



CITY OF BIDDEFORD

Planning and Development Department

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

HPC MEETING February 14, 2024 Meeting Minutes 4:00

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

1. Adjustments to the Agenda
2. Consent Agenda

Approval of Meeting Minutes from January 10, 2023

MOTIONS: 4:02 PM

Chisholm-MOTION-To approve Meeting Minutes as amended by spelling Chisholm correctly

Larry-SECOND Motion passed unanimously

3. New Business

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

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

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

MOTIONS: 4:34 PM

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

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

Chisholm-SECOND

Motion Passed Unanimously

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

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

MOTION: 4:44 PM

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

1. New door to be within the bounds of the existing opening that had been bricked up. Door will be a flush metal door.
2. All permits must be obtained from Code Enforcement prior to beginning any work.

Tobey-SECOND Motion passed unanimously

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

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

MOTION: 4:48PM

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

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

Tobey-SECOND Motion passed unanimously

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

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

MOTION: 4:56 PM

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

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

Tobey-SECOND Motion passed unanimously

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

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

MOTION: 5:04 PM

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

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

Chisholm-SECOND Motion passed unanimously

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

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

MOTION: 5:27 PM

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

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

Chisholm-SECOND Motion passed unanimously

4. Other Business

- Favreau discussed the memberships and whether the commission wants to renew. We have \$800

MOTION: 5:40 PM

Larry-MOTION-To approve the expenditure of \$340 for memberships

Chisholm-SECOND

Motion passed unanimously

- Portland is sponsoring a training camp this summer we can send as many as possible as training should be ongoing.
- Commission would like to sponsor another lecture this year, looking into topics and presenters, Schaffer suggested something on Downtown Blight and enforcing the Blight Ordinance. Chisholm interested in solar in historic areas. Blight, life cycle of materials & solar in historic districts.
- Next month we will be reviewing Pearl Street Development, there are 3 buildings. This is all new construction.
- Schaffer requests a site plan

5. Adjourn 5:56 PM

Chair: Historic Preservation Commission

Date

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