-to-use opening handle, the casement can easily open and close, while the awning window opens up all day long.

CASEMENT WINDOWS

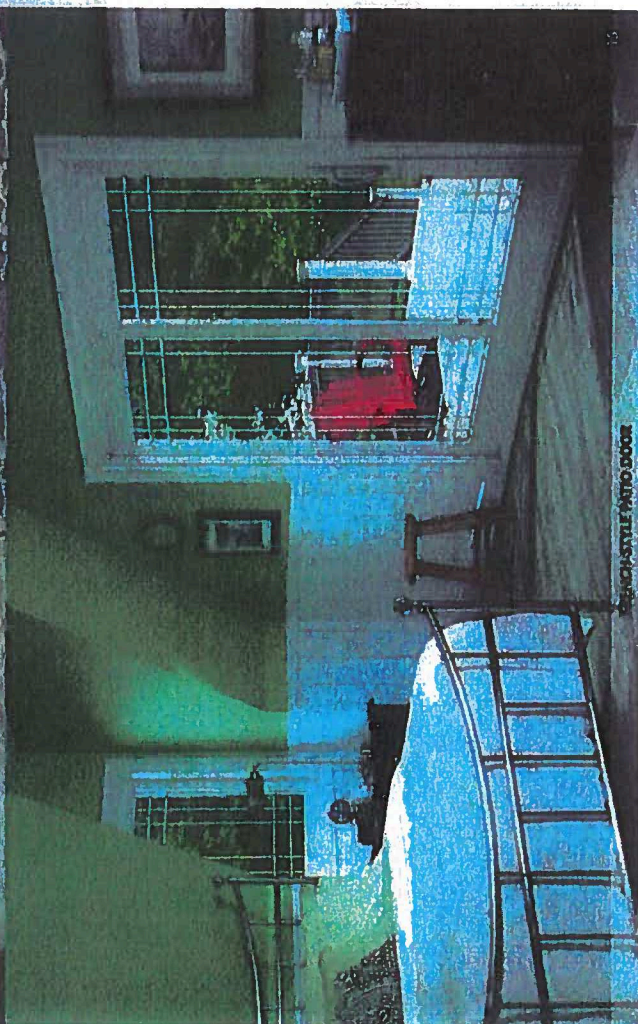
- Beveled exterior sash design creates the appearance of a larger glass area with an attractive slimline look.
- Step-down frame with compression-type inner bulb seal achieves a tight seal during inclement weather.
- State-of-the-art hinge system provides multi-directional ventilation and allows easy cleaning from inside the home.
- Positive crank mechanism permits easy operation when opening and closing the sash.
- Multi-point locking system ensures a tight seal and increased comfort.
- Multiple lite configurations available in a single mainframe.

AWNING WINDOWS

- Beveled exterior sash design gives the window the appearance of a larger glass area with an attractive slimline look.
- Heavy-duty, state-of-the-art hinge system provides easy operation from inside the home.
- A dual locking system on each side of the window.
- Multiple lite configurations available in a single mainframe.
- Combine with fixed lites to allow for convenient ventilation while creating increased visibility.

A refreshing infusion of personality and style





FrameWorks® Color Collection

EXCEPTIONAL STYLE FOR EVERY HOME.

Beauty and vision, performance and strength – it all comes together in Mezzo's exciting collection of styles, colors and custom accents. Our FrameWorks exterior colors feature a cutting-edge polyurethane coating technology with heat-reflective pigments for a remarkably strong and fade-resistant finish. Interior woodgrain laminates are performance-engineered for superb durability that maintains its attractive appearance over the life of the product.

EXTERIOR COLORS

Black	Architectural Bronze	American Teak	Hudson Khaki
Dark Clay	Sand Dune	English Red	Forest Green
Silver	Castle Gray	Classic Clay (Domestic Solid Color)	Belgian (Domestic Solid Color)

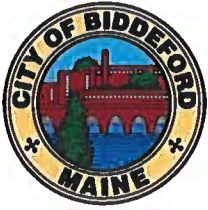
White (Domestic Solid Color)

INTERIOR COLORS

White Woodgrain*	Rich Maple Woodgrain	Light Oak Woodgrain	Dark Oak Woodgrain
Forest Woodgrain	Cherry Woodgrain	Classic Clay (Domestic Solid Color)	Belgian (Domestic Solid Color)

White (Domestic Solid Color)

*White woodgrain is available with a Belgian or Classic Clay base only. Interior Classic Clay base is not available with exterior color finishes. White, Belgian and Classic Clay interiors will have matching interior hardware. White and beige doors ordered with a Light Oak, Dark Oak or Rich Maple interior will require Premium Cold Hardware. White and beige doors ordered with a Cherry or Forested interior will require Bronze Hardware.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2021.08 HPC

Greg Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: March 24, 2021

RE: ITEM #5.2: 2021.08 HPC- New dwelling unit at 45 Foss St.

MEETING: April 7, 2021

DATE/TIME: @ 4:00 PM

1. INTRODUCTION

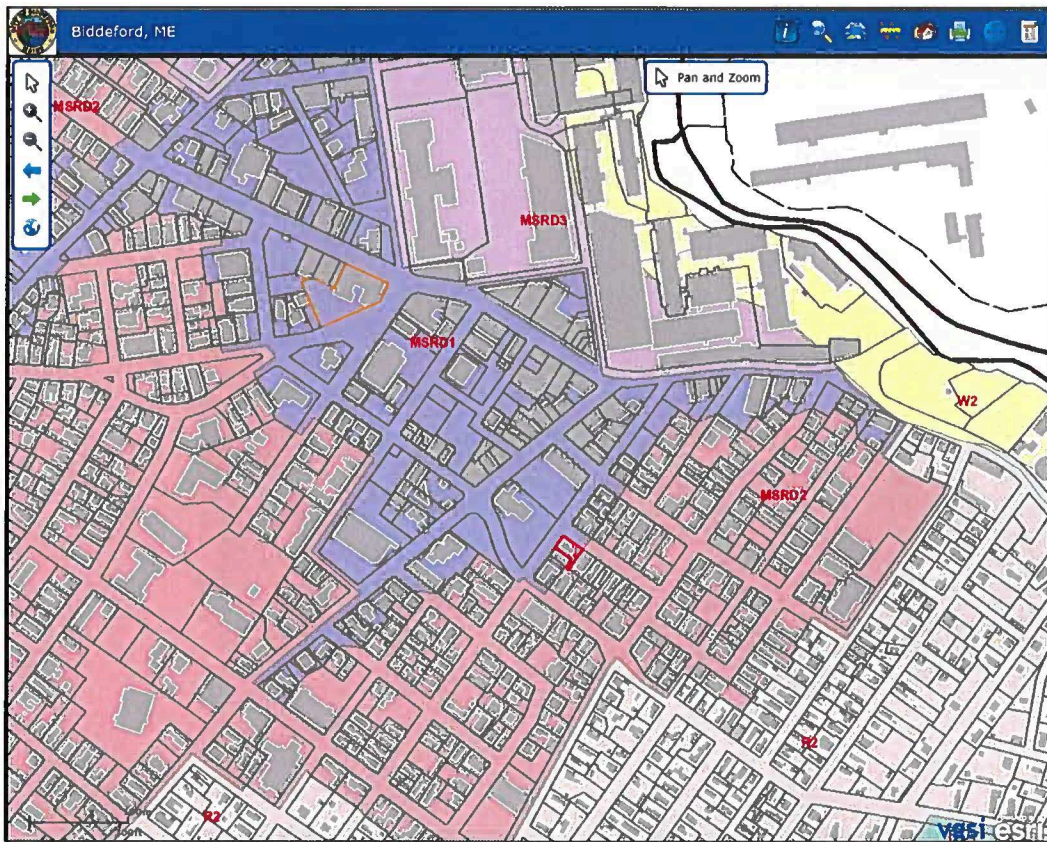
The applicant proposes to construct a new dwelling unit in the currently unused attic space at 45 Foss Street by adding dormers to the roof of this Greek Revival structure.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Alex Fabish P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
2.	Owner of Property:	Praetorium LLC P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	45 Foss Street
6.	Project Tax Map #/Lot #:	Map 39, Lot 61
7.	Contributing Structure	Yes
8.	Existing Zoning:	MSRD-2
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	0.09 acres
14.	Front Setback Required:	15 ft
15.	Side Setbacks Required:	10 ft
16.	Rear Setback Requires:	10 ft
17.	Height Requirements:	Max 3 stories or 35 feet
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

This structure, constructed in 1900, is located on the corner of Foss Street and King Street. It now serves as a 2-unit residential building. This Greek Revival structure is clad in brick and the roofing material is asphalt. There is currently one small shed dormer on the southwest side of the gable roof. The neighborhood behind this building is residential. Across Foss Street, the use is largely commercial; this house faces the parking lot for Northeast Credit Union. **This building is listed as 'Contributing' according to the Russell Wright Survey of 1999.**



Source: "41 Birch Street." <http://gis.vgsi.com/biddefordme/Parcel.aspx?Pid=4528>. Accessed March 25, 2021.



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



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



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

View of Foss Street looking southwest. Project property is on the left:



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

View of Foss Street looking northeast. Project property is on the right:



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

www.biddefordmaine.org

4. PROJECT PROPOSAL

The applicant proposes to enlarge the shed dormer on the south side of the gable roof to create a full-width dormer along the roof. On the north side of the building (facing King Street), the applicant proposes to add two smaller shed dormers. Enlarging and constructing these dormers will enable the applicant to create a studio apartment where unused attic space exists currently.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received.

6. STAFF REVIEW:

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

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

Section 11 Evaluation standards for Certificate of Appropriateness.

A. *Reconstruction and alterations.*

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

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

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

- 1. None

7. **STAFF RECOMMENDATION:**

Recommend the Commission consider the submitted application for approval, approval with conditions, or denial.

This is a **Contributing** structure. Per the Ordinance, Section 11 Evaluation Standards for Certificate of Appropriateness:

"... No certificate of appropriateness for a structure of building identified as contributing to the district shall be issued un less the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character."

Greek Revival is varied style, and dormers in general are features in keeping with this historical style of architecture.

8. **STAFF RECOMMENDATION:**

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

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

9. **SAMPLE MOTIONS**

A. *Motion to approve the Certificate of Appropriateness for Praetorium LLC, to construct new dormers at 45 Foss Street in the MSRD-2 zone based on materials presented and conditioned on the following:*

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

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

- a. _____
- b. _____

MHPC USE ONLY

041-0394

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): _____
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 47 FOSS STREET
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 9/98 7. SURVEYOR: Russell Wright
8. OWNER NAME: _____ ADDRESS: _____

9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☐ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |

10. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE 1/1

ARCHITECTURAL DATA

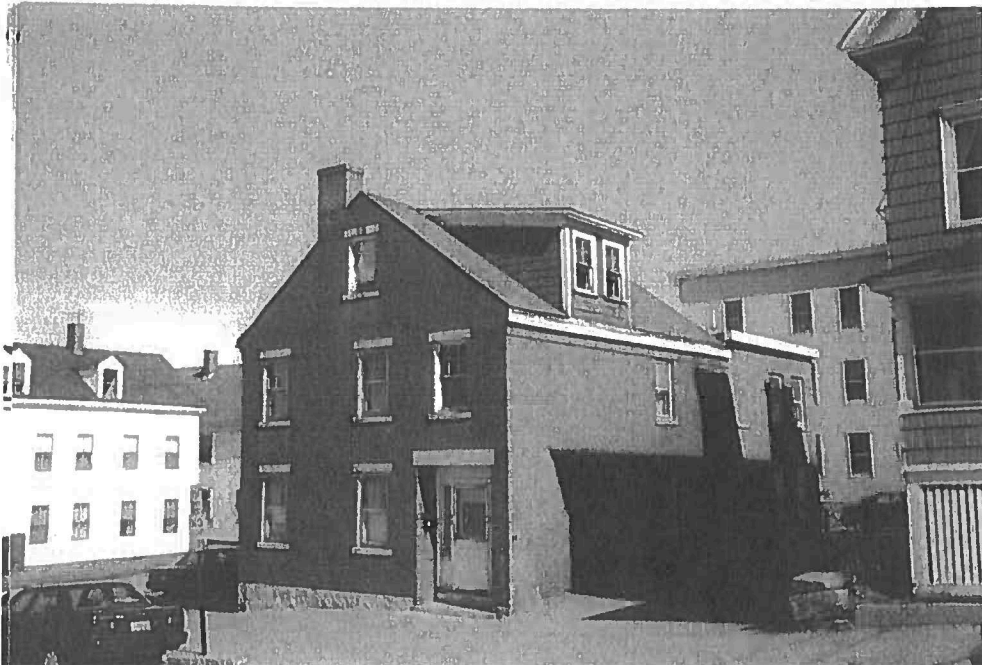
11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☒ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | OTHER _____ | |

12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| ☐ COLONIAL | ☐ STICK STYLE | ☐ NEO-CLASSICAL REV. | ☐ FOUR SQUARE |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ RENAISSANCE REV. | ☐ ART DECO |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ 19TH/20TH C. REVIVAL | ☐ INTERNATIONAL |
| ☐ GOTHIC REVIVAL | ☐ R. ROMANESQUE | ☐ ARTS & CRAFTS | ☐ RANCH |
| ☐ ITALIANATE | ☐ ROMANESQUE | ☐ BUNGALOW | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ HIGH VIC. GOTHIC | OTHER _____ | |

13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☒ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY
- ☐ 5 STORY ☐ OVER 5 ()

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☒ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 ()

15. APPENDAGES: ☒ SIDE ELL ☒ REAR ELL ☐ FRONT TOWER ☐ ADDED STORIES ☐ SHED BAY WINDOW
- ☐ DORMERS ☐ PORCH ☐ CUPOLA



12-1

ATTACHED FULL WIDTH ENGAGED WRAPAROUND ONE STORY SLEEPING PORCH MORE THAN ONE STORY SECONDARY PORCH

17. PLAN:

HALL AND PARLOR BACK HALL 1/2 CAPE IRREGULAR CENTRAL HALL OTHER SIDE HALL

18. PRIMARY STRUCTURAL SYSTEM:

TIMBER FRAME CONCRETE FRAME CONSTRUCTION - TYPE UNKNOWN BRACED FRAME STEEL BRICK LOG OTHER STONE PLANK WALL BALLOON FRAME PLATFORM FRAME

19. CHIMNEY PLACEMENT:

INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR

20. ROOF CONFIGURATION:

GABLE SIDE GAMBREL COMPOUND GABLE FRONT PARAPET GABLE OTHER HIP SHED MANSARD CROSS FLAT GABLE

21. ROOF MATERIAL:

WOOD METAL TILE SLATE ASPHALT ASBESTOS

22. EXTERIOR WALL MATERIALS:

CLAPBOARD LOG GRANITE OTHER BRICK PRESSED METAL ASBESTOS FLUSH SHEATHING CONCRETE TERRA COTTA WOOD SHINGLE STUCCO BOARD AND BATTEN STONE ASPHALT ALUMINUM/VINYL

23. FOUNDATION MATERIAL:

FIELDSTONE OTHER BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK

24. OUTBUILDINGS/FEATURES:

CARRIAGE HOUSE BARN (DETACHED) GARAGE FENCE OR WALL FORMAL GARDEN OTHER CEMETERY LANDSCAPE/PLANT MAT. BARN (CONNECTED) ARCHAEOLOGICAL SITE

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION:

26. ESTIMATED DATE OF CONSTRUCTION:

27. DATE MAJOR ADDITIONS/ALTERATIONS:

28. ARCHITECT:

29. CONTRACTOR:

30. ORIGINAL OWNER:

31. SUBSEQUENT SIGNIFICANT OWNER:

DATES:

32. CULTURAL/ETHNIC AFFILIATION:

ENGLISH EAST EUROPEAN FRENCH ACADIAN IRISH NATIVE AMERICAN OTHER SCOTTISH FRENCH CANADIAN

33. HISTORIC CONTEXT(S):

COMMERCE RELIGION ART, LIT, SCIENCE INDUSTRY CIVIC AFFAIRS SOCIAL TRANSPORTATION RECREATION AGRICULTURE HABITATION MILITARY EDUCATION

34. COMMENTS/SOURCES:

5. HISTORICAL DRAWINGS EXIST: YES NO

LOCATION:

ENVIRONMENTAL DATA

6. SITE INTEGRITY:

ORIGINAL

Moved

DATE MOVED

7. SETTING:

RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN X URBAN SUBURBAN

8. QUADRANGLE MAP USED: Biddeford

QUADRANGLE #:

9. UTM NORTHING:

40. UTM EASTING:

FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

IPC USE ONLY

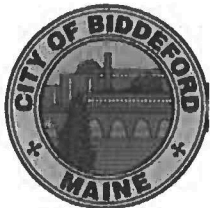
10. SITE ENTERED IN INVENTORY:

STATUS: L HD E NE NO REVIEWER PHOTO FILE #:

DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER LEVEL OF SURVEY: R I

Description of Work at 45 Foss Street

We will be converting an unused attic space at 45 Foss street into a studio apartment. Given the limited space due to sloping ceilings, we'd like to add two dormers on the King Side and extend the existing dormer on the back side to allow for more living space.



CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

Applicant's/Owner's Information:

Applicant's Name: Alex Fabish
Applicant's Address: Po Box 47, Biddeford, ME 04005
Applicant's Phone(s): (207) 590-8222
Applicant's E-mail: newhavenraven@gmail.com
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Prætorium LLC
Owner's Address: Po Box 47, Biddeford, ME 04005
Owner's Phone(s): (207) 590-8222
Owner's E-mail: newhavenraven@gmail.com

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

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

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 45 Fess Street
Project Zone: MSRD 2 Existing Use of Property: Duplex
Project Tax Map(s): 39/104 Project Lot Number(s): 61

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

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

Additions and New Construction

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

Moving and Demolition

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

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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

Submittal Information Checklist:

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

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

- ☒ Completed Application Form
 - ☒ Description of Proposed Activity

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

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

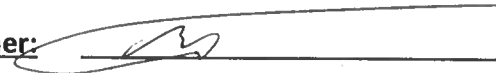
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 2-2-21

Signature of property owner:



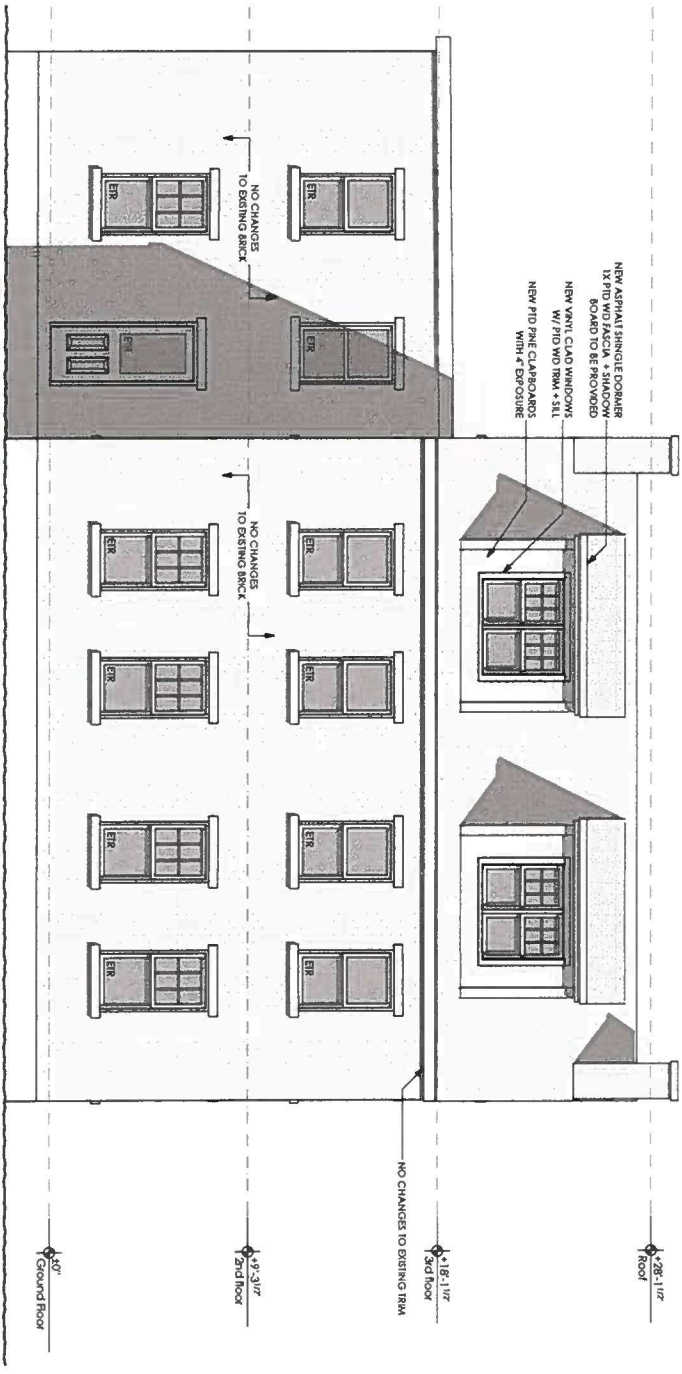
Date: 2-2-21

Description of Work at 45 Foss Street

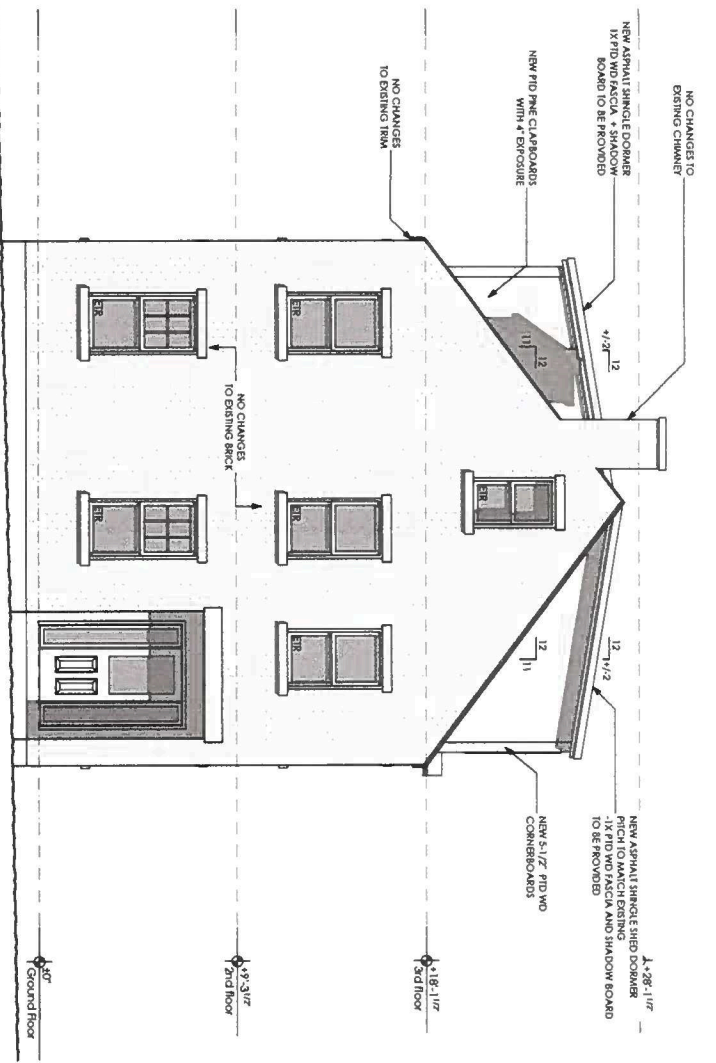
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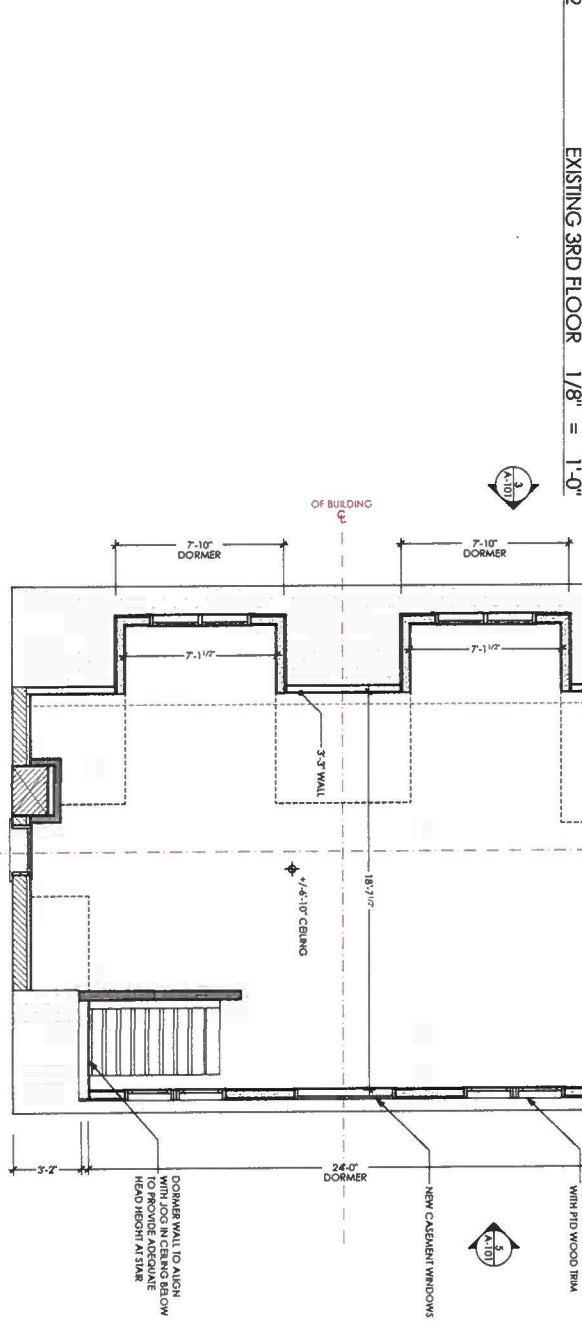
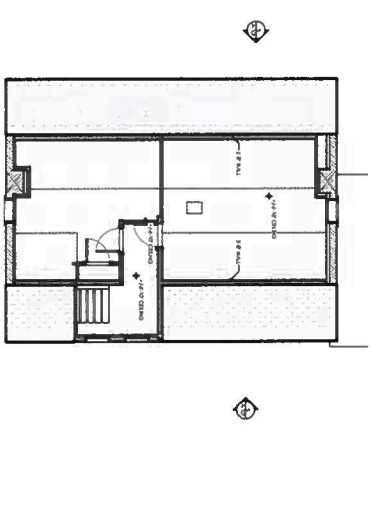
5 PROPOSED-SOUTH ELEVATION 1/4" = 1'-0"



3 PROPOSED-NORTH ELEVATION 1/4" = 1'-0"



4 PROPOSED-WEST ELEVATION 1/4" = 1'-0"



2 3RD FLOOR WITH 2 SHED DORMERS 1/4" = 1'-0"

FOR HISTORIC
REVIEW ONLY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE	
ID	DESCRIPTION

SUBMISSIONS:		
ISSUE	DATE	DESCRIPTION
01	1/27/21	HISTORIC REVIEW

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

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
Office: 207.494.9102

DATE OF ISSUE: 1/27/21
PROJECT STATUS: SD
DESIGNER: Leon Schindler
CONSULTANTS: Leon Schindler
ENGINEER: Leon Schindler
CONTRACTOR: Leon Schindler

DORMER AT
3RD FLOOR
A-101

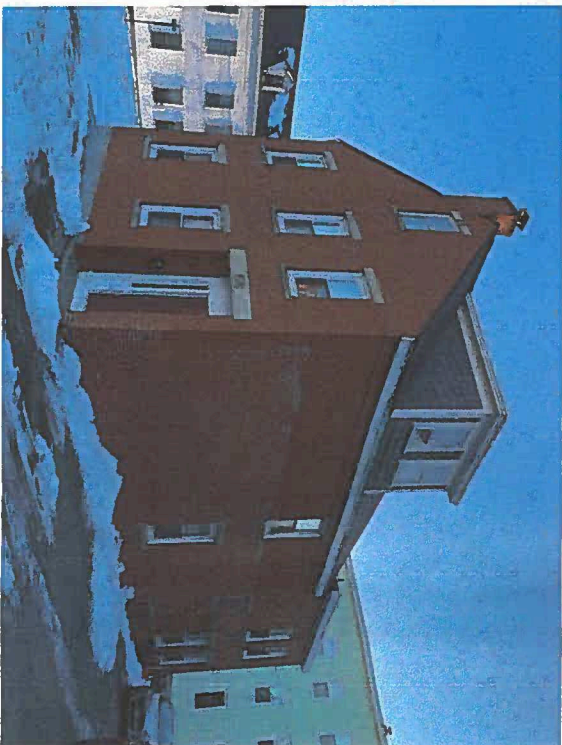
mobile
studio
design



CURRENT VIEW FROM KING STREET



CURRENT VIEW FROM CORNER



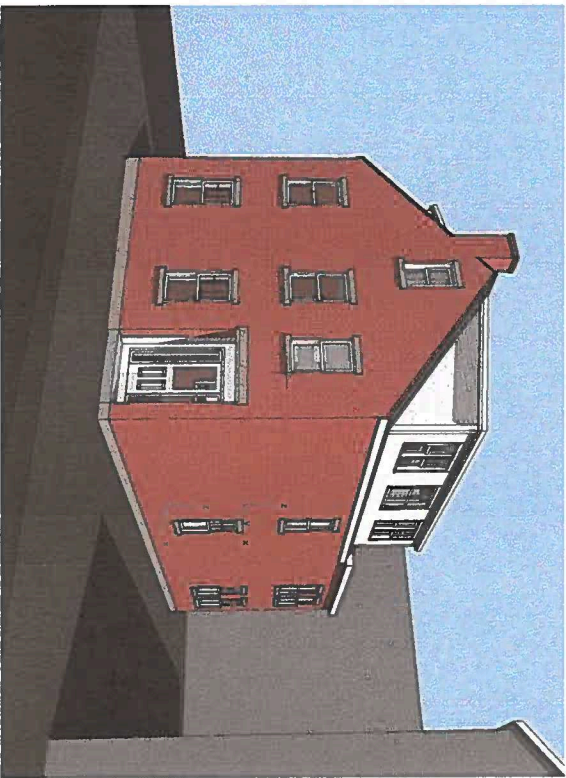
CURRENT VIEW FROM FOSS STREET



PROPOSED VIEW FROM KING STREET



PROPOSED VIEW FROM CORNER



PROPOSED VIEW FROM KING STREET

FOR HISTORIC
REVIEW ONLY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE	
ID	DESCRIPTION

SUBMISSIONS:		
ISSUE	DATE	DESCRIPTION
01	1/27/21	HISTORIC REVIEW

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

MOBILE STUDIO DESIGN
128 MOUNT SUGAR LANE, 201
BIDDEFORD, ME 04005
OFFICE: 207.494.8102
DATE OF ISSUE: 1/27/21
PROJECT STATUS: SD
DESIGNER: Alex Fabish
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CONSULTANT:
SUPERVISOR:
ENGINEER:
CONTRACTOR:

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