City of Biddeford
Historic Preservation Commission
February 14, 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, February 14, 2024, 4:00 PM, City Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consideration of Minutes

2.1. Approve Meeting Minutes from January 10, 2024
1-10-24-Draft.pdf

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.
1. 2024.05 HPC 28 Wentworth Street SR REVISED.pdf
2. Fillable-Certificate-of-Appropriateness 28 Wentworth.pdf
3. 28 Wentworth Specs.pdf
4. Fibrex Brochure.pdf
5. Kleinfelder Survey Form 2022.pdf

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.
1. 2024.07 HPC 145 Main Street Port Property SR REVISED.pdf
2. Application.pdf

Proposed New Opening 1 145 main.jpg
Proposed New Opening 2 145 Main.jpg

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.
1. 2024.08 HPC 5 - 7 Cutts Street SR REVISED.pdf
2. Fillable-Certificate-of-Appropriateness-Application-2022 (1) (2).pdf
3. Historic Window Replacement Summary.pdf
4. Alside Customer Quote.pdf
5. Alside Casement Quote.jpg

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.
1. 2024.09 HPC 14 Bradbury Street Fabish SR REVISED.pdf
2. 2024.09 HPC 14 Bradbury St Fabish Application.pdf
3. Cut Sheets 14 Bradbury.pdf

14 Bradbury 1.jpg
14 Bradbury 2.jpg

14 Bradbury 3.jpg
14 Bradbury 4.jpg
14 bradbury 5.jpg

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.

1. 2024.11 HPC 21 Wentworth Street Fabish SR REVISED.pdf
2. 1-22-24 Application.pdf
3. Assessor's Card circa 1987.pdf

Elevation 1.jpg
Elevation 2.jpg
Elevation 3.jpg
Elevation 4.jpg
Elevation 5.jpg
Elevation 6.jpg

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.

1. 2024.12 HPC 40 Emery Street Sayer SR REVISED.pdf
2. COA Application--40 Emery St.pdf
3. MHPC DETERMINATION LETTER-40 EMERY.pdf

Basement Door.jpg
Basement Window.jpg
Cornice Detail.jpg
Elevation 1.jpg
Elevation 2.jpg
Flaking Paint.jpg

4. Other Business

5. 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 10, 2024
Meeting Minutes
4:00
(DRAFT)

DRAFT

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

1. **Roll Call/Declaration of Quorum/Voting Members**
   (Chair opened meeting at 4:00 PM)
   Favreau introduced the newest member of the committee, Shannon Chisolm.
   2 vacancies, both alternate members
2. **Adjustment to the Agenda-None**
3. **Consent Agenda**
   Approval of Meeting Minutes from December 13, 2023
   MOTIONS: 4:03 PM
   Ware-MOTION-To approve Meeting Minutes as submitted
   Larry-SECOND Motion passed unanimously
4. **Unfinished Business**
   4.1 2024.01 YD Properties LLC to continue exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone.
   - **Steve Cheung represented the application. Front entrance door & the front porch will be amended. Door will remain in the same location; stairs will be reconstructed as is. Lattice below will be omitted.**
   - **Larry asked about the headers and molding, those will be saved or recreated with wood.**
   - **Chisolm, new door same width or will it shrink, it will shrink by a foot.**
   - **Schaffer glass on door frosted no clear.**
     MOTION: 4:08 PM
     Larry-MOTION-To approve a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street, based on the materials submitted and conditioned on the following:
     Obtain all permits from Code Enforcement prior to beginning any work
     Ware-SECOND Motion passed unanimously

   4.2 2024.02 HPC Review for Rand Clark to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.
   - **Mark St. Onge-Architectural Planner represented the applicant**
   - **Convert 1950's wood shed into residential unit**

- Widen dormer in order to create living space.
- Must do it on both sides to make it symmetrical
- Foundation is sound but framing needs to be repaired
- Double Hung window will be added to second floor
- All windows will be replaced same
- Dormer is 10' long windows up there are awning windows
- Siding is degraded asphalt with fake brick impressions. Vinyl siding is up next to the house and will be continued.
- Lighting will be added to the front
- Can briefly be seen from the road
- Schaffer commented on the fact that we saw this in July
- Chisolm-building 3 different sections, is vinyl siding on all 3 sections, it will all have matching vinyl, which looks like clapboard.
- Door is now a poor quality door; it will be replaced with stronger, more practical door. One fixed door, 1 hinged using same opening.
- Larry likes filling in door using existing openings.
- Schaffer huge improvement from prior presentation.
- Will the interior create changes down the road? The floor plan has not been created, but he does not believe so.
- Window material will be vinyl windows.
- No public comments

  MOTIONS 4:21 PM

  Ware-MOTION-To approve Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on materials and assertions submitted, and conditioned on the following:

  Obtain all permits from Code Enforcement prior to beginning any work.

  Larry-SECOND Motion passed unanimously

5. New Business

5.1 2024.04 Public Hearing to discuss and ask questions about exterior improvements on the Property owned by Holden Real Estate Enterprises. The property for such project is Located at 129 Main Street further known as Tax Map 39, Lot 386 in the MSRD-1 Zone.

- Bryan Holden of Holden Real Estate represented applicant
- Historic Tax Credit Project
- Bowling alley on ground floor apartments on upper floors
- Phase project, outside, bowling alley, then apartments
- Has conditional approval from National Parks Service
- All new windows, storefront will be replaced, elevator shaft will be moved to the rear of building, repoint brick, re-anchor marble, replace some of the marble.
- Rear is cinder blocks
- Ware-do you have images of original storefront? Yes, always simple pushed back to original spot.
- Would like to start construction early this spring.
- Larry asked about side elevation, what will be done with the door. He is not sure but believes a new one will be installed.

DRAFT

- Larry asked about mechanicals for the apartments. Heat pumps installed on back of building. Bowling alley RTUs, centrally located so they cannot be seen from road.
- Larry, graffiti on North Side, anything being done to prevent it? He will look into it.
- Chisolm asked if the 3 steel beams, faux columns or steel beams? Wrapped in weather resistant trim.
- Schaffer-covering the header steel beam? Steel beam will be cleaned up and painted to match the rest.
- Are the windows on east side, operable windows or fake double hung windows? He will look into it.
- Universal is doing all the windows.
- Will skylights remain? The skylights will not be done in Phase I, they are deferring expense to later Phase. The plan is to keep the skylight.
- Is there a need for another exterior door? Staircase will be egress.
- Rear where damaged will it be repainted? Entire wall will be repainted.
- Will the storefront have metal panels below the windows? Below the windows are painted aluminum bases.
- Do you plan to repair broken marble features? The repair is with pre-cast in order to repair as much as possible.
- Why does the plan says the second floor door is "defunked? It is a functional door but needs a lot of work, so it will be locked into place.

  MOTIONS: 4:55 PM

  Larry-MOTION: To approve Certificate of Appropriateness for Holden Real Estate Enterprises to make exterior alterations to the building at 129 Main Street based on materials and assertions submitted, and conditioned on the following:

  1. Submit updated drawings of the project to the Planning Office for City files.
  2. Submit a detail sheet on the wrap for columns to the City.
  3. Obtain all permits from Code Enforcement prior to beginning any work.

  Ware-SECOND Motion Passed Unanimously

6. Other Business

   6.1 Election of Officers: Chair and Vice Chair

   Nominations for Chair-Leah Motion Passed Unanimously

   Nominations for Vice Chair-Erin Motion Passed Unanimously

   Open discussion about the future of the committee's future focus and structure.

7. Adjourn 5:45 PM

DRAFT

_____ _____

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.

2024.05

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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 February 14, 2024; 4 PM

RE: **Item 3.1: 2024.05 HPC Review for Greater Maine Windows and Doors of Saco (on behalf of owner Kyle Cone)** to replace select windows at 28 Wentworth Street, Tax Map 38, Lot 213, in the MSRD-2 Zone.

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1. INTRODUCTION

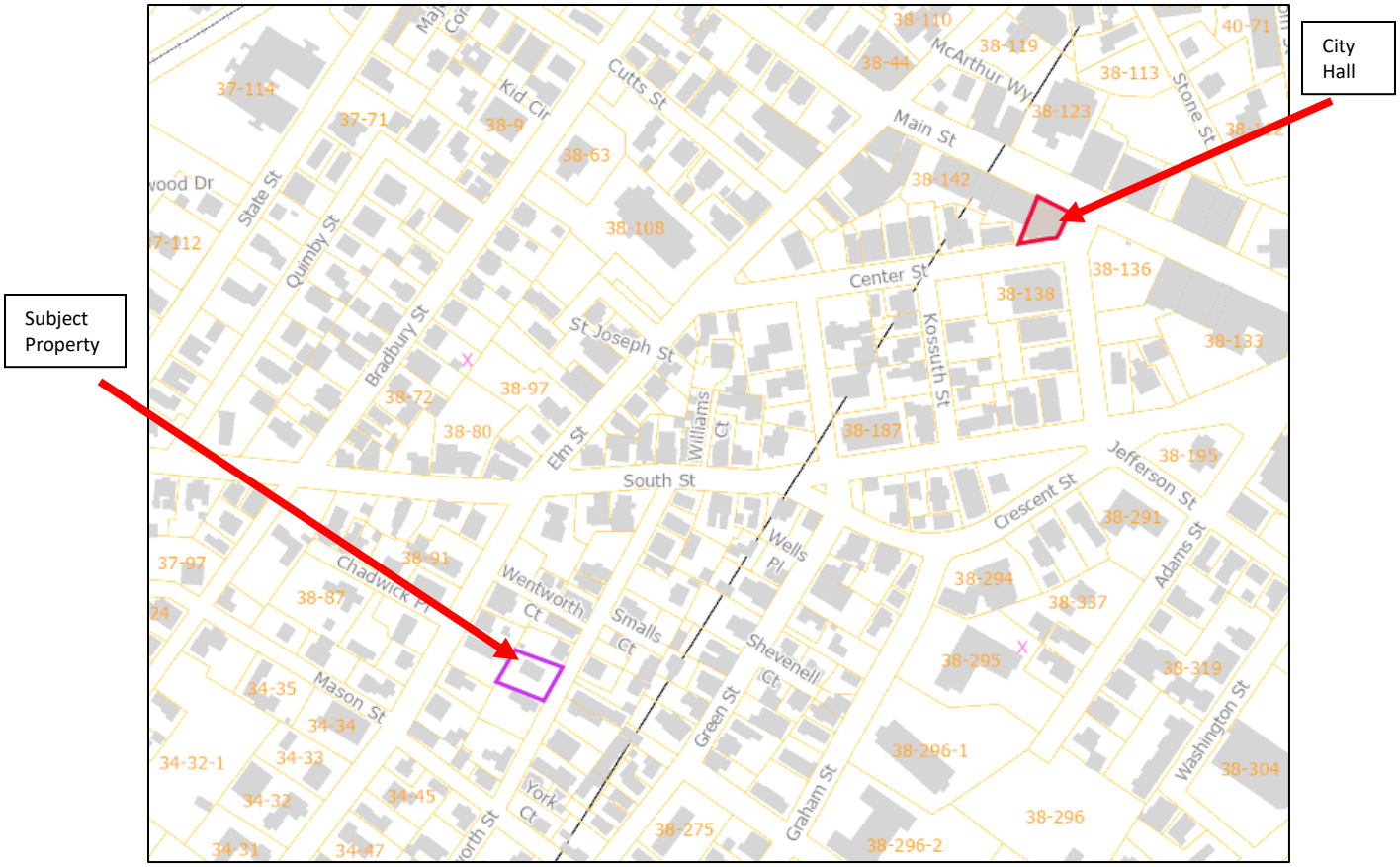
The applicant proposes to replace 5 windows on the south side and one window on the north side of this 2-unit multi-family structure. There are 14 windows in total at this building. This former school building was converted to a residential building in 2003.

2. EXISTING CONDITIONS

The building as it appeared on January 23, 2024:

From the Southeast

From the Northeast



The project property is located on Wentworth Street, approximately one block south of South Street.

This 2-story structure was built as the Wentworth Street School in 1870 (1850 according to Russell Wright), and converted to a 2 unit multi-family building in 2003. Until then is housed Biddeford's Head Start program. According to the Russell Wright Survey of 1997, it is a Contributing structure in the Italianate style. The latest Kleinfelder Survey classifies it as **Non-contributing**:

Resource lacks integrity of materials and workmanship due to use of vinyl replacement windows, replacement doors, shed addition, and conversion into living space.

But states on the Survey Form, *"Retains brick corbeling at cornice, rounded arch windows with brick hoods on N & S elevations, and brick pilasters frame opening on front."*

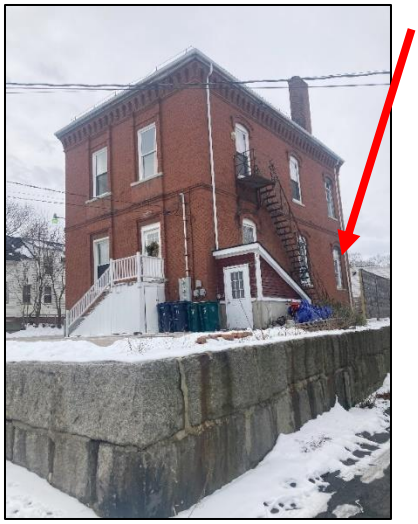
3. PROJECT DATA/INFORMATION

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	Greater Maine Windows and Doors 66 Industrial Park Road Saco ME 04072 (207) 985-8485 mepermits@renewalofmaine.com
2.	Owner of Property:	Kyle Cone 187 Lester Dr. Portland ME 04103 kylemaxcone@gmail.com
3.	Agent:	Greater Maine Windows and Doors
4.	Engineer/Architect:	N/A
5.	Project Location:	28 Wentworth Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 213
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	1870
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.17 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:	Feb 14, 2024. Meeting Date. Posted Feb 7, 2024; Mail Notices to all abutters within 100' Sent 14 notices Feb 7, 2024.

4. PROJECT PROPOSAL

The applicant proposes replace six existing windows with Andersen Renewal double hung units. Andersen Renewal windows are manufactured with a composite wood material. These windows will be black in color and have 6 over 6 colonial style grille pattern (9 over 9 shown here). They will be installed at the locations shown below, five units on the south elevation and 1 unit on the north elevation:

Five windows on South side of building



One window on North side of building

Close up image of typical window

5. <u>STAFF REVIEW:</u>

This building retains much of its original character in spite of replacement doors and windows and framed-in door opening near the rear of the building. Existing fire escape appears to be original to the building, although doghouse entry to cellar is not. The masonry on the south side of the building has been insensitively repaired after the removal of panels that may have been solar panels (as seen in the Russell Wright Survey). Much of the other brick corbeling is in need of repair.

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, although this was not the original intended use.

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;

Existing white windows are not original to the building. No distinguishing qualities, materials, or features will be destroyed.

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;

New windows will be composite wood, a mix of wood fiber and polymers. This material is closer to authentic wood than vinyl in materiality and appearance.

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;

N/A

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;

N/A

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

N/A

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,
N/A

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.

N/A

6. STAFF RECOMMENDATION

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

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

7. SAMPLE MOTIONS

A. 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.*
   2. _____

B. Motion to deny the Certificate of Appropriateness for Greater Maine Windows and Doors to replace six select windows at 28 Wentworth Street, based on the following:
   1. _____
   2. _____

C. Motion to table the Certificate of Appropriateness for Greater Maine Windows and Doors to replace six select windows at 28 Wentworth Street, based on the following:
   1. _____
   2. _____

CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Greater Maine Windows & Doors LLC (Heather Ellis)

Applicant's Address: 66 Industrial Park Rd

Applicant's Phone(s): 207-985-8485

Applicant's E-mail: mepermits@renewalofmaine.com

Applicant's Legal Interest in the Property:

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

Owner's Name: Kyle Cone

Owner's Address: 28 Wentworth Street

Owner's Phone(s): 207-671-0036

Owner's E-mail: kylemaxcone@gmail.com

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

Agent's Name: Greater Maine Windows & Doors LLC (RbA)

Agent's Address: 66 Industrial Park Rd

Agent's Phone(s): 207-985-8485

Agent's E-mail: mepermits@renewalofmaine.com

Attach separate pages where multiple representatives are involved.

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 28 Wentworth Street

Project Zone: MSRD2 Property Map & Lot Number(s): 38/213

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: Replace 6 double hung vinyl windows with Renewal by Andersen inserts.

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: _____

<u>SUBCOMMITTEE</u> 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

Submittal Information Checklist:

- [ ] Required Application Fee: If full Commission review is required - $275.00
  If Subcommitee review is required – $50.00
- [ ] Completed Application Form
- [ ] Description of Proposed Activity
- [ ] 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)

Signature of applicant: Heather Ellis Date: 1/3/2024

Signature of property owner (Required): See copy of signed contract Date: 1/3/2024

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

Legal Name: Greater Maine Windows and Doors LLC l License # RI #36079, MA #173245, CT #0634555, Lead Firm #1237
66 Industrial Park Road l Saco, ME 04072
Phone: 207-579-0932 l Fax: (null) l operations@renewalofmaine.com
Measure Tech: Timothy Donnelly, (631)375-8334

Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
H: (207)671-0036
C: (207)351-6787

Installation Package

28 Wentworth Street

Biddeford , ME 04005

PRODUCTS: 8 WINDOWS: 6 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2
Updated 11/3/23

BUYER

Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
H: (207)671-0036
C: (207)351-6787
Year Built: 1800
kylemaxcone@gmail.com
Est. Duration: 2 days

REPRESENTATIVE

Michael Begley
(207)318-8801
mbegley@renewalofmaine.com

TECH MEASURE

Timothy Donnelly
(631)375-8334
tdonnelly@renewalofmaine.com

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

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Order Summary

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Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
H: (207)671-0036
C: (207)351-6787

ID#	ROOM	SIZE		DETAILS
JOB				
		0"	0"	**Misc:** , Misc, Job Note, * THANK YOU!, Quantity 1, START TIMES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. As a reminder, it is the customer's responsibility to do any painting, staining or touch up work after installation. , We appreciate your business and look forward to exceeding your expectations. **Construction:** , None **Material:** , None
		0"	0"	**Misc:** , Misc, Job Note, *** GLASS LOSS, Quantity 1, When installing any replacement window or door, due to different frame design, glass loss is typical. By signing the agreement, you agree that glass loss was discussed and you fully understand there will be less visible glass with new windows and doors. **Construction:** , Staging (2nd fl scaffold/ext/jacks) (3) **Material:** , Coil - Black , (2), Caulk -Black Silicone (10), Foam Can (3), Flashing Tape- 4" (1), Primed Pine 1x8 S4S 10' (10)
101	Bathroom 1	46" **35-1/2"**	86" **83-5/8"**	**Window:** , Double-Hung (DG), 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior Black **Performance Calculator:** , PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** , All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass **Hardware:** , Black, Standard Color Extra Lock, Standard Color Recessed Hand Lift **Screen:** , Aluminum, Full Screen **Grille Style:** , Grilles Between Glass (GBG) **Grille Pattern:** , All Sash: Colonial 3w x 2h **Misc:** , EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat. **Construction:** , Wrap Windows - 101 - above (1), LSWP per Unit (1), Interior Stops Only (1), Exterior Casing (1), Custom wrap work (1) **Material:** , Primed Pine 1x8 S4S 10' (4), Color Match Stop -Black , (3), Color Match Stop -White , , (3)
102	Living	46" **41-1/2"**	86" **81-1/2"**	**Window:** , Double-Hung (DG), 1:1, Limited Travel Reduced 4.375,

Order Summary

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

Legal Name: Greater Maine Windows and Doors LLC | License # RI #36079, MA #173245, CT #0634555, Lead Firm #1237
66 Industrial Park Road | Saco, ME 04072
Phone: 207-579-0932 | Fax: (null) | operations@renewalofmaine.com
Measure Tech: Timothy Donnelly (631)375-8334

Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
H: (207)671-0036
C: (207)351-6787

ID#	ROOM	SIZE		DETAILS
				Flat Sill, Base Frame, Traditional Checkrail, Exterior Black, Interior Black **Performance Calculator:** , PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** , All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** , Black, Standard Color Extra Lock, Standard Color Recessed Hand Lift **Screen:** , Aluminum, Full Screen **Grille Style:** , Grilles Between Glass (GBG) **Grille Pattern:** , All Sash: Colonial 3w x 2h **Misc:** , EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat. **Construction:** , Wrap Windows - 101 - above (1), LSWP per Unit (1), Interior Stops Only (1), Exterior Casing (1), Custom wrap work (1) **Material:** , Color Match Stop -Black , (3), Color Match Stop -White , , (3)
106	Kitchen	40" **34-1/2"**	80" **64-3/8"**	**Window:** , Double-Hung (DG), 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior Black **Performance Calculator:** , PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** , All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** , Black, Standard Color Extra Lock, Standard Color Recessed Hand Lift **Screen:** , Aluminum, Full Screen **Grille Style:** , Grilles Between Glass (GBG) **Grille Pattern:** , All Sash: Colonial 3w x 2h **Misc:** , EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat., EXT Wood Casing, Customer will have to paint or stain. Picture Frame or Traditional, includes sill nose. Wrap with coil after rebuilding the frame **Construction:** , Wrap Windows - 101 - above (1), LSWP per Unit (1), Interior Stops Only (1), Exterior Casing (1), Custom framing, wrapping and azek work (1), Replace Full Sill (Nose & Body) (1) **Material:** , Primed Pine 1x8 S4S 10' (4),

Order Summary

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

Legal Name: Greater Maine Windows and Doors LLC | License # RI #36079, MA #173245, CT #0634555, Lead Firm #1237
66 Industrial Park Road | Saco, ME 04072
Phone: 207-579-0932 | Fax: (null) | operations@renewalofmaine.com
Measure Tech: Timothy Donnelly (631)375-8334

Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
H: (207)671-0036
C: (207)351-6787

ID#	ROOM	SIZE		DETAILS
				SILL NOSE - Black , (1), 1” sheet of 4x8 azek (1), Color Match Stop -Black , (3), Color Match Stop -White , , (3)
202	Laundry	46" **36"**	86" **79"**	**Window:** , Double-Hung (DG), 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior Black **Performance Calculator:** , PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** , All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** , Black, Standard Color Extra Lock, Standard Color Recessed Hand Lift **Screen:** , Aluminum, Full Screen **Grille Style:** , Grilles Between Glass (GBG) **Grille Pattern:** , All Sash: Colonial 3w x 2h **Misc:** , EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat. **Construction:** , Wrap Windows - 101 - above (1), LSWP per Unit (1), Interior Stops Only (1), Exterior Casing (1), Custom wrap work (1) **Material:** , Color Match Stop -Black , (3), Color Match Stop -White , , (3)
203	Bathroom 2	46" **36"**	86" **79"**	**Window:** , Double-Hung (DG), 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior Black **Performance Calculator:** , PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** , All Sash: High Performance SmartSun Glass, No Pattern, Tempered Glass **Hardware:** , Black, Standard Color Extra Lock, Standard Color Recessed Hand Lift **Screen:** , Aluminum, Full Screen **Grille Style:** , Grilles Between Glass (GBG) **Grille Pattern:** , All Sash: Colonial 3w x 2h **Misc:** , EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat. **Construction:** , Wrap Windows - 101 - above (1), LSWP per Unit (1), Interior Stops Only (1), Exterior Casing (1), Custom wrap work (1) **Material:** , Color Match Stop -Black , (3), Color Match

Order Summary

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

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ID#	ROOM	SIZE		DETAILS
				Stop -White , , (3)
204	Bedroom 2	46" **36"**	86" **79"**	**Window:** , Double-Hung (DG), 1:1, Meets Egress, Flat Sill, Insert Frame, Traditional Checkrail, Exterior Black, Interior Black **Performance Calculator:** , PG Rating: 30 | DP Rating: + 30 / - 30 **Glass:** , All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** , Black, Standard Color Extra Lock, Standard Color Recessed Hand Lift **Screen:** , Aluminum, Full Screen **Grille Style:** , Grilles Between Glass (GBG) **Grille Pattern:** , All Sash: Colonial 3w x 2h **Misc:** , EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat. **Construction:** , Wrap Windows - 101 - above (1), LSWP per Unit (1), Interior Stops Only (1), Exterior Casing (1), Custom wrap work (1) **Material:** , Color Match Stop -Black , (3), Color Match Stop -White , , (3)

PRODUCTS: 8 WINDOWS: 6 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2

Updated 11/3/23

JOB NOTES

Exterior Install, 2 separate apartments. Landlord lives in first floor apartment. Young guy very nice

101, 106, 202, 203, 204- Double Hung, Flat Sill, Insert Frame, Exterior Black, Interior Black
- Exterior to be new black coil wrap
- Interior some windows do not fully close, current windows were not installed correctly

102: Double Hung, Base Frame, Replacing Vinyl New construction window, Exterior Black, Interior Black
- Exterior to be new black coil wrap
- Interior to be new color matched stops if needed

101: Will send 1x8 to replace rotted wood, will then need to black coil wrap
106: Will send 1x8 to replace rotted wood exterior casing, will then need to black coil wrap, will send 1" azek 4x8 sheet to fill in gap above existing window

- Will send black and white interior stops should any windows need it once installed, please confirm this with the customer once the windows are installed if he will be painting all the interior trim black or leaving it white.

Estimated Duration: 2 days

Product Order Form

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

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Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
H: (207)671-0036
C: (207)351-6787

Sales	Michael Begley
Tech	Timothy Donnelly

Windows	6
Specialty	0
Patio Doors	0
Entry Doors	0
Misc.	2

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
101	DG,I	YES	NO		Traditional	NO	35 1/2"	83 5/8"	FS	DG 1:1	BK	BK	X3T	X3T		1R	2		Standard	Black	COLONIAL	GBG	3/2	3/2	A

Additional Options: NORMAL OPENING

Misc: EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat.

Order Notes:

Product Order Form

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

Legal Name: Greater Maine Windows and Doors LLC | License # RI #36079, MA #173245, CT #0634555, Lead Firm #1237
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Kyle Cone
28 Wentworth Street
Biddeford , ME 04005
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Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
102	DG,I	NO	NO		Traditional	NO	41 1/2"	81 1/2"	FS	DG 1:1	BK	BK	X3	X3		1R	2		Standard	Black	COLONIAL	GBG	3/2	3/2	A

Additional Options: NORMAL OPENING

Misc: EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat.

Order Notes:

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
106	DG,I	YES	NO		Traditional	NO	34 1/2"	64 3/8"	FS	DG 1:1	BK	BK	X3	X3		1R	2		Standard	Black	COLONIAL	GBG	3/2	3/2	A

Additional Options: NORMAL OPENING

Misc: EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat., EXT Wood Casing, Customer will have to paint or stain. Picture Frame or Traditional, includes sill nose. Wrap with coil after rebuilding the frame

Order Notes:

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
202	DG,I	YES	NO		Traditional	NO	36"	79"	FS	DG 1:1	BK	BK	X3	X3		1R	2		Standard	Black	COLONIAL	GBG	3/2	3/2	A

Additional Options: NORMAL OPENING

Misc: EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat.

Order Notes:

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
203	DG,I	YES	NO		Traditional	NO	36"	79"	FS	DG 1:1	BK	BK	X3T	X3T		1R	2		Standard	Black	COLONIAL	GBG	3/2	3/2	A

Additional Options: NORMAL OPENING

Misc: EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat.

Order Notes:

Product Order Form

dba: RENEWAL BY ANDERSEN OF SOUTHERN MAINE AND NEW HAMPSHIRE

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Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
204	DG,I	YES	NO		Traditional	NO	36"	79"	FS	DG 1:1	BK	BK	X3	X3		1R	2		Standard	Black	COLONIAL	GBG	3/2	3/2	A

Additional Options: NORMAL OPENING

Misc: EXT Composite Casing, BRIGHT WHITE ONLY, customer to paint if needed. Traditional, flat.

Order Notes:

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.[2] It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH FIBREX® MATERIAL

ANDERSEN EXCLUSIVE FEATURE

Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.[2]

	FIBREX® MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

SURVEY MAP NO. 612

SURVEY NAME BGS2022-Map 6

MHPC USE ONLY

SURVEY ID BGS2022.6

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Wentworth Street School

2. PROPERTY NAME (OTHER): 041-0488

3. STREET ADDRESS: 28 Wentworth Street

4. TOWN: Biddeford 5. COUNTY: York

6. DATE RECORDED: 11/11/2022 7. SURVEYOR: Taylor, Amanda

8. OWNER NAME: ___ 9. ADDRESS: ___

10. PRIMARY USE (PRESENT):

___ SINGLE FAMILY
X MULTI-FAMILY
___ INDUSTRY
___ TRANSPORTATION
___ RECREATION/CULTURE
___ OTHER___
___ AGRICULTURE
___ GOVERNMENTAL
___ RELIGIOUS
___ DEFENSE
___ UNKNOWN
___ COMMERCIAL/TRADE
___ EDUCATION
___ HOTEL
___ SUMMER COTTAGE/CAMP
___ FUNERARY
___ HEALTH CARE
___ LANDSCAPE
___ SOCIAL

11. CONDITION: X GOOD ___ FAIR ___ POOR ___ DESTROYED, DATE ___

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:

___ GEORGIAN
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
X ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ ROMANESQUE
___ NEO-CLASSICAL REV
___ RENAISSANCE REV
___ 19TH/20TH C. REVIVAL
___ COMMERCIAL STYLE
___ CRAFTSMAN
___ ART DECO / MODERNE
___ INTERNATIONAL
___ OTHER___
___ MODERN/CONTEMPORARY
___ MINIMAL TRADITIONAL
___ RANCH
___ SPLIT LEVEL
___ VERNACULAR

13. SECONDARY STYLISTIC CATEGORY:

___ GEORGIAN
___ FEDERAL
___ GREEK REVIVAL
___ GOTHIC REVIVAL
___ ITALIANATE
___ SECOND EMPIRE
___ STICK STYLE
___ QUEEN ANNE
___ SHINGLE STYLE
___ ROMANESQUE
___ NEO-CLASSICAL REV
___ RENAISSANCE REV
___ 19TH/20TH C. REVIVAL
___ COMMERCIAL STYLE
___ CRAFTSMAN
___ ART DECO / MODERNE
___ INTERNATIONAL
___ OTHER___
___ MODERN/CONTEMPORARY
___ MINIMAL TRADITIONAL
___ RANCH
___ SPLIT LEVEL
___ VERNACULAR

14. HEIGHT:

___ 1 STORY ___ 1 1/2 STORY X 2 STORY ___ 2 1/2 STORY ___ 3 STORY ___ 4 STORY
___ 5 STORY ___ OVER 5 (___)

15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):

___ 1 BAY X 2 BAY ___ 3 BAY ___ 4 BAY ___ 5 BAY ___ MORE THAN 5 (___)

16. APPENDAGES: ___ SIDE ELL ___ REAR ELL ___ FRONT ___ ADDED STORIES X SHED
___ DORMERS X PORCH ___ TOWER ___ CUPOLA X BAY WINDOW

PHOTOGRAPH:

17. PORCH:
X ATTACHED ___ ENGAGED X ONE STORY ___ MORE THAN ONE STORY
___ FULL WIDTH ___ WRAPAROUND ___ SLEEPING PORCH X SECONDARY PORCH

18. PLAN OR FORM
___ HALL AND PARLOR ___ 1/2 CAPE ___ CAPE ___ CENTRAL HALL ___ 2-STORY DOUBLE PILE
___ SIDE HALL ___ BACK HALL X IRREGULAR ___ FOURSQUARE ___ BUNGALOW
___ MOBILE HOME ___ MODULAR ___ OTHER ___

19. PRIMARY STRUCTURAL SYSTEM:
___ TIMBER FRAME ___ BRACED FRAME X BRICK ___ STONE ___ BALLOON FRAME
___ CONCRETE ___ STEEL ___ LOG ___ PLANK WALL ___ PLATFORM FRAME
___ FRAME CONSTRUCTION - TYPE UNKNOWN ___ OTHER ___

20. CHIMNEY PLACEMENT:
X INTERIOR ___ INTERIOR FRONT/REAR ___ CENTER ___ INTERIOR END ___ EXTERIOR
___ OTHER ___

21. ROOF CONFIGURATION:
___ GABLE SIDE ___ GABLE FRONT X HIP ___ MANSARD ___ FLAT
___ GAMBREL ___ PARAPET GABLE ___ SHED ___ CROSS GABLE
___ COMPOUND ___ OTHER ___

22. ROOF MATERIAL: ___ WOOD ___ METAL ___ TILE ___ SLATE X ASPHALT ___ ASBESTOS

23. EXTERIOR WALL MATERIALS:
___ CLAPBOARD X BRICK ___ FLUSH SHEATHING ___ WOOD SHINGLE ___ STONE
___ LOG ___ PRESSED METAL ___ CONCRETE ___ STUCCO ___ ASPHALT
___ GRANITE ___ ASBESTOS ___ TERRA COTTA ___ BOARD AND BATTEN ___ ALUMINUM/VINYL
___ OTHER ___

24. FOUNDATION MATERIAL:
___ FIELDSTONE ___ BRICK ___ WOOD ___ CONCRETE X GRANITE ___ ORNAMENTAL CONC. BLOCK
___ OTHER ___

25. OUTBUILDINGS/FEATURES:
___ CARRIAGE HOUSE X FENCE OR WALL ___ CEMETERY ___ BARN (CONNECTED)
___ BARN (DETACHED) ___ FORMAL GARDEN ___ LANDSCAPE/PLANT MAT ___ ARCHAEOLOGICAL SITE
___ GARAGE ___ OTHER ___

HISTORICAL DATA

26. DOCUMENTED DATE OF CONSTRUCTION: ___ 27. ESTIMATED DATE OF CONSTRUCTION: c.1850

28. DATE MAJOR ADDITIONS/ALTERATIONS: ___

29. ARCHITECT: ___ 30. CONTRACTOR: ___

31. ORIGINAL OWNER: ___

32. SUBSEQUENT SIGNIFICANT OWNER: ___ DATES: ___

33. CULTURAL/ETHNIC AFFILIATION:
___ ENGLISH ___ FRENCH ACADIAN ___ NATIVE AMERICAN ___ SCOTTISH ___ FRENCH CANADIAN
___ EAST EUROPEAN ___ IRISH ___ OTHER ___

34. HISTORIC CONTEXT(S):
___ COMMERCE ___ INDUSTRY ___ TRANSPORTATION ___ AGRICULTURE ___ MILITARY
___ RELIGION ___ CIVIC AFFAIRS ___ RECREATION ___ HABITATION ___ EDUCATION
___ ART, LIT, SCIENCE ___ SOCIAL

35. COMMENTS/SOURCES: Retains brick corbeling at cornice, rounded arched windows with brick hoods on N & S elevations, and brick pilasters frame openings on front.

36. HISTORICAL DRAWINGS EXIST: ___ YES X NO 37. KIT HOUSE ___ YES X NO 38. PATTERN BOOK HOUSE ___ YES X NO

ENVIRONMENTAL DATA

39. SITE INTEGRITY: X ORIGINAL ___ MOVED DATE MOVED ___

40. SETTING: ___ RURAL/UNDISTURBED ___ RURAL/BUILT UP ___ SMALL TOWN X URBAN ___ SUBURBAN

41. QUADRANGLE MAP USED: Biddeford

42. UTM NORTHING: 5387093.74880781 43. UTM EASTING: -7843780.76008555

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

==========

MHPC USE ONLY
DATE ENTERED IN INVENTORY: ___ PHOTO FILE #: ___

NR STATUS: ___ L ___ HD ___ E ___ NE ___ ND REVIEWER ___

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

SURVEY MAP NO. 612

SURVEY NAME BGS2022-Map 6

MHPC USE ONLY

SURVEY ID BGS2022.6

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form
Continuation Sheet

PROPERTY NAME: Wentworth Street School

TOWN: Biddeford COUNTY: York

SURVEYOR: Taylor, Amanda DATE: 11/11/2022

DATA FIELD # (From Survey Form): 78

View of facade, looking NW.

2024.07

CITY OF BIDDEFORD

PLANNING DEPARTMENT

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 February 14, 2024; 4 PM

RE: **Item 3.2: 2024.07 HPC Review for Port Property** to install new door opening and door at 145 Main Street, Tax Map 38, Lot 370, in the MSRD-1 Zone.

---

1. INTRODUCTION

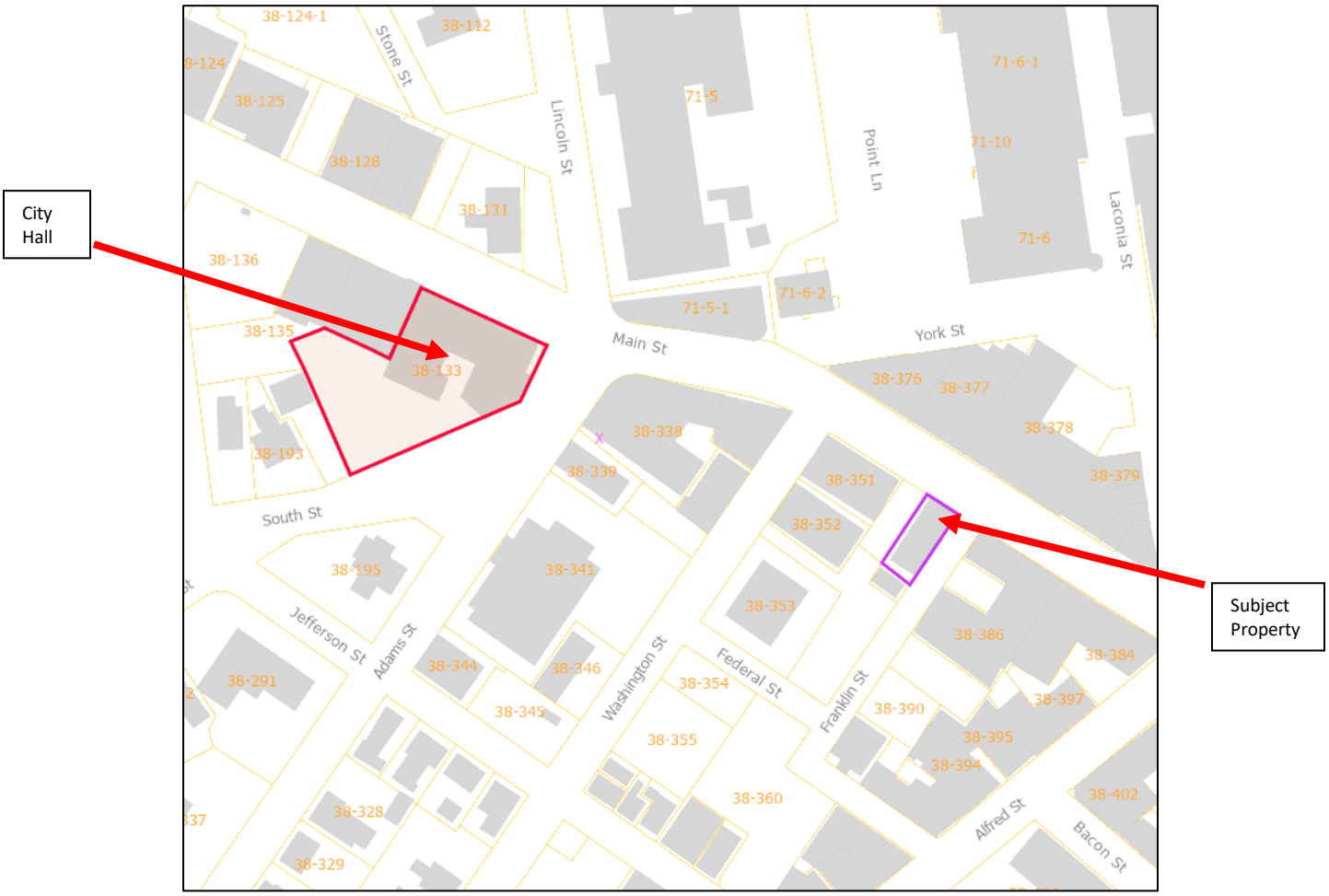
The applicant proposes to provide a new door opening and door in the side of the building facing Franklin Street.

2. EXISTING CONDITIONS

The building as it appeared in the Kleinfelder Survey. This structure is a circa 1900, 4-story mixed use building with 18 housing units above the storefront commercial space. A new tenant of the commercial space, a financial institution, will take occupancy in the coming months.

According to the Kleinfelder Survey, the building is “Vernacular” and “19th/20th Century Revival.” It is **Contributing** to the *Biddeford Main Street Historic District.*

The project property is located on Main Street, approximately two Blocks east of City Hall.



3. PROJECT DATA/INFORMATION

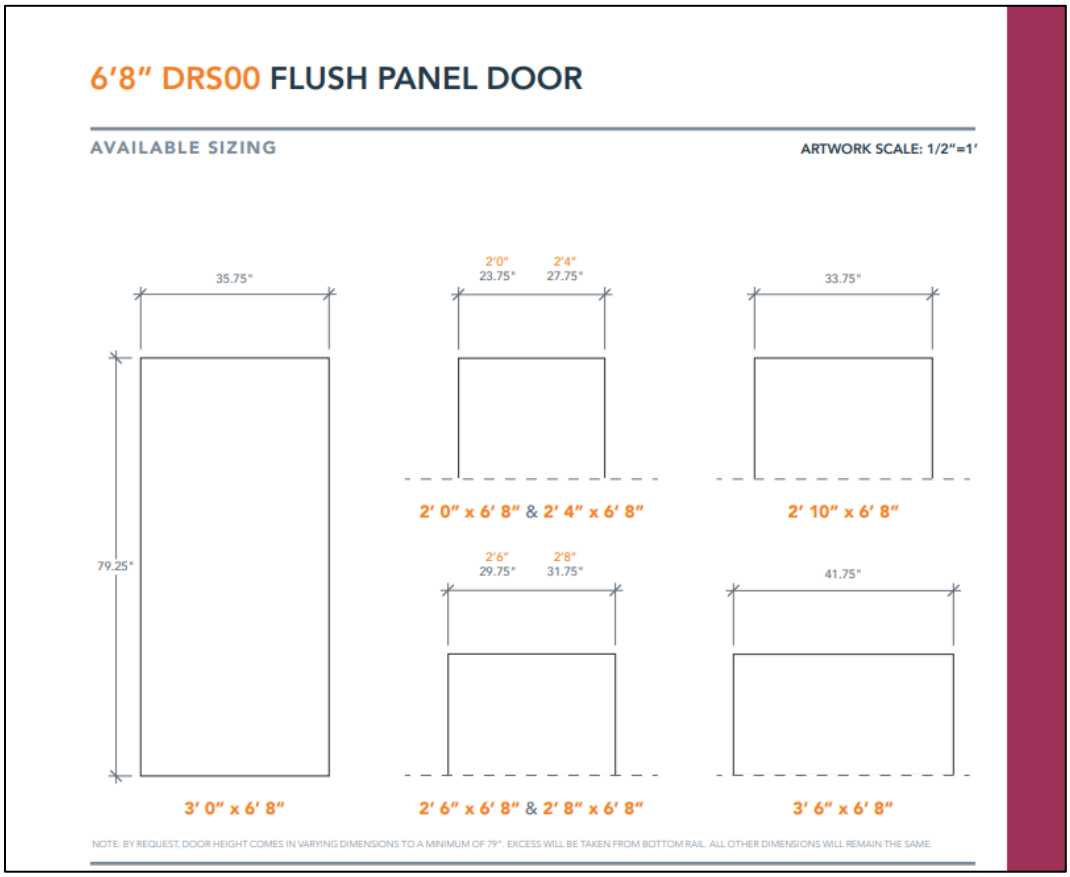
	SUBJECT	***DATA/INFORMATION***
1.	Applicant:	Port Property 82 Hanover Street Suite 5 Portland ME 04101 sjoslin@reveler.com
2.	Owner of Property:	145 Main Street LLC
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	145 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 370
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Main Street Historic District
9.	Existing Use:	Mixed use
10.	Proposed Use:	Mixed use
11.	Uses in the Vicinity:	Mixed use
12.	Parcel Size:	0.08 acres
13.	Front Setback Required:	None
14.	Side Setbacks Required:	None
15.	Rear Setback Requires:	None
16.	Height Requirements:	Min 2 stories or 26’ Max 60 ft.
17.	LDR Attachment A: Fess Paid:	Yes
18.	Within NR Historic District?	Yes
19.	Contributing Structure?	Yes
20.	Construction Date	1900
21.	Historic Preservation Commission Review History:	Feb 14, 2024 Meeting Date. Posted Feb 7, 2024; Mail Notices to all abutters within 100’ Sent 14 notices Feb 7, 2024.

4. PROJECT PROPOSAL

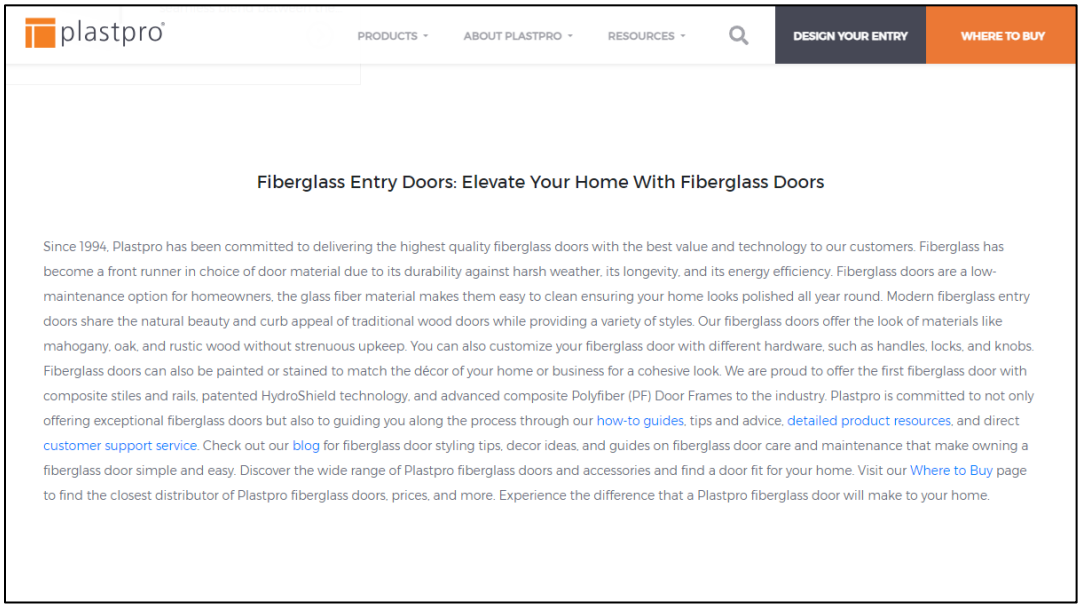
The applicant proposes to create new 3’-0” x 6’-8” door opening and install new fiberglass door at the side of the building facing Franklin Street. Another existing door is located on this side of the building nearer the rear corner of the building. The applicant proposes to install flush style door in the new opening..

Location of new door opening

Proposed location of new door opening – Close-up at Franklin Street



Proposed Door



5. STAFF REVIEW:

Given the existing granite headers as seen in the image above, there were likely doors or windows in these locations in the past, albeit for taller openings. The applicant proposes a flush style of door. Historic masonry will be disturbed during this project.

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 mixed-use property, with commercial uses at street level and residences above.

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;

New door opening will disturb historic masonry, although there is evidence of openings being present at this location in the past.

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;

No deteriorated architectural features will be replaced as part of this project.

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;

No distinctive stylistic features are a part of this project.

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;

N/A

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

N/A

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,

N/A

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.

N/A

6. SAMPLE MOTIONS

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

B. Motion to deny the Certificate of Appropriateness for Port Property to create new door opening and install new door at 145 Main Street, based on the following:
   1. _____
   2. _____

C. Motion to postpone the Certificate of Appropriateness for Port Property to create new door opening and install new door at 145 Main Street, based on the following:
   1. _____
   2. _____

CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Port Property

Applicant's Address: 82 Hanover street, suite 5, Portland 04101

Applicant's Phone(s): 6032352739

Applicant's E-mail: sjoslin@reveler.com

Applicant's Legal Interest in the Property:

- [x] Owner
- [ ] Purchase and Sale
- [ ] Tenant - Lease/Rental Agreement

Owner's Name: 145 main street llc

Owner's Address: c/o Reveler developement, 188 State St, Portland

Owner's Phone(s): 6032352739

Owner's E-mail: jlaliberte@reveler.com

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

Agent's Name: Scott Joslin

Agent's Address: NA

Agent's Phone(s): 6032352739

Agent's E-mail: sjoslin@reveler.com

Attach separate pages where multiple representatives are involved.

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 145 Main st

Project Zone: MSRD1 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: create a new exterior wall opening and install a new door on the Franklin street side of the building.

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 $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

Submittal Information Checklist:

- [x] Required Application Fee: If full Commission review is required - $275.00
  If Subcommitee review is required – $50.00
- [x] Completed Application Form
- [x] Description of Proposed Activity
- [x] Photographs of the building involved as well as adjacent buildings
- [x] Samples of materials proposed for use in the activity
- [x] 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)

Signature of applicant: _____ Date: 1/22/24

Signature of property owner (Required): _____ Date: 1/22/24

2024.08

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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 February 14, 2024; 4 PM

RE: **Item 3.3: 2024.08 HPC Review for Jake Ferguson** to replace select windows at 5 – 7 Cutts Street, Tax Map 38, Lot 59, in the MSRD-2 Zone.

---

1. INTRODUCTION

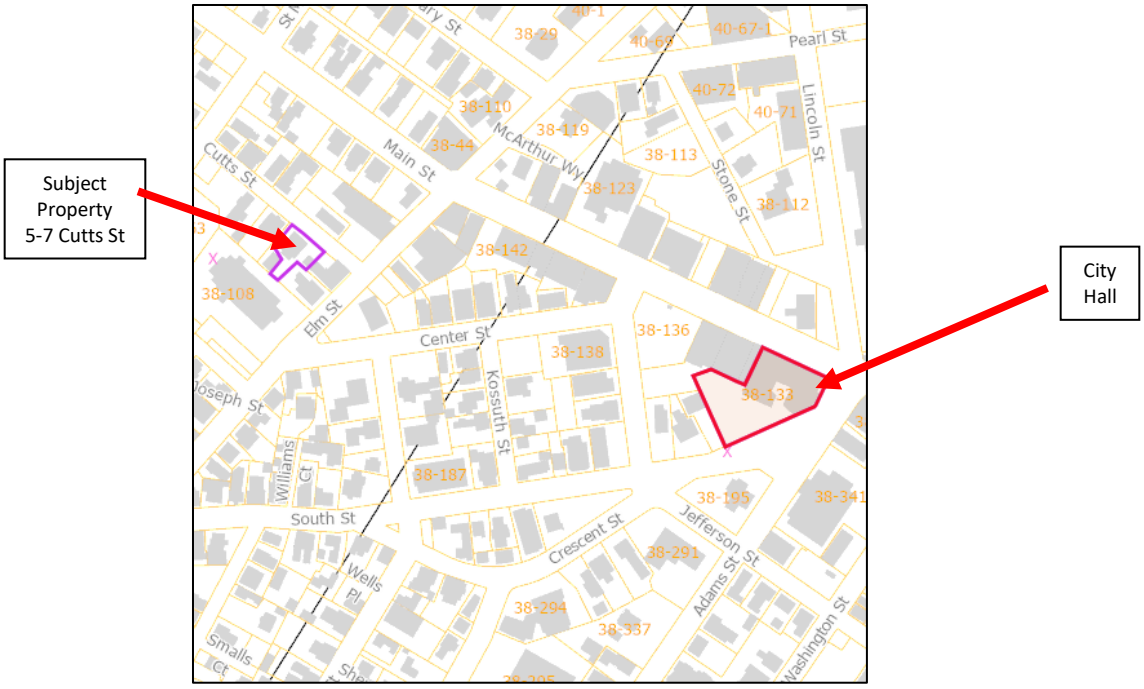
The applicant proposes to replace all windows in just one dwelling unit of this eight-unit building, Apartment 1. According to the applicant, all other windows in the building have been replaced.

2. EXISTING CONDITIONS

This building was constructed in 1850 according to the Assessor's Department. The Kleinfelder Survey classifies this building as **Non-contributing**:

Resource lacks integrity of materials and workmanship due to use of vinyl replacement windows and replacement doors.

Although the windows in question here are wood, they are in poor condition, a few examples are:



3. PROJECT DATA/INFORMATION

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	Jake Ferguson 5-7 Cutts Street Biddeford ME 04005 (207) 152-7687 Jakeferguson1989@gmail.com
2.	Owner of Property:	Same as above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	5-7 Cutts Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 59
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	National Register Listed?	No
10.	Approximate Construction Date	1850
11.	Contributing Structure?	No
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.15 acres
16.	Front Setback Required:	15 feet
17.	Side Setbacks Required:	10 feet
18.	Rear Setback Requires:	10 feet
19.	Height Requirements:	Maximum 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes

21.	Historic Preservation Commission Review History:	February 14, 2024 Meeting Date. Posted February 7, 2024; Mail Notices to all abutters within 100' Sent 11 notices February 7, 2024.

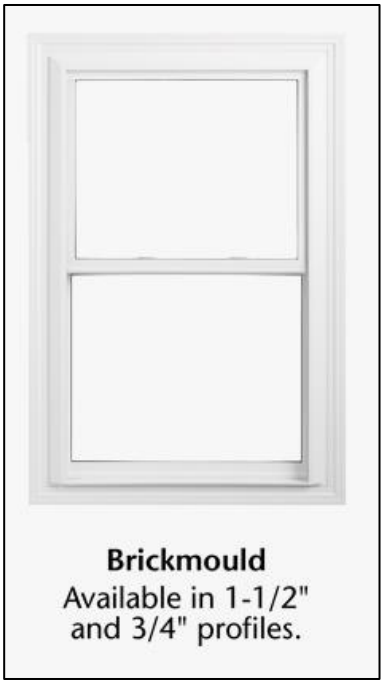
4. PROJECT PROPOSAL

The applicant proposes to install nine new windows in one dwelling unit on the front and side of this building. The locations of these select replacements are shown in red below. Double hung windows and one picture window are to be replaced. Casement windows will be used in place of double hung units in bedrooms for egress purposes. These locations are at the front of the house and one at the rear.

The applicant has provided information here for Alside "Messo" conventional vinyl replacement windows. All other windows in the building appear to be vinyl.

Window replacement locations

★ This window will be casement for bedroom egress.



Alside Mezzo Vinyl Window

5. STAFF REVIEW:

The windows that are proposed to be replaced as part of this project are wood, however, they appear not to be original to the building. These units comprise one-over-one sashes, unlike the multi-pane sashes that would have been used in the mid-19th Century. They also include plastic jamb liners. As the applicant has stated, they are in poor condition, and other existing windows in the building appear to be vinyl replacements.

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;

The existing windows that are a part of this project appear not to be original windows. All other windows in the building are vinyl replacement units.

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;

Vinyl windows will have a much different appearance, texture and material than those they will replace, but will be similar in appearance to other windows in the building.

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;

N/A

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. STAFF RECOMMENDATION

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

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

7. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Jake Ferguson to replace eight 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. _____

B. Motion to deny the Certificate of Appropriateness for Jake Fergusons to replace eight select windows at 5-7 Cutts Street, based on the following:
   1. _____
   2. _____

C. Motion to table the Certificate of Appropriateness for Jake Ferguson to replace eight select windows at 5-7 Cutts Street, based on the following:
   1. _____
   2. _____

CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Jake Ferguson

Applicant's Address: 5-7-9 Cutts Ave, Biddeford, ME

Applicant's Phone(s): 207-752-7687

Applicant's E-mail: jakeferguson1989@gmail.com

Applicant's Legal Interest in the Property:

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

Owner's Name: Jake Ferguson

Owner's Address: 56 Elsmere Ave South Portland, ME

Owner's Phone(s): 207-752-7687

Owner's E-mail: jakeferguson1989@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.

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 5-7-9 Cutts Ave

Project Zone: _____ 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: _____

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: _____

<u>SUBCOMMITTEE</u> 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

Submittal Information Checklist:

- [x] Required Application Fee: If full Commission review is required - $275.00
  If Subcommitee review is required – $50.00
- [x] Completed Application Form
- [x] Description of Proposed Activity
- [x] 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)

Signature of applicant: Jake Ferguson Date: 1/4/24

Signature of property owner (Required): Jake Ferguson Date: 1/4/24

Dear Historic District Review Board Members,

I am writing to seek your approval for the replacement of eight windows in a single apartment unit located at 5-1 Cutts Street, Biddeford, ME. This unit is part of a larger building comprising eight units.

The apartment in question is currently fitted with wooden windows. Notably, it remains the only unit in the building with wooden windows, as all other units have been updated with vinyl windows by the previous owner.

The current wooden windows are in a state of disrepair, failing to close properly or lock securely. As a temporary measure, they are currently screwed shut. This current windows are not only unsightly, but they pose significant energy efficiency concerns, especially with the onset of colder weather.

Originally, our plan was to replace these windows with new wooden ones to maintain consistency. However, we have encountered significant challenges in sourcing appropriate wooden windows. There is a considerable lead time of over eight weeks, and the cost is prohibitively high at approximately $9,300. This is in stark contrast to high-quality vinyl windows, which are available at a more reasonable cost of $2,300 (please see supplied invoices). We also contacted several wood window restoration contractors, but there was a 1-3 year waitlist for all the contractors we spoke to.

Given these circumstances and our commitment to maintaining energy efficiency, we wish to propose the installation of high-quality vinyl replacement windows. These windows are not only cost-effective but also match the existing vinyl windows in the building. Furthermore, they are consistent with the window styles of surrounding apartment buildings in the area, which predominantly feature vinyl windows.

I have provided the quotes for both vinyl and wood windows as well as images and specifications of the proposed vinyl windows for your review.

We believe this window replacement is necessary for the safety, security, and comfort of the current and future residents, and it aligns well with the aesthetics of the surrounding area. Your understanding and approval of this project would be greatly appreciated.

Thank you for considering this request. I look forward to your response and am available for any further information or discussion as needed.

Sincerely,

Jake Ferguson

Sales Person:

Customer Acknowledgement
Quote Date
11/2/2023
Date Ordered
11/2/2023

Dealer Name:

4P1730 SANDERSON PAINTING AND RESTORA-144-4P1730

Bill To:

SANDERSON PAINTING AND RESTORA-
15 ABACO DR
CAPE ELIZABETH, ME 04107

Ship To:

SAME

Phone: (207) 329-5152 Fax:

Order Notes:

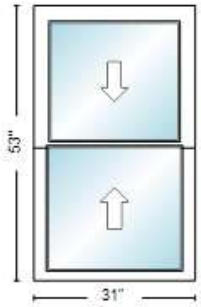
Delivery Notes:

Quote Name:
5 cutts st

Project Name:
Unassigned Project

QUOTE #	RUSH	STATUS	PO#
4471344	No	Ordered	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1	6	31" X 53"	84		$240.53	$1,443.18



3001-Mezzo Double Hung 31 x 53
Sash Split = Even
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = White
CLIMATECH
Full Screen
U-Factor = 0.29, CR = 58, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-103384-00001
Header Expander, Brickmould and Casing = No
Brickmould, Frame Size

Line Item Notes:

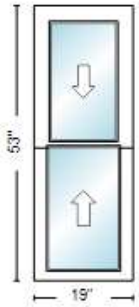
Pricing Detail:

$232.53	1A - Base Price
$.00	1A - Glass Type
$8.00	1A - Screen Option

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
2	2	19" X 53"	72		$220.53	$441.06



3001-Mezzo Double Hung 19 x 53
Sash Split = Even
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = White
CLIMATECH
Full Screen
U-Factor = 0.29, CR = 58, SHGC = 0.3, VT = 0.54, CPD = ASO-A-89-103384-00001
Header Expander, Brickmould and Casing = No
Brickmould, Frame Size

Line Item Notes:

Pricing Detail:

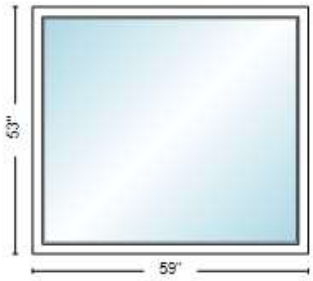
$212.53	1A - Base Price
$.00	1A - Glass Type
$8.00	1A - Screen Option

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
4471344	No	Ordered	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
3	1	59" X 53"	112		$316.08	$316.08



03A4-Mezzo SH 59 x 53
Composite Reinforcement, Frame Option = Standard Block Frame
Frame Color = White
CLIMATECH
U-Factor = 0.28, CR = 58, SHGC = 0.33, VT = 0.59, CPD = ASO-A-91-20211-00001
Header Expander, Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

Pricing Detail:

$285.59 1A - Base Price
$30.49 1A - Glass Type

Comment / Room:

None Assigned

Customer Notes:

Total Unit Count	9

TOTAL WEIGHT	104.2
SUB-TOTAL:	$2,200.32
SALES TAX 1	$121.02
SALES TAX 2:	$0.00
LABOR:	$0.00
FREIGHT:	$0.00
TOTAL:	$2,321.34

ATTENTION
Please note that all weights provided are estimates and subject to change based on actual order shipment.
For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

WARNING: Cancer and Reproductive Harm - www.p65Warnings.ca.gov

All sales of Associated Materials, LLC, its affiliates and subsidiaries, are subject to their respective Terms and Conditions of Sale, which can be found here: https://www.associatedmaterials.com/terms/

By placing this order, I accept Associated Materials, LLC's Terms and Conditions of Sale

Want to see real-time status for window orders? Register here for the Associated Materials Customer Portal – Portal.associatedmaterials.com/account/register

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By Authorized Representative

Sales Person:

Alside®

Customer Acknowledgement

Quote Date
1/30/2024

Date Ordered
Quote Not Ordered

Dealer Name:

4P1730 SANDERSON PAINTING AND RESTORA-144-4P1730

Bill To:
SANDERSON PAINTING AND RESTORA-
15 ABACO DR
CAPE ELIZABETH, ME 04107

Ship To:
SAME

Order Notes:

Delivery Notes:

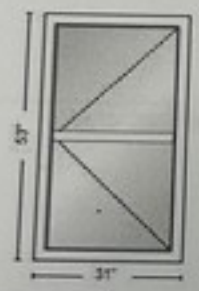
Phone: (207) 329-5152 Fax:

Quote Name: 5 Cutts St Add

Project Name: Unassigned Project

QUOTE #	RUSH	STATUS	PO#
4546781	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1	2	31" X 53"	84		$506.05	$1,012.10



0971-09 Series Left 31 x 53
Operation / Venting = Left
Frame Color = White
CLIMATECH
Lock / Keeper = Standard Lock / Keeper, Egress Hardware
2" SDL Check Rail, 1H, White, 1H
Header Expander, Groove Filler = No Groove Filler, Frame Size

Line Item Notes:

Pricing Detail:

$289.44	1A - Base Price
$26.83	1A - Glass Type
$189.78	1A - Grid Pattern

Comment / Room:

None Assigned

2024.09

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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 February 14, 2024; 4 PM

RE: **Item 3.4: 2024.09 HPC Review for Alex Fabish** to add dormers at 14 Bradbury Street, Tax Map 38, Lot 12, in the MSRD-2 Zone.

---

1. INTRODUCTION

The applicant proposes install new dormers on the south and north elevations above the garage (facing Cutts Street) at the rear of building. This addition will provide new living space.

2. EXISTING CONDITIONS

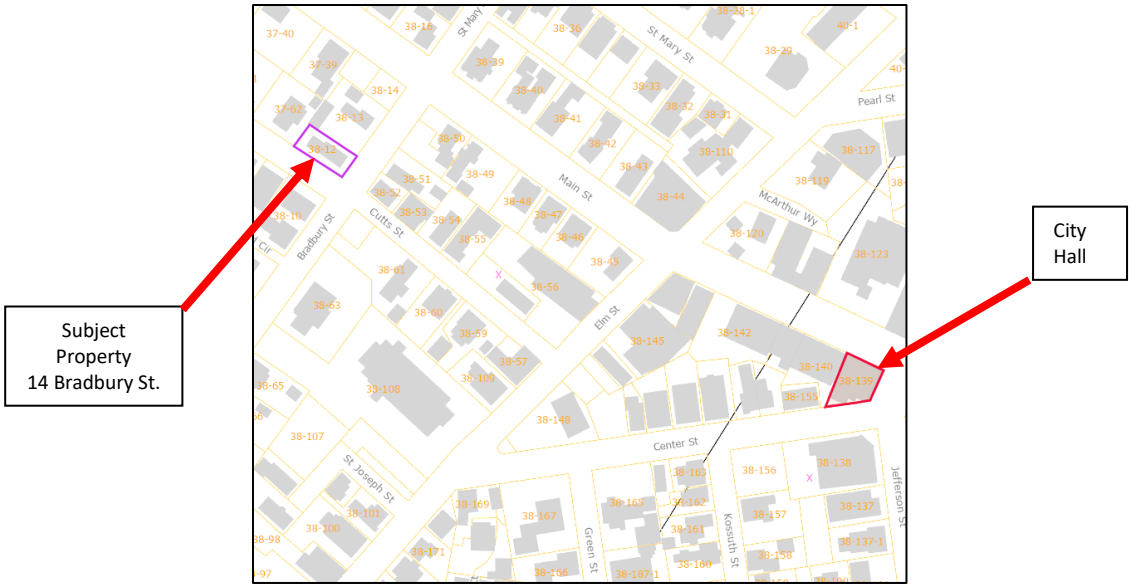
The building at 14 Bradbury Street was constructed in 1880, according to the records of the Assessing Department. It currently is a 3-unit multi family residential structure.

The building as it appeared circa 1990

The building capture by Google Street View in 2019

According to the Kleinfelder Survey:

Resource lacks integrity of materials and workmanship due to use of vinyl replacement siding, vinyl replacement windows, and replacement doors.



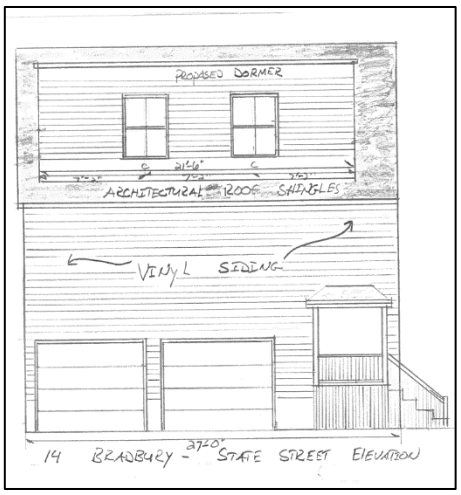
3. PROJECT DATA/INFORMATION

	SUBJECT	***DATA/INFORMATION***
1.	Applicant:	Alexander Fabish P.O. Box 47 Biddeford ME 04005 (207) 590-8222 Newhavenraven@gmail.com
2.	Owner of Property:	Same as above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	14 Bradbury Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 12
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	1880
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.09 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:	Feb 14, 2024. Meeting Date. Posted Feb 7, 2024; Mail Notices to all abutters within 100' Sent 14 notices Feb 7, 2024.

4. PROJECT PROPOSAL

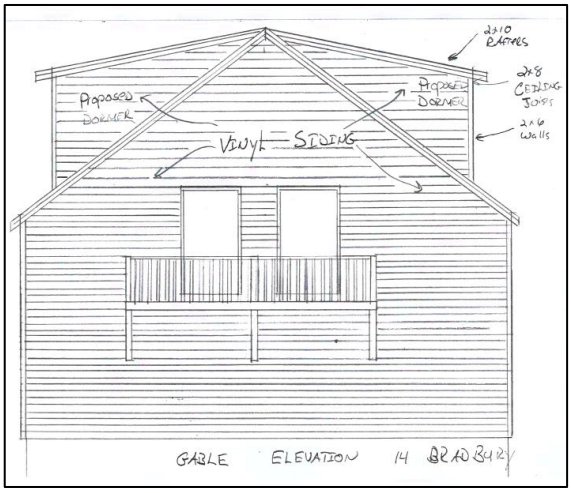
The applicant proposes to add shed dormers to both sides of the back part of the house that comprises the garage.

Southwest elevation - Existing



Southwest Elevation - Proposed

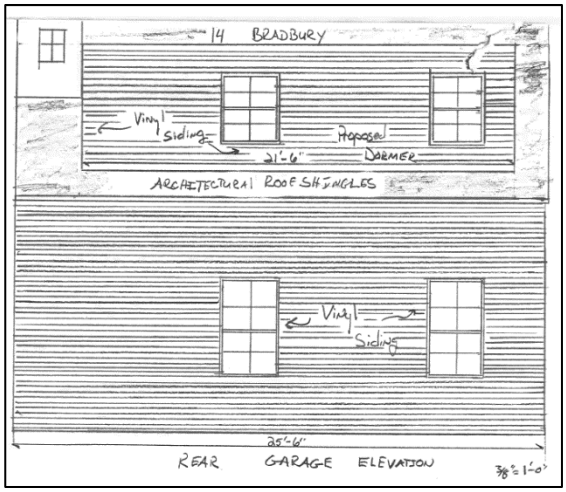
Northwest elevation - Existing



Northwest Elevation - Proposed

- The dormer is 21’ – 6” wide. The garage is 27’ – 0”
- The pitch of the roof is 4 over 12.
- The face of the dormer will be clad in vinyl siding with a 4” exposure to match existing siding.
- Trim will match existing, including aluminum coil wrap.
- Four windows will be double hung by Enviro Sealed Windows (see attached)
- Roofing will be architectural shingles.

Northeast elevation - Existing



Northeast Elevation - Proposal

Existing Trim Conditions

5. STAFF REVIEW:

While a hint of the building's original character remains on the State Street side, on the building's other faces, vinyl siding, replacement windows and doors, aluminum coil stock that wraps fascia trim and a shed dormer on the main house have disguised much of its original qualities. Constructing a new dormer over the garage is probably will not compromise the integrity of the building further.

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;

New dormer will not destroy any distinguishing qualities.

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;

Project will not involve deteriorated architectural features.

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;

N/A

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.

Gable roof could be restored if the proposed dormer were to be removed in the future.

6. SAMPLE MOTIONS

A. 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. _____

B. Motion to deny the Certificate of Appropriateness for Alex Fabish to install new dormers at 14 Bradbury Street, based on the following:
   1. _____
   2. _____

C. Motion to postpone the Certificate of Appropriateness for Alex Fabish to install new dormers at 14 Bradbury Street, based on the following:
   1. _____
   2. _____

CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Alexander Fabish

Applicant's Address: PO Box 47 Biddeford, ME 04005

Applicant's Phone(s): 2075908222

Applicant's E-mail: newhavenraven@gmail.com

Applicant's Legal Interest in the Property:

- [x] Owner
- [ ] Purchase and Sale
- [ ] Tenant - Lease/Rental Agreement

Owner's Name: Alexander & Benjamin Fabish

Owner's Address: PO Box 47 Biddeford, ME 04005

Owner's Phone(s): 2075908222

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.

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 14 Bradbury Street

Project Zone: MSRD 2 Property Map & Lot Number(s): 38/12

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: _____

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

Submittal Information Checklist:

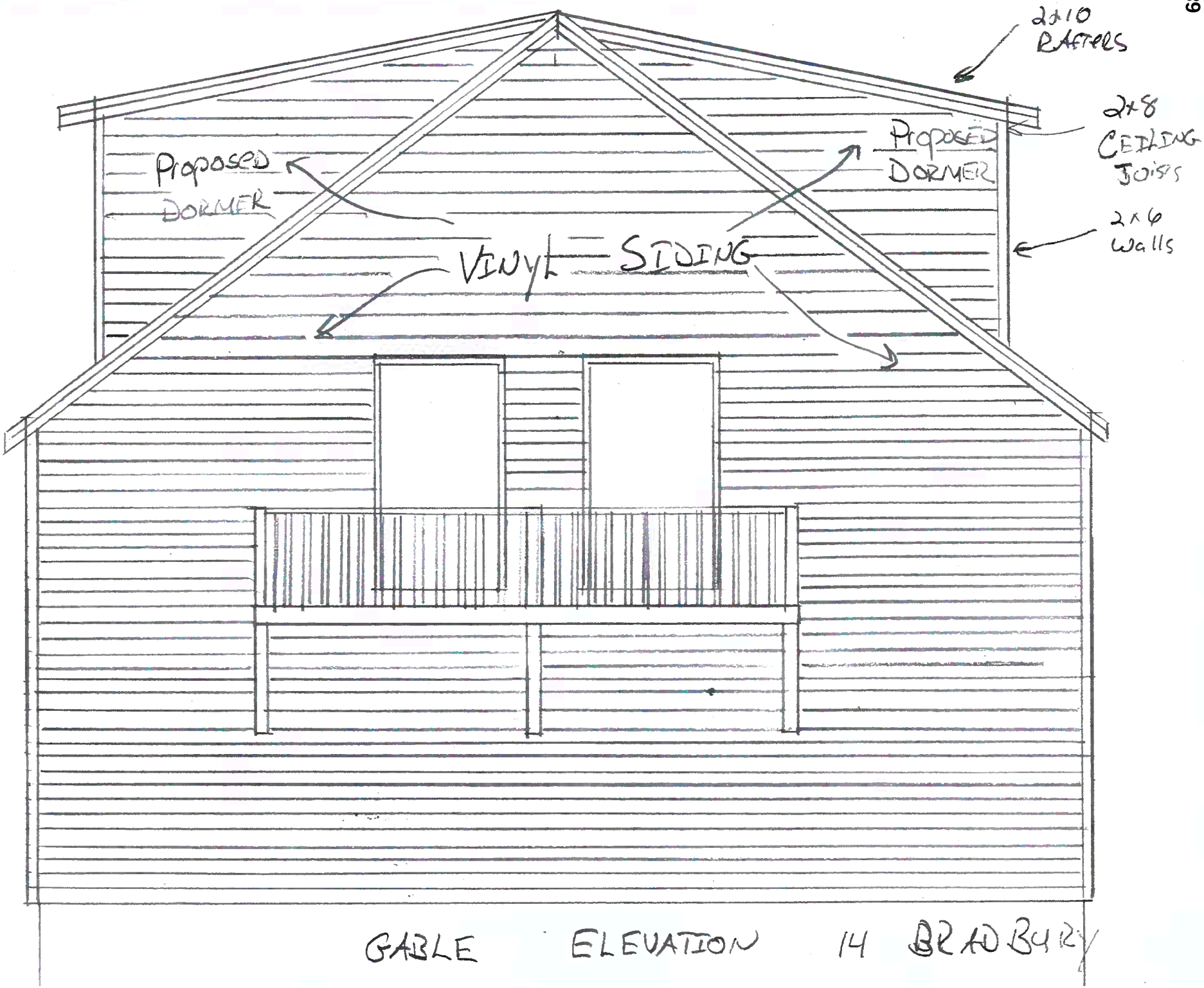
- ☑ Required Application Fee: If full Commission review is required - $275.00
  If Subcommitee review is required – $50.00
- ☑ Completed Application Form
- ☑ Description of Proposed Activity
- ☑ Photographs of the building involved as well as adjacent buildings
- ☑ Samples of materials proposed for use 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)

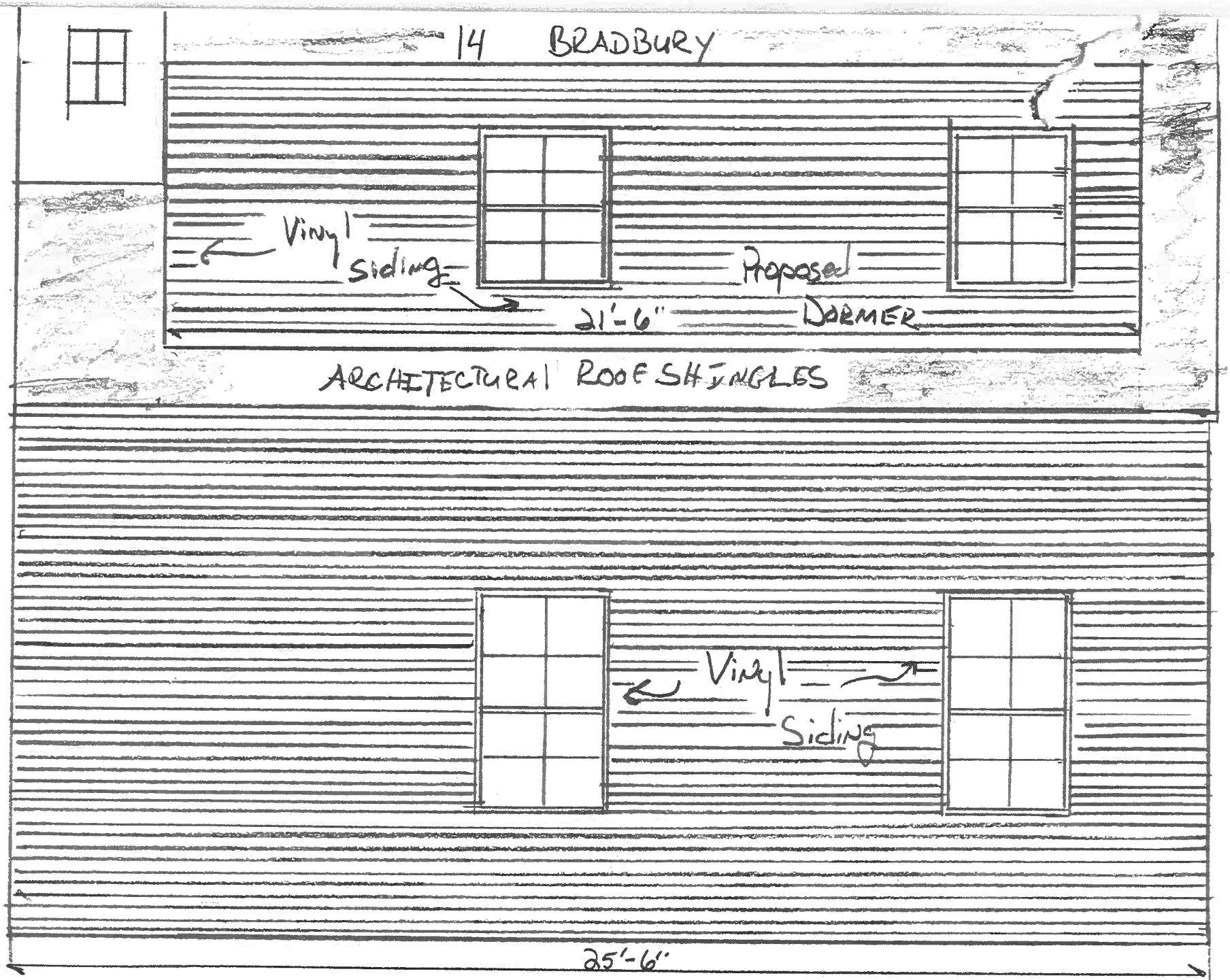
Signature of applicant: _____ Date: 1/18/24

Signature of property owner (Required): _____ Date: 1/18/24

14 BRADBURY - STATE STREET ELEVATION

1/4" = 1'-0"

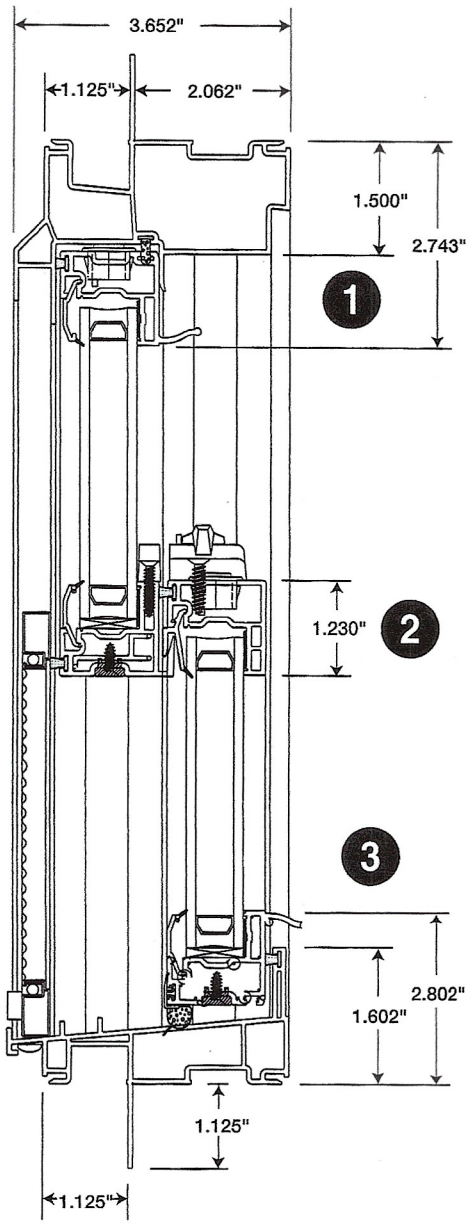

2x10 RAFTERS
2x8 CEILING JOISTS
2x6 walls
Proposed DORMER
Proposed DORMER
VINYL SIDING
GABLE ELEVATION 14 BRADBURY

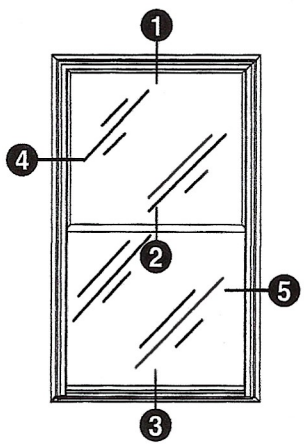


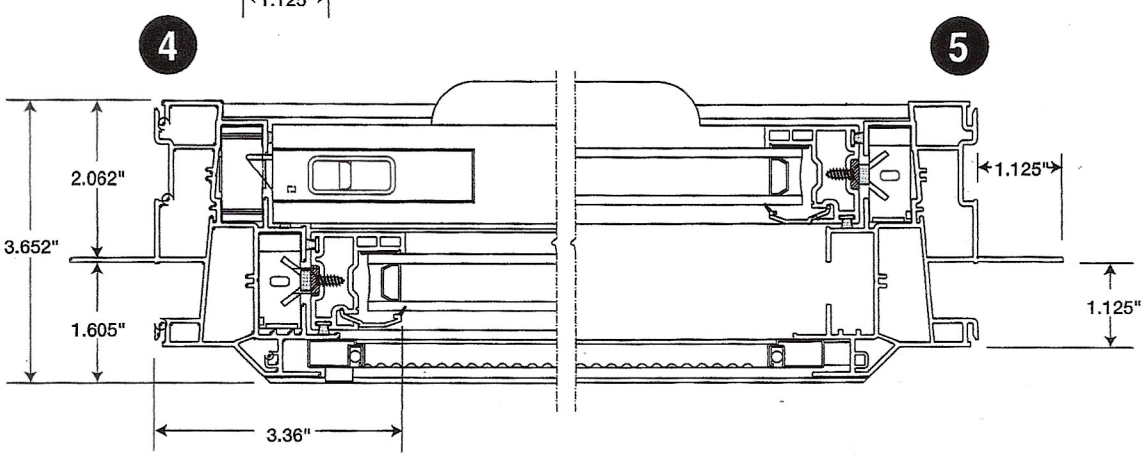
REAR GARAGE ELEVATION

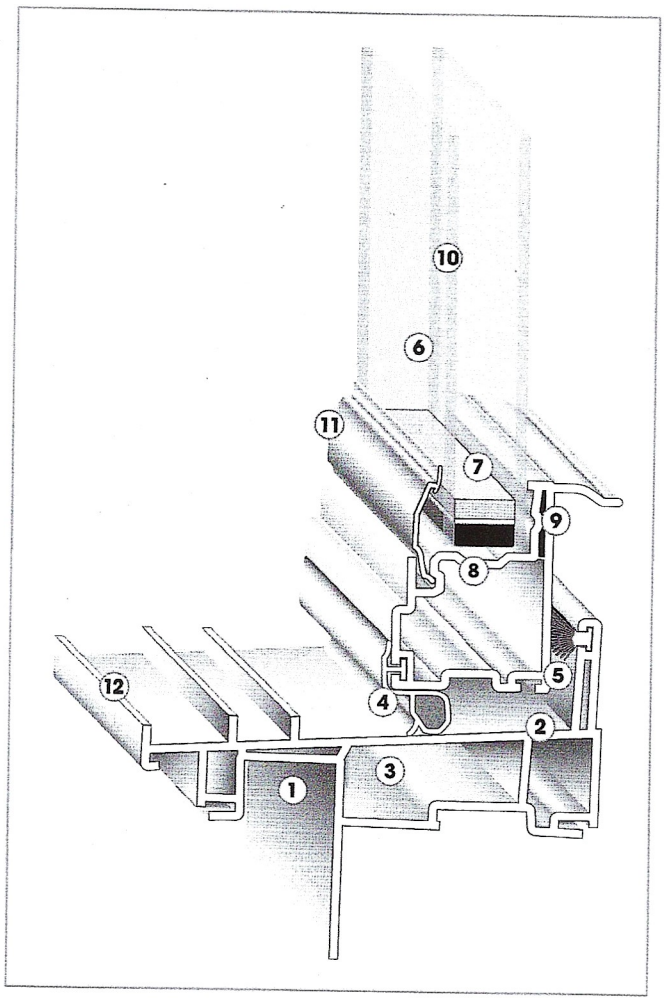
3/8" = 1'-0"

Double-Hung Window









1. Double-wall, integral "J" channel: Designed into the frame, eliminating the cost of an add-on "J" channel while providing a pleasing "beveled" exterior look.
2. Heavy walled PVC framing acts as a natural insulator.
3. Dead air spaces within the frame and sash profiles further resist energy flow.
4. Closed cell compression seal at sloped sill resists air and water penetration.
5. Fin seal weather stripping at sill further reduces air infiltration.
6. 3/4" Insulating glass provides optimum energy efficiency.
7. "Warm edge" low conductance spacer resists energy flow through the edge of glass.
8. Water management grooves channel moisture away from insulated glass sealant.
9. Dual hollows at lift rail add strength and insulation.
10. Optional InnovativE® High Performance Glass utilizes Low E coating specifically engineered for local requirements.
11. Direct set back bedding bonds glass to sash, reducing air and water infiltration potential.
12. Rigid screen pocket on sill reduces "screen rattle," even on windy days.

Casements/Awnings

- *Sash opens completely, so windows can be cleaned easily from inside your home****
- *All components are corrosion resistant, providing years of trouble-free performance*
- *Multi-Point locking system locks sash at multiple points for utmost security*
- *Three layers of weather stripping assure effective barrier to air and water penetration*
- *Optional in some regions, multiple units made with single frame construction**

Fixed Units

- *Mulling system allows fixed units to be mulled to any other window*
- *Equal sight lines assure uniform exterior appearance of all units*

Gliders

- *Heavy duty brass rollers assure effortless sash travel*
- *Roller housing transfers weight of glass directly to frame, reducing stress on sash members*
- *Independent weep chambers on frame assure effective water runoff*
- *Stylish beveled exterior matches look of double-hung and casement, to provide a uniform exterior appearance*

Bay/Bow

- *Bay/Bow windows patented no leak capping system, glass, insulated head and seat board***

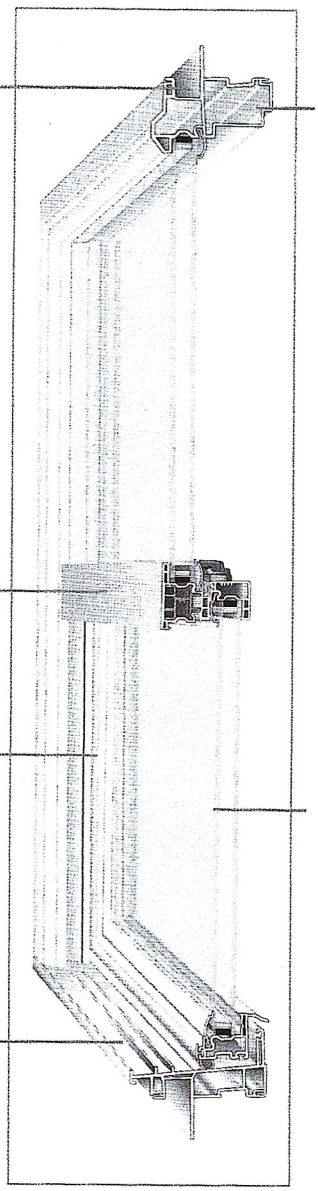
* Consult your local AWA fabricator.

** Not available in all regions, consult your local fabricator.

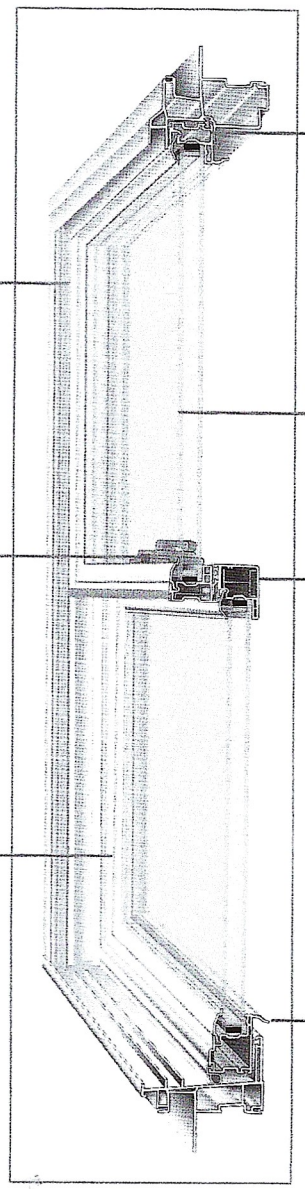
*** Does not apply to egress hardware.

InnovativE®
ENERGY MANAGEMENT SYSTEM

New Construction Vinyl Window Systems



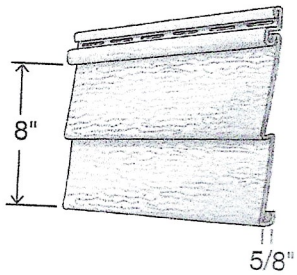
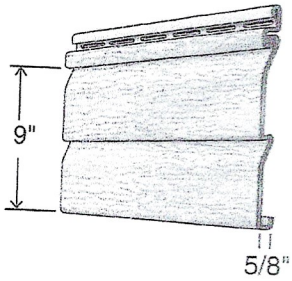
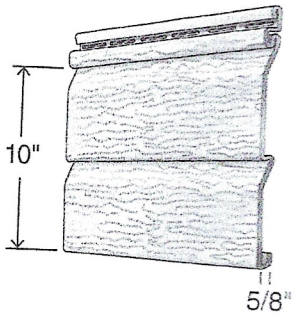
Single Hung



Double Hung

Look for the ENERGY STAR label on qualified products.

Estate™

PRODUCT GAUGE: NOMINAL THICKNESS 0.044"		SPECIFICATIONS
DOUBLE 4" TRADITIONAL PRODUCT CODE: **ESTD4**		LENGTH ..... 12' 6"/3.81 M SQ/CTN .....2/18.58 SQ M PCS/CTN .....24 LBS/CTN.....101 LB/46 KG CTNS/SKID..... 16
DOUBLE 4½" DESIGNER PRODUCT CODE: **ESTD45D**		LENGTH ..... 12'/3.66 M SQ/CTN .....2/18.58 SQ M PCS/CTN .....22 LBS/CTN.....99.5 LB/45 KG CTNS/SKID..... 12
DOUBLE 5" DESIGNER PRODUCT CODE: **ESTD5D**		LENGTH ..... 12'/3.66 M SQ/CTN .....2/18.58 SQ M PCS/CTN .....20 LBS/CTN.....99.7 LB/45.3 KG CTNS/SKID..... 11

COLORSCAPES® DARK COLORS

- RDWD - REDWOOD
- SHM - SHAMROCK
- MS - MIDNIGHT SURF
- GRA - GRANITE
- HRB - HERITAGE BLUE
- IRST - IRONSTONE
- RW - RIVERWAY
- COCO - COCOA
- WGWD - WEDGEWOOD
- WG - WEATHERED GRAY
- MBL - MARINE BLUE
- UB - URBAN BRONZE

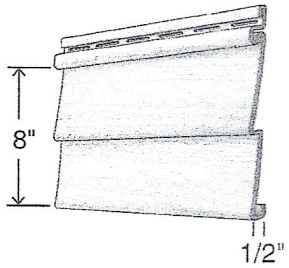
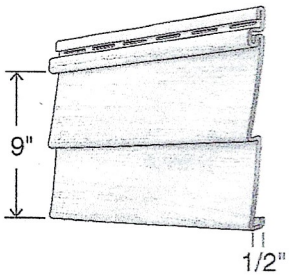
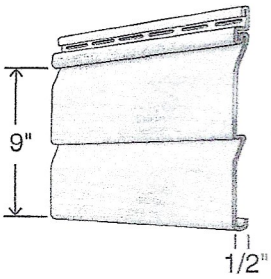
COLORSCAPES® PREMIUM COLORS

- CYP - CYPRESS
- PC - PEBBLE CLAY
- STO - STORM
- WA - WALNUT
- TM - TREE MOSS
- RS - ROCKSLIDE
- TA - TOASTED ALMOND
- SLM - SILVER MIST

COLORSCAPES® TRADITIONAL COLORS

- VC - VINTAGE CREAM
- SA - SAND
- BST - BROWNSTONE
- WH - WHITE
- HE - HEATHER
- WI - WICKER
- HS - HARVARD SLATE
- LI - LINEN
- GSG - FLAGSTONE
- BLGY - BLUE GRAY
- SS - STERLING
- MA - SOFT MAPLE

Residential

PRODUCT		SPECIFICATIONS
GAUGE: NOMINAL THICKNESS 0.042"		
DOUBLE 4" TRADITIONAL PRODUCT CODE: **RED4**		LENGTH ..... 12' 6"/3.81 M SQ/CTN .....2/18.58 SQ M PCS/CTN .....24 LBS/CTN..... 96 LB/43.5 KG CTNS/SKID..... 16
DOUBLE 4½" TRADITIONAL PRODUCT CODE: **RED45**		LENGTH ..... 12'/3.66 M SQ/CTN .....2/18.58 SQ M PCS/CTN .....22 LBS/CTN..... 94 LB/42.6 KG CTNS/SKID..... 17
DOUBLE 4½" DESIGNER PRODUCT CODE: **RED45D**		LENGTH ..... 12'/3.66 M SQ/CTN .....2/18.58 SQ M PCS/CTN .....22 LBS/CTN..... 93 LB/42.2 KG CTNS/SKID..... 16

COLORSCAPES® PREMIUM COLORS

- CYP - CYPRESS
- PC - PEBBLE CLAY
- STO - STORM
- WA - WALNUT
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- RS - ROCKSLIDE
- TA - TOASTED ALMOND
- SLM - SILVER MIST

COLORSCAPES® TRADITIONAL COLORS

- VC - VINTAGE CREAM
- SA - SAND
- BST - BROWNSTONE
- WH - WHITE
- HE - HEATHER
- WI - WICKER
- HS - HARVARD SLATE
- LI - LINEN
- GSG - FLAGSTONE
- BLGY - BLUE GRAY
- SS - STERLING
- MA - SOFT MAPLE

CITY OF BIDDEFORD

2024.11

PLANNING DEPARTMENT

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 February 14, 2024; 4 PM

RE: **Item 3.5: 2024.11 HPC Review for Alex Fabish** to rebuild porch and porch stairs at 21 Wentworth Street, Tax Map 38, Lot 232, in the MSRD-2 Zone.

---

1. INTRODUCTION

The applicant proposes to rebuild egress porches and porch stairs to this circa 1870 multi-family building.

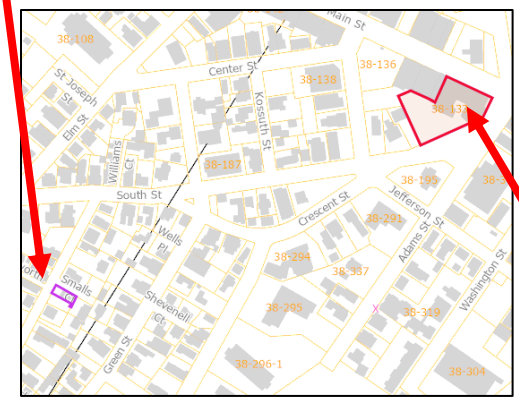
2. EXISTING CONDITIONS

The subject property is a 5 unit multi-family building constructed circa 1870. According to the Kleinfelder Survey, the bay windows of this resource retain dentils, and pedimented door surround is likely an addition. Regarding integrity:

Resource lacks integrity of materials and workmanship due to use vinyl replacement siding and loss of fenestration pattern and added enclosed exterior stairs.

This building is at the corner of Wentworth Street and Smalls Court, therefore, it is highly visible from all sides.

Subject Property 21 Wentworth St.



City Hall

3. PROJECT DATA/INFORMATION

	SUBJECT	***DATA/INFORMATION***
1.	Applicant:	Alexander Fabish P.O. Box 47 Biddeford ME 04005 (207) 590-8222 newhavenraven@gmail.com
2.	Owner of Property:	YD Holdings, LLC
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	21 Wentworth Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 232
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	1870
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.06 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:	Feb 14, 2024. Meeting Date. Posted Feb 7, 2024; Mail Notices to all abutters within 100' Sent 14 notices Feb 7, 2024.

4. PROJECT PROPOSAL

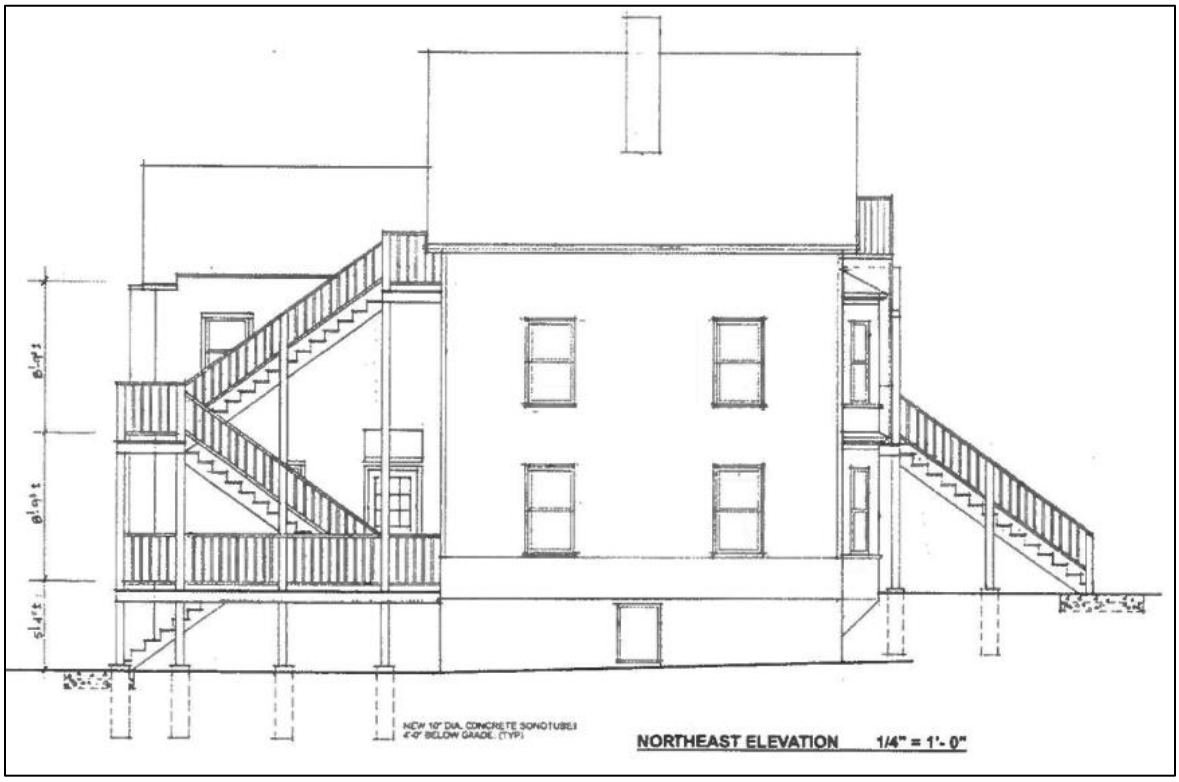
The applicant proposes to completely rebuild the existing front and rear egress porch and stairs. The proposed work will closely resemble existing conditions with two exceptions: the existing wood stair connecting the front attic window to the adjacent side porch will be replaced with a prefabricated steel stair, and the existing enclosed side porch will be replaced with an open rail variation with a shed roof. See thumbnails below and drawing set in agenda packet.

All work is to be completed using pressure treated lumber, with the exception of a fabricated steel stair at the attic apartment. All wooden posts will be 6 x 6 and all balusters will be 1 x 1. The top of the 42" guard rail will be 2 x 6, and the hand rail at stairs will be 2 x 4. The shed roof over the side porch will be shallow – 3 over 12 or 4 over 12.

West Elevation - Existing Conditions

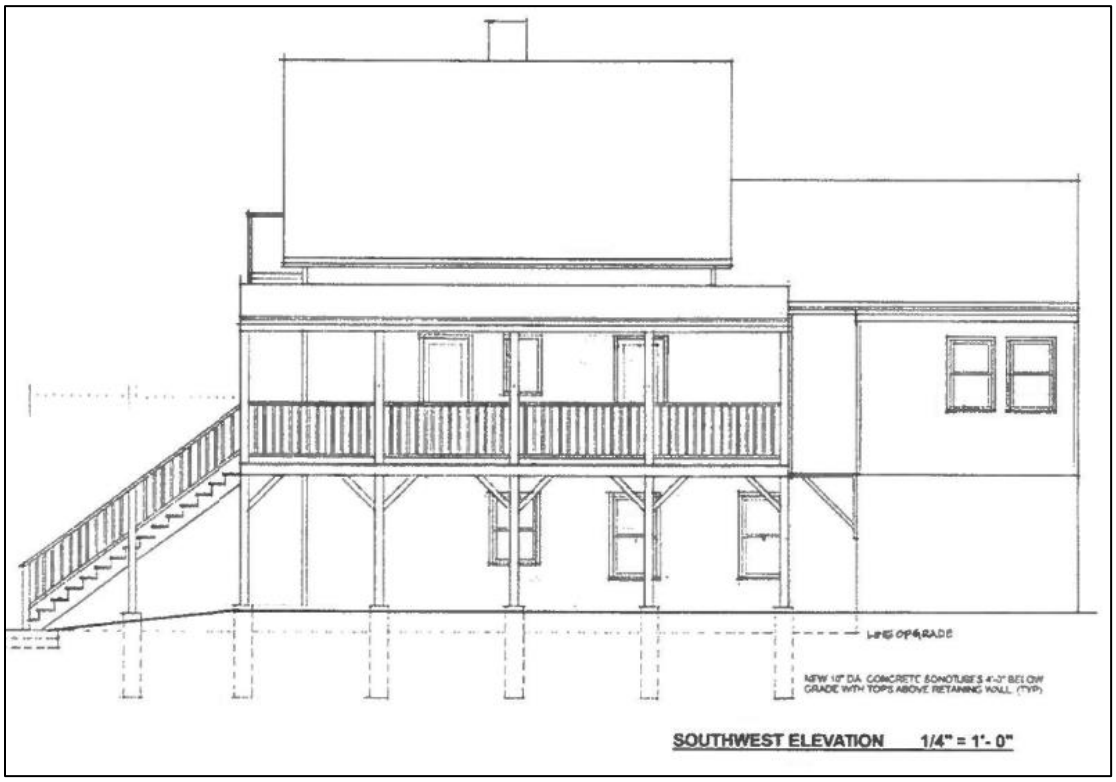
West Elevation - Proposed

North Elevation - Existing Conditions



North Elevation - Proposed

South Elevation - Existing Conditions



South Elevation – Proposed – Open rail replaces enclosed porch

5. STAFF REVIEW:

The earliest image of this building found (circa 1987 when a fifth unit was added), shows the porches and stairs largely as they appear today, and so this system has been in place for decades. It is needed for egress purposes and is now is poor repair. While strictly an architectural feature, it will be replaced in a manner that maintains materiality and visual qualities.

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;

Composition, design texture, and other visual qualities will match existing conditions.

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;

The existing stair system has been in place for nearly 40 years (probably longer), and so may be considered evidence of the proliferation of the shift to multi-family buildings that has taken place during the latter half of the 20th Century here in Biddeford.

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 Alex Fabish to rebuild porches and stairs at 21 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.*
   2. _____

B. Motion to deny the Certificate of Appropriateness for Alex Fabish to rebuild porches and stairs at 21 Wentworth Street, based on the following:
   1. _____
   2. _____

C. Motion to postpone the Certificate of Appropriateness for Alex Fabish to rebuild porches and stairs at 21 Wentworth Street, based on the following:
   1. _____
   2. _____

CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Alex Fabish

Applicant's Address: PO Box 47, Biddeford, ME 04005

Applicant's Phone(s): 2075908222

Applicant's E-mail: newhavenraven@gmail.com

Applicant's Legal Interest in the Property:

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

Owner's Name: YD Holdings LLC

Owner's Address: 25 Foss Street, 301, Biddeford, ME 04005

Owner's Phone(s): 910-650-1251

Owner's E-mail: ydpropertiesllc@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: 21 Wentworth

Project Zone: MSRD 2 Property Map & Lot Number(s): 38/232

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: _____

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.

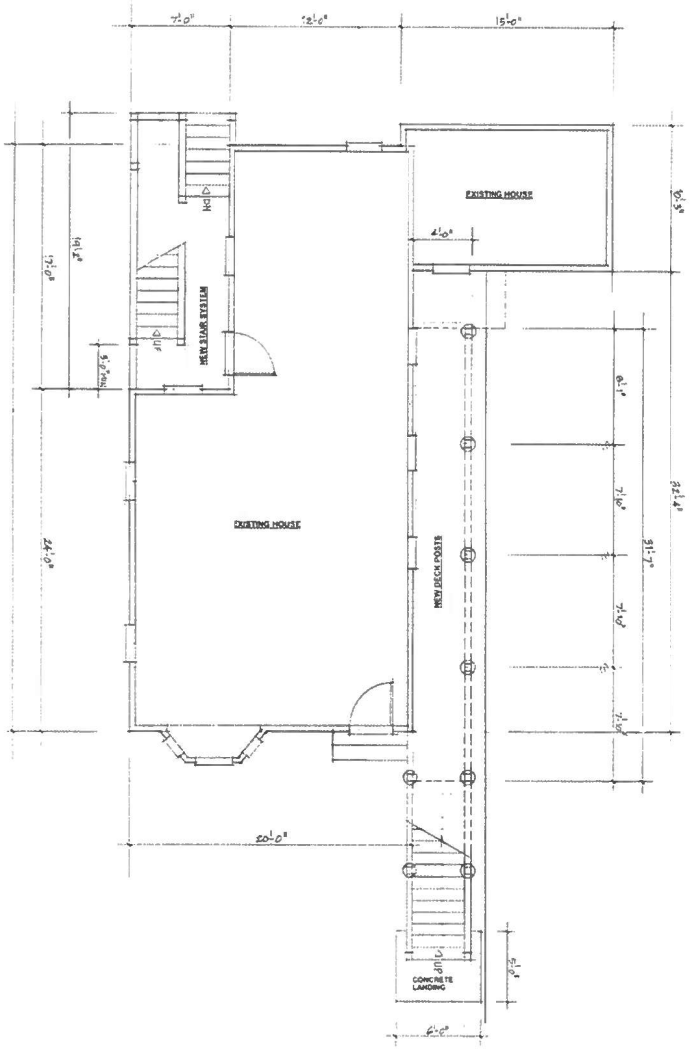
Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

Submittal Information Checklist:

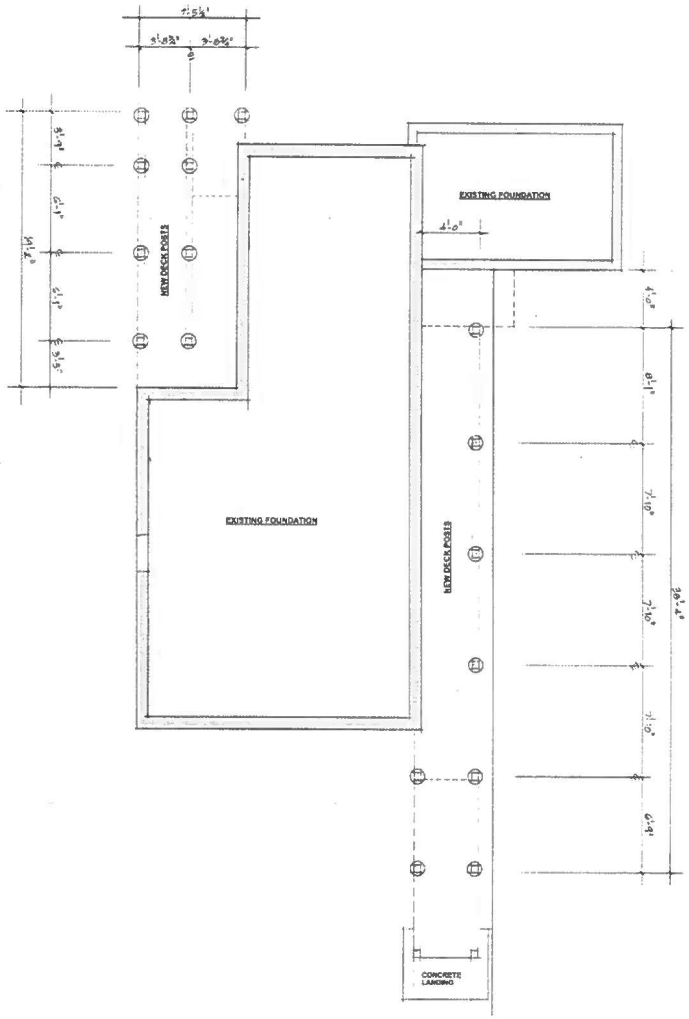
- [x] Required Application Fee: If full Commission review is required - $275.00
  If Subcommitee review is required – $50.00
- [ ] Completed Application Form
- [ ] Description of Proposed Activity
- [ ] Photographs of the building involved as well as adjacent buildings
- [ ] Samples of materials proposed 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)

Signature of applicant: _____ Date: 1.19.24

Signature of property owner (Required): _____ Date: 1/19/24



FIRST FLOOR PLAN 1/4" = 1'- 0"



FOUNDATION PLAN 1/4" = 1'- 0"

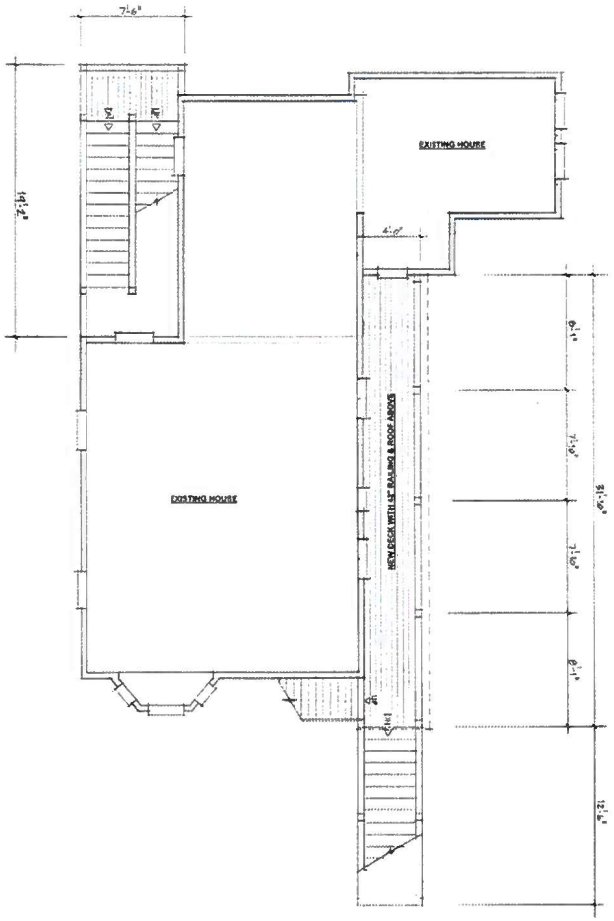
penciljazz

Engineer

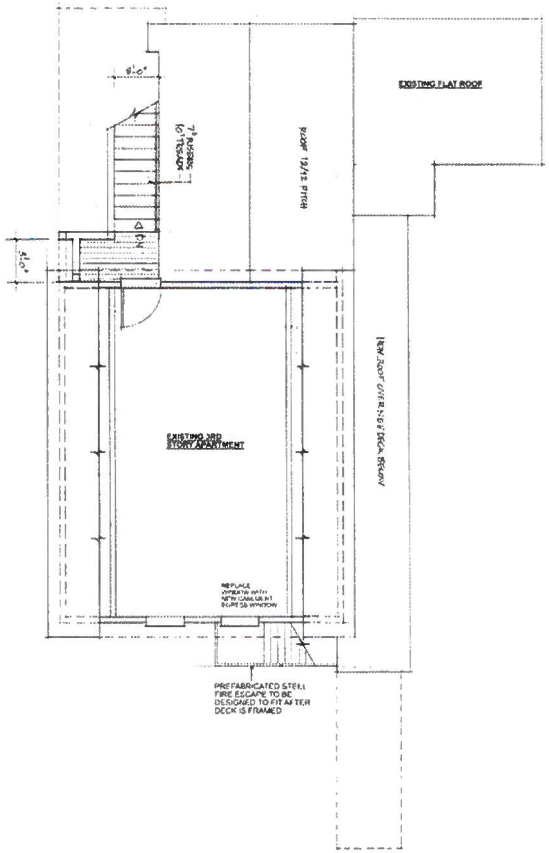
LEGION LLC - APARTMENTS
21 WENTWORTH STREET, BIDDEFORD ME
REBUILD EXTERIOR STAIRCASES

FOUNDATION & FIRST FLOOR PLANS

A1



2ND FLOOR PLAN 1/4" = 1'- 0"



3RD FLOOR PLAN 1/4" = 1'- 0"

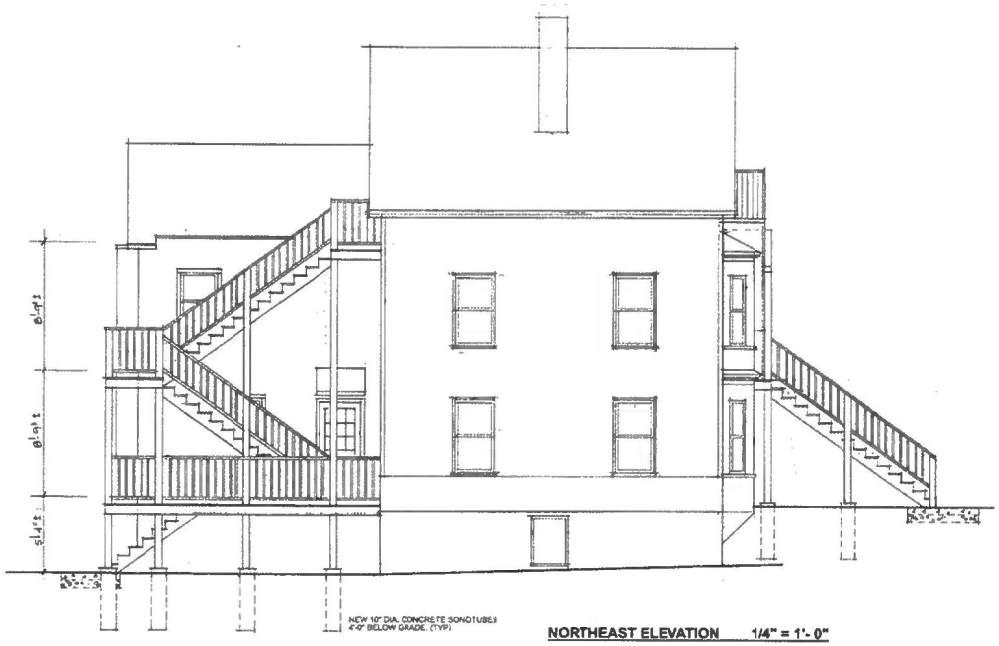
penciljazz

Engineer

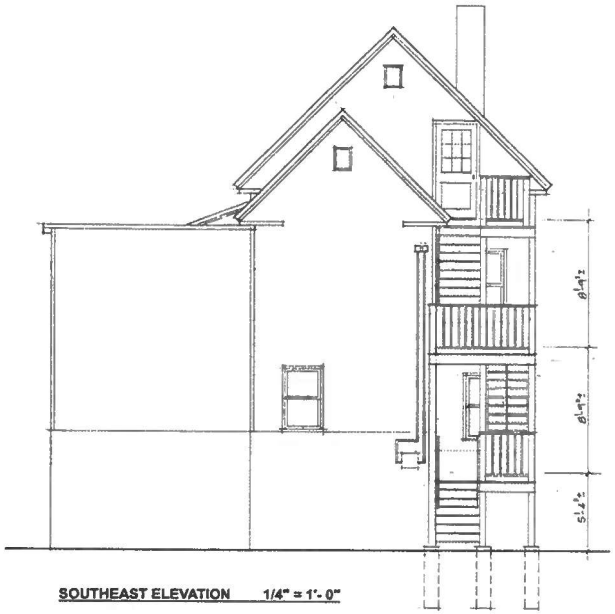
LEGION LLC - APARTMENTS
21 WENTWORTH STREET, BIDDEFORD ME
REBUILD EXTERIOR STAIRCASES

2ND & 3RD FLOOR PLANS

A2



NORTHEAST ELEVATION 1/4" = 1'- 0"



SOUTHEAST ELEVATION 1/4" = 1'- 0"

NORTHWEST ELEVATION 1/4" = 1'- 0"

SOUTHWEST ELEVATION 1/4" = 1'- 0"

penciljazz

Engineer

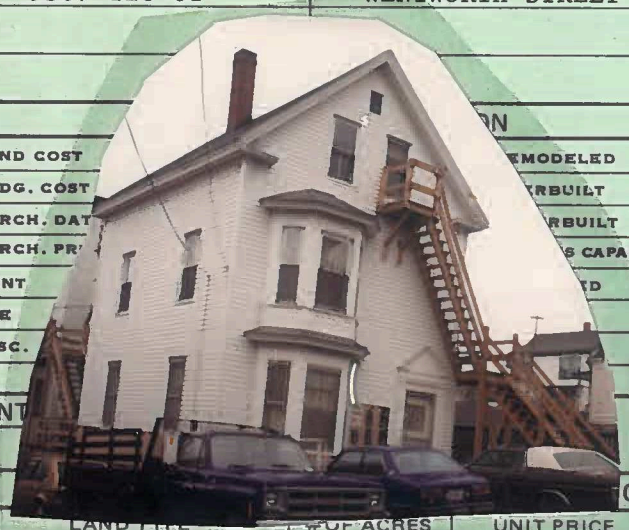
LEGION LLC - APARTMENTS
21 WENTWORTH STREET, BIDDEFORD ME
REBUILD STAIRCASES & FIRE ESCAPE

ELEVATIONS

A3

MAP AND LOT 38-232-00 LOCATION 21 Wentworth Street CARD 1 / 1 R-2 **RESIDENTIAL**

PROPERTY I.D.	RECORD OF OWNERSHIP L & B	STAMPS	DATE	BOOK	PAGE
~~1034-435-08~~	~~Boucher, Ronald D. & Pauline~~			1451	66
~~4607-200-06~~	~~Crepeau, Leander O. & Jacqueline R.~~		6/21/78	2369	176
~~1035-119-01~~	~~Borrgault, Ronald W. & Rollnnde S.~~		12-1-82	3011	231
~~1035-155-00~~	~~BOURQUE, LORRAINE M. & BELANGER, EVA~~		1-20-83	3035	195
~~7929-090-01~~	~~SIROIS, KENNETH E. & DONLAN, TERRANCE J.~~		5/13/85	3518	95
9307-120-01	WENTWORTH STREET ASSOCIATES ($267,500.00-21 WENTWORTH ST. & 358 MAIN ST.)		7/17/86	3923	272
			4/15/87	4249	19



LAND COST							
BLDG. COST							
PURCH. DAT							
PURCH. PR							
RENT							
USE					G	F	P
MISC.						✓	
					✓		

A M E M M M

MEMORANDA

Building Inspector said there is a 5th apartment. He will have them put a fire escape for that apt. Then he'll approve it as a 5 unit.

COMPUTAT

LAND TYPE	% OF ACRES	UNIT PRICE	TOT			
HOUSE LOT 20%	.06	22000	44			
CLEARED FRONT						
REAR						
PASTURE FRONT						
REAR						
WOODS & SPROUT FRONT						
REAR						
WASTE FRONT						
REAR						
TOTAL	.06				4400	

LOT COMPUTATIONS

FRONT	DEPTH	STREET PRICE	DEPTH %	FRONT FT. PRICE	TOTAL	DEPR.	VALUATION	NOTES
30±								

FACTORS		RATIO
LOCATION		
URBAN	✓	
RURAL		
OCCUPANCY		
RESIDENCE	✓	
HOME BUSINESS		
FARM		
SEASONAL		
TREND		
IMPROVING		
STATIC	✓	
DECLINING		
STREET		
PAVED		
GRAVEL ROAD		
DIRT ROAD	✓	
NO ROAD		
SIDEWALK		
IMPROVEMENTS		
WATER		
SEWER		
TEL.		
ELECTRICITY		
ALL	✓	
TOPOGRAPHY		
LEVEL	✓	
HIGH		
LOW		
ROLLING		
SWAMPY		

SUMMARY		
19 81	LAND	2000
	BLDGS.	15370
	TOTAL	17370
19 82	LAND	4400
	BLDGS.	25980
	TOTAL	30380
19 87	LAND	4400
	BLDGS.	27180
	TOTAL	31580
19 88	LAND	440
	BLDGS.	2792
	TOTAL	3232
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

101

TENANT
PARKING
ONLY
PARKING APT B

RAM 1500

RAM 1500

2024.12

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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 February 14, 2024; 4 PM

RE: **Item 3.6: 2024.12 HPC Review for Ryan Sayer** to make necessary alterations to remove lead hazard and other safety hazards at 40 Emery Street, Tax Map 39, Lot 88, in the MSRD-2 Zone.

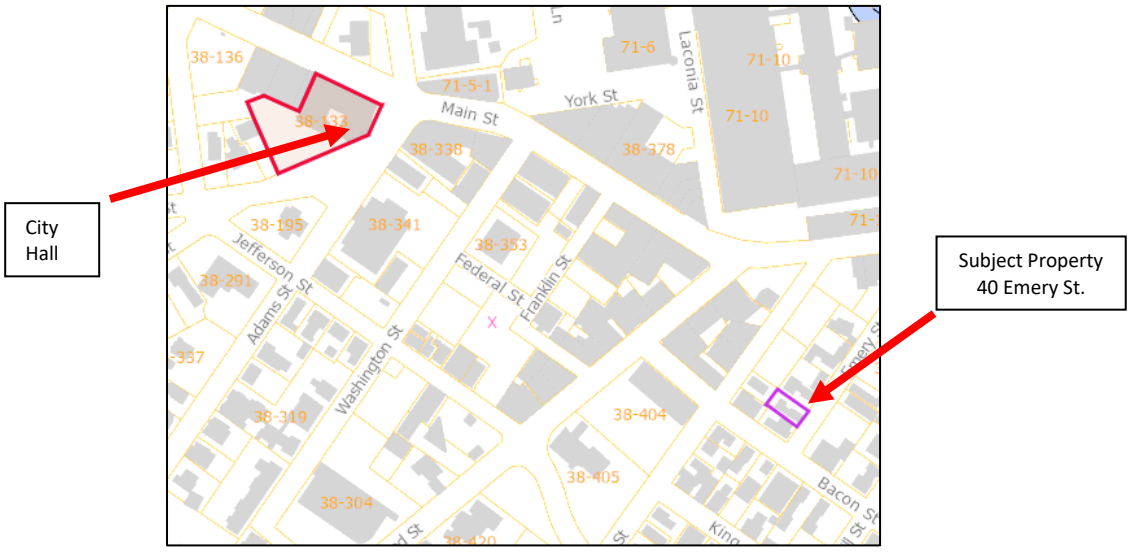
---

1. INTRODUCTION

The applicant proposes a number of alterations to increase the safety of this multi-family structure.

2. EXISTING CONDITIONS

The subject property is a 3 unit multi-family building constructed circa 1890. According to the Kleinfelder Survey, the integrity of the building is diminished due to changes in fenestration, application of synthetic materials and additions to the structure. This building is **Non-Contributing**.



As the building appears on the Assessor's webpage; image circa 2000.

As the building appeared in 2019 google Street View.

As it appeared on February 1, 2024.

3. PROJECT DATA/INFORMATION

	SUBJECT	***DATA/INFORMATION***
1.	Applicant:	Ryan Sayer 40 Emery St. 2 Biddeford ME 04005 ryansayer@newlifemaine.org
2.	Owner of Property:	Same as above
3.	Agent:	Theresa Patten Credere Associates 775 Main Street Westbrook ME 04092 tpatten@crederellc.com
4.	Engineer/Architect:	N/A
5.	Project Location:	40 Emery Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 88
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	1890
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:	Feb 14, 2024. Meeting Date. Posted Feb 7, 2024; Mail Notices to all abutters within 100' Sent 14 notices Feb 7, 2024.

4. PROJECT PROPOSAL

The proposed exterior scope of work at the property involves the following:

	Description of Work **Siding and Trim**	**Illustration**
1.	Wet scrape all loose and flaking paint. Apply one coat of primer and one coat of LBC or Childguard to the entirety of all components according to the manufacturer's instructions. Finish with two coats of finish paint. ***All deteriorated siding and trim will be replaced with wooden siding and trim of like kind.***	
	Basement Windows	
2.	The removal and replacement of deteriorated wooden basement windows, which are the only remaining windows in the structure that are NOT vinyl replacement. ***These windows will be replaced with vinyl*** to help improve the energy efficiency and security of this 3- unit residential building. Applicant proposes TAFCO Windows through Home Depot.	
	Basement Door	
3.	**Remove and dispose of all door components. Install new door using like kind pine tongue and groove board.** Like kind door handles and hinges. Apply one coat of primer and two coats of finish coating to the entire surface.	
	North Side Porch and Stair System	
4.	Remove and dispose of all porch components. Install new boards with the same style and design. Use 6" x 6" pressure treated wood for the posts. 2" x 2" pressure treated wood for the guard rails and handrails. 2" x 2" pressure treated posts for the ballasts. 2" x 10" pressure treated boards for the steps. 1"x 5" pressure treated boards for the risers and 2" x 12" pressure treated boards for the Stringers. Ballasts to be added to railings instead of siding. Keep roof intact.	
	Fascia	
5.	Wet scrape all loose and flaking paint. Apply one coat of primer and one coat of LBC or Childguard to the entirety of all components according to the manufacturer's instructions. Finish with two coats of finish paint. **Replace any damaged or rotted boards.**	
	Window and other Trim	

6.	Wet scrape all loose and flaking paint. Apply one coat of primer and one coat of LBC or Childguard to the entirety of all components according to the manufacturer's instructions. Finish with two coats of finish paint. **Replace any damaged or rotted boards.**	

5. STAFF REVIEW:

This project is part of voluntary lead abatement of this circa 1890 building. Both interior and exterior abatement will take place, but unlike past abatement projects that have come before this commission, exterior wood surfaces and features will be scraped and painted, or replaced with like material where deterioration has taken place.

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 will be harmed or destroyed as part 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;

Deteriorated features and materials will be replaced with like materials.

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;

N/A

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 Ryan Sayer to make alterations for lead hazard abatement at 40 Emery 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. _____

B. Motion to deny the Certificate of Appropriateness for Ryan Sayer to make alterations for lead hazard abatement at 40 Emery Street, based on the following:
   1. _____
   2. _____

C. Motion to table the Certificate of Appropriateness for Ryan Sayer to make alterations for lead hazard abatement at 40 Emery Street, based on the following:
   1. _____
   2. _____

CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Ryan S Sayer

Applicant's Address: 40 Emery Street #2 Biddeford, ME 04005

Applicant's Phone(s): 207-605-9599

Applicant's E-mail: ryansayer@newlifemaine.org

Applicant's Legal Interest in the Property:

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

Owner's Name: SAME AS ABOVE

Owner's Address:

Owner's Phone(s):

Owner's E-mail:

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

Agent's Name: Theresa Patten, Credere Associates, (lead design specs)

Agent's Address: 775 Main St Westbrook, ME 04092

Agent's Phone(s): (207) 828-1272

Agent's E-mail: tpatten@crederellc.com

Attach separate pages where multiple representatives are involved.

Michael Koerner, City of Biddeford, Rehab Coordinator (Healthy Homes Design)
Room 204--City Hall, Biddeford
207-571-0637
michael.koerner@biddefordmaine.org

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 40 Emery Street

Project Zone: MSRD-2 Property Map & Lot Number(s): 39 / 88

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: _____

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- ☐ 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: _____

<u>SUBCOMMITTEE</u> 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

Submittal Information Checklist:

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- [ ] Completed Application Form
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- [ ] 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)

Signature of applicant: _____ Date: _____

Signature of property owner (Required): _____ Date: _____

CDBG Account to Charge for Application Fee:
PY23-HOUSING REHAB-Activity-238--40 Emery Street
MUNIS 31117-71401

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

RECEIVED 1-30-24

January 24, 2024

Ms. Gail Wilkerson
City of Biddeford
PO Box 586
Biddeford, ME 04005

Project: MHPC #0047-24 Sayer; 40 Emery St
Lead Abatement

Town: Bideford, ME

Dear Ms. Wilkerson:

In response to your recent request, I have reviewed the information received January 11, 2024 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have concluded that the proposed undertaking will have **no adverse effect** upon historic properties (architectural or archaeological), as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

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051 30705
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ELECTRIC
CENTER

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