

City of Biddeford
Historic Preservation Commission
January 12, 2022 4:00 PM Zoom:
Jan 12, 2022 04:00 PM Eastern Time (US and Canada)
Topic: Historic Preservation Commission

Please click the link below to join the webinar:
<https://biddeford.zoom.us/j/97402147358?pwd=dHJHS0tNbUdGY2xVNWxsamtCQzlsUT09>

Passcode: 743660

Or One tap mobile :

US: +13126266799,,97402147358# or +16465588656,,97402147358#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782**

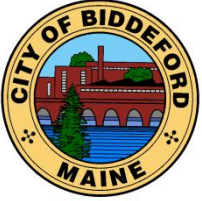
Webinar ID: 974 0214 7358

International numbers available: <https://biddeford.zoom.us/j/97402147358>

- 1. Roll Call/Declaration of Quorum & Voting Members**
- 2. Adjustments to the Agenda**
- 3. Consent Agenda**
 - 3.1. Approval of Meeting Minutes from December 8, 2021
[HPC Minutes 120821-Draft.pdf](#)
- 4. Unfinished Business**
 - 4.1. 2021.32 Review updated plans for Jason Jirele with Caleb Johnson Studio to make exterior modifications at 25 Alfred Street (Tax Map 38, Lot 402) in the MSRD-1 Zone.

[1 2021.32 HPC 25 Alfred Street Cover Letter.pdf](#)
[2 2021.32 HPC 25 Alfred Street Application.pdf](#)
[3 2021-12-22_25 Alfred Street_HPC Update.pdf](#)
[4 Evaluation of Significance.pdf](#)
[5 Historic Structure Survey Form.pdf](#)
[6 2021.32 HPC 25 Alfred St SR REV.pdf](#)
[7 Clad Westchester Double_Single Hung Product Data Sheet.pdf](#)
[8 James Hardie_HardiePlank Lap Siding_Smooth_Prined.png](#)
- 5. New Business**
- 6. Other Business**
 - 6.1. Discussion of CLG Responsibilities

[Responsibilities of the Biddeford Historic Preservation Commission.pdf](#)
- 7. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING **December 8, 2021**

4:00

Zoom

(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry, Catherine Glynn, Priscilla McGuire & Jess Muise

Staff Members: Brad Favreau & Nan Whitten

1. Roll Call/Declaration of Quorum/Voting Members (Chair opened meeting at 4:05 PM)

2. Adjustment to the Agenda

3. Consent Agenda

Approval of Meeting Minutes for November 10, 2021

MOTIONS: 4:06 PM

Schaffer: Motion-to approve the meeting minutes from November 10, 2021

McGuire: Second

Motion passed unanimously 3-0 (Schaffer, Ware, McGuire & Larry in favor)

4. Unfinished Business

5. New Business

5.1. 2021.32 HPC Review of application by Jason Jirele with Caleb Johnson Studio to make exterior alterations at 25 Alfred Street (International Order of Odd Fellows) Tax Map 38, Lot 402 in the MSRD-1 Zone.

- **Jason Jirele of Caleb Johnson Studios and Steve Cheung represented the applicant.**
- **Mr. Jirele explained that the applicant is also applying to the National Park Service for Historic Preservation Credit. They have completed and received Part 1 and are working with the National Park Service on Part 2.**
- **Once this project is approved through the Historic Preservation Commission, they will apply to the Planning Board for Site Plan Review.**
- **Mr. Jirele explained that while working with the Historic Consultant (Margaret Gaertner), there were changes to be made to the plans that had been submitted to the HPC.**
- **The Commission discussed the project with Mr. Jirele.**

- The new windows and their material, the coins on the corner of the building, the Fire Escapes being removed on Bacon Street and the asbestos siding that will be removed.
- Because the submitted plans were changed, the Commission discussed their options for deciding on this project.

MOTIONS: 5:00 PM

Motion-Schaffer- to postpone making a decision on the application for 25 Alfred Street until the next meeting pending the new plans.

Second-McGuire

Motion passed unanimously 4-0 (Ware, Schaffer, McGuire & Glynn in favor)

5.2 2021.47 HPC Review of application to make Exterior Modifications by the Biddeford Housing Authority at 66 South Street (Tax Map 38, Lot 179) in the MSRD-2 Zone.

- Guy Gagnon of the Biddeford Housing Authority & Leah Schaffer (Architect) represented the applicants.
- Mr. Gagnon described the project to the Commission. The entrance to the building is being changed from South Street to Williams Court for ease of traffic.
- The way this project will improve the corner of Williams Court and South Street was discussed.
- This structure will be going from a 2 unit to a 3 unit.

MOTIONS: Larry-to approve the Certificate of Appropriateness for 66 South Street for exterior alterations, based on the materials submitted and conditioned on the following:

- a. All permits must be obtained from Code Enforcement prior to beginning any work
- b. the 2 windows on the East Elevations to be replaced, not removed.
- c. The front entry door be trimmed out.
- d. Window "C" on the North Elevation remain as exists,

Second-Ware

Motion passed unanimously 4-0 (Larry, Ware, Glynn & McGuire in favor)

6. Other Business

- Mr. Favreau talked about the continuing project of the Commission obtaining CLG status from the State of Maine.
- He requested a brief statement as to why they are on the HPC from Priscilla, Jessica, Julie and Leah.
- He went over the Rules of Procedure and Code of Ethics of the Commission; it was agreed through the Commission, that they would not request permission from the Chair to speak with applicants, but to be recognized by the Chair to speak. The Commission does not want to become too formal.
- Guy Gagnon spoke from the public regarding the Rules of Procedure & Code of Ethics.
- Alternate members versus no alternates were discussed.
- Site Walks and that fact that the Commission will be doing more of them was discussed.
- Continuing education was discussed

MOTIONS: 6:06

Motion-to accept the Rules of Procedure and Code of Ethics as they have discussed with the small changes requested.

Second-Larry

Motion passed unanimously 6-0 (Larry, Schaffer, Glynn, McGuire, Ware & Muise in favor)

- Mr. Favreau announced that a Vice Chair needs to be chosen
- Leah Schaffer was nominated and unanimously elected.

7. Adjourn Meeting 6:09 PM

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.

Certificate of Appropriateness Application - Cover Letter

Project Address: 25 Alfred Street, Biddeford, ME 04104

Submission Date: 11-24-2021

Owner:

Biddeford Development Group, LLC
10 Free Street, 4th Floor, Portland, ME 04101
(t) 603-660-0495 (e) ypropertiesllc@gmail.com

Architect:

Caleb Johnson Studio
110 Exchange Street, Portland ME 04101
(t) 207-283-8777 (e) jjirele@calebjohnsonstudio.com

Existing Building Information:

The subject project is located at 25 Alfred Street and resides within the MSRD-1 Zone in the Downtown Historic District. The existing structure is a (4) story unsprinklered brick building that was constructed in two phases. The south half of the building was constructed in 1873 and the north half was an addition constructed in 1908. There is a common stair running along the brick party wall separating the two phases.

The building is currently unoccupied and contains a former restaurant and retail store on the 1st floor. The 2nd, 3rd, and 4th floors contained meeting rooms, a banquet hall, and Lodge Room of the Laconia Lodge, the former Independent Order of Odd Fellows group in Biddeford.

Proposed Project Information:

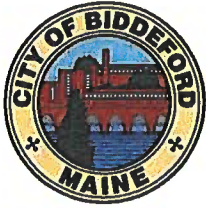
The building Owner, Biddeford Development Group, is proposing to convert the 2nd, 3rd, and 4th floor into (11) residential apartment units. The former Lodge Room located on the 3rd floor will be split into (3) lofted units with the 4th floor expanded to create the new lofts within each unit. The existing common stair will be retained and an additional rated stair tower and elevator will be added for accessibility. Both stair towers and elevator will connect to a new roof deck located on the east end of the flat roof that will not be visible from Alfred Street or Bacon Street.

Beyond the addition of the stair and elevator pop-ups for the new roof deck, the majority of exterior work is to restore the existing facades with minimal improvements to bring the building back to its former character. This includes: brick masonry cleaned and repainted, new lap siding along Bacon Street to match existing, repaint and restore any existing decorative trim, new aluminum-clad windows to match existing historic windows, and new historic wood storefronts at the ground floor along Alfred Street and Bacon Street.

The Building Owner is also pursuing Historic Tax Credits and has enlisted the services of Historic Consultant Margaret Gaertner for NPS Rehabilitation standards.

Application Documents:

1. Project Description
2. Completed "Historic Preservation Commission Application Form"
3. Photographs of Existing Building
4. Project Drawings (Architectural Plans & Elevations)



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 (\$275.00 fee)
- ☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

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

Applicant's/Owner's Information:

Applicant's Name: Jason Jirele with Caleb Johnson Studio

Applicant's Address: 110 Exchange Street, Portland, ME 04101

Applicant's Phone(s): 207-956-5169

Applicant's E-mail: jjirele@calebjohnsonstudio.com

Applicant's Legal Interest in the Property: **NA**

☐ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Biddeford Development Group, LLC

Owner's Address: 10 Free Street, 4th Floor, Portland, ME 04101

Owner's Phone(s): 603-660-0495

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

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

Agent's Name: Chris Underwood

Agent's Address: PO Box 532 Biddeford, ME 04005

Agent's Phone(s): 603-285-5902

Agent's E-mail: ydpropertiesllc@gmail.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 25 Alfred Street, Biddeford, ME 04005

Project Zone: MSRD-1 Existing Use of Property: _____

Project Tax Map(s): 38 Project Lot Number(s): 402

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: _____

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 - \$275.00
If Subcommittee review is required – \$50.00

If FULL COMMITTEE Review is required - 8 Copies of the following are *required*:

- ☒ Completed Application Form
 - ☒ Description of Proposed Activity

If FULL COMMITTEE Review is required - 8 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:



Date: 10-21-2021

Signature of property owner:



Date: 10/21/21



2ND FLOOR - LOOKING TOWARDS PROPOSED ELEVATOR



2ND FLOOR - UNIT 202



2ND FLOOR - UNIT 201



2ND FLOOR - UNIT 201



3RD FLOOR - FORMER LODGE ROOM



2ND FLOOR - EXISTING STAIR UP TO 3RD FLOOR



3RD FLOOR - UNIT 305



4TH FLOOR - EXISTING STAIR DOWN TO 3RD FLOOR



3RD FLOOR - UNIT 304

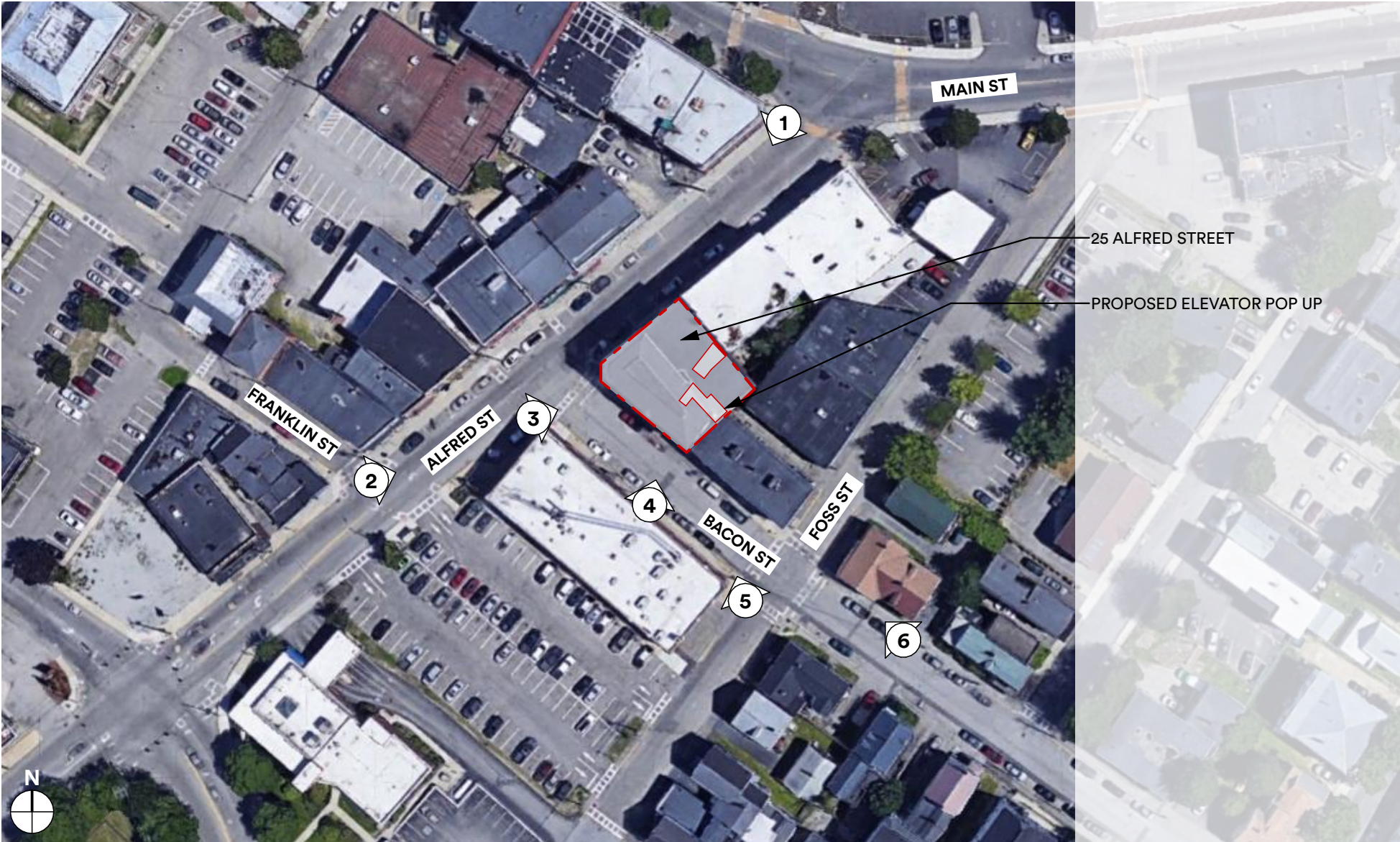
PRELIMINARY
NOT FOR CONSTRUCTION

CALEB JOHNSON
STUDIO
110 EXCHANGE ST. 2ND FLOOR, PORTLAND, ME 04101
207.283.8777
calebjohnsonstudio.com

SUBMISSIONS:		ISSUE NUMBER	
ISSUE	DATE	DESCRIPTION	ISSUE NUMBER
01	11/03/21	SPMO PRELIM SET	01

C/S PROJECT LEAD:		DATE OF ISSUE:	
JASON JURELE	12/22/21	PROJECT STATUS:	96% BID SET

LACONIA LODGE
25 Alfred Street Biddeford ME 04005



SITE AND VIEW KEY



GOOGLE STREET VIEW - CORNER OF ALFRED AND FRANKLIN



GOOGLE STREET VIEW - CORNER OF ALFRED AND BACON



1 - CORNER OF MAIN AND ALFRED



2 - CORNER OF ALFRED AND FRANKLIN



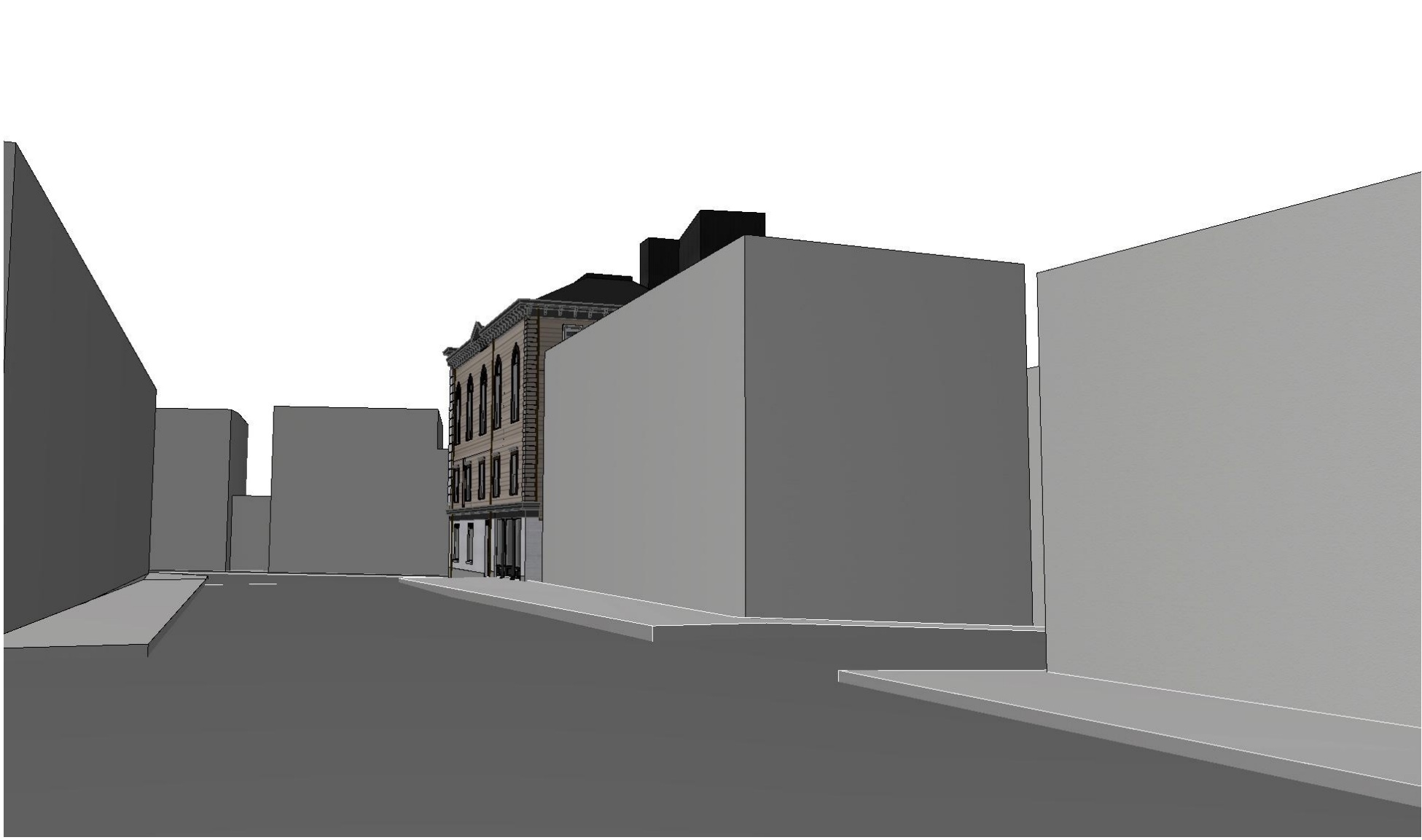
3 - CORNER OF ALFRED AND BACON



4 - ACROSS BACON STREET



5 - CORNER OF BACON AND FOSS



6 - FURTHER SOUTHEAST ON BACON

BIMcloud: bimserv25 - BIMcloud Basic for ARCHICAD 25/Commercial Studio/Laconia Lodge_20211028

PRELIMINARY
NOT FOR CONSTRUCTION

CALEB JOHNSON
STUDIO
110 EXCHANGE ST, 2ND FLOOR, PORTLAND, ME 04101
calebjohnsonstudio.com
207 283 8777

CHANGES THIS ISSUE:	
ID	DESCRIPTION

SUBMISSIONS:	
ISSUE	DATE

ISSUE NUMBER	
ISSUE	DATE

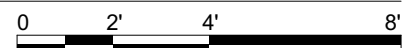
CJS PROJECT LEAD:
JASON JIRELE
DATE OF ISSUE:
12/22/21
PROJECT STATUS:
96% BID SET

LAONIA LODGE
25 Alfred Street Biddeford ME 04005

ELEVATOR POP UP MASSING
STUDY
G-008
11

1. The Secretary of the Interior's "Illustrated Guidelines for Rehabilitating Historic Buildings - Building Exterior Masonry " which is available at: https://www.nps.gov/tps/standards/rehabilitation/rehab_masonry01.htm
2. National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings which is available at <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Spalled and missing bricks will be replaced in-kind. Replacement bricks will match the existing in shape (hard edged vs. irregularly edged); dimensions; color; and surface texture. Historic Preservation staff from the City of Biddeford and the Maine Historic Preservation Commission will be invited to review and approve the proposed replacement bricks prior to installation.



1 WEST ELEVATION (ALFRED STREET)
SCALE: 1/4" = 1'-0"



EXTERIOR NOTES WITH NATIONAL PARK SERVICE REQUIREMENTS:

- Project is to follow National Park Service Historic guidelines for Historic Rehabilitation.
- Contractor and subcontractors bidding exterior work is to visit the site before providing bid.
- Windows: The existing, double-hung windows will be retained, re-glazed and repaired. All work to be in accordance with "Preservation Brief 9: The Repair of Historic Wooden Windows." The basic scope of work is as follows:
 - The sash will be numbered and mapped prior to removal so they can be reinstalled in their original locations.
 - Any failed glazing putty will be removed and replaced with new glazing putty such as Sarcos.
 - Where putty failure is extensive, the treatment will be as follows: all of the existing glazing putty will be carefully removed. Any glazing points will also be carefully removed, and the glass removed and saved for reinstallation. The old bedding putty will be removed, and the exposed wood lightly sanded (if needed). The exposed rabbet will be treated with wood preservative and finished with an oil-based primer. New bedding putty will be applied, and the salvaged glass will be reinstalled and secured with new glazing points. New glazing putty will be applied to the exterior face of the glass.
 - Any decayed areas found in the existing sash will be repaired (Dutchman) or consolidated with epoxy to match original molding profiles and design.

- The sash will be repainted: the wood will be hand-scraped to remove all failing paint to bare wood or sound paint. Bare wood will be spot-primed with an oil-based primer.
 - The sash and putty will be finish painted with two coats of best-grade exterior acrylic paint. Color to be a dark color, such as black, dark green, or brown.
 - Each sash will be rehung in its original opening. The existing pulleys will be reused and new sash ropes. Sash locks will be provided where missing.
- All storefront to be replaced with new historic wood site-built storefront. Glazing to match appearance of original 1908 construction. Refer to sheet A-401 for more information.
 - Existing exterior wood trim along Alfred Street and Bacon Street to be repainted. Any damaged or rotted wood to be patched or repaired as necessary.
 - Existing metal trim and details along roof line to be repainted and restored as necessary.

- Masonry: Masonry work is limited to spot cleaning prior to repointing, replacing deteriorated (severely spalled) bricks, and partial repointing on the west and east facades. All re-pointing work will conform, at a minimum, to:
 - The Secretary of the Interior's "Illustrated Guidelines for Rehabilitating Historic Buildings - Building Exterior Masonry" which is available at: <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>
 - National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings which is available at <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Masonry Cont'd:
Repointing of the west and east facades will be undertaken. It is estimated that 10% of the joints on the west facade and 40% on the east facade require repair. Approved samples of the facades will be cleaned with mild cleaners if required to expose clean masonry for color matching.

Each mason will be required to demonstrate joint-cutting proficiency before working on the building. The joint-cutting demonstration will include horizontal and vertical joint cutting. Only tools shown to remove the existing mortar without damaging the adjacent bricks will be approved for use on the project.

The re-pointing mortar will be a Type O, with a cement:lime:sand ratio of 1:2:9. The mortar will be required to match the color and appearance of the existing mortar. The repointing mortar will also match the existing mortar in texture, strength, joint width and joint profile.

All re-pointed joints shall match the existing joints in joint width, height, recess from the face of the wall, and tooling profile. To match the weathered appearance of existing adjacent joints, all tooled joints shall be lightly brushed with burlap or a stiff, natural bristle brush to expose the aggregate. Mockups of the proposed mortar and repointing will be reviewed. Historic Preservation staff from the City of Biddeford and the Maine Historic Preservation Commission will be invited to review and approve the proposed mortars and repointing mockups before the actual work starts for all of the work. Approved samples ("mockups") of the mortar and repointing will remain in place through the project and serve as the standard.

Any excess mortar will be removed from brick surfaces immediately. Final clean-up of the re-pointed areas will be limited to low-pressure water wash and/or a highly dilute, pH-neutral masonry wash product.

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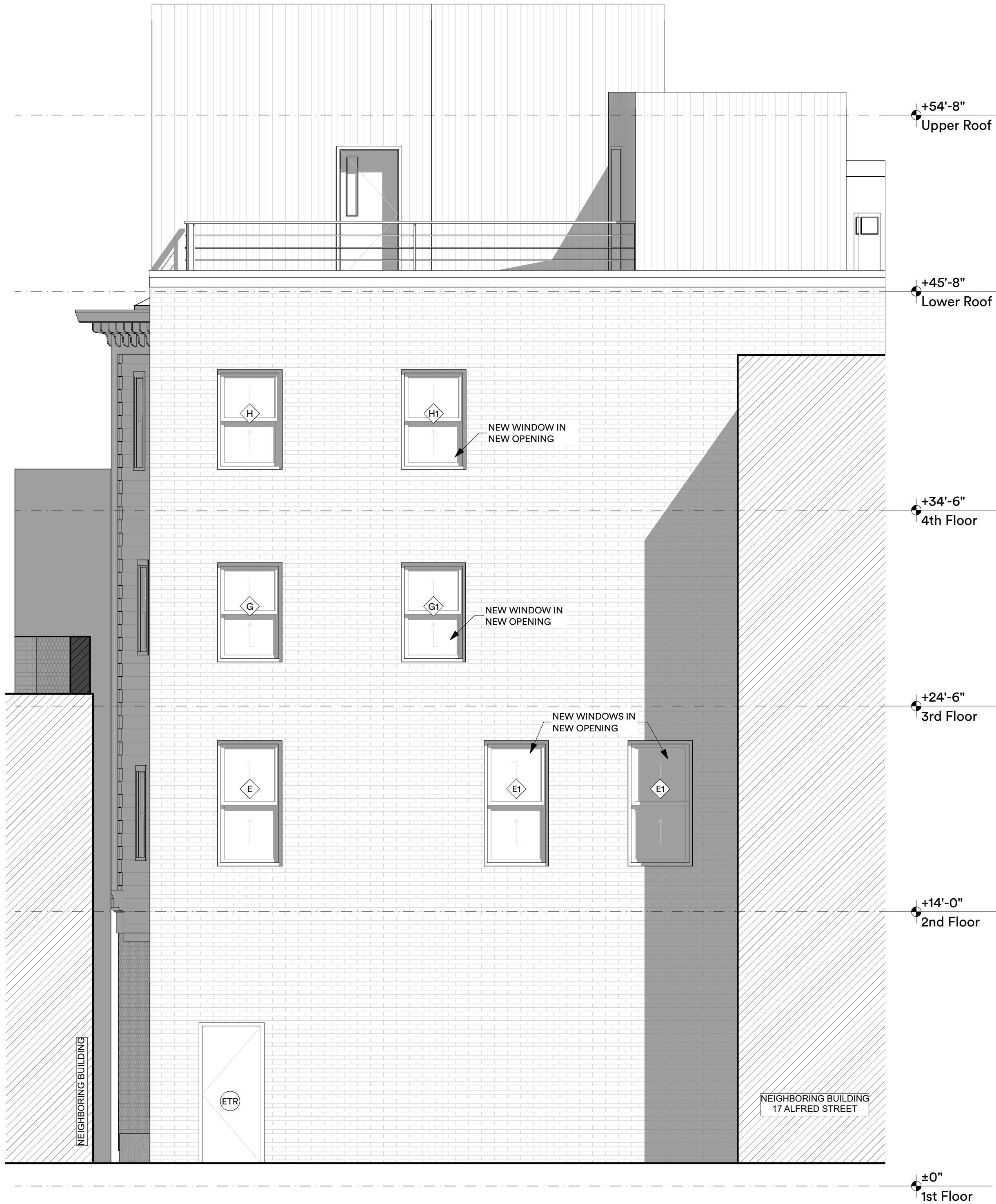
ISSUE NUMBER
CHANGE NUMBER
DRAWING NUMBER

CHANGES THIS ISSUE:		ID	DESCRIPTION
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01	11/03/21	01	SPMO PERMIT SET

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
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Masonry Cont'd:
Repointing of the west and east facades will be undertaken. It is estimated that 10% of the joints on the west facade and 40% on the east facade require repair. Limited areas of the facades will be cleaned with mild cleaners if required to expose clean masonry surfaces for color matching.

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HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number <u>44094</u>
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1. **Historic Property Name** Independent Order of Odd Fellows (IOOF) Building, Laconia Lodge
Street 25 Alfred Street
City Biddeford County York State ME Zip 04005-2512
Name of Historic District or National Register property Biddeford Main Street Historic District
☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property
2. **Nature of Request** (check only one box)
☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Margaret Gaertner Company M. Gaertner, Historic Bldg. Consultant
Street 11 Stevens Avenue City Portland State ME
Zip 04102 Telephone (917) 476-8156 Email Address margaret.gaertner@gmail.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
- Name Steven Cheung Signature (Sign in ink) [Signature] Date 9/27/21
Applicant Entity Laconia Properties, LLC SSN or TIN 86-1625322
Street 215b Main Street City Biddeford State ME
Zip 04005 Telephone Email Address ydpropertiesllc@gmail.com

NPS Official Use Only

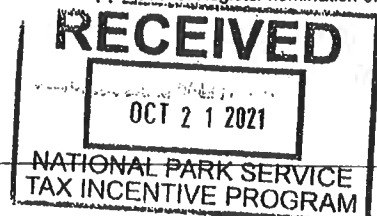
- The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:
- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date 11/3/2021
National Park Service Authorized Signature (Sign in Ink) [Signature]

☐ NPS Comments Attached



MHPC USE ONLY

041- 0398

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): UDONIA LODGE No 44 YCOF
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 25 ALFRED
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 4/98 7. SURVEYOR: Russell Wright
8. OWNER NAME: _____ ADDRESS: _____
9. PRIMARY USE (PRESENT):
- | | | | |
|--|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☒ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☒ MULTI-FAMILY <u>VACANT</u> | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER | | | |
10. CONDITION: ☐ GOOD ☒ FAIR ☐ POOR ☐ DESTROYED, DATE 1/1

ARCHITECTURAL DATA

11. 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 | |
12. 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 | |
13. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☒ 3 STORY ☐ 4 STORY ☐ 5 STORY ☐ OVER 5 ()
14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 (7)
15. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW



13-21

16. PORCH: ☐ ATTACHED ☐ FULL WIDTH ☐ ENGAGED ☐ WRAPAROUND ☐ ONE STORY ☐ SLEEPING PORCH ☐ MORE THAN ONE STORY ☐ SECONDARY PORCH
17. PLAN: ☐ HALL AND PARLOR ☐ BACK HALL ☒ 1/2 CAPE ☐ IRREGULAR ☐ CENTRAL HALL ☐ OTHER ☐ SIDE HALL
18. PRIMARY STRUCTURAL SYSTEM: ☐ TIMBER FRAME ☐ BRACED FRAME ☒ BRICK ☐ STONE ☐ BALLOON FRAME ☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME ☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER *CBS 1103*
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 *CBS 1103* ☐ 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: _____ 26. ESTIMATED DATE OF CONSTRUCTION: _____
27. DATE MAJOR ADDITIONS/ALTERATIONS: _____
28. ARCHITECT: _____ 29. CONTRACTOR: _____
30. ORIGINAL OWNER: _____
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
34. COMMENTS/SOURCES: _____

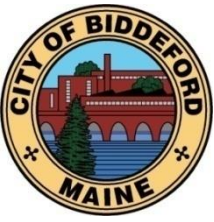
35. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO LOCATION: _____

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

2021.32

Greg D. 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, Biddeford Planning and Development

DATE: December 29, 2021

RE: ITEM #5.1 – Public Hearing – Biddeford Development Group, LLC to make interior and exterior alterations at 25 Alfred Street (Tax Map 38, Lot 420) in the MSRD-1 zone.

MEETING DATE/TIME: January 12, 2022 @ 4:00 PM

1. INTRODUCTION

As described at the December 8, 2021 meeting of the Commission, the applicant proposes to renovate the building at 25 Alfred Street, converting former lodge space into 11 residential units. Proposed exterior work will restore the building's historic character appearance.

The owner is pursuing historic tax credits, and has enlisted the services of Margaret Gaertner, Historic Building Consultant of Portland.

The January 12, 2022 appearance before the Commission will clarify questions and issues raised earlier.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Jason Jirele Caleb Johnson Studio 110 Exchange Street Portland ME 04101
2.	Owner of Property:	Biddeford Development Group LLC 10 Free Street Portland ME 04101 ydpropertiesllc@gmail.com
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	Same as applicant
5.	Project Location:	25 Alfred St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 402
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic District.
9.	Contributing/Non-contributing:	Contributing
10.	Existing Use:	Commercial
11.	Proposed Use:	Commercial and Residential
12.	Parcel Size	0.13 Acre
13.	Front Setback Required	None
14.	Side Setback Required	None
15.	Rear Setback Required	None
16.	Height Requirements	Min. 2 stories; max. 60 ft.
17.	Approvals Required:	Certificate of Appropriateness
18.	Uses in the Vicinity:	Mixed Use
19.	LDR Attachment A: Fess Paid:	Paid
20.	Other Permits Obtained:	None
21.	Historic Preservation Commission Review History:	December 8, 2021 Meeting: The notice was posted in City Hall and on the city website on December 1, 2021. Mailing notices were also sent out to all abutters within 100' on December 1, 2021 – 9 notices were sent out.

3. EXISTING CONDITIONS:

The project building is located on the corner of Alfred and Bacon streets. According to the applicant, the building was constructed in two phases in 1873 and 1908 as Laconia Lodge Number 44 of the Independent Order of Odd Fellows (IOOF). The half of the building facing Bacon Street is the older (see image below).

The Russell Wright Historic Building Survey form lists the primary stylistic category for this building as Romanesque, however, the narrative for this building in the National Register of Historic Places Registration Form for the Biddeford Main Street Historic District describes the building as Italianate.

Characteristics of Italianate style are overhanging eaves, tall, narrow windows, and cast iron decoration. The Romanesque style features round arches over windows or entries with a heavy brick or masonry façade. Characteristics of both styles are found in this building.

Historical Significance

According to the Preservation Consultant, the style is more accurately described as Classical Revival, a reaction in the late 1800s to the excessive ornamentation of the Victorian period. This style employed features found in classical architecture, such as classical symmetry and classical columns or pilasters. The style carried on the Greek Revival style from earlier in the 19th Century.

Also, the building's significance is due to its social history. The Biddeford chapter of the IOOF was the largest in Maine. The IOOF was a social fraternity devoted to caring for the sick, educating the poor, and it was the first fraternal orders to have a parallel organization for women.

The building appears to be 3 story, however, it is four stories. The tall upper windows span the third and fourth floors.

The building has been approved for the National Park Service's Historic Preservation Certification Application Part 1 – Evaluation for Significance. This approval makes the property eligible for historic tax credits. Further NPS approvals based on project proposals are pending.

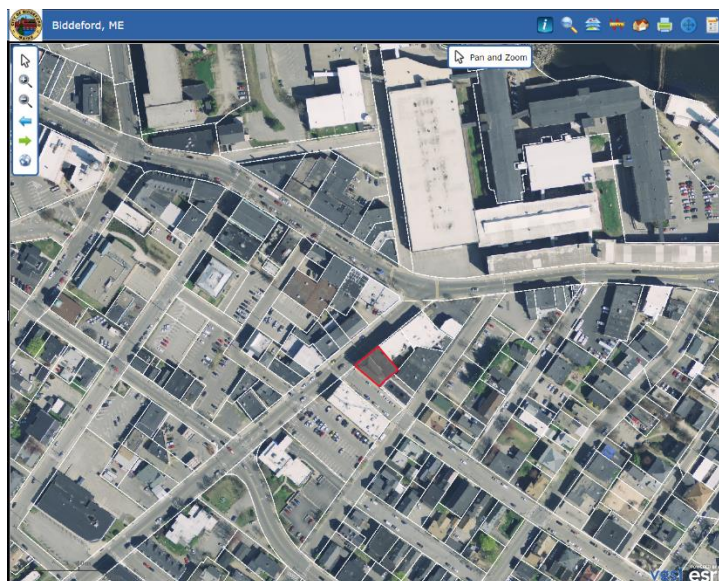
According to the Assessor's records, the building has had three owners since 1997. The present owner took possession on January 21, 2021.



The Odd Fellows Building ca. 1874. Note that only phase 1 was built at that time. Also, storefront windows are divided by muntins.

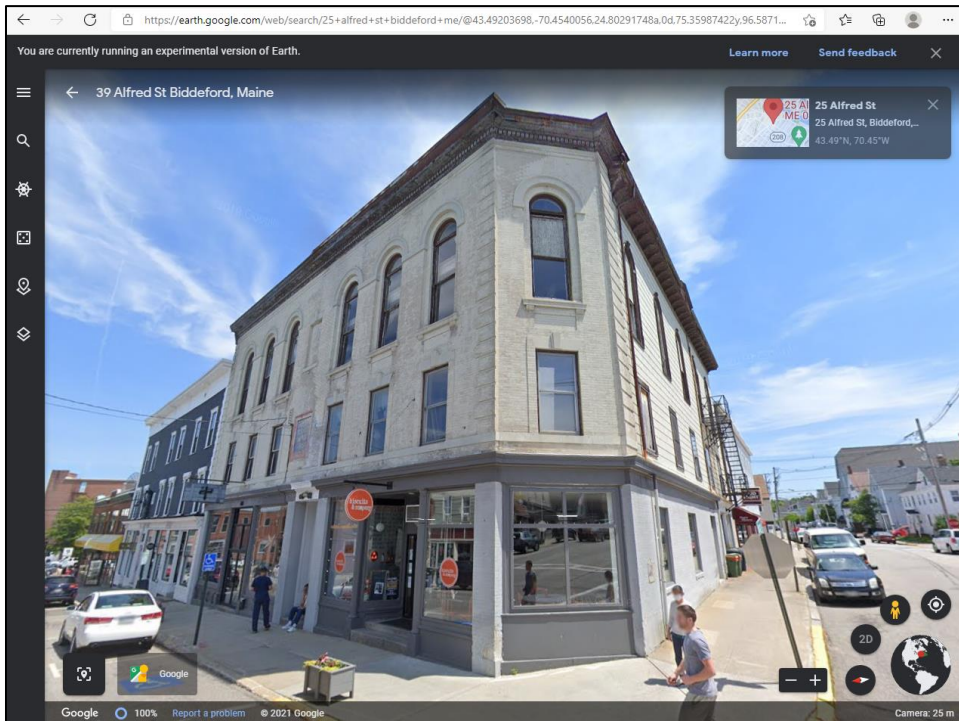
This is a contributing structure as identified by the Russell Wright Survey.

Project Location:



Source: "25 Alfred St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4406>.
Accessed Date: 11/29/2021.

Existing Conditions:



Source: "25 Alfred Street, Biddeford, Maine." 43.49° N 70.45° W. **Google Earth Street View.** Imagery Date: June, 2019. Accessed Date: 11/29/2021.



Source: "25 Alfred Street, Biddeford, Maine." 43.49° N 70.45° W. **Google Earth Street View.** Imagery Date: June, 2019. Accessed Date: 11/29/2021.

4. PROJECT PROPOSAL

The scope of proposed work includes:

- New aluminum windows
In contrast to information previously provided, existing windows on the Alfred Street façade (west elevation) will be salvaged and reused. However, new windows will be installed on the Bacon Street façade.
- New historic site-built wood storefronts.
- New doors at commercial space on the right of the Alfred Street façade (formerly Biscuits & Co.).
- New doors on Bacon Street façade
- New metal downspouts
- New fiber cement siding on Bacon Street façade (if needed)
Existing asbestos siding will be removed and the condition of underlying historic wood siding will then be assessed. Historic siding will be restored if possible, otherwise, fiber cement lap siding will be installed.
- Restore and/or replace existing wood trim to match existing
- Repair, prep and repaint brick
- Interior changes will convert former meeting rooms, banquet hall and lodge room on upper floors to 11 residential units.
- New elevator and stair tower at the rear of the building will rise above existing roofline.
The overall height of the elevator tower is proposed to be approximately 14'-6" above existing roofline. Updated renderings provided by the applicant demonstrate the visibility of this new construction from Alfred Street and Bacon Street.
- The 4th floor bisects the tall arched windows on the west and south elevation (see packet). There was a question regarding the treatment of this condition at the December meeting.

5. PUBLIC COMMENT

As of the time of this report, no public comments had been received, although abutter notices went out the same day as this report was completed.

6. STAFF REVIEW:

- a. ZONING: The use is an allowed use in the MSRD-1 Zone.
- b. 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. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. None.

7. STAFF RECOMMENDATION:

The applicant is working closely with a preservation expert to ensure the project meets the Department of Interior's Standards for Rehabilitation.

8. STAFF RECOMMENDATION

Recommend that the Historic Preservation Commission review the revised submitted application materials and considered the application for approval, approval with conditions, or denial.

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 Biddeford Development Group LLC to make proposed alterations at 25 Alfred Street,, based on the materials submitted 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. _____

Westchester Double Hung



Old world design meets modern day performance. The design of the Westchester Double Hung is historically driven with its narrow checkrail, stiles, and wide bottom rail, while maintaining the modern conveniences of hidden tilt latches, effortless operation, and superior performance in low maintenance finishes. With a complete product offering including operating double and single hung, picture, and transom configurations, the Westchester Double Hung is sure to fill any niche.

Standard Construction:

- Frame is 5/8" thick with 0.063" thick exterior cladding with integral nail fin, mitered corners that are mechanically fastened.
- Sloped sill fabricated with 0.078" thick extruded vinyl with aluminum clad exterior and wood interior. PVC endcap water management system with integral angled installation leg.
- Full 1-3/4" thick sash with stiles and rails slot and tenon joined; Checkrail joined using dovetail and thermally broken with fiberglass interlock. Narrow 2" stiles and upper sash top rail, 1-1/2" checkrail, and 3-3/8" bottom sash rail. Stiles run through the bottom and top rails. 3/4" and 1" glass thickness.
- Removable tilt in sash operated with concealed constant force balances and hidden tilt latches in the sash stiles.
- Lock and latches operated with single combination lock and tilt mechanism.
- Standard, innovative, narrow profile, removable Flexscreen.



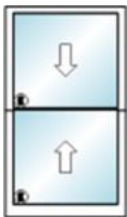
Pictured: Westchester Double Hung,
(Right) Ultra coat black interior

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

WESTCHESTER DOUBLE/SINGLE HUNG		WESTCHESTER PICTURE		WESTCHESTER TRANSOM	
Minimum Frame Width	17-1/2"	Minimum Frame Width	17-1/2"	Minimum Frame Width	15-1/2"
Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"	Minimum Frame Height	35-1/2"
Maximum Frame Width	59-1/2"	Maximum Frame Width	83-1/2"	Maximum Frame Width	95-1/2"
Maximum Frame Height	107-1/2"	Maximum Frame Height	107-1/2"	Maximum Frame Height	35-1/2"
		Maximum Sq/Ft	56	Maximum Sq/Ft	24

Performance Data:



Operating Double Hung: 47.5" x 83.5" Frame Size

AIR INFILTRATION.....0.13/0.11
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

Operating Double Hung: 59.5" x 107.5" Frame Size

AIR INFILTRATION.....0.13/0.13
WATER.....NO LEAKAGE @ 4.50 PSF
STRUCTURAL.....LC-PG30 (+30/-45)



Picture Unit: 71.5" x 107.5" Frame Size

AIR INFILTRATION.....0.02/0.01
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+55/-55)

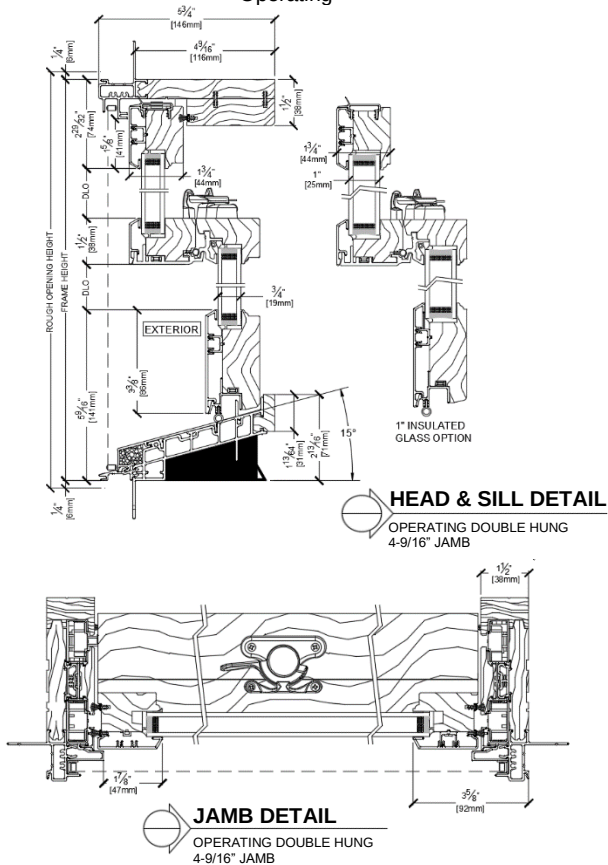
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.28	U-FACTOR.....0.28	U-FACTOR.....0.21
SHGC.....0.28	SHGC.....0.20	SHGC.....0.26	SHGC.....0.27	SHGC.....0.20	SHGC.....0.26
VT.....0.49	VT.....0.46	VT.....0.44	VT.....0.49	VT.....0.46	VT.....0.44
CR.....53	CR.....54	CR.....51	CR.....57	CR.....57	CR.....55

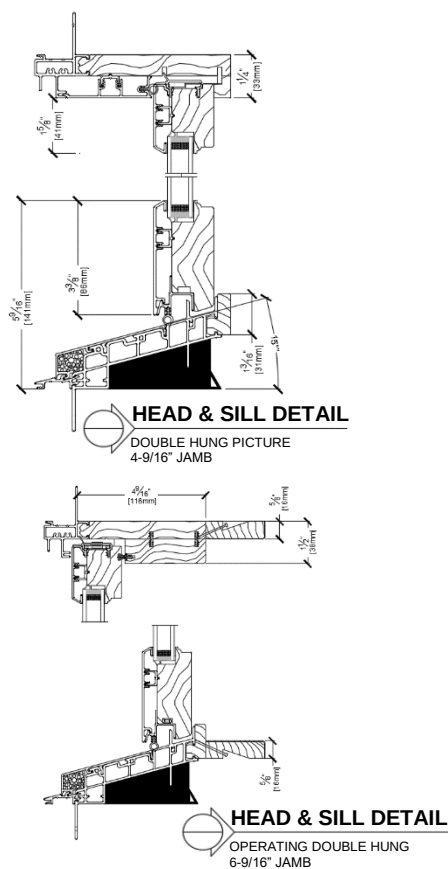
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Westchester Double/Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

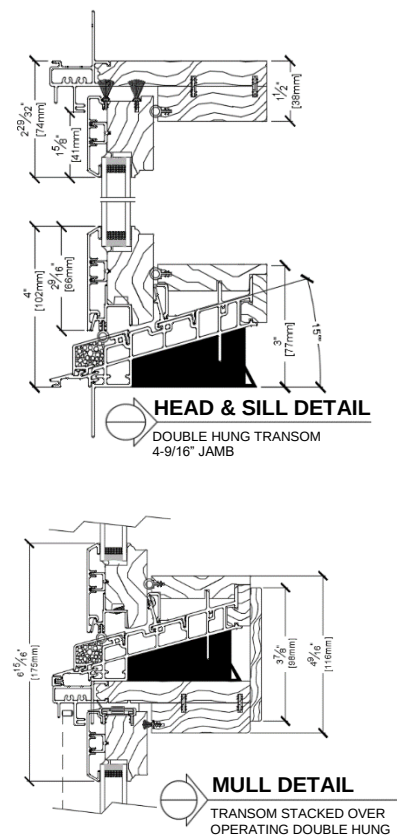
Clad Westchester Double Hung Operating



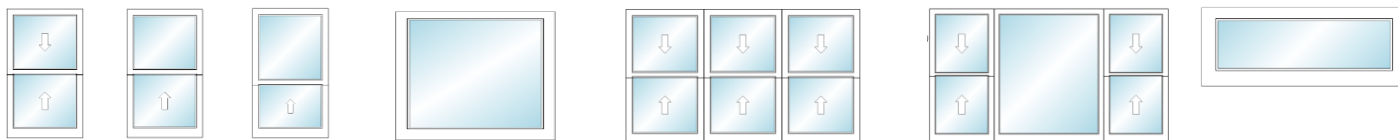
Clad Westchester Double Hung Picture



Clad Westchester Double Hung Transom



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



Typical configurations shown. Contact us for additional options.

LOCKING/OPERATING HARDWARE



Bright Brass



Matte Black

OPTIONAL LIFT HANDLES



Finger Lift



Cabinet Handle

Twelve Available Finishes:

White, Champagne, Bronze, Bright Brass, Brushed Chrome, Polished Chrome, Antique Brass, Oil Rubbed Forever Bronze, Chestnut Bronze, Matte Black, Satin Nickel, Satin Brass

Westchester Double Hung / Single Hung Additional Features

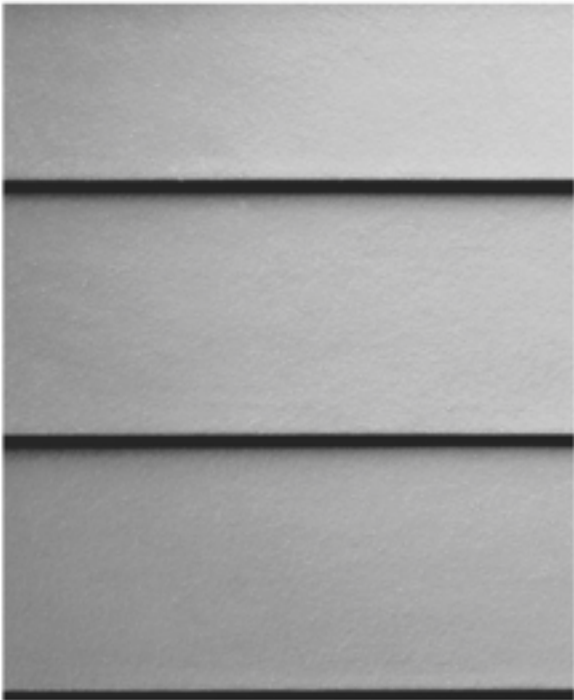
- Color Palette of 75 colors in powder coated AAMA 2605 finish. Some design collections only available in AAMA 2604.
- Extensive offering of performance glass available using black warm edge or Cardinal XL Edge spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" flat and 11/16" contour.
- 60/40, 40/60 or custom venting splits.
- Optional roll formed or extruded full or half framed screens.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

Place Business Card or
Company Information Here

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	8.25"	5.25"
EXPOSURES:	7"	4"
	12"	7.25"
	10.75"	6"
	6.25"	9.25"
	5"	8"

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Responsibilities of the Biddeford Historic Preservation Commission

Per the Ordinance Revision of August 3, 2021

See Article XV, Section 9 of the Code of Ordinances

New responsibilities:

- Provide an annual report of Commission activities to the Maine Historic Preservation Commission.
- Attend at least one informational or educational meeting, when available, sponsored by the Maine Historic Preservation Commission, pertaining to the work and functions of the Commission or to historic preservation.
- Establish written guidelines for the preservation of designated local landmarks and historic districts in decisions on requests for permits for new construction, alterations, demolition, relocation, additions, or other actions affecting listed landmarks and buildings within historic districts.

In addition to the new responsibilities outlined above, the following responsibilities have been in place since the inception of the Commission:

- Issue certificates of appropriateness for eligible activities identified in Section 10 of this ordinance.
- Conduct or administer an ongoing survey to identify historically and architecturally significant areas, sites, structures, and landmarks.
- Make recommendations for designation of landmarks or new or expanded districts to the Planning Board.
- Advise the City Council, Planning Board, and City Departments, as necessary, regarding the protection of historic landmarks and districts.
- Review and make recommendations regarding all national register proposals for properties and districts within the City.
- Assist in the development of relevant sections of the City's Comprehensive Plan pertaining to historic resources and historic preservation.
- Educate and inform the citizens and property owners in Biddeford concerning the historic and architectural heritage of the City.
- To engage in other activities in furtherance of the purposes of this ordinance