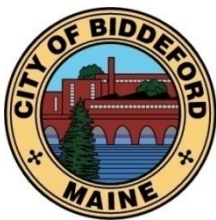


City of Biddeford
Historic Preservation Commission
January 13, 2021 4:00 PM Zoom

- 1. Adjustments to the Agenda**
- 2. Consent Agenda**
 - 2.1. Historical Preservation Meeting Minutes for December 9 & 16, 2020
[HPC Minutes 120920-Draft.pdf](#)
[HPC Minutes 12162020.pdf](#)
- 3. Unfinished Business**
 - 3.1. 2020HPC.35 Committee Review
Emir Raees aka Shai-Tax Map 38 Lot 44-316 Main Street To install kitchen exhaust duct work
[2020.35 316 Main Street FOF.pdf](#)
[2020.35 HPC 316 Main St Application.pdf](#)
[2020.35 HPC 316 Main Street Staff Review.pdf](#)
[2020.35 HPC 316 Main Street Update.pdf](#)
- 4. New Business**
 - 4.1. 2021HPC01 Committee Review
John Ritzo-50 Washington Street-Tax Map 38, Lot 346-Change Windows & Doors
[2020.39 HPC-Ritzo-Tax Card.pdf](#)
[2021.01 50 Wash St Application Packet.pdf](#)
[2021.01 50 Washington Street FOF.pdf](#)
[Oldcastle Building Envelope.pdf](#)
[Revised _ Description of Work _ Historic Review Commission _ 50 Washington Street \(00000002\).pdf](#)
- 5. Other Business**
- 6. Adjourn**



CITY OF BIDDEFORD

Planning & Development Department

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

DRAFT

Date: December 9, 2020
Time: 4:00 PM
Location: REMOTE ACCESS MEETING (1MRSA§ 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19)

Members Present:

Jeff Cabral, Chair

Leah Schaffer

Carina Walter

Julie Larry

Catherine Glynn

Erin Ware

Members Absent:

Priscilla McGuire

Also present:

John Korpaczewski-K & S Development

Paul Roy

1. Adjustments to the Agenda

- Item 3.2 was heard before 3.1 due to applicant for 3.1 had trouble with zoom

2. Consent Agenda

a. Minutes of November 18th & November 30th Meeting of the Historic Preservation Commission

Motion:

- Glynn-Motion to approve Consent Agenda
- Schaffer-Second
- Chair Cabral-Roll call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Glynn)

3. Unfinished Business

3.2 2020HPC.35 Committee Review Emir Raees aka Shai-Tax Map 38 Lot 44; 316 Main Street to install kitchen exhaust duct work

- Paul Roy represented the application and gave details on the project of adding duct work to the building to accommodate a small restaurant going into structure. Mr. Roy spoke of the 2 options for installing the duct work
 - a) Add the duct work vertically up the side of the building (Mr. Roy feels this will be difficult as he does not believe there is access to the roof.
 - b) Add the duct work horizontally along the building to the parking lot.

- Both Chair Cabral & Miss Schaffer told Mr. Roy that there is access to the roof
- Miss Schaffer commented that if they put the duct work in the black area going horizontally it would be less intrusive
- Mr. Roy said that they planned on painting the duct work black to match and blend in with the side of the building. They would follow the line of the buildings not blocking any windows and it would show less.
- Miss Glynn said she knows the building and it is a Landmark Building, it is contributing and visible from the public way. Miss Glynn read sections of the ordinance noting that the preference would be to keep the building to its historic purpose, not destroy the character of the structure, she believes it is renaissance revival style Miss Glynn talked of the brickwork and arches of the building.
- Chair Cabral spoke of his knowledge of the building and the changes that have been made and reversed. Chair Cabral reminded the Commission although they may not approve of the black along the bottom of the building, the Commission cannot dictate color.
- Miss Schaffer asked Mr. Roy if the owner and he had looked at other ways to install the duct work.
- Mr. Roy answered that they had but high cost of other options prevented other options but they could go back and explore other options.
- Miss Larry said that she is less opposed to going along the base of the building than interfering more with the character of the building and covering up any of the arches.
- Mr. Roy told the Commission that the apparatus is 18 X 18 it will be kept close to the wall so that it doesn't stick out.
- Chair Cabral asked if any of the stairs of the fire escape will be removed
- Mr. Roy answered that the stairs are not a true fire escape the stairs are rickety and 1 side has been removed and they have to sure up the rest.
- Chair Cabral asked if anyone knew the rules of the fire code.
- Miss Schaffer answered that the top floor is not used other than for storage and removing the stair portion would not be a problem as the fire code is based on the number of occupants on the floor.
- Miss Ware commented that she does not want any arches blocked.
- Mr. Roy clarified that Miss Ware wants him to run the duct work over the arches?
- Miss Ware answered that arches should be filled only if it is temporary, nothing permanent.
- Chair Cabral cautioned that due to past boundaries being pushed and unapproved changes being made to the structure any approval needs to be prescriptive and there needs to be consultation between the applicant, Mr. Roy and the Historic Preservation Commission. Mr. Cabral said he is not sold on either option he wants no further work on the façade of the building. It is not always convenient but the members of the Historic Preservation Commission have a sworn duty to preserve the character and the history of the City of Biddeford.

- Miss Schaffer agreed with Chair Cabral that caution must be used on the wording of the motion. Miss Schaffer then asked the Commission if they should be concerned about the duct work going on the interior having an exorbitant impact to the historic character inside.
- Chair Cabral answered that interiors are outside the purview of the HPC.
- Miss Schaffer asked if there could be a caveat added to the motion that the apparatus must be removed upon change of owners or use.
- Mr. Roy stated that they could be easily removed, if they go vertical they would need to hire a structural engineer and that would be costly. The owner is concerned about losing the tenant and that with a structural engineer the costs could be up to \$100,000.
- Miss Glynn asked if there was a ductless option
- Mr. Roy said that it is difficult because it is a 12' commercial hood and that there was a hood there previously.

Motions:

- Glynn: Motion- To table the project until the applicant can research alternative venting systems that would help to preserve the historical significance of the building.
- Walter: Second
- Chair Cabral-Roll call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Glynn)

Miss Larry did offer to Mr. Roy that on the Greater Portland Landmarks website there is information on preserving historic properties.

3.1 2020HPC.32 Commission Review; K & S Development Tax Map 39, Lot 112; 45 Hill Street, to construct a 3-family residential building.

Motions:

- Schaffer-Motion: To remove item from table
- Glynn-Second
- Chair Cabral-Roll call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Glynn)
- Economic Development Coordinator Favreau gave a brief update about the project and the fact that the last time the applicant appeared before the Commission the item was tabled so that the applicant could work on the plans to make the structure more even and symmetrical.
- John Korpaczewski represented K & S Development spoke of the updates made, the windows do not work everywhere but they look better so sacrifices have been made to accommodate the Commission.
- Miss Glynn spoke of her concerns that in the ordinance it says new buildings must be of relative scale, size, mass as related structures. She was concerned that the front door is not facing the road. She felt that the mass is off.

- Mr. Korpaczewski answered that he would have liked to have built a bigger building but he was limited to 35' per code.
- Miss. Schaffer noted that there previously was a 6 unit on the lot and if the structure was rebuilt within 1 year of the demolition due to fire it would have been grandfathered. Now the maximum that can fit is 3 units and that is why the mass seems off.
- The applicant, Chair Cabral and Miss Schaffer discussed the peaks and that they have not changed from original plans.
- Miss Schaffer asked why the windows are 4 over 1 in front and 1 over 1 in the back.
- Mr. Korpaczewski answered that he thinks it was an oversight and that the windows have not been ordered and can easily be changed. He will install whatever the Commission thinks is best.
- Miss Larry told Mr. Korpaczewski that 4 over 1 or 1 over 1 does not matter as long as they are all the same.
- Miss Schaffer asked Economic Development Coordinator Favreau if there are any examples of townhouse condos in this district they can use as a guide.
- Mr. Favreau answered that he looked and found nothing comparable.
- Miss Schaffer mentioned that this new building is a struggle as they haven't had a new building in the HPC before. She mentioned that the front of the building has been set back where as previously the center unit was forward a bit.
- Mr. Korpaczewski answered that Oak Point Associates told him that portion of the building threw the numbers off and it did not fit the building envelope or the neighborhood so it was changed.
- Miss Schaffer felt that having the middle jut out helped the front of the building a bit.
- Mr. Korpaczewski said that Oak Point said it had to be square.
- Miss Glynn mentioned that she is struggling with the plan as well where it is setting a precedent for future buildings.
- Chair Cabral reminded the Commission that we have to work with what we have.
- Miss Larry told Mr. Korpaczewski that she appreciated the fact that he has an urban design in a historical neighborhood and it reminds her of the row houses. She told him that they all appreciate the improvements he made and that she understands the challenges of the site.

Motions:

Glynn-Motion: to approve plans with alterations

Schaffer-Amend Motion: to approve plans with elevations showing the same (4 over 1) windows on all elevations

Walter-Second amended motion

Chair Cabral-Roll call for Vote-Unanimous Approval (3-0) all in favor (Schaffer, Walter, Glynn)

4. New Business

4.1 Revisions to the Historical Preservation Ordinance to go before Planning Board at workshop scheduled for December 16, 2020

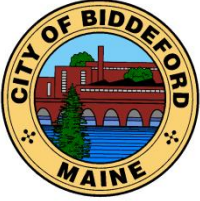
- **Mr. Favreau explained that the changes to the Historical Preservation Ordinance will go to the Planning Board on December 16th for comments and then (once approved) to the Council for 2 meetings before final approval**
- **Chair Cabral asked if there would be a summary of the changes**
- **Mr. Favreau answered yes anytime an ordinance changes a summary is prepared.**

5. Other Business

6. Adjourn 5:25 pm

Historic Preservation Commission Chair

Date



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 DECEMBER 16, 2020

In attendance:
Jeff Cabral
Carina Walter
Julie Larry
Priscilla McGuire

Absent:
Erin Ware
Catherine Glynn

- 1. Adjustment to the Agenda**
- 2. Unfinished Business**
- 3. New Business**
 - 3.1 2020.38 HPC The Mills at Pepperell LLC-10 West Point Lane, Tax Map 71, Lot 6 to construct a modular platform with 3 steps (8' x 6') with 6' plexi roof to create service point. Roof to be installed with hanging brackets for Rover Bagel LLC Signage.**
 - **Applicant: The Mills at Pepperell LLC and Kimberly Rutter of Rover Bagel**
 - **Representative: Leah Schaffer, Mobile Design Studio**
 - **Favreau provided that Schaffer had recused herself in order to act as representative for the applicant**
 - **Cabral opened the meeting and invited the applicant to discuss the proposal**
 - **Schaffer explained that the step-up platform is constructed with pressure-treated lumber and composite decking**
 - **The posts are pressure treated lumber**
 - **Roofing is corrugated plastic**
 - **The platform occupies two parking spaces and is fully removable once no longer needed.**
 - **Needed to provide a step-up to the service window which otherwise is too high for customer service.**
 - **McGuire inquired if there is handicapped access to the business**
 - **Rutter explained that the building is ADA compliant and that curbside service is provided.**

- Larry inquired about the material into which the ledger boards would be fastened.
- Schaffer explained that the boards would be fastened to brick
- Rutter stated that the platform is meant to provide year-round customer access to the service window.
- Larry asked if the platform would be removed once covid has passed.
- Rutter explained that the platform will remain as long as business supports it.
- McGuire asked if traffic patterns would be disrupted.
- Rutter explained that since orders and payment will be made online, there will be no queue and so traffic will turn over quickly.
- Larry noted that queues at night Moves Bread are long on Saturday mornings.
- Rutter opined that she is not expecting queues.

MOTIONS:

- Larry: MOTION: to approve the Certificate of Appropriateness for 10 WestPoint Lane for a new raised platform to accommodate customers at walk-up service window, based on the materials submitted and conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.
- McGuire: SECONDED
- Vote: unanimous
- Motion carried
- 4. Other Business
- 5. Adjourn

Chair: Historic Preservation Commission

Date

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

DRAFT

CERTIFICATE OF APPROPRIATENESS**FINDINGS OF FACT AND CONCLUSIONS OF LAW****CITY OF BIDDEFORD – 316 Main Street**

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of **Emir Raees (AKA Shai) to install exterior kitchen ductwork at 316 Main Street**, including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Shai Property Management 316 Main Street Biddeford ME 04005 (917) 860-9040 shai@biddefordfoodbazaar.com
2.	Owner of Property:	Shai Property Management 316 Main Street Biddeford ME 04005 (917) 860-9040 shai@biddefordfoodbazaar.com
3.	Agent:	Lebel's Sheet Metal 221 Lincoln Street Lewiston ME 04240 (207) 576-1863 metalgod213@live.com
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	316 Main Street
6.	Project Tax Map #/Lot #:	Map 38 Lot 44
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	None
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	.22 acres (9,583 sf)
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 Stories or 26 feet; 60 feet max.
18.	LDR Attachment A: Fess Paid:	Yes

Conclusions of Law:

The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

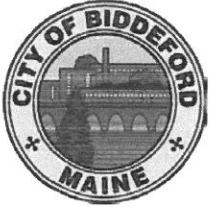
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project located at **316 Main Street**, summarized above and evidenced in the file in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

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

Historic Preservation Commission Chairperson

Date



CITY OF BIDDEFORD
PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

Applicant's/Owner's Information:

Applicant's Name: ERIN RAEES AKA SHAI
Applicant's Address: 316 MAIN ST. Suite 201
Applicant's Phone(s): 917-860-9040
Applicant's E-mail: SHAI@BIDDEFORDFOODBAZAAR.COM
Applicant's Legal Interest in the Property:

☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: SHAI Property Management
Owner's Address: 316 MAIN ST. Biddeford ME 04005
Owner's Phone(s): 917 860 9040
Owner's E-mail: SHAI@BiddefordFoodBazaar.COM

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

Agent's Name: Lebel's Sheet Metal
Agent's Address: 221 LINCOLN ST. Lew., Me. 04240
Agent's Phone(s): 207-576-1863
Agent's E-mail: METALGOOD213@LIVE.COM

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 316 Main St. Suite 201
Project Zone: _____ Existing Use of Property: Empty
Project Tax Map(s): 38 Project Lot Number(s): 44

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

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

Additions and New Construction

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

Other: _____

Moving and Demolition

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

☐ Other: _____

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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

Submittal Information Checklist:

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

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

- ☐ Completed Application Form
- ☐ Description of Proposed Activity

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

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

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

Signature of applicant:

Paul Roy

Date: 10-28-²⁰~~18~~

Signature of property owner:

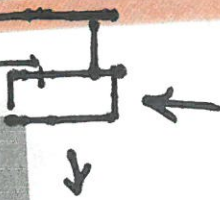
Mr. J. J. J.

Date: 10-28-20

316 MAIN ST. Bidde Road

Proposed duct layout #1

UL listed
Exhaust
Fan



18x18 galval
all wall
duct

To Kitchen Hood
inside



3" Fire wrap
insulation

NOTE:

- 1) STairs To be Removed
- 2) proposed duct for Kitchen Hood
but lay out for Fan service
duct To be Painted Black

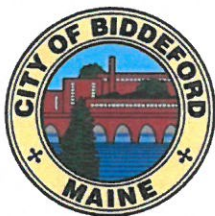


316 Main St.
Proped duct layout #2

18x18
welded galval
duct.

- 1) duct to be painted black
- 2) This option make it
tough for F on service
- 3) stains to be removal

To kitchen
hood



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2020.35 HPC

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

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: November 5, 2020

RE: ITEM #3.2: 2020.35 HPC- Install Exterior Kitchen Ductwork at 316 Main Street (Tax Map 38, Lot 44) in the MSRD-1 Zone.

MEETING

DATE/TIME: November 18, 2020 @ 4:00 PM

1. INTRODUCTION

The applicant proposes to remove existing fire escape and install new metal grease ducts on the northeast side of the building. Grease ducts remove smoke and grease laden vapors from commercial kitchens. Two proposals for the new ductwork are offered: 1.) installing the ductwork horizontally to the northerly corner of the building, and; 2.) installing the ductwork vertically to the edge of the roof.

2. PROJECT DATA/INFORMATION

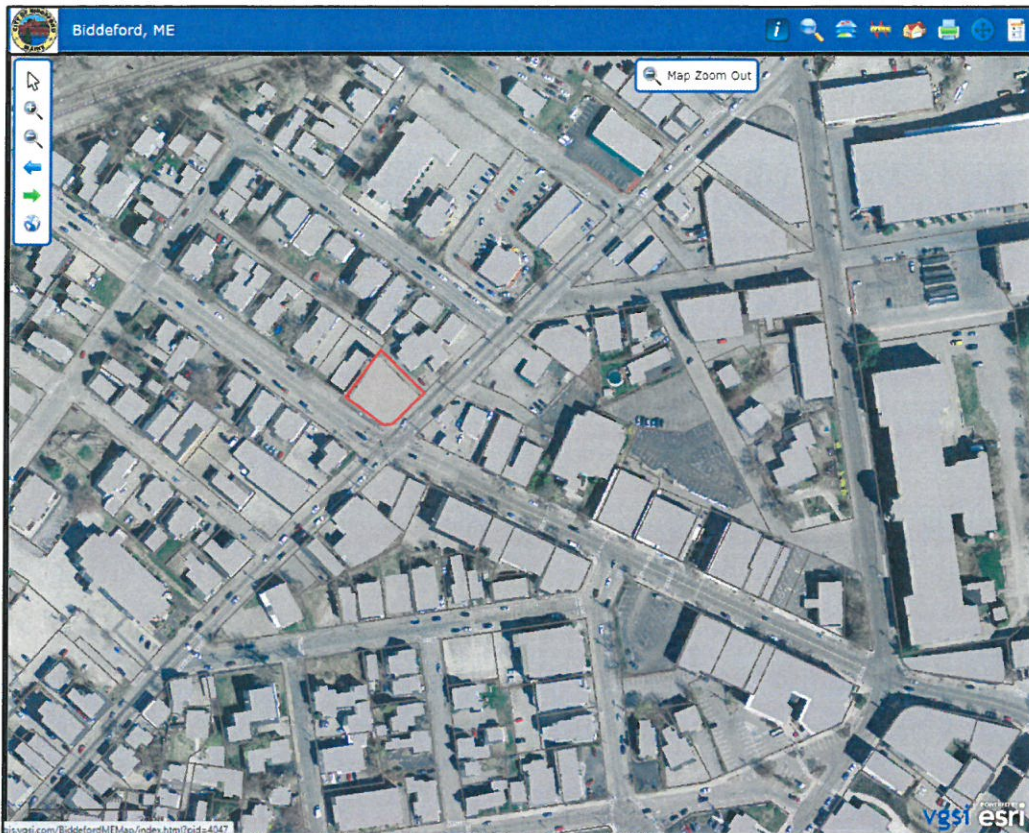
	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Emir Raees 316 Main Street Biddeford ME 04005 (917) 860-9040

		shai@biddefordfoodbazaar.com
2.	Owner of Property:	Emir Raees 316 Main Street Biddeford ME 04005 (917) 860-9040 shai@biddefordfoodbazaar.com
3.	Agent:	Lebel's Sheet Metal 221 Lincoln Street Lewiston ME 04240 (207) 576-1863 metalgod213@live.com
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	316 Main Street
6.	Project Tax Map #/Lot #:	Map 38 Lot 44
7.	Contributing Structure?	Yes
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	None
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Uses in the Vicinity:	Commercial, Residential
13.	Parcel Size:	.22 acres (9,583 sf)
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min. 2 Stories or 26 feet; 60 feet max.
18.	LDR Attachment A: Fess Paid:	Yes

3. EXISTING CONDITIONS:

This property is known as the St. John's Building. Built in 1896, it was designed in the Renaissance Revival style, a style which took its inspiration from many historical styles. This building is a **Contributing** structure according to the Russell Wright Survey.

The St. John Building is located on the prominent corner of Main Street and Elm Street on the edge of the central business core.



Source: "316 Main Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4047>.
 Accessed Date: 11/05/2020.



Source: "316 Main Street, Biddeford, Maine." 43°29'40.86" N 70°27'33.63" W.

Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 11/05/2020.

Work is proposed for the northeast side of the building, which faces the driveway for an adjacent house. This side of the building is visible from high-traffic Elm Street.



Source: "316 Main Street, Biddeford, Maine." 43°29'40.86" N 70°27'33.63" W.

Google Earth Street View. Imagery Date: 06/2019. Accessed Date: 11/05/2020.

4. PROJECT PROPOSAL

The applicant proposes to remove existing fire escape and install new metal exhaust ductwork on the northeast side of the building. The ductwork will exit the building at a former window opening at the first floor, approximately half way between the Elm Street side of the building and the side of the building that faces the Main Street parking lot. The applicant has proposed two possible configuration of the ductwork: 1.) Installing the ductwork horizontally to the parking-lot (northerly) corner of the building, and; 2.) installing the ductwork vertically up to the edge of the roof. The applicant proposes to use 18" x 18" square ductwork which will be painted black. In both configurations, a fan will be installed at the terminus of the duct.

5. PUBLIC COMMENT

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

6. STAFF REVIEW:

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

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

Section 11 Evaluation standards for Certificate of Appropriateness.

A. Reconstruction and alterations.

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

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

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;*
- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;*
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material*

should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

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

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

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

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

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

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

- 1. Height.** *The height of proposed buildings shall be compatible with adjacent buildings;*
- 2. Proportion of building's front facade.** *The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;*
- 3. Proportion of openings within the facade.** *The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;*
- 4. Rhythm of solids to voids in front facades.** *The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;*
- 5. Rhythm of spacing of buildings on streets.** *The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;*
- 6. Rhythm of entrance and/or porch projection.** *The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;*

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

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

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

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

b. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None

7. STAFF RECOMMENDATION:

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

8. STAFF RECOMMENDATION:

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

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

9. SAMPLE MOTIONS

A. *Motion to approve the Certificate of Appropriateness for Shai Property Management to install new exhaust ductwork at 316 Main Street in the MSRD-1 zone based on materials presented and conditioned on the following:*

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

b. _____

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

a. _____

b. _____

MHPC USE ONLY

041-0002

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION Historic Building/Structure Survey Form

- PROPERTY NAME (HISTORIC): SOCIETE' JEAN BAPTISTE BIEFAISANCE
- PROPERTY NAME (OTHER): ST JOHN'S BUILDING
- STREET ADDRESS: 314-320 MAIN E FLM
- TOWN: Biddeford
- COUNTY: York
- DATE RECORDED: 12/16/97
- SURVEYOR: Russell Wright
- OWNER NAME: _____ ADDRESS: _____
- PRIMARY USE (PRESENT):

☐ SINGLE FAMILY	☐ AGRICULTURE	☒ COMMERCIAL/TRADE	☐ FUNERARY
☐ MULTI-FAMILY	☐ GOVERNMENTAL	☐ EDUCATION	☐ HEALTH CARE
☐ INDUSTRY	☐ RELIGIOUS	☐ HOTEL	☐ LANDSCAPE
☐ TRANSPORTATION	☐ DEFENSE	☐ SUMMER COTTAGE/CAMP	☐ SOCIAL
☐ RECREATION/CULTURE	☐ UNKNOWN		
☐ OTHER _____			
- CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE 1/1

ARCHITECTURAL DATA

- PRIMARY STYLISTIC CATEGORY:

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

☐ COLONIAL	☐ STICK STYLE	☐ NEO-CLASSICAL REV.	☐ FOUR SQUARE
☐ FEDERAL	☐ QUEEN ANNE	☐ RENAISSANCE REV.	☐ ART DECO
☐ GREEK REVIVAL	☐ SHINGLE STYLE	☐ 19TH/20TH C. REVIVAL	☐ INTERNATIONAL
☐ GOTHIC REVIVAL	☐ R. ROMANESQUE	☐ ARTS & CRAFTS	☐ RANCH
☐ ITALIANATE	☐ ROMANESQUE	☐ BUNGALOW	☐ VERNACULAR
☐ SECOND EMPIRE	☐ HIGH VIC. GOTHIC	☐ OTHER _____	
- HEIGHT:
☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☒ 3 STORY ☐ 4 STORY
☐ 5 STORY ☐ OVER 5 ()
- PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 11 @ ELM
42 @ MAIN
- APPENDAGES:

☐ SIDE ELL	☐ REAR ELL	☐ FRONT	☐ ADDED STORIES	☐ SHED
☐ DORMERS	☐ PORCH	☐ TOWER	☐ CUPOLA	☐ BAY WINDOW



16. PORCH: ☐ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☐ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH

17. PLAN: ☐ HALL AND PARLOR ☒ 1/2 CAPE ☐ CENTRAL HALL ☐ SIDE HALL
☐ BACK HALL ☒ IRREGULAR ☐ OTHER _____

18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____

19. CHIMNEY PLACEMENT: ☐ INTERIOR ☒ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____

20. ROOF CONFIGURATION: ☐ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☒ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS ☐ GABLE
☐ COMPOUND ☐ OTHER _____

21. ROOF MATERIAL: WOOD ☐ METAL ☐ TILE ☐ SLATE ☐ ASPHALT ☒ ASBESTOS ☐

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

23. FOUNDATION MATERIAL: ☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☒ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____

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

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: 1896 DATE BK 26. ESTIMATED DATE OF CONSTRUCTION: _____

27. DATE MAJOR ADDITIONS/ALTERATIONS: _____

28. ARCHITECT: FL + EF FASSETT 29. CONTRACTOR: NE MASTER

30. ORIGINAL OWNER: SOCIETE JEAN-BAPTISTE

31. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

32. CULTURAL/ETHNIC AFFILIATION: ☒ ENGLISH ☒ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____

33. HISTORIC CONTEXT(S): ☒ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☒ SOCIAL ☐ OTHER _____

34. COMMENTS/SOURCES: _____

35. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED _____
37. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☒ URBAN ☐ SUBURBAN

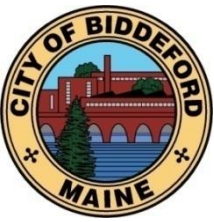
38. QUADRANGLE MAP USED: Biddeford QUADRANGLE #: _____

39. UTM NORTHING: _____ 40. UTM EASTING: _____

41. 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



CITY OF BIDDEFORD PLANNING DEPARTMENT

2020.35 HPC

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

Greg.Tansley@Biddefordmaine.org

HISTORIC PRESERVATION COMMISSION REPORT - Update

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

FROM: Brad Favreau, Economic Development Coordinator

DATE: December 28, 2020

RE: 2020.35 HPC- Exterior Ductwork at 316 Main St (Tax Map 38, Lot 44) in the MSRD-1 Zone.

MEETING DATE/TIME: January 13, 2021 @ 4:00 PM

At the December 9, 2020 HPC meeting, Paul Roy presented the project at 316 Main Street to install exterior ductwork to carry commercial-kitchen exhaust out of the building. He proposed two possibilities:

- Installing the ductwork horizontally along the top edge of the painted portion of the side of the building;
- Installing the ductwork vertically to above the roof.

Both options require the removal of one set of fire escape stairs. One set of stairs would remain.

At the meeting, HPC members requested of Mr. Roy to explore other options of installing ductwork, possibly on the interior of the building, as this structure is Contributing.

On December 22, 2020, HPC member Leah Schaffer and I visited 316 Main Street to investigate existing interior conditions, at the request of the owner and Mat

Eddy, Planning and Development Director. Leah was asked to attend because of her expertise as an architect.

During this visit, we discovered that:

- To run the ductwork horizontally at the interior would require penetrating three brick walls, all presumed to be structural walls, and
- To run the ductwork vertically at the interior of the building would require penetrating two wood framed floor and the rubber roof. The second floor ceiling height is approximately 12 feet. The third floor ceiling height is approximately 30 feet.

Both interior options would require building a 24-inch by 24-inch wood framed, fire-rated chase to carry the ductwork through the building, this work would not be required with installing the ductwork at the exterior of the building.

During the visit the applicant stressed that neither interior option is feasible and would like the Commission to again review this project and to allow him to proceed with one of the original proposals.

This project will appear on the January 13, 2021 Historic Preservation Commission meeting agenda under Old Business.

50 WASHINGTON ST

Location 50 WASHINGTON ST

Mblu 38/ 346/ / /

Acct#

Owner 50 WASHINGTON STREET, LLC

Assessment \$297,100

Appraisal \$297,100

PID 4356

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$174,600	\$122,500	\$297,100
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$174,600	\$122,500	\$297,100

Owner of Record

Owner 50 WASHINGTON STREET, LLC

Co-Owner

Address 15 HOWARD ST
PORTLAND, ME 04101

Sale Price \$415,000

Certificate

Book & Page 18026/858

Sale Date 08/16/2019

Instrument 308

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
50 WASHINGTON STREET, LLC	\$415,000		18026/858	308	08/16/2019
CHRISCO, LLC	\$320,000		15390/0900	00	04/08/2008
DUPUIS HARDWARE INCORPORATED	\$0		02157/0203		11/04/1976

Building Information

Building 1 : Section 1

Year Built: 1945
Living Area: 2,595
Replacement Cost: \$313,390
Building Percent Good: 55

Replacement Cost

Less Depreciation: \$172,400

Building Attributes	
Field	Description
STYLE	Store
MODEL	Industrial
Grade	Average +20
Stories:	2
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Vinyl Siding
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Struct Class	
Bldg Use	STORE/SHOP MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	2
No. of Comm. Units	
No. of Res. Units	
1st Floor Use:	3221
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

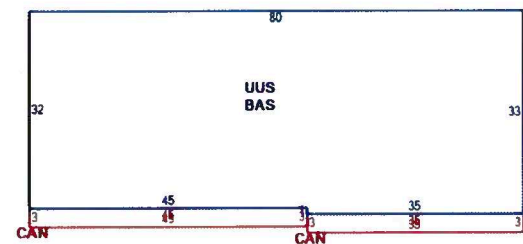
Building Photo



(<http://images.vgsi.com/photos/BiddefordMEPhotos/A00\00\61\55.jpg>)

Building Layout

UBM
(900 sf)



(ParcelSketch.ashx?pid=4356&bid=4507)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,595	2,595
CAN	Canopy	240	0
UBM	Basement, Unfinished	900	0
UUS	Upper Story, Unfinished	2,595	0
		6,330	2,595

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use		Land Line Valuation	
Use Code	3221	Size (Acres)	0.13
Description	STORE/SHOP MDL-96	Frontage	0
Zone	MSRD1	Depth	0
Neighborhood	0003	Assessed Value	\$122,500
Alt Land Appr Category	No	Appraised Value	\$122,500

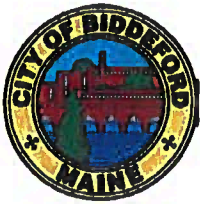
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			2200.00 S.F.	\$2,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$174,600	\$122,500	\$297,100
2018	\$174,600	\$122,500	\$297,100
2017	\$174,600	\$122,500	\$297,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$174,600	\$122,500	\$297,100
2018	\$174,600	\$122,500	\$297,100
2017	\$174,600	\$122,500	\$297,100



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
Jennie P. Franceschi, P.E., C.P.E.S.C.
205 Main Street
PO Box 586
Biddeford, ME 04005

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

- ☐ Certificate of Appropriateness – Commission Review
- ☒ Certificate of Appropriateness – Subcommittee Review

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

Applicant's/Owner's Information:

Applicant's Name: John Ritzo, Managing Member of 50 Washington Street, LLC
Applicant's Address: 40 Lambert Rd, Freeport, ME 04032
Applicant's Phone(s): 207-577-3873
Applicant's E-mail: johnny@kingpinecapital.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: 50 Washington Street, LLC
Owner's Address: 40 Lambert Rd, Freeport, ME 04032
Owner's Phone(s): 207-577-3873
Owner's E-mail: johnny@kingpinecapital.com

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

Agent's Name: John Ritzo, Managing Member
Agent's Address: 40 Lambert Rd, Freeport, ME 04032
Agent's Phone(s): 207-577-3873
Agent's E-mail: johnny@kingpinecapital.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 50 Washington Street, Biddeford, ME 04005
Project Zone: MSRDI Existing Use of Property: Store/Shop MDL-96 (3221)
Project Tax Map(s): 38 Project Lot Number(s): 346

COMMISSION Review Project Activities (Check all that apply):

Alterations and Repair

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

Additions and New Construction

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

Moving and Demolition

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

SUBCOMMITTEE Review Project Activities (Check all that apply):

Alterations and Repair

- ☒ Window and door replacement, including storms/screens
- ☐ 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: Exterior Painting -- Building has previously been painted, change color

Signage and Exterior Utilities

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

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

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

Submittal Information Checklist:

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

10 Copies of the following are required:

- ☒ Completed Application Form
- ☒ Description of Proposed Activity

10 Copies of the following are recommended or may be requested:

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

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

Signature of applicant:

DocuSigned by:
John Ritzy
6586DB25D8DA478

Date: 12/15/2020

Signature of property owner:

DocuSigned by:
John Ritzy
6586DB25D8DA478

Date: 12/15/2020

Location: 50 Washington Street, Biddeford
Applicant: 50 Washington Street, LLC
Document: Description of Work
Date: December 22, 2020

Summary

50 Washington Street, LLC (“Applicant”) purchased the subject property in August 2019. The current use of the property is STORE/SHOP MDL-96, although the building is now vacant. The prior tenant, Hoglund’s LLC, used the first floor for retail and the second floor for office and storage. The building measures 5,190 SF and consists of two floors plus a partial basement.

Applicant is currently talking with prospective tenants about leasing all or a portion of the building, but does not firm commitments. In the meantime, though, Applicant desires to begin renovating the building so it will be ready for occupancy by summer 2021. Due to its rectangular shape, a number of configurations are possible, such as subdividing the first and second floors. However, Applicant cannot commit to particular layout without first having a tenant-specific plan for the building.

In the meantime, though, Applicant is applying for permission to undertake the following:

- Paint the metal siding (front facade) and concrete block walls (sides and rear) charcoal gray and to paint the fixed metal awning black; and
- Install new windows, entrance doors, and overhead glass doors.

Current Conditions



CURRENT FACADE

The front facade of the building features yellow metal siding and a green metal awning, which houses recessed light fixtures. Two of the three original garage bays have been retrofitted with aluminum shop-style windows while the far left bay has been framed in and enclosed to fit a 36"-wide glass door with a black frame. The right side of the building has older (estimated 1960's) aluminum framed windows and doors.

The second floor (both sides) have white double-hung vinyl windows. The window openings on the right side have been significantly reduced to accommodate standard-sized double hung windows. Finally, the prior tenant hung a large sign between the second floor windows (covering the small middle window) and installed recessed lighting in the awning.

Description of Work



RENDERING OF PROPOSED WORK

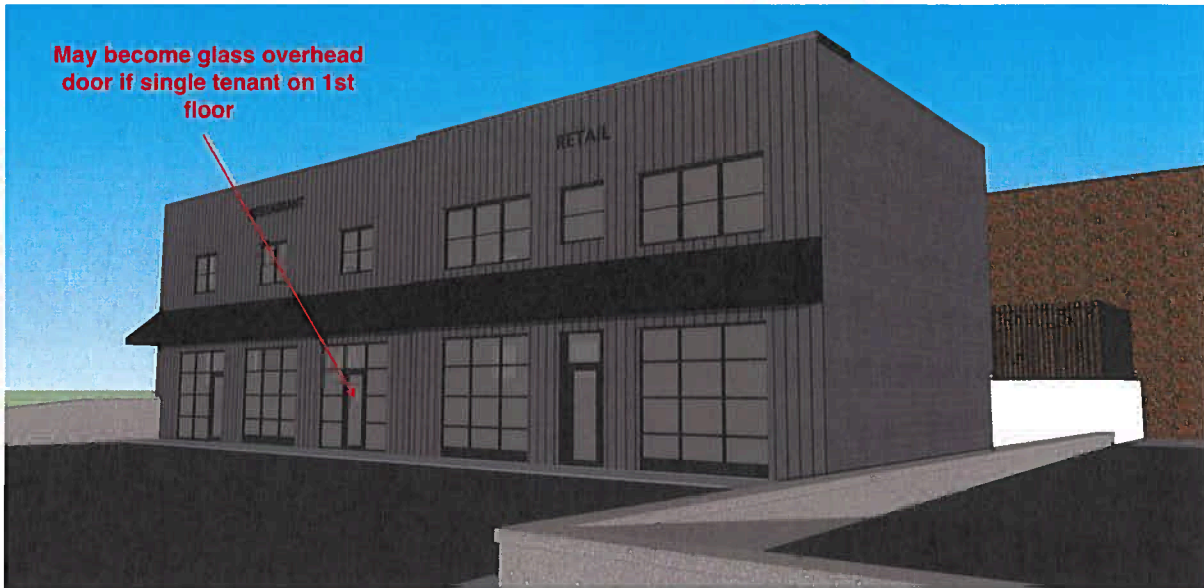
A. Painting

Applicant is proposing to paint the exterior walls charcoal gray (both metal siding and concrete block) and the fixed awning black.

B. Windows & Doors

On the left side of the first floor, Applicant is proposing to install one glass overhead door and two door/window combination units. Both the windows, doors, and overhead doors will have black aluminum frames. In the event that a single tenant leases the entire first floor, though,

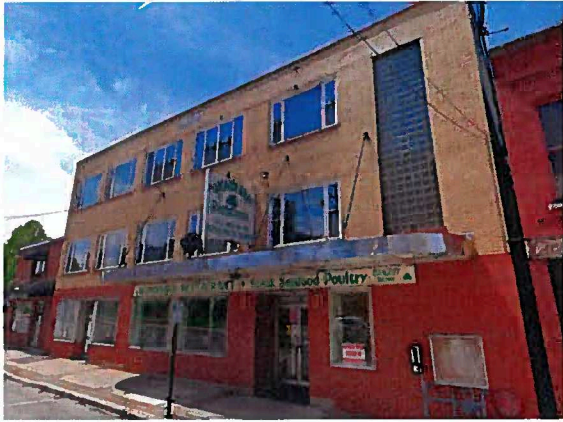
Applicant requests advanced approval to change the door/window combination unit located farthest right into an overhead glass door (see below). This option would leave two means of egress — one on each side of the building — and would be more in keeping with the original layout.



On the right side of the first floor, Applicant is proposing to install two overhead glass doors on either side of the single door.

With regard to the second floor, the majority of windows will fit the original openings, which have been preserved throughout the years. The right side window openings, though, were reduced by the prior owner to fit standard-sized double hung windows. The infill framing and insulation is currently covered by metal siding. Applicant plans to install larger windows that help restore the original proportions. The smaller windows on the left side will be double-hung while the larger windows on the right side will be fixed.

Neighborhood Photos



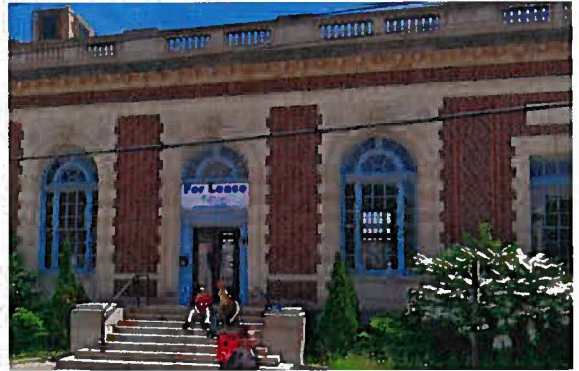
12 WASHINGTON STREET



23 WASHINGTON STREET



BACK OF DISTRICT COURT



35 WASHINGTON STREET



59 WASHINGTON STREET

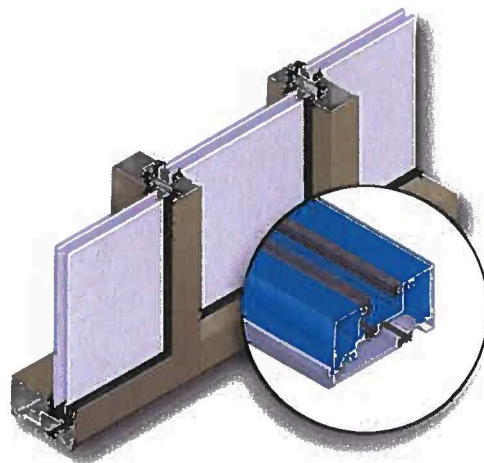


60 WASHINGTON STREET

storefront units:

Series 3000 Thermal Multiplane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

Features

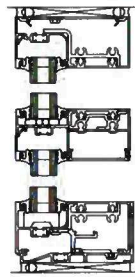
- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing



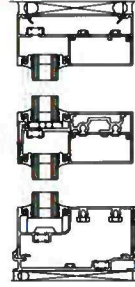
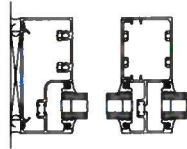
Oldcastle BuildingEnvelope®

Engineering your creativity™

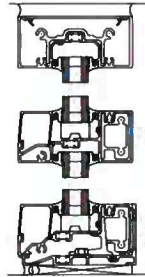
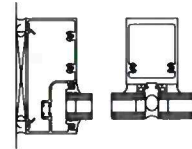
Product Details



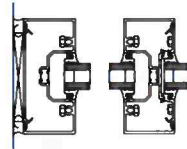
Front Set



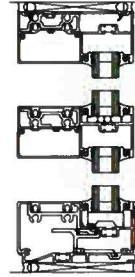
Front Set SSG



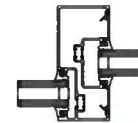
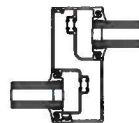
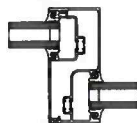
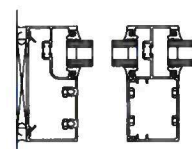
Center Set



Using center set type



Back Set



Multi Set

Performance

- Air Infiltration: <.06 CFM/SQ FT @ 6.24 PSF per ASTM E283
- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
- STC per ASTM E90:
 - 32 with clear glass (Center and Front Set)
 - 37 with laminated glass (Center Set)
 - 38 with laminated glass (Front Set)
- OITC per ASTM E90:
 - 26 with clear glass (Center and Front Set)
 - 30 with laminated glass (Center and Front Set)
- Thermal Performance per AAMA 1503 for Low-E 1" insulating glass:
 - U-factor = 0.33, CRF = 68 Captured (Front Set)
 - U-factor = 0.31, CRF = 72 Captured (Front Set SSG)
 - U-factor = 0.32, CRF = 63 Captured (Center Set)
- NFRC Certified and Thermal Performance Characteristics per AAMA 507



Oldcastle BuildingEnvelope®

5005 LBJ Freeway, Suite 1050 • Dallas, TX 75244
1-866-OLDCASTLE (653-2278) • obe.com

overhead doors:

Modern Aluminum COLLECTION



Crisp lines and sleek design formed from durable corrosion-resistant aluminum and light-filtering glass.

The Genuine. The Original.



Model 9920, (521) Black anodized finish, Satin Etched glass



The Modern Aluminum Collection doors present contemporary elegance with sleek lines while delivering maximum light infiltration into the garage space.

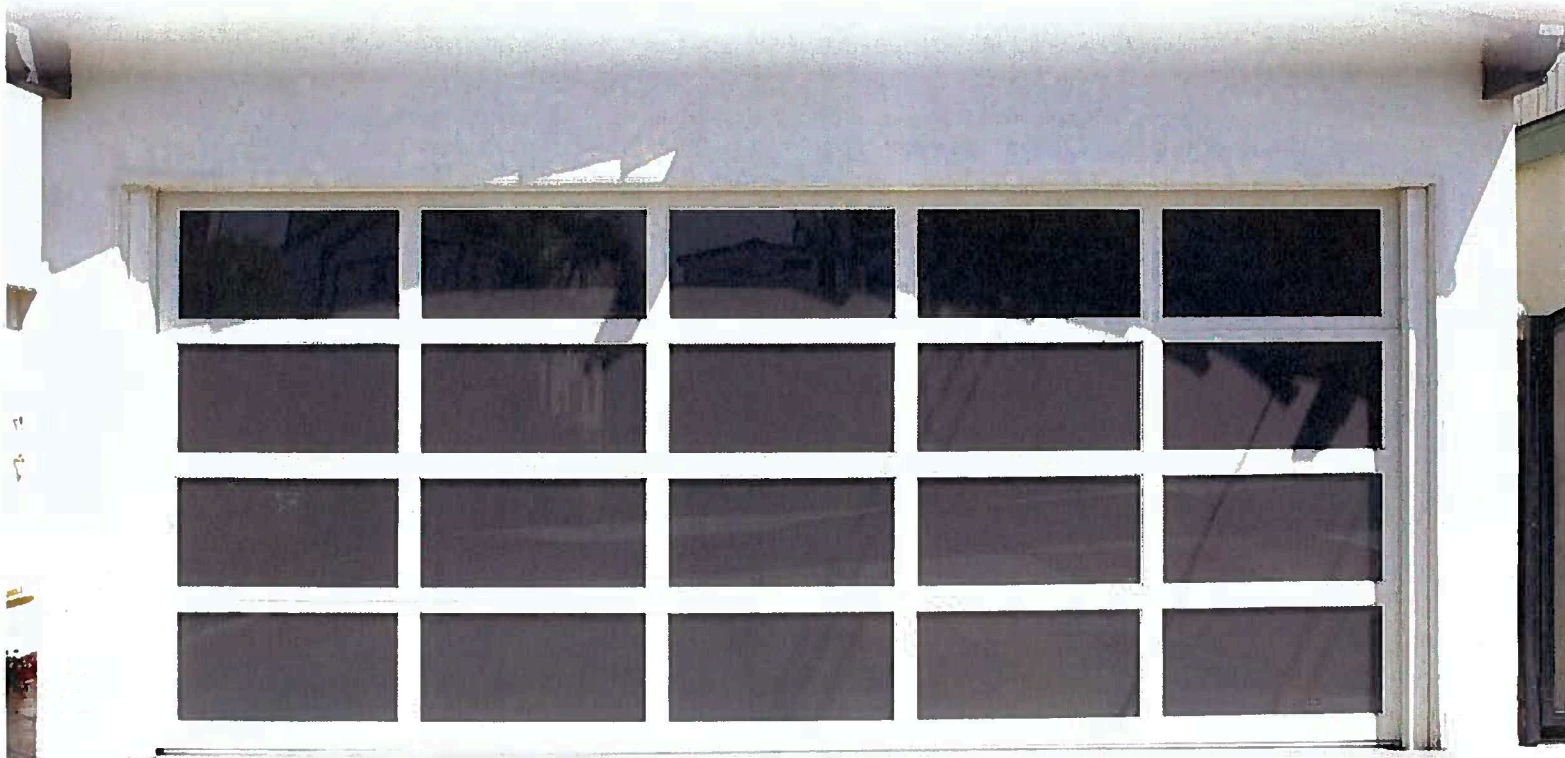
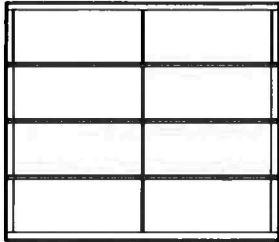


Image above: Model 9920 (521), White powder coat finish, Gray Tint glass
Cover image: Model 9920 (521), Black finish, Satin Etched glass

Door Designs

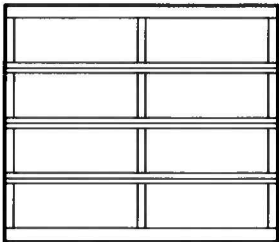
Select your door panel style and glass

1 Choose a frame option



Model 9910 (511)*
Standard frame

- Narrow rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 16' 2" wide by 16' 1" high



Model 9920 (521)*
Heavy-duty frame

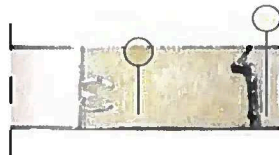
- Wide, heavy-duty rails and stiles
- An array of frame finishes and special custom options
- Door sizes up to 26' 2" wide by 20' 1" high
- Joint seal between sections for additional weather-resistance
- **Wind load and impact rated door**
Door can be built to withstand a variety of wind conditions
- Optional **polyurethane** insulation for rails and stiles up to 18' 2" wide

* Section height varies dependent on door height.

† R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

R-values† of complete Model 9920 with insulated rails and stiles

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

Note: Previous model numbers and panel styles are noted in parentheses in gray.

2 Choose a glass type

Specialty Glass

- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options: Green, Gray, Bronze

Glass alternatives

- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum



Double Strength DSB** (Standard)



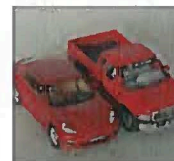
Obscure



Satin Etched



Gray Tint



Green Tint

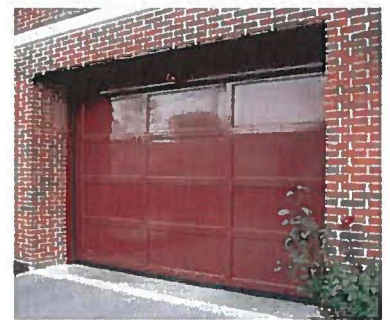


Bronze Tint



Impact Frosted Polycarbonate

Solid aluminum panels also available.



Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

** Insulated options available.

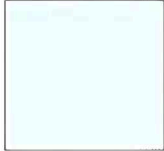
Modern Aluminum Collection

Decorative Accents

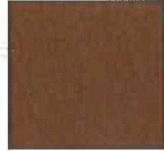
Customize your door with color

3 Choose a color:

Anodized finishes



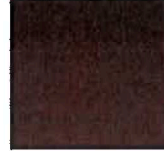
Clear (standard)



Light Bronze

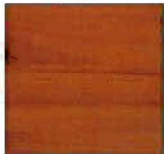


Medium Bronze



Dark Bronze

Wood grain powder coat finishes (Model 9920 only)



Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

Applicant will
special order
black powder coat
finish for frames.

RAL powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Actual color may vary slightly from brochure due to fluctuations in printing process. Color samples are available by request through your local Overhead Door™ Distributor.

4 Choose your opener



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.



Model 9920 (521), Clear anodized finish, Double Strength glass

Thermally Improved Prime Replacement Windows



Custodial Hardware assures safe operation (Ideal for schools and institutional use)

UNIVERSAL
Window and Door

Specifications

Hardware: All fasteners, screws and other miscellaneous fastening devices shall be of non-corrosive material compatible with aluminum. Balances of appropriate size and capacity to hold each sash stationary at open position are factory installed. They meet ASMA 902.2 specification, and are easily replaceable after the window is installed. Block and tackle balances are standard. Tilt-Up are available.

CERTIFICATE OF APPROPRIATENESS**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF BIDDEFORD – 50 Washington Street**

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Articles XV (Historic Preservation Ordinance) the Biddeford Historic Preservation Commission has considered the application of John Ritzo to install new windows, entrance doors, and overhead glass doors at 50 Washington Street, including supportive data, public hearing testimony and related materials contained in the record. Based on the materials submitted, Public Comment, and Staff's review and recommendation, the Historic Preservation Commission makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	John Ritzo 40 Lambert Rd Freeport ME 04032 (207) 577-3873 Johnny@kingpinecapital.com
2.	Owner of Property:	50 Washington Street LLC 40 Lambert Rd Freeport ME 04032 (207) 577-3873 Johnny@kingpinecapital.com
3.	Agent:	Same as Above
4.	Engineer/Architect/Contractor:	N/A
5.	Project Location:	50 Washington Street
6.	Project Tax Map #/Lot #:	Map 38, Lot 346
7.	Contributing Structure?	No
8.	Existing Zoning:	MSRD-1
9.	Overlay Zoning:	Biddeford Historic District
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial
12.	Uses in the Vicinity:	Commercial, Residential, Institutional
13.	Parcel Size:	0.13 acres
14.	Front Setback Required:	None
15.	Side Setbacks Required:	None
16.	Rear Setback Requires:	None
17.	Height Requirements:	Min 2 stories or 26 feet; 60 feet max.
18.	LDR Attachment A: Fess Paid:	Yes

Conclusions of Law:

The proposed project is consistent with the Biddeford Historic Preservation Ordinance, particularly the evaluation standards contained in Part III (Land Development Regulations, Article XV (Historic Preservation Ordinance), Section 11 (Evaluation standards for certificate of appropriateness).

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Historic Preservation Commission approves the Certificate of Appropriateness for the proposed project located at 50 Washington Street, summarized above and evidenced in the file in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

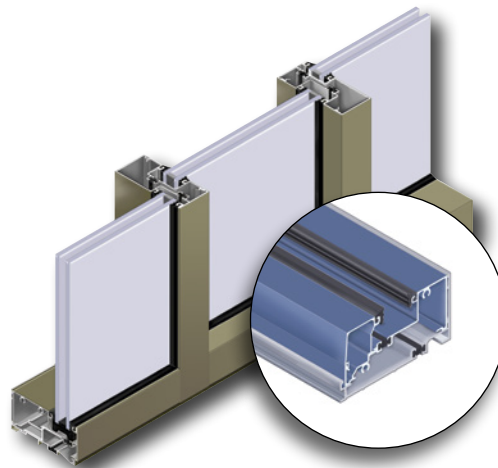
All permits must be obtained from Code Enforcement prior to beginning any work.

Historic Preservation Commission Chairperson

Date

Series 3000 Thermal Multiplane— the versatility of standard storefront systems with improved thermal performance

The Series 3000 Thermal Multiplane extends the versatility of standard storefront systems by offering **improved thermal performance** and multiple glass plane options. The Series 3000 Thermal Multiplane provides more options for head and sill anchorage, **structural silicone glazing** and a front set installation option utilizing continuous head and sill members. Designed for 1" infill, the Series 3000 Thermal Multiplane has available glazing adapters and gasket options for infills ranging from 1/4" to 1-1/8".



First Community Credit Union, St. Louis, MO
Architect: TR,i Architects

Features

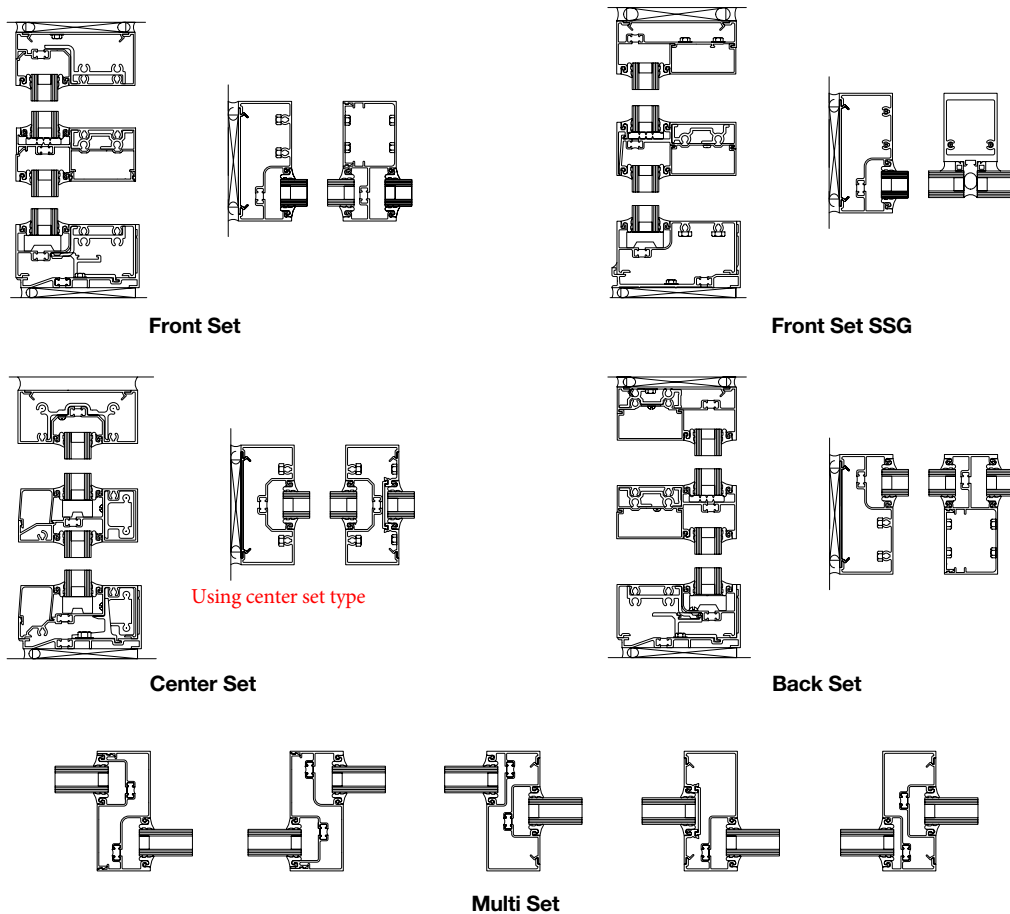
- Overall system dimensions: 2" x 4-1/2"
- Front Set, Center Set, Back Set or Multi Set glazing configurations
- Optional sill receptor requires no additional anchoring of sill member
- Optional thermally broken head anchor clip
- SSG glazing with patented funnel bridge option for Front Set
- Continuous head and sill assembly option for Front Set
- Screw spline and shear block assembly
- Outside and inside glazing options Complete
- 90° and 135° corners
- High sidelite base
- Thermally broken members with polyurethane thermal breaks
- Accommodates projected and casement vents
- Factory painted Kynar 500®/Hylar 5000® finishes, meeting all provisions of AAMA 2605
- Factory anodized finishing



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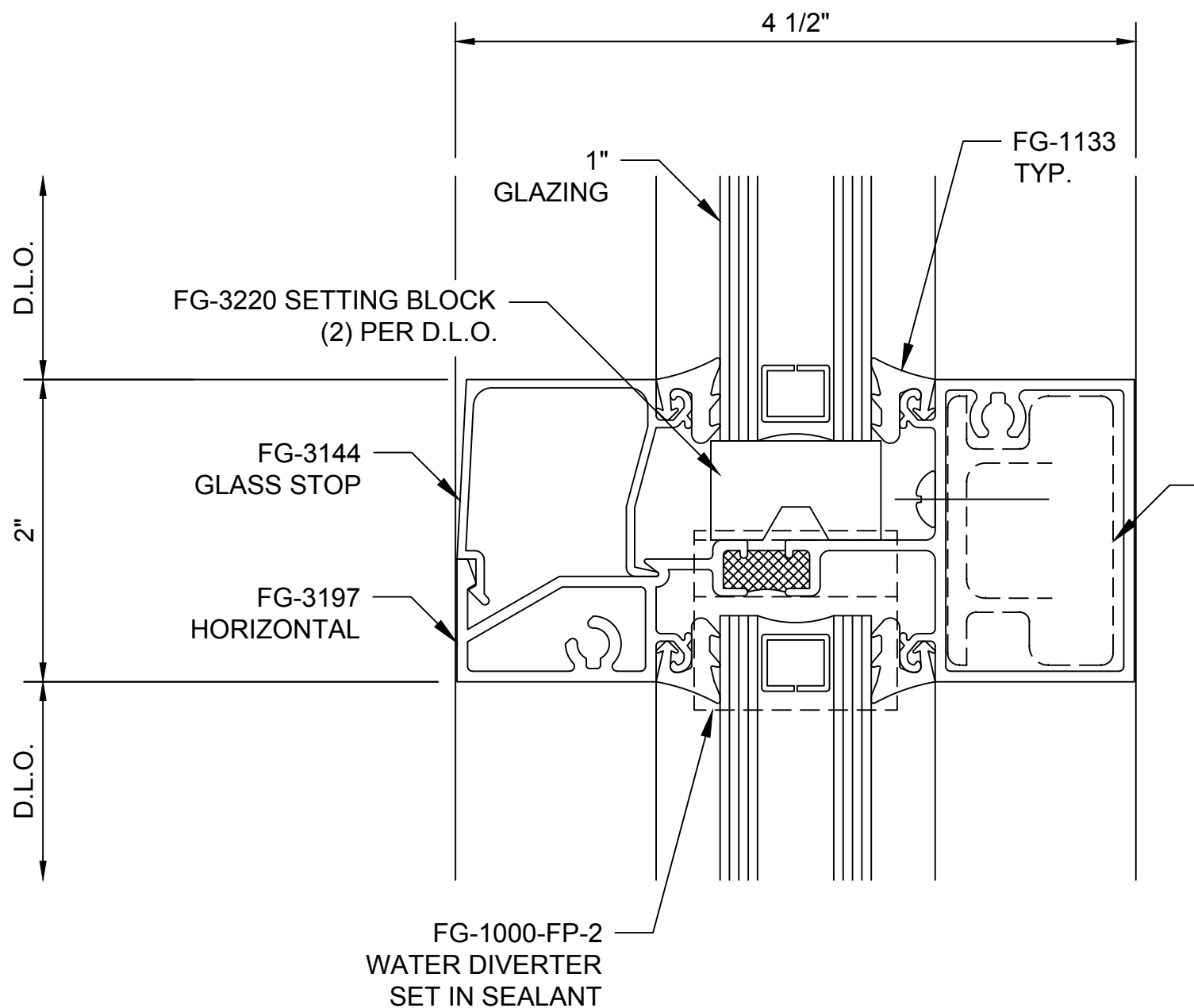
Product Details



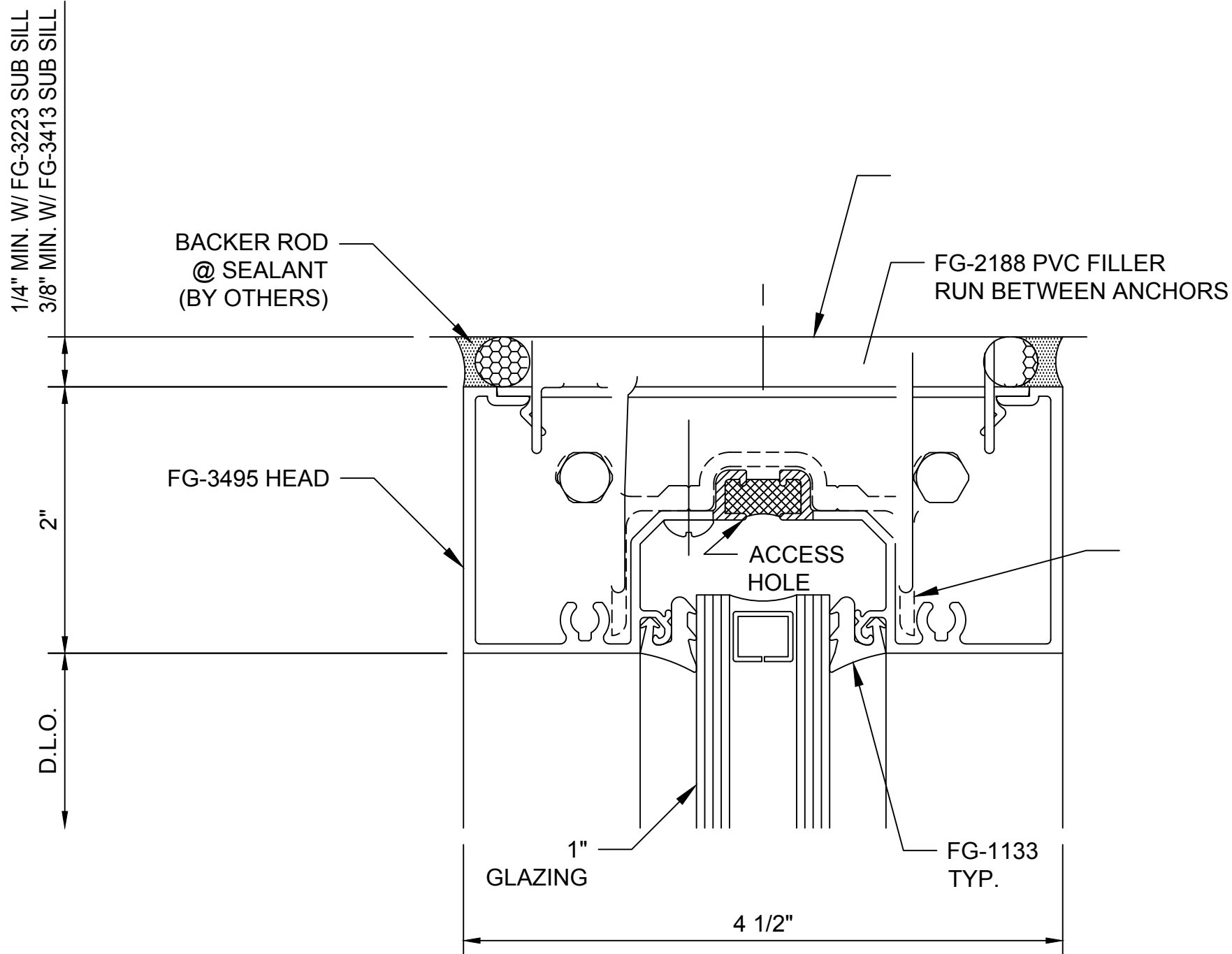
Performance

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- Static Water: 10 PSF per ASTM E331
- Deflection Load: 40 PSF per ASTM E330
- Structural Load: 60 PSF per ASTM E330
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- NFRC Certified and Thermal Performance Characteristics per AAMA 507

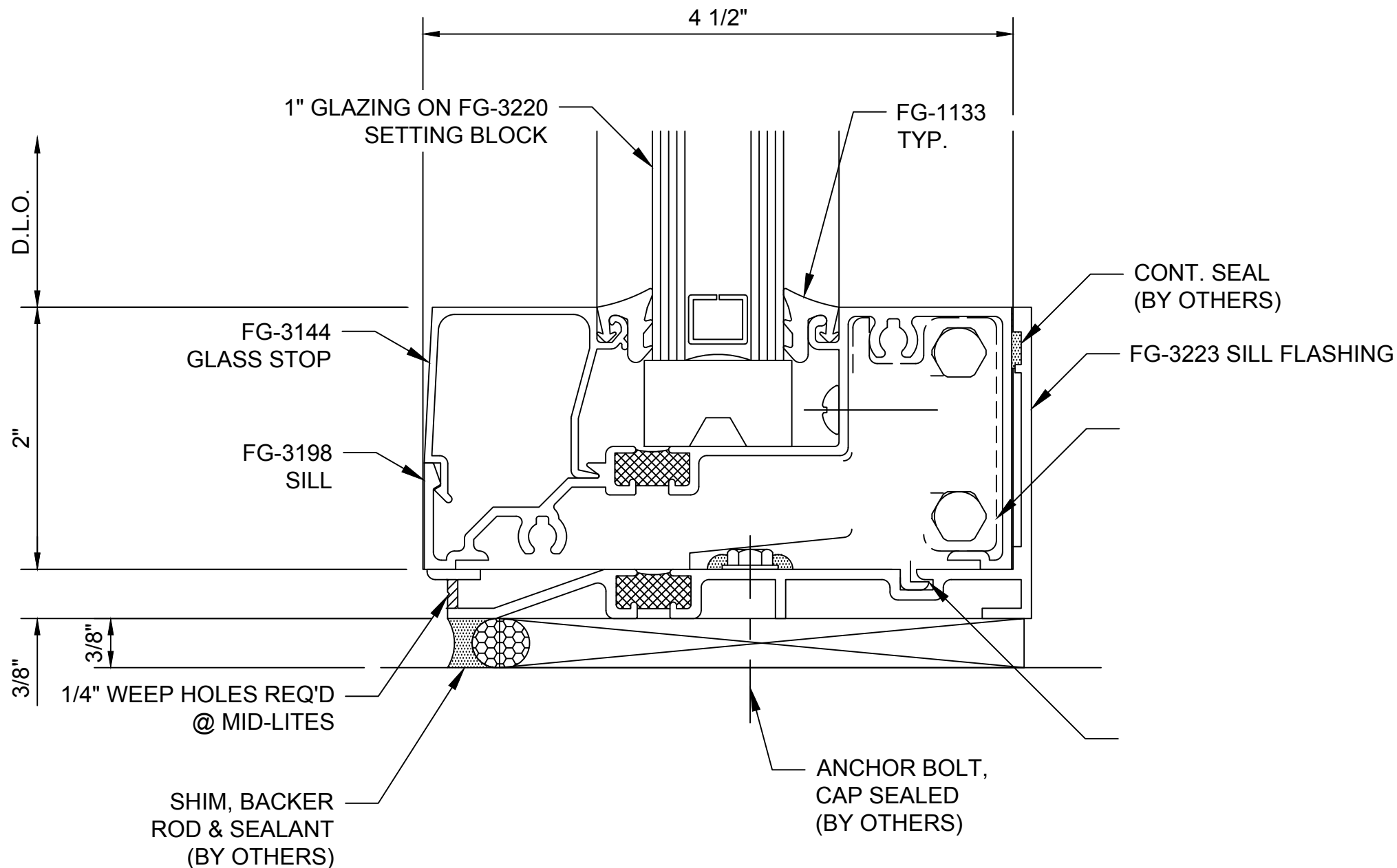




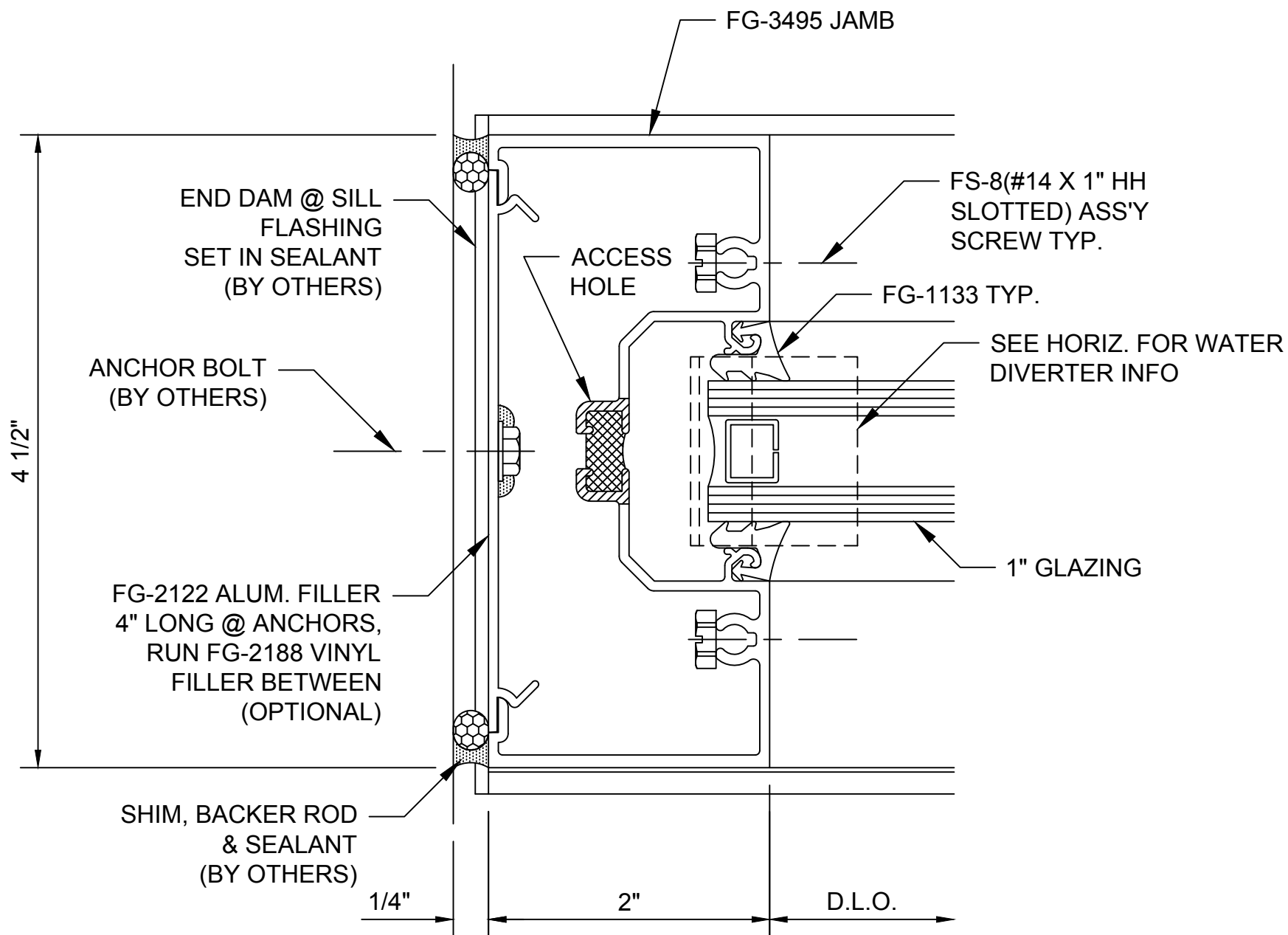
Series 3000 - Thermal MultiPlane - Center Set
Intermediate Horizontal - H0901



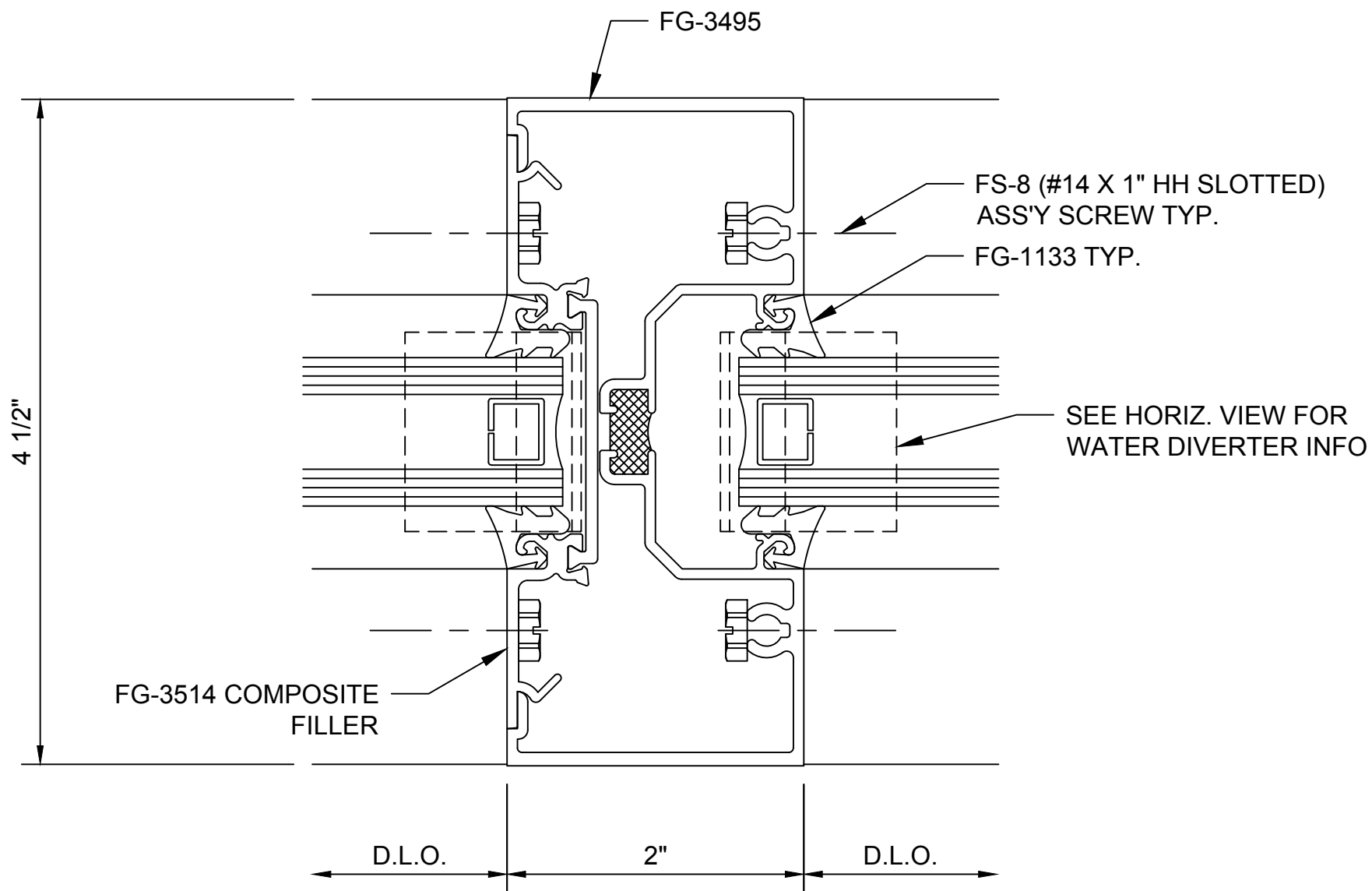
**Series 3000 - Thermal MultiPlane - Center Set
Head Horizontal - H0902**



Series 3000 - Thermal MultiPlane - Center Set
Sill Horizontal - H0903



**Series 3000 - Thermal MultiPlane - Center Set
Jamb Vertical - V0902**



Series 3000 - Thermal MultiPlane - Center Set
Typical Vertical - V0906

Location: 50 Washington Street, Biddeford
Applicant: 50 Washington Street, LLC
Document: Description of Work
Date: December 22, 2020

Summary

50 Washington Street, LLC (“Applicant”) purchased the subject property in August 2019. The current use of the property is STORE/SHOP MDL-96, although the building is now vacant. The prior tenant, Hoglund’s LLC, used the first floor for retail and the second floor for office and storage. The building measures 5,190 SF and consists of two floors plus a partial basement.

Applicant is currently talking with prospective tenants about leasing all or a portion of the building, but does not firm commitments. In the meantime, though, Applicant desires to begin renovating the building so it will be ready for occupancy by summer 2021. Due to its rectangular shape, a number of configurations are possible, such as subdividing the first and second floors. However, Applicant cannot commit to particular layout without first having a tenant-specific plan for the building.

In the meantime, though, Applicant is applying for permission to undertake the following:

- Paint the metal siding (front facade) and concrete block walls (sides and rear) charcoal gray and to paint the fixed metal awning black; and
- Install new windows, entrance doors, and overhead glass doors.

Current Conditions



CURRENT FACADE

The front facade of the building features yellow metal siding and a green metal awning, which houses recessed light fixtures. Two of the three original garage bays have been retrofitted with aluminum shop-style windows while the far left bay has been framed in and enclosed to fit a 36"-wide glass door with a black frame. The right side of the building has older (estimated 1960's) aluminum framed windows and doors.

The second floor (both sides) have white double-hung vinyl windows. The window openings on the right side have been significantly reduced to accommodate standard-sized double hung windows. Finally, the prior tenant hung a large sign between the second floor windows (covering the small middle window) and installed recessed lighting in the awning.

Description of Work



RENDERING OF PROPOSED WORK

A. Painting

Applicant is proposing to paint the exterior walls charcoal gray (both metal siding and concrete block) and the fixed awning black.

B. Windows & Doors

On the left side of the first floor, Applicant is proposing to install one glass overhead door and two door/window combination units. Both the windows, doors, and overhead doors will have black aluminum frames. In the event that a single tenant leases the entire first floor, though,

Applicant requests advanced approval to change the door/window combination unit located farthest right into an overhead glass door (see below). This option would leave two means of egress — one on each side of the building — and would be more in keeping with the original layout.



On the right side of the first floor, Applicant is proposing to install two overhead glass doors on either side of the single door.

With regard to the second floor, the majority of windows will fit the original openings, which have been preserved throughout the years. The right side window openings, though, were reduced by the prior owner to fit standard-sized double hung windows. The infill framing and insulation is currently covered by metal siding. Applicant plans to install larger windows that help restore the original proportions. The smaller windows on the left side will be double-hung while the larger windows on the right side will be fixed.

Neighborhood Photos



12 WASHINGTON STREET



23 WASHINGTON STREET



BACK OF DISTRICT COURT



35 WASHINGTON STREET



59 WASHINGTON STREET



60 WASHINGTON STREET