

Historic Preservation Commission

September 11, 2024 Meeting

Commission Members in attendance: Leah Schaffer, Erin Ware, Allison Tobey, Scott Joslin, Julie Larry, and Shannon Chisholm (arrived 5 minutes late)

Meeting called to order 4:01 by Leah Schaffer, Chair

Approval of the minutes: Tobey motion to approve the minutes as presented, Ware second.
Unanimous approval

Old Business.

New Business: 2024.42 HPC Review of a request by Jake Ferguson to add vinyl siding to the multifamily structure at 9 Cutts Street, Tax Map 38, Lot 59-1, in the MSRD-2 Zone

- Via zoom: Jake Ferguson, applicant presented the application
- 9 Cutts Street is the building at the rear property. Currently wood siding in poor condition. Proposes to wrap it in vinyl siding. Long term cyclical maintenance is a cost issue.

Larry– asked about plans for wood trim? Applicant replied GC will apply siding upon existing siding and will build up trim and wrap trim with PVC.

Ware – Did you do any investigation of the wood below the peeling paint. Applicant - Will replace rot prior to wrapping with the vinyl.

Chisholm - was there a repair cost undertaken? Applicant yes and very similar initial costs – his concerns are painting on a regular maintenance schedule makes the repair option cost more.

Schaffer – any insulation being added? Applicant - No insulation, but underlayment for the vinyl siding.

Larry - Possibility of front as wood – with vinyl on sides and rear as they are less visible Chisholm was also interested in this option, but applicant was not.

Larry – cost estimate in packet says existing siding to be removed, applicant clarified that wood siding is NOT going to be removed.

Chisholm – if the wood siding was removed would that save more of the wood trim? Chair replied they could use a j channel or remove the wood trim and butt the vinyl siding up against it.

Ware - Roof trim specifically – is an issue as it remains a character defining feature. How would they detail the vinyl siding up the trim work. Joslin, Chisholm and Schaffer also concerned about the roof transition trim.

The applicant responded to board discussion that the building is set back from the street and hard to see. Chisholm and Schaffer do take into consideration the distance from the street.

Tobey – would like to see in the condition of approval that siding is not being removed.

Schaffer and Chisholm would like to see a condition for a contrast in color between trim and the applicant's chosen vinyl color for the body of the house.

Board discussed the detail possibility for the trim and siding transition and the need to see a detail of that junction. Larry suggested that should be a condition of approval.

Board discussed postponing a decision. October 9 is the next meeting. Applicant would prefer a decision today.

Motion: Larry proposed Motion to approve Certificate of Appropriateness for Jake Ferguson to install new vinyl siding at 9 Cutts Street, based on materials and assertions submitted, and conditioned on the following:

- that the existing siding is not being removed.
- There will be a contrast in color between trim and the applicant's chosen vinyl color for the body of the house.
- Retain the trim at the top of the walls and present a detail for the junction between the existing trim and proposed siding before any work can begin
- All permits must be obtained from Code Enforcement prior to beginning any work.

Chisolm seconded -

Chisholm and Tobey in favor, Larry and Ware opposed, Schaffer voted breaks the tie and explained her vote in favor is based on the unusual condition of the building being set back from the street.

The Board went off topic and out of order, with a discussion regarding how to get more education about the sustainability of original materials – could use design standards work that is about to begin and other educational materials to help spread the word about longevity and environmental impacts of non-traditional materials.

4D past project review Favreau presented final appearance of residing at 124 Alfred Street

Was aluminum, damaged and dented, changed to vinyl siding – has it diminished its historic character? Comments on what we might do differently, the vertical J channels at the bay windows were done with white and the body of the building is dark green.

4b. Biddeford city hall lettering. Favreau presented sample of the lettering that has been removed. City wishes to know what color the lettering should be. Board discussed gold, black, bronze, and aluminum. Final decision was bronze to match the new windows was preferred.

4c. Budget has money for a lecture. Suggestions for Guest speakers? Joslin suggested someone from revision energy and will reach out. Ware suggested someone from historic New England that focusses on sustainability. Larry is attending a conference next week with representatives from Historic New England and will connect with them.

Motion to adjourn Tobey, Ware seconded, all approved.

Historic Preservation Chair/Vice Chair

Date

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