

1. Historic District Commission Meeting Materials

Documents:

[SKM_C751125050509000.PDF](#)

Meeting Notice
AMENDED York Historic District Commission
Tuesday, May 6, 2025
5:30 PM



The York Historic District Commission will hold an in-person meeting on **Tuesday, May 6 at 5:30 p.m.** at the **York Library Community Room**. The HDC holds regular meetings the 1st Tuesday of the month.

Plans and agenda items can be found on the 1st floor of Town Hall with the Code Enforcement Department.

Public comments will be taken for the Citizen's forum portion of the agenda and for each agenda item that is opened by the Historic District Commission for public hearing. Written comments should be submitted to the Historic District Commission and Kathryn Lagasse via mail or emailed to klagasse@yorkmaine.org well in advance of the meeting.

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Citizens' Forum**
The Citizens' Forum is open to any member of the public for comments on topics that are not on the agenda. All comments should be directed to the Chair and should be brief and to the point.
4. **Application Reviews**
5. **New Business**
 1. **Donna and James Makuc**, 32 Freeman Street- Map 0023 Lot 0109-. Application for a demolition per Section 12.17 of the York Zoning Ordinance. The applicant is looking to tear down and replace a section of the home.
 2. **Tim DeCoteau representing Deborah J Fitzpatrick, Trustee**, 8 Freeman Street- Map 0023 Lot 0113
Application for a demolition per Section 12.17 of the York Zoning Ordinance. The applicant is looking to tear down and replace a section of the home.
 3. Discussion of Barrell Grove
6. **Old Business**
7. **Review Minutes**
-03.04.2025 Minutes
8. **Adjourn**

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

YORK HISTORIC DISTRICT COMMISSION

Town of York, 186 York Street, York, Maine 03909, (207) 363-1000, www.yorkmaine.org

DEADLINE: Complete applications must be received a minimum of fourteen (14) days prior to the next HDC hearing which takes place on the first Wednesday of the month at the York Public Library. Incomplete applications will not be scheduled until all information has been received.

SECTION A – APPLICANT (All communication will be with the Applicant)

NAME: JAMES MAKUC
MAILING ADDRESS: 341 MILE HILL RD
CITY: BOYLSTON STATE: MA ZIP: 01505
PHONE: 617-470-6014 FAX: _____ EMAIL: jim.makuc@gmail.com
☒ OWNER ☐ CONTRACTOR ☐ ARCHITECT ☐ OTHER _____

SECTION B – PROPERTY OWNER

NAME: DONNA + JAMES MAKUC
MAILING ADDRESS: 341 MILE HILL RD
CITY: BOYLSTON STATE: MA ZIP: 01505
PHONE: 617-470-6014 FAX: _____ EMAIL: jim.makuc@gmail.com

SECTION C – PROPERTY ADDRESS

PROPERTY ADDRESS: 32 FREEMAN St. MAP/LOT: 0023 / 0109
☐ Historic Landmark Local Historic District: ☐ Village Center ☐ York Harbor ☐ Lindsay Road

SECTION D – TYPE AND SUMMARY OF WORK TO BE PERFORMED (See attached for required information)

☐ REHAB/REPAIR ☐ NEW CONSTRUCTION/ADDITION ☒ DEMO/REMOVAL ☐ CONCEPTUAL DISCUSSION

BRIEF SUMMARY OF WORK (Please see attached checklist(s) for additional required information.)

SEE ATTACHED DOCUMENT

Any deviation from the approved work items listed in the Certificate of Appropriateness requires further review and approval by the Historic District Commission prior to being undertaken.

SIGNATURE

James M Makuc

DATE:

2/19/2025

Note: If Applicant is not the legal property owner, please submit a signed letter from the Property Owner stating the Applicant's right to speak on the owner's behalf.

Donna Makuc 02/21/2025

February 19, 2025

Application for Demolition of Structure at 32 Freeman St, York, ME

Property Owners: Donna and James Makuc

341 Mile Hill Rd, Boylston MA 01505

617 470 6014

- ***Detailed description of Structure, condition and reason for demolition:***
 - The current structure is a single-family residence (5 Bdrm/1 Bath) at 32 Freeman St. The house is 1244 sq ft with a partial second floor and a stacked porch facing Freeman St. The structure was built in the early 1900's and renovated (new foundation, interior walls, windows and exterior siding) in 2000.
 - The structure is being demolished to rebuild a new single-family residence from the foundation up in the same location as the current house. The construction of the current building originally was a seasonal cottage with small bedrooms (no closets upstairs) and a single bathroom. The current internal staircase to the second floor is out of code, the floors are uneven and sagging due to structural issues. The exterior walls are thin and not well insulated.
- ***Photographs of the structure***
 - See Appendix A
- ***Property Map***
 - See Appendix B
- ***Description of site features that will be disturbed:***
 - No retaining walls or fences are being constructed or demolished on property.
 - The existing foundation will be widened by 2 ft on two sides for the new house
 - No other changes to the site topography are planned
- ***Statement on how the project complies with relevant zoning articles:***
 - York Code Enforcement has approved the proposed plot plan and building envelope for the new structure as of February 19th, 2025

- The property is located in York Zone Residential 6
- The lot is non-conforming due to being smaller than the minimum required area of 20,000 sq ft (8,586 sq ft actual)
- Based on the non-conformance, the building setbacks have been calculated as follows:
 - Front set back 20' (Cross St being the front)
 - Side set back of 7.7'
 - Rear set back of 8.85'
 - The proposed new building design fits within these setbacks
- The building height will be 35' maximum per code
- The lot coverage is calculated to be 18%, the upper limit is 30%

Appendix A: Pictures of existing structure (exterior)

View from Freeman St:



View from Cross St:



Back of House (opposite Freeman St Side):



Side of House (opposite Cross St Side):



Appendix A: Pictures of existing structure (interior)
Upstairs



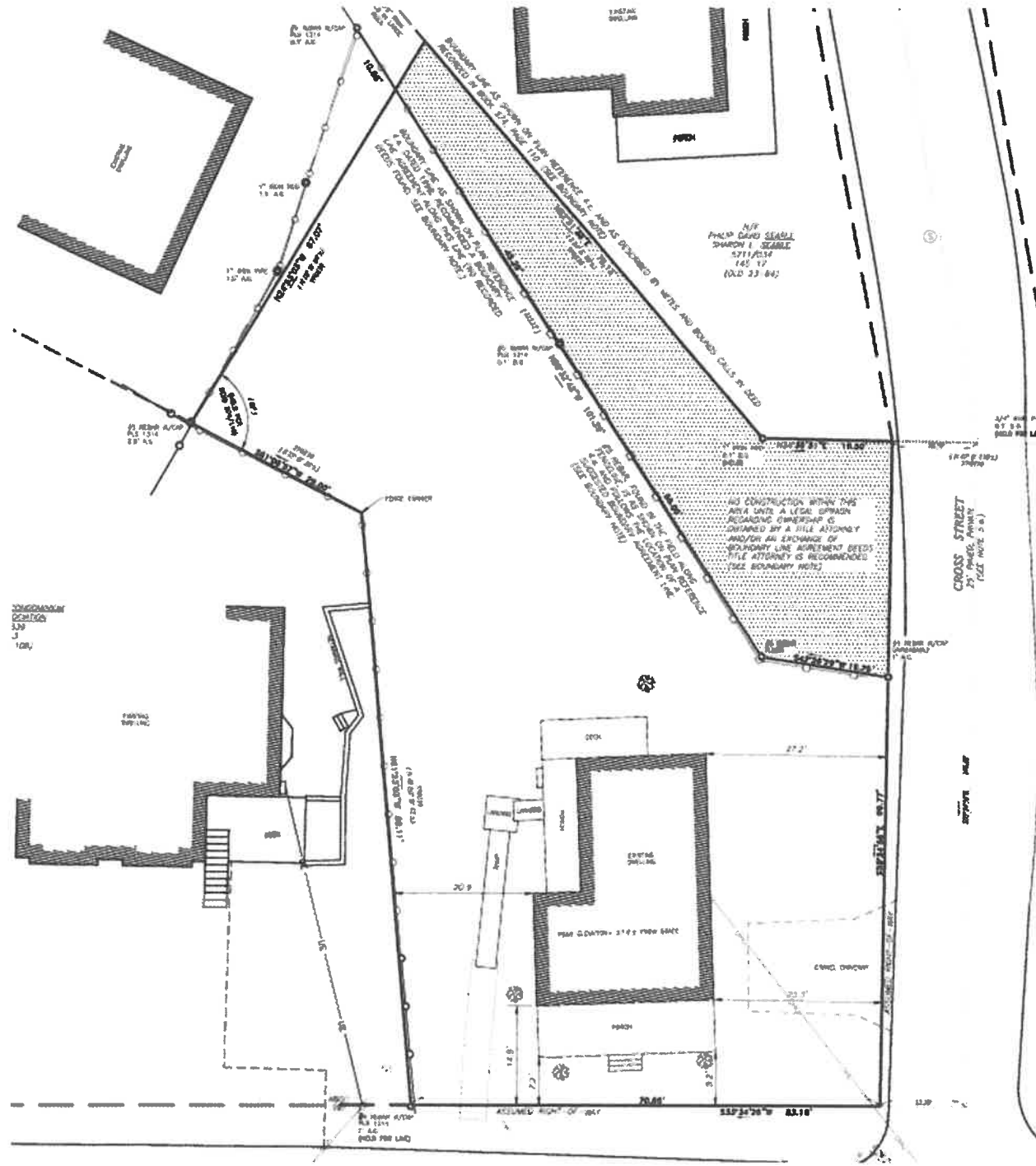
Downstairs



Appendix B: 32 Freeman St, Property 0023-0109 AxisGIS – York ME

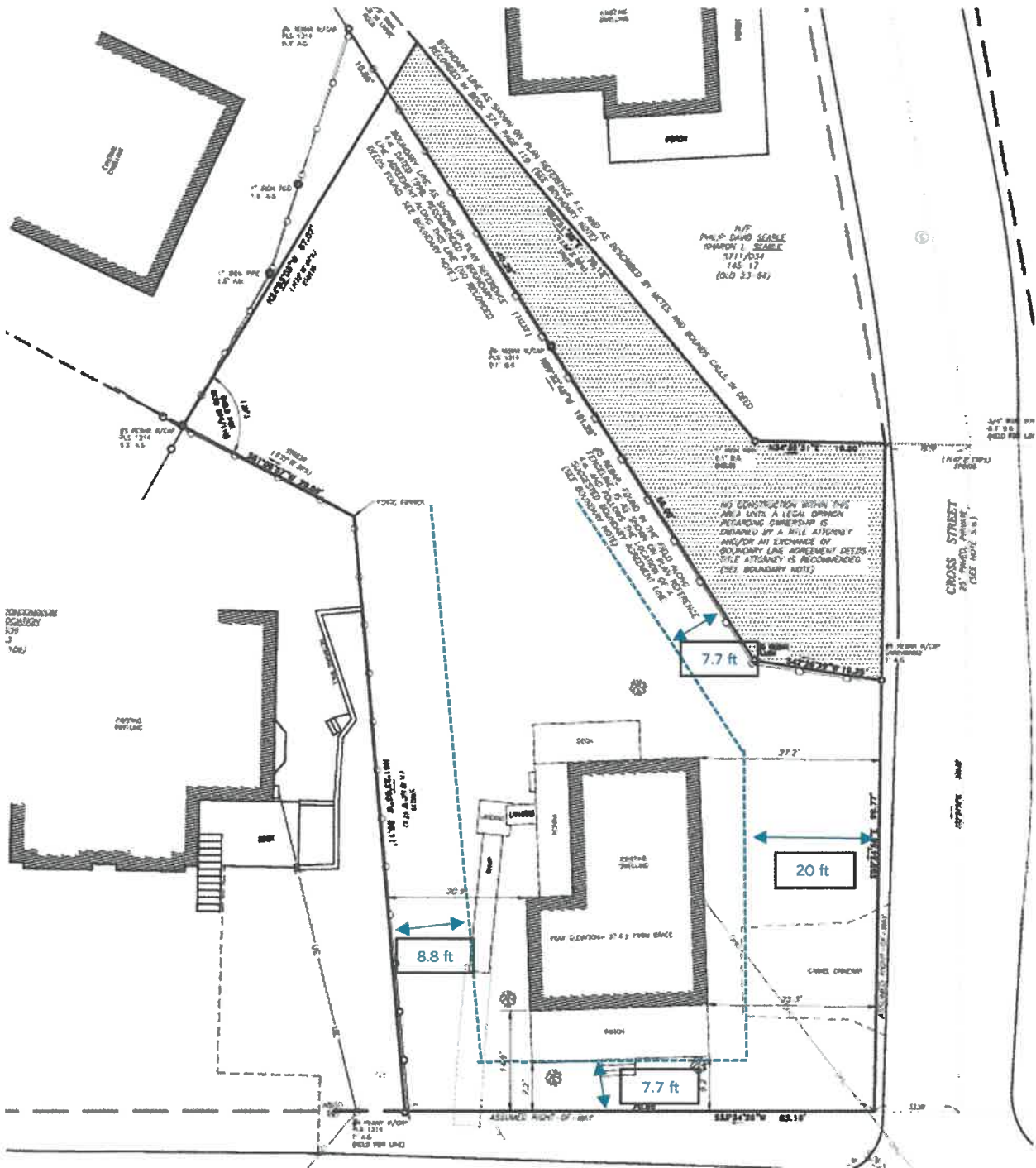


Current Property Map with Existing Structure



Freeman St

Current Property Map with Existing Structure & Setbacks



Freeman St

Appendix C: Exterior View of proposed Structure



Michelle Shields Design <small>Smart Creative Architecture www.MichelleShieldsDesign.com</small>	<small>6 Rudolph Avenue Kittery, Maine 03904 207-438-6629 Cell: 207-752-7623</small>	PROJECT Jim and Donna Makuc Residence	SITE 32 Freeman Street York, Maine 03909	ISSUED FOR 2nd Review	SCALE None (Letter)	TITLE Proposed Renderings	SHEET 3D
				DATE November 14, 2024			

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

YORK HISTORIC DISTRICT COMMISSION

Town of York, 186 York Street, York, Maine 03909, (207) 363-1000, www.yorkmaine.org

DEADLINE: Complete applications must be received a minimum of fourteen (14) days prior to the next HDC hearing which takes place on the first Wednesday of the month at the York Public Library. Incomplete applications will not be scheduled until all information has been received.

SECTION A – APPLICANT (All communication will be with the Applicant)

NAME: Tim DeCoteau

MAILING ADDRESS: 202 Libby Road

CITY: West Newfield STATE: Maine ZIP: 04095

PHONE: 207-850-0558 FAX: N/A EMAIL: tim.maine207@gmail.com

☐ OWNER ☐ CONTRACTOR ☐ ARCHITECT ☒ OTHER Agent

SECTION B – PROPERTY OWNER

NAME: Deborah J Fitzpatrick, Trustee

MAILING ADDRESS: 156 GH Carter Drive

CITY: Danville STATE: NH ZIP: 03819

PHONE: 603-608-8221 FAX: EMAIL: fitz03079@gmail.com

SECTION C – PROPERTY ADDRESS

PROPERTY ADDRESS: 8 Freeman Street MAP/LOT: 23 / 113

☐ Historic Landmark Local Historic District: ☐ Village Center ☐ York Harbor ☐ Lindsay Road

SECTION D – TYPE AND SUMMARY OF WORK TO BE PERFORMED (See attached for required information)

☐ REHAB/REPAIR ☐ NEW CONSTRUCTION/ADDITION ☒ DEMO/REMOVAL ☐ CONCEPTUAL DISCUSSION

BRIEF SUMMARY OF WORK (Please see attached checklist(s) for additional required information.)

Demolish an existing cottage that is more than 75 years old.

It will be replaced with a year-round single family which will bring the building into compliance with zoning requirements and building codes.

Any deviation from the approved work items listed in the Certificate of Appropriateness requires further review and approval by the Historic District Commission prior to being undertaken.

SIGNATURE Jim DeLoe, agent DATE: February 26, 2025

Note: If Applicant is not the legal property owner, please submit a signed letter from the Property Owner stating the Applicant's right to speak on the owner's behalf.

Agent Authorization

February 26, 2025

Owner:

Deborah J. Fitzpatrick
17726 Gulf Ranch Place
Bradenton, Fla. 34211

Owns Property at:

8 Freeman Street York, ME
Map 23 Lot 113

Authorizes:

Tim DeCoteau
202 Libby Road
West Newfield, Maine 04095

To act as my agent before all Local, State or Federal authorities necessary to obtain approvals and permits to demolish the existing cottage on this lot and replace it with a new single family dwelling.



Trustee

2-26-2025

Date



TOWN OF YORK

Shoreland / Building / Sign / Use Application Form

186 York Street
York, ME 03909
207-363-1002

www.yorkmaine.org

REC'D BY: _____ DATE: _____

APPLICANT TO USE BLACK OR BLUE INK

1. PROPERTY OWNER NAME: Deborah J Fitzpatrick, Trustee

Phone: 603-608-8221

E-mail: fitz03079@gmail.com

☐ Provide evidence of right/title/interest.

2. APPLICANT NAME*: Tim DeCoteau

Phone: 207-850-0558

E-mail: tim.maine207@gmail.com

☐ Check if property owner is the applicant.

If not owner of record, must have written authorization from owner.

3. APPLICANT MAILING ADDRESS 202 Libby Road
West Newfield, Maine 04095

4. MAP/LOT: 23/113

5. Base Zone District: RES-6

6. Value of Project: 10K

7. Project Address:
8 Freeman Street

8. Lot of Record, What Year:
Yes

9. Identify Adjacent Lots Under
Same Ownership: N/A

PROJECT INFORMATION

10. Select One: ☒ Building Permit ☐ Use Permit ☐ Combined Building and Use Permit ☐ Sign Permit

11. USES: List all existing and proposed uses for this property. Identify accessory uses, if applicable.

☐ Check if any non-residential use is involved. Single Family Dwelling

12. CONSTRUCTION/ACTIVITY. Describe proposed construction/activity to be permitted.

Demolish exiting 75+ year old cottage that will be replaced with a new single family dwelling.

12.A. Will you be disturbing one or more acres of land? Y ☐ N ☒

If yes, you will need to apply for either a Maine Construction General Permit, or Permit by Rule through Maine DEP Chapter 500 Stormwater Management, and a copy will need to be submitted to the Town with this application.

12.B. Will you be disturbing one or more cubic yards of land? If yes, provide a copy of your State Erosion Control

Certification, or Certification number 0367 and expiration date 12/31 2025.

13.	Existing	Proposed	N/A	14. OVERLAY DISTRICTS (check all that apply)	
Number of Stories	2	3		Shoreland Overlay District	
Building/Structure Height	Existing	<35 ft		Wetland Protection Overlay District	
Number of Bathrooms	1	2		Watershed Protection Overlay District	
Number of Bedrooms	3	4		Flood Zone	
Septic System Limit of Bedrooms	Sewer	Sewer		Workforce Affordable Housing Overlay District	
Seasonal or Year-Round Use	S	YR		Workforce Affordable Housing Overlay District	
Number of Parking Spaces	2+	2+		York Village Center Overlay District	
Number of Residential Units	1	1		York Village Hospital Overlay District	
				Historic District	
Area of Lot (s.f.) (FYI: 1 acre=43,560 s.f.)	3,602	Same			

WATER / SEWER INFORMATION

15. TYPE OF WATER SUPPLY: ☒ PUBLIC ☐ PRIVATE
☐ Annual ☐ Seasonal ☐ Summertime Only

WATER DISTRICT AUTHORIZED SIGNATURE

DATE

16. TYPE OF SEWAGE DISPOSAL: ☒ PUBLIC ☐ PRIVATE [Provide a copy of the septic plan (HHE-200) if proposal would increase septic usage.]

SEWER DISTRICT SUPERINTENDENT'S APPROVAL

DATE

PROPERTY INFORMATION

17. LOT SIZE (SQ. FT. OR ACRES):		3,602	PERCENTAGE OF LOT COVERAGE (IMPERVIOUS SURFACE RATIO)			
Street Frontage:		38 + Ft.	Present:	26 %	938	Sq.Ft.
Water Frontage:		N/A Ft.	Proposed:	30 %	1,080	Sq.Ft.
			Zone:	30 %	1,080	Sq.Ft.
Check if Non-Conforming		✓	Check if Not Applicable			
Required Setbacks:		Front 20 Ft.	Proposed Setbacks:			
		Side 12% 5 Ft.	Front 20+ Ft.			
		Rear 12% 11.1 Ft.	Side 5+ Ft.			
			Rear 11.1+ Ft.			

- BUILDING PERMITS DO NOT INCLUDE PLUMBING, SEPTIC OR COMMERCIAL ELECTRICAL WORK.
- HOMEOWNERS MAY DO THEIR OWN PLUMBING AND ELECTRICAL WORK ONLY IN THEIR PRIMARY YEAR-ROUND RESIDENCE. SUCH WORK IS SUBJECT TO PERMITTING AND INSPECTIONS.
- **BUILDING PERMITS EXPIRE IF INACTIVE FOR 180 DAYS (i.e. no inspections).**
- ALL WORK MUST COMPLY WITH MAINE UNIFORM BUILDING and ENERGY CODE (MUBEC). MAINE HAS ADOPTED THE NATIONAL CODES AND STANDARDS. AMENDMENTS CAN BE FOUND BY GOING TO THE STATE'S WEBSITE: www.maine.gov/dps/bbcs
- ANY FALSE INFORMATION MAY INVALIDATE A BUILDING PERMIT AND STOP ALL WORK.
- SIGNING AUTHORIZES INSPECTIONS NECESSARY TO ISSUE PERMIT AND ENSURES COMPLIANCE WITH STATE BUILDING CODES AND ANY OTHER APPLICABLE REGULATIONS.
- IF THERE IS A PROPOSED EXPANSION YOU MUST SUBMIT A SCALED PLOT PLAN, WITH SIDE VIEW DRAWING AND ALL APPLICABLE STATE AND FEDERAL PERMITS.
- MUST SUBMIT STORMWATER MANAGEMENT PLAN W/APPLICATION (SEE POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE).

18. Jim O'Leary, Agent
PROPERTY OWNER, OR APPLICANT WITH OWNER'S WRITTEN PERMISSION

2/26/2025

DATE

Demolition Delay 8 Freeman Street

Section 12.17

- The existing cottage is in relatively good shape for its age and construction. The owners want to expand and convert this single family dwelling into a year-round dwelling. The original construction makes conversion to year-round difficult if not impossible.
- Photographs of the dwelling are included in this submission.
- A property survey is included in this submission showing the structure and its relationship to the lot and abutting properties and streets.
- The original grade is sloped slightly from High Street toward Freeman Street. The grade facing High Street may be raised to reduce the number of stairs into the new dwelling.
- The new dwelling will be relocated to meet zoning requirements for a non-conforming lot of record. Specifically the setback on Freeman Street will be increased by approximately 11 ft. The westerly side setback will be brought into compliance.

Tim DeCoteau

Land Use Consultant

February 26, 2025

8 FREEMAN STREET

Location 8 FREEMAN STREET

Mblu [0023/ 0113 \(tel:0023/%200113\)/ /](#)

Acct# 004759

Owner FITZPATRICK DEBORAH J
TRUSTEE

Assessment \$475,500

Appraisal \$475,500

PID 4644

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$149,500	\$326,000	\$475,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$149,500	\$326,000	\$475,500

Owner of Record

Owner FITZPATRICK DEBORAH J TRUSTEE
Co-Owner PICKUL SUSAN R TRUSTEE
Address 156 GH CARTER DR
DANVILLE, NH 03819

Sale Price \$0
Book & Page 17167/0283
Sale Date 12/05/2015

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
FITZPATRICK DEBORAH J TRUSTEE	\$0	17167/0283	12/05/2015
FITZPATRICK DEBORAH	\$0	15450/0858	06/12/2008
FITZPATRICK DEBORAH/PICKUL SUSAN	\$0	9066/0076	10/01/1998

Building Information

Building 1 : Section 1

Year Built: 1880
Living Area: 968
Replacement Cost: \$210,498
Building Percent Good: 71
Replacement Cost
Less Depreciation: \$149,500

Building Attributes	
Field	Description

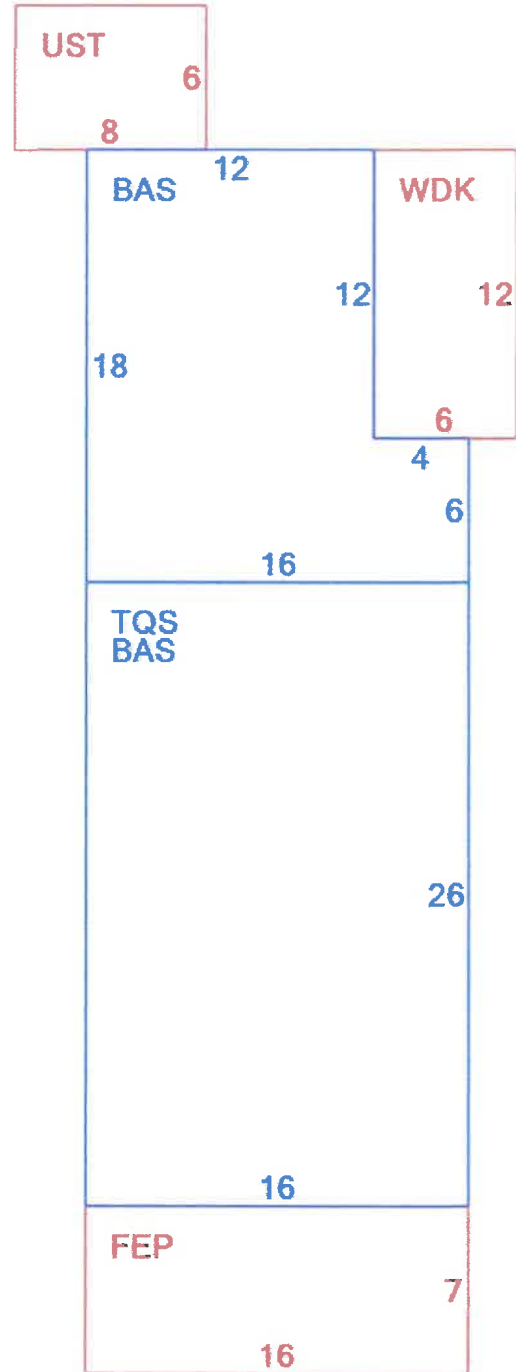
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Landscaping	
Driveway	
Fndtn Cndtn	
Basement	

Building Photo



<https://images.vgsi.com/photos/YorkMEPhotos/A00\00\49\23.jpg>

Building Layout



([ParcelSketch.ashx?pid=4644&bid=4644](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	FIRST FLOOR	656	656
TQS	THREE QUARTER STORY	416	312
FEP	PORCH, ENCLOSED FINISH	112	0
UST	UTILITY STORAGE, UNFINISHED	48	0
WDK	DECK, WOOD	72	0
		1,304	968

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Fam MDL-01
Zone
Neighborhood 180
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.08
Frontage
Land \$326,000
Appraised Value \$326,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$149,500	\$326,000	\$475,500
2023	\$149,500	\$305,600	\$455,100
2022	\$137,500	\$305,600	\$443,100
2021	\$115,300	\$260,800	\$376,100

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$149,500	\$326,000	\$475,500
2023	\$149,500	\$305,600	\$455,100
2022	\$137,500	\$305,600	\$443,100
2021	\$115,300	\$260,800	\$376,100





