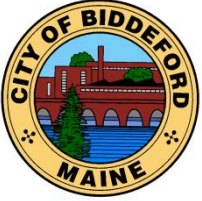


City of Biddeford
Historic Preservation Commission
January 10, 2024 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllieFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation Commission, Wednesday, January 10, 2024, City Council Chambers & Zoom

- 1. Declaration of Quorum & Voting Members**
- 2. Adjustments to the Agenda**
- 3. Approval of Meeting Minutes**
 - 3.1. Approval of Meeting Minutes from December 13, 2023
[121323-Draft.pdf](#)
- 4. Unfinished Business**
 - 4.1. 2024.01 YD Properties LLC to continue exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone.
 1. [2024.01 HPC 227 Elm St SR.pdf](#)
 2. [2024.01 HPC 227 Elm St Owner's project Description.pdf](#)
 3. [2024.01 HPC 227 Elm St Therma Tru Smooth Star S4810 Door.pdf](#)
 4. [2024.04 HPC 227 Elm St Front Door Quote.pdf](#)
 - [2024.01 HPC 227 Elm St SR.pdf](#)
 - 4.2. 2024.02 HPC Review for Rand Clark to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.
 1. [2024.02 HPC 140 Elm Street SR.pdf](#)
 2. [2024.02 HPC 140 Elm St Drawings.pdf](#)
- 5. New Business**
 - 5.1. 2024.04 Public Hearing to discuss and ask questions about exterior improvements on the property owned by Holden Real Estate Enterprises. The property for such project is located at 129 Main Street further known as Tax Map 39, Lot 386 in the MSRD-1 Zone.
 1. [2024.04 HPC 129 Main Street SR.pdf](#)
 2. [2024.04 HPC 129 Main St Drawings.pdf](#)
 3. [2024.04 HPC 129 Main St Certification Application Part 2.pdf](#)
 4. [2024.04 HPC Historic Preservation Certification Application Part 2.pdf](#)
 5. [2024.04 HPC 129 Main St Survey Form.pdf](#)
- 6. Other Business**
 - 6.1. Election of Officers: President & Vice President
- 7. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

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

HPC MEETING December 13, 2023 Meeting Minutes 4:00 (DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Julie Larry, & Allie Tobey (Alternate Member) Allie will be voting tonight in place of Catherine Mayo

Staff Members: Brad Favreau & Nan Whitten

Roll Call/Declaration of Quorum/Voting Members
(Chair opened meeting at 4:03 PM)

1. Adjustment to the Agenda-None
2. Consent Agenda

Approval of Meeting Minutes from November 8, 2022

MOTIONS: 4:03 PM

Schaffer-MOTION-To approve Meeting Minutes as submitted

Larry-SECOND Motion passed unanimously

3. New Business

3.1 2023.38 HPC The Historic Preservation Commission will hold a Public Meeting to review a project by Jean LeClerc, to replace windows and create a new dormer at 139 Alfred Street (Tax Map 38, Lot 449) in the MSRD-1 Zone.

- Mr. LeClerc represented himself
- Dormer is necessary to add for head room
- Bedrooms reduced to 2 from 3
- Roof already approved asphalt shingles CertainTeed
- Trim and windows were discussed.
- It was determined that instead of a big window added in the middle second floor to 3 awning windows.
- Stock trim detail to be added.
- Vinyl siding to be removed from rear added to front and sides in order to match.

MOTIONS: 4:16 PM

Schaffer-MOTION- To approve a Certificate of Appropriateness for Jean Leclerc to build new shed dormer at 139 Alfred Street, based on the materials submitted and conditioned on the following:

Larger center window to become awning window

Roof trim standard stock trim

All required permits be obtained prior to start of construction

Tobey-SECOND Motion passed unanimously

3.2. 2023.30 HPC Review of a project by Alex Fabish, to make exterior alterations at 48 Bacon Street (Tax Map 39, Lot 131) in the MSRD-2 Zone. The applicant appeared before this commission in October 2023. After hearing the proposal, the commission postponed decision on this project, allowing the applicant time to redesign the project to more closely match the existing porch.

- Alex Fabish represented application
- Plans redrawn in order to make them match more closely with original
- Porch depth is the same as existing.
- Brick foundation being replaced
- Finished wood ceiling on second floor is preferred; it would keep rafter tails from hanging out.
- Lattice to be added to conceal posts at grade
- Painting will take place with warmer temperatures.
- Columns will be replaced in kind (round), architectural details to be replaced in kind
- Brick stairs will be removed and replaced
- All trim to match existing to keep the integrity
- Plan is to mirror existing
- Noncontributing structure, improvements will be for safety issues.

MOTION: 4:31 PM

Schaffer-MOTION-To approve a Certificate of Appropriateness for Alex Fabish for alterations proposed at 48 Bacon Street, based on the materials submitted and conditioned on the following:

Lattice to cover foundation

Bead board installed at roof level

All permits obtained from Codes prior to start of construction.

Larry-SECOND Motion passed unanimously

3.3. 2023.34 HPC Review of a project by Alex Fabish, to rebuild front and rear porches at 16 Wentworth Street (Tax Map 38, Lot 216) in the MSRD-2 zone.

- Alex Fabish represented himself
- Porch to be replicated
- No skirt but lattice around base
- Replacement in kind

MOTION: 4:33 PM

Larry-MOTION-To approve a Certificate of Appropriateness for Alex Fabish to replace existing porch structures at 16 Wentworth Street, based on the materials submitted and conditioned on the following:

Lattice skirt on understory of structure

All Permits must be obtained prior to start of construction

Tobey-SECOND Motion Passed Unanimously

3.4. 2023.35 HPC Review of a project by Home Depot for James Anderson to replace select windows at 40 Pool Street (Tax Map 39, Lot 46/1) in the MSRD-2 zone.

- Mike from Home Depot for James Anderson represented applicant
- Subject property is the structure set far back

- Windows on 1st floor 4 in front one on each side
- No proposed trim around windows, remaining trim is fine and will stay
- Can they use 2 over 1, owner wants no grids like neighbor
- Grids are options for decorative purposes.
- Window company was a division of Anderson but sold a few years ago.
- Neighbors homes may have been updated prior to historic preservation efforts
- Improvements will be done in phases. Second floor will be down the road.
- If no grills are approved it is because house is set so far back from the street.
- The new windows will be improvement.

MOTION: 4:43 PM

Larry-MOTION-To approve a Certificate of Appropriateness for James Anderson to replace select windows at 40 Pool Street, based on the materials submitted and conditioned on the applicant obtaining all required permits prior to commencement of construction.

Tobey-SECOND Motion passed unanimously

3.5. 2023.37 HPC Review of a project by Pepperell Mill Progression, LLC to demolish a Fire Stair Structure at 2 Main Street, Building 18 (Tax Map 71, Lot 11-2) in the MSRD-3 zone.

- Megan Higgins for Pepperell Mill Progression for 2 Main Street represented application
- Fire escape being removed for safety purposed, kids climbing up and going up on the roof.
- Fire escape will be terminated at the brick
- Bolts will stay in the brick be filled in mortar as they fall out.
- Fire Escape is no longer required due to egress windows being added.
- Condition-patching using historic mortar

MOTION: 4:49 PM

Schaffer-MOTION-To approve a Certificate of Appropriateness for Pepperell Mill Progression, LLC to remove existing fire escape at 2 Main Street, Building 18, based on the materials submitted and conditioned on Historic mortar being used to make repairs to masonry and all permits must be obtained prior to beginning construction.

Larry-SECOND

Motion passed unanimously

3.6. 2023.39 HPC Review of a project by Two Tractor Guys to a single-family residential structure on Summer Street, house number still to be assigned (Tax Map 39, Lot 27-1) in the MSRD-2 zone.

- Aaron Gregory of Two Tractor Guys represented the applicant
- Modular home is planned
- Very small lot
- Smaller windows are kitchens & bathroom
- Ledge on lot so house cannot be pushed further back
- Jack hammer will help put foundation in
- Custom built modular due to size
- Larry concerned with interaction at sidewalk no transitional space
- Blasting not allowed due to vicinity of abutting structures

- Larry asked about flipping the floorplan, it will give room for a stoop or something
- Applicant has not looked into it, does not think it will be an issue
- Code may not approve roof over door due to how close house is to road
- Single family home
- Schaffer feels windows are tough for her.
- Larry is troubled by different heights of all the windows, would like to see same height windows for rhythm and pattern.
- Schaffer sees different header height on first floor
- Vertical windows are preferred over horizontal
- Create a better balance using windows
- From left side of lot 10'-15' retaining wall so that side cannot be seen from road. Right side can easily be seen from street.
- No window on side where slope is, use same principal on windows, center them so that they are lined up correctly.
- Ratio of openings to solid wall things should be symmetrical, creating rhythm and balance
- Historic look being emulated, historic structures are usually more balanced
- Fix shear wall at entrance
- Different siding on lower part, other ways to break up wall to glass ratio were discussed.

MOTION: 5:28 PM

Larry-MOTION-Postpone until resubmittal

Schaffer-SECOND

Motion passed unanimously

3.7. 2023.36 HPC Review of a project by Jeffrey Purser to complete exterior renovations at 30 Green Street (Tax Map 38, Lot 258) in the MSRD-2 zone.

- Jeffrey Purser represented application
- Purchased house a few months ago.
- No maintenance in over 20 years
- Windows falling apart
- Awning windows on top and smaller windows below. He would like to replace windows with 4 double hung windows who neighbor his property.
- Add historic trim around windows all installed at one time.
- Sides of house same trim with casement windows on second story for egress.
- Replacement windows would all be at the same height and would be longer.
- Basing new windows on clues to original window sizes.
- Board expressed appreciation to applicant for strong application and presentation, good example.
- All second story windows would be the same size.
- He is putting a window back in on the side where one was boarded up previously.

MOTION: 5:41 PM

Schaffer-MOTION- To approve a Certificate of Appropriateness for Jeff Purser install replacement windows at 30 Green Street, based on the materials submitted and conditioned on the applicant obtaining all required permits prior to commencing construction.

Larry-SECOND

Motion passed unanimously

4. Other Business

4.1 Election of Officers for 2024

Jeff & Catherine have both resigned from the Board

Erin has not responded to requests to reapply

Shannon Chisolm will be appointed next month to fill Jim Flint's seat

Due to absences, Election will take place next month

4.2 Favreau passed out house plans for Rand Clark who would like to appear before the Board in January. Board would like to see cut sheets and notes explaining what is planned.

4.3 Favreau proposed moving the meeting to 5 or 6 the attending members did not have a Problem and felt going later would be preferred for the applicants. Next month will be 4:00 PM but will choose a time to reschedule on going meetings.

MOTIONS 6:11 PM

Larry-MOTION-To adjourn

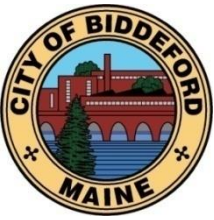
Schaffer-SECOND Motion passed unanimously

Meeting adjourned at 6:12 PM

Chair: Historic Preservation Commission

Date

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



2024.01

CITY OF BIDDEFORD PLANNING DEPARTMENT

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

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

FROM: Brad Favreau, Biddeford Planning and Development

DATE: January 2, 2024

RE: **ITEM #3.1 – Public Hearing – YD Properties LLC** to continue exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone.

MEETING DATE/TIME: **January 10, 2024 @ 4:00 PM**

1. **INTRODUCTION**

The applicant appeared before this commission in October, 2023 to describe exterior alterations already made to this circa 1873 multi-family building as part of Biddeford's Density Bonus Program. This commission granted conditional approval for this work (see Certificate of Appropriateness for details).

At that time, the commission requested additional details pertaining to the proposed rebuild of the front porch and new front door be provided before approval could be granted for that work. The applicant appears now to describe that new work.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Steve Cheung YD Properties P.O. Box 532 Biddeford ME 04005 ydpropertiesllc@gmail.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	N/A
5.	Project Location:	227 Elm St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 205
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Parcel Size	0.14 Acre
13.	Front Setback Required	15'
14.	Side Setback Required	10'
15.	Rear Setback Required	10'
16.	Height Requirements	Max. 3 stories or 35 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:	Oct. 2 2023 Meeting: Posted on the city website on Oct 4, 2023. Abutters within 100' sent notices on Oct 4, 2023 – 12 notices sent out.

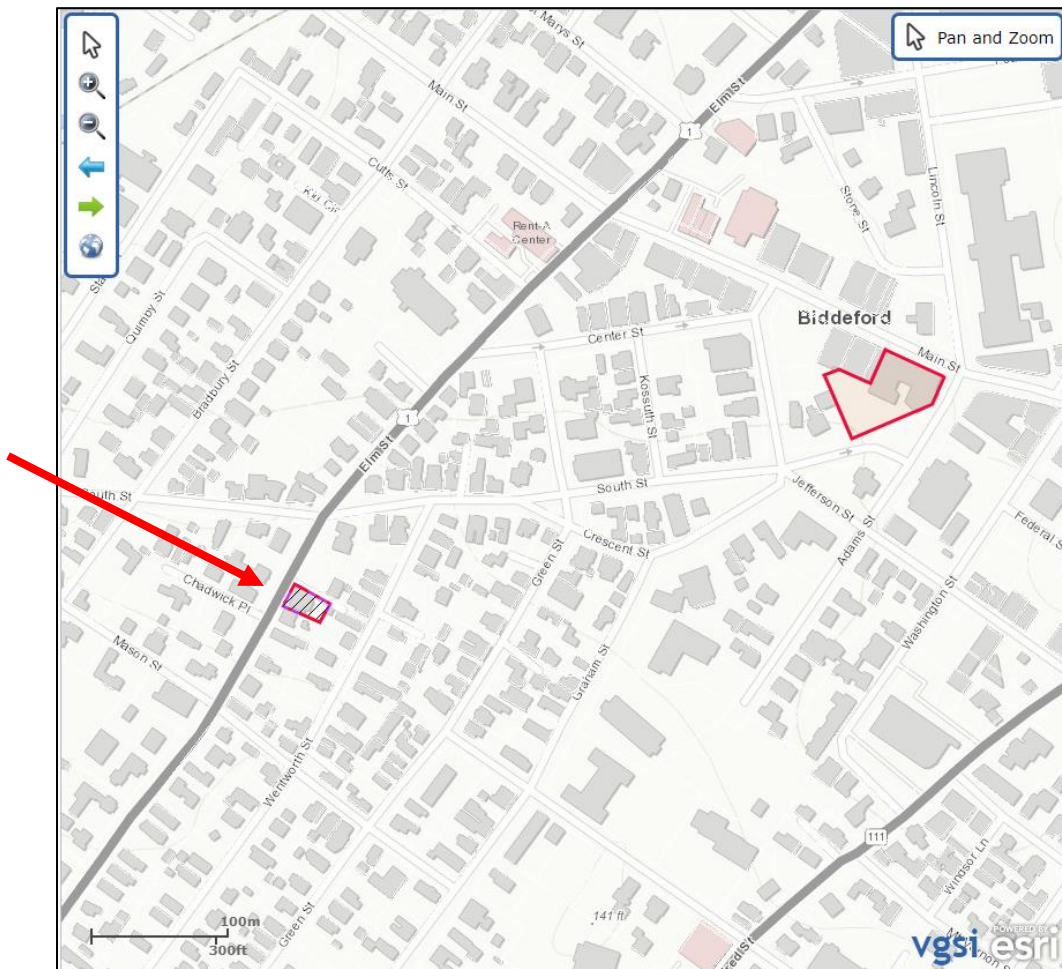
3. EXISTING CONDITIONS:

The existing structure is a three-bay, three story building with a gambrel roof. According to the Kleinfelder Survey:

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

Because of its location at the corner of Elm Street and Wentworth Lane, this is a highly visible structure on all sides.

Project Location:



Source: "227 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4218>.

Accessed Date: 10/2/2023.

Existing Conditions:

The property as it appeared circa 2010:



Source: "227 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4218>.
Accessed Date: 10/2/2023.

The property in 2024:



Existing Conditions



Existing conditions at porch



Existing conditions at front door

4. PROJECT PROPOSAL

At this time, the applicant proposes to:

- Rebuild the front porch to match existing, and;
- Replace the existing front door.

New Porch:

- The overall dimensions of the new porch will match dimensions of the existing conditions at 12' – 4" wide by 5' – 6" deep by 8' – 0" high.
- All lumber will be pressure treated.
- Posts will be 4x4, balusters will be 2x2, decking will be 2x6.
- Existing columns will be repaired and repainted.
- The roof of the porch will be re-sheathed, and new architectural shingles will match roof of main structure.

New door:

Will be Therma-Tru, two panel Craftsman style with rectangular lite and twin sidelites.

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-2 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;*

Will continue as residential building, with three new units added.

- 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;*

No historic material or feature will be removed or altered.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

New porch materials will match existing. New Craftsman-style door will replace existing full-view, two-leaf door. Composition and visual qualities of new door will differ from existing conditions. No visual evidence of original entry is available.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

7. STAFF REVIEW:

Some integrity of this building had already been compromised prior to any work associated with this project. No visual change will take place with regard to the porch reconstruction. However, the use of Craftsman style door and sidelites may be out of context.

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.

9. SAMPLE MOTIONS

A. *Motion to approve a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street, based on the materials submitted and conditioned on the following:*

- a. All permits must be obtained from Code Enforcement prior to beginning any work;
- b. _____.

B. *Motion to deny a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street, based on the following:*

- a. _____.
- b. _____.

C. *Motion to postpone a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street until the following additional information or materials can be provided:*

- a. _____.
- b. _____.



- Guardrail Height 43" - will stay the same
- Balluster spacing 3.5" - will stay the same
- Grade to top of deck boards 47" - will stay the same
- Stringers total run 54" x total rise 35.5" - " "
- Stair rise 7.5" x 11" run
- Deck measures 12'4" x 5'6"



- Roof framing to remain - new sheathing - Architectural shingles
- Columns will be repaired + painted in white
- All lumber will be pressure treated
- New graspable handrail in existing location
- No lattice Planned



Smooth-Star®

Style No. S4810 | Craftsman Lite 2 Panel Shaker Flush-Glazed | Glass Name:
Clear 1 Lite No Grid

★★★★☆ 3.3 (16) [Write a review](#)

Overview

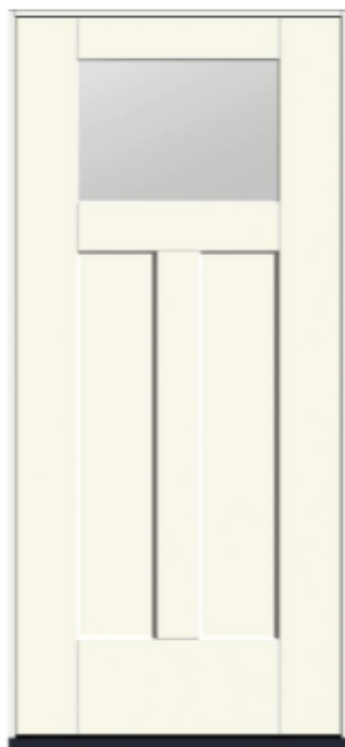
Features &
Literature

Reviews &
Questions

Where to Buy

Design Your
Door

Order Finish
Samples



PAINT OPTIONS



AVAILABLE SIZES



LITERATURE

[Full-Line Catalog](#)

[Door System Brochure](#)



LANSING
BUILDING PRODUCTS

QUOTE EXPIRES

Quote Not Certified

Distributor Customer Quote
Detail

BILL TO:

LANSING PORTLAND ME
PO BOX 6649
PO BOX 6649

SHIP TO:

LANSING PORTLAND ME
401 RIVERSIDE STREET

PORTLAND

ME 04103-0000

Phone: 804-266-8893

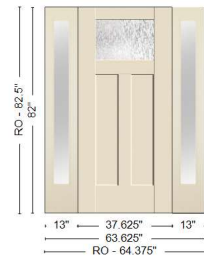
Fax: 8042616743

Phone: 207-797-9345

Fax:

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5730550	1141369	227 Elm st bidd	10/24/2023	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
Steve	None	Whse Delivery	Unknown Area		
CLERK		JOB NAME	MESSAGE		
KHF	- Kelli Fifield	227 Elm st Bidd			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Smooth-Star , Unit Size 63.625 x 82, RO 64.375 x 82.5 Unit 1, 3: Call Width = 12, Call Height = 68, Frame Width (Inches) = 13, Frame Height (Inches) = 82 Unit 2: Call Width = 30, Call Height = 68, Frame Width (Inches) = 37.625, Frame Height (Inches) = 82 Unit 1, 3: Clear Unit 1, 3: Smooth-Star Sidelite Glass = Clear, Flush-Glazed Sidelite = Yes, Sidelite Glass Option = Tempered (Std) Unit 2: Clear, Flush-Glazed = Yes, Tempered Low-E Unit 2: Smooth-Star Sidelite Glass = Clear, Flush-Glazed Sidelite = Yes Program = None Overall Frame Width (Inches) = 63.625, Overall Frame Height (Inches) = 82 S4810 Hinge Direction (As Viewed From the Outside) = Hinge Left, In-Swing, Shelf Option = No Duraplast Composite Vinyl, 6 9/16", Mill Composite Adjustable Sill, Sill Pan (Recommended for Proper Installation) = Yes Bore Lockset & Deadbolt, Brush Nickel Ball Bearing Premium Paint and Stain = Harvey, Painted Both Sides = Copper, Sidelite Painted Both Sides = Copper None Fast Track = No S2000SL SL Impact Rated Panel = No Mulls 1: Vertical Factory 0" thick, 82" length Mulls 2: Vertical Factory 0" thick, 82" length White Cap Flat Casing w/J-Fin	1	\$3,642.73	\$3,642.73



Room Location: None Assigned

Pricing Details

Unit 1 Therma-Tru Side Lite Charge	\$398.61
Unit 1 TT Painted SL Charge	\$245.22
Unit 2 Therma-Tru Deadbolt Bore	\$17.20
Unit 2 Sill Pan	\$88.46
Unit 2 TT Hinge Charge	\$29.54
Unit 2 TT Painted Charge	\$400.77
Unit 2 Therma-Tru Slab Charge	\$745.47
Unit 2 Therma-Tru Door Sill Charge	\$155.55

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5730550	1141369	227 Elm st bidd	10/24/2023	Quote Not Ordered	Charge
ORDERED BY		STATUS	SHIP VIA	DELIVERY AREA	
Steve		None	Whse Delivery	Unknown Area	
CLERK		JOB NAME		MESSAGE	
KHF - Kelli Fifield		227 Elm st Bidd			

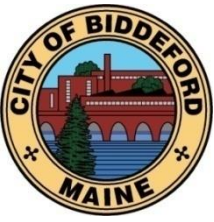
Unit 3 Therma-Tru Side Lite Charge	\$398.61
Unit 3 TT Painted SL Charge	\$245.22
Wrapping TT Casing Charge	\$144.26
Wrapping Therma-Tru Frame	\$773.84

****Note:** Delivery charges may apply and are not included on this quote.

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the ordering party prior to bidding or ordering of materials. Harvey Windows and Doors is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to terms and conditions. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job.

SUBTOTAL:	\$3,642.73
LABOR:	\$0.00
TAX:	\$0.00
ORDER TOTAL:	\$3,642.73

CUSTOMER SIGNATURE _____ DATE _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

2024.01

Historic Preservation Commission.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Biddeford Planning and Development

DATE: January 2, 2024

RE: **ITEM #4.1 – Public Hearing – YD Properties LLC** to continue exterior alterations at 227 Elm Street (Tax Map 38, Lot 205) in the MSRD-2 zone.

MEETING DATE/TIME: **January 10, 2024 @ 4:00 PM**

1. **INTRODUCTION**

The applicant appeared before this commission in October, 2023 to describe exterior alterations already made to this circa 1873 multi-family building as part of Biddeford's Density Bonus Program. This commission granted conditional approval for this work (see Certificate of Appropriateness for details).

At that time, the commission requested additional details pertaining to the proposed rebuild of the front porch and new front door be provided before approval could be granted for that work. The applicant appears now to describe that new work.

2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Steve Cheung YD Properties P.O. Box 532 Biddeford ME 04005 ydpropertiesllc@gmail.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	N/A
6.	Project Agent/Architect:	N/A
5.	Project Location:	227 Elm St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lots 205
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	Contributing/Non-contributing:	Non-Contributing
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Parcel Size	0.14 Acre
13.	Front Setback Required	15'
14.	Side Setback Required	10'
15.	Rear Setback Required	10'
16.	Height Requirements	Max. 3 stories or 35 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:	Oct. 2 2023 Meeting: Posted on the city website on Oct 4, 2023. Abutters within 100' sent notices on Oct 4, 2023 – 12 notices sent out.

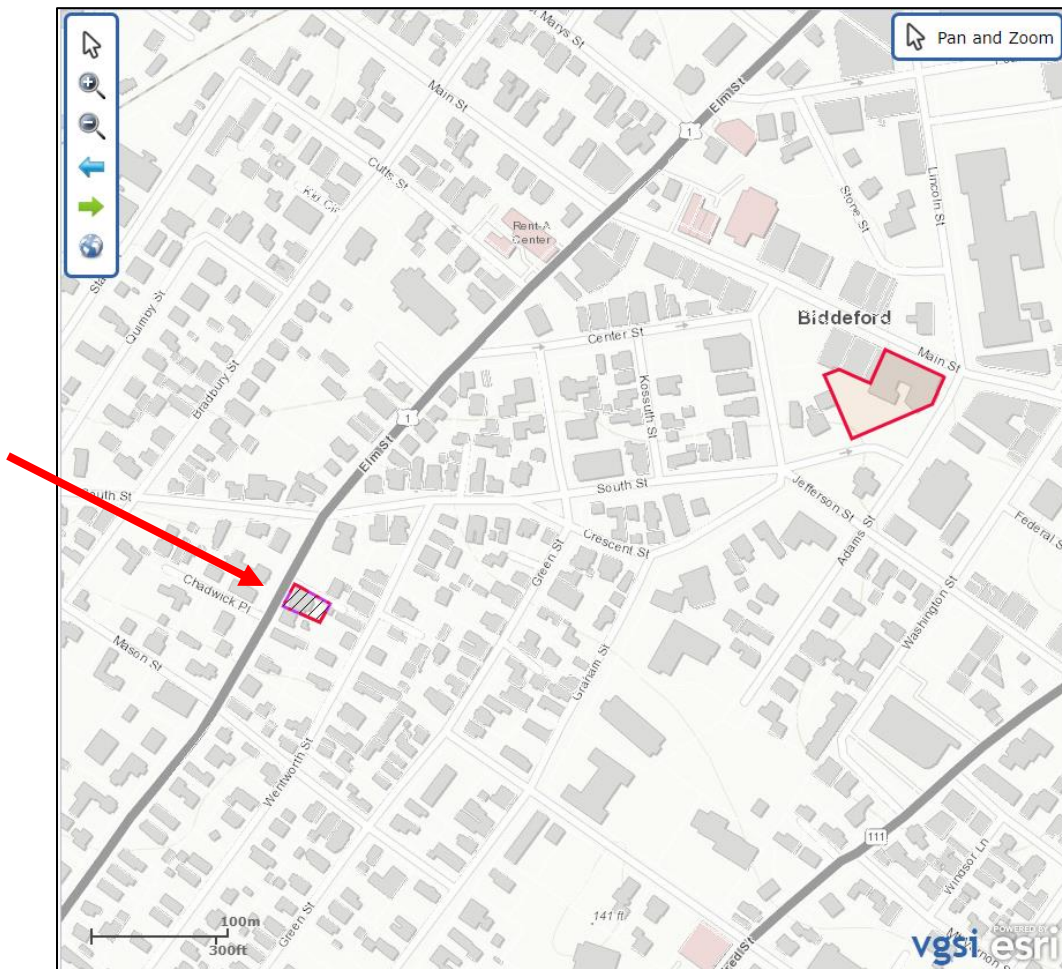
3. EXISTING CONDITIONS:

The existing structure is a three-bay, three story building with a gambrel roof. According to the Kleinfelder Survey:

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

Because of its location at the corner of Elm Street and Wentworth Lane, this is a highly visible structure on all sides.

Project Location:



Source: "227 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4218>.

Accessed Date: 10/2/2023.

Existing Conditions:

The property as it appeared circa 2010:



Source: "227 Elm St". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=4218>.
Accessed Date: 10/2/2023.

The property in 2024:



Existing Conditions



Existing conditions at porch



Existing conditions at front door

4. PROJECT PROPOSAL

At this time, the applicant proposes to:

- Rebuild the front porch to match existing, and;
- Replace the existing front door.

New Porch:

- The overall dimensions of the new porch will match dimensions of the existing conditions at 12' – 4" wide by 5' – 6" deep by 8' – 0" high.
- All lumber will be pressure treated.
- Posts will be 4x4, balusters will be 2x2, decking will be 2x6.
- Existing columns will be repaired and repainted.
- The roof of the porch will be re-sheathed, and new architectural shingles will match roof of main structure.

New door:

Will be Therma-Tru, two panel Craftsman style with rectangular lite and twin sidelites.

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-2 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;*

Will continue as residential building, with three new units added.

- 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;*

No historic material or feature will be removed or altered.

- c. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;*

New porch materials will match existing. New Craftsman-style door will replace existing full-view, two-leaf door. Composition and visual qualities of new door will differ from existing conditions. No visual evidence of original entry is available.

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

7. STAFF REVIEW:

Some integrity of this building had already been compromised prior to any work associated with this project. No visual change will take place with regard to the porch reconstruction. However, the use of Craftsman style door and sidelites may be out of context.

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.

9. SAMPLE MOTIONS

A. *Motion to approve a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street, based on the materials submitted and conditioned on the following:*

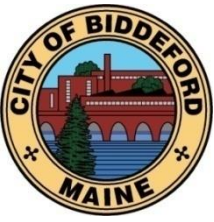
- a. All permits must be obtained from Code Enforcement prior to beginning any work;
- b. _____.

B. *Motion to deny a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street, based on the following:*

- a. _____.
- b. _____.

C. *Motion to postpone a Certificate of Appropriateness for YD Properties, LLC, for alterations at 227 Elm Street until the following additional information or materials can be provided:*

- a. _____.
- b. _____.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

2024.02

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday January 10, 2024; 4 PM

RE: **Item 4.2: 2024.02 HPC Review for Rand Clark** to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant appeared before this commission in June 2023, proposing alterations to the rear of 140 Elm Street to allow an additional housing unit in the building. At that time, the commission voted to postpone decision until more information could be provided.

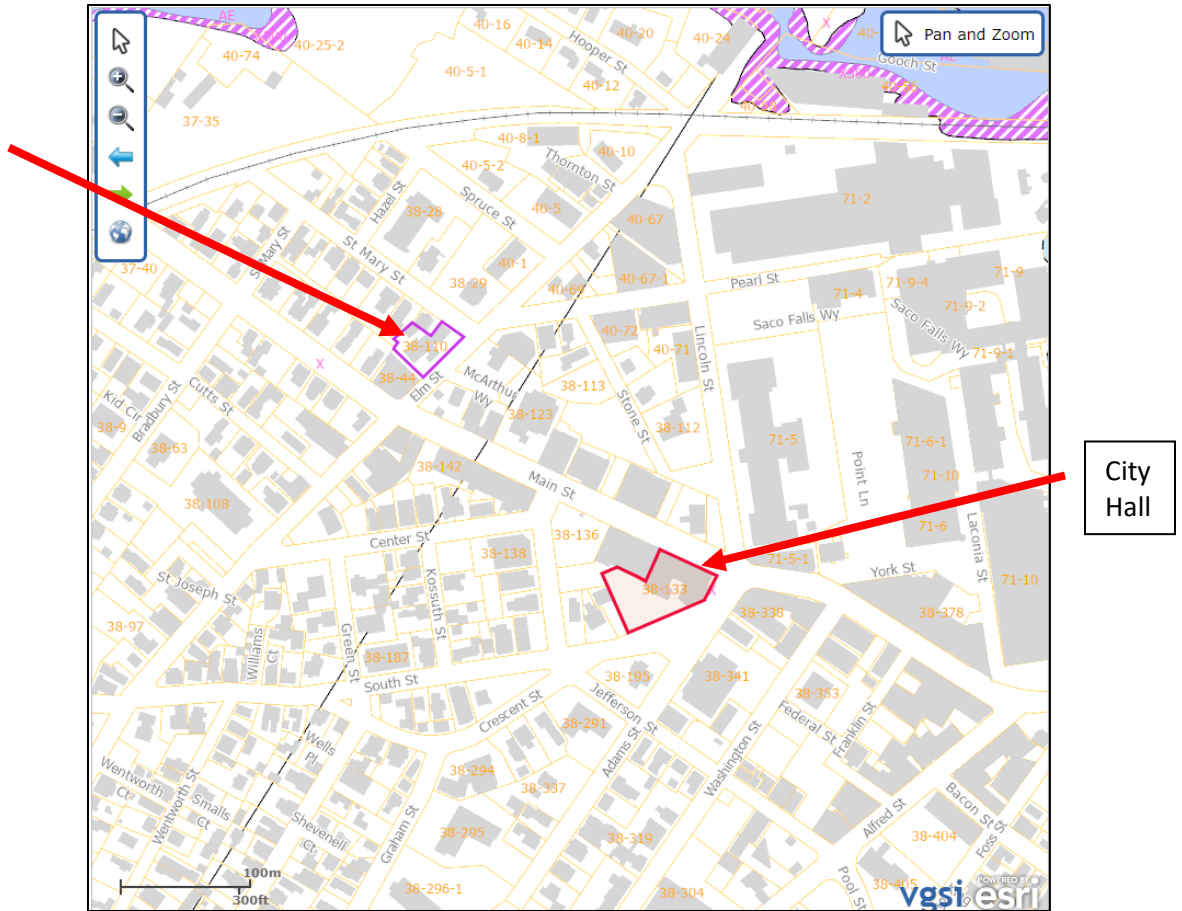
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Rand Clark 41 River Ridge Dr Dayton ME 04005 clarkrs@roadrunner.com
2.	Owner of Property:	Office Rentals, LLC 41 River Ridge Dr Dayton ME 04005
3.	Agent:	Ian Imbert 97 Spring St #2 Saco ME 04072 apartmentcentralpm@gmail.com
4.	Engineer/Architect:	N/A
5.	Project Location:	140 Elm Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 110
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	N/A
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Existing Use:	Mixed Use
12.	Proposed Use:	Mixed Use
13.	Uses in the Vicinity:	Mixed-use
14.	Parcel Size:	0.33 acres
15.	Front Setback Required:	None
16.	Side Setbacks Required:	None
17.	Rear Setback Requires:	None
18.	Height Requirements:	Minimum 2 stories or 26 feet; Max 60 feet
19.	LDR Attachment A: Fess Paid:	Yes
20.	Historic Preservation Commission Review History:	Jan 10, 2024 Meeting Date. Posted Jan 4, 2024; Mail Notices to all abutters within 100' Sent 16 notices Jan 4, 2024.

3. EXISTING CONDITIONS

The structure at 140 Elm Street is a mixed use building that comprises a former house attached to two commercial buildings. Eight residential units are located at the left rear portion of the structure (former house). Two commercial portions of the structure make up the remainder of the property. The proposed work can only be viewed from Main Street to the northwest of 316 Main Street.

According to the owner and the owner's designer, the rear ell, now sided in faux brick, dates to circa 1950.



Source: "140 Elm Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4111>. Accessed June 1, 2023.



Source: "140 Main Street." [140 Main Street - Google Street View](https://www.google.com/maps/@43.754,70.344,15t/data=!3m1!1e3!1s140+Main+St,+Biddeford,+ME+04005). Image date July 2022. Accessed June 1, 2023

4. PROJECT PROPOSAL

The applicant proposes to make exterior alterations and repairs necessary for the structure to offer additional living space. These alterations include: **(see thumbnail images below and drawings following in agenda packet for details):**

1. New vinyl siding at rear ell (currently faux brick siding);
2. New double leaf doors at existing bay opening; 4 panel with one stationary leaf;
3. New shed dormer to replace existing gabled dormer (both sides of building);
4. Windows at new dormer will be awning type units with grille pattern as shown on drawings;
5. Existing double hung windows (varying grille patterns) will be replaced by 6 over 1 double hung units.
6. Existing 9 lite door will be replaced with similar;
7. New window opening will be installed at northwest elevation.



The proposed work is to be completed on the rear of the building and therefore only visible from Main Street adjacent to the building at 216 Main St.



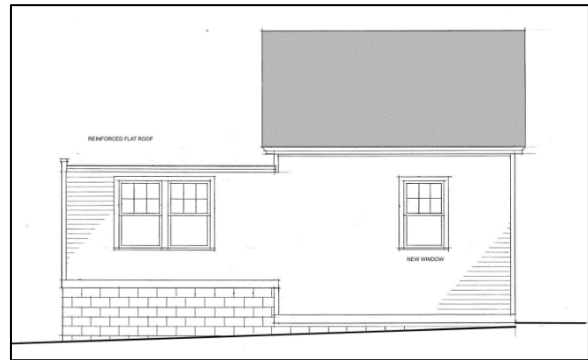
Southwest Elevation - Existing



Southwest Elevation - Proposed



Northwest Elevation - Existing



Northwest Elevation - Proposed



Northeast elevation - Existing



Northeast Elevation - Proposed

5. PUBLIC COMMENT

The notice was posted at City Hall and on the city website on January 3, 2024. Eleven abutter notice were sent on January 4, 2024.

6. STAFF REVIEW:

This building is a collection of incongruous forms, varying in size, type and roof systems. The alterations proposed here will have minimal impact on the building as a whole.

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

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

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

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

The building will remain mixed use.

- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

Existing gabled dormer will be replaced by 10'-0" wide shed-roof dormer at the southwest and northeast elevations. These new dormers are needed to allow necessary interior space.

Existing bay door at ell will be replaced by double leaf doors (one side only operational). This allows access to new interior living space.

- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

New vinyl siding will be installed over existing faux brick (asphalt?) siding. New vinyl will match existing siding of adjacent sides of building.

New vinyl windows will replace existing windows, some of which are original to this circa-1950 addition.

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

N/A

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

This building is a collection of additions. Alterations proposed here will have a minimal impact on the overall form of the building.

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

N/A

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

N/A

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

7. STAFF RECOMMENDATION

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

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

_____.

8. SAMPLE MOTIONS

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

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

2. _____

- B. Motion to deny the Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on the following:

1. _____

2. _____

- C. Motion to table the Certificate of Appropriateness for Rand Clark to make exterior alterations to the building at 140 Elm Street, based on the following:

1. _____

2. _____

Matthew Brothers
Awning Window

3-Tab Asphalt
Shingles

Matthew Brothers
Cover 1
Double Hung (Typ)

New Vinyl
Siding &
Exposure

WIDEN DORMER TO 10 FT

EXISTING VINYL CLAPBOARDS

NEW VINYL CLAPBOARDS

EXISTING BUILDING TO REMAIN

Therma Tru
9 Lite Door (or similar)

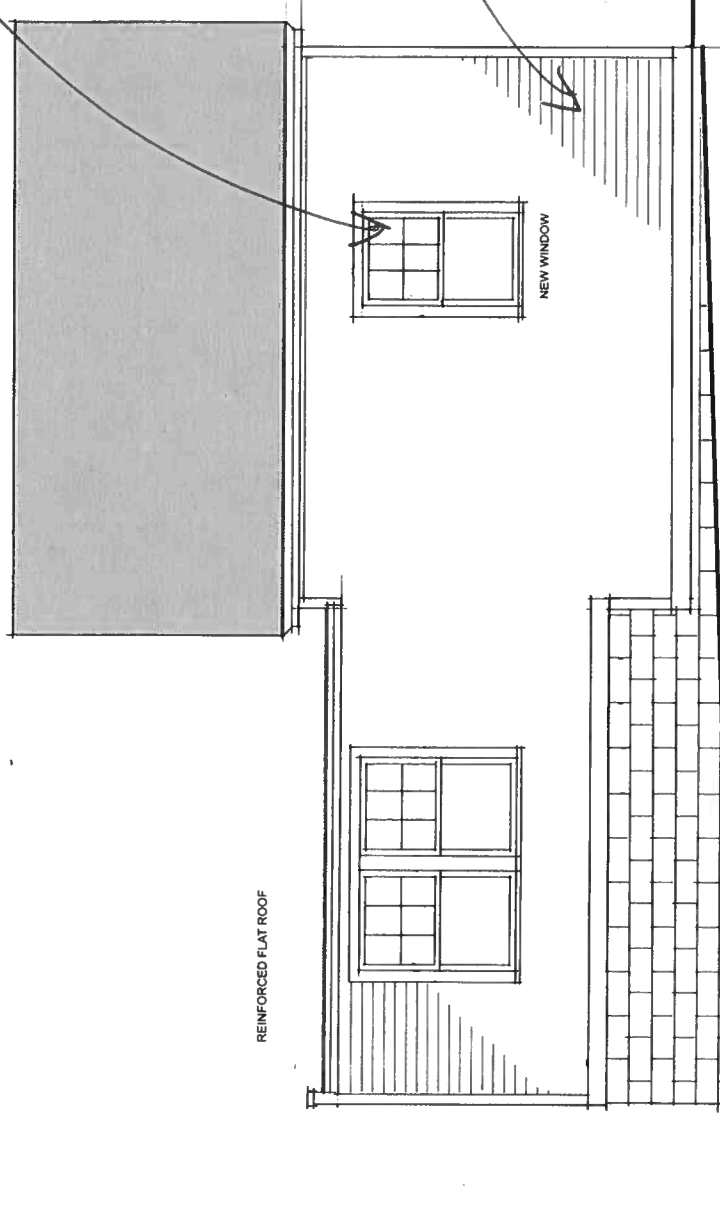
Therma Tru
4 Panel Door
(or similar)

SOUTHWEST ELEVATION 3/8" = 1'-0"



New window
opening
Matthew Brothers
to over 1
Double Hung

New vinyl
Siding, 4"
Exposure



REINFORCED FLAT ROOF

NEW WINDOW

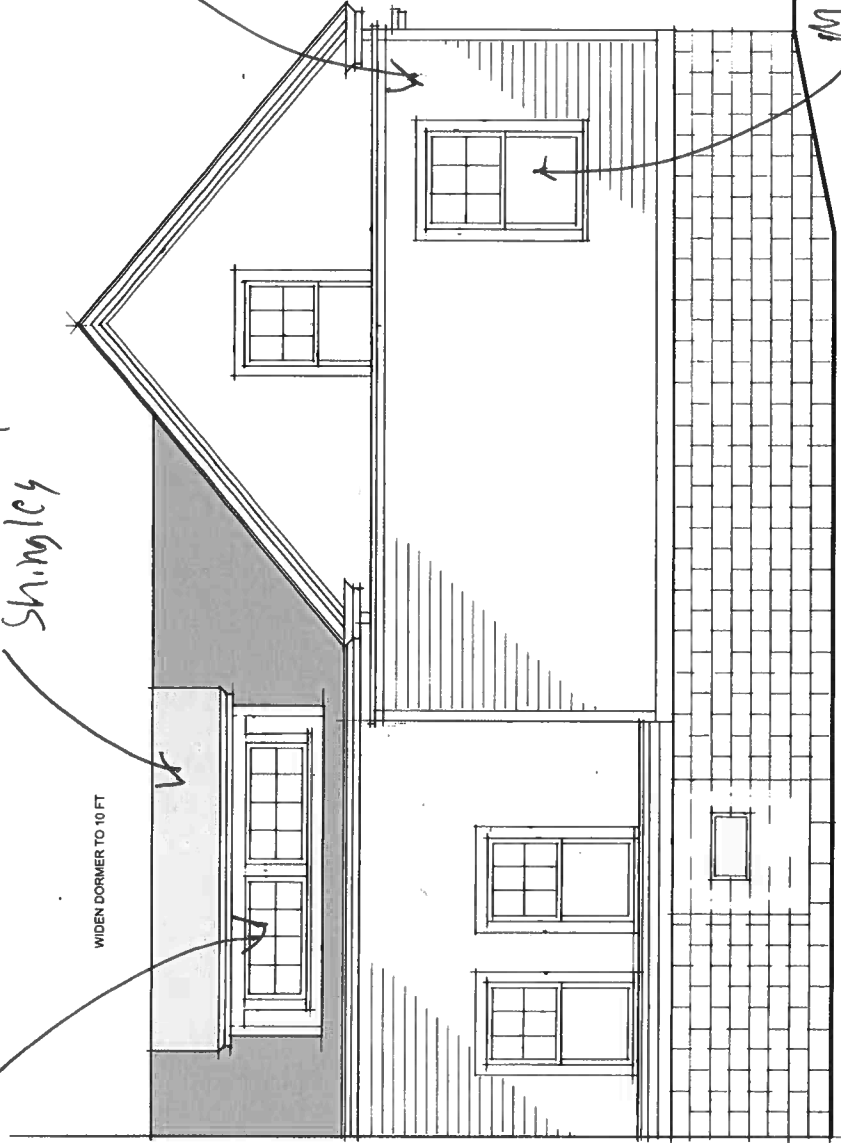
NORTHWEST ELEVATION 3/8" = 1'-0"

Matthew Brothers
Awning Windows

3 Tab Asphalt
Shingles

New Vinyl
Siding, 4"
Exposure

Matthew Brothers
6 over 1 Double
Hung Windows (T&P)



EXISTING BUILDING TO REMAIN

NORTHEAST ELEVATION 3/8" = 1'-0"

PRESENTATION NOTES

This structure was built in the 1950s. It was not a garage because the interior, divided by a rise in floor height, does not fit a car. It was not a carriage house because carriages were no longer common in the 1950s. The structure should be regarded as a WorkShed attached to the house.

The structure was constructed using salvaged lumber, and built with limited skills and little regard for any permanent value. We believe we can refurbish the structure to meet current codes and convert the interior to a living space. The drawings represent the current exterior structure and what we wish to do to restore the facade.

There are vinyl clapboards on the connector on both sides. We would apply vinyl clapboards to the gabled shed also. The existing siding is asphalt veneer simulated brick which is no longer available nor recommended.

There is a small dormer on the connector. We need to widen that to 10 feet on both sides to provide livable space at the interior. The barn doors on the southwest elevation have deteriorated and were merely salvaged panels. We will keep the opening where it is, but we need to install operational entry doors to new living space.

Our objective is to maintain the appearance and style of the building, and location of windows. We are adding one window, and making the dormer wider, to make space inside.

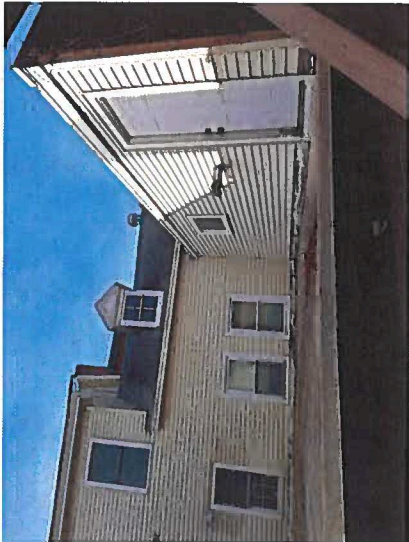
All windows, siding and roofing will have to be replaced with new windows, siding and roofing. That is because they have aged beyond any possibility to restore them.

The cinder block foundation appears to be adequate to remain as it exists.

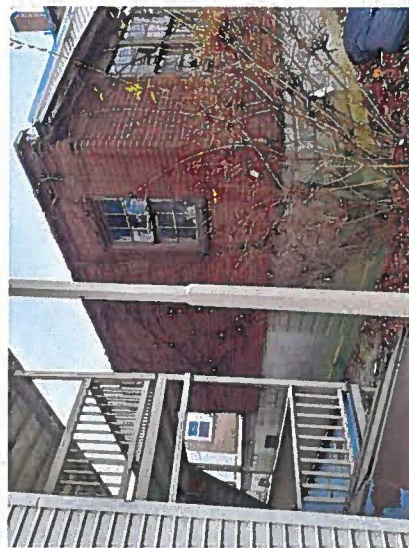
1. The width of the proposed shed dormer is 10 feet.
2. The roof pitch of the new dormer would be 4/12.
3. The dormer would be centered on the roof.
4. The new double door at 6' x 6'-8" would fit in the existing opening.
5. The new doors need to be insulated panel doors.
6. The existing windows average size 32"x 52" double hung.
7. The existing entry door is 32"x 6'-8".
8. The windows and doors locations will remain.
9. We are adding one window on a blank wall. Location TBD.



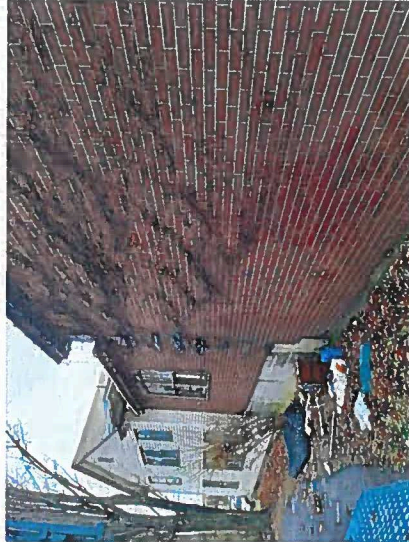
FRONT



REAR



SIDE



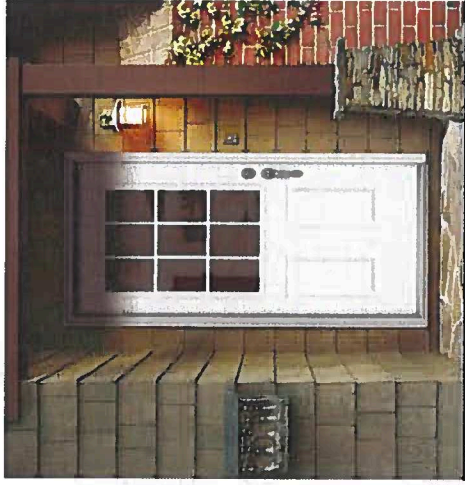
SIDE

Materials Overview for Remodel

Introduction

The materials used are no longer available and were inferior when they were new in the early 1950's.

Our goal is to maintain the appearance of the building as closely as we can while replacing all materials with durable materials available today, and to coordinate the appearance with the existing building to which it is attached.

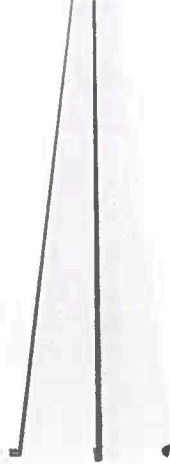


Doors

The door(s) will be replace with 32 in. x 80 in. 9 Lite Primed Steel Prehung Right-Hand Inswing Entry Door with Brickmould. This door will be the entry to the apartment, so has to be insulated metal.

Siding

The Siding shall be Vinyl Clapboards. The color and style shall match the existing house to which this Work Shed is attached. Our first choice is Double 4 in. x 150 in. White Lap Vinyl Siding.

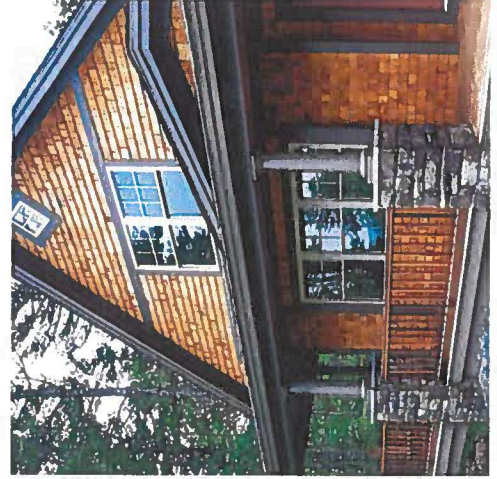


Roofing

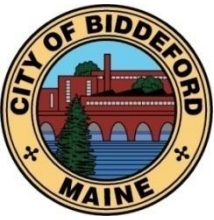
Roofing shall be 3-Tab Asphalt Shingles to match the existing roof in color and style.

Windows

All Double Hung Windows will be replaced with windows manufactured here in Maine by Matthews Brothers. Here is a photo of what these windows look like.



The modified dormers currently have fixed sash windows. We will install Awning Windows.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2024.04

205 Main Street PO Box 586 Biddeford, ME 04005 (207) 284-9115

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday January 10, 2024; 4 PM

RE: **Item 5.1: 2024.02 HPC Review for Bryan Holden** to make exterior alterations at 129 Main Street, Tax Map 38, Lot 386, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to redevelop the Marble Block Building into mixed uses (commercial and residential), making both interior and exterior alterations to this circa 1877 structure. Christine Beard, of Essex Preservation prepared the Historic Preservation Certification Application that allows historic preservation tax credits to be used for this project.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Holden Real Estate Enterprises 84 Industrial Park Road Saco ME 04072 holden.p.bryan@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	129 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 386
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	N/A
9.	Existing Use:	Vacant
10.	Proposed Use:	Mixed use
11.	Uses in the Vicinity:	Mixed use
12.	Parcel Size:	0.25 acres
13.	Front Setback Required:	None
14.	Side Setbacks Required:	None
15.	Rear Setback Requires:	None
16.	Height Requirements:	Min 2 stories or 26' Max 60 ft.
17.	LDR Attachment A: Fess Paid:	Yes
18.	Within NR Historic District?	Yes
19.	Contributing Structure?	Yes
20.	Historic Preservation Commission Review History:	Jan 10, 2024 Meeting Date. Posted Jan 3, 2024; Mail Notices to all abutters within 100' Sent 14 notices Jan 3, 2023.

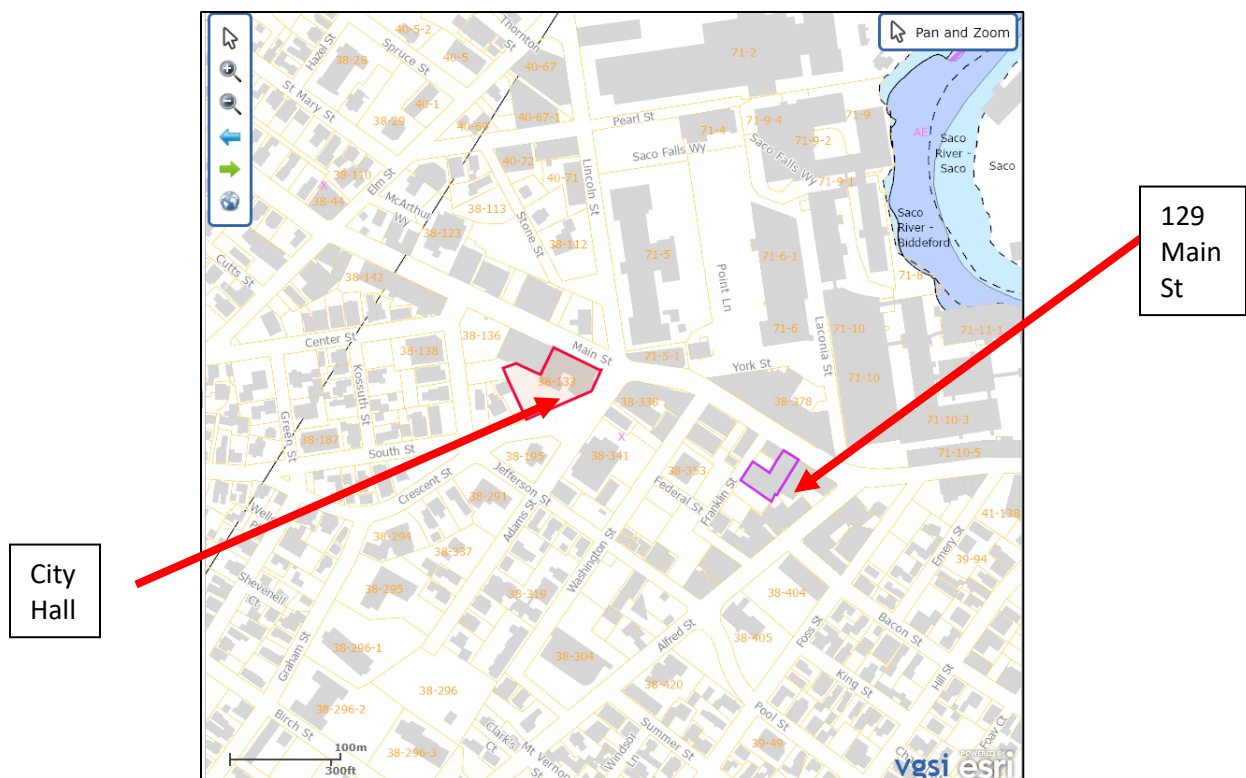
3. EXISTING CONDITIONS

The Marble Block Building is a highly visible structure on Main Street. It has been vacant since Reny's department store moved out of Biddeford circa 2010. Engine attempted redevelopment of the building, and succeeded in environmental remediation work, before the current owner took possession of the building.

The building was constructed in phases, in 1877, 1929, and 1950.

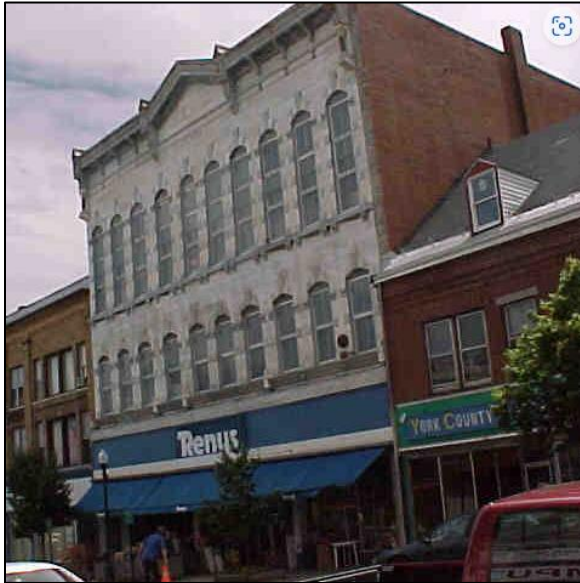
According to the **National Register of Historic Places Registration Form**, which nominated buildings into the Biddeford Main Street Historic District in 2009:

The three-story Italianate commercial building at 129 Main Street has rear concrete block addition that faces Franklin Street. The facade of the Marble Block is clad in a marble veneer in contrasting grays and whites. The brick building sits upon a stone foundation, and has a flat roof. The primary commercial front is ten bays wide with a first floor storefront. The first floor storefront has plate glass windows flanking a central recessed entrance. A cornice with a simple frieze and dentils tops the storefront. The second floor windows have segmental arches and keystones emphasized in the veneer. The upper story windows are significantly taller than the second floor windows. The third floor windows have a decorative belt course below and rounded arches with keystones emphasized in the veneer above. An ornate cornice with a simple frieze and dentils tops the facade. Decorative brackets are located along the cornice on each side of a central gabled pediment. Finials are located at each side of the pediment and at each end of the cornice. The letters "O.H.S." are inscribed in the stone below the pediment. The rear addition is a one-story concrete block commercial structure with a central glass-and-metal entrance and no other openings. The rear addition extends from the south elevation of the Marble Block to form an L-shaped footprint.



Source: "129 Main Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4389>. Accessed Jan 4, 2024.

Marble Block Circa 2000:



Source: "129 Main Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4389>.
Accessed Jan 4, 2024.

Marble Block circa 1890:



Source: [Marble Block, Biddeford, ca. 1890 - Maine Memory Network](#).
Accessed Jan 4, 2024.

4. PROJECT PROPOSAL

Significant work is summarized here. Please refer to drawings and *Part 2 Description of Rehabilitation* in agenda packet for details.

- Marble at the facade will be restored as needed. Large cracks will be filled (epoxy-based filler) and weathered areas will be consolidated to prevent continued deterioration caused by sugaring. Where necessary, masonry units will be reattached to backup brick (not visible)
- Repointing of the brickwork will be undertaken using a Type O mortar mix on the original main block of the building and a Type N mortar on the ca. 1929 addition - 100% repointing is anticipated.
- Two new nonstructural steel columns (to match the existing central column) will be added on either side of the existing column. The new columns will be in the same location as the originals, aligned beneath the colonnettes, in order to restore the original rhythm of the storefronts.
- The existing modern storefronts, entrances, and elevator will be removed. A new metal storefront system (dark gray color) will be installed.
- Simple precast concrete piers will be fabricated to take the place of the missing colonnettes.
- The entry to the upper floors will be reconstructed in its original location. The entry will hold a glazed aluminum storefront door.
- New aluminum downspouts (bronze color) will be installed in the location of the two existing downspouts at the rear elevation of the main block.
- All existing windows (sash/frames) will be removed. New aluminum frames and double-glazed aluminum windows (Universal 400 Series windows in dark gray) will be installed in the existing window openings. Windows at the facade will match the original pane configuration - 2/2 at the second floor and 4/4 at the third floor. All windows at the rear will have a 6/6 configuration, for the sake of consistency, except the small windows at the upper level, which will have a six-pane configuration to match the originals and will be fixed windows. Windows will have interior half screens.
- The rear second story door will be replaced by a painted metal door, with applied trim to duplicate the appearance of the original panels.
- The fire escape will be removed.

5. PUBLIC COMMENT

The notice was posted on the city website on January 3, 2024. Eleven abutter notice were sent on January 4, 2024.

6. STAFF REVIEW:

The form and composition of the proposed alterations are not compatible with the original 1880 residential structure. Proposed changes remove distinguishing features (gabled dormer, bay door at the rear), and add features that would not have been present in the original design (door at second floor under rear gable, and outdoor stair leading to said door). However, changes to the structure that have taken place over time make the original form almost unrecognizable.

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

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

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

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

The building was originally commercial, with storefronts at street level and offices above. This project will convert upper levels to housing units.

- 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;

No features will be destroyed or removed. Work will restore architectural features as far as possible (e.g. wood infill at window arches will be restored).

Existing storefront will be removed and replaced. This feature dates to 1980.

- 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;

Marble veneer will be cleaned and repaired as needed. Granite and brick will be repaired and restored. New precast collinettes will be installed at pilaster locations. This material matches existing in visual qualities.

- 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;

All stylistic features will 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;

The additions to the rear (and facing Franklin Street) will remain and restored as part of this project. The era in which each was constructed will be respected as changes that take place over time.

The existing storefront will be removed and replaced to accommodate new commercial uses at street level.

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

N/A

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

N/A

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

N/A

7. STAFF RECOMMENDATION

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

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

8. SAMPLE MOTIONS

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

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

2. _____

B. Motion to deny the Certificate of Appropriateness for Holden Real Estate Enterprises to make exterior alterations to the building at 129 Main Street, based on the following:

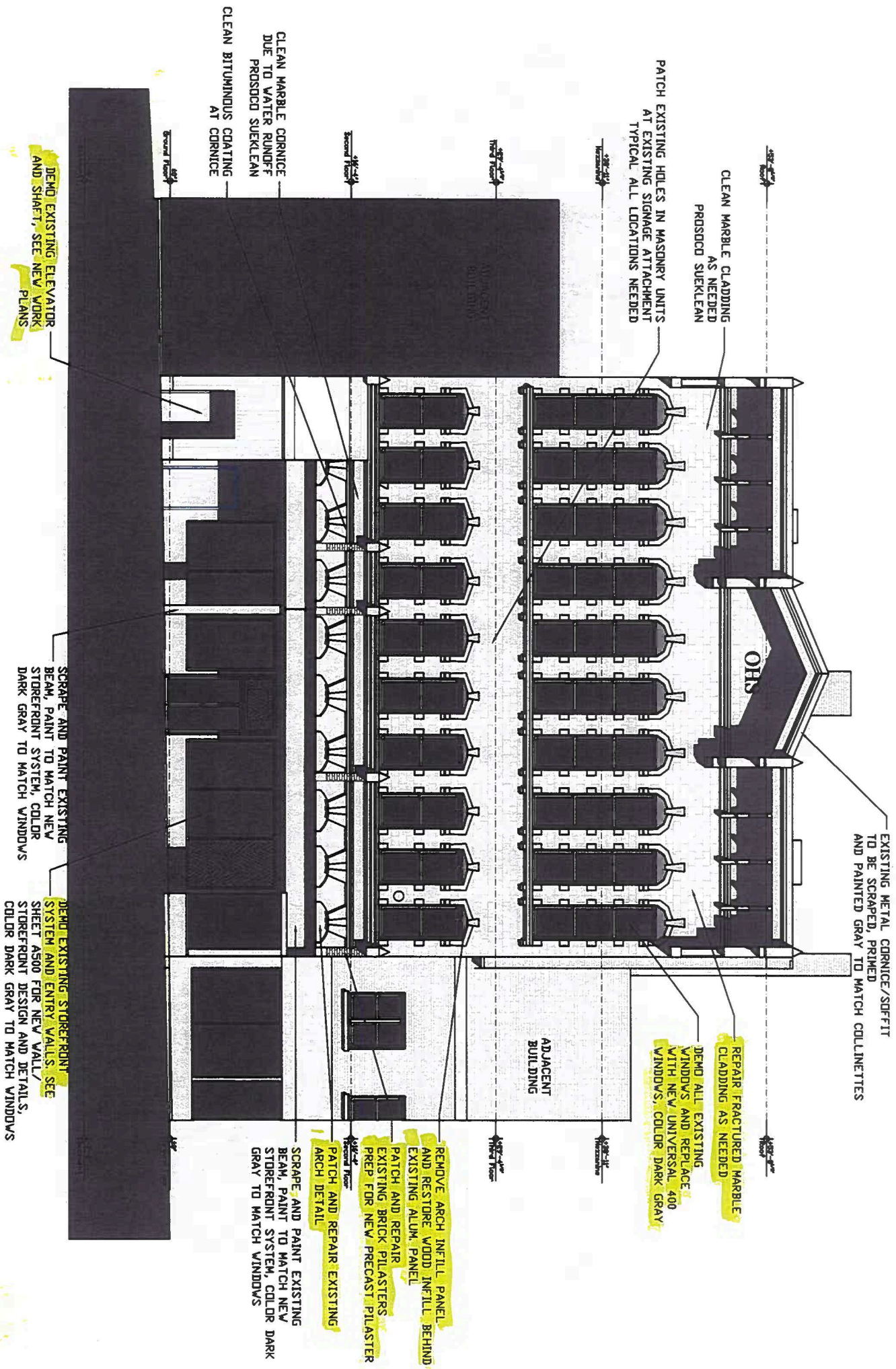
1. _____

2. _____

C. Motion to table the Certificate of Appropriateness for Holden Real Estate Enterprises to make exterior alterations to the building at 129 Main Street, based on the following:

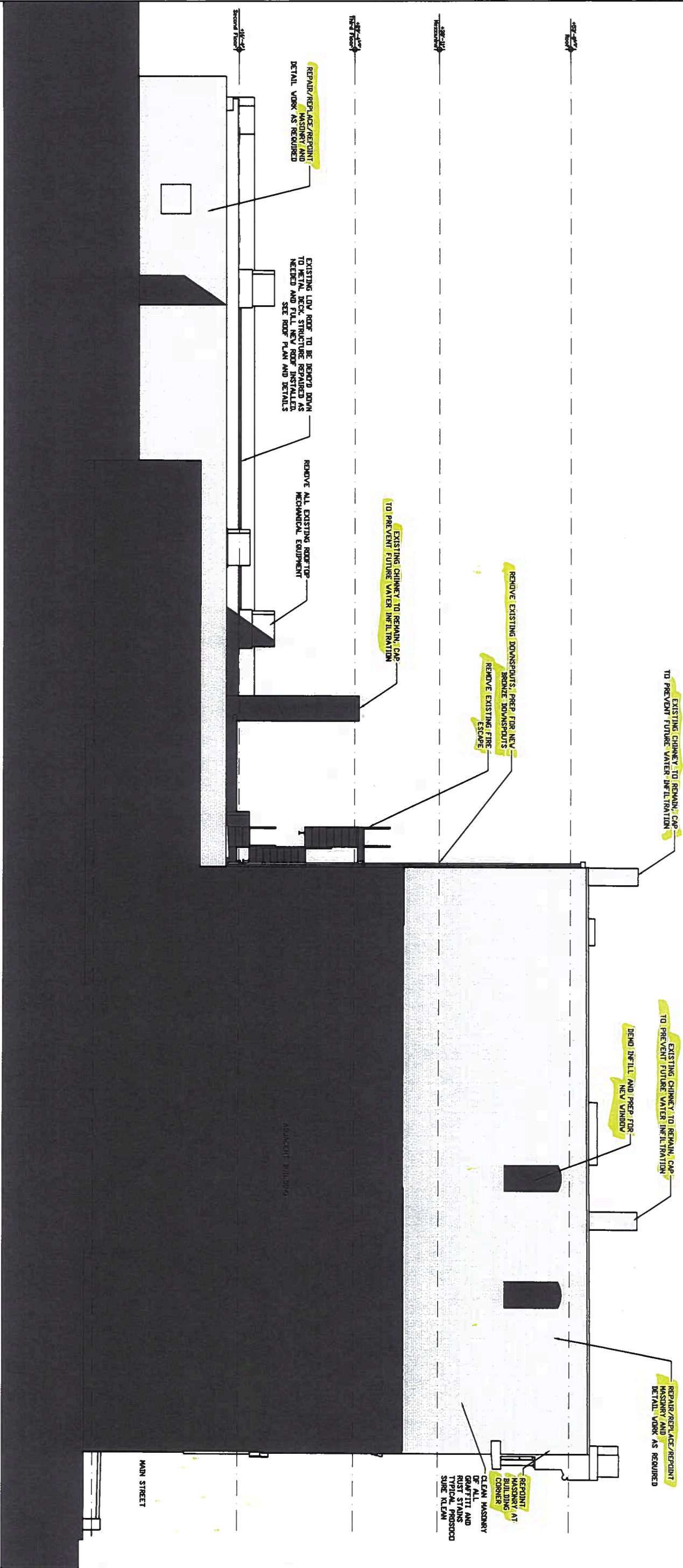
1. _____

2. _____



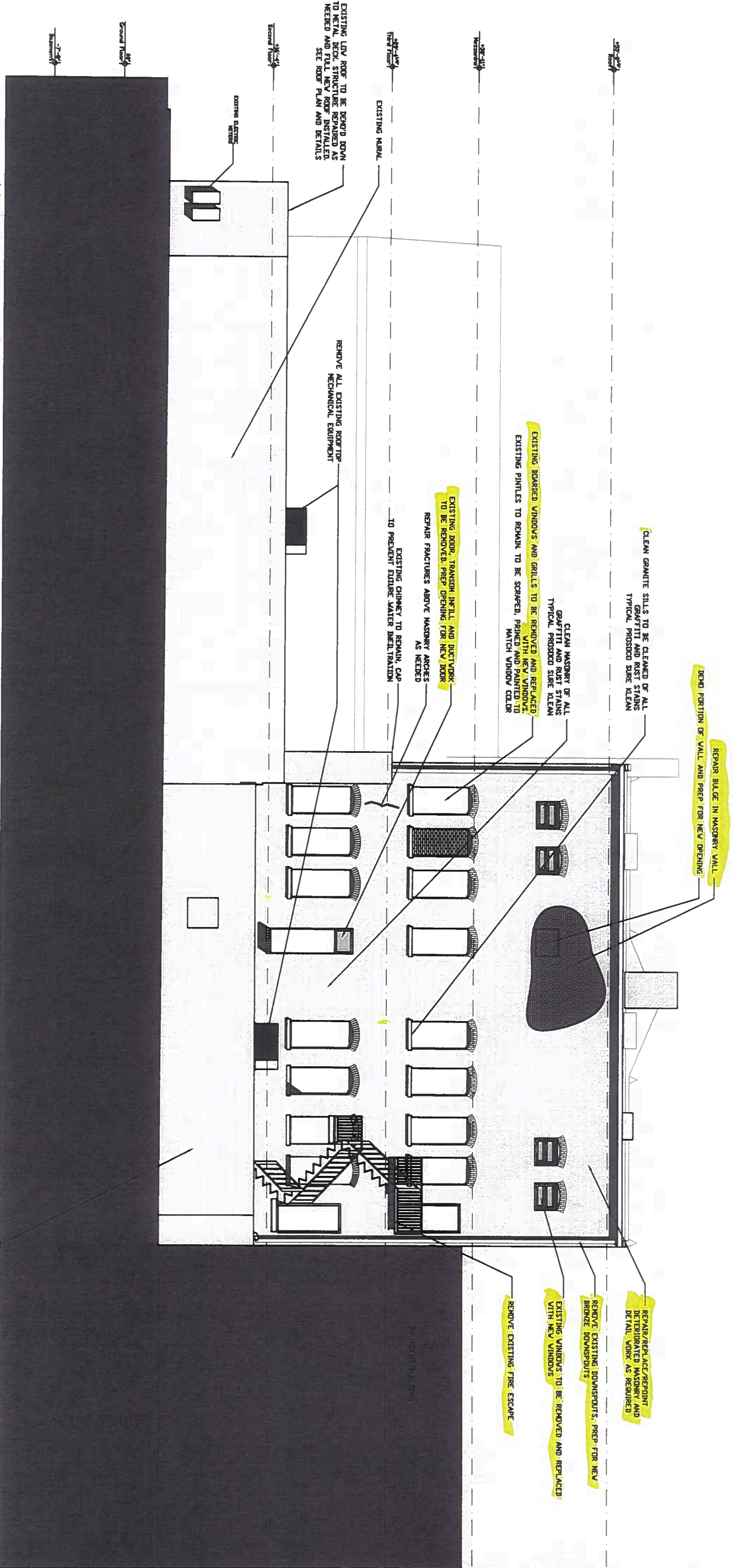
- GENERAL NOTES:
1. EXISTING MARBLE FACADE TO BE RESTORED, INCLUDING NEW ENTRANCE BRACKETS, CONSOLIDATION OF SPLIT MARBLE FACADE STONES, WALL TIES BACK TO BRICK STRUCTURE, FULL RAKE AND REPOINT OF EXISTING MORTAR JOINTS (FRONT SECTION TO BE TYPE D) AND INSTALLATION OF JOINT PROTECTORS AT SKYWARD FACING MORTAR JOINTS.
 2. ORIGINAL BRICK BACK-UP TO BE REPAIRED, CONSOLIDATED OR REPLACED AS NEEDED.
 3. NEW BRICK BACK-UP TO BE INSPECTED AND REPAIRED AS NEEDED

1 NORTH ELEVATION
SCALE: 3/16"=1'-0"



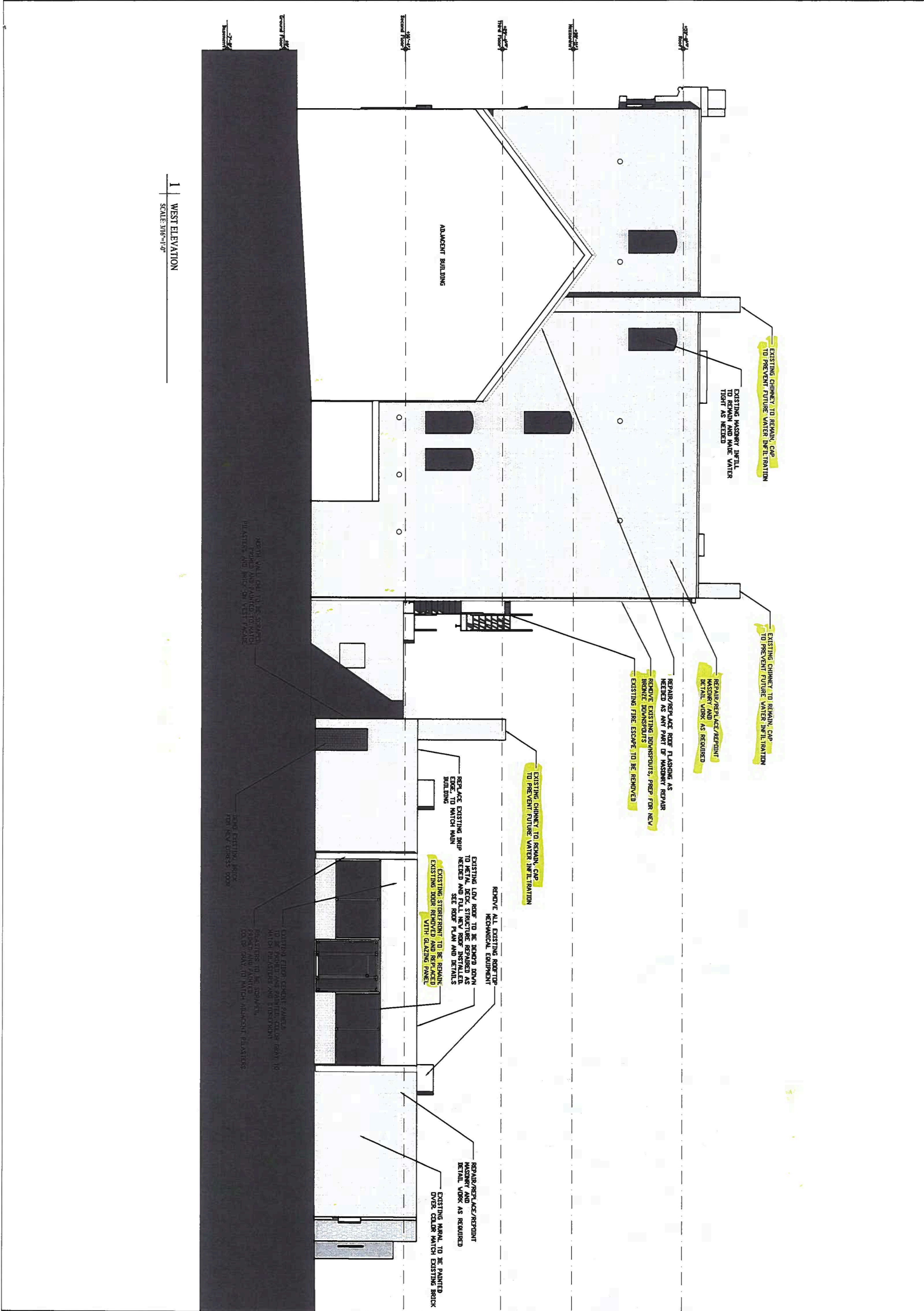
1 | EAST ELEVATION
SCALE: 3/16"=1'-0"

A005	Date: SEPT. 18, 2023	Scale: 3/16" = 1'-0"	Revisions:	Project:	Architect:	Consulting Engineer:	Prepared For:
	BUILDING ELEVATIONS			MARBLE BLOCK	ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		TEXT
				129 MAIN STREET BIDDEFORD, MAINE			Address City, State

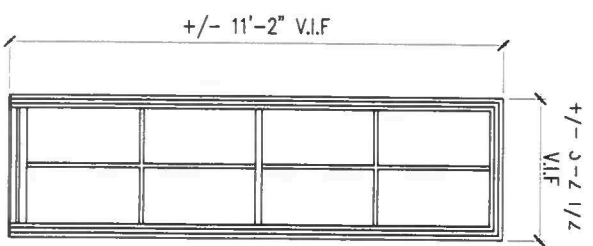


1 | SOUTH ELEVATION
SCALE: 3/16"=1'-0"

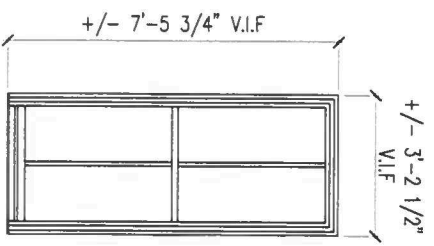
- GENERAL NOTES:
1. SOUTH ELEVATION BRICKWORK IS NOT WEATHER TIGHT. EXTENSIVE REPAIR TO BE DONE FOR DETERIORATED BRICK AND MORTAR JOINTS.
 2. ALL GRAFFITI TO BE CLEANED.



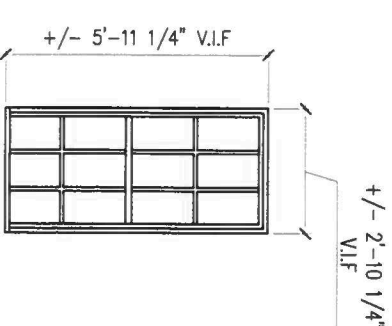
A007	Date: SEPT. 18, 2023	Scale: 3/16" = 1'-0"	Revisions:	Project: MARBLE BLOCK 129 MAIN STREET BIDDEFORD, MAINE	Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consulting Engineer:	Prepared For: TEXT Address City, State	
	BUILDING ELEVATIONS							



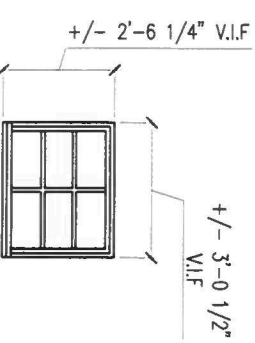
TYPE A
DOUBLE HUNG
4 OVER 4



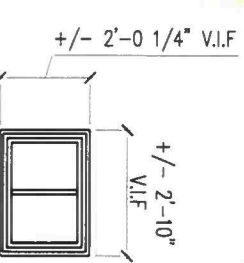
TYPE B
DOUBLE HUNG
2 OVER 2



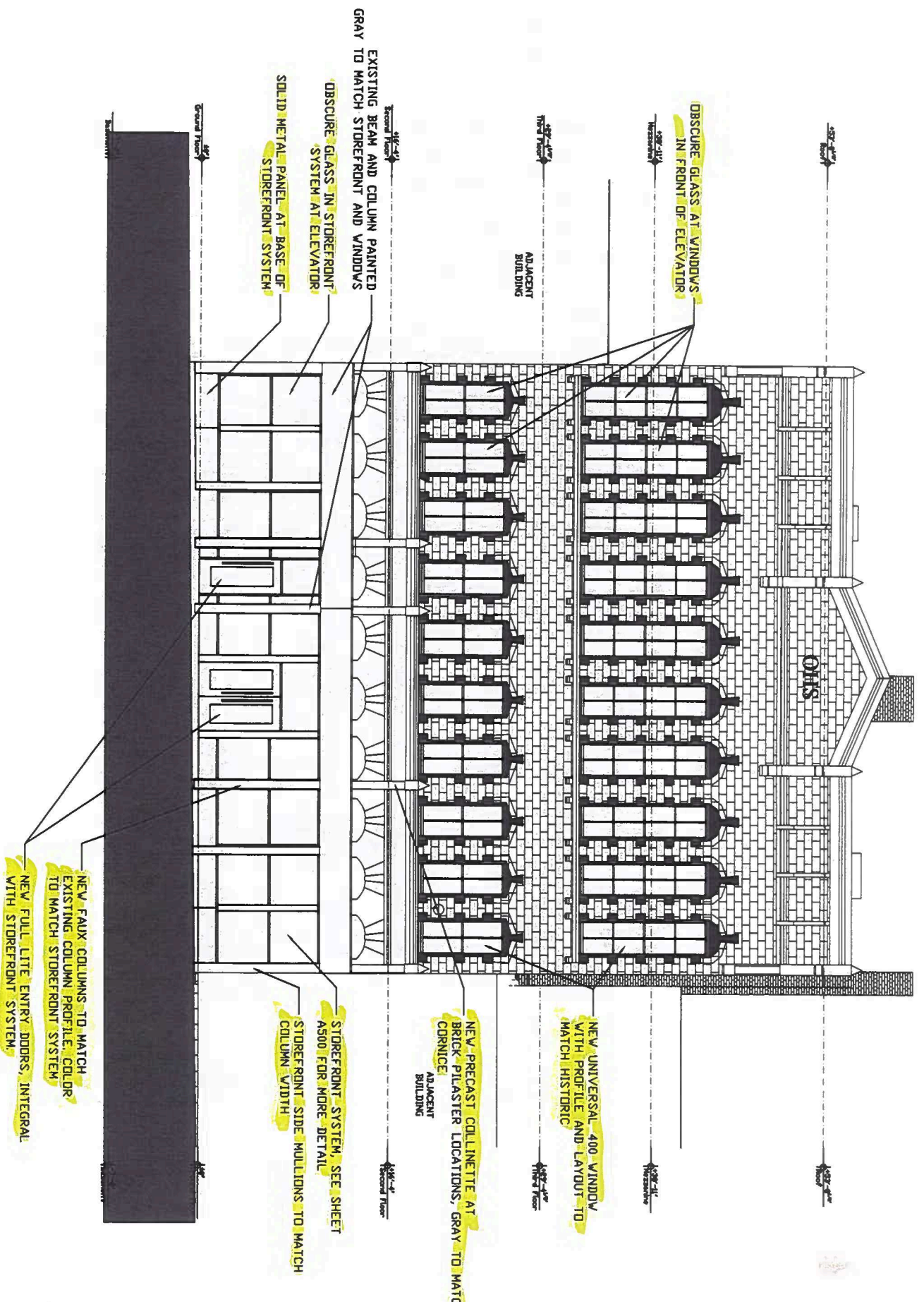
TYPE C
DOUBLE HUNG
6 OVER 6

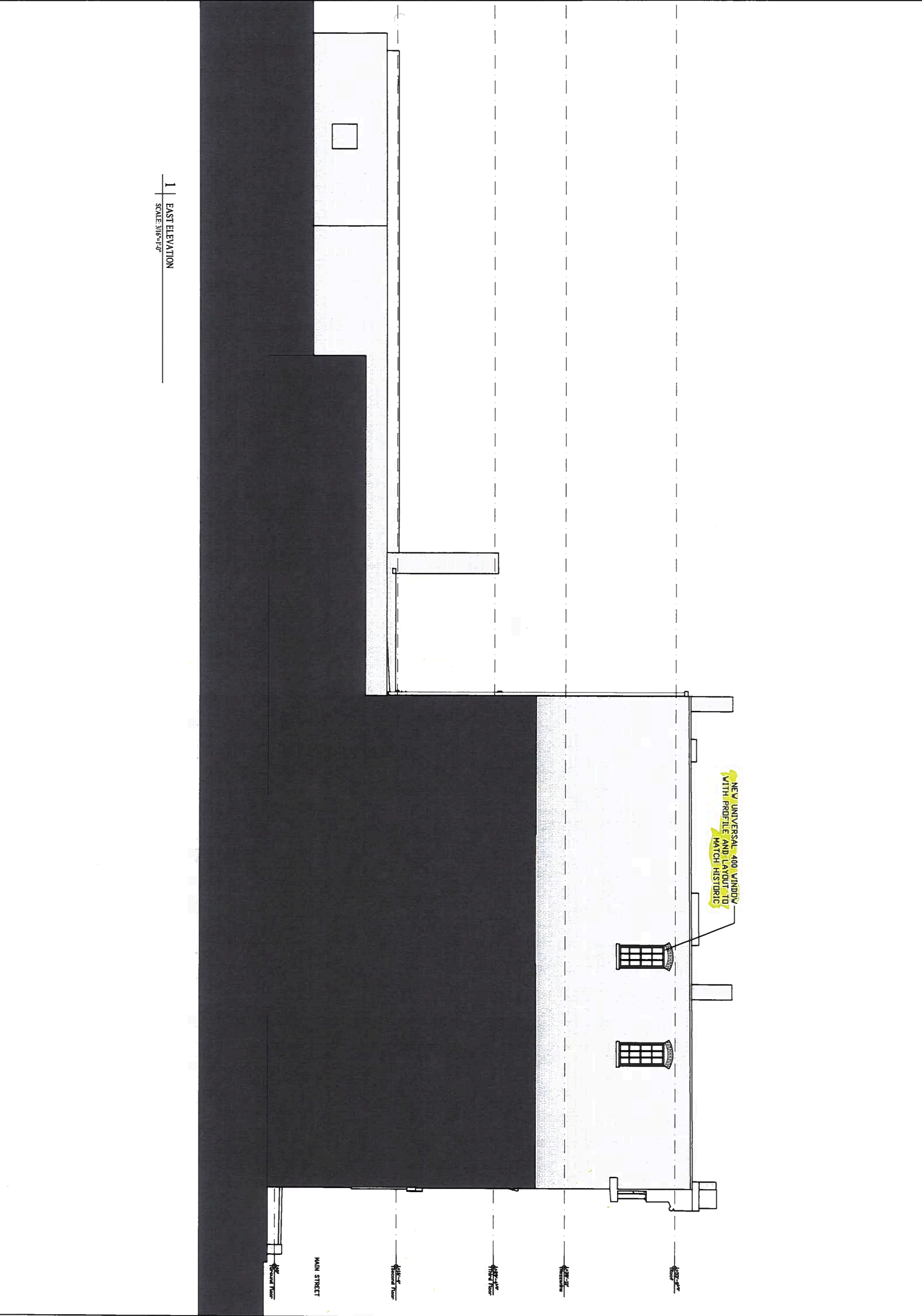


TYPE D
AWNING



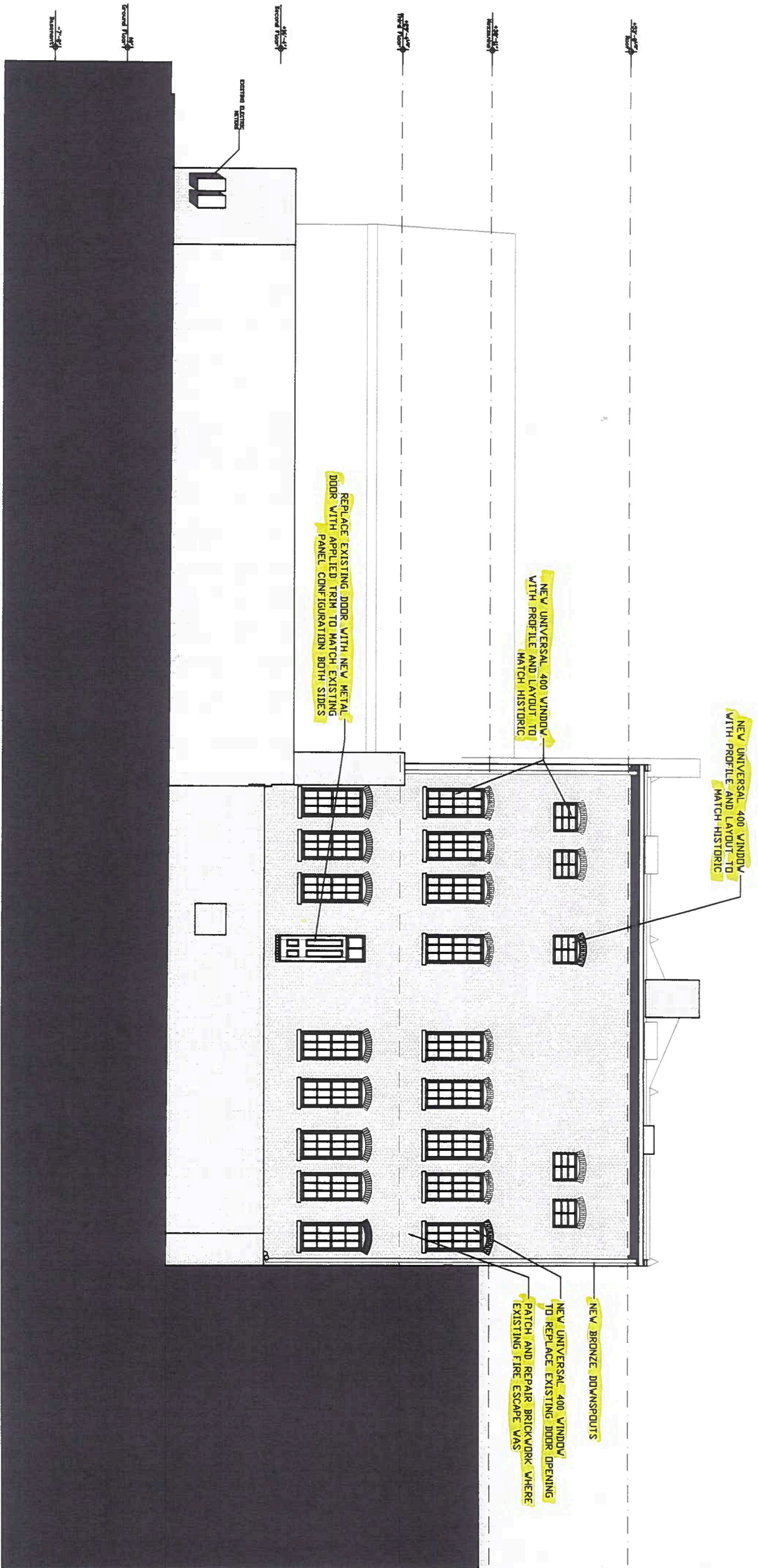
TYPE E
TRANSOM



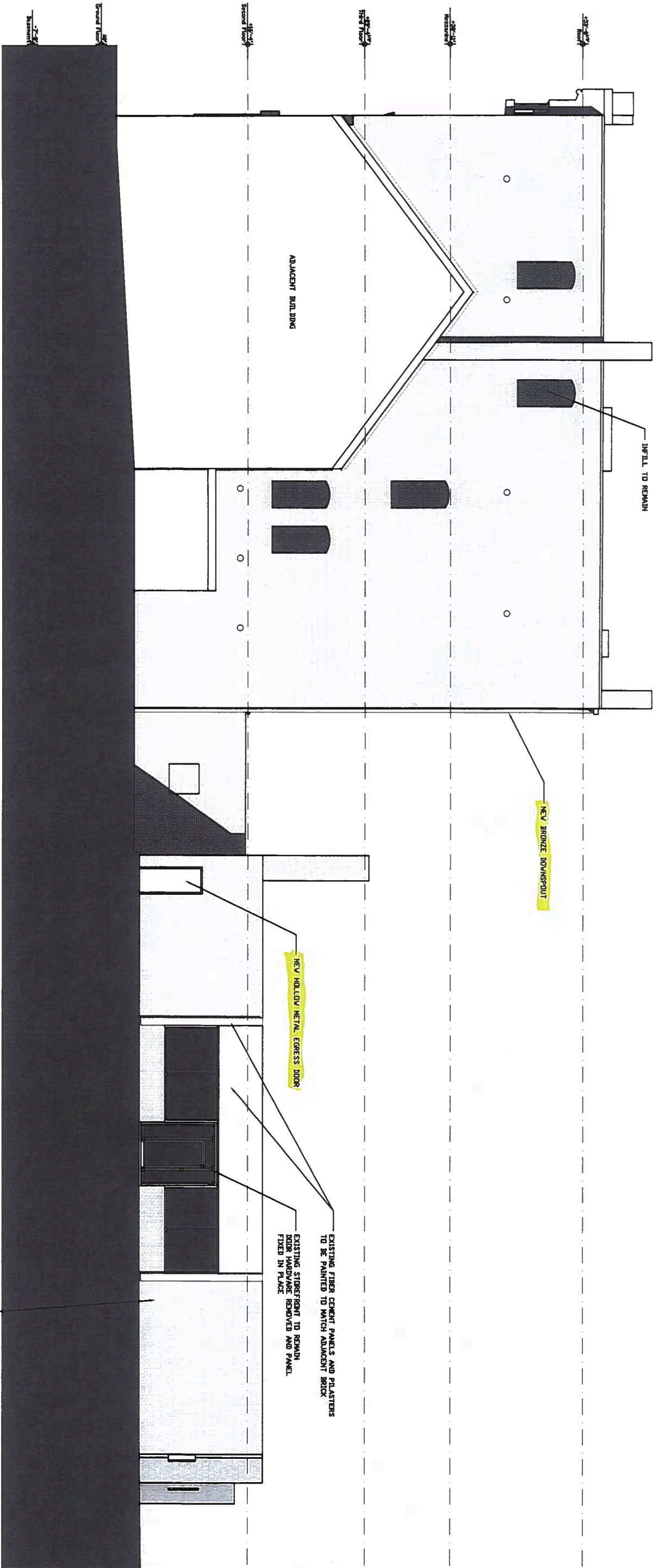


1 | EAST ELEVATION
SCALE: 3/16"=1'-0"

A202	Date: SEPT. 18, 2023	Scale: 3/16" = 1'-0"	Revisions:	Project:	Architect:	Consulting Engineer:	Prepared For:	
	BUILDING ELEVATIONS			MARBLE BLOCK	 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		TEXT	
				129 MAIN STREET BIDDEFORD, MAINE			Address City, State	

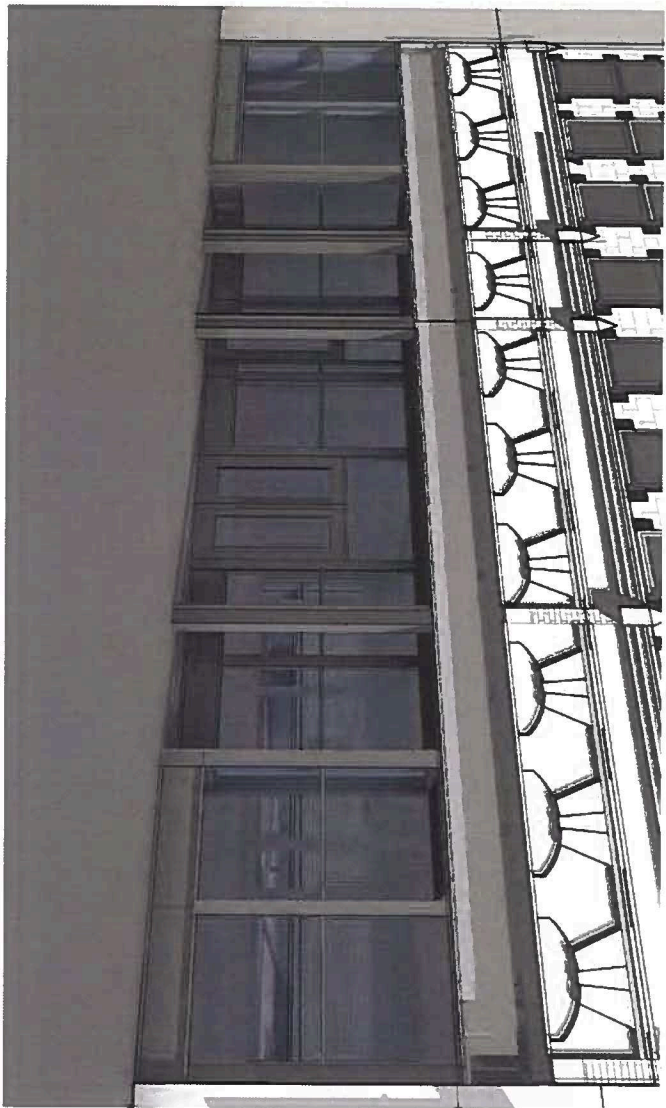


1 | SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

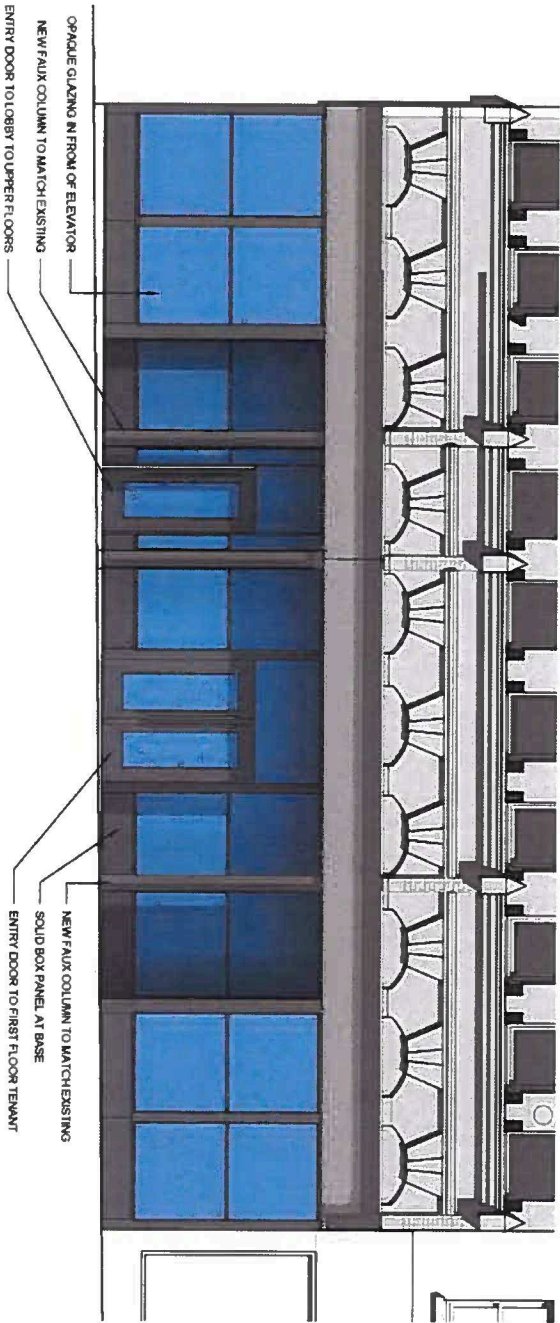


1 | WEST ELEVATION
SCALE: 3/16"=1'-0"

A204	Date: SEPT. 18, 2023	Scale: 3/16" = 1'-0"	Revisions:	Project: MARBLE BLOCK	Architect: ARCHETYPE architects	Consulting Engineer:	Prepared For:
	BUILDING ELEVATIONS			129 MAIN STREET BIDDEFORD, MAINE	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		TEXT
							Address City, State

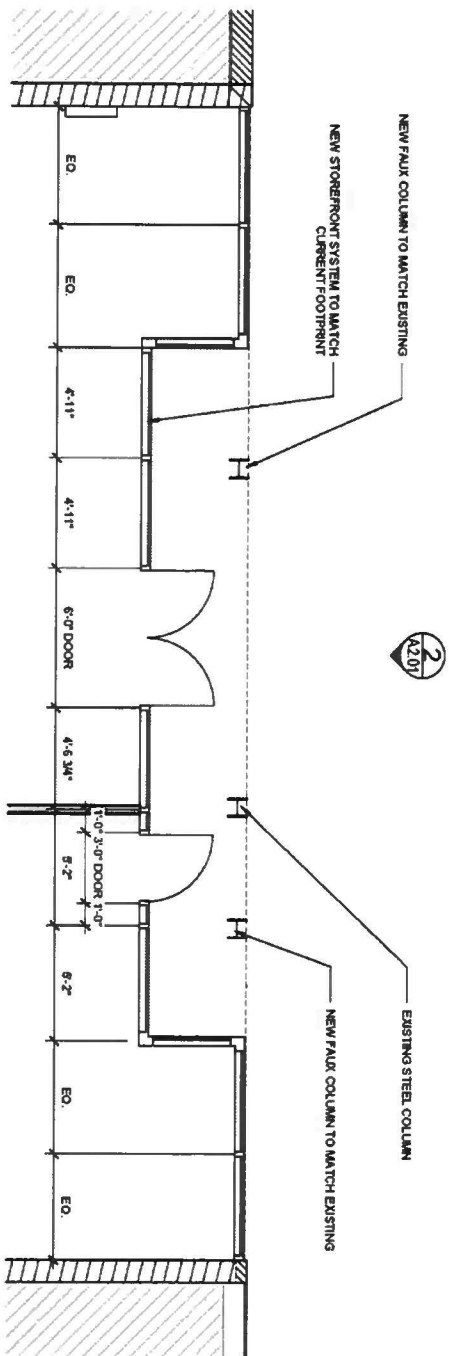


3 3D VIEW - NEW STOREFRONT



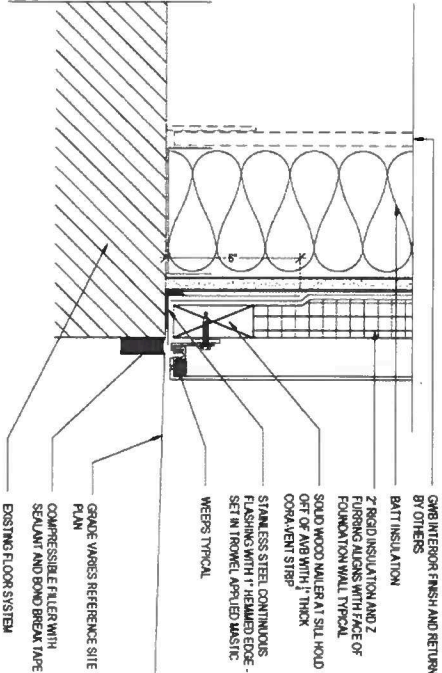
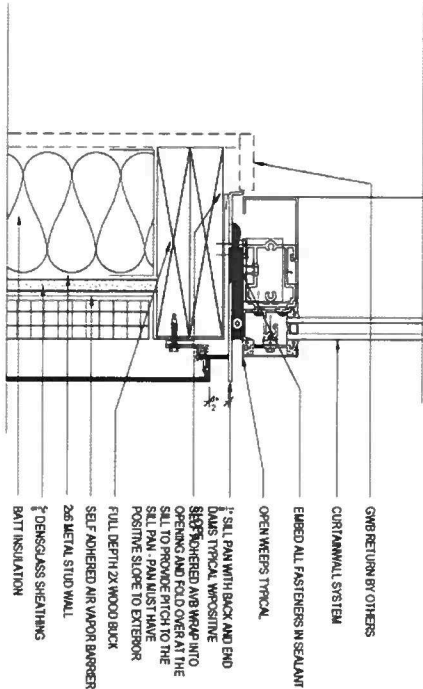
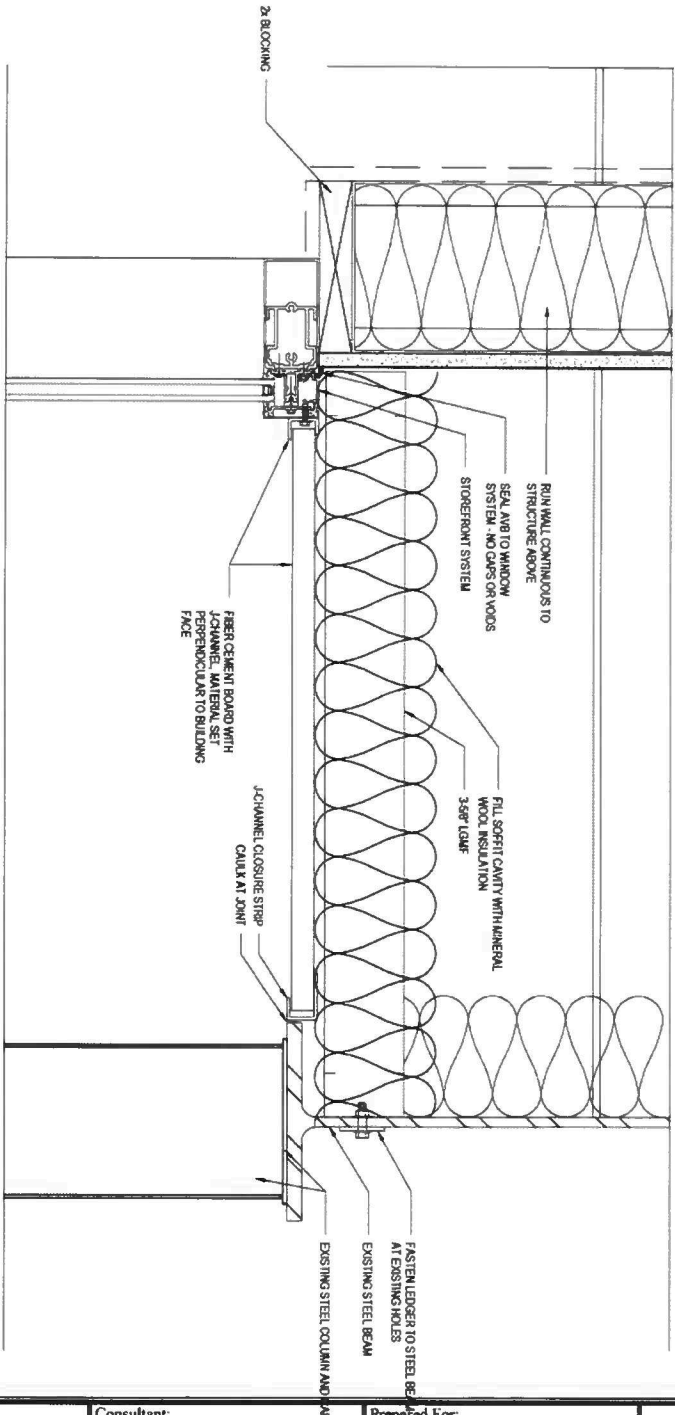
2 NORTH ELEVATION

1/4" = 1'-0"



1 NEW STOREFRONT LAYOUT

1/4" = 1'-0"



4 Section 1

3" = 1'-0"

Date: DEC 12 2022

Scale: As indicated

Revisions:

Project: MARBLE BLOCK

Architect: ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Consultant:

Prepared For:

Address
City, State

A500

Details

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

Note: The building was constructed in three distinct phases (see attached building key), beginning in 1877 with the three-story principal block facing Main Street (Photo 2). A one-story brick rear addition adjoining the main block was erected around 1929 (Photos 15 and 20). A CMU addition was constructed off the west side of the brick rear addition in the mid-20th century (Photos 16 and 19).

The building will be rehabilitated for commercial use at the first floor and residential apartments at the upper floors. The project will be undertaken in two phases, as follows:

Phase 1 - exterior envelope and interior circulation (stairs, elevator, egress)

Phase 2 - all interior work to complete commercial tenant and resident spaces

Number: 1

Feature: Exterior Masonry

Date of Feature: 1877, ca. 1929, ca. 1950

Existing:

Main Block

- The principal facade (north elevation) is finished with marble ashlar above the first floor storefronts (Photo 2). Window sills are also fabricated of marble. The marble is in fair condition (see attached 2017 masonry assessment report). The rear and side walls of the main block are constructed of brick (Photos 8-10, and 13). Brickwork is generally in good condition, although there are areas of graffiti (rear and east walls - Photos 8 and 13). Windows at the rear (south) elevation have granite sills.

Circa 1929 Addition

- The ca. 1929 addition is constructed with brick exterior walls (Photos 15 and 20). The only area of significant damage to the brickwork is on the rear (south) wall, where some of the bricks are spalling (Photo 20).

Circa 1950 Addition

- The ca. 1950 addition has a combination of brick and CMU exterior walls (Photos 16-19). Both the brick and CMU have been painted. Masonry appears to be in sound condition.

Work:

Marble

- Marble at the facade will be restored as needed. Large cracks will be filled (epoxy-based filler) and weathered areas will be consolidated to prevent continued deterioration caused by sugaring. Where necessary, masonry units will be reattached to backup brick (not visible). Areas of stained marble will be cleaned using Sure Klean Limestone and Marble Cleaner or a like product.
- Remnants of older bituminous caulking remain along the marble cornice between the first and second floors (Photo 74). The caulking will be removed using the gentlest means possible (Prosoco Sure Klean Asphalt & Tar Remover or a like product).

Brick (Main Block and Circa 1929 Addition)

- Repointing of the brickwork will be undertaken using a Type O mortar mix on the original main block of the building and a Type N mortar on the ca. 1929 addition - 100% repointing is anticipated. The color, texture and appearance of original joints will be duplicated as closely as possible.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

- Graffiti will be removed using the gentlest means possible (Sure Klean Heavy Duty Paint Stripper or a like product).
- There is one significant crack in the brickwork, at the rear elevation. It will be filled with an epoxy-based filler tinted to match the brick color.

Granite Sills

- Granite is generally in good condition, with minimal rust staining and graffiti. Granite will be cleaned using the gentlest means possible (Sure Klean Heavy Duty Paint Stripper and Restoration Cleaner or like products).

Circa 1950 Addition

- It does not appear that any repointing will be necessary for the masonry of the ca. 1950 addition. The north and west walls will be repainted a color to match the original brick color of the ca. 1950 addition. The mural will remain at the south elevation.

Photo Numbers: 2, 6-20, 74

Drawing Numbers: A004-A007; A201-A204

Number: 2

Feature: Storefronts/Entry to Upper Floors

Date of Feature: 1877, ca. 1980s

Existing:

Main Block

- The building originally had three commercial spaces at the first floor. Each space had a three-bay storefront that included a recessed entry in one of the bays (Figure 2). In addition, there was a single bay holding an entry for the upper floors (fourth bay from east end). The three commercial spaces and the entry to the upper floors were originally separated by wide pilasters, as shown in Figure 1. These five pilasters were topped by colonnettes. All that remains of the original storefronts and entries are the blind arches that topped each bay (Photo 3). The colonnettes above the pilasters were removed, exposing the brick backup wall.
- By 1980 the storefronts were completely covered with modern materials and the entry to the upper floors had been moved to the easternmost bay (Figure 3). It appears there was also just a single large commercial space by that time.
- The existing storefront was constructed around the 1985. A large steel beam with a single support column was installed just below the arched heads of the original storefronts to carry the upper floors. The eight central bays are recessed from the face of the building (Photo 3). The new configuration includes a single central entry to the first floor commercial space. A nondescript door at the east end of the facade (second bay from east end) provides access to the stairwell (Photo 4). An elevator was installed in the easternmost bay (Photo 5). The westernmost bay holds a projecting display window (Photo 3).

Circa 1950 Addition

- The ca. 1950 addition includes a storefront on the west elevation (Photos 16 and 18). No historic images have been found to document the original appearance of the storefront. Today the storefront includes aluminum-frame display windows on painted brick bases, a central entry with a fully-glazed aluminum door, glazed aluminum sidelights, and painted concrete pilasters that may be original features. Panels were added along the top of the storefronts.
- The ca. 1950 addition was constructed partially below grade. A set of simple steel steps provides access from the storefront entry to the interior (Photo 37).

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

Work:

Main Block

- The existing modern storefronts, entrances, and elevator will be removed.
- The steel beam and central column will remain in place and will be scraped and repainted to match the new storefronts. Two new nonstructural steel columns (to match the existing central column) will be added on either side of the existing column. The new columns will be in the same location as the originals, aligned beneath the colonnettes, in order to restore the original rhythm of the storefronts.
- A new metal storefront system (dark gray color) will be installed, as shown on Drawing A500.
- Simple precast concrete piers will be fabricated to take the place of the missing colonnettes, as shown on Drawing A201. They will be a gray color to match the adjacent darker marble voussoir.
- Existing cementitious infill in the arches above the storefront will remain and will be patched in kind. The infill will be painted gray to match the storefront system.
- The entry to the upper floors will be reconstructed in its original location. The entry will hold a glazed aluminum storefront door (Type 6 on Drawing A801).

Circa 1950 Addition

- The storefronts and entry at the west elevation of the ca. 1950 addition will remain. Hardware will be removed from the door and it will be fixed in a closed position. The storefront surrounds will be painted gray to match the storefront windows.

Photo Numbers: 2-5

Drawing Numbers: A004-A007; A201-A204; A500, A801

Number: 3

Feature: Roofs/Downspouts

Date of Feature: 1877, ca. 1929, ca. 1950

Existing:

- The three-story main block is enclosed by a shallow pitched roof finished with a recent rubber membrane (Photos 21 and 22; Drawing A003/Detail 4). Three older skylights are now covered by the membrane roofing material, although the raised bases remain visible. Access to the roof is by way of a fairly recent hatch near the south end of the roof. Two brick chimneys project above the roof, one at the south wall and another at the west wall (Photos 9, 10, 13, and 22). The roof edges are finished with modern aluminum panning.
- There is a downspout at either end of the rear elevation (Photo 13). The existing downspouts connect directly to the roof drains (no gutters) and are a combination of older aluminum and PVC.
- Both the ca. 1929 and ca. 1950 additions have flat roofs framed by low parapets (Photos 23-25; Drawing A002). The roofs and parapets are finished with older rolled asphalt roofing material. The existing roof drains are not functioning properly and there is a significant amount of ponding occurring. There are several mechanical units mounted on the roofs. Parapets are capped with modern aluminum flashing. A brick chimney projects above the roof at the northeast corner of the ca. 1950 addition (Photo 24).

Work:

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

- The existing rubber roof on the main block will remain, as indicated on Drawing A103.
- New aluminum downspouts (bronze color) will be installed in the location of the two existing downspouts at the rear elevation of the main block.
- All existing asphalt roofing material will be removed from the rear additions and roof decking will be repaired as needed.
- New insulated EPDM roofs (black) will be installed on the rear additions, as indicated on Drawing A102. The inward-facing parapet walls will also be finished with EPDM roofing material. New narrow aluminum drip edging will be installed (bronze color).
- No work is anticipated on the chimneys other than capping them to avoid water infiltration (caps will not be visible from the exterior).
- The existing roof hatch will remain.
- It is anticipated that rooftop mechanical units will be installed but the HVAC system has not yet been designed. Once plans for the system are complete, they will be submitted for approval.

Photo Numbers: 9, 10, 21-25

Drawing Numbers: A002, A003, A102, A103

Number: 4

Feature: Cornice

Date of Feature: 1877

Existing:

- The facade is decorated with a painted sheet metal cornice above the third floor (Photo 7). The cornice is in good condition, with only minor rust staining.

Work:

- The cornice will be scraped and repainted (gray color to match darker marble elements).

Photo Numbers: 2, 7, 9

Drawing Numbers: A004, A201

Number: 5

Feature: Windows

Date of Feature: 1877, ca. 1929, ca. 1950, ca. 1990

Existing:

Main Block

- The original main block featured wood double-hung windows in several sizes and pane configurations. Windows at the second story of the facade held 2/2 sashes, while those at the third floor had very tall 4/4 sashes (Figure 3). The smaller windows at secondary elevations (south and west) held wood double-hung windows, most in a 6/6 pane configuration (Photo 51).
- Historic photos suggest the windows were originally painted a darker color, to contrast with the light marble (as seen in Figure 1).
- Four windows at east end of the rear (south) elevation (second floor) have older 1/1 wood sashes that appear to have been in the location of bathrooms, which may account for the simple configuration (Photos 43 and 52). It is also possible that these were originally 6/6 windows but later replaced with the 1/1 windows.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

- The windows at the facade were all replaced (ca. 1990) with aluminum windows that do not match the historic configuration (Photo 2).
- All window openings at the west and east elevations were infilled with brick (Photos 10 and 11).
-
- A number of modifications were made to windows at the rear (south) elevation (Photo 13), as follows:
 - One window was infilled with brick (second bay from west end at the third floor).
 - Two windows were converted to doorways (easternmost bay) to access an added fire escape; the openings now hold metal doors (Photos 43 and 54).
 - Most windows at the rear elevation were retrofitted with metal security grilles, likely after the rear addition was constructed ca. 1929; the grilles remain at most window openings.
- Only fourteen of the original 46 windows remain in the building, all at the rear elevation and all currently covered with plywood on the exterior. Those that survive have not been well-maintained and are in poor condition, with exposed wood, loose joints, cracking, and rotted lower rails/sills (Photos 51, 54, 62, and 64).
- The four window openings at the uppermost level of the rear elevation are notably small. The original six-pane wood windows remain in a few of these openings (Photo 73), however, modern storm windows were installed in each opening.

Circa 1929 Addition

- The existing exposed walls of the ca. 1929 addition show evidence of three former window openings (one at each elevation), all of which are infilled with brick (Photos 15 and 20).

Circa 1950 Addition

- The exposed walls of the ca. 1950 addition show evidence of five former window openings at the north elevation (Photo 17), all of which are now infilled.

Work:

Main Block

- All existing windows (sash/frames) will be removed.
- The added aluminum panels within the arched heads of windows at the facade (second and third floors) will be removed and the original wood panels beneath will be restored as needed and repainted to match the new windows frame/sash color.
- The bricked-in window openings will remain infilled at the west elevation. Two of the infilled windows at the east elevation will be restored to window openings, as shown on Drawing A202.
- The two windows at the rear elevation (easternmost bay at second and third floors) that were converted to doors for the fire escape will be restored to window, as shown on Drawing A203.
- New aluminum frames and double-glazed aluminum windows (Universal 400 Series windows in dark gray) will be installed in the existing window openings. Once detailed window shop drawings are available they will be submitted for approval via an amendment.
- Windows at the facade will match the original pane configuration - 2/2 at the second floor and 4/4 at the third floor. All windows at the rear will have a 6/6 configuration, for the sake of consistency, except the

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

small windows at the upper level, which will have a six-pane configuration to match the originals and will be fixed windows. Windows will have interior half screens.

- The added window grilles will be removed, however, the pintles will remain in place.

Circa 1929 Addition/Circa 1950 Addition

- Window openings on the two additions will remain infilled.

Photo Numbers: 2, 6-15, 17, 19, 20, 73

Drawing Numbers: A004-A007; A201-A204

Number: 6

Feature: Rear Doorway

Date of Feature: 1877, ca. 1929, ca. 1950

Existing:

- In the late 19th century the building had a small two-story rear ell (Figure 4), that was apparently removed when the ca. 1929 addition was constructed. There is currently a defunct doorway at the second floor of the rear elevation (fourth bay from west end) that was likely used for access to the original rear ell (Photos 13 and 14). The doorway is blocked from the exterior with plywood and a metal security grille but the historic four-panel door remains (Photo 48); a vent was installed in the location of the original transom. The existing door was installed as an interior door and was not intended to withstand exposure to weather. It is in poor condition, with portions of the stile and lower rail missing.

Work:

- The door will be replaced by a painted metal door (Type 7 on Drawing A 801), with applied trim to duplicate the appearance of the original panels, as shown on Drawing A203. The added vent will be removed from the transom and a new two-pane glazed aluminum transom will be installed.

Photo Numbers: 13, 14, 48

Drawing Numbers: A006, A203, A801

Number: 7

Feature: Fire Escape

Date of Feature: ca. 1920s

Existing:

- A metal fire escape was added to the rear elevation (Photo 13).

Work:

- The fire escape will be removed.

Photo Numbers: 13

Drawing Numbers: A006, A203

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

Number: 8

Feature: Interior Stairs

Date of Feature: 1877, ca. 1990

Existing:

Historic Stairs

- The historic stair from the first floor to the second floor was removed, however, the original stairs between the second and third floors (Photo 44) and between the third floor and mezzanine (Photo 55) remain.
- The run between the second and third floors is enclosed by plaster side walls. The walls feature the historic wood wainscoting with an integral hand railing. The stair originally opened directly into the second floor hallway, however, metal-clad doors were added to enclose the stair (date unknown - Photo 47). The stair terminates at the third floor in a very small stairhall with two doorways (no doors in place) and a window (Photo 64).
- The stair run between the third floor and the mezzanine is also framed by plaster side walls but is more utilitarian, with a simple wall-mounted hand railing and wood skirt board. The stair opens directly into the hallway at the third floor, as shown on Drawing A003.

Added Stair

- A modern steel staircase and CMU enclosure were added in the northeast corner of the building (ca. 1990) between the basement and second floors (Photos 33-35 and 41).

Work:

Historic Stairs

- The run of stairs between the second and third floors will remain in use as access to two apartment units at the third floor, as shown on Drawing A1.03/Detail 1. Plaster on the ceiling and walls will be replaced with drywall of the same thickness. The added metal doors/wall at the base of the stair (Photo 47) will be removed. The historic window/door casings, wood flooring, and baseboards at the third floor stair landing will remain in place. New unit entry doors will be installed in the existing doorways at the third floor in this location (one-panel painted wood or composite doors).
- The historic stair between the third floor and the mezzanine will be reused within an apartment unit, as described below under "Second Floor, Third Floor, and Mezzanine."

Added/New Stairs

- The existing added stair in the northeast corner will be removed at all levels.
- A new code-compliant two-hour stair shaft (Stair A) will be constructed between the basement and third floor in the approximate location of the existing added stair in the northeast corner, as shown on Drawing A101-A103. The new staircase is detailed on Drawing A311. Access to the stairwell at each floor is by way of a painted flush metal door with a vision panel (Type 3 on Drawing A801).

Photo Numbers: 29,33-35, 41 51, 63

Drawing Numbers: A001-A003; A101-A103, A311, A312, A801

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

Number: 9

Feature: Elevator

Date of Feature: ca. 1990

Existing: A passenger elevator was added (ca. 1990) in the northeast corner of the building, with access directly from the public sidewalk (Photos 4 and 5). The elevator provides access to the second and third floors (Photos 42 and 56). The two window openings in the easternmost bay of the facade were blocked from the interior when the elevator shaft was constructed (Photo 72). The existing cab does not meet current building code requirements and the shaft lacks the structural integrity to hold a code-compliant cab.

Work: The existing elevator and shaft will be removed and a new code-compliant elevator will be constructed further south along the east wall, as shown on Drawings A101-A103.

Photo Numbers: 4, 5, 42, 56, 72

Drawing Numbers: A001-A003; A101-A103

Number: 10

Feature: Basement

Date of Feature: various years

Existing:

- There is a full basement beneath the main block. The utilitarian basement has an added concrete floor, exposed wood framing at the ceiling, and exposed brick walls at the perimeter. It is divided into various storage and mechanical spaces by brick walls (Photos 26 and 27).
- CMU walls were added in the northeast corner for the added elevator and stair.
- Wood-frame partitions were added for a utility room (northwest corner) and bathrooms (southeast corner).

Work:

- The basement will remain in use for storage and mechanical spaces. The added CMU walls will be removed and new code-compliant elevator and stair shafts will be constructed, as shown on Drawing A103/Detail 4 and discussed below under "Interior Stairs/Circulation." No other work is anticipated in the basement other than the installation of new mechanical equipment.

Photo Numbers: 26, 27

Drawing Numbers: A003, A103

Number: 11

Feature: First Floor Tenant Space

Date of Feature: 1877, ca. 1929, ca. 1950

Existing: The first floor was originally divided into three commercial spaces but today the original main block and rear additions combine to create one large open L-shaped space, with no partitions separating the main block from the rear additions, as shown on Drawing A001. All historic finishes were previously removed (date unknown) and the space was left unfinished, with a concrete floor, exposed framing at the ceiling, and exposed masonry walls (Photos 28-32 and 36-40). Rough framing was added to support the structure above. Walls within the first floor are limited to the added stair/elevator enclosure in the northeast corner (Photo 33). A small remnant of historic wood flooring remains along the west side of the stair enclosure; a concrete slab was poured throughout the remainder of the space.

Work: Specifications and plans for the first floor tenant fit-up will be provided in a future amendment once available.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

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Photo Numbers: 4, 5, 42, 56, 72
Drawing Numbers: A001; A101

Number: 12
Feature: Second Floor
Date of Feature: 1877, with later alterations

Existing:

- The building was originally designed with offices on the second floor. The original layout is not known but scarring in the floors and on the walls suggests that the floor plan has been altered over the years.
- Based on surviving fabric, it appears that rooms at the second floor were originally finished with plaster walls and ceilings, hardwood flooring, tall wood baseboards with a molded cap, molded wood door and window casings, and plaster cornices (in spaces along front wall). Fragments of the wood baseboards and plaster crown molding remain, however, there are no locations where the finishes are completely intact (historic fabric noted on Drawing A002). In many locations the baseboards and/or crown molding are missing from entire walls or portions of walls (Photos 41, 43, and 45-52). Typically the base cap was removed in locations where plaster was removed from walls. The window/doors casings are more consistently in place. A few examples of four-panel wood doors remain. Added mechanical pipes are exposed at the ceilings throughout the second floor.
- The added staircase along the east wall at the second floor opens into an open space running the full depth of the main block (Photos 41 and 43). This space appears to have previously been divided into two or more rooms. Most of the historic plaster is missing and a section of the wood flooring was removed toward the rear of the space. A small bathroom is located off the southwest corner of the space (Photo 52). A doorway on the west wall leads to a small storage closet. Near the center of the west wall is a wide arched opening that leads to a stair and the remaining second-floor rooms (Photo 43). The entry to access the other rooms has wood surrounds with sidelights and transom (Photo 47).
- West of the stairhall the second floor is roughly divided into three large spaces, as shown on Drawing A002. It is evident that partitions have been removed and openings infilled throughout these spaces. The northern portion of the northeast space (central room on north wall) appears to be in its original configuration and features an alcove through an arched opening on the east wall (Photos 45 and 46). The rear (south end) of this space has clearly been reconfigured, as indicated by scarring in the floor/baseboards and infilled openings visible on the walls (Photo 48). Remnants of added beaded-board wainscoting remain across a former doorway on the west wall. Sections of the original flooring were also replaced toward the rear of the space.
- The northwest room at the second floor has similarly undergone alteration over the years (Photos 49 and 50). It currently has an added panel ceiling, infilled window on the west wall, and a modified doorway on the south wall. A section of the flooring was replaced in the southwest corner of the room. The wide arched doorway on the east wall appears to be an original feature, while the wide opening on the south wall replaced a narrow doorway (Photo 50).
- The smaller southwest room at the second floor has likewise been altered, as seen in Photo 51. A concrete slab floor was poured and a portion of the east wall is missing (visible in Photo 48).

Work:

General Treatments

- The second floor will be converted to four residential apartments units, as shown on Drawings A102. Detail drawing for each unit are on Drawings A601-A603. To the extent possible, existing walls have been retained and incorporated into the new apartment layout, particularly walls with intact plaster cornices.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
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- The existing plaster on walls and ceilings is generally in poor condition, with many areas missing, cracked, or water logged. Any plaster/lath that remains will be removed and replaced with drywall.
- Any of the perimeter walls of the building that are not party walls will be insulated within the wall cavity (likely with blown or spray foam insulation). The depth of the walls will not change.
- Historic interior window trim will remain and will be restored and repainted. Where window trim is missing or new windows are being created, painted flat wood trim will be installed at the opening.
- Due to the fragmentary and deteriorated nature of the baseboards at the second floor, existing baseboards will not be retained (trim at the upper floors is more intact and will be reused where possible, as noted below). New painted flat baseboards will be installed throughout (matching the height of the original baseboards).
- There are a few scattered locations where the plaster crown molding appears to be salvageable (locations noted on Drawing A102); crown molding in these locations will be retained and restored as needed.
- Historic wood flooring will be retained where it remains in good condition, as shown on Drawing A710. The only exception is in the bathrooms, where ceramic tile will be installed.

Corridor

- A small corridor will be created for access to the four apartment units at the second floor, as shown on Drawing A102. The corridor will run through the existing arched opening and doorway from the stairhall; the archway and entry surrounds at the doorway will be restored as needed. The historic wood flooring at the second floor corridor will be retained as noted above and shown on Drawing A710. Other finishes in the corridor will include painted flat wood baseboards, painted flat wood door casings, and painted one-panel wood or composite unit entry doors. The entry to the janitor closet will also hold a painted one-panel wood or composite door.

Apartment Units

- The historic wood flooring at the second floor apartments will be retained as noted above and shown on Drawing A710. Where historic wood flooring is not remaining, new engineered wood flooring will be installed (matching the appearance of the historic wood flooring as closely as possible). The only exception is in bathrooms, which will have ceramic tile flooring.
- Other finishes within the apartments will include painted flat wood baseboards, painted wood or composite paneled doors (as per door schedule on Drawing A801), and painted flat wood door trim.

Photo Numbers: 41-52

Drawing Numbers: A002, A102, A601-A603, A710, A801

Number: 13

Feature: Third Floor & Mezzanine

Date of Feature: 1877

Existing:

Third Floor

- Most of the third floor is occupied by a large two-story assembly hall with a raised stage at the south end, as shown on Drawing A003/Detail 1 (Photos 58-62 and 69-71). There is a small storage closet in the southwest corner (Photo 63) of the assembly space.
- A large open hallway runs along the east side of the assembly hall (Photos 53 and 54). This appears to be the original configuration of the third floor.
- Spaces throughout the third floor were historically finished with painted wood trim that included baseboards with a molded cap and molded window and door trim. Roughly half of the baseboards

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remain (locations noted on Drawing A003). The window trim was removed from most of the north wall and from the stage area of the assembly space, but remains elsewhere at the third floor. Door trim remains consistently throughout. Some doorways retain the historic paneled wood doors, as noted below.

- The assembly hall features three large exposed wood trusses at the ceiling and tiered seating balconies along the west, north and east walls (Photos 58-60 and 69-71). Scarring on the face of the west balcony and the west wall suggests that something had been constructed in front of the balcony and the wall below but was later removed; some of the added framing remains at the base of the wall (Photo 60). Plaster was removed from a large portion of the north wall and timber framing was added (presumably to help support the balcony - Photos 57, 59, and 60). The raised stage area is more utilitarian, with exposed framing at the ceiling (including a large exposed wood truss), and appears to have been altered (doors and windows do not line up with stage floor in a logical manner - Photos 61 and 62). The assembly hall was historically decorated with three plaster ceiling medallions, two of which remain (Photos 58 and 71). There were also two skylights at the ceiling, both missing and the openings blocked (Photo 58).
- A small storage room just west of the stage appears to have been modified as well, with the addition of shelving and a ceiling that bisects the window (Photo 63). The door from the assembly hall to the storage room is missing. There is a corresponding doorway on the opposite side of the stage but this appears to have been installed for the sake of symmetry, as it does not operate and the stair opening is located behind it (visible in Photo 71).
- The hallway running along the east side of the assembly hall is finished with historic wood flooring, plaster walls, and a modern drywall ceiling (Photos 53 and 54). Much of the plaster is missing from the east wall (Photo 54). The added elevator was constructed in the northeast corner of the hallway, opposite the historic stair to the mezzanine level (Photo 53). A closet beneath this stair retains the original entry door (visible in Photo 57). The principal entry to the assembly hall is located on the west wall of the hallway and holds paneled wood double doors (visible in Photo 54). A secondary entry to the assembly hall is located at the north end of the same wall (door missing). A doorway at the south end of the hallway's west wall leads to a secondary stair, as discussed above under "Interior Stairs."

Mezzanine

- The mezzanine level (uppermost floor) consists of a stairhall and two small rooms (connected by a doorway) along the east side of the building (east of the assembly hall). The upper portion of the assembly hall occupies the western two-thirds of the mezzanine level. This appears to be the original configuration of spaces. Finishes are consistent throughout the mezzanine spaces and consist of the historic wood flooring, baseboards with molded caps, door casings, and window trim (Photos 65-68); historic features are noted on Drawing A003. The historic doors are no longer in place at this level. The original wood roof trusses are visible within the three rooms at the mezzanine level, creating low head clearance.
- The stair from the third floor (at north end of stairhall) retains the original wood hand railing (Photos 65 and 66). The modern elevator shaft and machine room were added alongside the stair (Photo 66). A historic doorway from the stair landing leads into the balcony area of the assembly space (visible in Photo 66).
- A historic doorway on the west wall of the southernmost room leads into the upper level of the stage area (Photo 68).

Work:

General Treatments

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

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- The third floor and mezzanine level will be converted to residential use, consisting of four duplex apartment units, as shown on Drawing A1.03/Detail 1. Every effort has been made to reuse historic features where possible, as noted below and shown in the unit details.
- Plaster walls and ceilings are generally in poor condition, therefore, all plaster and lath at the walls and ceilings will be replaced with drywall.
- Any of the perimeter walls of the building that are not party walls will be insulated within the wall cavity (likely with blown or spray foam insulation). The depth of the walls will not be modified.
- Surviving historic window trim will be retained throughout. Where window trim is missing or new windows are being created, painted flat wood trim will be installed at the opening.
- Generally, where only fragments of baseboard remain they will be removed. In locations where the baseboards remain largely intact and cover a substantial portion of a wall, they will be retained (locations identified on Drawing A103).
- Historic wood flooring will be retained where it remains in good condition, as shown on Drawing A710. The only exception is in the bathrooms, where ceramic tile will be installed.
- General finishes within the apartment units will include painted flat wood baseboards, painted wood or composite paneled doors (as per door schedule on Drawing A801), and painted flat wood door trim.
- The new stairs within the duplex units will be of wood construction with knee walls (painted drywall sides) in the place of hand railings and painted wood skirt boards. Treads/risers will be carpeted.

Access to Units

- As noted above under "Interior Stairs," the existing historic stair at the rear of the building between the second and third floors will be reused for access to two of the apartment units (Units 303 and 304).
- Access to Units 301 and 302 will be from a short hallway that will extend from the new stair/elevator core, as shown on Drawing A1.03/Detail 1. A new opening will be created in the brick fire wall to accommodate the hallway. Finishes in the hallway will include painted flat wood baseboards, painted flat wood door casings, and painted one-panel wood or composite unit entry doors.

Assembly Hall (Unit 302)

- The assembly space poses a unique challenge for reuse due to the large volume of space and at the need to maintain a sense of the openness in the space. Following consultation with the SHPO and NPS reviewers, the owner has developed a plan that allows much of the two-story volume of the assembly space to remain intact. The central portion of the assembly space at the lower level will remain an open two-story space and will serve as the principal living area for one of the apartment units (Unit 302). Partitions will be constructed beneath the west and north balconies (slightly recessed from the face of the balconies) to create two bedrooms, a bathroom, and a laundry room for Unit 302, as shown on Drawing A1.03 and detail Drawing A6.05. A dining room will be located beneath the balcony along the north wall and will be open to the central living area (no partition). A metal spiral stair will be installed beneath a portion of the west balcony for access to the mezzanine level. Partitions will be constructed beneath the east balcony to create kitchens for the adjacent units (Units 301 and 304). The existing storage room in the southwest corner of the assembly hall will be incorporated into unit 303, as discussed below.
- Much of the mezzanine (balcony) area will remain open to the lower level, as shown on Drawing A103/Detail 2. A new 42" high guard railing will be installed along the balcony to meet safety code requirements. (There is currently a railing only across the windows at the balcony level.) An additional bedroom and a sitting room will be constructed for Unit 302 along the north wall of the balcony level, as shown on Drawing A1.03/Detail 2. The sitting area will be open to the lower level and the side balconies, as shown on Drawing A1.03/Detail 2. The floors of the new rooms along the north wall will be leveled and two short stair runs will be added to reach them. An office for the adjacent unit (Unit 301) will be added in the northeast corner of the balcony; the floor of this room will also be leveled. A bathroom for

HISTORIC PRESERVATION CERTIFICATION APPLICATION

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Unit 302 will be created at the south end of the west balcony. Another bathroom will be added at the south end of the east balcony for the adjacent unit (Unit 303). Walls of the rooms at the balcony level will not rise the full height of the space, so that the ceiling and trusses remain visible from within the larger volume of the unit (refer to perspective Drawing A901). The stage area will become a part of the adjacent unit (Unit 303). The proscenium surrounds will remain visible within both units (Units 302 and 303) but the opening will be infilled.

Unit 301

- Unit 301 will be constructed in the northeast corner of the building. The lower level of this duplex unit will have a kitchen and living area, while the upper level contains a bedroom, bathroom, and office, as shown on Drawing A1.03 and detail Drawing A6.04. The existing historic stair will be reused for access between the two levels of the unit. The hand railing will be installed at code-compliant height. The stair will be partially enclosed at the upper level but the existing historic hand railing will remain in place. The closet beneath the stair at the lower level will remain (door and trim to remain).
- A new opening will be created in the brick fire wall at the lower level to allow for circulation through the unit. The existing doorway at the north end of the fire wall will be reused (existing historic trim to remain) for access between the kitchen and living area. The surviving historic baseboards on either side of the brick fire wall will be retained at the lower level.
- The stair currently has a landing at the balcony level, for access to the assembly hall balcony, and another higher landing at the mezzanine level, as shown on Drawing A003 and Photos 65 and 66. The upper landing at the mezzanine level will be lowered to the balcony level to create sufficient floor area for the bedroom, as shown on Drawing A6.04. The short stair run that leads to the mezzanine level will remain.
- The wood truss will remain exposed at the upper level.

Unit 303

- Unit 303 will be constructed in the location of the two-story stage space at the south end of the assembly hall, as shown on Drawing A1.03 and detailed on A6.06. As noted above, the proscenium will be infilled, leaving the trim around the opening exposed within the units. The storage room at the west end of the stage will be removed. The floor of the raised stage will be removed to create sufficient space for a two-level unit and to expose windows to their full height. A staircase will be constructed in the northeast corner of the unit for access to the upper level. The lower level will hold the kitchen and living area, while the upper level will have two bedrooms and a bathroom. The bathroom will be built out into the balcony area of the assembly hall, as noted above. The ceilings of the bathroom will not rise the full height of the assembly hall space. The ceiling framing at the upper level is currently exposed; the framing will be covered by an insulated drywall assembly. The wood truss will remain exposed at the upper level (new walls will be framed around the truss and up to the existing ceiling height).

Unit 304

- Unit 304 will be constructed in the southeast corner of the building. The kitchen and living area will be located at the lower level and a bedroom, bathroom, and sitting room at the upper level, as shown on Drawing A1.03 and detailed on Drawing A6.07. The kitchen will be built out beneath the balcony of the assembly hall, as noted above. The existing doorways and doors on the south and east walls of the kitchen will be retained. A new stair will be constructed between the lower and upper levels. The existing historic baseboards will be retained on the east and south walls of the living area. The existing doorway in the southwest corner of the living area will be reused as the main entry to the unit; historic trim around the door will remain in place.
- The window opening on the east wall of the bedroom is currently blocked but will be restored.
- Trusses will remain visible within the new rooms at the upper level.

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 - DESCRIPTION OF REHABILITATION

Historic Property Name Staples Block/Marble Block NPS Project Number 44921
Property Address 129 Main Street Biddeford, ME 04005-2503

Photo Numbers: 56-71

Drawing Numbers: A002-A003, A102-A103, A6.04-A6.07, A8.01, A901

Number: 14

Feature: HVAC/MEP

Date of Feature: various

Existing:

- The existing MEP and HVAC systems are outdated and do not meet current building code requirements.

Work:

- New MEP and HVAC systems have not yet been designed. Once tenants for the building have been identified, complete plans will be submitted for approval.

Photo Numbers:

Drawing Numbers: NA

Number: 15

Feature: Site

Date of Feature: various

Existing:

- The building occupies the entire property lot so there is no associated site work.

Photo Numbers: 2, 16

Drawing Numbers: NA



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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
44921

1. **Historic Property Name** Staples Block/Marble Block

Street 129 Main Street

City Biddeford County York State ME Zip 04005-2503

Name of Historic District or National Register property Biddeford Main Street Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 – Evaluation of Significance submitted? Date submitted 5/31/2022 Date of certification 6/3/2022

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1877 Estimated total rehabilitation costs (QRE) \$5.6 million

Number of buildings in project 1 Floor area before / after rehabilitation 19,485 / 19,485 sq ft

Start date (estimated) September 2023 Use(s) before / after rehabilitation vacant / retail/apartments

Completion date (estimated) October 2024 Number of housing units before / after rehabilitation 0 / 8

Application includes phase(s) 2 of 2 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

☒ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. **Project Contact** (if different from applicant)

Name Christine Beard Company Essex Preservation Consulting

Street 6 Chestnut Street Suite 205 City Amesbury State MA

Zip 01913 Telephone 978-356-0322 Email Address chris@essexpreservation.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 Bryan Holden Signature [Signature] Date 12/1/2023

Applicant Entity Holden Real Estate Enterprises LLC SSN 82-2218207 or TIN

Street 3 Decary Road City Biddeford State ME

Zip 04005 Telephone 207-650-3395 Email Address holden.p.bryan@gmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

BRIAN GOEKEN

Digitally signed by BRIAN GOEKEN
Date: 2023.12.12 15:56:45 -05'00'

Date

National Park Service Authorized Signature

☒ NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name Staples Block/Marble Block Project Number 44921
Property Address, City, State 129 Main Street, Biddeford, ME

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

The following conditions of approval may be reviewed and approved by the SHPO without further review of the NPS unless the SHPO finds that the work does not meet the Standards:

1. **Masonry:** Repointing mortar(s) must match the color, texture, strength, joint width, and joint profile of the existing historic mortar(s). Masonry cleaning and repointing samples and any proposed replacement brick or marble should be reviewed and approved by the SHPO prior to proceeding with this work. Tieback details to reattach marble veneer to backup brick should be reviewed and approved by the SHPO prior to undertaking the work. Good quality overall and close-up photos of the masonry before and after repointing and patching must be submitted with the Part 3 – Request for Certification of Completed Work.
2. **Interior Brick Walls:** Interior exposed brick walls that were entirely stripped of plaster prior to the applicant's ownership may remain without finishes. Brick walls that retain plaster or areas of plaster remnants must be re-finished with plaster or drywall. Additional details as to whether the brick walls will be cleaned, repaired, repainted, or otherwise finished or sealed must be submitted to the SHPO for prior review and approval.
3. **Assembly Hall:** The proposed subdivision of the hall into apartment units is approved, subject to the following to be submitted to the SHPO for review and approval. The assembly hall is a distinctive, symmetrically-appearing and finished space, and it is important that the modifications and new features proposed to accommodate its conversion into apartments minimize as much as possible their impact on the overall volume and appearance of the space as well as on distinctive features such as the mezzanine/gallery:
 - a. The HVAC systems in the assembly hall should not be exposed and located in interstitial space if at all possible. If the HVAC systems for the proposed rooms (two bathrooms, bedroom, and office) on the assembly hall gallery/mezzanine level are not to be hidden in the gallery floor/structure, additional information should be submitted for review and approval.
 - b. The new wall to infill the proscenium arch should be behind the opening (which may be what is proposed) to create an adequate reveal to maintain the appearance of the historic opening on the assembly hall side of the wall.
 - c. The entrance door to the main unit in the assembly hall should be pushed back to the masonry demising wall to retain this space under the gallery/mezzanine open to the assembly hall.
 - d. Where the new perimeter wall is to be constructed on the underside of the gallery/mezzanine, it should be set back from the lip/leading edge of the gallery an adequate distance to create a substantial reveal/shadow line and maintain the physical/visual integrity of the gallery as a distinct, historic feature.
 - e. Where the new bathrooms are to be added to the gallery/mezzanine level, the bathroom walls should be located behind the perimeter gallery kneewalls to maintain the physical/visual integrity of the gallery as a distinct, historic feature.
 - f. The upper bedroom wall adjacent the open sitting area should align with the lower bedroom wall below so that they are in the same plane and maintain a simpler, consistent massing as viewed from the assembly hall. The upper bedroom wall is too close to (and crowds) the window opening as proposed



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

and is offset from the lower wall, which draws attention to the different massing of the two bedrooms (apparent in the 3D rendering).

- g. To the extent the two sets of steps on the gallery level leading to the open sitting area result in a different railing configuration visible from the main level of the assembly hall, the stairs should have a symmetrical configuration in keeping with the architectural character of the space.

The following conditions of approval require additional information to be submitted for review and approval by the NPS and should be submitted to the SHPO as an amendment through the normal submission process:

4. First-Floor Tenant Fit-Up: Floor plans and finish details for the first floor must be submitted for review and approval when available.
5. HVAC: Additional information and/or drawings for the proposed interior and exterior HVAC units and any proposed exposed ductwork or soffits on the interior must be submitted for review and approval when available.
6. Mezzanine/Gallery Railings: A new railing is proposed behind the mezzanine knee walls. Additional information should be provided regarding the material, dimensions, finish, and color of this proposed new feature when available. If a wood balustrade (as seems to be indicated in one of the detail drawings) is proposed, consider whether a dark-colored metal railing or other type of railing might be less visually obtrusive.

Recommendation for Consideration Only (not a condition of approval):

7. New Storefront: As proposed, the recessed storefront is an existing configuration from a later remodeling (during the period of significance) that no longer exists. A recess extending across almost the entire façade is not otherwise characteristic of a building of this type or a period. Reducing the length of the recess if at all possible, even by one bay on either side to the new faux columns, would greatly improve the compatibility of the new storefronts with the historic building.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

BRIAN GOEKEN

 Digitally signed by BRIAN GOEKEN
Date: 2023.12.12 15:49:08 -05'00'

Date

National Park Service Signature

MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): Marble Block
2. PROPERTY NAME (OTHER): 041-0448, 041-0088
3. STREET ADDRESS: 129 Main Street
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 11/11/2022 7. SURVEYOR: Taylor, Amanda
8. OWNER NAME: _____ 9. ADDRESS: _____
10. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☐ SINGLE FAMILY | ☐ AGRICULTURE | ☒ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
11. CONDITION: ☐ GOOD ☒ FAIR ☐ POOR ☐ DESTROYED, DATE _____

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|--|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☒ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
13. SECONDARY STYLISTIC CATEGORY:
- | | | | |
|---|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
14. HEIGHT:
- ☐ 1 STORY ☐ 1 1/2 STORY ☐ 2 STORY ☐ 2 1/2 STORY ☒ 3 STORY ☐ 4 STORY
- ☐ 5 STORY ☐ OVER 5 (_____)
15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
- ☐ 1 BAY ☐ 2 BAY ☐ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 (9 _____)
16. APPENDAGES: ☐ SIDE ELL ☐ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED
- ☐ DORMERS ☐ PORCH ☐ TOWER ☐ CUPOLA ☐ BAY WINDOW

PHOTOGRAPH:



17. PORCH:

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

18. PLAN OR FORM

☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CAPE ☐ CENTRAL HALL ☐ 2-STORY DOUBLE PILE
☐ SIDE HALL ☐ BACK HALL ☒ IRREGULAR ☐ FOURSQUARE ☐ BUNGALOW
☐ MOBILE HOME ☐ MODULAR ☐ OTHER _____

19. PRIMARY STRUCTURAL SYSTEM:

☐ TIMBER FRAME ☐ BRACED FRAME ☒ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☐ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____

20. CHIMNEY PLACEMENT:

☐ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____

21. ROOF CONFIGURATION:

☐ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☒ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS GABLE
☐ COMPOUND ☐ OTHER _____

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

23. 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 _____

24. FOUNDATION MATERIAL:

☐ FIELDSTONE ☐ BRICK ☐ WOOD ☐ CONCRETE ☒ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____

25. OUTBUILDINGS/FEATURES:

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

HISTORICAL DATA

26. DOCUMENTED DATE OF CONSTRUCTION: 1877 27. ESTIMATED DATE OF CONSTRUCTION: _____

28. DATE MAJOR ADDITIONS/ALTERATIONS: c. 1940

29. ARCHITECT: _____ 30. CONTRACTOR: _____

31. ORIGINAL OWNER: _____

32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

33. CULTURAL/ETHNIC AFFILIATION:

☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____

34. HISTORIC CONTEXT(S):

☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☐ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL

35. COMMENTS/SOURCES: Contributes to NR-listed Biddeford Main Street HD. Rear concrete block addition faces Franklin Street.

36. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO 37. KIT HOUSE ☐ YES ☒ NO 38. PATTERN BOOK HOUSE ☐ YES ☒ NO

ENVIRONMENTAL DATA

39. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED _____

40. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☒ URBAN ☐ SUBURBAN

41. QUADRANGLE MAP USED: Biddeford

42. UTM NORTHING: 5387266.58224958 43. UTM EASTING: -7842907.7148395

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

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: ☐ L ☐ HD ☐ E ☐ NE ☐ ND REVIEWER _____

DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I