

City of Biddeford
Historic Preservation Commission
March 13, 2024 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Commission, Wednesday, March 13, 2024, 4:00 PM, City Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consent Agenda

- 2.1. Approval of Meeting Minutes from February 14, 2024
[2-14-24 Draft.pdf](#)

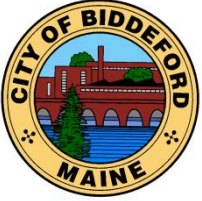
3. Unfinished Business

4. New Business

- 4.1. 2024.17 The Historic Preservation Commission will review the application from Rachel Smith to make exterior alterations at 6 Wentworth Court further described as Map 38, Lot 204 in the MSRD-2 Zone.
- 1. [2024.17 HPC 6 Wentworth Street Smith SR.pdf](#)
 - 2. [2024.17 HPC 6 Wentworth Ct Narrative.pdf](#)
 - 3. [2024.17 HPC 6 Wentworth Ct Product Descriptions.pdf](#)
 - 4. [2024.17 HPC 6 Wentworth Ct Application.pdf](#)
- 4.2. 2024.31 The Historic Preservation Commission will review an application from Marieke Thormann of Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company site on Pearl Street, further described as Map 71, Lot 2. The proposed project is to construct four distinct buildings into mixed use structures, this project is located in the MSRD-3 zone.
- 1. [2024.13 HPC Pearl Street Fathom SR.pdf](#)
 - 2. [2024.13 HPC Lot 3 Narrative.pdf](#)
 - 3. [2024.13 Pearl Street Draft Renderings Fathom.pdf](#)
 - 4. [2024.13 HPC Pearl Street Lot 3 Design Documents Fathom.pdf](#)
 - 5. [2024.13 HPC Pearl Street Lot 3C Elevations Fathom.pdf](#)
 - 6. [2024.13 HPC Pearl Street 3D Color Fathom.pdf](#)
 - 7. [2024.13 HPC Pearl Street COA Application Lot 3 PSRD.pdf](#)

5. Other Business

6. 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 February 14, 2024 Meeting Minutes 4:00

In attendance: Leah Schaffer (Acting Chair), Julie Larry, Allie Tobey & Shannon Chisholm
Staff Members: Brad Favreau & Nan Whitten

1. Adjustments to the Agenda
2. Consent Agenda

Approval of Meeting Minutes from January 10, 2023

MOTIONS: 4:02 PM

Chisholm-MOTION-To approve Meeting Minutes as amended by spelling Chisholm correctly
Larry-SECOND Motion passed unanimously

3. New Business

3.1 2024.05 Historic Preservation Commission Review for Greater Maine Windows and Doors LLC for the benefit of Kyle Cone to replace 6 double hung vinyl windows with Renewal by Anderson inserts. The property is located at 28 Wentworth Street (Tax Map 38, Lot 213) in the MSRD-2 Zone.

- Mike Begley of Greater Maine Windows & Doors LLC introduced the project.
- These windows are modeled after the originals, composite, black
- Chisholm, which windows? Driveway side, street and opposite side of house being replaced
- Larry questioned the window grills she thinks it would be originally a 2 over 2, but homeowner wants 6 over 6, house had 6 over 6 in the past, homeowner thinks originals were 6 over 6.
- Chisholm-Are all windows being replaced? Eventually, but it was cost prohibitive
- Grills and windows will be black, grills between the glass
- 1955 photo shows windows as 6 over 6
- Larry feels more confident in the 6 over 6 after seeing the photo.
- Applicant to send photos of windows done in the way of this procedure for future reference.
- A lot of the trim will remain if it does not need to be replaced.
- Chisholm wants to know if there is concern with grill in the glass. These windows are big, would like the Board to weigh in. Larry is ok with it because it is set back from the road and a non-contributing structure. Overall preference is for the grills to be on the glass. Tobey is ok with the grills in the windows.

- Chisholm-When applicant comes in for front windows, the committee may not be as lenient.

MOTIONS: 4:34 PM

Larry-MOTION: To approve Certificate of Appropriateness for Greater Maine Windows and Doors to replace six select windows at 28 Wentworth Street, based on materials and assertions submitted, and conditioned on the following:

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

Chisholm-SECOND

Motion Passed Unanimously

- 3.2 **2024.07 Historic Preservation Review for Port Property on behalf of 145 Main Street LLC to replace a door, creating a new door opening also. The property is located at 145 Main Street, further described as Map 38, Lot 370 in the MSRD-1 Zone.**

- Scott Joslyn for the applicant
- All doors are different so in order to simplify going with the same, starting with access door which is dangerous.
- Larry, talk about vent next to door. It no longer has a purpose, vent can go away. Door is connected to a landing but if there is wiggle room they will adjust it. They have to make door code compliant.
- Larry 5.5 to 6 bricks where they filled in meaning 40" use this to try and center new door.
- Schaffer, what is behind the screen door, what does the existing door look like? All doors are different they want to go with something complementary. Schaffer & Larry stated just a flush metal access door will work.

MOTION: 4:44 PM

Larry-MOTION: To approve Certificate of Appropriateness for Port Property to create new door opening and install new door at 145 Main Street, based on materials and assertions submitted, and conditioned on the following:

1. New door to be within the bounds of the existing opening that had been bricked up. Door will be a flush metal door.

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

Tobey-SECOND Motion passed unanimously

- 3.3 **2024.08 HPC review for Jake Ferguson on behalf of Maine Terrace LLC to do improvements on the exterior of the structure located at 5-7 Cutts Street (Tax Map 38, Lot 59) in the MSRD-2 Zone.**

- Jake Ferguson represented the application
- All windows are cracked and will not open so they are trying to make them usable and uniform.
- Larry-casement 2" check rail, what about trim? They will remain the same as the windows, they can be popped out and put back in. Trim will be replaced in kind.
- Chisholm-what is the trim currently-wood

MOTION: 4:48PM

Larry-MOTION: To approve Certificate of Appropriateness for Jake Ferguson to replace nine select windows at 5-7 Cutts Street, based on materials and assertions submitted, and conditioned on the following:

1. All permits must be obtained from Code Enforcement prior to beginning any work.
2. All trim to be replaced in kind

Tobey-SECOND Motion passed unanimously

3.4 2024.09 HPC review for Alex Fabish to complete exterior improvements on the structure located at 14 Bradbury Street (Tax Map 38, Lot 12) in the MSRD-2 Zone.

- Alex Fabish represented application
- Got a Density Bonus to add another unit using dormer to create living space.
- Larry, dormer not centered? Fabish they are planning on centering to the extent possible.
- Larry any adjustments to the entrance? No work there needed. Meets egress requirements as is but if they have to replace the porch he will come back.
- Larry-trim at the eave, what are you going to use? Replaced in kind.
- Tobey, northeast elevation will the windows on the second floor line up with bottom floor? Yes as much as possible
- Schaffer, garage roof going to be redone-entire house will be reroofed.

MOTION: 4:56 PM

Larry-MOTION: To approve Certificate of Appropriateness for Alex Fabish to install new dormers at 14 Bradbury Street, based on materials and assertions submitted, and conditioned on the following:

1. All permits must be obtained from Code Enforcement prior to beginning any work.
2. Trim added will be in kind
3. Gables will be off set

Tobey-SECOND Motion passed unanimously

3.5 2024.11 Historic Preservation Commission review for Alex Fabish for the benefit of YD Holdings LLC to complete exterior improvements at 21 Wentworth Street (Tax Map 38, Lot 232) in the MSRD-2 Zone.

- Alex Fabish represented the application
- Porch replacement, will look same but safer.
- Favreau-any drawings? Fabish-you have what I have
- Larry, prefabricated metal stairs? Fabish custom made.
- Schaffer more balusters needed to be up to code
- Larry-metal stairs to be painted? Yes black
- Chisholm are you expanding side porch? Yes it needs to be expanded to lessen steepness
- Larry vertical board skirting not shown in the drawings. Can be replicated.
- Schaffer weirder egress situations seen
- Schaffer do you have to replace the front fire escape? Will ask Codes
- Chisholm fire escape obviously not original to the house but must meet codes.

MOTION: 5:04 PM

Larry-MOTION: To approve Certificate of Appropriateness for Alex Fabish to rebuild porches and stairs at 21 Wentworth Street, based on materials and assertions submitted, and conditioned on the following:

1. Applicant is to check with CEO to see if the third floor egress can be replaced with an egress window, if not, the egress stairs must meet code.
2. All permits must be obtained from Code Enforcement prior to beginning any work.

Chisholm-SECOND Motion passed unanimously

3.6 2024.12 Historic Preservation Commission Review for Ryan S. Sayer to complete exterior improvements as part of the City of Biddeford Healthy Homes program. The property is located at 40 Emery Street (Tax Map 39, Lot 88) in the MSRD-2 Zone.

- Michael Koerner of the City of Biddeford represented the application with homeowner Ryan Sayer
- Going to try and save what they can but majority of wood is bad. Replacement will be in kind
- Would like to have it look like next door
- Outside corners and upper fascia's and soffits being replaced in kind.
- Basement access door built with tongue and groove to be replaced in kind
- Headers of windows has brick style molding which will be replaced
- Larry, where is the basement door? Driveway side, door is weather, beat and peeling need to be replaced
- Basement windows will be vinyl
- Products to be used will be pre-painted, maintenance free, 50 year warranty
- Schaffer rain screen? Yes
- Homeowner is a contractor and can oversee the work
- Larry-detail of rail on rear stair-just like the front 6x6 posts 2x2 balust
- Rear porch to be structurally engineered, porch now is a big safety hazard
- Schaffer whatever is chosen for clapboard chosen should be smallest available
- Manufacturer recommends a 5" board
- Schaffer keep it as narrow as possible
- Schaffer roof trim being touched? Yes upper roof line will be replaced with same product, this replaces the lead permanently
- All painted wood on the outside of this house is being replaced, yes
- Schaffer keeping the window header trim is most crucial

MOTION: 5:27 PM

Larry-MOTION: To approve Certificate of Appropriateness for Ryan Sayer to make alterations for lead hazard abatement at 40 Emery Street, using materials as presented, and conditioned on the following:

1. All permits must be obtained from Code Enforcement prior to beginning any work.
2. All exterior painted wood would be replaced in kind to the extent feasible

Chisholm-SECOND Motion passed unanimously

4. Other Business

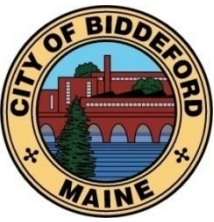
- Favreau discussed the memberships and whether the commission wants to renew. We have \$800
MOTION: 5:40 PM
Larry-MOTION-To approve the expenditure of \$340 for memberships
Chisholm-SECOND Motion passed unanimously
- Portland is sponsoring a training camp this summer we can send as many as possible as training should be ongoing.
- Commission would like to sponsor another lecture this year, looking into topics and presenters, Schaffer suggested something on Downtown Blight and enforcing the Blight Ordinance. Chisholm interested in solar in historic areas. Blight, life cycle of materials & solar in historic districts.
- Next month we will be reviewing Pearl Street Development, there are 3 buildings. This is all new construction.
- Schaffer requests a site plan

5. Adjourn 5:56 PM

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2024.17

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday March 13, 2024; 4 PM

RE: **Item 3.1: 2024.17 HPC Review for Rachel Smith** to make exterior alterations at 6 Wentworth Court, Tax Map 38, Lot 204, in the MSRD-2 Zone.

1. INTRODUCTION

The applicant proposes to replace siding and replace select windows in this circa-1850 house. Its location near the corner of Elm Street and Wentworth Court makes this a highly visible property.

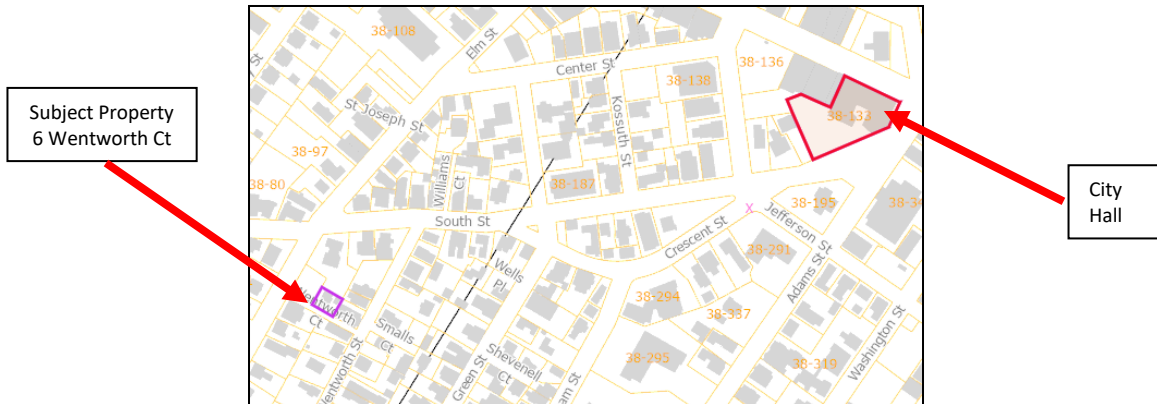
2. EXISTING CONDITIONS

The subject property is a 1-1/2 story single family home. According to the Assessor's records the home dates to 1850. The Kleinfelder Survey dates the house to circa 1930. The survey goes on to state:

Resource lacks integrity of materials and workmanship due to use of vinyl replacement windows, and porch enclosure.



Project location:



3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Rachel Smith 51 Jenkins Road Saco ME 04072 (207) 602-9056
2.	Owner of Property:	Adrien Couture 6 Wentworth Court Biddeford ME 04005
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	6 Wentworth Court
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 204
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	1850 (1930 according to Kleinfelder)
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.07 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Max 3 Stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	March 13, 2024. Meeting Date. Posted March 6, 2024; Mail Notices to all abutters within 100' Sent 14 notices March 6, 2024.

4. PROJECT PROPOSAL

The owner proposes three areas of alterations:

- Remove two layers of existing asphalt siding and replacing with vinyl siding. This includes installing new ½" foam board beneath new vinyl to increase the energy efficiency of the walls. *Only if needed*, the cedar shingles below the gable ends will also be replaced with vinyl siding.

The applicant proposes to install Ply Gem 4" double lap siding (see cut sheet below).

- Upper story windows at either gable end will be replaced with new vinyl replacement windows. Existing windows appear to be wood units, which include storm units. All other windows in the house are vinyl.

Applicant proposes to install American Craftsman by Andersen (see cut sheet below).

- The existing picket fence on the south side of the property will be replaced with six-foot vinyl panel fence. New fence will run the width of the property, approximately 50 feet.



New Privacy Fence



West Facade



North Facade

New Vinyl
Siding

New Vinyl
Window



East Facade



South Facade



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Transformations

A great value and a great choice, Transformations™ vinyl siding is sturdy and hassle-free. Strong enough to resist winds up to 165 mph, it stands tough against nature and everyday life for a smart, attractive way to boost your home's curb appeal.

**Due to screen resolution limitations, product colors may not be exactly as shown.*

DOUBLE 2"

DOUBLE 4"

DOUBLE 4.5" DUTCH LAP

11 Standard Color Options



2 Dark Color Options



FIND A PRO

Features & Benefits

Details

Literature

FEATURES & BENEFITS



- **Strong and Durable** – To resist dents from everyday life
- **Exceptional Curb Appeal** – Beautiful, detailed cedar texture with a deep shadow line to make your home stand out
- **Low Maintenance** – Doesn't require painting, so you can spend more time enjoying your home, not maintaining it
- **Advanced Panel Locking System and Nail Hem** – For easy installation and added grip during harsh weather
- **Sustainable Formula** – Sustainable and recyclable for a better, eco-friendly choice
- **Limited Lifetime Warranty** – Premium guarantee of lasting quality and peace of mind (see warranty for complete details.)



Pro Double-Hung for Replacement

Our 70 Series Pro Replacement double-hung window is designed for easy window replacement and offers an enhanced design for added curb appeal. Featuring wide profiles, this window gives you more of a classic look.

Enhanced design inside and out

Decorative exterior frame adds curb appeal while **interior jamb covers** create a finished appearance.



EXTERIOR VIEW
SHOWN

Easy to clean

Tilt-in top and bottom sash with **low-profile tilt latches** that blend in with the window.



INTERIOR VIEW SHOWN

Exterior colors



White Beige Sandtone Dark Bronze

Printing limitations prevent exact color duplication.

Weathertight performance

Dual weatherstripping helps seal out dust, wind and water. The **Premium lock** made of durable metal pulls the sash tight for additional weathertight performance.



Flexible ventilation

Double-hung windows have two operating sash that move up and down and allow **venting from the top and bottom**. This window also features vent latches for the option of **partial ventilation**.



Easy installation to save you time

Custom sizes and head and sill expanders ensure an exact fit. **Pre-drilled installation holes** save you time.



CUSTOM SIZES



DID YOU KNOW?

This window is also available as a bay combination unit.



Biddeford 9PM

04005

veranda windham fence panel



Veranda

6 ft. H x 6 ft. W White Vinyl Windham Fence Panel

★★★★★ (337) Questions & Answers (283)



5. STAFF REVIEW:

Granite block foundation indicates that this building is circa 1800s. An addition to the north end of the house has a CMU foundation. The house has lost integrity due to the addition of enclosed porches on the south and east sides and the use of alternative materials such as vinyl replacement windows.

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. 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 structures 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;

Will continue as residential property.

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;

No distinguishing qualities were harmed or destroyed during the design of this project.

- b. 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;

Replacing the asphalt/asbestos siding with vinyl clapboard siding will provide visual qualities closer to the original.

- c. 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;

N/A

- d. 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;

This project will have no impact on most of the many changes that have taken place over time. However, the asphalt/asbestos siding, many decades old, will be removed.

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

N/A

- f. 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,

N/A

- g. 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.

N/A

6. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Rachel Smith to make exterior alterations at 6 Wentworth Court, based on materials and assertions submitted, and conditioned on the following:

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

2. _____

B. Motion to deny the Certificate of Appropriateness for Rachel Smith to make exterior alterations at 6 Wentworth Court, based on the following:

1. _____

2. _____

C. Motion to postpone the Certificate of Appropriateness for Rachel Smith to make exterior alterations at 6 Wentworth Court, based on the following:

1. _____

2. _____

February 27, 2024

City of Biddeford Historical Preservation Commission,

The property I am proposing to fix up is my childhood home located at 6 Wentworth Court. This is an 1850's house that has no classic or architectural details. Unfortunately my 92 year old father is no longer able to reside in the house and it is in need of repairs.

I am proposing to replace the old brittle asphalt siding (that is no longer available) and the shakes on both upper sides of house (only if necessary) with new vinyl siding. Vinyl is quite fire resistant, offers weatherproof protection, requires very little upkeep, it will be more attractive and is the most affordable option. Foam board will be installed under the vinyl to help make the house more heat efficient. I will also be looking into having a heat pump installed.

The 2 windows on the 2nd story on either sides of the house need replacing.

I would like to install a 5 to 6 foot vinyl fence between the yard and the 2 apartment buildings, where a picket fence is now present.

May potentially want to vinyl side the garage as well.

I look forward to meeting with you soon!

Sincerely,

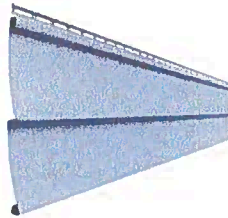
Rachel Smith

Eric Clum-Russell

Bennett Construction

Material list for renovations to 6 Wentworth Court, Biddeford ME

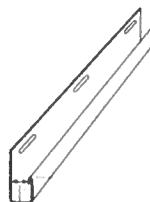
- * 4'x8' sheets of 1/2 inch foam board taping all seams with construction tape
- * Siding: Plygem 4 inch double lap nailed on with 2 inch roofing nails (Color not decided)



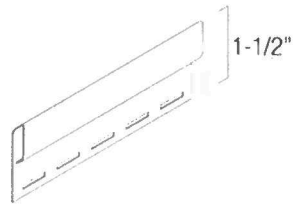
- * Certainteed 3/4 white vinyl corner (Face is 3 1/2 inch)



- * 1 inch vinyl J channel color matched to the siding



- * Color matched under sill under and on top of windows nailed inside of J channel



- * Metal starter strip hidden under first course of siding
- * Solid white 1x4 J casing around windows to hide ends on vinyl siding



- * 1x8 pvc board splitting 4 inch lap siding and cedar shakes on the gable



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Internet # 204814543 Model # 2438786 Store SKU # 1000040266

American Craftsman

23.75 in. x 37.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

★★★★★ (1682) Questions & Answers (987)



 american craftsman model#2438786

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04005

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23.75 x 37.25

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879



Top Rated

198

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Feedback

Expert Installation Available

\$79⁶⁸

★★★★★ (336)
Model# 73014216

Veranda
6 ft. H x 6 ft. W White Vinyl
Windham Fence Panel

Panel Design **Privacy**
Panel Top Shape **Flat**
Picket Top Style **Framed**
Fencing Installation Type **No Dig**
Number of pickets for panels **12**

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 Delivery
Available

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Expert Installation Available

\$104¹²

★★★★★ (50)
Model# 73014393

Barrette Outdoor Living
Washington 6 ft. H x 6 ft. W Vinyl
Fence Panel Kit (Z)

Panel Design **Privacy**
Panel Top Shape **Flat**
Picket Top Style **Framed**
Fencing Installation Type **No Dig**
Number of pickets for panels **1**

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 Delivery
Free

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Expert Installation Available

\$117²⁵

★★★★★ (119)
Model# 128009

Veranda
Somerset 6 ft. H x 6 ft. W White
Vinyl Privacy Fence Panel

Panel Design **Privacy**
Panel Top Shape **Flat**
Picket Top Style **Framed**
Fencing Installation Type **No Dig**
Number of pickets for panels **9**

Pickup
Free ship to store
 Delivery
Free

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[Remove](#)

Expert Installation Available

\$119⁰⁰

★★★★★ (66)
Model# 73024959

Veranda
Acadia 6 ft. x 8 ft. White Vinyl
Privacy Panel Fence Kit

Panel Design **Privacy**
Panel Top Shape **Flat**
Picket Top Style **Framed**
Fencing Installation Type **Dig**
Number of pickets for panels **15**

Pickup
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 Delivery
Unavailable

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Specifications

Dimensions

Shop All

Services

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CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Rachel Smith
Applicant's Address: 51 Jenkins Rd - Saco, ME 04072
Applicant's Phone(s): 207-602-9056
Applicant's E-mail: rsmith90@maine.rr.com

Applicant's Legal Interest in the Property:

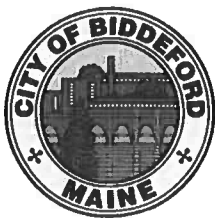
☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: Adrien Couture
Owner's Address: 6 Wentworth Court - Biddeford ME 04005
Owner's Phone(s): NA
Owner's E-mail: NA

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

Agent's Name: Eric Clum - Russell / Bennett Construction
Agent's Address: 5 Mayberry Rd. Apt 4 - Windham ME 04092
Agent's Phone(s): 207-710-8311
Agent's E-mail: Ericclumrussell@gmail.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 66 Wentworth Court

Project Zone: MSRD2 Property Map & Lot Number(s): 0382040000

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

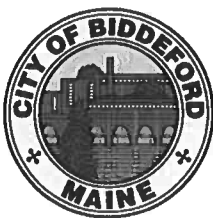
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

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: _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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 \$50.00 Fee (check all that apply):

Alterations and Repair

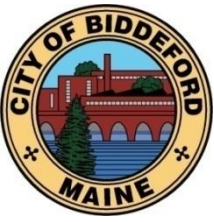
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

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.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2024.13

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission (HPC)

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday March 13, 2024; 4 PM

RE: **Item 3.2: 2024.13 HPC Review** Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company (MERC) site on Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.

1. INTRODUCTION

New construction along Pearl Street, adjacent to the parking garage which opened in 2022, will augment nearby mixed uses. Three new buildings, sited to the east of the garage will provide 142 new housing units and 10,800 square feet of new commercial space. This new construction will complement recent redevelopment of the area, including River Dam and Lincoln Hotel and Lofts.

The design intention is to, "...honor the materiality, repetition, and form of the surrounding historic mills, while creating a modern development and aesthetic."

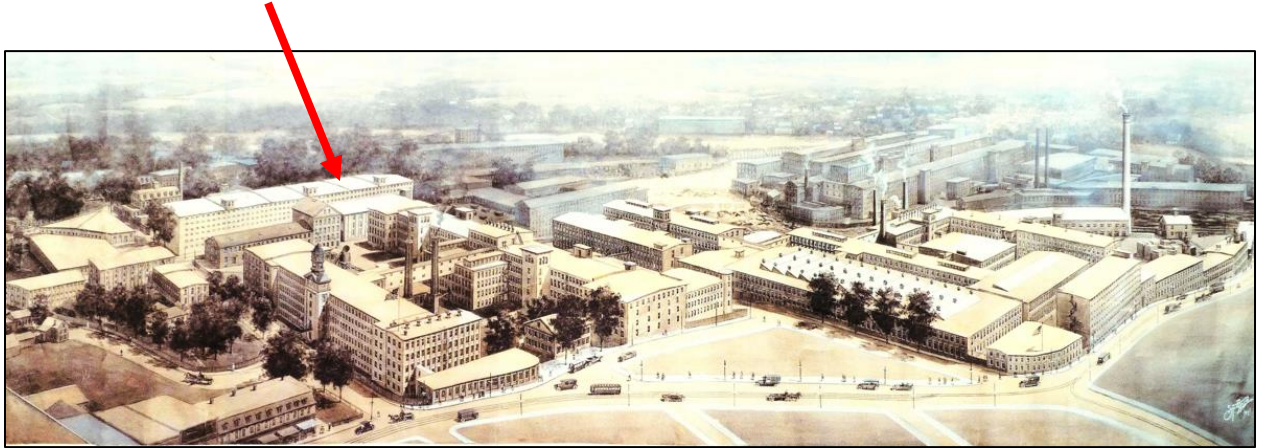
The MERC stack will remain for now, but plans are to remove this stack in the future. In addition, a small new park, new called Pearl Point Park, will be constructed near the river's edge. Together, this new development activity will create what is now being called Pearl Street Riverfront District.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Fathom Companies 80 Exchange Street Suite 400 Portland ME 04101 (207) 808-8787 mthormann@fathomcompanies.com
2.	Owner of Property:	City of Biddeford
3.	Agent:	N/A
4.	Engineer/Architect:	Kaplan Thompson Architects, Portland ME
5.	Project Location:	Pearl Street
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 2
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford/Saco Mills Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	N/A
12.	Existing Use:	Vacant lot
13.	Proposed Use:	Mixed Use
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	2.2 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Min. 2 Stories or 26 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	March 13, 2024. Meeting Date. Posted March 6, 2024; Mail Notices to all abutters within 100' Sent 14 notices March 6, 2024.

3. EXISTING CONDITIONS

This site has evolved over the past 100 years. Once an integral part of the overall Mill District, the site was home to York Manufacturing Store House No. 4 (indicated in this rendering), before being demolished to allow construction of the Maine Energy Recovery Company's waste incinerator in the late 1980s. This facility operated until 2012, when the City purchased the site. Environmental remediation has cleaned the immediate area to residential standards.



Biddeford Mill District circa 1915. Project Site Indicated with Arrow.



MERC Site circa 2013

Today, the recently opened 650-space parking garage is roughly mid-way between Lincoln Street and the MERC stack. This structure is integral to the continued redevelopment of the Mill District and in particular, this site. All development related to this project will take place to the east of this structure.



4. PROJECT PROPOSAL - Overview

The developer proposes four buildings for this site:

Building A – Six stories, mixed residential/retail uses. Located along Pearl Street directly adjacent to parking garage.

Building B – Five stories, residential apartment units. Located at the rear of the site, nearest to the rail line. Parking is at rear of building.

Building C – Restaurant/Food Service. Located next to Building A near the end of Pearl Street.

Building D – Five townhouse-style residential units. Located behind Building A next to the parking garage.



Site Layout Plan

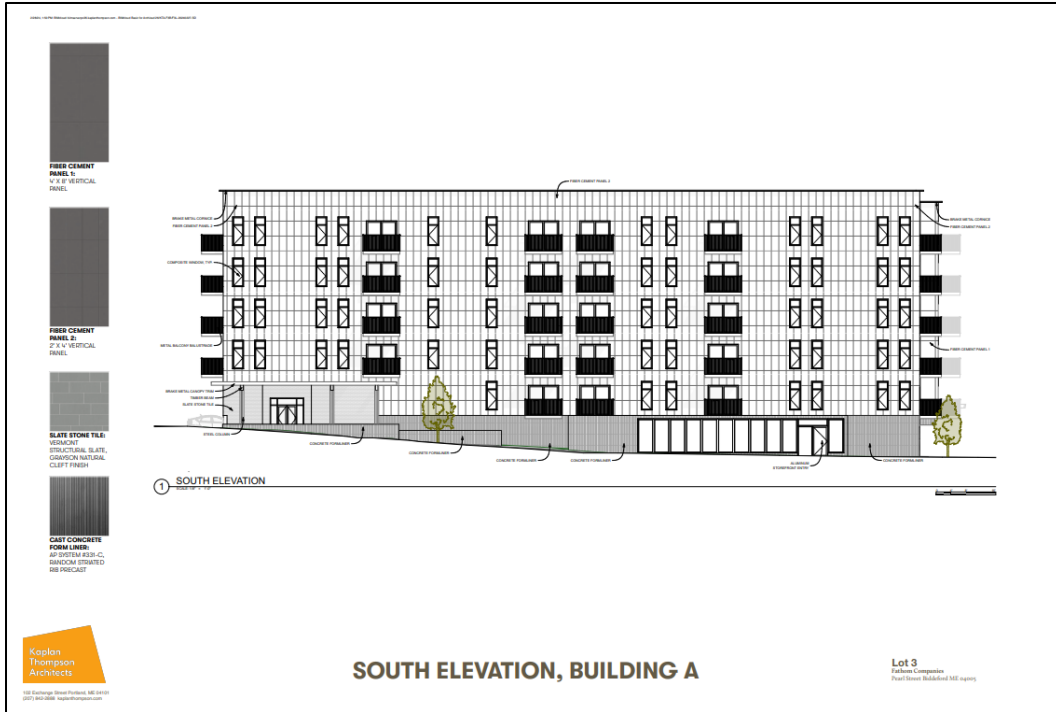
This project imparts a fairly intensive use of the site, in keeping with the character of the overall Mill District. The massing of the buildings generally is reflective of the adjacent garage and other nearby former mill buildings, but while the 19th century buildings of the Mill District are predominantly rectilinear in relationship to each other, the wedge shape of this site imposes Building B to be sited at a slight angle to the other buildings.



Project Site Looking toward Lincoln Street

Building A

Materiality of these buildings avoids use of brick and granite of the nearby mill buildings in favor of modern materials. The base of the building is faced in a combination of cast concrete and slate stone tile, while the majority of the cladding above is of fiber cement panels in varying sizes. The relationship of solids to voids is somewhat lacking the regular rhythm of solids and voids of nearby buildings, but is not unpleasing, providing a very modern feel, especially with the balconies punctuating the façade more strongly than other fenestration. Balcony balustrades, cornices, storefront, and canopy trim will all be of metal. The color palette of Building A will be charcoal gray and lighter gray. These colors impart a very contemporary feel to this Mill District addition. Building A comprises 52 residential units and 1,100 square feet of retail space.



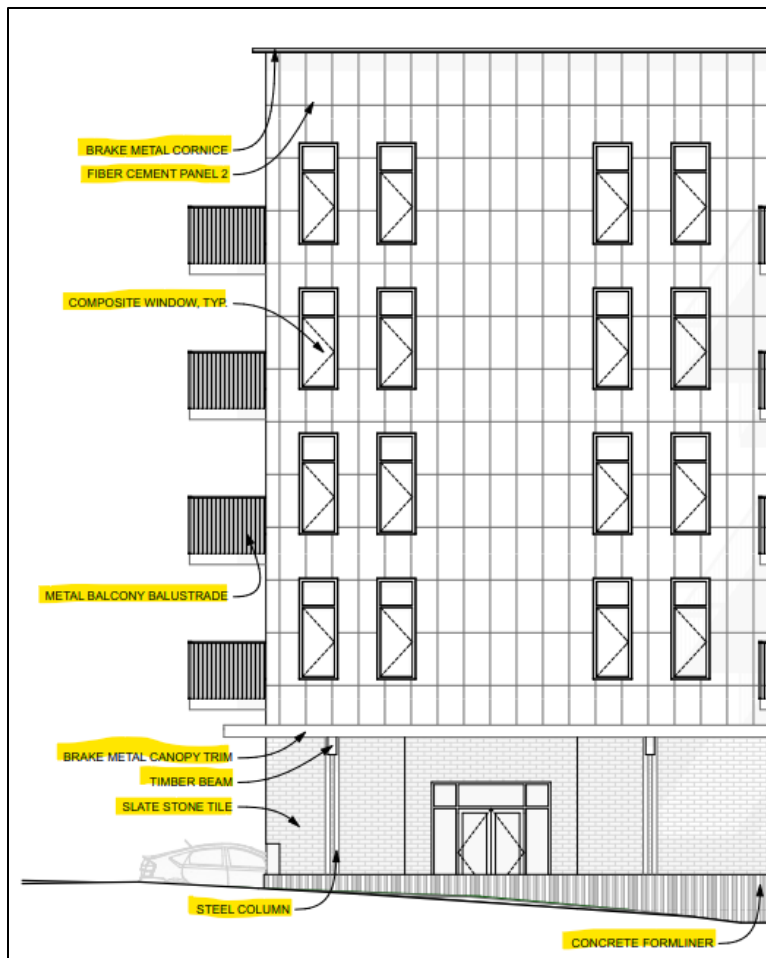
Building A South Elevation



Building A Massing Model



Building A Full Color Rendering



Above and Right: Building A Materials



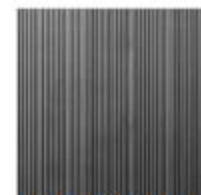
**FIBER CEMENT
PANEL 1:**
4' X 8' VERTICAL
PANEL



**FIBER CEMENT
PANEL 2:**
2' X 4' VERTICAL
PANEL



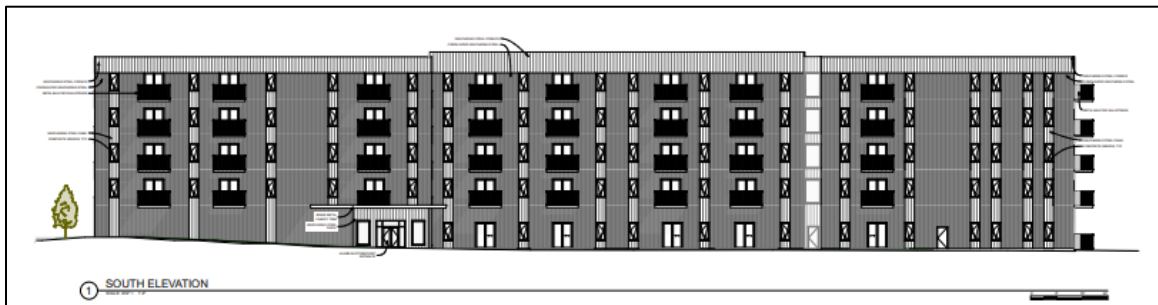
SLATE STONE TILE:
VERMONT
STRUCTURAL SLATE,
GRAYSON NATURAL
CLEFT FINISH



**CAST CONCRETE
FORM LINER:**

Building B

Building B is sited to the rear of the site, behind Building A. Although larger than Building A, its massing is still in keeping with the character of the Mill District. The Southerly façade steps back twice, giving it a bit more visual interest than Building A. While rhythm of voids to solids is similar to Building A, materiality diverges from fiber cement and concrete. Here, the cladding is entirely of weathering steel panels. The bulk of the building is vertical corrugated steel that is punctuated with weathering steel accent panels, particularly at casement window locations. In color (rusty brown) it somewhat echos a vaguely industrial feel, although the texture of chosen materials is not in character with the surrounding neighborhood. It is clearly a residential structure by appearance. Building B contains 85 residential units.



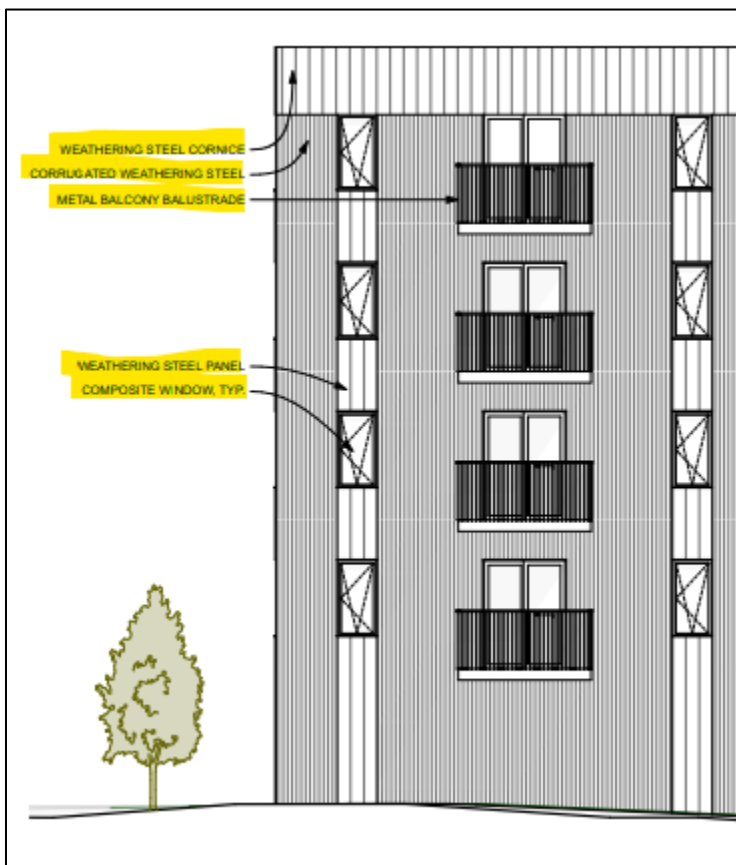
Building B South Elevation



Massing Model. Building B is at right.



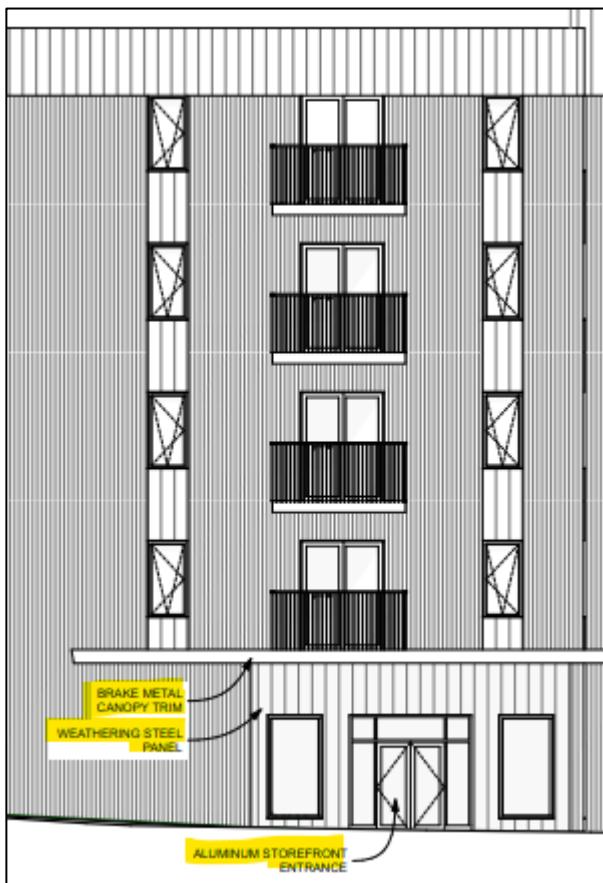
Color Rendering. Building B is at right.



Materials - Building B

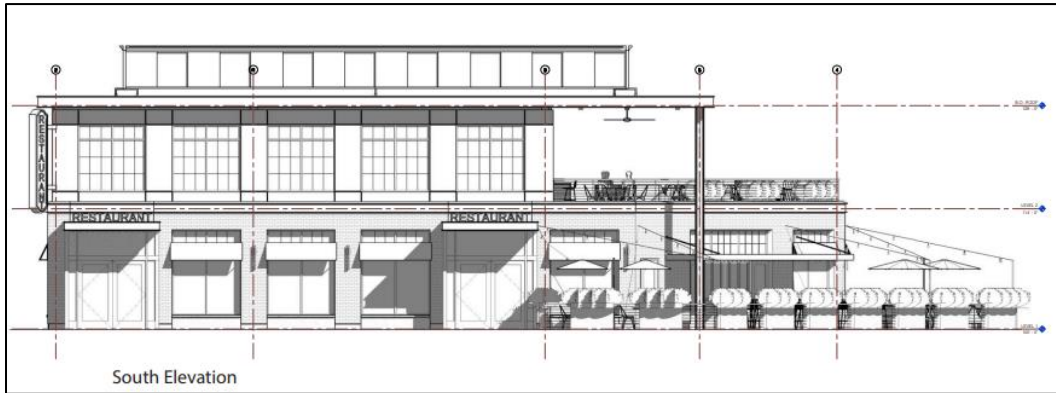


Above and Below - Materials Building B



Building C

In form and materiality, this building is the most visually interesting of the four new buildings. It is just two stories and irregularly shaped to suit its location on the site. As a building dedicated to restaurant use, it plays with a variety of materials that mix masonry, copious glass, and includes large outdoor seating areas (on two levels) that will ensure a lively and playful atmosphere at the end of Pearl Street. This building is most unlike the character of the Mill District, but provides an interesting counterpoint to other buildings in the area. 9,700 square feet of commercial space makes up Building C.



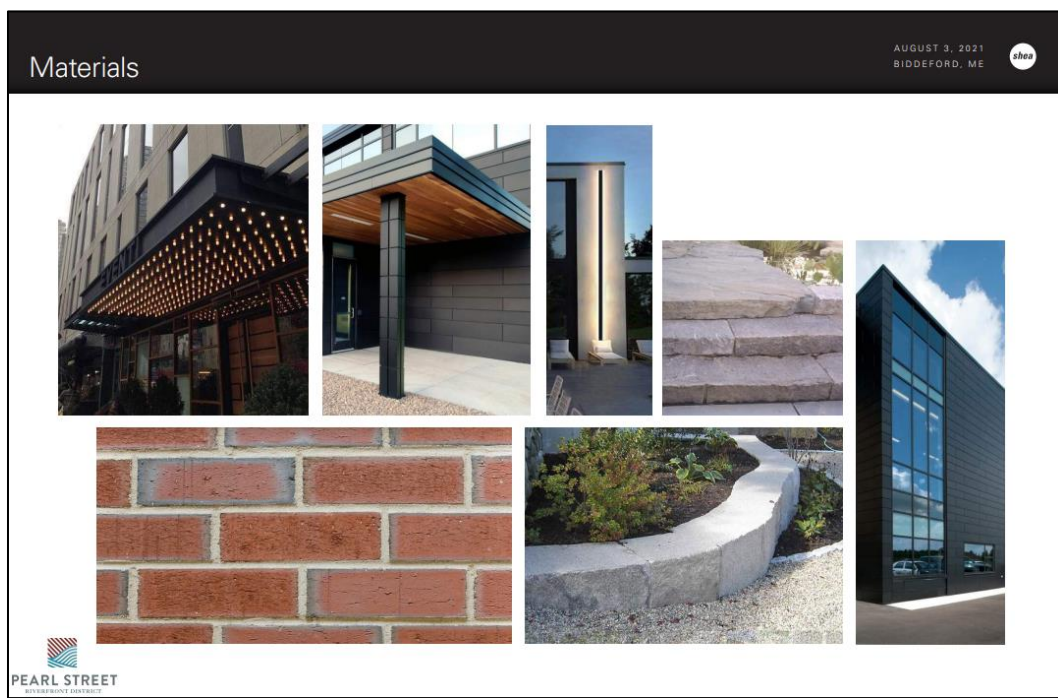
Building C South Elevation



Massing Model. Building C is at Center.



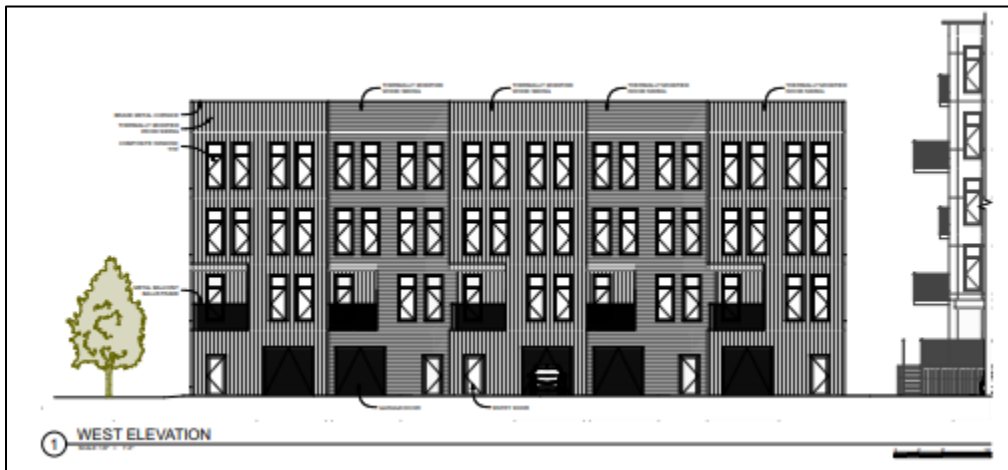
Color Rendering of Building C



Use of Materials - Building C

Townhomes

Biddeford is beginning to embrace this style of residential living, much like Reveler Company has done in its new construction on Upper Falls Road. Five four-story units back up to the parking garage, with the front façade facing east. The façade of each unit is staggered, providing additional visual interest and each The thermally modified wood siding specified is more durable than conventional wood, and it is installed by alternating orientation of each unit, first vertical, next horizontal, and so on. Like the other buildings these townhomes are flat roofed with no decoration at the cornice, adding an commercial or industrial feel to these residential units. Fenestration is copious. Although there is nice rhythm demonstrated here, perhaps the amount of glass is ambitious.



East Elevations – Townhomes



Massing Model - Townhomes are Center Background



Color Rendering - Townhomes are Center Background





**THERMALLY
MODIFIED WOOD:**
LUNAWOOD PANEL,
NORDIC PINE, OR
SIM.

**CAST CONCRETE
FORM LINER:**
AP SYSTEM #407-M,
BROOM FINISH
PRECAST

Kaplan Thompson Architects of Portland designed Buildings A, B, and the Townhomes. The restaurant, Building C, building was designed by Shea Design of Minneapolis MN.

5. PUBLIC COMMENT

City Staff posted this notice on the city website and at City Hall on Wednesday, March 6, 2024. Seventeen abutter notice were sent, on March 6, 2024.

As of March 7, 2024, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

The overall scale, proportion, and height of the proposed buildings are in character with neighboring buildings in the Mill District, and like nearby buildings, the proposed buildings all have flat roofs. The designer has made an attempt to imitate the rhythm of fenestration of nearby buildings, but while not unpleasing, the project buildings do not demonstrate the very regular rhythm of nearby buildings. Windows and doors are likely driven by the floor plan of the buildings and so are more restricted in their placement. The three residential buildings appear to have exclusively casement style windows, where double hung windows are typical in the area. The materials used here diverge in color and texture from the typical mill building, but in some ways make an attempt to echo the surroundings.

Visually, these new buildings set themselves apart from the surroundings in terms of materials, texture, and color. However, in terms of massing, form, scale and proportion, they are compatible with the character of the Mill District.

7. STANDARDS

Evaluation standards for Certificate of Appropriateness.

A. Construction of new buildings or structures. **The construction of a new building or structure within an historic district shall be generally of such a design, form, proportion, mass, configuration, building material, texture, color and location on a lot as will be compatible with buildings, structures and open spaces where it is visually related and in keeping with the area.** The following factors shall be considered:

1. **Height.** The height of proposed buildings shall be compatible with adjacent buildings;

The height of proposed buildings is compatible with neighboring buildings.

2. **Proportion of building's front facade.** The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;

The building's facade proportions (width to height) are visually compatible to related structures.

3. **Proportion of openings within the facade.** The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;

The windows and doors are in this project are generally divergent from typical openings in Biddeford's traditional mill buildings. The casement windows are slimmer and the balcony doors are wider.

4. **Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;

The rhythm of solids to voids is quite different here, although not altogether displeasing. The effect is somewhat that of a conventional residential apartment building. (Which these buildings are).

5. **Rhythm of spacing of buildings on streets.** The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;

The Mill District overall is dense with various buildings and uses. In this regard, the proposed development suits this environment.

6. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;

Many balconies project from the façade of three of the proposed new buildings, unlike other mill buildings. New buildings now under construction at Upper Falls Road similarly make use of balconies to provide some outdoor space for residents.

7. Relationship of materials and textures. The relationship of the materials and textures of the facade of a building shall be visually compatible with that of the predominant materials used in the buildings to which it is visually related;

On the face of it, with materials such as modified wood, fiber cement, and corrugated steel, materiality and texture are quite unlike neighboring buildings. Even the recently opened parking garage makes a faithful gesture to echo brick and masonry as the predominant materials in the Mill District. But the development proposed here may have looked deeper to find commonality in materiality. A walk through any mill building not yet redeveloped will reveal copious amounts of wood, cement and steel features.

8. Roof shapes. The roof shape of a building shall be visually compatible with that of the buildings to which it is visually related;

Roof shapes are indeed compatible with nearby buildings.

9. Scale of building. The size of the building and the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with those characteristics of buildings and spaces to which it is visually related; and

The scale of these buildings is compatible with nearby mill buildings; however, window and door openings, and especially balconies create an effect quite different that nearby mill buildings.

10. Directional expression of front elevation. A building shall be visually compatible with the building, squares and places to which it is visually related in its directional character, whether this shall be vertical character, horizontal character or non-directional character.

This development shares the same horizontal orientation of its buildings with the other Mill District Buildings.

8. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Fathom Companies to redevelop Pearl Street comprising four distinct buildings, based on materials and assertions submitted, and conditioned on the following:

1. *All permits must be obtained from Code Enforcement prior to beginning any work.*
2. _____

- B. Motion to deny the Certificate of Appropriateness for Fathom Companies to redevelop Pearl Street comprising four distinct buildings based on the following:

1. _____
2. _____

- C. Motion to postpone the Certificate of Appropriateness for Fathom Companies to redevelop Pearl Street comprising four distinct buildings based on the following:

1. _____
2. _____

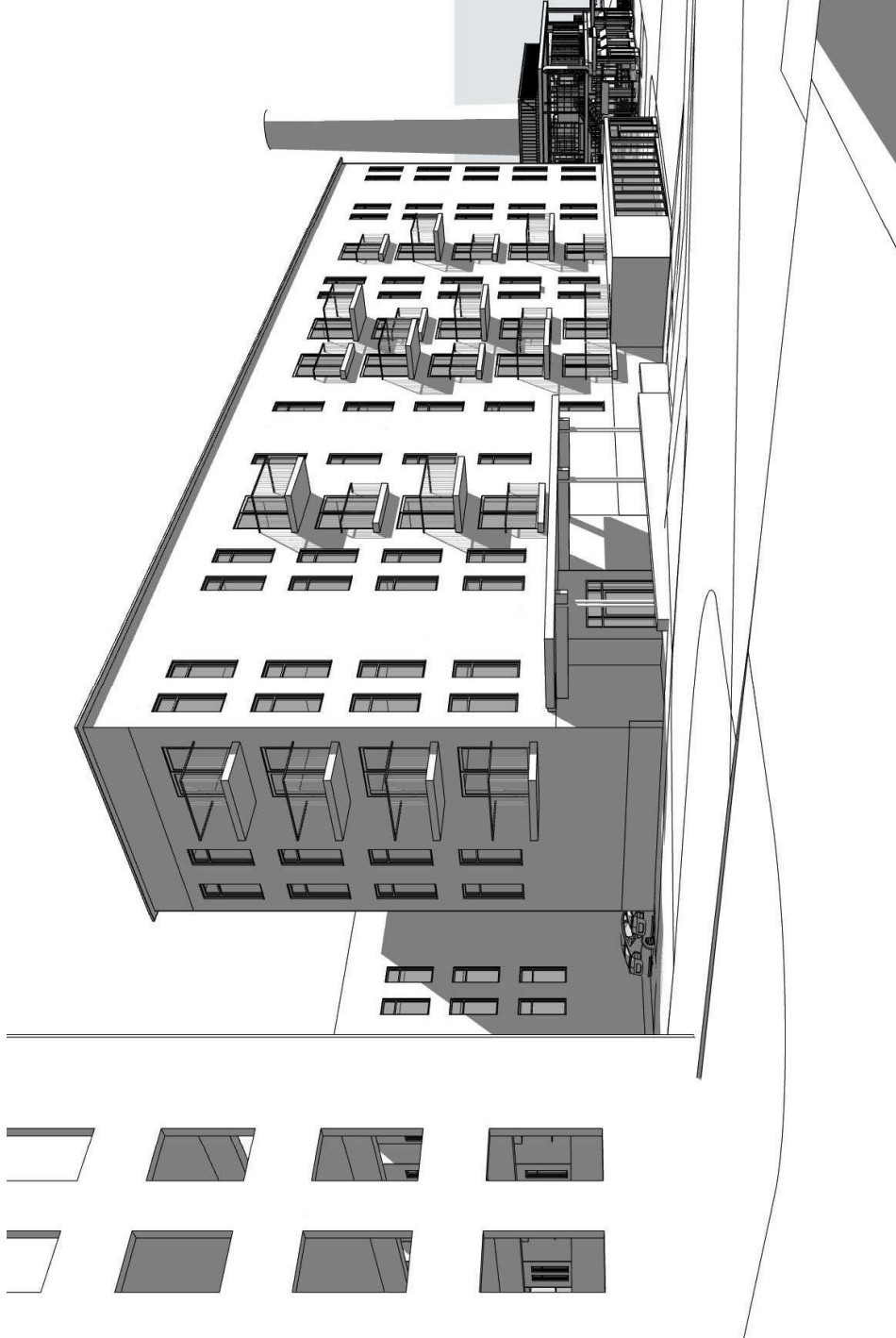
February 28, 2024

City of Biddeford Historic Preservation Commission
Application for Certificate of Appropriateness
Design Narrative

The design of the planned buildings on Lot 3 of the Pearl Street Riverfront District, the former MERC site, are intended to honor the materiality, repetition, and form of the surrounding historic mills while creating a clear distinction of modern development and aesthetic. The repetition historically seen in a mill façade is represented through similar patterns in not only the facades of each building but also in the repetitive forms of the building footprints. The selected materials combine the industrial history of the site and the masonry tones of the mills throughout Biddeford with the use of stone tile, weathering corrugated steel panels, brick, and thermally modified wood. The vision is for each building to have a distinct identity within the overall development while creating a cohesive neighborhood that can transition seamlessly to the Mill District and downtown Biddeford.

[illegible]

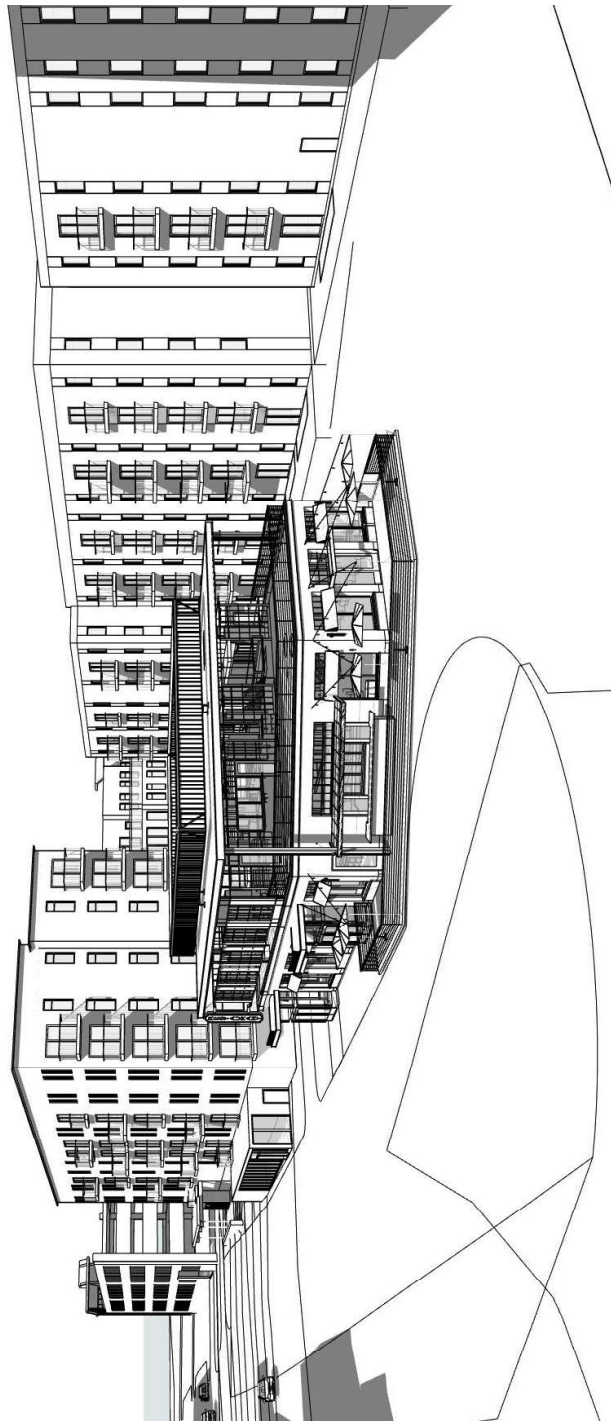
NOT FOR CONSTRUCTION	PROJECT	F3
	DATE	2/7/24
	REVISED 1	
	REVISED 2	
	DRAWN BY	IT/CB/SS/SBH
	PHASE	SCHEMATIC DESIGN



EXTERIOR VIEW

[illegible]

PROJECT	F3
DATE	2/7/24
REVISED 1	
REVISED 2	
DRAWN BY	JT/CB/SS/SBH
PHASE	SCHEMATIC DESIGN



1 EXTERIOR VIEW SCALE: 1/4" = 1'-0"

**Kaplan
Thompson
Architects**

PROJECT
Lot 3

Real Street
Portland, ME 04105

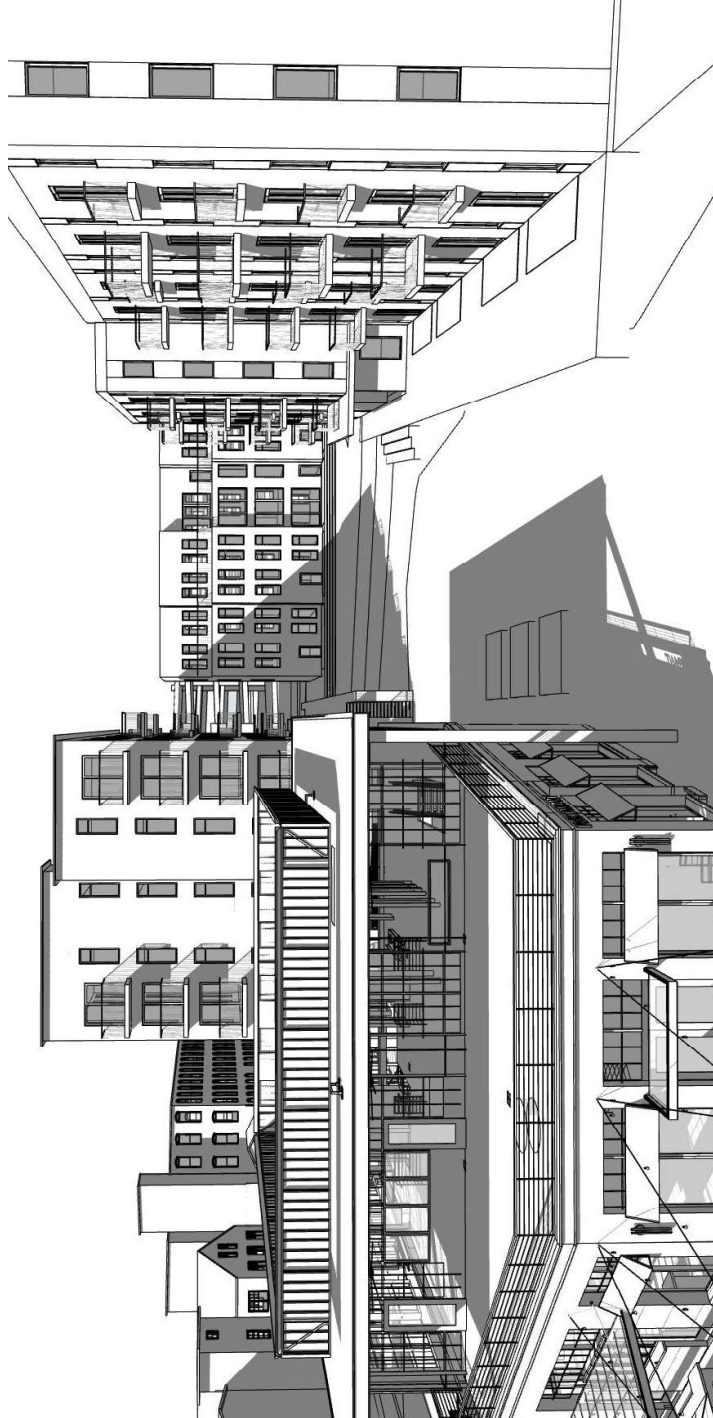
STRUCTURAL
Thornton Tomasetti
100 Water Street
Portland, ME 04101
P: 207.779-4600

CIVIL
Acorn Engineering, Inc.
200 Main Street, Suite 201
Portland, ME 04101
P: 207.779-5955

LANDSCAPE
**Soren deliard Design
Studio**
100 Water Street
Portland, ME 04101
P: 207.400-4100

MECHANICAL/PLUMBING
**Design Dog
Mechanical, Inc.**
100 Water Street
Portland, ME 04101
P: 207.779-4600

ELECTRICAL
MEGA Engineering
Portland, ME 04101
P: 207.799-5004



1 EXTERIOR VIEW
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION	
PROJECT	P1
DATE	2/7/24
REVISION 1	
REVISION 2	
DRAWN BY	JT/CB/SS/SBH
PHASE	SCHEMATIC DESIGN

EXTERIOR VIEW
A-9.3



SYMBOLS LEGEND

HARDSCAPE

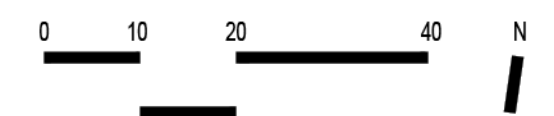
- MASONRY STEPS / LANDINGS
- UNIT PAVER MASONRY PATTERN 1
- UNIT PAVER MASONRY PATTERN 2 (TECHO BLOC BLUE 80)
- MONOLITHIC GRANITE BENCH
- BICYCLE PARKING
- STABILIZED STONE DUST PAVING

PLANTS

- PERENNIAL PLANTING BEDS
- PROPOSED DECIDUOUS TREE



PRECEDENT IMAGES



NOT FOR CONSTRUCTION

Soren deNiord Design Studio
43 Wellwood Road
Portland, ME 04103
T: 207-400-2450
E: soren@sorendeniord.com

PEARL STREET: LOT 3
BIDDEFORD, MAINE

No: Revision Date:

△
△
△
△
△

issue: HP REVIEW
date: FEBRUARY 28, 2024
scale: As Noted
drawn: XX
checked: XX

L1.0
SCHEMATIC
LANDSCAPE PLAN



Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

EXTERIOR VIEW

Lot 3
Fathom Companies
Pearl Street Biddeford ME 04005



EXTERIOR VIEW



EXTERIOR VIEW



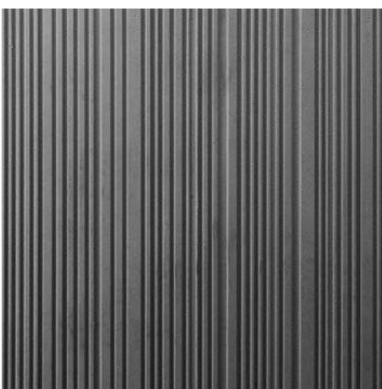
**FIBER CEMENT
PANEL 1:**
4' X 8' VERTICAL
PANEL



**FIBER CEMENT
PANEL 2:**
2' X 4' VERTICAL
PANEL



SLATE STONE TILE:
VERMONT
STRUCTURAL SLATE,
GRAYSON NATURAL
CLEFT FINISH



**CAST CONCRETE
FORM LINER:**
AP SYSTEM #331-C,
RANDOM STRIATED
RIB PRECAST



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION, BUILDING A



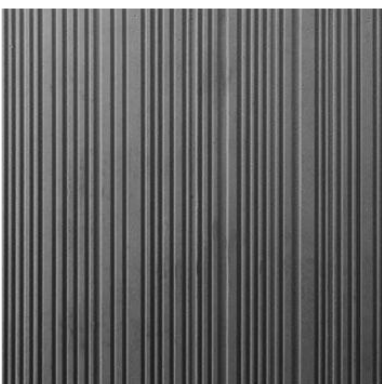
**FIBER CEMENT
PANEL 1:**
4' X 8' VERTICAL
PANEL



**FIBER CEMENT
PANEL 2:**
2' X 4' VERTICAL
PANEL



SLATE STONE TILE:
VERMONT
STRUCTURAL SLATE,
GRAYSON NATURAL
CLEFT FINISH



**CAST CONCRETE
FORM LINER:**
AP SYSTEM #331-C,
RANDOM STRIATED
RIB PRECAST



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION, BUILDING A

Lot 3
Fathom Companies
Pearl Street Biddeford ME 04005



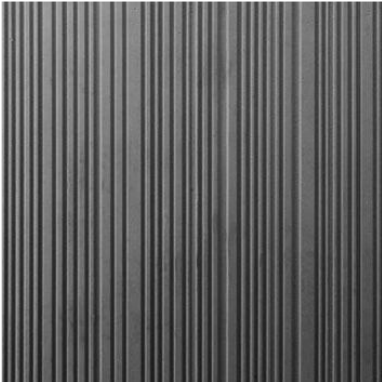
**FIBER CEMENT
PANEL 1:**
4' X 8' VERTICAL
PANEL



**FIBER CEMENT
PANEL 2:**
2' X 4' VERTICAL
PANEL



SLATE STONE TILE:
VERMONT
STRUCTURAL SLATE,
GRAYSON NATURAL
CLEFT FINISH



**CAST CONCRETE
FORM LINER:**
AP SYSTEM #331-C,
RANDOM STRIATED
RIB PRECAST

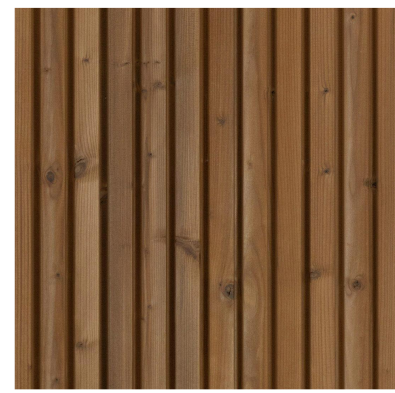


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

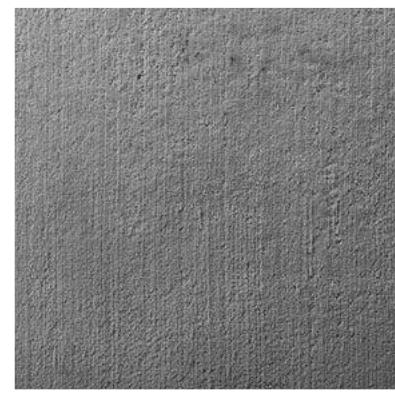


1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EAST & WEST ELEVATIONS, BUILDING A

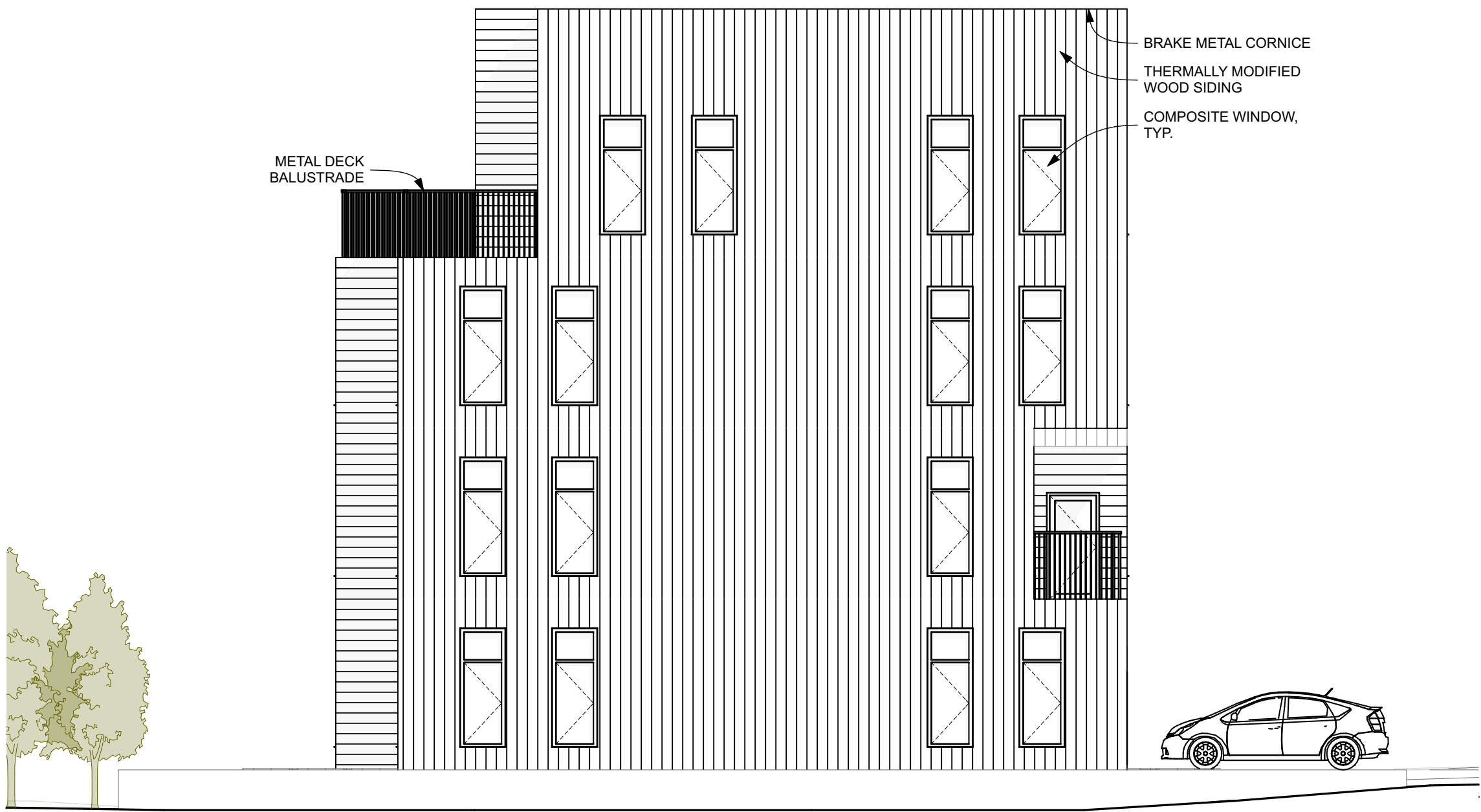


THERMALLY MODIFIED WOOD:
LUNAWOOD PANEL,
NORDIC PINE, OR
SIM.



CAST CONCRETE FORM LINER:
AP SYSTEM #407-M,
BROOM FINISH
PRECAST



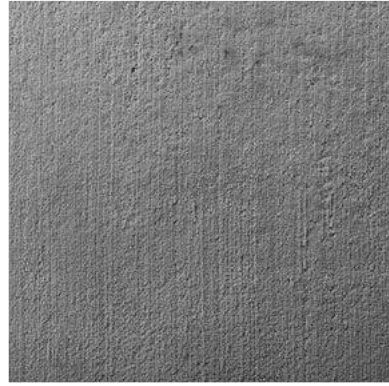


1 NORTH ELEVATION

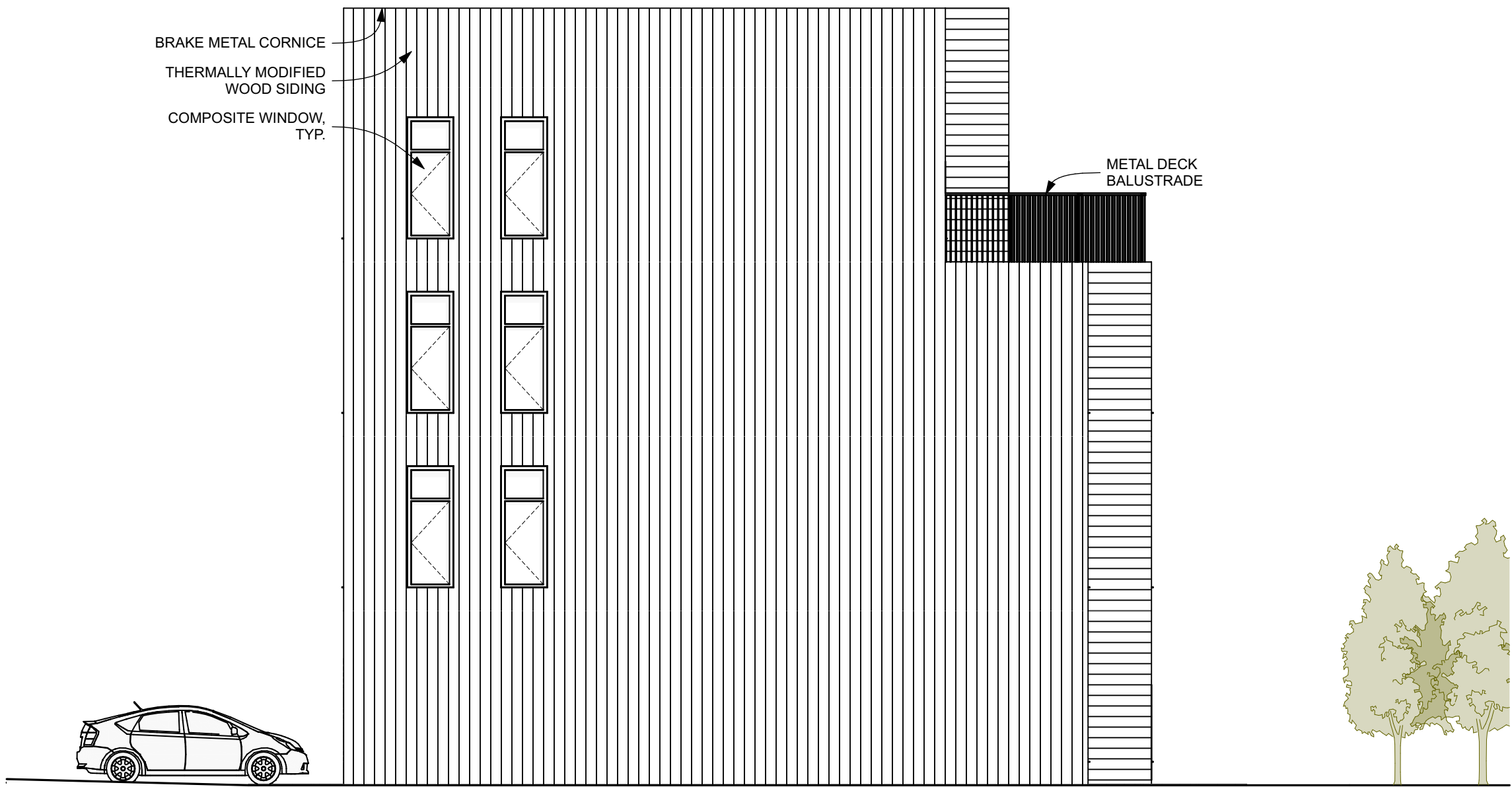
SCALE: 1/8" = 1'-0"



THERMALLY MODIFIED WOOD:
LUNAWOOD PANEL,
NORDIC PINE, OR
SIM.



CAST CONCRETE FORM LINER:
AP SYSTEM #407-M,
BROOM FINISH
PRECAST



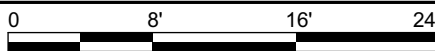
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

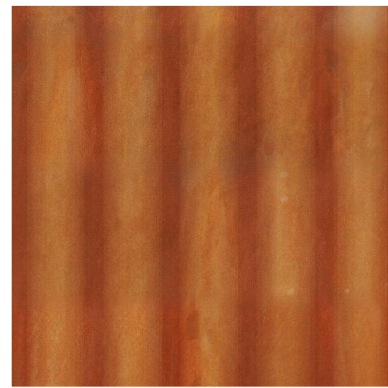




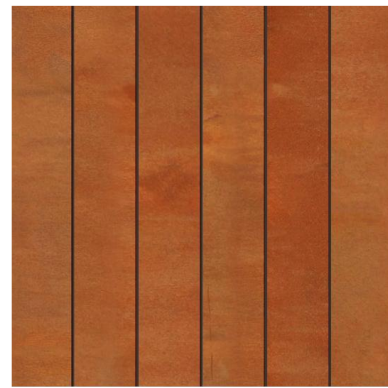
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



**WEATHERING
STEEL PANEL:**
ACCENT PANEL,
SMOOTH FINISH



**WEATHERING
STEEL PANEL:**
CORRUGATED, 1/4" |
1/2" | 7/8", 24
GAUGE



**WEATHERING
STEEL PANEL:**
ACCENT PANEL,
WESTERN REVEAL



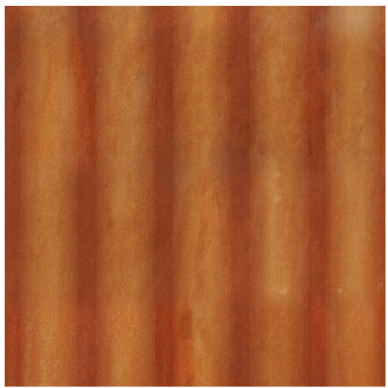
1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

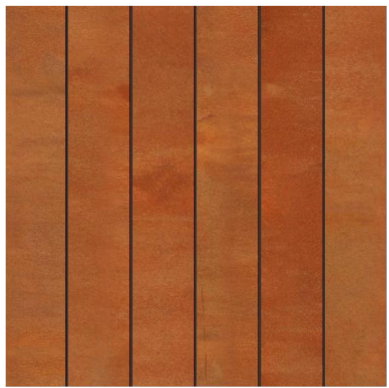
0 8' 16' 24'



**WEATHERING
STEEL PANEL:**
ACCENT PANEL,
SMOOTH FINISH



**WEATHERING
STEEL PANEL:**
CORRUGATED, 1/4" |
1/2" | 7/8", 2 $\frac{1}{4}$
GAUGE



**WEATHERING
STEEL PANEL:**
ACCENT PANEL,
WESTERN REVEAL

NORTH ELEVATION, BUILDING B

Kaplan
Thompson
Architects

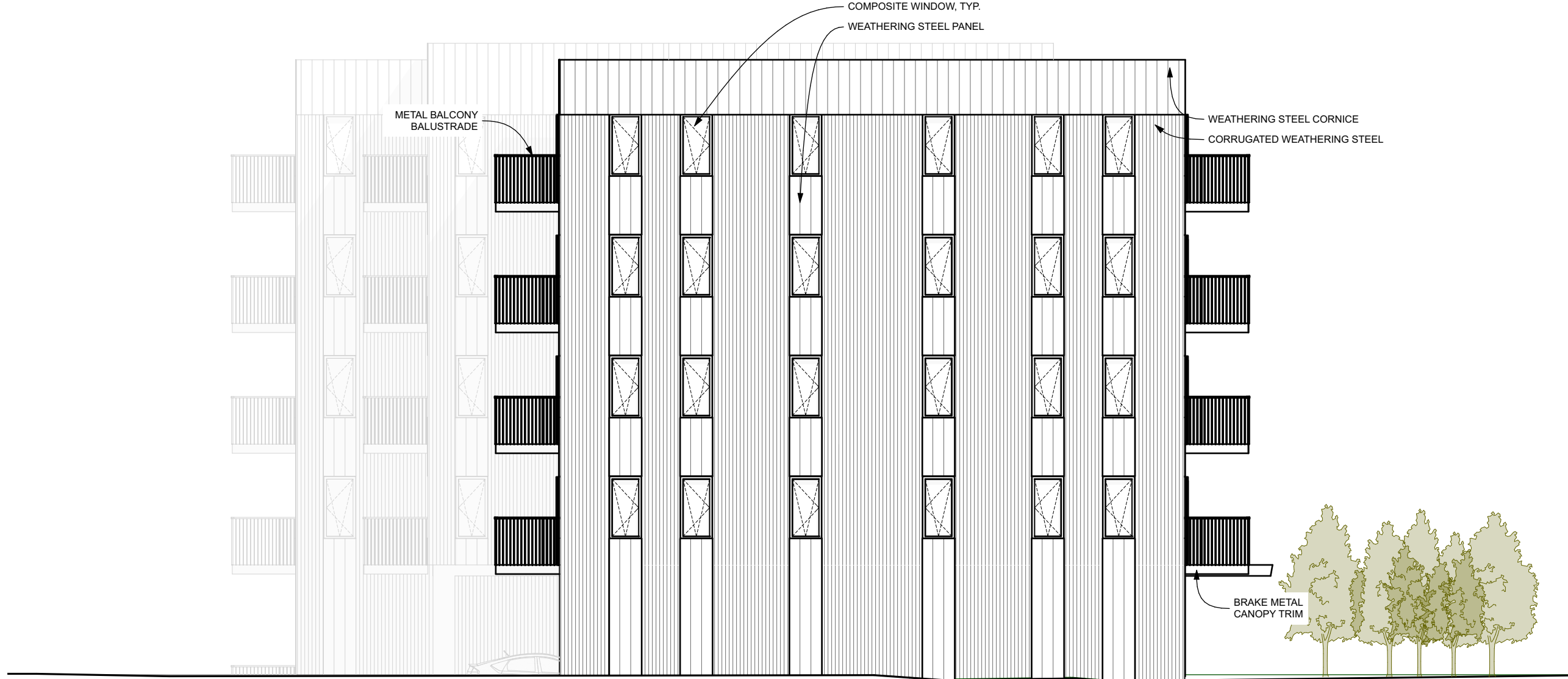
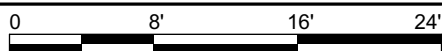
102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

Lot 3
Fathom Companies
Pearl Street Biddeford ME 04005



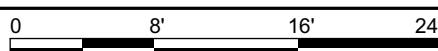
2 EAST ELEVATION

SCALE: 3/32" = 1'-0"

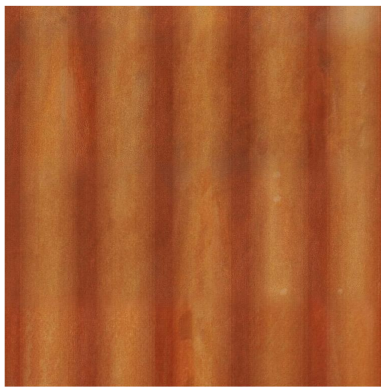


1 WEST ELEVATION

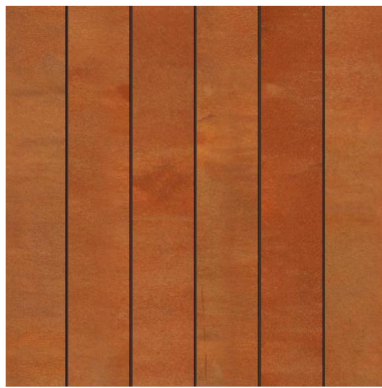
SCALE: 3/32" = 1'-0"



**WEATHERING
STEEL PANEL:**
ACCENT PANEL,
SMOOTH FINISH



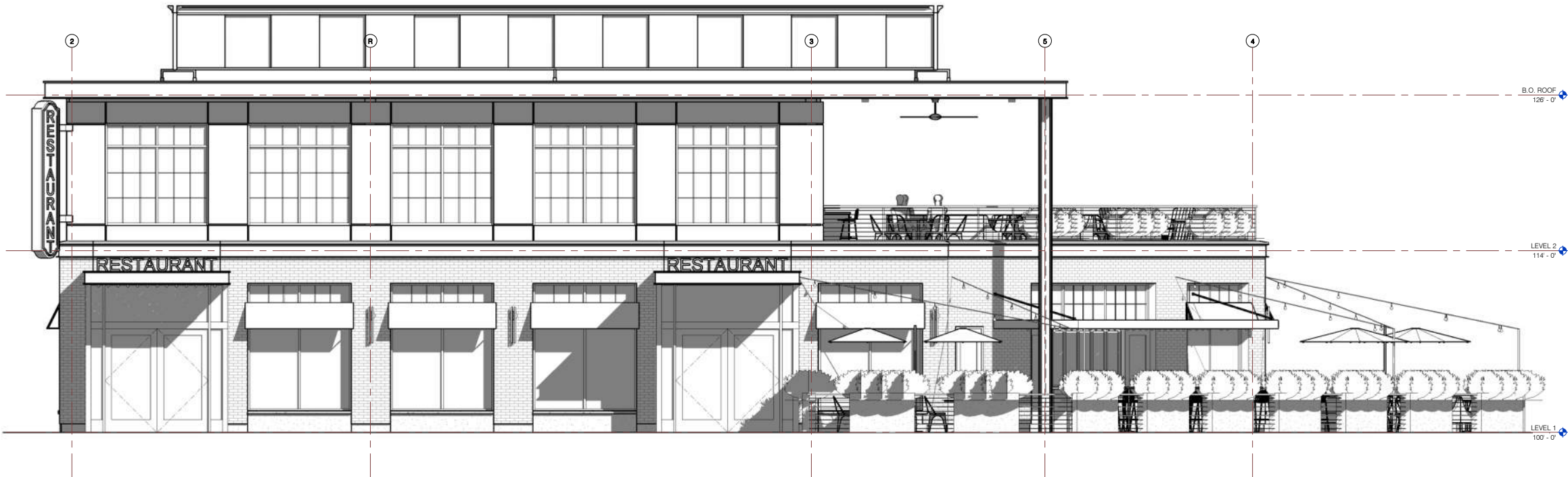
**WEATHERING
STEEL PANEL:**
CORRUGATED, 1/4" |
1/2" | 7/8", 24
GAUGE



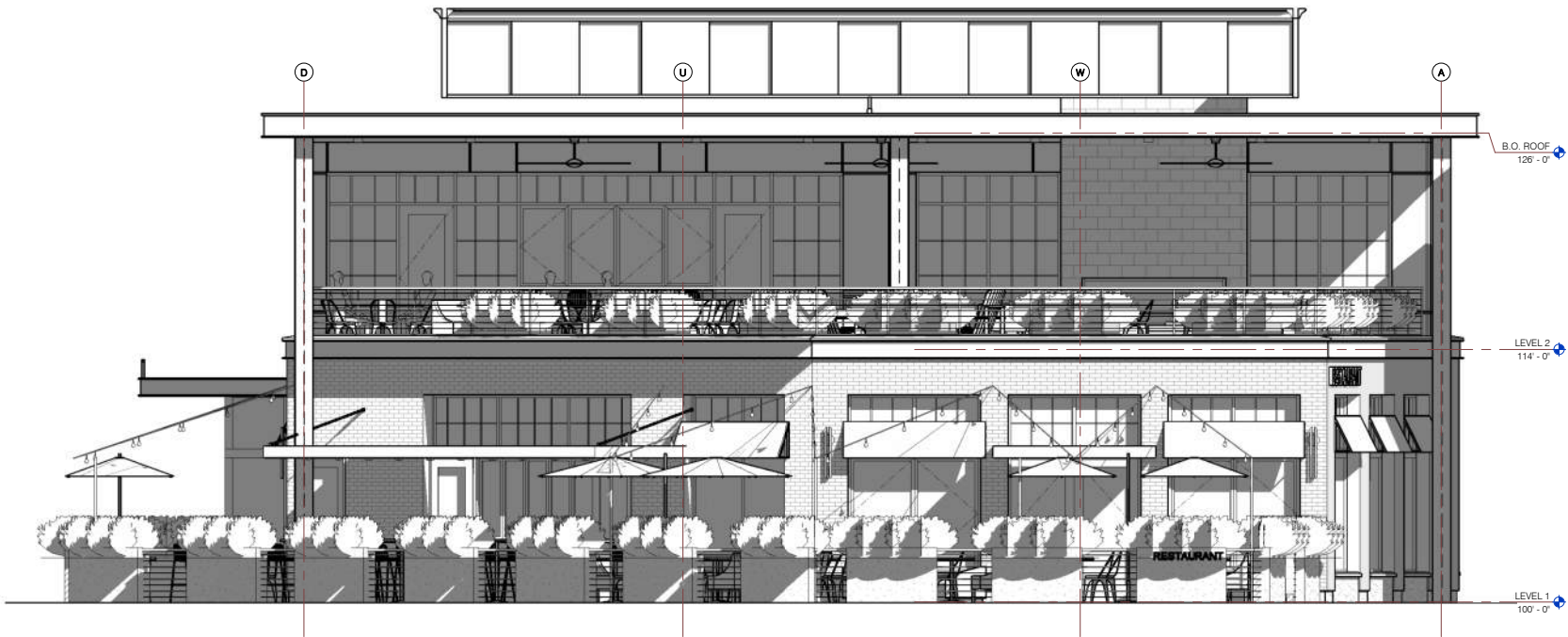
**WEATHERING
STEEL PANEL:**
ACCENT PANEL,
WESTERN REVEAL

Building Elevations

AUGUST 3, 2021
BIDDEFORD, ME



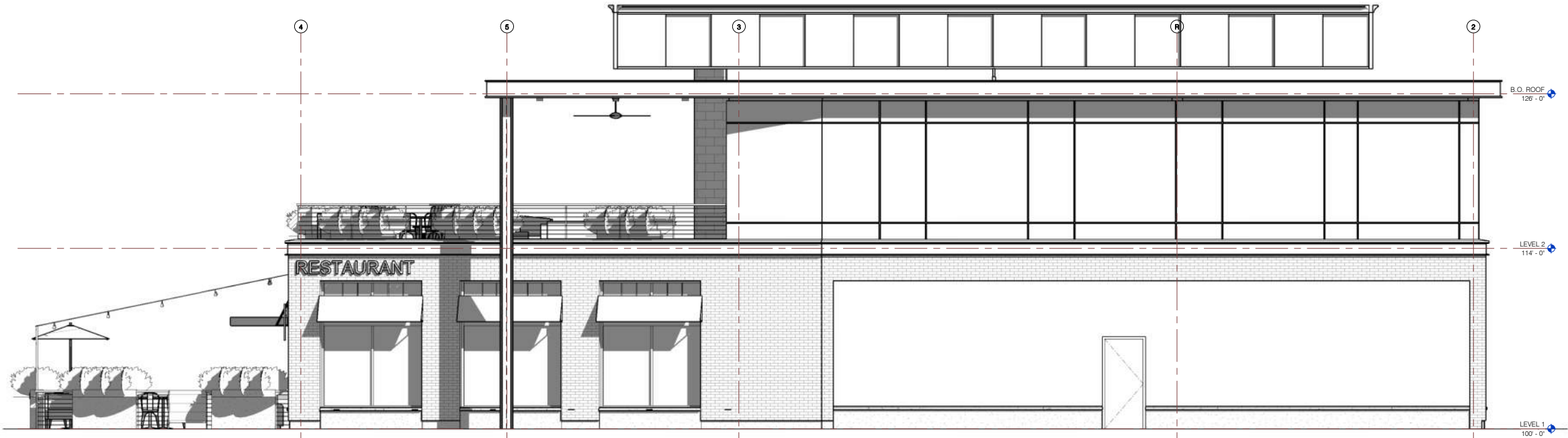
South Elevation



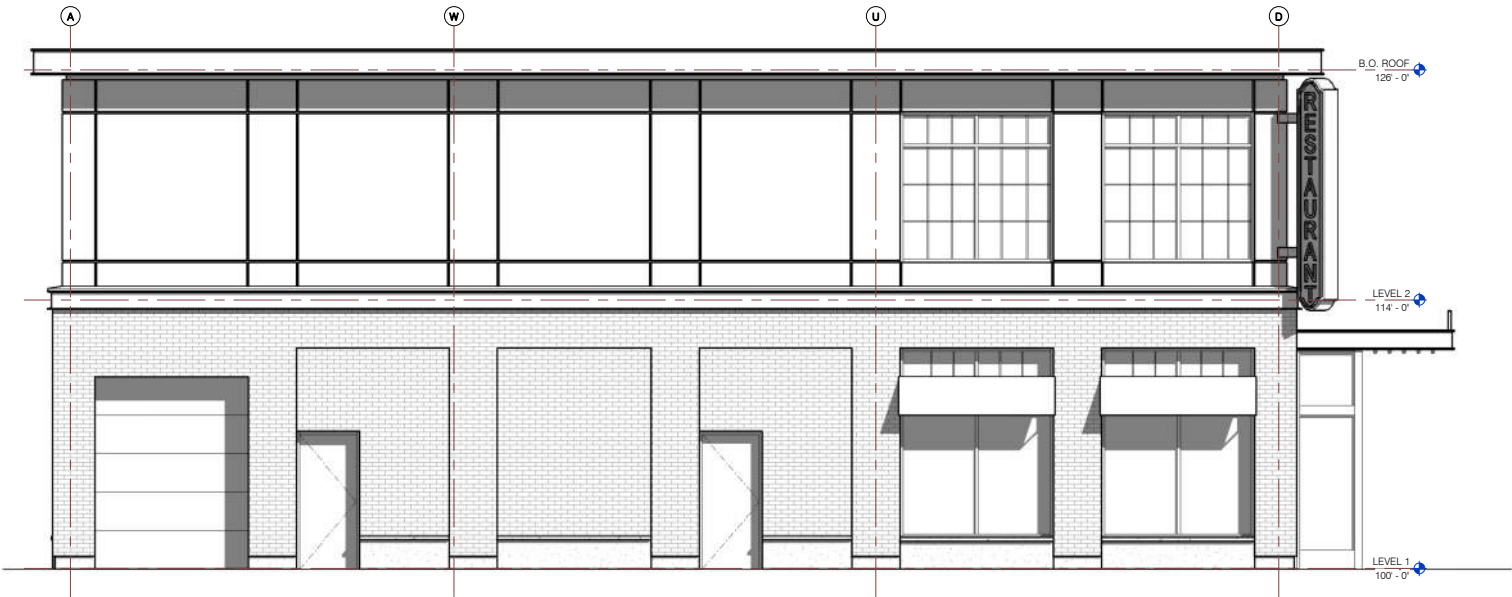
East Elevation

Building Elevations

AUGUST 3, 2021
BIDDEFORD, ME



North Elevation - with Mural Opportunity



West Elevation

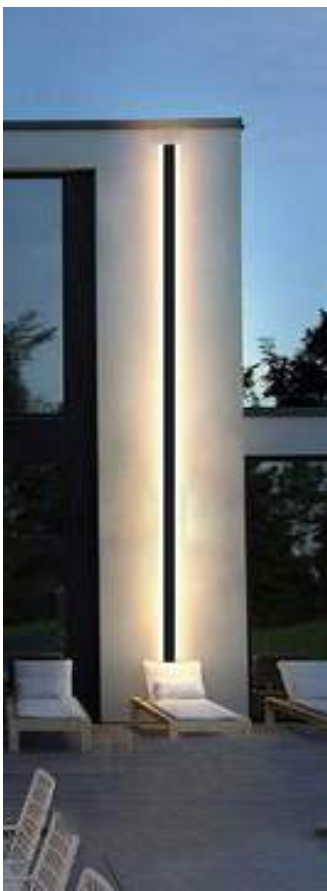
Bird's Eye View

AUGUST 3, 2021
BIDDEFORD, ME



Materials

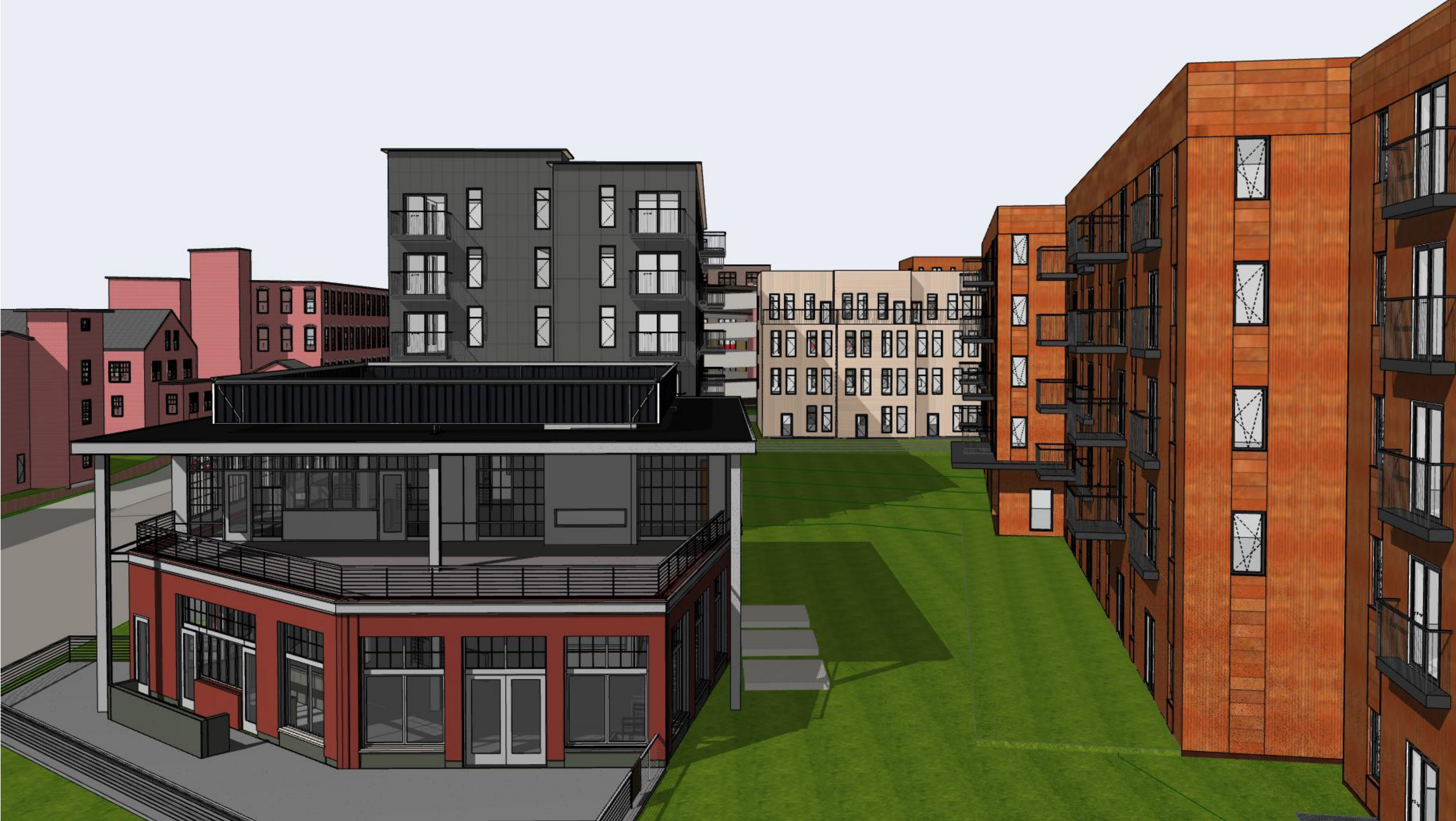
AUGUST 3, 2021
BIDDEFORD, ME





EXTERIOR VIEW





EXTERIOR VIEW



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Marieke Thormann
Applicant's Address: 80 Exchange Street, Suite 400, Portland, ME 04101
Applicant's Phone(s): 207-317-2818
Applicant's E-mail: mithormann@fathomcompanies.com

Applicant's Legal Interest in the Property:

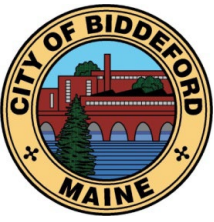
☐ Owner ☒ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: 3 Lincoln, LLC
Owner's Address: 80 Exchange Street, Suite 400, Portland, ME 04101
Owner's Phone(s): 207-317-2818
Owner's E-mail: mithormann@fathomcompanies.com

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

Agent's Name: Jesse Thompson
Agent's Address: 102 Exchange Street, Portland, ME 04101
Agent's Phone(s): 207-536-4672
Agent's E-mail: jesse@kaplanthompson.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 3 Lincoln Street, Biddeford, ME 04005

Project Zone: MSRD3 Property Map & Lot Number(s): _____

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☒ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (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: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

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 \$50.00 Fee (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.

