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TO: Historic Preservation Commission (HPC)

CC: Kate Hodgdon, Danilo de Oliveira

FROM: Madison Vlass, Assistant City Planner

DATE: July 24, 2026

SUBJECT: Certificate of Appropriateness, 25 Cross Street (Map 38, Lot 122)

PROJECT INFORMATION:

Applicant:	Kate Hodgdon, Danilo de Oliveira	**Map and Lot:**	Map 38, Lot 122
Property Owner:	Kate Hodgdon, Danilo de Oliveira	**Existing Zoning:**	High Density Residential
Application Type:	Certificate of Appropriateness	**iWorQ Permit:**	#19770
Property Address:	25 Cross Street	**Meeting Date:**	July 22, 2026



OVERVIEW:

Applicants Kate Hodgdon and Danilo de Oliveira is seeking a Certificate of Appropriateness for proposed exterior alterations, including the replacement of twenty-eight windows on property located at 25 Cross Street (Map 38, Lot 122), owned by Kate Hodgdon and Danilo de Oliveira, within the High Density Residential (HDR) Zoning District. The review is intended to ensure that the alterations are compatible with the architectural character and historic integrity of the structure.

PROJECT SUMMARY AND SCOPE:

The applicants are seeking a Certificate of Appropriateness for exterior alterations at 25 Cross Street. The proposed work involves replacing twenty-eight historic wood windows in response to a Maine State Health Department order requiring lead abatement. Several licensed lead-abatement specialists have evaluated the window assemblies and provided documentation confirming that the identified units must be replaced to ensure the health and safety of the occupants.

To comply with the abatement requirements, the applicants propose installing Andersen 100 Series windows on selected elevations of the structure. These units will be custom sized to match the existing sash operation, dimensions, and muntin configurations. The Andersen 100 Series, which has been previously approved as an

acceptable replacement window within the district, is constructed of Fibrex, a wood-based composite material, and features a traditional ¾-inch exterior muntin profile.

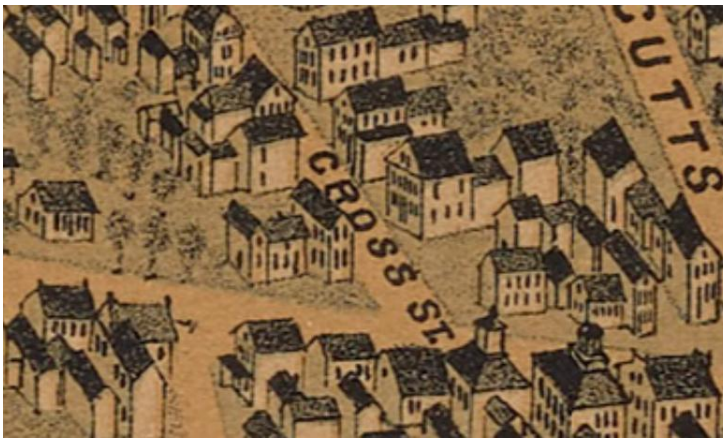
Existing Conditions: Please see application packet for photos of existing conditions.

Historical Significance:
The Abraham Foskell (Foskcel) House at 25 Cross Street is an early nineteenth-century Georgian style home built between 1828 and 1830. Its distinctive architectural features include a projecting enclosed portico, central chimney, and a balanced five bay facade. The two and a half story timber frame structure has clapboard siding, a side gable roof, and six over six double hung sash windows. Its traditional hall and parlor layout and rear barn reflect common building practices in New England during that period. Later additions to the house include a bay window, rear ell, and single-story screened porch.



Saco Architectural Survey – 1993

The land was originally owned by Col. Thomas Cutts. It later passed from the Cutts estate to David Buckminster, who subsequently sold it to his business partner, Abraham Foskell (Foskcel), for whom the existing house was constructed. Foskell, a Danish immigrant, was a well-respected local cabinetmaker and clockmaker as well as an active town official. He later married into the Cutts family.



1875 Birds-Eye View of Saco ft. 25 Cross Street

Completeness of Application: Staff finds the application complete based on materials provided. If the Commission agrees, a suggested motion is **"I move to find the application for 25 Cross Street complete."**

Public Hearing: The Commission is required to hold a public hearing on this application. Suggested motions: **"I move to open the public hearing for the COA application for 25 Cross Street."** After public comment is received: **"I move to close the public hearing."**

Review of Standards & Discussion: The Commission should consider this application per the ordinance standards as outlined in the Findings of Fact.