



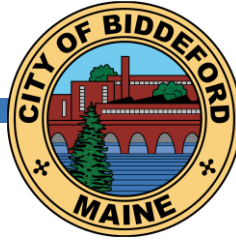
City of Biddeford
Historic Preservation Commission

April 15, 2026 at 4:30 PM

City Hall Council Chambers & Teams

[Historic Preservation Commission Meeting | Meeting-Join | Microsoft Teams](#)

1. Declaration of Quorum
2. Approval of Meeting Minutes
 - 2.a Approval of Meeting Minutes from April 8, 2026
3. New Business
 - 3.a 2025.11 HPC Review of construction of an unattached accessory dwelling unit for T & T Leasing at 74 Summer Street, Tax Map 39, Lot 14, in the MSRD-2 Zone.
4. Old Business
5. Adjourn



**HISTORIC PRESERVATION
MEETING MINUTES**

April 8, 2016

DRAFT

1. **Declaration of Quorum/Voting Members**
Meeting brought to order at 4:30 PM
Wesley Painter, Julie Larry, Erin Ware, Catherine Mayo, Daniel Boucher
2. **Approval of Meeting Minutes**
Approval of minutes from March 11, 2026
MOTIONS: 4:30
Motion- Larry- Motion to approve minutes as presented
Second- Ware
Vote-Motion passed unanimously
3. **New Business**
 - 3.a. 2026.04 HPC The Historic Preservation Commission will review a request to install rooftop solar panels for Ionut Cioban. The location of the project is 1 Wentworth Street (Tax Map 38, Lot 222) in the MSRD-2 Zone.
 - Ionut Cioban (Lorenzo) represented the application
 - Larry commented on how clear the drawings are and others agreed
 - Product of their own time, not going to ruin a slate roof or anything
 - Mayo agreedMOTIONS: 4:41 PM
Motion- Mayo - Motion to approve a Certificate of Appropriateness for Ionut Cioban to install 24 solar panels at 1 Wentworth Street, Tax Map 38, Lot 222, as presented, based on materials and assertions submitted.
Second-Painter
Vote-Motion passed unanimously
 - 3.b. 2026.03 HPC the Historic Preservation Commission will review a request by the New Life Church to construct an accessory structure to house a refrigerator and shelves holding food for donation at 118 Alfred Street (Tax Map 38, Lot 303-1) in the MSRD-2 Zone.
 - * Kate Franc Director of New Life Church
 - For Free food for those who are food insecure
 - Larry what kind of roofing are you going to paint the exterior plywood
 - Metal roof with coneflower blue walls

- Mayo can the visibility be screened more if it's in the back of the building
- The area is quite sloped and is nearly impossible, but they want it visible to the community members. They want it safe and accessible.
- Larry is this going to be bolted or connected to the pad, she will check with the contractor
- CEO said this was a fine location and he supported the project

MOTIONS:4:37

Motion- Boucher- Motion to approve a Certificate of Appropriateness for Justin Sweeney to construct an accessory outbuilding at 118 Alfred Street, Tax Map 38, Lot 303-1, based on materials and assertions submitted.

Second-Ware

Vote-Motion passed unanimously

3.c. Section 106, Highway Improvements for Elm Street. No adverse effects?

- Highway project mill and fill, restripe install ADA compliant features
- Number of historic buildings on the route as well as the trestle bridge
- MDOT asserts this project will not adversely affect historic properties
- Commission needs to discuss and either agree or present concerns
- Larry didn't see anything particularly concerning.

MOTION

Motion-Larry-Motion to approve

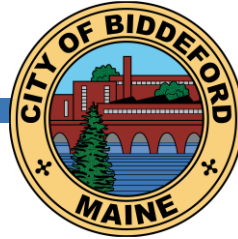
Second-Boucher

Vote-Motion passed unanimously

4. Old Business

4.a. 2026.01a HPC The Historic Preservation Commission will continue their discussion of removal from the National Register of Historic Places.

- Favreau reminded the Commission was discussed last month
- Jeremy, Janie & Lucas Berube was the builder of the structure when it was rebuilt, and is here to speak about the project
- He brought photos and drawings of the building dating back to the 30's
- He is a barn preservationist, builder referred to the owner of the Tarr House by a mutual friend.
- Owner of the Tarr House stopped at a project he was working on at the time.
- Owner had always wanted to restore the structure, Mr. Berube went over the entire house and gave them a list of what needed to be done. It took over 10 years to get started on the project.
- Mr. Berube passed out the pictures of the house. Drawings are by William Barry; they were all windows on the back of the house.
- The house was originally a tavern. People were travelling the King's Highway.
- Favreau asked about the project as he was working it and why some of the changes were made.



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 City of Biddeford Government

 @CityofBiddeford

- Berube starts by taking the entire building down, cleaning and repairing the beams.
- The original boards were split lathe boards, the ceiling boards didn't go together, and the tavern ceilings were different.
- They had trouble finding where the back door originally went, a "swinging wall"
- Ware asked for pictures of while the construction was going on, he has thousands.
- Ware reminded him that the commission doesn't have the final say, the National Park Service will decide.
- Some of the beautiful features were hidden behind more recent "improvements".
- Kirk Mahoney is afraid they removed the historic integrity of the house.
- Ware suggested the paneling go back to the inside or it get listed in a different category with the National Parks Service.
- Larry The Commission does not want to see this house come off the register. The Commission really appreciates all the documentation Mr. Berube brought tonight.
- When the satellite pictures showed no house, the powers that be thought it was demolished but it was being restored.
- There is not a speck of rot on the framing of that house anymore.
- The ell was cut off because it was not original only approximately 100 years old and was causing rot to the original structure. The original beam was 6 x 12 and had to be repaired.
- All buildings of this vintage have rot until he repairs them.
- Favreau asked about the house being moved gap between house and ell, building was not moved they cut the ell back, it was not original.
- The original structure had no additions; the stone foundation was completely rebuilt. The 12' stone base for the chimney has been restored.

MOTION

Motion-Boucher-Motion not to endorse removal of the John Tarr House from the National Register of Historic Buildings

Second-Mayo

Vote-Motion passed unanimously

MOTION: 5:45

Motion-Boucher-Motion to adjourn

Second-Ware

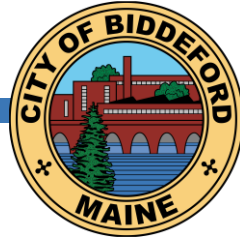
Motion passed unanimously

Chair: Historic Preservation Commission

Date

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

DRAFT



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday April 15, 2026; 4:30 PM

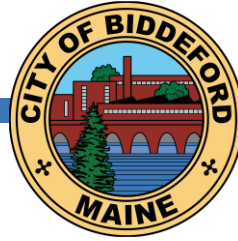
RE: **Item 3.a: 2025.11 HPC Review of construction of an unattached accessory dwelling unit at 74 Summer Street, Tax Map 39, Lot 14, in the MSRD-2 Zone.**

INTRODUCTION

The applicant proposes to construct an unattached accessory dwelling unit on the property of 74 Summer Street. This project was initially conceived as a reconstruction of an existing attached ADU and was presented to the HPC in 2025.

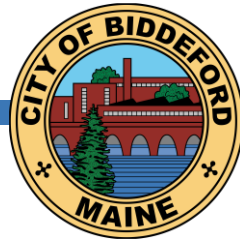
The building as it appeared in the 2022 Kleinfelder Survey:





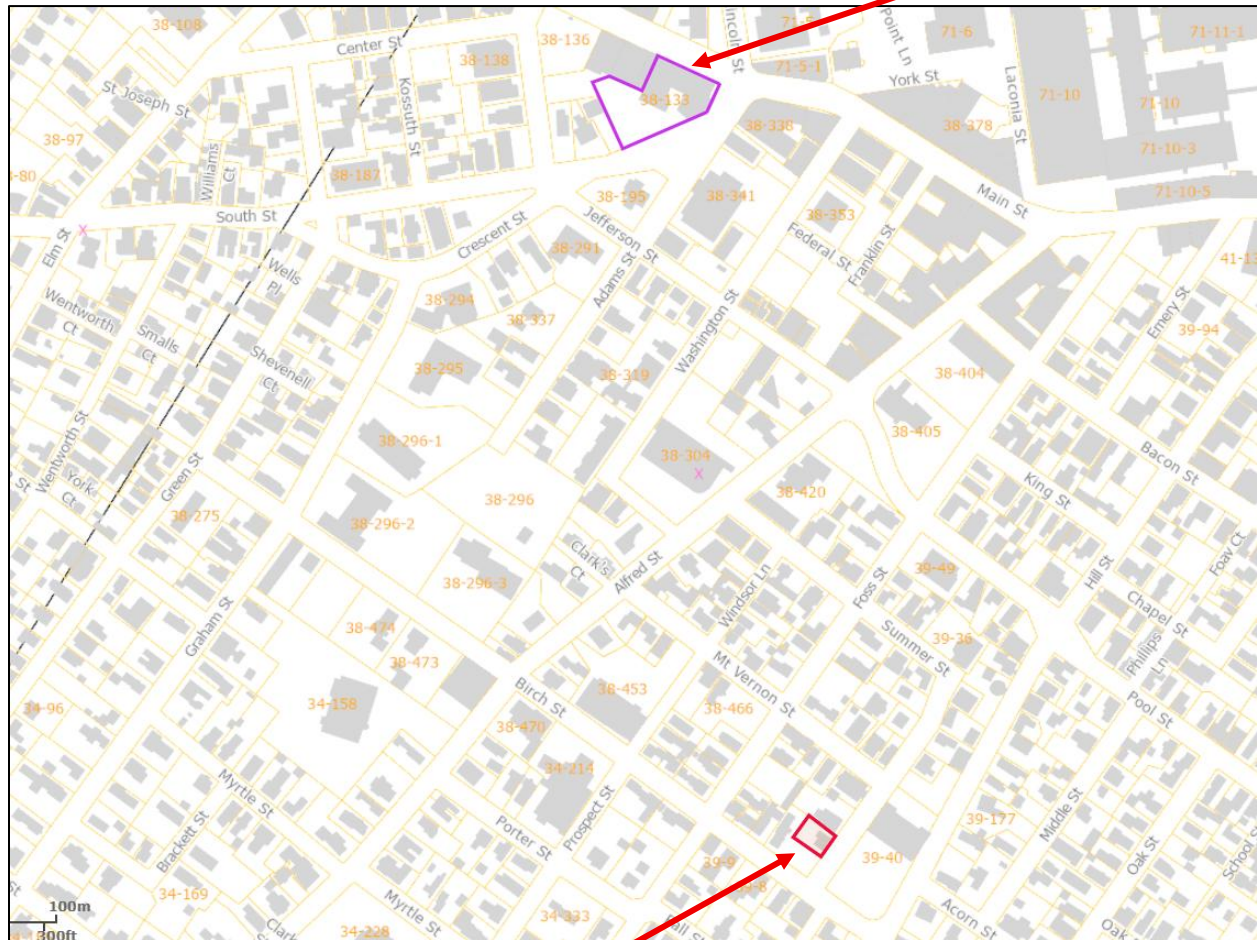
PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	T & T Leasing LLC 109 Cascade Rd Old Orchard Beach ME 04064 Biddeford ME 04005 kevin@atlanticdevelopersl.biz
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	74 Summer Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 14
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic Overlay District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1890
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	0.10 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date April 15, 2026. Posted April 9, 2026; Mail Notices to all abutters within 100'. 15 notices sent April 9, 2026.



EXISTING CONDITIONS

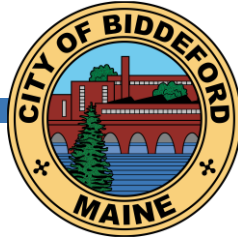
City Hall



74 Summer St.

The subject property is located south of City Hall on Summer Street near the corner of Birch Street. This two-family residential structure is in the Vernacular style, dating to circa 1880. The front porch likely dates to circa 1960.

The one-story addition to the right of the main building is a separate dwelling unit, and the building has been vacant for several years.

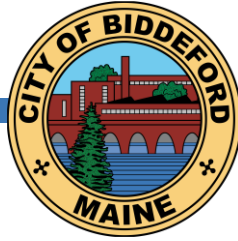


The house shown in November 2025 from Google Street View. This view shows the Summer Street elevation:



The house shown at the same time from the Birch Street side:





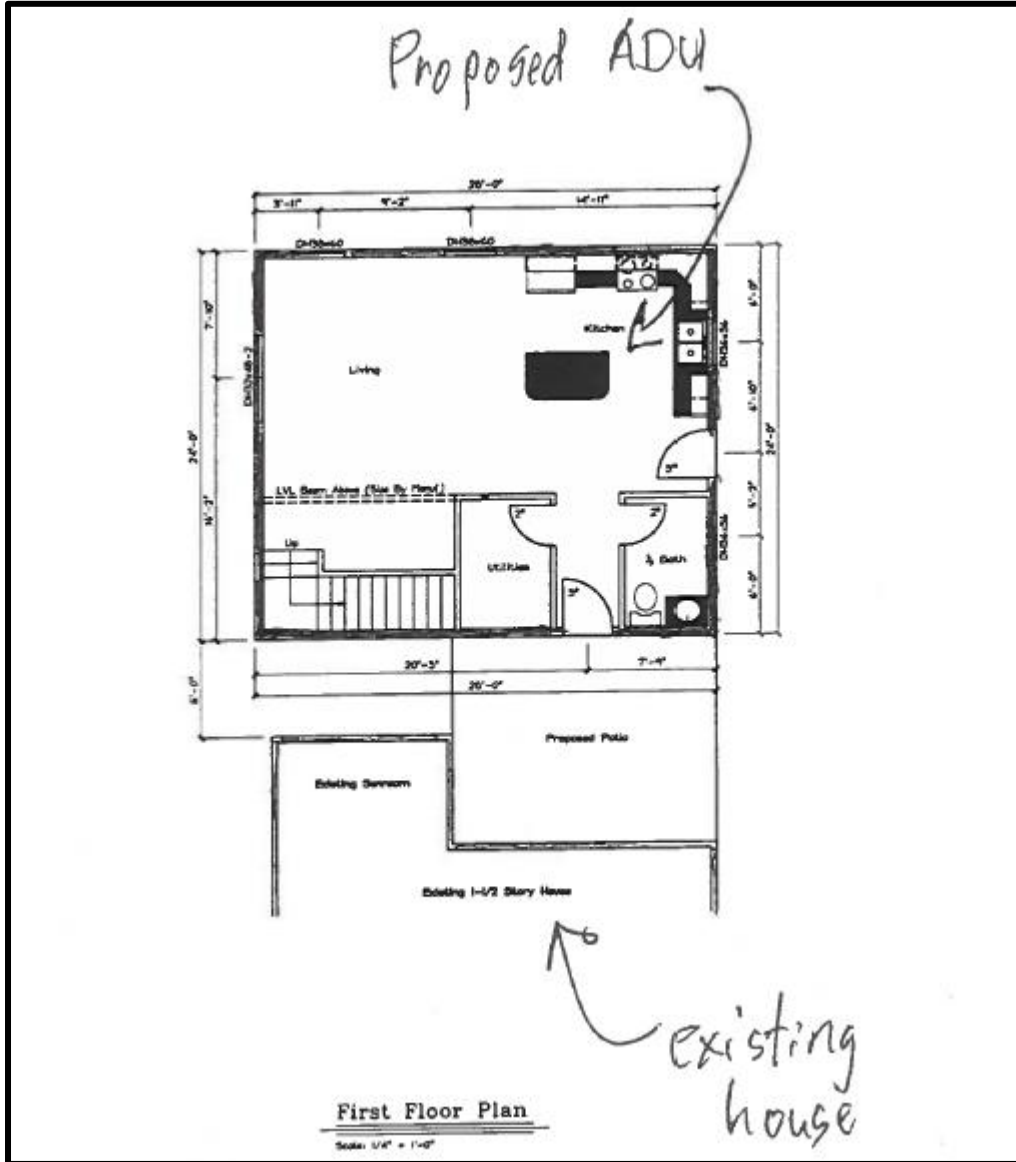
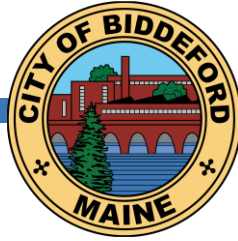
PROJECT PROPOSAL

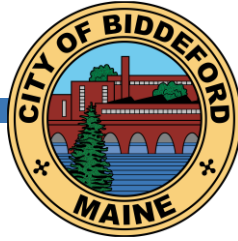
The original proposal, as presented to this commission in May 2025 was to rebuild the existing one-story ADU on its original foundation (right side of the house), and was granted conditional approval. Those conditions were:

- **Two front windows on the Accessory Dwelling Units are to be the same size as the windows at the main house.**
- **Upper right window on the right side of the ADU must be the same size as the others on that side.**
- **The upper floor bedroom egress window is moved to the rear of the house;**
- **The ADU is set back at least two feet from the front of the main dwelling;**
- **Revised drawings are presented to the Commission prior to beginning work.**

Because of difficulties in completing this proposal, the applicant has demolished the existing attached dwelling unit and re-graded the site. A demolition permit was issued by Code Enforcement on February 9, 2026. The demolition of the previously existing ADU is now complete.

The applicant now proposes to build an unattached ADU to the rear of the property. The proposed unattached ADU is two stories with approximately 1,344 square feet. It will be sited behind the existing house approximately six feet from the rear porch ell. Although it is to be located behind the house, the new structure will be plainly visible from Birch Street. In plan:





The structure is gable -roofed vernacular. The width of the ADU is 28 feet, same width as the main house. The depth of the ADU is 24 feet, while the main house (less rear porch ell) is 26 feet.

The existing house is approximately 25 feet in height to the main roof ridge. The ADU is proposed to be approximately 26 feet in height to the ridge. The roof is a 6 over 12 pitch.

With the massing nearly the same between the two structures, the ADU, as envisioned, is not subordinate to the main house.

Materials proposed are:

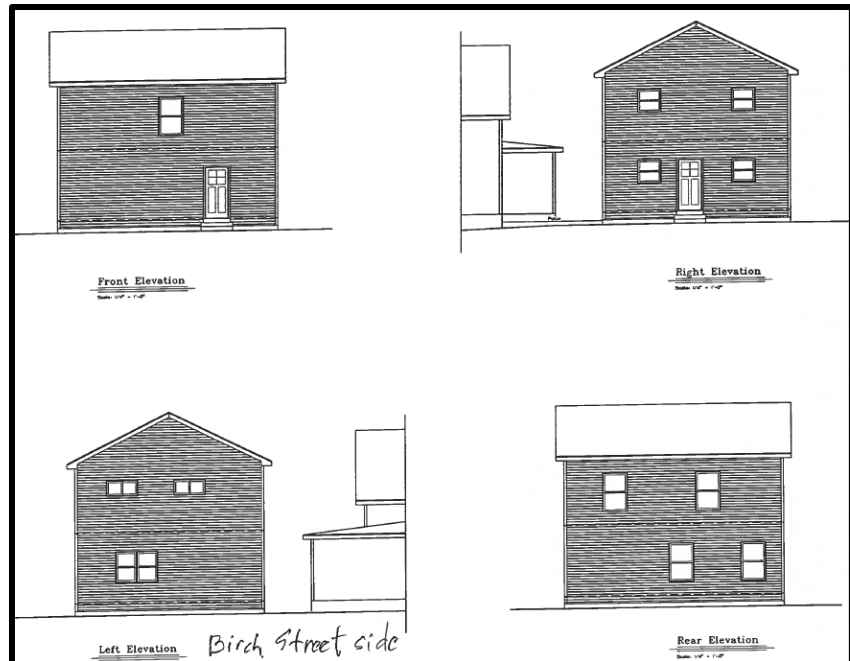
Siding: The applicant proposes Alside vinyl siding for the new structure. [Alside Odyssey](#) is .044" thick, making it nominally heavier duty than other siding. The applicant has selected clapboard style profile with 4" exposure. See agenda packet for more information:

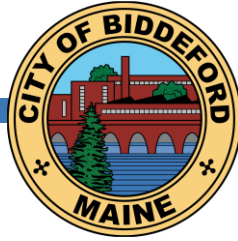
Windows: Matthew Brothers [Sanford Hills](#) vinyl windows. The visible Birch Street (Left) elevation features two sliding windows at the second floor, and two mulled double hung units on the first floor. Other elevations feature double hung units of various sizes.

Doors: Jeld Wen steel [2-panel top lite](#).

Roofing: [IKO Cambridge](#) fiberglass-core architectural shingles.

The elevations of the ADU as proposed:





PUBLIC COMMENT

On April 9, 2026, 14 abutter notices were sent. As of April 13, 2026, no public comment has been received.

STAFF REVIEW

This ADU is sited not to obstruct views of the existing historic house from the street. However, in size, scale, and massing, it is not sufficiently subordinate to the main house. It is essentially the same size in footprint and height.

Modern materials and used throughout the design, including vinyl siding and windows, and steel doors.

The placement of doors and windows is dictated by the floorplan and so appears almost haphazard in elevation, especially at the front (even considering that this side of the ADU is mere six to 16 feet behind the main house and so not plainly visible). If removed in the future, there would be no effect on the existing structure.

STANDARDS

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

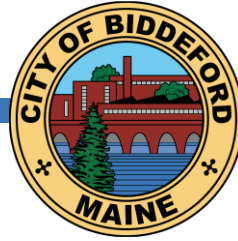
1. Height. The height of proposed buildings shall be compatible with adjacent buildings;

The height of the proposed structure is compatible with surrounding buildings, but not subordinate to the main house.

2. Proportion of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings, structures and open spaces where it is visually related;

The width-to-height proportion of the main façade (facing existing house) is generally compatible.

3. Proportion of openings within the facade. The relationship of the width of the windows to the height of windows and doors in a building shall be visually compatible with that of windows and doors of buildings to which the building is visually related;



Window placement is concerning. On the main elevation, only one upper story window and one door is present. The windows as shown are generally out of proportion with the windows on the main house.

4. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with that of the buildings to which it is visually related;

The window and door placement is dictated by the design of the plan and there is no rhythm to solids and voids.

5. Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with that prevailing in the area to which it is visually related;

The ADU is sited behind the main house and is not directly related to neighboring buildings on the street.

6. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible with that of buildings to which it is visually related;

There is no relationship between the entrance and the street or sidewalk.

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

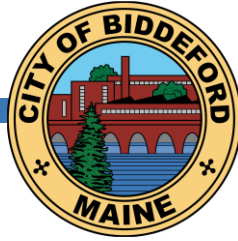
Visually, materials and textures are compatible with the surrounding buildings.

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

The gable roof is compatible with surrounding buildings, however, the pitch is much lower than that of the main house.

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

The scale and massing is nearly the same as the main house and therefore, as an accessory structure, not sufficiently subordinate.



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

The ADU is vertical in character, much like the surrounding buildings.

STAFF RECOMMENDATION

The City is in need of new housing units of all types, and this proposal offers a decent family-sized unit through less-insensitive infill development. However, the massing of the ADU and its fenestration should be reconsidered before approval by the HPC.

SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for T & T Leasing to construct an Accessory Dwelling Unit at the rear of 74 Summer, Tax Map 39, Lot 14 as presented, based on materials and assertions submitted and conditioned on the following:

- a. _____
- b. _____

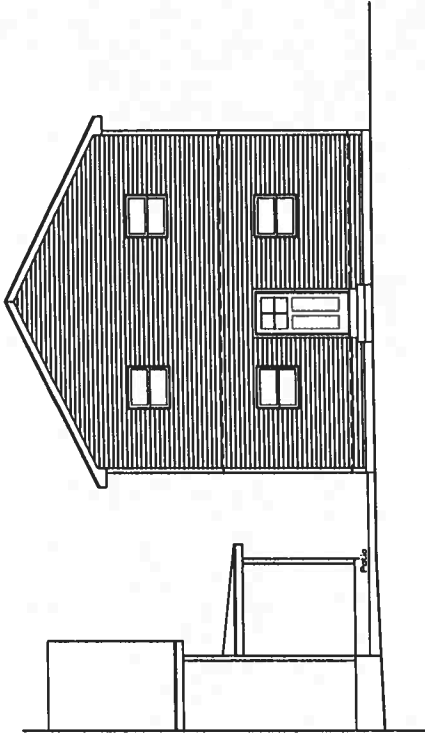
2. Motion to deny a Certificate of Appropriateness for T & T Leasing to construct an Accessory Dwelling Unit at the rear of 74 Summer, Tax Map 39, Lot 14 as presented, based on the following:

- a. _____
- b. _____

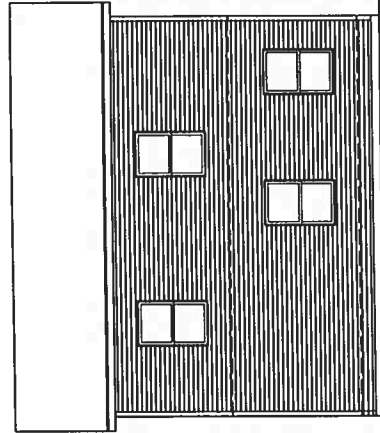
3. Motion to postpone a decision for a Certificate of Appropriateness for T & T Leasing to construct an Accessory Dwelling Unit at the rear of 74 Summer, Tax Map 39, Lot 14, based on the following additional information or materials required for further review:

- a. _____
- b. _____

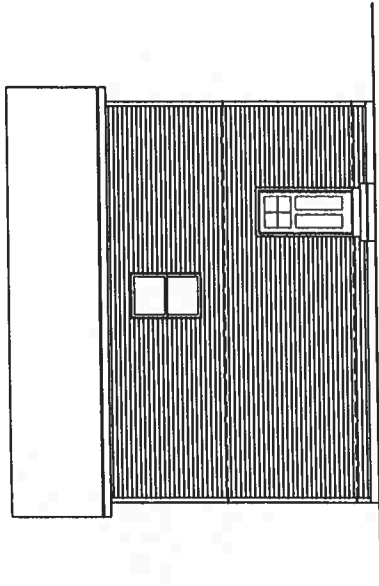
PROPOSED ADU (unattached)



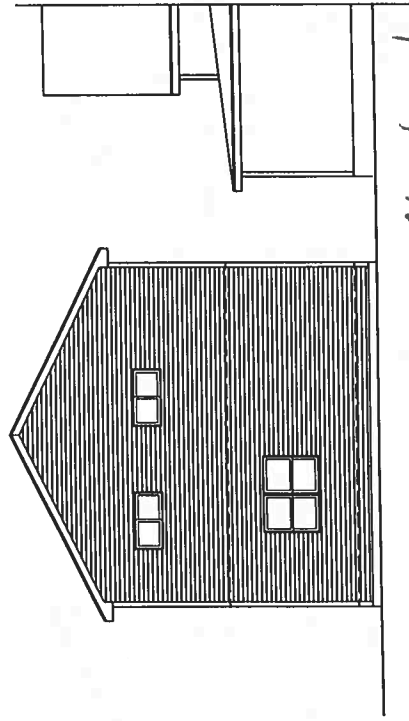
Right Elevation
Scale: 1/8" = 1'-0"



Rear Elevation
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/8" = 1'-0"



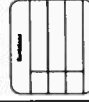
Left Elevation
Scale: 1/8" = 1'-0"

Birch Street side

Working Plans to not be used for construction. It is the responsibility of the general contractor to verify all dimensions and to ensure that all items in hand comply with all applicable codes and regulations at the time of construction.

Atlantic Development
74 Summer St
Biddeford
Maine

Aspirata



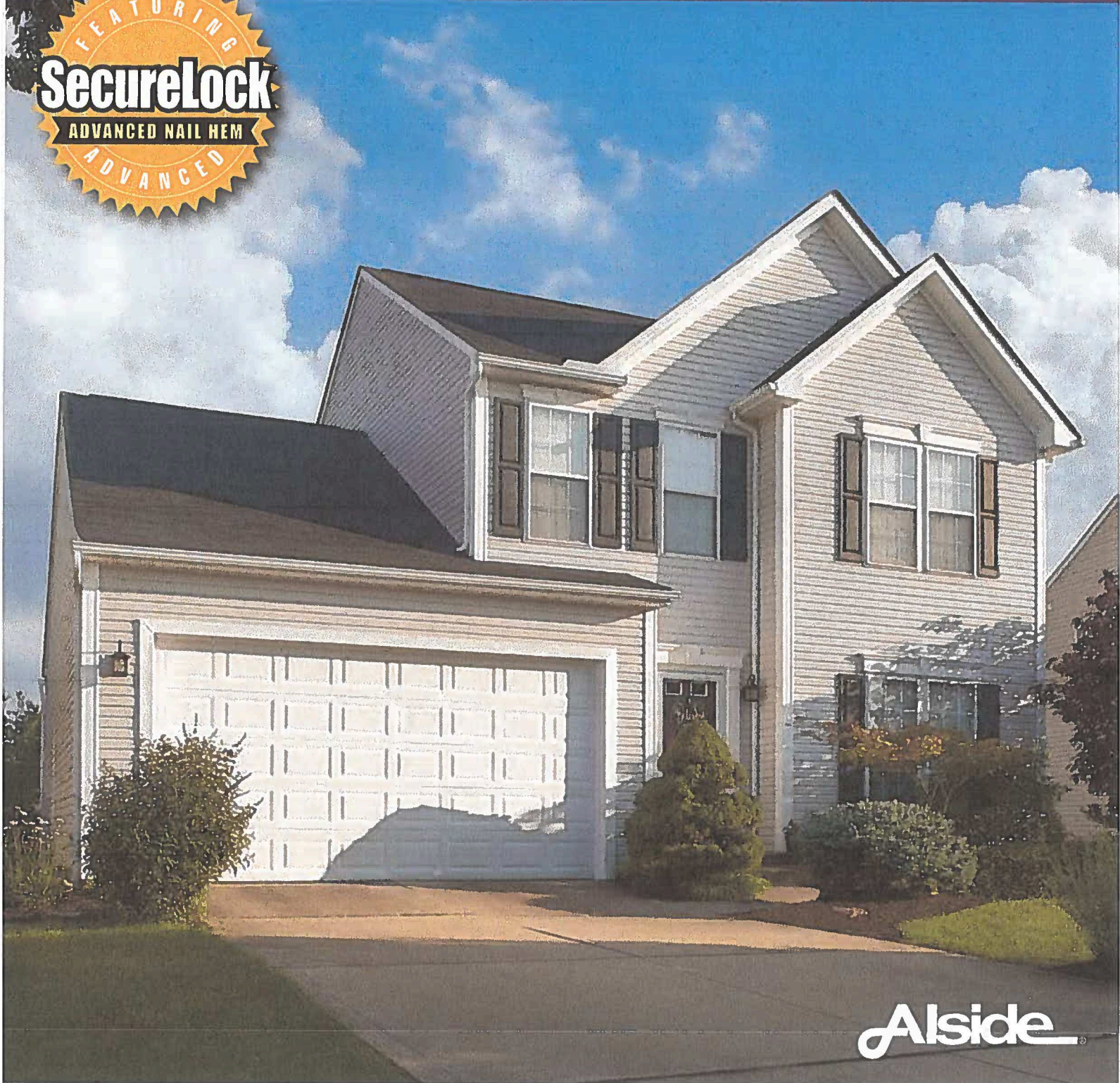
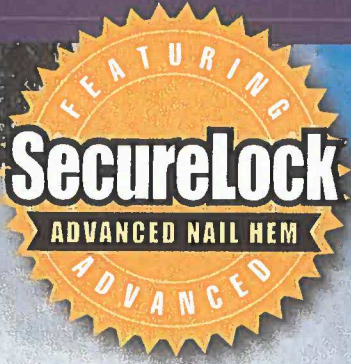
DRAWING PLANS LLC
ARCHITECTURAL
DESIGN & DRAFTING
2017-2018
2019-2020
SCHEDULE N YORK, DRAWMAN

Project No. 17-001
Date: 3/15/2019
Scale: 1/8" = 1'-0"

ODYSSEY Plus[®]

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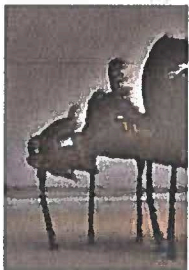


Alside[®]

Siding

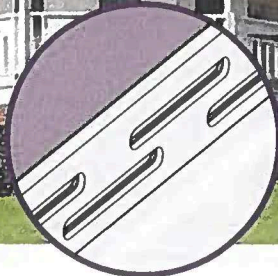


ADVANCED SECURELOCK STAGGERED NAIL HEM SECURES YOUR VINYL SIDING EFFORTLESSLY

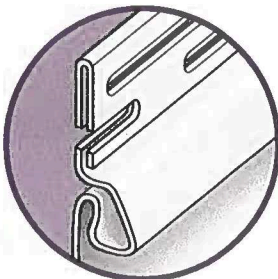


SecureLock advanced lock design from Alside provides outstanding performance. Double staggered nail slots and a fully rolled over nailing hem ensure exceptional wall gripping strength. Odyssey Plus has been laboratory tested to meet or exceed the ASTM D5206 industry test standard for negative windload resistance. This strong locking system also means your siding will lay flat and look beautiful year after year.

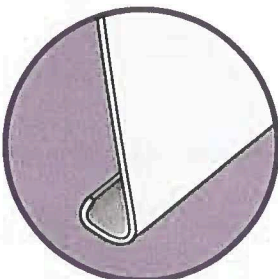
Whether you are replacing your existing siding or building a new home, choose a brand that provides both advanced performance and lasting beauty . . . choose Odyssey Plus.



Double staggered nail slots hit a stud every time.

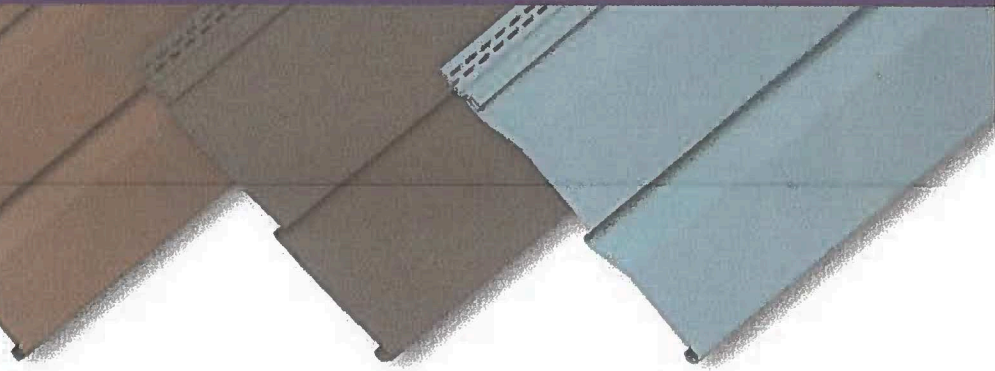
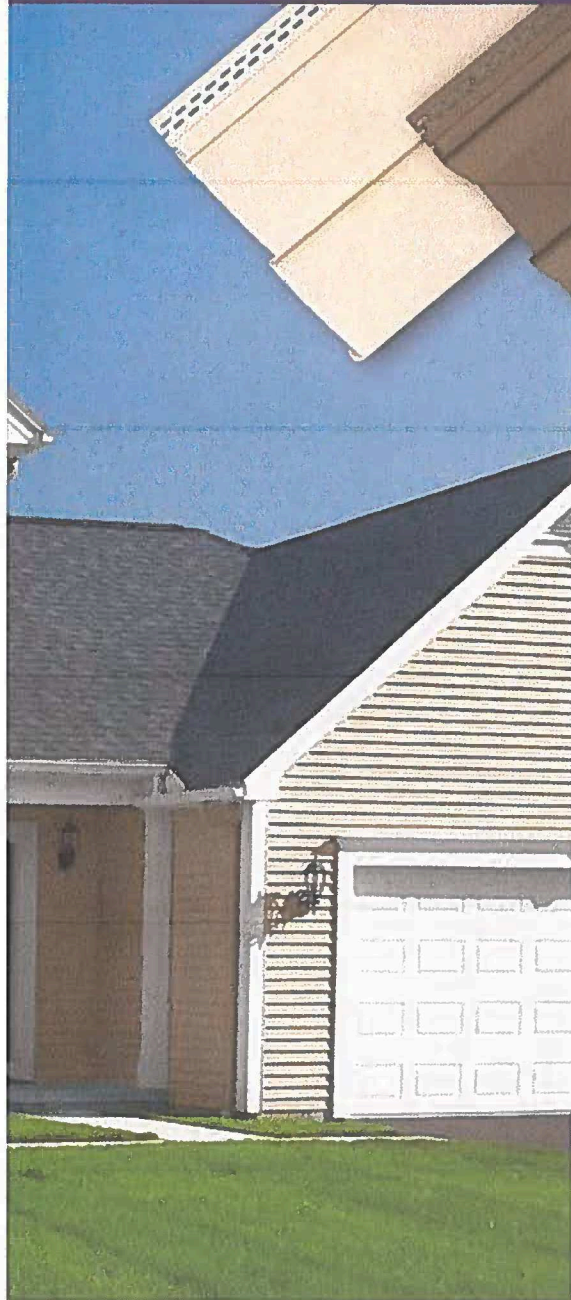


Extra-strong rolled over nail hem.



Locking panels resist challenging winds.





PREMIUM APPEARANCE

Choose from two of America's most popular siding styles – traditional clapboard or beveled-edge dutch lap. Both styles are available in double 4" and 5" widths. A natural grain pattern, realistic shadow lines and a low-gloss, look-of-paint finish recreate the distinctive details of genuine wood siding. For greater design flexibility, choose from up to 24 popular colors including 11 designer hues.

OUTSTANDING PERFORMANCE

Heavy-duty panel thickness (.044" nominal) and an advanced lock design deliver increased rigidity so walls stay straight and smooth. The strengthened lock provides superior holding power, keeping panels tight on walls, even in challenging winds.

CAREFREE UPKEEP

Odyssey Plus is made with durable, weather-resistant vinyl, so there's never any painting or staining. Just a simple rinse with a garden hose will remove most airborne dust and dirt and restore the like-new beauty.

Odyssey Plus contains premium features that are not found in many competing sidings. Make the comparison yourself . . . you'll find Odyssey Plus vinyl siding is one of the best investments you can make in your home.

A VARIETY OF PROFILE DESIGNS

Odyssey Plus offers a wide variety of options when designing your home's exterior. With four profiles to choose from and a full selection of decorative trim and accessories, you can create a custom design that's a clear reflection of your personal taste.

QUICK SPECS: Subtle woodgrain texture

.044" panel thickness

Rolled over nailing hem

1/2" panel projection (D4 profiles); 5/8" panel projection (D5 profiles)

Available in: Double 4" clapboard, Double 4" dutch lap, Double 5" clapboard, and Double 5" dutch lap

24 contemporary colors

DID YOU KNOW for nearly two decades vinyl siding has been a leading choice for exterior cladding on new single-family homes. This broad appeal stems not only from its beauty, durability and easy upkeep, but also from the fact that vinyl siding can add value to homes.

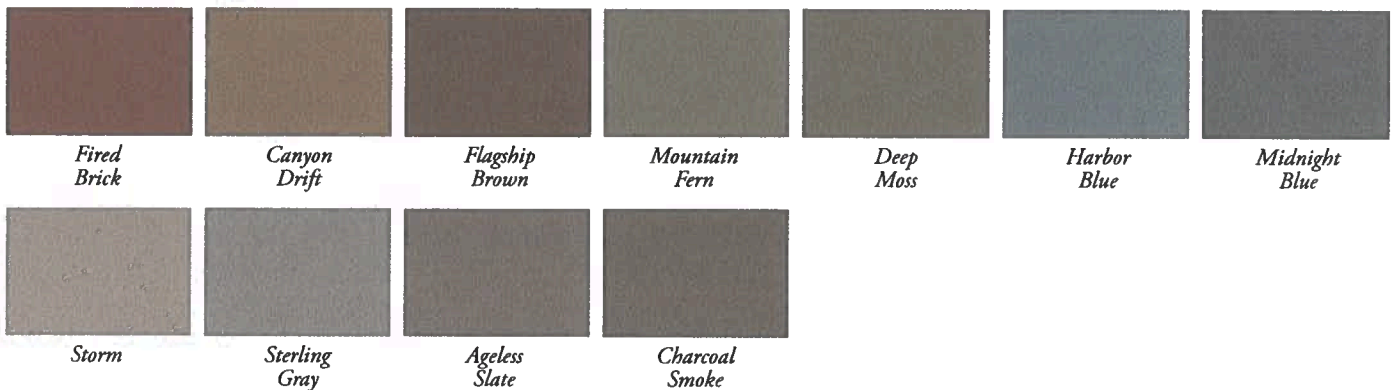
COLOR AND DESIGN INSPIRATION

Odyssey Plus' full array of profiles and colors makes it easy to give your home a style all its own. Whether you prefer a subtle monochromatic color scheme in classic hues or rich architectural colors with contrasting accents, Odyssey Plus has everything you need to achieve your ideal finished look.

STANDARD COLOR COLLECTION



ARCHITECTURAL COLOR COLLECTION¹



¹Color restrictions by market may apply.

DARKER COLORS STAY TRUE!



Our darker Odyssey Plus colors stay luxurious and true, thanks to ChromaTrue technology. This advanced copolymer compound provides Odyssey Plus with long-term color stability and better performance on darker colors.

THE ART OF THE MIX

There's no need to settle for siding and trim that almost match. Alside's ColorConnect[®] Color Matching System offers smart solutions for every design approach. ColorConnect standards have been painstakingly applied to select Alside products to ensure you are making tasteful color choices with enduring aesthetic value and the custom look you desire.

Whether it's a rich color that draws your eye to an interesting architectural detail, or neutral hues applied to a historic home, the Alside ColorConnect Color Matching System helps you successfully match the color of your siding with other Alside exterior products and accessories.



The Sanford Hills Collection

A breakthrough window design that delivers aesthetics and performance at a world-class level. The Sanford Hills Collection has the appearance of a classic New England Wood Window built with a full frame jamb, 1-3/4" historic sash, and a myriad of traditional exterior sill and casing options. Sash profiles, interior sticking and muntin bars pay homage to 1850's craftsmanship while finishes of old and new are available through both Wood-Based and solid extruded interiors.

Despite its classic beauty, the Sanford Hills Collection delivers both structural and thermal performance that stands in a class all its own. Built with highly engineered components that increase strength while minimizing thermal conductivity, the Sanford Hills Collection performs above and beyond industry standards. Simply stated the Sanford Hills Collection is The New Standard.

A Window 165 Years In The Making

Sanford Hills Mathews studied the art of wood joinery as a young man and combined his talents with his family establishing Mathews Brothers in 1854. Mathews Brothers manufactured putty glazed wood window sash, coffins, stair parts, and various millwork. Mathews Brothers even took on a commission to build a five masted schooner, the Jennie Flood Kreger, in 1917. Basically, anything that required a passion for woodworking and an expertise in joinery was within the scope of what the people of Mathews Brothers could create.

Over 50 years ago Mathews Brothers was one of the first wood window manufacturers to adopt the use of dual pane insulating glass in order to elevate the thermal performance of their window offering and 20 years after that Mathews Brothers began manufacturing products made from vinyl in order to serve the need for durable, low maintenance, and structurally sound products. Innovation did not occur at the expense of our unique dedication to craftsmanship and quality.

With an extensive history of providing quality PVC windows and majestic wood windows for thousands of homes each year, it became apparent that windows made from either of these materials offered a plethora of features and benefits, yet these wants and needs were not satisfied with one all-encompassing offering.

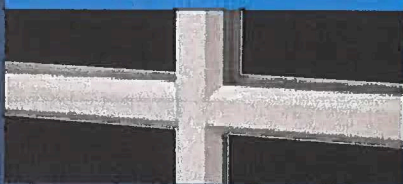
The inspiration for the Sanford Hills Collection was driven by what had been our passion for over 165 years. The historic and majestic charm of traditional wood windows combined with the innovation, durability, strength, and thermal performance of vinyl resulted in a window that exceeded industry expectations in aesthetics, thermal performance, and structural integrity. The New Standard. Those who see and experience the Sanford Hills Collection want it to become part of their home.



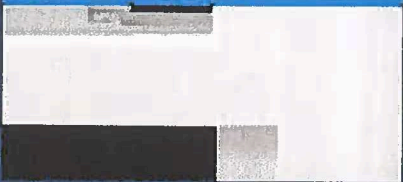
Welcome to Sanford Hills

SANFORD HILLS DOUBLE HUNG EXTERIOR

*SDL Simulated Putty Glazed
Historic Trapezoidal Muntin Bar*



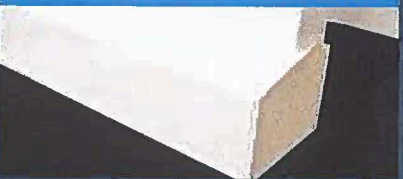
*Architecturally Correct
Equal Daylight Openings*



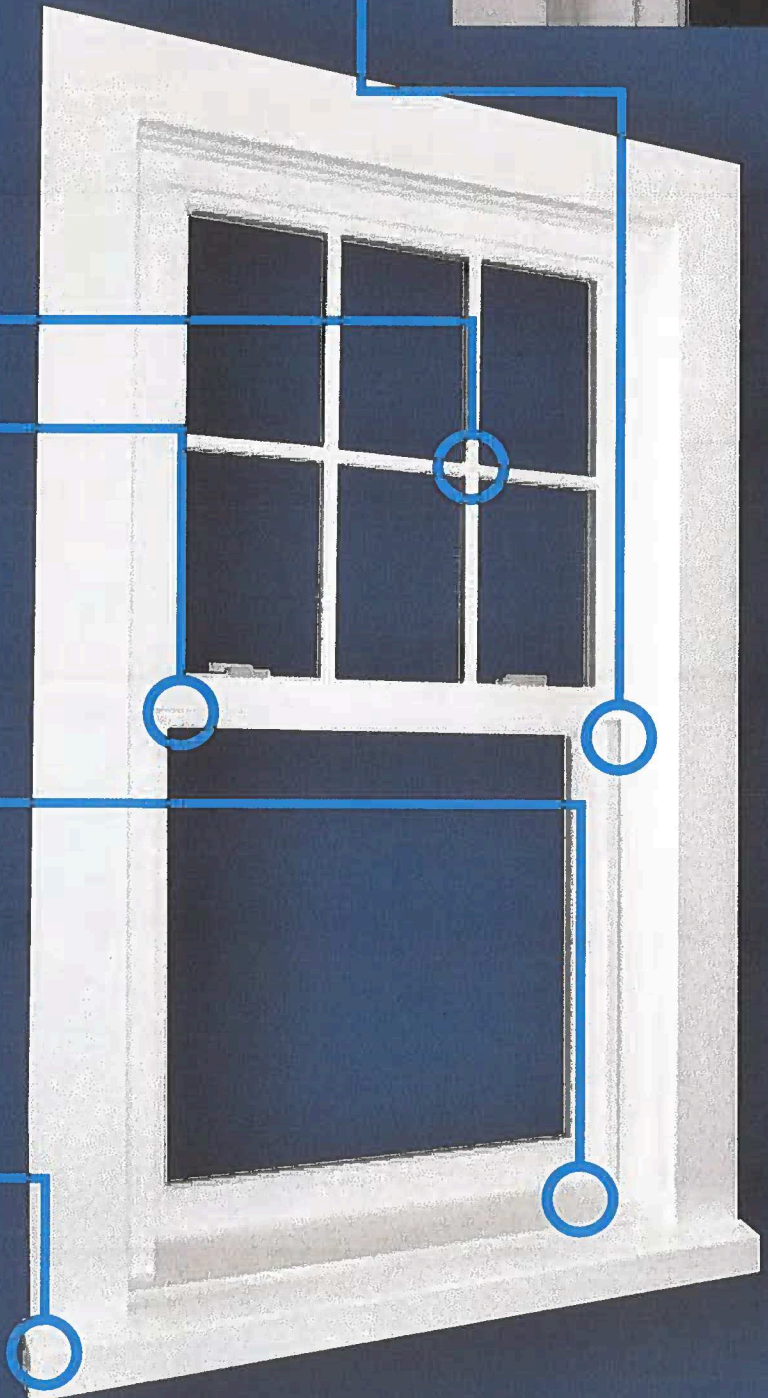
*Aggrandized Sloped Sill
Improved Water Management*



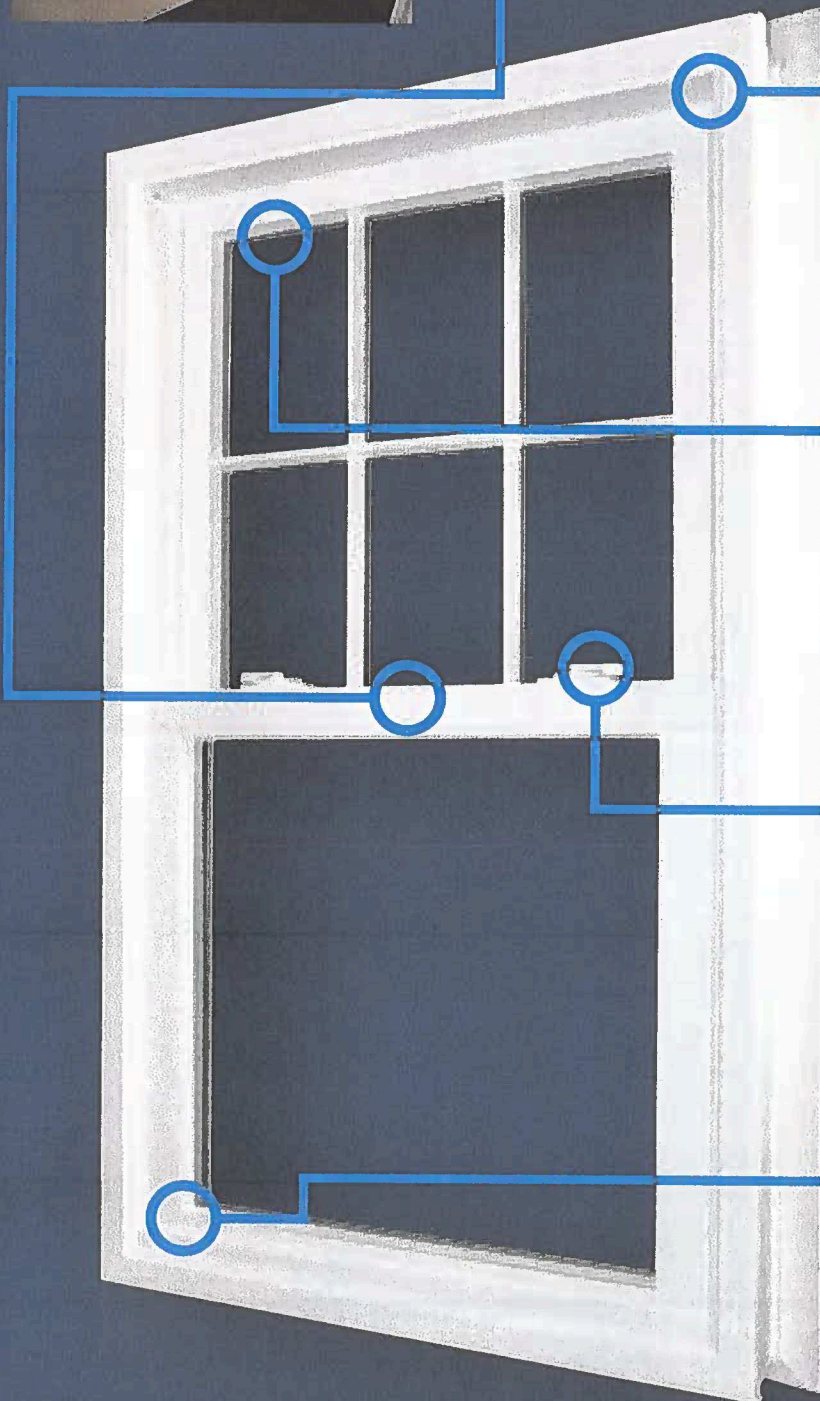
*Intrinsic
Historic Sill Nose*

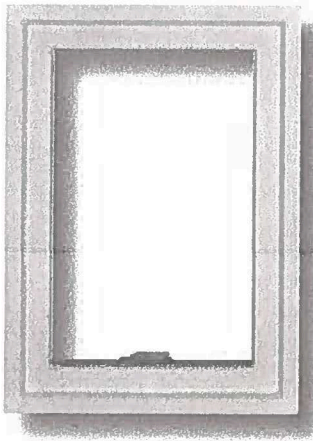


*Classic Blind Stop
Face Mounted Casing*

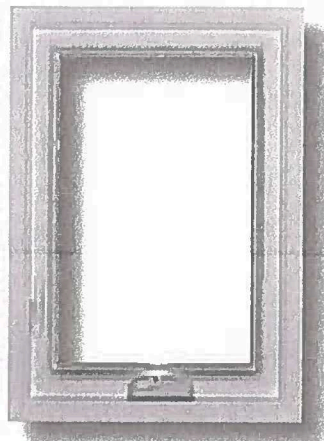


SANFORD HILLS DOUBLE HUNG INTERIOR

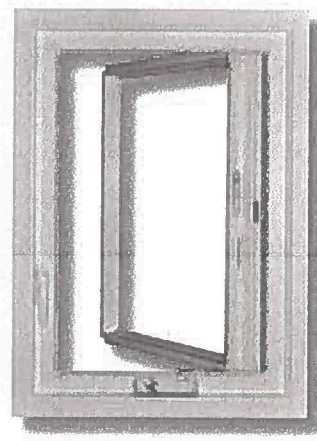




Exterior View



Interior View



Functional View

Form and Function

Elevate the thermal and structural performance of your home with the Sanford Hills Casement window where elegant design meets unparalleled functionality. Casement windows provide visible light, unobstructed views, and design versatility while also providing airflow and means of egress when opened. When closed and secured with a multipoint locking system the Sanford Hills casement also provides comforting protection from the elements due to its elite structural performance and impressive thermal values. Crafted for both contemporary and traditional homes, the Sanford Hills Casement window is the right choice for any application.

Standard Frame Options

1. 4-9/16" Full Jamb (6" Master-Frame) 6-9/16" and custom jambs available
2. Performance Grade 65 Standard
3. Fusion-welded for added strength and performance
4. Integral nailing fin provides stability and water management
5. Enhanced 7/8" dual wall J-Channel to accommodate multiple siding materials
6. Concealed multi-point locking system provides enhanced protection
7. Hardware offers a clean appearance and smooth operation
8. Multi-layered gasketing system defends against air and water infiltration.

Standard Sash Features

1. Diverse glazing pockets optimize dual and triple pane glazing
2. Hardware designed for coastal environments for a lifetime
3. Warm-edge glass spacer contributes to condensation resistance, minimizes thermal transfer, and resists the escape of inert gasses.
4. Available with False Checkrail that creates Double Hung appearance with Casement operation and performance
5. Diverse hinge options offer either clear opening for means of egress or segmented operation for ease of cleaning.





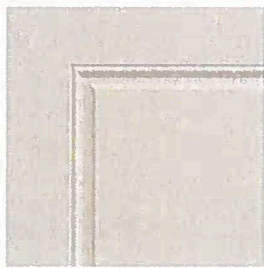
STRENGTH, DEPENDABILITY, AND STYLE

Now available with new designs, JELD-WEN steel doors provide dependable performance, added security, and peace of mind. These new steel door designs evoke a timeless, updated style, and complement current exterior and interior design trends.

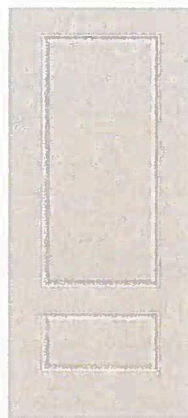
- Available with 20-minute and 90-minute fire rated options
- Doors are ADA compliant
- Standard widths of 2/8, 2/10, and 3/0

DISCOVER NEW TRADITIONAL STEEL DOOR DESIGNS

BEADED STICKING

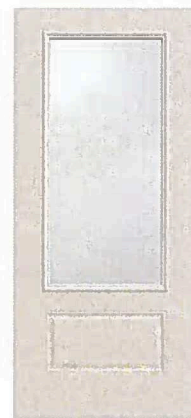


- Traditional door designs complement classic exterior and interior trends
- Choose from multiple configurations



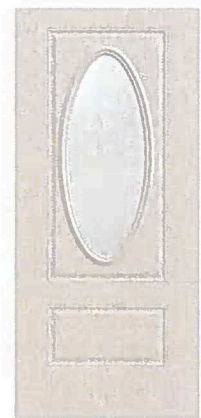
2-PANEL 3/4 TOP

Height	Model
6/8	CT-28
7/0	CT7-28
8/0	CT8-28



3/4 VIEW 1-PANEL

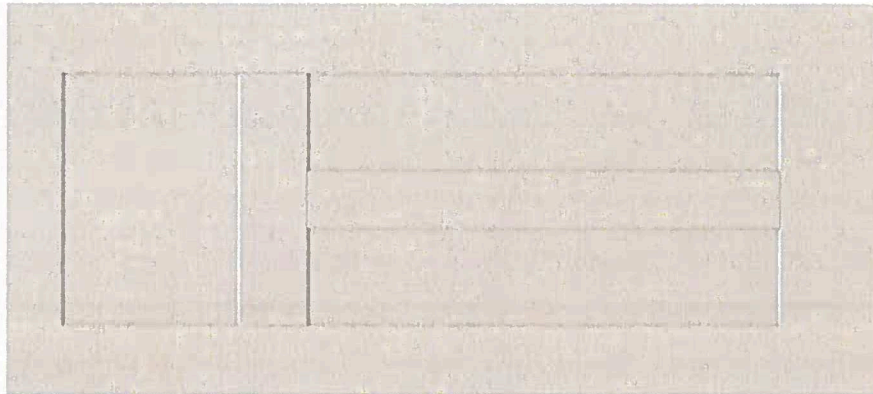
Height	Model
6/8	CT-607-1P
7/0	CT7-607-1P
8/0	CT8-607-1P



3/4 OVAL 2-PANEL

Height	Model
6/8	CT-949-2P
7/0	CT7-949-2P

Steel Exterior Door: 3-Panel Craftsman Flat Panel



Model Overview

PROJECT TYPE
New construction and replacement

COLORS & FINISHES
1 Finish Option
26 Paint Options
11 Stain Options

MAINTENANCE LEVEL
Minimal

CONSTRUCTION
Contours™
Fire Rated
Steel Construction
Steel Edge
Wood Edge

WARRANTY
10 Year Warranty

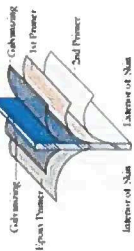
PANEL OPTIONS
Panel profiles

Steel Exterior Door: 3-Panel Craftsman Flat Panel

Colors & Finishes

Panels

JELD-WEN Steel exterior doors are durable and affordable. They include wood stiles and rails with mitred top corners to prevent water absorption. Galvanized steel facings are factory primed with neutral, low-sheen, baked-on enamel primer for easy finishing.



Construction & Framing

Energy & Sustainability

Steel Construction



Steel Edge

(1) Epoxy primer on the back of the steel (resists corrosion)(2) Energy efficient core(3) Tough steel(4) Two coats of neutral, low-sheen, baked-on primer for easier finishing(5) Steel bottom rail



Wood Edge

(1) Laminated veneer lumber (LVL) lock stile and top rail for sturdy construction that resists warping and buckling(2) Two coats of neutral, low-sheen, baked-on enamel primer enables easier finishing(3) Energy efficient core(4) Galvanized steel resists rust and corrosion(5) Epoxy primer on the back of the steel skin prevents corrosion(6) Steel bottom rail



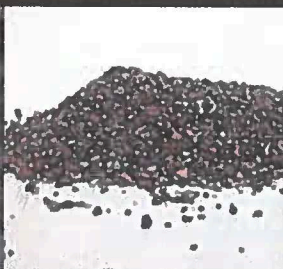
architectural

Stunning Looks with Dependability

IKO Cambridge shingles have been a trusted choice for new construction and re-roofing projects for decades. Known for their reliable performance, they provide a high-quality solution and excellent value.



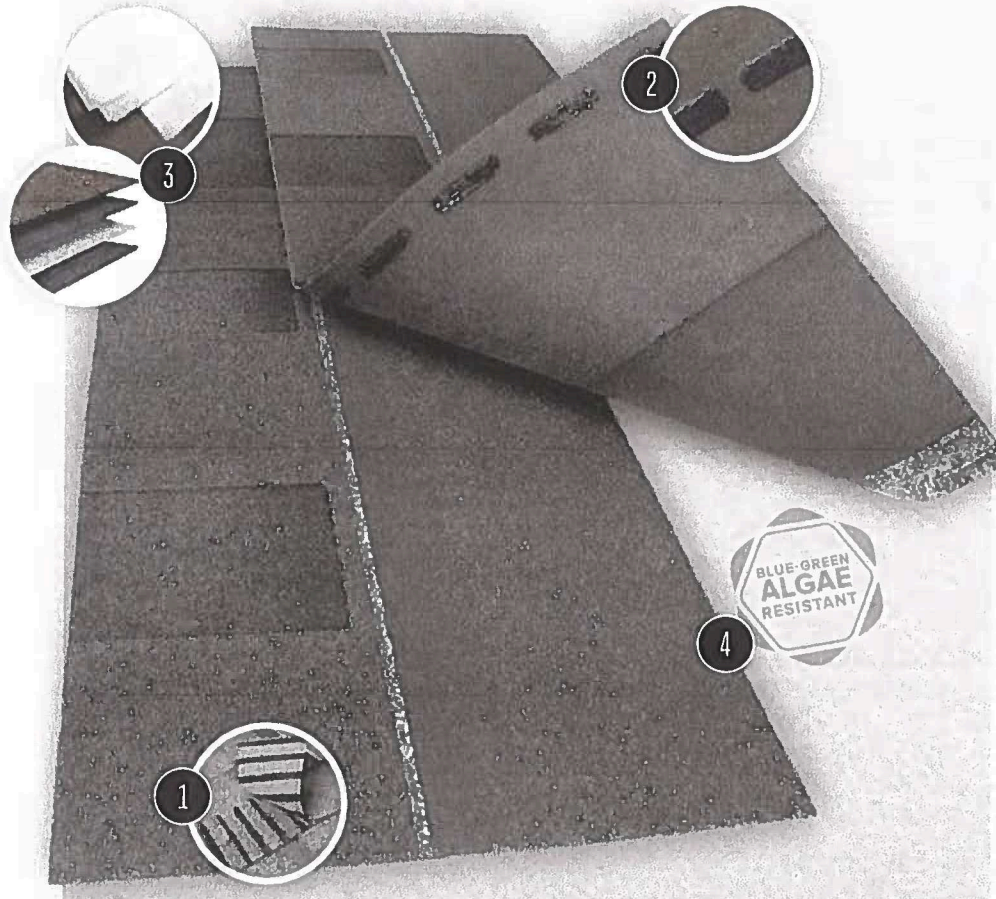
Special colorfast granules embedded in Cambridge shingles help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks, and discoloration.



Color Featured Dual Black



What sets Cambridge Shingles Apart



1 Tough adhesive
We use five strips of our tough, construction-grade adhesive to laminate the shim to the tooth.

2 Stay-put bonding
IKO's proprietary FastLock® sealant strips get extra tacky when activated by the heat of the sun to maximize bonding and protect against wind uplift and blow-off.

3 Fiberglass mat core strength
Our fiberglass mat is coated top and bottom with weathering asphalt, then surfaced with colored granules for exceptional durability and structural integrity.

4 Built-in algae resistance
Algae-resistant granules help inhibit the growth of blue-green algae, which can cause unsightly black streaks, stains, or discoloration.

STANDARDS & SPECIFICATIONS^{4,5}

Limited Warranty ¹	Limited Lifetime ³	Length	40 7/8 in (1,038 mm)
Iron Clad Protection ¹	10 Years (U.S. ONLY)	Width	13 3/4 in (349 mm)
Limited Wind Warranty ¹	110 mph	Exposure	5 7/8 in (149 mm)
Limited High-Wind Warranty Upgrade ^{1,2}	130 mph	Coverage per Bundle	33 1/3 sq. ft (3.1 sq. m)
Limited Algae Resistance Warranty ¹	10 years (blue-green)	Shingle per Square	60

ASTM D3462 • ASTM D3018 • ASTM D3161 – Class F • ASTM D7158 – Class H • ASTM E108/UL 790 – Class A • FM 4473 – Class 3⁵

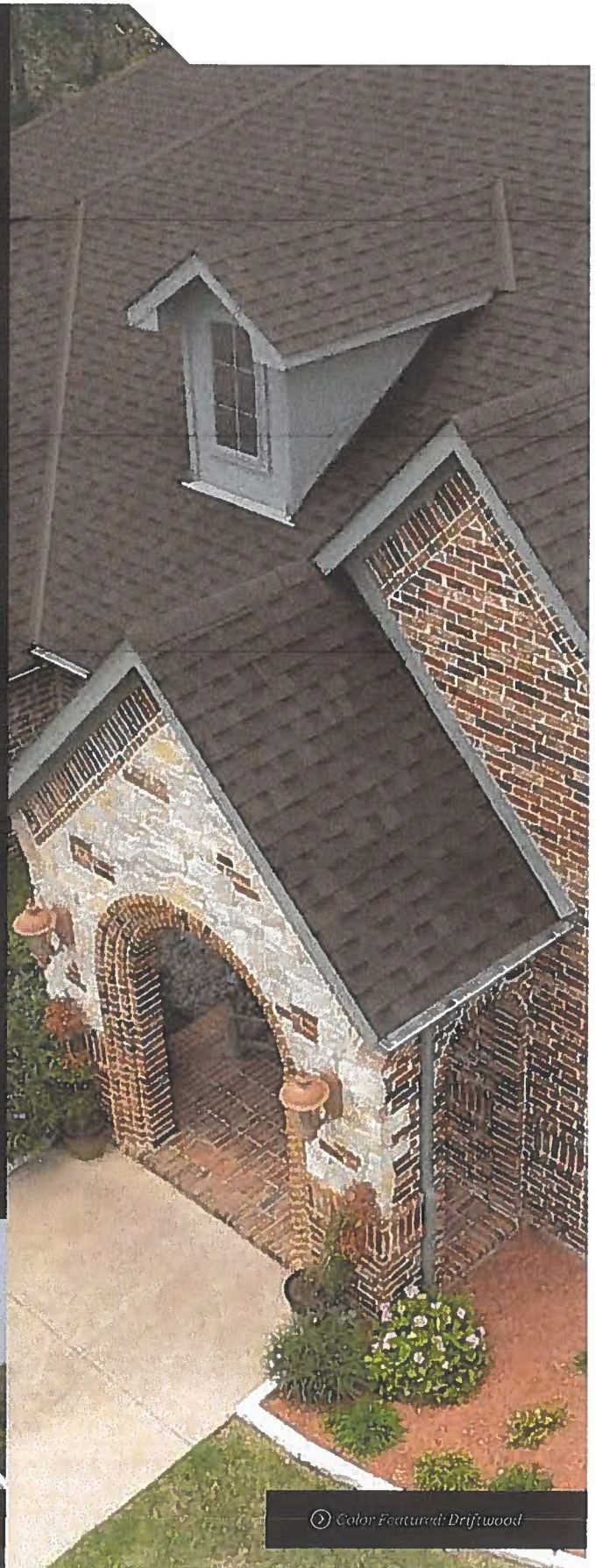


▶ SEE IT ON A ROOF

Cambridge shingles aren't just nice to look at. They boast a number of features that keep your home and family covered:

- ✔ Heavy-duty construction from a fiberglass mat core.
- ✔ Class 3 impact resistance rating¹ against hail².
- ✔ FastLock™ sealant, activated by the warmth of the sun to seal down and help protect against wind uplift.
- ✔ A wide array of stunning color blends to match your home's style.
- ✔ Blue-green algae resistance.
- ✔ Superior blow-off protection. Cambridge shingles are designed to help installers fasten them more accurately, helping prevent blow-off in high winds.

¹The impact resistance ratings are solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. ²This is not a guarantee of impact resistance against hail; damage from hail is not covered under the limited warranty.



➤ Color Featured: Dual Black

➤ Color Featured: Driftwood

UNIQUE COLOR BLENDS | *Inspired by Nature*

Dual Black

Dual Brown

Harvard Slate

Earthtone Cedar

Dual Grey

Charcoal Grey

DUAL BLACK: Defined, timeless, exemplary
Perfect Pairings: Stone, brick, masonry, siding (especially red, white, or grey)
Metal Pairings: Copper, black, nickel, chrome, brass

EARTHTONE CEDAR: Woodsy, unexpected, relaxed, notable
Perfect Pairings: Stone, wood, brick, siding (especially white or various pastels)
Metal Pairings: Copper, black, nickel, brass, bronze

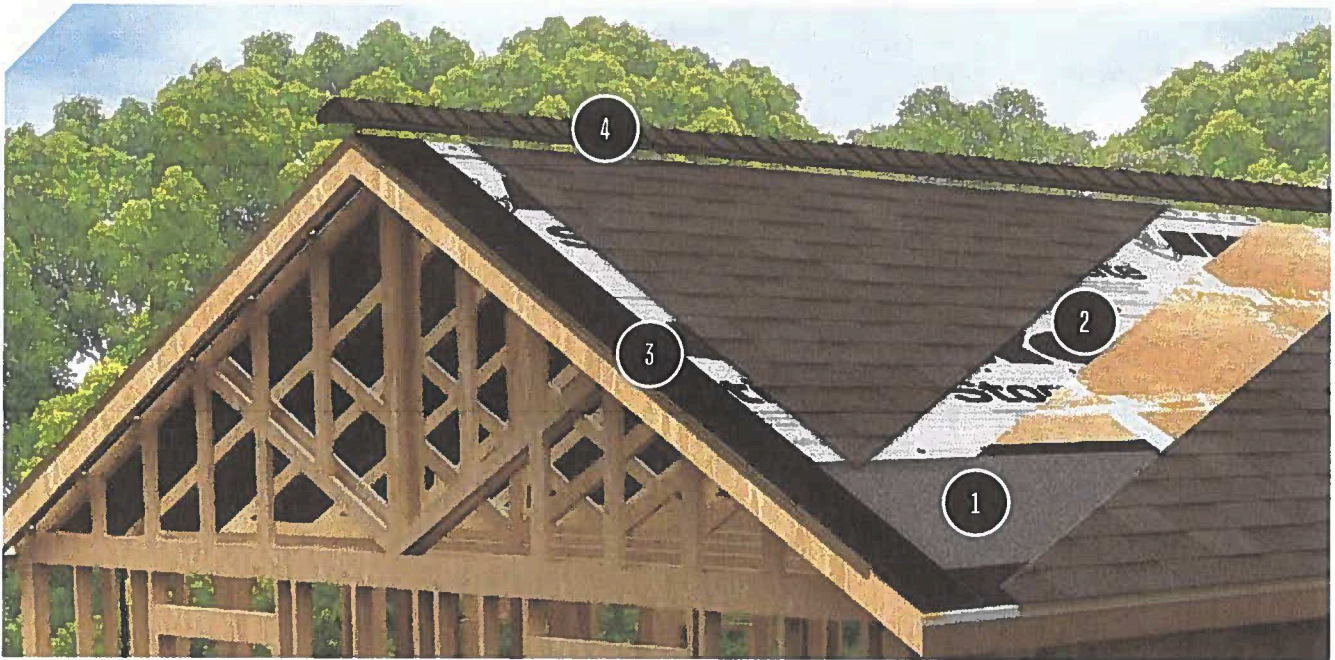
DUAL BROWN: Earthy, organic, rustic, laid-back, casual
Perfect Pairings: Log, beige stone, or brick (especially red) facings, brown trim
Metal Pairings: Copper, black, nickel, brass, bronze

DUAL GREY: Upscale, exclusive, from casual comfort to modern chic
Perfect Pairings: White or grey stone, brick or siding; black, white, or grey trim
Metal Pairings: Copper, black, nickel, chrome, brass

HARVARD SLATE: Historic, expressive, majestic, distinguished
Perfect Pairings: White or grey stone, brick or siding; black, white, or grey trim
Metal Pairings: Copper, black, nickel, chrome, brass

CHARCOAL GREY: Stylish, modern, classic
Perfect Pairings: White or grey stone, brick or siding; black, white, or grey trim
Metal Pairings: Copper, black, nickel, chrome, brass

Shingles are your home's first line of defense, but they protect, perform and look their best installed with the **IKO Proformax Integrated Roofing Accessories** shown below.



PROFORMAX ROOFING COMPONENTS

<p>1 DECK PROTECTION</p>	<p>2 SYNTHETIC UNDERLAYMENT</p>	<p>3 ROOF STARTERS</p>	<p>4 CAPPING SHINGLES</p>
<p>IKO GoldSeam™ IKO StormShield®</p>	<p>IKO Stormtite®</p>	<p>IKO Leading Edge Plus™ or IKO EdgeSeal®</p>	<p>IKO Hip & Ridge 12™ IKO Ultra-HP®</p>

IMPORTANT! To ensure complete satisfaction, please view several full-size shingles and an actual roof installation prior to final color selection as the shingle swatches and photography shown online, in our brochures and in our **ROOFViewer®** tool may not accurately reflect shingle color and do not fully represent the entire color blend range nor the impact of sunlight.

NOTE: Product and color availability may vary by region. Products with Miami Dade NOA and FBC product approval listings are available. Meets requirements of the Texas Department of Insurance. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²High-wind application is required. ³Lifetime means the period of time commencing on the date of the completion of the installation of the shingles on the building, and continuing so long as the original Owner owns the building on which the shingles were installed. ⁴All values shown are approximate. ⁵Products are developed with reference to these standards. ⁶This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer and damage from hail is not covered by the Limited Warranty. IKO recommends the use of its Class 4 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 4 impact resistance rated shingles, and the use of no less than its Class 3 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 3 impact resistance rated shingles. For further detail concerning the FM 4473 standards, visit the FM Approvals website.



The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature. Find out more about our products now by talking to an IKO sales representative or contact us directly:

In the United States, call 1-888-IKO-ROOF (1-888-456-7663).





CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: T+T Leasing LLC
Applicant's Address: 109 Cascade Road, O.O.B., ME 04064
Applicant's Phone(s): [REDACTED]
Applicant's E-mail: [REDACTED]

Applicant's Legal Interest in the Property:

Owner Purchase and Sale Tenant - Lease/Rental Agreement

Owner's Name: Samy
Owner's Address: [REDACTED]
Owner's Phone(s): [REDACTED]
Owner's E-mail: [REDACTED]

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

Agent's Name: Kevin Beaulieu
Agent's Address: 109 Cascade Road, O.O.B., ME 04064
Agent's Phone(s): 207-229-4977
Agent's E-mail: Kevin@AtlanticDevelopers.biz

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 74 Summer Street
Project Zone:
Property Map & Lot Number(s):

Existing Use of Property:

- Residential Commercial Mixed Use Industrial Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- Removal and/or replacement of architectural detailing
Installation or replacement of siding
Porch replacement or construction of new porches
Installation or replacement of either roofing or gutters
Alteration of accessory structures such as garages
Other:

Additions and New Construction

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



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

Moving and Demolition

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

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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



**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

Submittal Information Checklist:

- Required Application Fee: If full Commission review is required \$275.00
If Subcommittee review is required – \$50.00
- Completed Application Form
- Description of Proposed Activity
- Photographs of the building involved as well as adjacent buildings
- Samples of materials proposed for use in the activity
- Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:



Date: March 16, 25

**Signature of
property owner (Required):**



Date: March 16, 25