

City of Biddeford
Historic Preservation Commission
April 10, 2024 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/98435284216?pwd=UUREUTJzd3hUM1p4VDMzbllicFZmUT09>
Webinar ID 984 3528 4216; Passcode 267967

Status: Historic Preservation, April 10, 2024, 4:00 PM, City Council Chambers & Zoom

1. Adjustments to the Agenda

2. Consideration of Minutes

- 2.1. Approval of Meeting Minutes from 3-13-24
[3-13-24 Draft.pdf](#)

3. Open Public Hearing

- 3.1. The Historic Preservation Commission will discuss and vote on whether to endorse the nomination of 1-11 Summer Street to the National Register of Historic Places/
[1. National Register Nomination 1 - 11 Summer Street DRAFT Apr 2024.pdf](#)
[2. Biddeford CLG Report 1 - 11 Summer Street NR Nomination Apr 2024.pdf](#)

4. Close Public Hearing

5. New Business

- 5.1. 2024.19 HPC Review for Nicholas Laverriere to install vinyl siding at 124 Alfred Street, Tax Map 38, Lot 303/02, in the MSRD-2 Zone

[2024.19 HPC 124 Alfred Street Laverriere SR.pdf](#)
[Ceertainteed MainStreet Siding.pdf](#)

- 5.2. 2024.22 HPC Review for YD Properties to install heat pumps at 128 Alfred Street, Tax Map 38, Lot 300, in the MSRD-2 Zone.

[1. 2024.22 HPC 128 Alfred Street YD Properties SR.pdf](#)

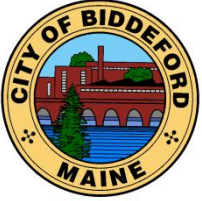
2. [Spec](#) [Sheets](#)
[A_SUBMITTAL_NAXWPH12B112AA_NAXSPH12B112AA_en_240115_172745 \(1\).pdf](#)

[3. Decking material.pdf](#)

6. Discussion

- 6.1. Discussion: June Lecture – possible topics are
Incorporating Solar Panels into Historic Buildings,
Retrofitting Historic Windows to be Energy Efficient,
My personal favorite: Economic Benefits of Following SOI Preservation Standards
Others?

7. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

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HPC MEETING
March 13, 2024
Meeting Minutes
4:00
DRAFT

In attendance: Leah Schaffer (Chair), Julie Larry, Erin Ware, Allie Tobey
Staff Members: Brad Favreau & Nan Whitten

1. Adjustments to the Agenda-none
2. Consent Agenda

Approval of Meeting Minutes from February 14, 2024

MOTIONS: 4:03PM

Ware-MOTION-To approve Meeting Minutes as amended by
Larry-SECOND Motion passed unanimously

3. Unfinished Business-none
4. New Business

4.1 2024.17 The Historic Preservation Commission will review the application from Rachel Smith to make exterior alterations at 6 Wentworth Court further described as Map 38, Lot 204 in the MSRD-2 Zone

- Rachel Smith represented the application
- House built 1800's or 1930's, very plain Cape
- Asphalt shingles no longer made would like to replace with vinyl siding.
- Add a fence to yard
- Heat pump to be added
- One side has wood clapboard that may be rotting wants to replace with vinyl siding
- Eventually garage will be covered in vinyl
- Larry-which side of house has clapboards-Wentworth Court side
- Larry-question to staff, have we ever done a vinyl fence? Yes in the past.
- Heat pump not to be on the side facing the street.
- Schaffer-is there any original trim remaining, are you covering it all? Vinyl all the way up, the original freeze-board not even
- Schaffer-when you do the fence you would have to come back for a separate approval.

MOTIONS: 4:15 PM

Ware-MOTION: To approve Certificate of Appropriateness for Rachel Smith to make exterior alterations at 6 Wentworth Court, based on materials and assertions submitted, and conditioned on the following:
All permits must be obtained from Code Enforcement prior to beginning any work.

Larry-SECOND

Motion Passed Unanimously

- 4.2 2024.31** The Historic Preservation Commission will review an application from Marieke Thormann of Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company site on Pearl Street, further described as Map 71, Lot 2. The proposed project is to construct four distinct buildings into mixed use structures, this project is located in the MSRD-3 zone.
- Marieke Thormann VP of Development of Fathom Companies represented the application
 - Only permitting lot 3 this evening.
 - Jesse Thompson Principal of PTA assisted in the presentation
 - The architect is Shay Design of Minneapolis
 - Marieke explained the plans of the property.
 - Split into 3 blocks for visual purposes
 - They are not part of the Mill District but are associated with them in design and in theory.
 - Schaffer for staff how is this going to be integrated with the park at the end, is it still Richardson-RFP going out tomorrow, she would like it to be a landscape architect.
 - Larry-what is the relationship between your retail space, the sidewalk and the parking garage? The intent is that the end of Pearl Street would be closed to traffic other than delivery vehicles to the retail space. This area will be completely walkable. There is supposed to be no parking in this area but people do park there.
 - Materials were passed and discussed.
 - Discussed the status of each of the proposed buildings.
 - Will the balconies be cantilevered as shown or mounted-mounted
 - What is the plan for roof top mechanicals there will be some but screened from the sightline.
 - Schaffer check the sightlines from Saco as this area has odd sightlines due to the terrain.
 - Ware-One of the buildings in tall and flat, taller than the parking garage. She would like to see more of a rhythm and massing. Larry liked this best because it fits in with the Mill Buildings.
 - We need a level of detail especially around the windows. It is difficult to create a design with this level of detail to fit in.
 - This building is being built like this because there is parking behind it and due to the grades of Pearl Street.
 - Core 10 was appreciated by a few members of the commission.

MOTION: 5:22 PM

Ware-MOTION: To approve Certificate of Appropriateness for Fathom Companies to redevelop Pearl Street comprising four distinct buildings, conceptually based on materials and assertions submitted, and conditioned on the following:

- 1. As each building is designed, the applicant come back to HPC for review and final site plan approval.**
- 2. All permits must be obtained from Code Enforcement prior to beginning any work.**

Larry-SECOND Motion passed unanimously

5. Other Business

- Favreau announced that the owners of the Summer Block have applied for National Registry. He will be making a report, presenting to the Commission on April 10. This is for historic tax credits. This property will be restricted housing for income in some way.
- Favreau is submitting a CLG grant application for design guidelines.

6. Adjourn 5:35 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.



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

February 14, 2024

Historic Preservation Commission
City of Biddeford
PO Box 586
Biddeford, Maine 04005

RE: 1-11 Summer Street, Biddeford, southwestern ¼ of city lot 38-420

Dear Commissioners:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the April 26, 2024 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. B. Favreau



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
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DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



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FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Summer Street Block

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1-11 Summer Street

City or town: Biddeford

State: Maine

County: York

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national

 statewide

X local

Applicable National Register Criteria:

Signature of certifying official/Title:

Date

MAINE HISTORIC PRESERVATION COMMISSION

State or Federal agency/bureau or Tribal Government

A

B

X

C

D

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title

Government

State or Federal agency/bureau or Tribal

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:) _____

Signature of the Keeper**Date of Action****5. Classification****Ownership of Property**

(Check as many boxes as apply.)

- Private ☒
- Public -- Local ☐
- Public -- State ☐
- Public -- Federal ☐

Category of Property

(Check only one box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Summer Street Block

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Summer Street Block

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: Clapboard

Foundation: Granite

Roof: Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Summer Street Block is unique among the large collection of antebellum multi-family residences in Biddeford, as it appears to be the only one of its type (large-scale multi-family dwelling) and remains remarkably intact, particularly when compared to the remainder of the historic housing stock in the city. The Summer Street Block is a two and one-half story frame building from 1850, designed with Greek Revival style detailing. This twelve-unit building is enclosed by a gabled roof and has a rectangular main block and a series of single-story rear additions, which create an irregular footprint. Rising from a granite foundation, the exterior is finished with painted clapboard siding, painted wood trim, and asphalt roof shingles. Both the front and rear roof slopes are lined with prominent gabled dormers. The interior retains several elements of the original utilitarian design, including wood balustrades of the original staircases (in each unit), along with examples of historic trim and paneled doors, which survive in a few locations within the units, although without any consistency. The building is located in downtown Biddeford, on one of the many narrow streets with small house lots and tightly spaced dwellings. While the house fronts on a residential street, the west side elevation faces Alfred Street, which is lined with a mix of

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residential, commercial, and municipal buildings. The Summer Street Block shares its lot with a large apartment building from 1979; the latter has been excluded from the National Register boundaries. The boundaries for the nomination follow the northwest, southwest, and southeast lot lines, while the northeast boundary runs along the northeast side of a walkway at the rear of the building. A narrow strip of land occupied by a paved walkway extends along the in front (southwest side) of the Summer Street Block (Photo 1). The northwest elevation (facing Alfred Street) borders a landscaped strip of land (Photo 5), while the southeast elevation directly abuts a paved driveway (Photo 7). A narrow paved walkway runs along the rear of the building (Photo 8).

Despite a number of alterations, the Summer Street Block remains one of the most well-preserved of Biddeford's historic multi-family houses and is the only one of its type from the antebellum period. The historic residential building stock in the city has been heavily impacted by alterations and additions, leaving a relatively low number of well-preserved examples, particularly among multi-family dwellings. The Summer Street Block stands out as a relatively well-preserved example of the large multi-family dwelling type.

Narrative Description

This Greek Revival style building, constructed in 1850, was among the earliest multi-family units built in the growing industrial community of Biddeford and was the first of the larger multi-family tenements (six units or more) in the city. It has undergone some alteration over the past 170 years but remains largely intact and continues to embody distinctive characteristics of its type. It is one of the best preserved of the city's mid-19th century multi-family buildings.

The Summer Street Block is a long narrow wood-frame structure measuring 126' 8" long and 30' 5" deep (nineteen bays wide and two bays deep) and having three pairs of entries at the façade (Photo 1). The building rests on a granite foundation and exterior walls are finished with painted clapboards. The existing wood clapboard siding is a combination of historic and modern material from various periods. The building was designed with a relatively high level of architectural detailing for its type; details are characteristic of the Greek Revival style and include paneled cornerboards (Photo 7), entry surrounds with paneled pilasters supporting an entablature (Photo 2), a tall compound fascia at the cornice, shallow eave returns at the gable ends (Photo 5), pedimented gables at the dormers (Photo 4), and slightly projecting window heads (Photo 3).

There are three pairs of entrances at the front of the building (southwest elevation), which lead to the six upper-level apartments. Access to the six first-floor units is by way of six individual entrances at the rear (northeast) elevation (Photos 8 and 9). The entries at the façade originally provided access to all twelve of the units, however, after the 1979 renovation access to the first-floor units was via the original rear entrances at the back of the building. Each pair of entrances at the façade was originally framed by paneled wood pilasters supporting an entablature, as shown in the attached photo from 1900 (Figure 1). The pilasters and entablatures remain at each entry, however, a projecting wood pediment with brackets was installed over each of the entablatures around 1990; the existing entry doors and sidelights were installed at the same time. In addition to the six first floor entrances at the rear, there are six added entrances at the second floor of the rear elevation, which serve as rear egress for the upper-level apartments. Entries at both floors of the rear elevation hold modern replacement doors and storm doors that were installed at various times over the past twenty years. All entries at the rear are trimmed with painted flat wood casings. Wood porches were added at the rear elevation in 1979, along with one-story additions between the porches (Photo 9).

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The building is enclosed by a gable roof, finished with asphalt shingles from 1979 (Photo 1). The building originally featured four brick chimneys on the front slope and three on the rear slope, as shown in the attached photo from 1900 (Figure 1). The rear chimneys were removed as part of the 1979 renovation, while those on the front slope had been removed by 2006. There are six pedimented dormers spaced symmetrically along the roof edge on the front slope (Photo 1). The rear slope of the roof has six corresponding dormers (Photo 8). Sides of the dormers are finished with painted wood clapboards, while the fronts of the dormers have flat wood stock framing the windows and molded trim around the pediment. Dormer roofs are finished with modern asphalt shingles. Louvered vents were added within the pediment of each dormer in 1979 (Photo 4).

Although most windows have been replaced, the historic 6/6 wood windows remain in the dormers at the front of the building and in one window opening at each of the side elevations (Photos 4, 5 and 7). Windows in the remaining openings are 1/1 replacements with half screens (from 1998). Window openings at the first and second floors are trimmed with painted flush wood casings, some of which appear to be original fabric.

The interior of the building has undergone several renovations over the years, particularly the first and second floors. The third floor appears to remain largely as it was originally. Although original floor plans are not available, it appears that the third floor was historically part of a unit along with the second floor, based on the total number of families living in the building. Despite modifications to units, it appears that the original arrangement of the units remains as it was originally, with six one-story apartments at the first floor and six duplex apartments at the upper floors (second and third floors combined). The floor plans within the units, however, have been modified over time. The most recent major renovation occurred in 1979, at which time partitions were reconfigured and most finishes were replaced throughout the first and second floors (Photo 13). It is not known if the extant floor plans prior to 1979 represented the original layout or if the floor plans dated to a prior renovation. As part of the 1979 renovation the stair enclosures were reduced in size and the three chimney breasts were removed to create more space in the units. The partition between the kitchen and bathroom in each of the first-floor apartment units was moved to resize the two rooms and the front room in each first-floor unit was divided into two rooms. At the second floor, the kitchen and bathroom walls were removed from the rear of each unit and reconstructed at the center. One wall was removed from the rear room at the third floor to create a larger space, however, the third floor was closed off due to a lack of egress and has been unused since 1979, the result being that the third floor is very well preserved, with historic flat trim, paneled wood doors, and wood flooring in place (Photos 11 and 12). The historic vertical circulation pattern of the building was preserved, as the original wood staircases with their wood balustrades remain in place along the front wall of the building (Photo 10). Each unit was originally laid out within a rectangular footprint measuring approximately 20' by 30'. Small one-story rear additions were constructed in 1979 to enlarge the first-floor units somewhat (Photo 8).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

Architecture

Period of Significance

1850

Significant Dates

N/A

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Not determined

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Summer Street Block from 1850 is a two and one-half story frame building designed with Greek Revival style detailing. It is located in downtown Biddeford, York County, Maine and sits at the prominent intersection of Summer Street and Alfred Street, the latter being one of the principal commercial streets in the city. The property is locally significant under National Register Criterion C, in the area of Architecture as a rare surviving antebellum apartment block and the only surviving building of its type in Biddeford. While there are several examples of two-family houses from the mid-19th

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century, there are no other early examples of multi-family dwellings on the scale of the twelve-unit Summer Street Block. The Summer Street block is a well-preserved example of its type – a mid-19th century multi-family apartment block - and is one of the more intact antebellum residential buildings in Biddeford. A street survey of downtown Biddeford (and the residential streets in Saco adjacent to the mills) revealed that the mid-nineteenth century housing stock has generally undergone substantial alteration, with typical changes including synthetic siding, removal or covering of trim, door and window replacement, entry enclosures, and additions. The Summer Street Block has remained remarkably intact and possesses integrity of location, design, setting, materials, workmanship, feeling and association. The period of significance for the nomination is 1850, the year in which the Summer Street Block was constructed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

CRITERION C: Architecture

Historical Background

The Summer Street Block was constructed in 1850 by Charles Twambley and Daniel Smith Jr., both residents of the adjacent town of Saco, Maine and owners of a successful jewelry/metalsmithing shop (called Twambley & Smith) in Saco from roughly 1845 until 1867. The two men collaborated on about a half dozen real estate ventures in Biddeford in the mid-19th century, including the Summer Street Block, which appears to be the first major building they developed and the largest of their undertakings. In January of 1850 Twambley and Smith purchased a vacant parcel of land (formerly the Daniel Foss estate at the intersection of Summer and Alfred Streets in downtown Biddeford. The adjoining lot to the east was acquired in August of 1850 and by 1851 the Summer Street Block had been built on the westerly portion of the Twambley and Smith property, along with a small outbuilding at the rear, likely a privy (Figure 2). By 1872 the outbuilding had been replaced by a series of four small structures that were likely more substantial outhouses, as shown on the map of 1872 (Figure 3). Following the death of Daniel Smith Jr. in 1867, Charles Twambley acquired the entire Summer Street property. Map research indicates that by 1872 Twambley had constructed a single-family house on the lot, just northeast of the Summer Street Block, (Figure 3). The house was removed in 1979 and replaced by a large apartment building, which is located outside the National Register boundaries.

Research in census databases and city directories clearly indicates that the Summer Street Block, which is separated by party walls into six addresses, was designed to hold twelve rental apartment units, two per address. The earliest known tenants of the building (found in 1866 city directory) were working class residents, most employed in the local textile mills for which Biddeford is so well known. Other tenants in 1866 included a ship carpenter, sea captain, and truckman. As late as 1880, the Summer Street Block residents were largely workers from the Biddeford and Saco textile mills, many being New England natives but quite a few from Ireland and Canada. Consistent with the ethnic changes in the area's population, the Summer Street Block was largely occupied by French Canadian mill workers by 1900.

In 1879 the Summer Street property was sold to Luther Bryant and Rishworth Jordan, who had extensive real estate holdings around the Biddeford/Saco mill district area. In 1895 Jordan acquired Luther Bryant's share from his heirs. Subsequently, Jordan's heirs sold the property in 1936 to Herman and Irving Sandler. In 1979 Irving Sandler and the heirs of Herman Sandler transferred the property to the current owners, Summer Street Housing Associates.

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The Development of Multi-Family Dwellings in Northern New England

The design of the 1850 Summer Street Block was derived largely from Colonial and Federal era wood-frame double houses, which were constructed throughout New England. Multi-family dwellings were not an invention of Colonial Americans, but had been employed in Europe for centuries, particularly in more urban locations where building lots were typically small and linking single-family units into one building maximized square footage and afforded cost savings in construction.¹ The earliest and most common type of multi-family dwellings in New England was designed to accommodate two families. These double houses were no doubt erected in the early Colonial era, however, the earliest documented examples date to the mid-18th century, by which time two basic double house types had emerged.² The first is laid out with units aligned back-to-back and having separate entrances at different elevations. The second type is arranged with the two units side-by-side with both entrances located on the same elevations (Figure 4). The unit layouts with both building types were not necessarily identical or mirror images but rather were dictated by site limitations; the building footprint often conformed to the lot. There were many variations on the two basic double house types, including one and two-story versions, examples constructed of both wood and masonry, those with gambrel and hip roofs, or varying degrees of architectural ornamentation. While most of the two-family houses from the 19th century were built for lower- or working-class residents, double houses were also quite common for the merchant and artisan classes, particularly in the larger towns and cities where urbanization and increasing density were driving up the cost of land. Double houses in the larger cities tended to exhibit a higher level of architectural detailing and were generally larger than the typical double houses in the smaller more rural communities (Figure 5).³

The side-by-side double house type was easily adapted to a larger format for three or more families simply by adding units horizontally to create a string of adjoining single-family units with shared walls and rooflines. Dwellings intended to accommodate three or more families were less common than two-family houses in Colonial America, however, examples have been identified from as early as the mid-18th century. Charles Parrott, in his article "*The Double House in New England*" identifies a four-family house from 1740 in Newburyport, Massachusetts (Stockman House – no longer extant).

The larger buildings with three or more single-family units joined side by side in a row, referred to as "row houses" for purposes of this study, became increasingly common after about 1820, as stated by architectural historian Zachary Violette, who notes that "the development of specialized forms for multi-family housing began in earnest in the second quarter of the nineteenth century."⁴ The distinguishing feature of the row house, as defined here, is that it is divided by party walls into single-family units, rather than having multiple stacked units between the party walls. A good example from the mid-19th century is the four-family row house at 45-53 Willow Street in Lowell, Massachusetts (1844 - Figure 6), which was constructed by a local developer and the four units were sold to different owners.

A major factor fueling the demand for multi-family housing in the mid-19th century was industrialization, which resulted in great numbers of workers, many of whom were European immigrants, arriving in mill towns and cities across New England. In order to accommodate a larger number of families within the same building footprint, the basic form of the row house, with adjoining

¹ Mumford, Lewis. "A New Approach to Workers' Housing." *Tropical Housing & Planning Monthly Bulletin* 3, no. 22 (1957): 274–76. <http://www.jstor.org/stable/43608308>.

² Parrott, Charles. "The Double House in New England." *Perspectives in Vernacular Architecture*, Vol. 10 (2005): 35.

³ Examples of a wide variety of early double houses built in New England can be found in the Library of Congress HABS records. <https://www.loc.gov/pictures/item/2009632512/>

⁴ Zachary J. Violette, "Nineteenth-Century Working-Class Housing in Boston and New York," SAH Archipedia. <https://sah-archipedia.org/essays/TH-01-ART-003>

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single-family units, was modified to create stacked living units, or apartments, in a multi-story building, referred to as apartment blocks or apartment buildings for purposes of this study. The Summer Street Block is a fine example of this early apartment buildings type, which characteristically looked much the same as its row house predecessor on the exterior – typically two or three-stories tall and of wood-frame construction with a rectangular plan, gabled roof (often with dormers), shared brick chimneys at the roof ridge, clapboard siding, modest wood trim, and symmetrical fenestration that included a series of entrances serving multiple units. The principal difference between the single-family row houses and the apartment blocks of this period was the interior arrangement of units and the circulation pattern to accommodate stacked apartments. While most of these early wood-frame apartment buildings had little in the way of architectural ornamentation, some were designed with modest Greek Revival and later Italianate style elements. The Summer Street Block retains the principal character-defining features of its type, including its rectangular main block, two-story massing, gable roof, common entrances at the façade, much of the historic clapboard siding, simple wood trim, and original fenestration pattern at all but the rear elevation. The original brick chimneys are no longer extant; however the original dormers remain.

The wood-frame apartment blocks of the mid-19th century were most commonly found outside of the larger more densely developed urban areas, where multi-family housing was increasingly constructed of brick to prevent loss by fire by the mid-19th century. In the larger more densely populated cities like Boston and New York, where land values were relatively high, early apartments buildings designed to house the working classes were typically arranged more vertically, with four or more stories. This allowed greater density without dramatically increasing the building footprint. Regardless of their location, the early working-class apartment buildings were commonly referred to as “tenements.” The term later developed more negative connotations in reference to crowded rundown multi-family housing.

Manufacturing companies, particularly textile manufacturers, were responsible for constructing a significant percentage of multi-family houses in the 19th century and, in the process, provided design models for private homeowners and speculative developers to emulate. Historian Charles Parrott notes that in New England “private owners, speculative builders, and the region’s textile industry erected double houses in substantial numbers” throughout most of the 19th century.⁵ Among the first manufacturers to erect multi-family houses for his textile mill workers was Samuel Slater, who built both single and double houses shortly after 1800 in his mill village at Slatersville, Rhode Island. Slater and other early manufacturers set a precedent for subsequent mill owners, and it became common practice for larger manufacturing companies to construct multi-family workers dwellings in close proximity to their mills. Among the earliest examples of mill company housing were boarding houses to accommodate unmarried employees. While the boarding houses were initially constructed of wood, by the 1830s the larger manufacturing companies were constructing rows of brick boarding houses, like those erected in the 1840s by the Laconia Company and Pepperell Manufacturing Company in Biddeford (Figure 7). These boarding houses were similar in form to the early row houses and apartment blocks, with rectangular plans and multiple entrances across a long façade, however they differed in that the boarding houses had shared facilities for eating, cooking, and bathrooms. Boarding houses were built less frequently as the 19th century progressed and the workforce population was dominated less by single women and more by married workers with families.

The two-family houses erected by New England manufacturers in the 19th century were typically two-story wood-frame side-by-side double houses, particularly in the smaller cities and more rural mill communities. Companies in the larger industrial cities, like Lewiston, Maine, and Lowell, Massachusetts were more likely to build these double houses in brick. By 1840 larger multi-family row houses (for three or more families) were also being constructed by the manufacturing companies, although generally in

⁵ Parrott, “The Double House in New England,” 33.

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lesser numbers than the double houses. Examples of company-built multi-family row houses can be found throughout New England, ranging from smaller wood-frame three or four-family dwellings to long brick blocks that housed six or more families. The construction material, roof type, and architectural detailing varied depending upon the location, size of the company, and city or town regulations, however, the basic form of the rectangular plan and gabled roof with long sides facing the street was used most often (Figure 8).

The mill company housing was supplemented in most industrial communities by private speculative developers, who capitalized on the need for affordable housing by erecting large numbers of multi-family dwellings in close proximity to the mills. The private developers utilized the same basic design forms employed by the mill companies, commonly adding a bit more architectural detailing (Figure 9). While the mill companies in Biddeford did construct large boarding house blocks for their earliest workers, map research suggests that they built few, if any, double or multi-family houses on their own. Instead, most of the workers housing was erected by speculative developers. As a result, large numbers of two-family double houses were constructed throughout downtown Biddeford in the first half of the 19th century, as discussed below. This was not the case for the larger multi-family blocks. Map research indicates that the Summer Street block was the only building of its type constructed in Biddeford in the antebellum period.

The two-story 18th and early 19th century double houses and multi-family dwellings were almost exclusively designed in a "townhouse" style, with a parlor and kitchen (with its large cooking fireplace) on the first floor and bedrooms above. It was not until about 1840, after the introduction of cast iron cook stoves, that individual units could be stacked, as there was no longer a need for a cooking fireplace on the ground floor or in a separate kitchen ell or outbuilding. This allowed for buildings like the Summer Street Block to use one entrance to access two stacked units and maximize density on the building lot. The ability to stack apartment units led to the one and two-story multi-family houses being supplanted by large multi-story apartment buildings after about 1870.

Multi-Family Housing in Biddeford

In the 1830s and 1840s three major textile mills (York Manufacturing Company, Laconia Company, and Pepperell Manufacturing Company) were established on adjacent parcels straddling the Saco River in the towns of Biddeford and Saco. The Saco Water Power Company was also operating a large-scale machine shop in the mill district. These four companies make up the Biddeford/Saco Historic District (NR #08001258 - 2009). By 1850 streets had been laid out west and south of the mills in Biddeford and northeast of the mills in Saco. Small commercial blocks were erected along Liberty Street in Biddeford (today's Main Street), where a business district had emerged. The town map from 1856 shows small free-standing houses lining the residential streets that radiated out from the manufacturing and business districts. The Summer Street Block stands out on the 1856 map as being considerably larger in footprint than any other of the residences, aside from the much larger masonry boarding houses constructed by the mill companies within the industrial district. The houses built in Biddeford prior to 1855 were typically modest one and one-half and two and one-half story single-family homes, like those found at 61 Birch Street and 61-63 Sullivan Street (Figure 10). There are a smaller number of two-family houses predating 1855, both one-story/side-gable examples and two-story versions, such as 9 Hazel Street, 163 Alfred Street, and 11-13 Cutts Street (Figure 11).

The Summer Street Block stands out on historic maps as the largest dwelling in the residential district of Biddeford as late as 1872. While there are many examples of larger mid-19th century multi-family buildings (three families or more) in other New England mill towns, the Summer Street Block is an anomaly in Biddeford among buildings of the antebellum period. As was the case throughout New England, the side-by-side two-family house type became one of the most common housing types in

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Biddeford in the 1860s and 1870s, when large numbers were constructed with Italianate style detailing, like those at 57 Pool Street, 95 Pike Street and 38-40 Center Street (Figure 12).

While increasing numbers of two-family houses were constructed in Biddeford the 1860s and 1870s, it was not until after about 1880 that Biddeford commonly saw larger multi-family apartment buildings of a similar scale to the Summer Street Block, which is a particularly early example of the apartment block building type. The 1885 Sanborn map for Biddeford shows several substantial "tenement" blocks that rivaled the Summer Street Block in size. At the time, the term "tenement" referred to an apartment and did not have the negative connotations that would later be associated with the term. The Biddeford apartment buildings from the late 19th and early 20th centuries took many forms, however, there were three basic types - long two-story blocks with units arranged side-by-side (92-106 Washington Street; ca. 1890), narrower three-story buildings with stacked units (73 Sullivan Street; ca. 1915), and symmetrical two and three-story buildings with two entrances leading to a series of apartment flats (31 Pool Street; ca. 1915) – Figure 13. Many of the larger tenement buildings are now gone, particularly those built closer to the commercial stretches along Elm, Alfred, and Main Streets.

The historic residential building stock in downtown Biddeford has generally experienced a high level of alteration, particularly buildings predating the mid-19th century. It is therefore notable that the Summer Street Block remains relatively intact and retains a significant amount of the original Greek Revival style ornamentation, including paneled corner boards, tall fascia beneath a box cornice, projecting trim at window heads, pediments at the dormers, entry surrounds with paneled pilasters supporting an entablature (intact beneath added pediments), and prominent gable returns at the side elevations (Photos 1-7). The west elevation, facing Alfred Street, retains a historic sign that was in place as early as 1900 and reads "Summer St. Block" (Photo 5).

Developmental history/additional historic context information (If appropriate.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Atlas of York County, Maine. Philadelphia: Published by Sanford, Everts & Company, 1872. Map.
<https://historicmapworks.com/Atlas/US/6863/>

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Chase, J, and J.L. Smith Co. *Map of York County, Maine*. Philadelphia and Boston: Published by J.L. Smith & Co, 1856. Map. <https://www.loc.gov/item/2011588007/>.

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Library of Congress HABS records. <https://www.loc.gov/pictures/item/2009632512/>

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U.S. Census Bureau. Census data for the years 1860, 1870 and 1900.

Zachary J. Violette, "Nineteenth-Century Working-Class Housing in Boston and New York," SAH Archipedia. <https://sah-archipedia.org/essays/TH-01-ART-003>

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #
☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property

0.25 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | | | | |
|----------|----|----------|--------|-----------|---------|
| 1. Zone: | 19 | Easting: | 382294 | Northing: | 4816342 |
| 2. Zone: | | Easting: | | Northing: | |
| 3. Zone: | | Easting: | | Northing: | |
| 4. Zone: | | Easting: | | Northing: | |

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundaries for the Summer Street Block are delineated on the attached sketch map. Boundaries include the southwestern one-quarter of Biddeford City lot 38-420.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundaries have been drawn to include the legal property lines on the west, east, and south sides of the building, as delineated on the attached sketch map.

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The city lot on which the Summer Street Block stands also includes a large non-contributing apartment building from 1979, which stands to the east of the Summer Street Block and has been excluded from the National Register boundaries by drawing the east boundary of the National Register nomination along the east side of the walkway at the rear of the building.

11. Form Prepared By

name/title: Christine Beard/Preservation Consultant
organization: Essex Preservation Consulting
street & number: 6 Chestnut Street
city or town: Amesbury state: MA zip code: 10913
e-mail: chris@essexpreservation.com
telephone: 978-356-0322
date: January 2024

Form Edited by:

name/title: Michael Goebel-Bain / Architectural Historian
organization: Maine Historic Preservation Commission
street & number: 55 Capitol Street, 65 State House Station
city or town: Augusta state: Maine zip code: 04333
e-mail: michael.w.goebel-bain@maine.gov
telephone: 207 931-5435
date: January 31, 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional Items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Summer Street Block

City or Vicinity: Biddeford

County: York State: Maine

Photographer: Christine S. Beard

Date Photographed: September 1, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|--|
| 1 of 13 | ME_Cumberland County_Summer Street Block_0001: View northeast showing principal façade (southwest elevation) |
| 2 of 13 | ME_Cumberland County_Summer Street Block_0002: View northeast showing principal façade (southwest elevation) – detail of central entries |
| 3 of 13 | ME_Cumberland County_Summer Street Block_0003: View northeast showing principal façade (southwest elevation) – typical first floor windows |
| 4 of 13 | ME_Cumberland County_Summer Street Block_0004: View northeast showing principal façade (southwest elevation) – typical dormer |
| 5 of 13 | ME_Cumberland County_Summer Street Block_0005: View southeast showing northwest elevation |

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- 6 of 13 ME_Cumberland County_Summer Street Block_0006: View southeast showing northwest elevation – detail of historic sign
- 7 of 13 ME_Cumberland County_Summer Street Block_0007: View northwest showing southeast elevation
- 8 of 13 ME_Cumberland County_Summer Street Block_0008: View northwest showing rear (northeast) elevation
- 9 of 13 ME_Cumberland County_Summer Street Block_0009: View south showing rear (northeast) elevation – detail at north end
- 10 of 13 ME_Cumberland County_Summer Street Block_0010: View southwest in 1 Summer Street showing historic stair between the first and second floors
- 11 of 13 ME_Cumberland County_Summer Street Block_0011: View southwest in 1 Summer Street showing typical original finishes at third floor
- 12 of 13 ME_Cumberland County_Summer Street Block_0012: View southeast in 1 Summer Street showing original paneled door at third floor front room
- 13 of 13 ME_Cumberland County_Summer Street Block_0013: View northwest in 1 Summer Street – showing typical second floor finishes

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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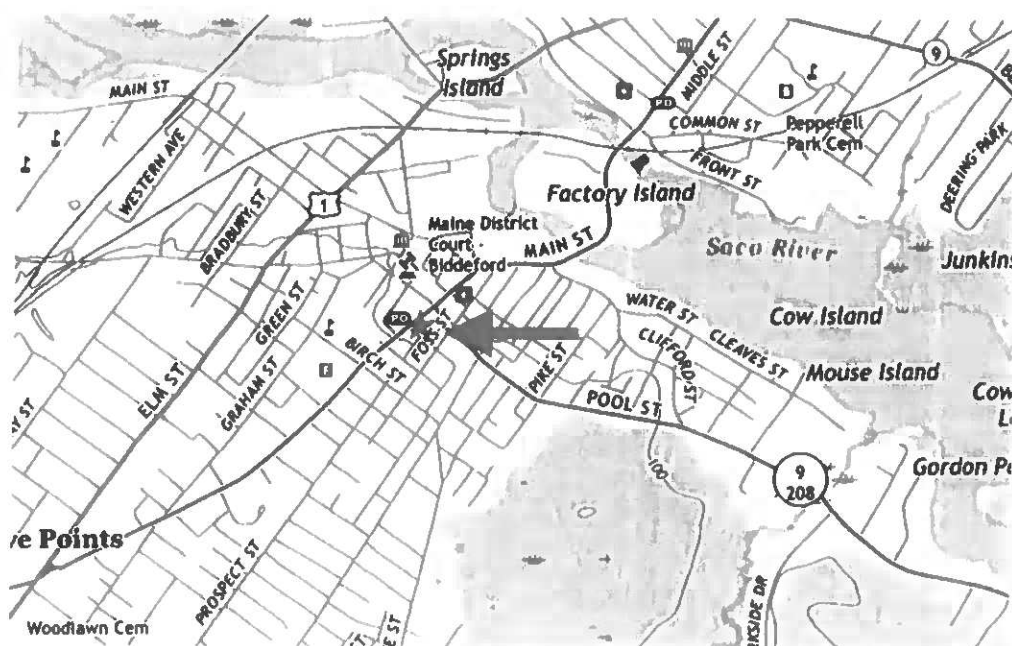
SUMMER STREET BLOCK
BIDDEFORD, MAINE
NATIONAL REGISTER NOMINATION



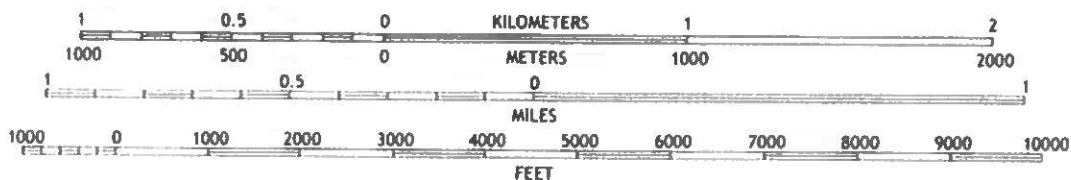
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BIDDEFORD QUADRANGLE
MAINE - YORK COUNTY
7.5-MINUTE SERIES



SCALE 1:24 000



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

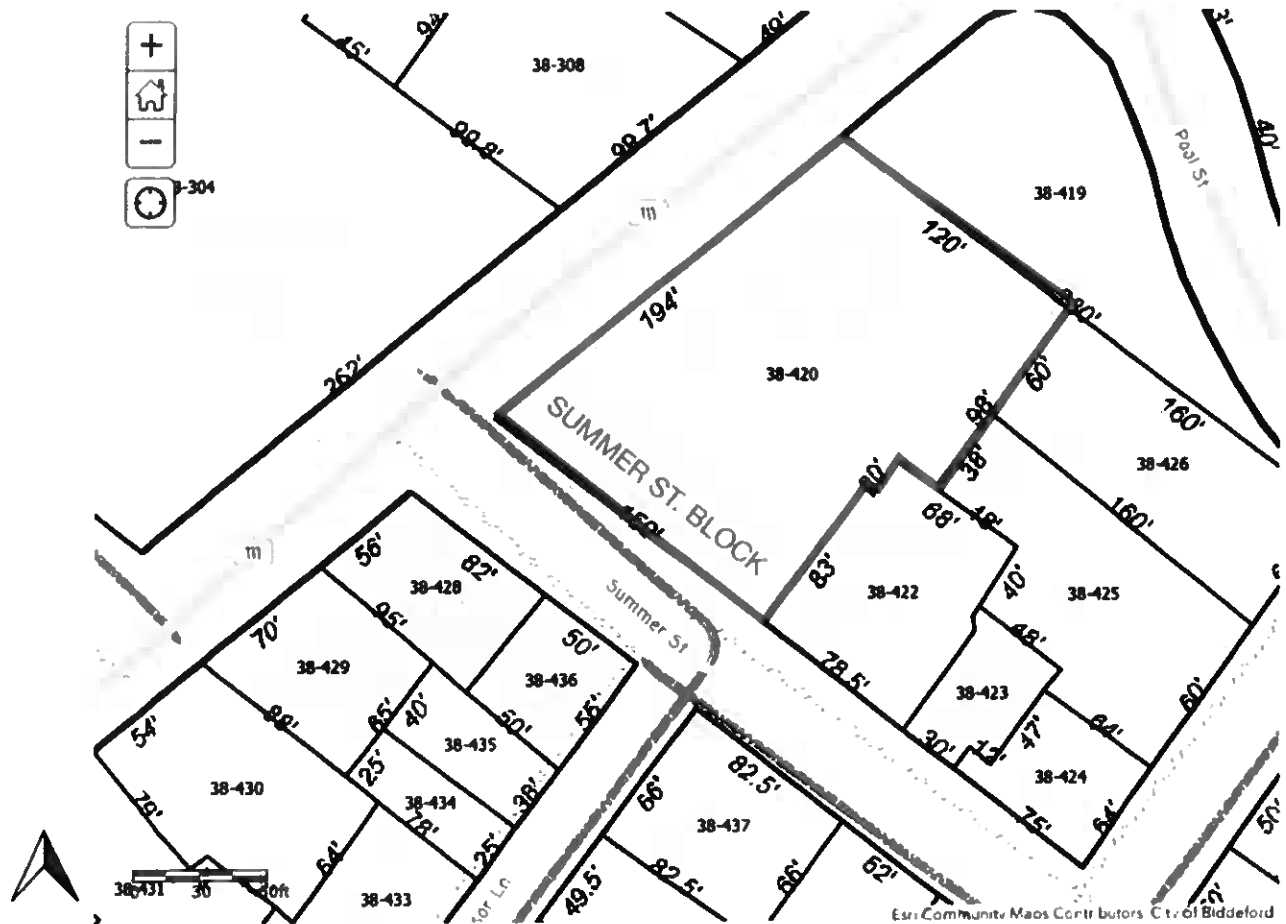
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



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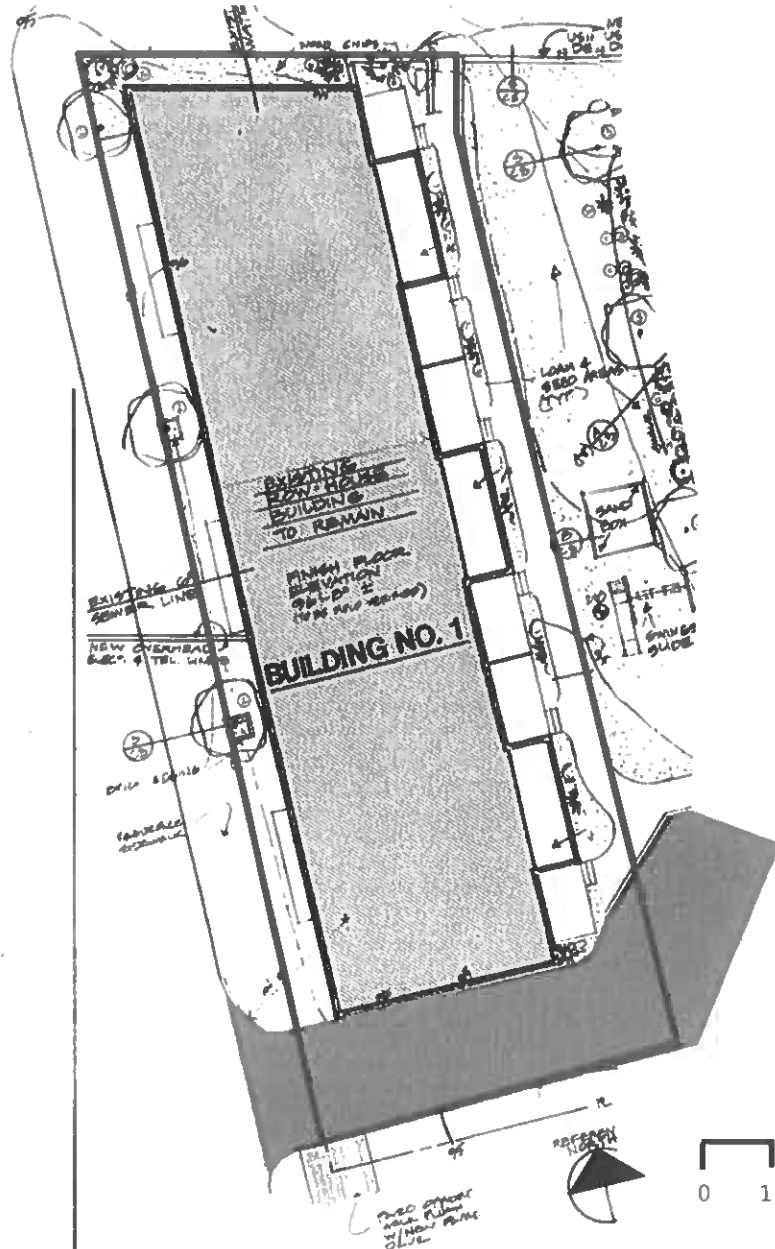
SUMMER STREET BLOCK
BIDDEFORD, MAINE
NATIONAL REGISTER NOMINATION



CITY OF BIDDEFORD
ASSESSORS MAP
Map 38 Lot 420

Summer Street Block
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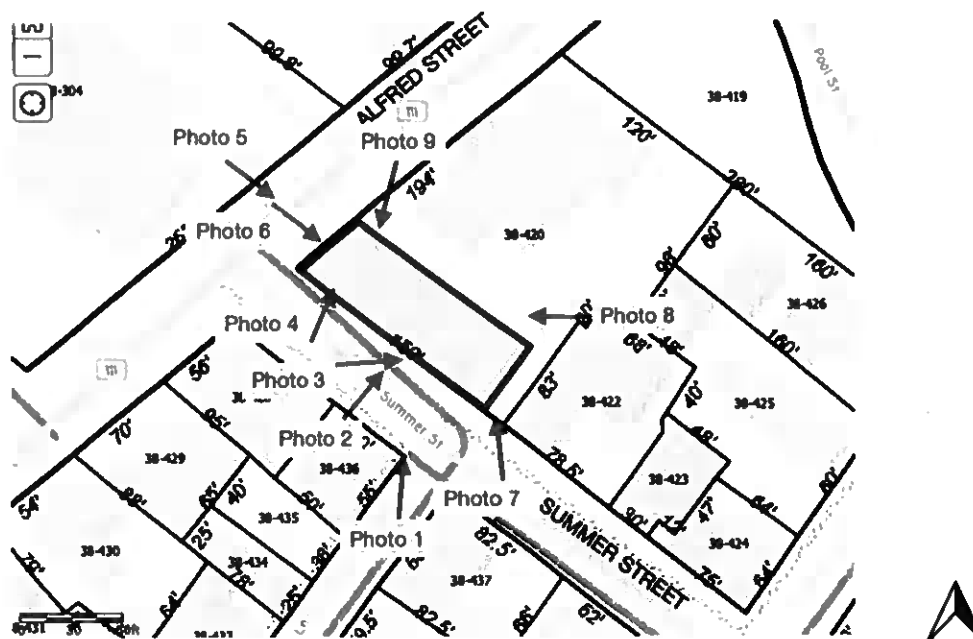
Proposed NR Boundaries

Summer Street Block

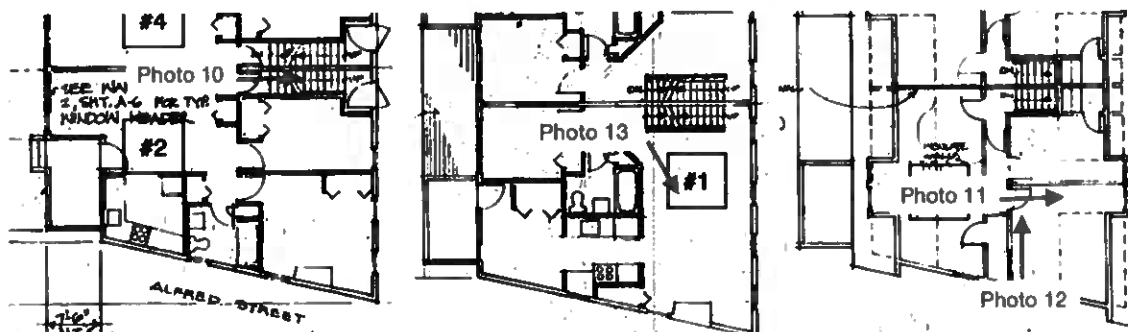
Name of Property

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Exterior Photos



First Floor

Second Floor

Third Floor

Interior Photos
(all taken in unit at 1 Summer Street)

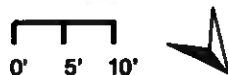


Photo Keys

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Figure 1
Summer Street Block
Biddeford, Maine
Circa 1900 View
(From collection of McArthur Public Library, Biddeford)

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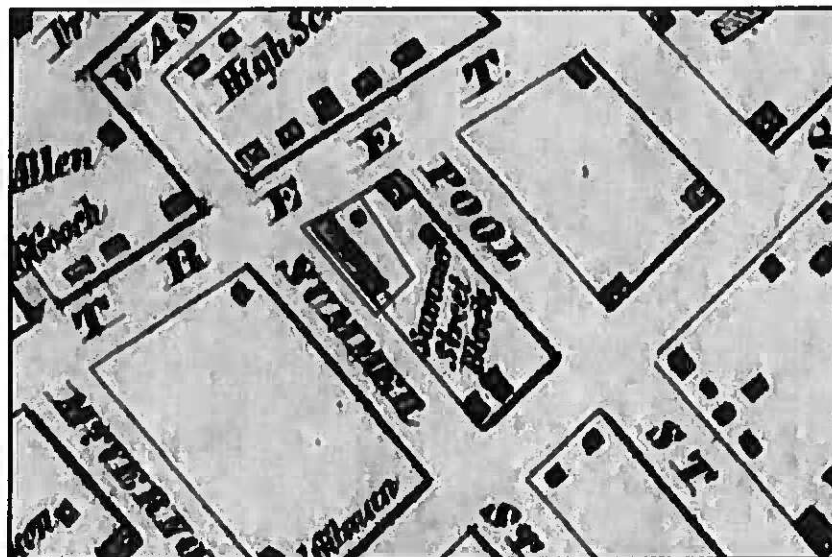


Figure 2

Section of 1856 "Map of York County, Maine"

J.L. Smith & Company

(From Library of Congress Map Collection- <https://www.loc.gov/item/2011588007/>)

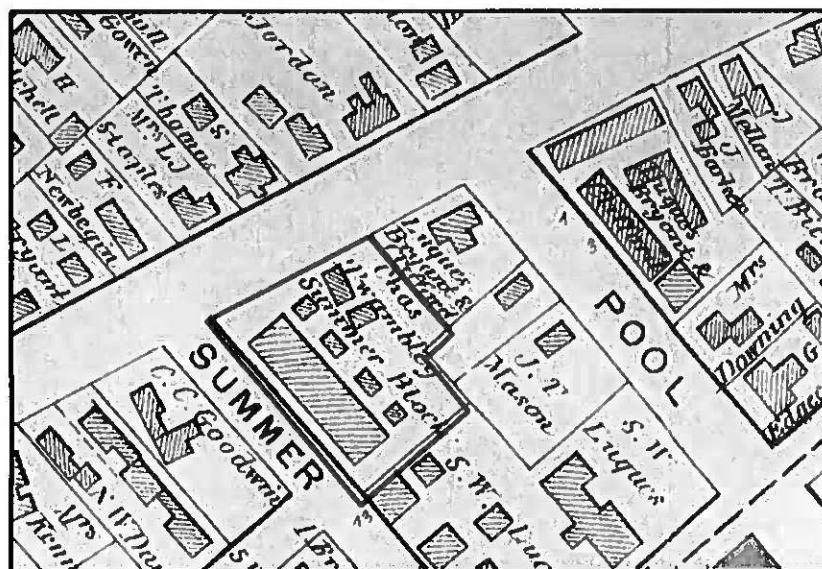


Figure 3

Section of 1872 "Atlas of York County, Maine"

Sanford, Everts & Company

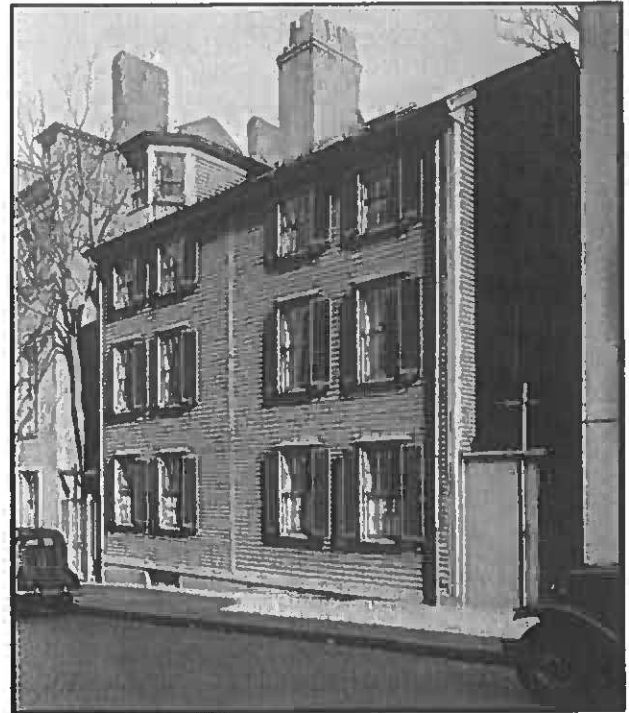
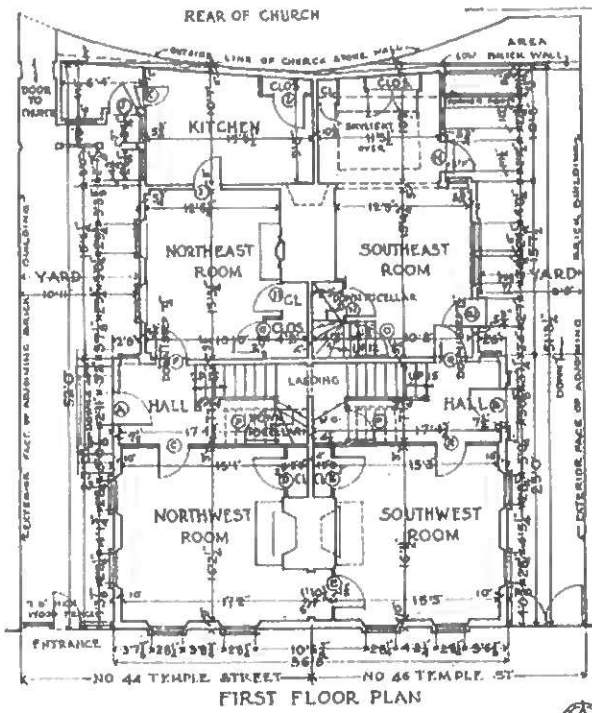
(From Historic Map Works - <https://historicmapworks.com/Atlas/US/6863/>)

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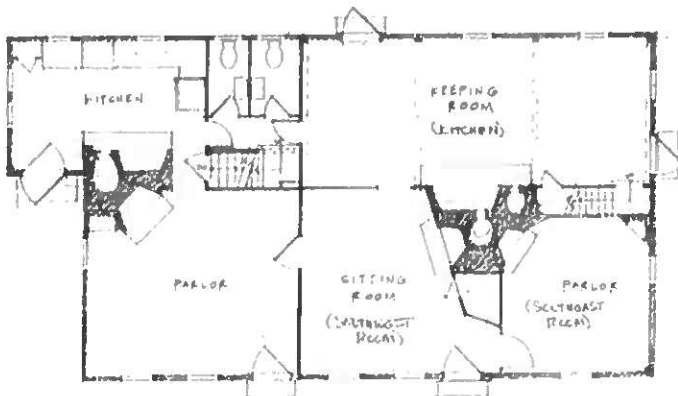


Bela and Caleb Clap House (built 1787; demolished)

44-46 Temple Street – Boston, Massachusetts

Example of Back-to-Back Double House

(From Library of Congress HABS records - <https://www.loc.gov/pictures/item/ma0901/>)



Jonathan and Simon Hosmer House (built 1760; extant)

300 Main Street - Acton, Massachusetts

Example of Side-by-Side Double House

(From National Register Nomination for Jonathan and Simon Hosmer House)

Figure 4

Examples of 18th Century Double House Types

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Moses Gould House (built 1845)
79-81 North Street – Portland, Maine
Current Appearance



Chase House (built 1864)
50-52 Carleton Street – Portland, Maine
Current Appearance



Clark-Wood House (built 1852)
18 High Street – Wiscasset, Maine
Current Appearance

Figure 5
Examples of High Style Double Houses

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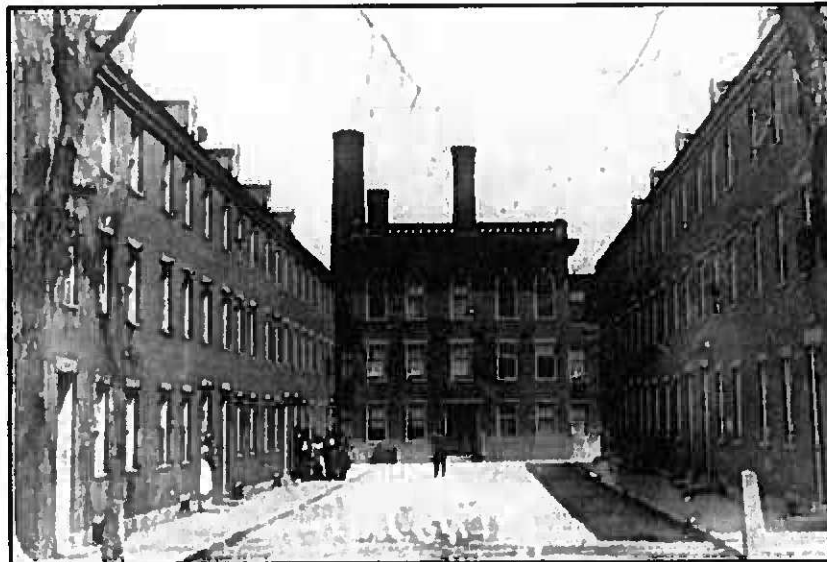
Figure 6
208-224 Bridge Street – Lowell, Massachusetts
Built 1844
(current view)

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Pepperell Manufacturing Company Boarding Houses
(Image from collection of McArthur Public Library, Biddeford)



Locaonia Company Boarding Houses
(on left and right)
(Image from collection of McArthur Public
Library, Biddeford)

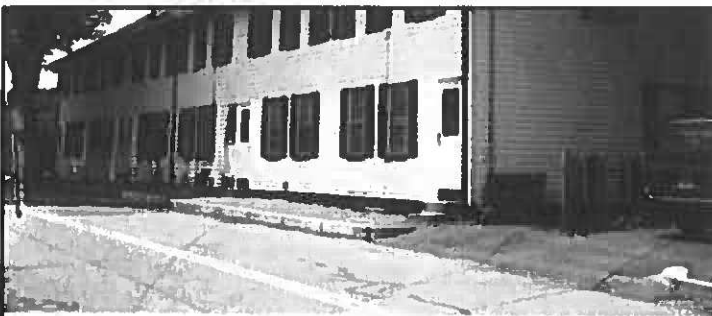
Figure 7
1840s Mill Workers Boarding Houses in Biddeford, Maine

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Lonsdale Company Row house
12-22 Middle Street – Cumberland, Rhode Island
(built 1867; extant)
(1870 Image from National Park Service website
<https://www.nps.gov/blrv/learn/historyculture/ashtonvillage.htm>)



Sketch Map

Plymouth Cordage Company Housing
1-11 North Spooner Street – Plymouth, Massachusetts
(built ca. 1850; extant)
(Image from Massachusetts Historical Commission Form B-
PLY.505)



Ponemah Mills Workers Houses
Norwich Avenue - Taftville, Connecticut
(ca. 1871; extant)
(Image from "Historic Structures" website - https://www.historic-structures.com/ct/taftville/ponemah_workers_houses.php)

Figure 8
Examples of 19th Century New England Mill Company Workers Housing

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Figure 9

100-108 Second Street - Hallowell, Maine
(Built 1846; extant)
Example of 19th Century Speculative Multifamily Housing in New England

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61 & 63 Sullivan Street – Biddeford, Maine (ca. 1850)



61 Birch Street – Biddeford, Maine (ca. 1850)

Figure 10

Typical Pre-1855 Single-Family Houses in Biddeford, Maine

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9 Hazel Street – Biddeford, Maine (ca. 1850)



11-13 Cutts Street – Biddeford, Maine (ca. 1845-1850)



163 Alfred Street – Biddeford, Maine (ca. 1845-1850)

Figure 11
Typical Pre-1855 Multi-Family Houses in Biddeford, Maine

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95 Pike Street – Biddeford, Maine (ca. 1875)



57 Pool Street – Biddeford, Maine (ca. 1860)



38-40 Center Street – Biddeford, Maine (ca. 1860)

Figure 12
Typical Multi-Family Houses Built 1855-1875 in Biddeford, Maine

Summer Street Block
Name of Property

York County, Maine
County and State



92-106 Washington Street (ca. 1890) –
Biddeford, Maine

73 Sullivan Street (ca. 1915) –
Biddeford, Maine



31 Pool Street (ca. 1915) – Biddeford, Maine

Figure 13

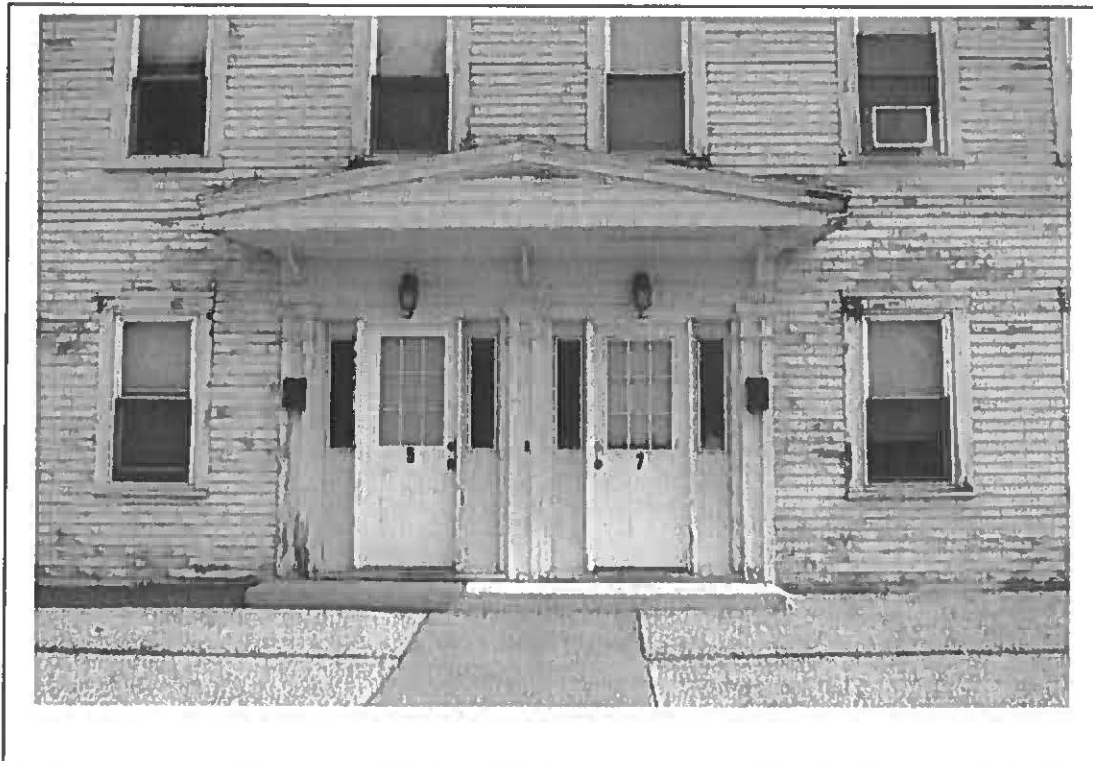
Typical Multi-Family Houses Built Late 19th and Early 20th Centuries in Biddeford, Maine

National Register Nomination Photographs: Summer Street Block, York County, Maine

1



2

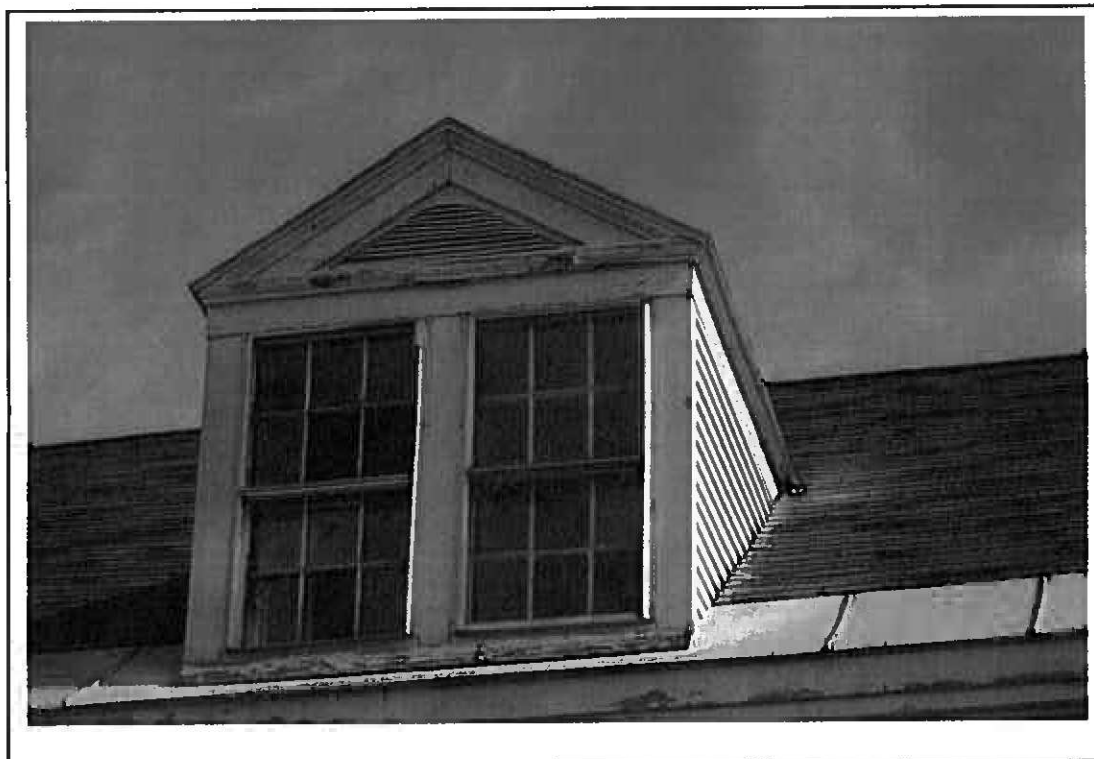


National Register Nomination Photographs: Summer Street Block, York County, Maine

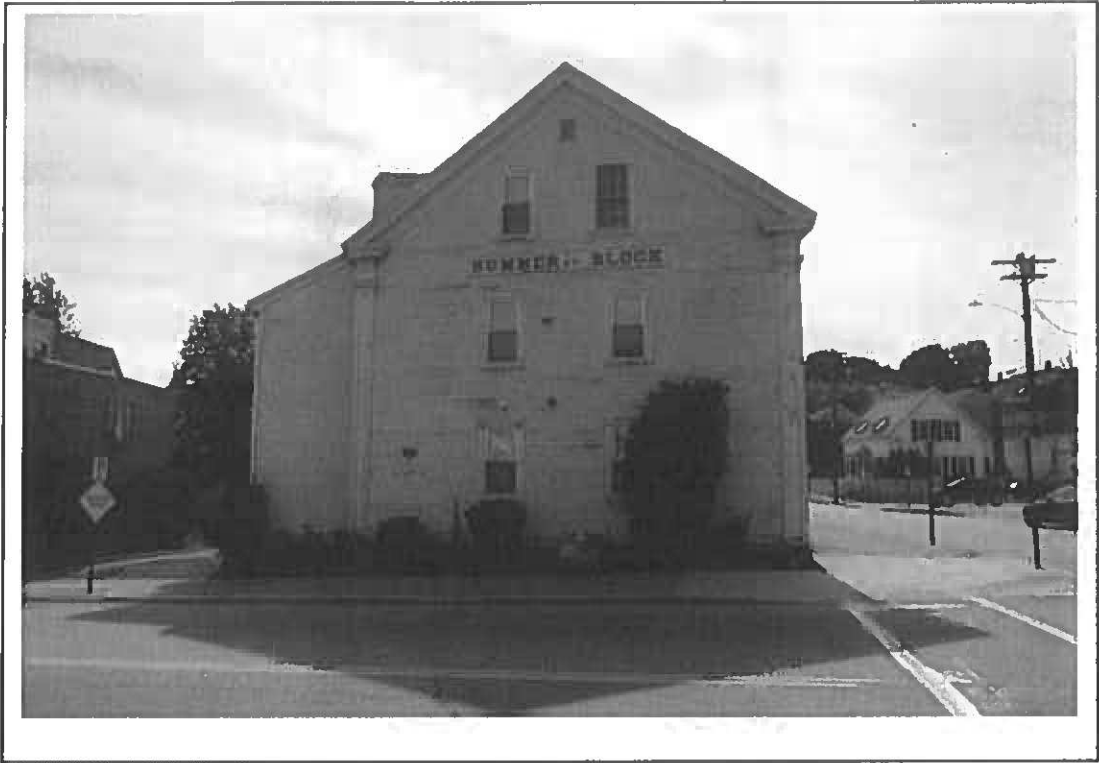
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4



5



6



National Register Nomination Photographs: Summer Street Block, York County, Maine

7



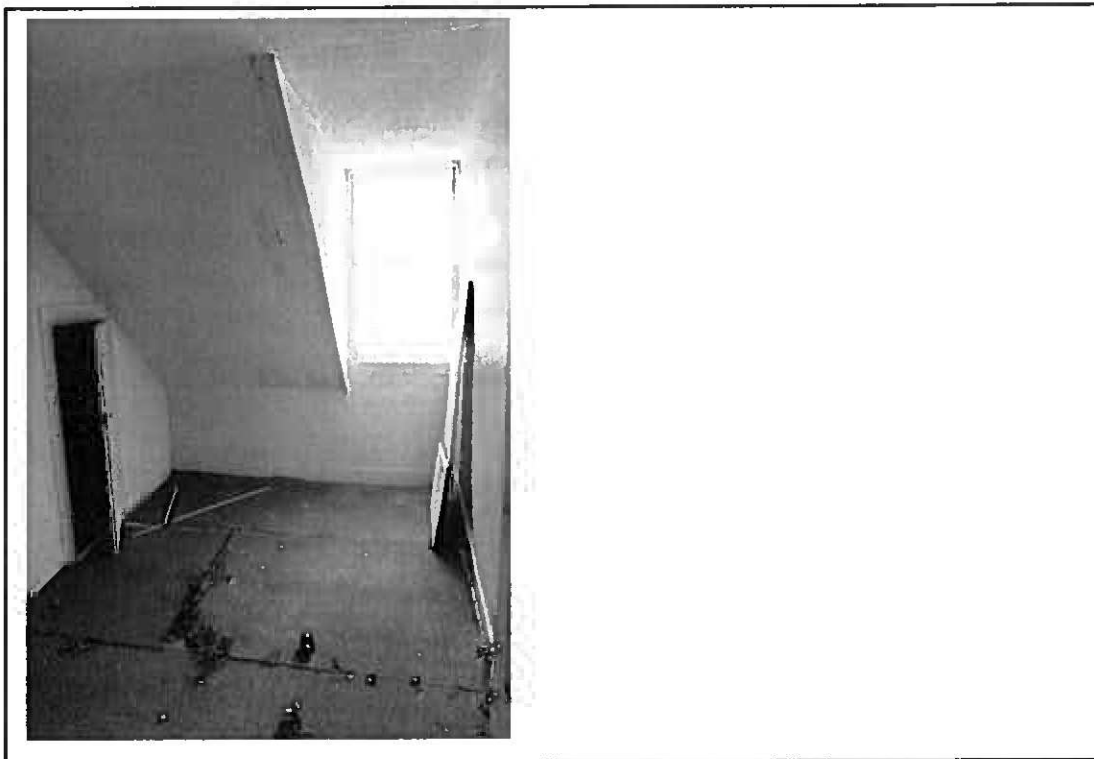
8



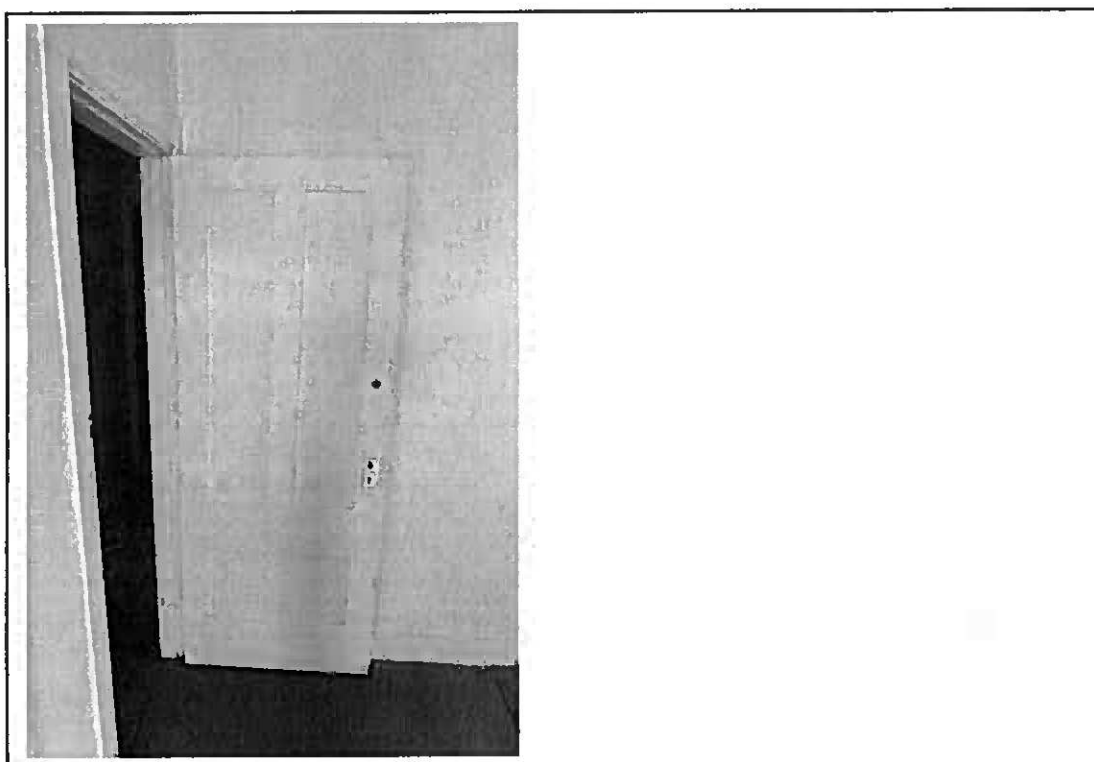


National Register Nomination Photographs: Summer Street Block, York County, Maine

11

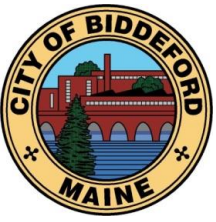


12



13





CITY OF BIDDEFORD

PLANNING and DEVELOPMENT DEPARTMENT Historic Preservation Commission

Report: Nomination of 1 – 11 Summer Street, Biddeford, to the National Register of Historic Places

Applicability of National Register Criteria

C. Reflect in an outstanding manner the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or possess high artistic values or represent a significant or distinguishable entity whose components may lack individual distinction.

In two previous architectural surveys of downtown Biddeford, in 1998 and in 2022, the Summer Street Block (1 – 11 Summer Street, Tax Map 38 Lot 420) has been recommended for listing in the National Register of Historic Places.

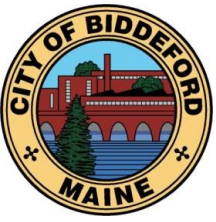
The Summer Street Block is a fine example of the Greek Revival style as applied to worker housing of the 19th century. Greek Revival was a popular style of architecture in the United States during the first half of the 19th century, for ideological reasons as well as aesthetic values. Summer Street Block is a two and one-half story building, 18 bays wide and two bays deep. As surveyed in 2022 by Kleinfelder Northeast, "...The building features corner pilasters supporting a full width entablature. It is clad in clapboard siding. The block is comprised of three sections. Each section is a mirrored duplex with entrance doors at ground level. The two doors share a pedimented surround with pilasters, capitals, entablature, and enclosed tympanum. Two windows flank each door, and six windows are symmetrically placed over the lower story windows and doors. Six gable-front dormers project through the side-gabled roof aligned with the inside edge of the inside windows of each section."

This building was also included in the Russell Wright architectural Survey of 1998. This survey described the building as "...an excellent row of six [sic] Greek Revival residences."

Although most windows and doors are not original to the building, The Summer Block retains an impressive degree of architectural integrity that is only slightly diminished. Built on a granite foundation, it retains wood clapboard siding, wood trim, and wood windows in each of the six dormers. Listing on the National Register will help stop deterioration of this integrity.

Contribution to local preservation efforts

Located just three blocks south of Biddeford's Mill District, the Summer Street Block has played an important role in providing affordable housing to working class families since it was constructed circa 1850. For more than a century, Biddeford's Mill District was an economic engine of industrial might, producing textiles under the Pepperell brand name. This industrial activity was made possible by the copious worker housing surrounding downtown Biddeford that enabled thousands of people quick access to mill jobs each day. Summer Street Block is one of just a few extant row house-type multi-family buildings of the industrial era in or near the downtown. Today, the building is owned by Phoenix



CITY OF BIDDEFORD

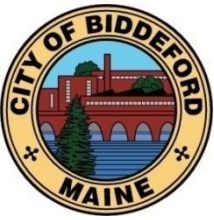
PLANNING and DEVELOPMENT DEPARTMENT **Historic Preservation Commission**

Management of Saco and continues to provide workforce housing. In today's market of heightened housing costs, this keeps some housing units within the budget of working families. Affordable housing is one key ingredient of Biddeford's economic development efforts.

The location of the Summer Street Block makes it highly visible to traffic entering the downtown area from the south on Alfred Street, a main artery into downtown. Since the closure and demolition of the Maine Energy Recovery Company (MERC) facility in 2012, Biddeford has enjoyed significant revitalization of the downtown, and many buildings throughout the Mill District and downtown area have experienced new investment. The listing of the Summer Street Block to the National Register, and subsequent renovation of this building will continue Biddeford's revitalization, but without adding the pressure of unaffordable housing costs.

A public hearing for this proposed listing will be held by the Biddeford Historic Preservation Commission on April 10, 2024.

DRAFT



CITY OF BIDDEFORD PLANNING DEPARTMENT

2024.19

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 April 10, 2024; 4 PM

RE: **Item 3.1: 2024.19 HPC Review for Nicholas Laverriere** to install vinyl siding at 124 Alfred Street, Tax Map 38, Lot 303/02, in the MSRD-2 Zone.

1. INTRODUCTION

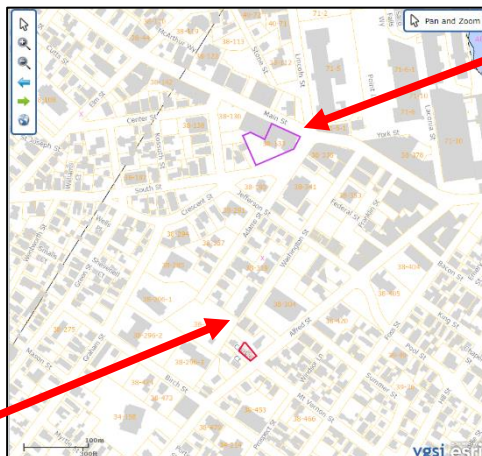
The applicant proposes to replace existing aluminum siding at this six-unit triple decker with vinyl siding.

2. EXISTING CONDITIONS

The subject property is a 6 unit multi-family building constructed between 1870 and 1920. According to the Kleinfelder Survey:

Retains integrity otherwise does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.

This building is at the corner of Alfred Street and Clark's Court, therefore, it is highly visible from three sides.



City
Hall

Subject Property
124 Alfred St.



This is a simple example of the well-known New England triple decker, a building type that provided working-class families and recently arrived immigrants decent housing in mid-to-large cities across the region at the turn of the twentieth century. The majority of these buildings were constructed between 1870 and 1920. Seen as a symbol of downward-mobility after World War II, their economic value has been maintained by continuing to provide housing in compact, walkable neighborhoods across New England.

3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Nicholas Laverriere 531 Auburn Street Portland ME 04103 (207) 284-3043 nlaverriere@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	124 Alfred street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 303/2
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	1870 - 1920
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.12 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
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 10, 2024. Posted April 3, 2024; Mail Notices to all abutters within 100'. 11 notices sent Apr 3, 2024.

4. PROJECT PROPOSAL

The applicant proposes to remove existing damaged aluminum siding and install CertainTeed MainStreet vinyl siding. This new siding will be clapboard style siding with a 4" exposure (See later in the agenda packet for specifications).

5. STAFF REVIEW:

Although the windows and doors have been replaced on this structure, it retains some integrity. The bracketed cornice at the roof has not been covered with aluminum coil stock and will remain intact, as well as the cornice at the porch roof. If window trim remains, it is hidden beneath existing siding.



The existing aluminum siding is damaged in several areas, including dents, bends at seams, and missing pieces:



Maine Preservation wrote a short piece about “artificial siding” on their website in 2018. They point out that, “artificial siding can dent, deteriorate (due to the effects of UV light), crack, and fade. The material also traps moisture and can be a serious impediment to fire suppression when firefighters have to break through it to access wall cavities.”

The full article can be found here:

[Removing Artificial Siding — Maine Preservation](#)

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;

Will continue as residential property.

- 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 distinguishing qualities will be destroyed with this project. The existing aluminum siding is not original to the building.

- 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;

Composition, design texture, and other visual qualities will approximate existing conditions.

- 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;

Visible distinctive features will remain intact.

- 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

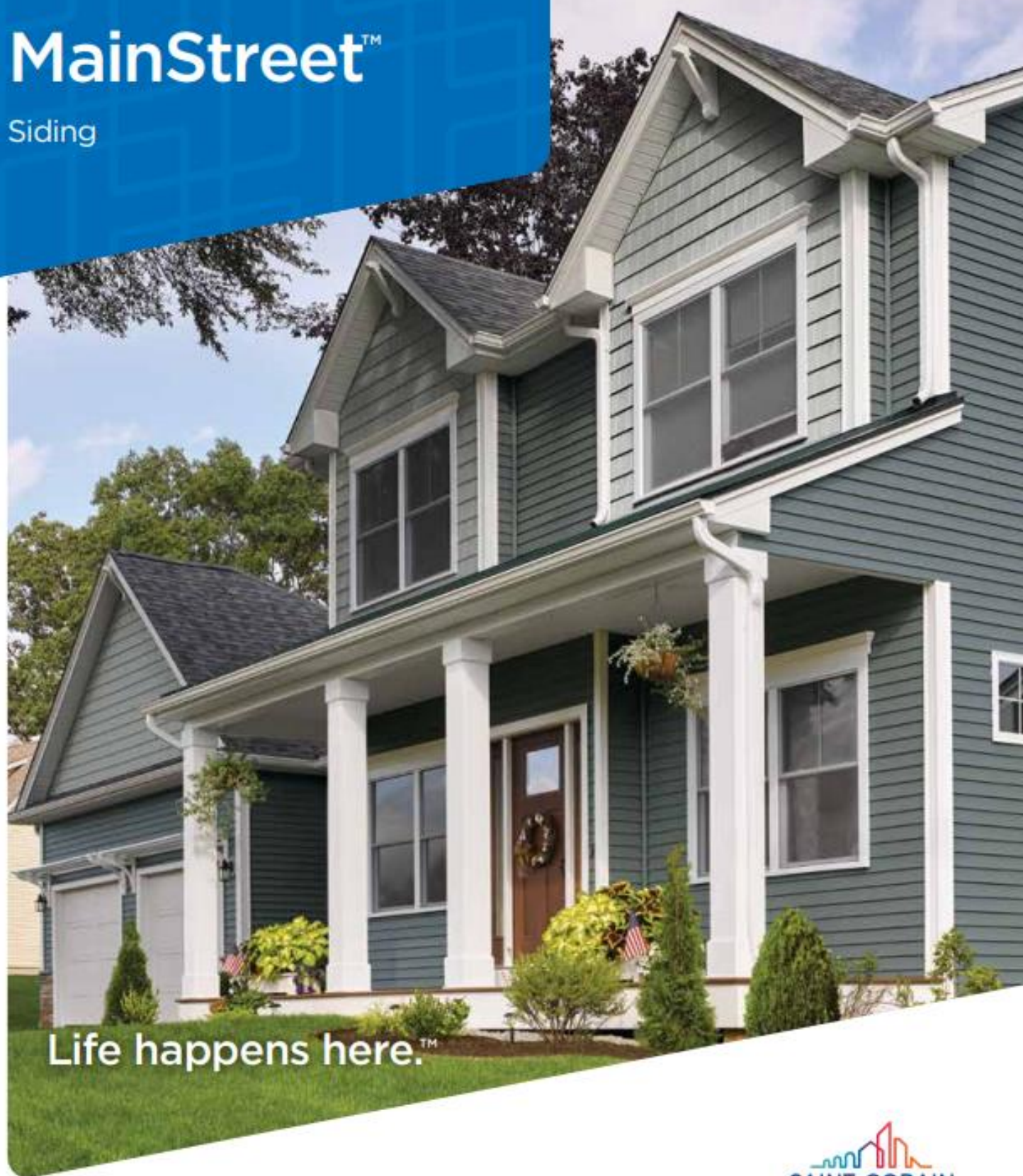
6. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Nicholas Laverriere to install vinyl siding at 124 Alfred 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 Nicholas Laverriere to install vinyl siding at 124 Alfred Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to postpone the Certificate of Appropriateness for Nicholas Laverriere to install vinyl siding at 124 Alfred Street, based on the following:
 - 1. _____
 - 2. _____



MainStreet™

Siding



Life happens here.™



Rollover Nail Hem

Partial Rollover Nail Hem technology stiffens siding for a straighter-on-the-wall appearance. Designed and tested to withstand windload pressures up to 170 mph.

*Products adhere to ASTM D5679 standards for capable wind speed ratings based on standard wind load design pressure ratings. For most current ratings, please reference www.certainteed.com.

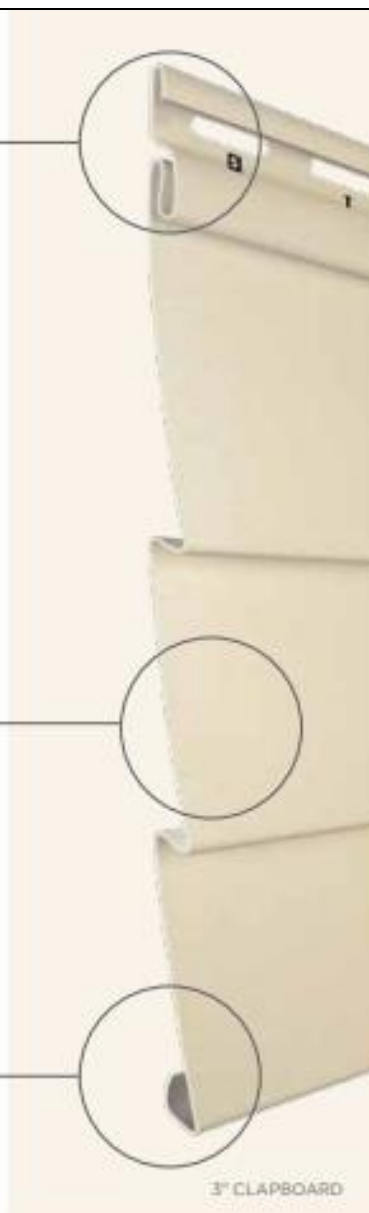
Authentic Textures

Natural cedar (woodgrain) or freshly painted (brushed) finishes.



DuraLock®

This locking system snaps tight for a secure fit.



3" CLAPBOARD



4" CLAPBOARD



5" CLAPBOARD

7 Styles. Great features.

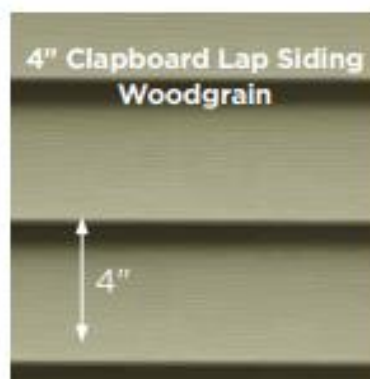


Low Maintenance

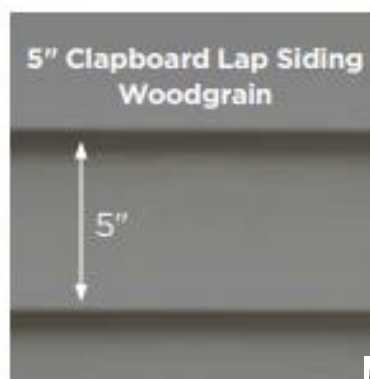
High quality vinyl does not absorb moisture or rot.



3" Clapboard Lap Siding
Brushed



4" Clapboard Lap Siding
Woodgrain



5" Clapboard Lap Siding
Woodgrain

MainStreet is better...



...for color availability.

3" Clapboard Brushed																	
4" Clapboard Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5" Clapboard Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
4" Dutchlap Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5" Dutchlap Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
6-1/2" Beaded Brushed										•	•				•		•
8" Clapboard Woodgrain																	
	Autumn Red*	Saddle Brown*	Hearthstone*	Spruce*	Forest*	Radiant Blue*	Wedgehead Blue	Flagstone*	Charcoal Gray*	Castle Stone	Granite Gray	Sterling Gray	Oxford Blue	Seagrass	Cypress	Herringbone	Sandstone Beige

*Deluxe Colors

MainStreet™

Vinyl Siding

General Description: MainStreet™ siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. MainStreet is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Woodgrain	9/16"	.042"	Post-formed	25	5/8" or 3/4"
Double 4" Dutchlap	Woodgrain	9/16"	.042"	Post-formed	25	1/2", 5/8" or 3/4"
Double 5" Clapboard	Woodgrain	9/16"	.042"	Post-formed	25	5/8" or 3/4"
Double 5" Dutchlap	Woodgrain	9/16"	.042"	Post-formed	25	5/8" or 3/4"
Triple 3" Clapboard	Smooth Brushed	9/16"	.042"	Post-formed	9	5/8" or 3/4"
Single 6-1/2" Beaded	Smooth Brushed	9/16"	.042"	Post-formed	8	5/8" or 3/4"
Single 8" Clapboard	Woodgrain	5/8"	.042"	Post-formed	1	3/4"

Colors: MainStreet siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled and utilize exclusive Permacolor™ color science.

Colonial White (01)	Wedgewood Blue (89)*	Sterling Gray (33)	Natural Clay (60)	Forest (47)*
Autumn Yellow (10)*	Sandstone Beige (15)	Weathered Wood (90)*	Oxford Blue (32)	Hearthstone (19)*
Desert Tan (07)	Savannah Wicker (59)	Castle Stone (37)*	Autumn Red (23)*	Pacific Blue (27)*
Heritage Cream (11)	Seagrass (30)*	Cypress (42)*	Charcoal Gray (46)*	Sable Brown (29)*
Herringbone (04)*	Snow (31)	Granite Gray (34)*	Flagstone (97)*	Spruce (16)*

*Not available in T3" profile

STUDfinder™: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

RigidForm™: MainStreet RigidForm 170 double nail hem technology stiffens siding for a straighter-on-the-wall appearance and provides wind load performance.

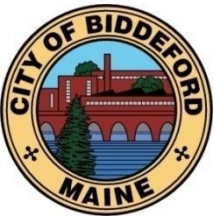
Lock: MainStreet's exclusive DuraLock™ is a substantially larger lock than is found on competing products, with a rigid teardrop shape and engineered angular locking leg for a positive, snap fit application and exceptional wind resistance.

Accessories: CertainTeed manufactures a wide range of siding accessories which are compatible with MainStreet siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: MainStreet siding products are produced using PVC resin.

Technical Data: MainStreet siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of the 2015, 2018, 2021 and 2024 International Residential Code and International Building Code, the 2020 and 2023 Florida Residential Code and Florida Building Code, and the 2019 and 2022 California Residential Code and California Building Code, and the 2020 National Building Code of Canada. MainStreet siding meets

CertainTeed LLC
20 Moores Road
Malvern, PA 19355
certainteed.com
© 01/24



CITY OF BIDDEFORD PLANNING DEPARTMENT

2024.22

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 April 10, 2024; 4 PM

RE: **Item 5.2: 2024.22 HPC Review for YD Properties** to install heat pumps at 128 Alfred Street, Tax Map 38, Lot 300, in the MSRD-2 Zone.

1. INTRODUCTION

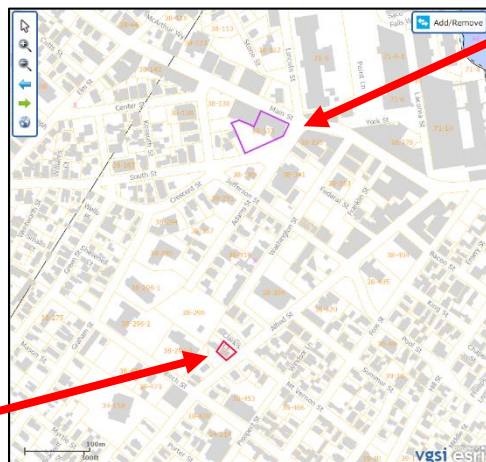
The applicant proposes to install six heat pump units to this six-unit multi-family residential building.

2. EXISTING CONDITIONS

The subject property is a 6 unit multi-family building constructed between 1870 and 1920. According to the Kleinfelder Survey:

Loss of integrity due to changes in fenestration and application of new siding.

This building is at the corner of Alfred Street and Clark's Court; therefore, it is highly visible from three sides.



City
Hall

Subject Property
124 Alfred St.



Like the previous project at 124 Alfred Street, this is a simple example of the well-known New England triple decker, but unlike the building next door, this example has lost much of its original integrity. Triple deckers are a building type that provided working-class families and recently arrived immigrants decent housing in mid-to-large cities across the region at the turn of the twentieth century. The majority of these buildings were constructed between 1870 and 1920. Seen as a symbol of downward-mobility after World War II, their economic value has been maintained by continuing to provide housing in compact, walkable neighborhoods across New England.

In addition to replacement windows and doors, the following are examples of lost integrity:



Fascia and soffit with flat coil stock.



Aluminum awning and modern style porch.



Installation of satellite dish at rear.

3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	YD Properties, LLC P.O Box 532 Biddeford ME 04005 (910) 650-1251 ypropertiesllc@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	128 Alfred street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 300
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	N/A
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	1870 - 1920
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	0.11 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
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 10, 2024. Posted April 3, 2024; Mail Notices to all abutters within 100'. 11 notices sent Apr 3, 2024.

4. PROJECT PROPOSAL

The applicant will install six (6) outdoor fan units at ground level on the northeast (right) side of the house, one for each apartment.



Existing conditions



Approximate location of deck and condenser units



Approximate location of deck and condenser units, as seen from, street.

The six units will be grouped together on a 24-foot pressure-treated wood deck at the approximate location shown above right.

These units are relatively small, measuring 31-1/2" x 11-1/4" x 21-5/8". These are "mini split" heat pumps that do not require ducting throughout the building, however will require conduit, **similar to the image shown below**, to connect outdoor units to wall-mounted units inside each apartment. Exact placement of this conduit has not yet been determined:



See all manufacturer unit specifications in attached agenda item.

5. STAFF REVIEW:

Here is a short description of mini split systems:

[Ductless Mini-Split Heat Pumps | Department of Energy](#)

The Preservation Brief found at the link below addresses all types of heating and cooling in historic structures. Page 6 briefly describes central air and heat pump systems:

[Preservation Briefs Number 24: Heating, Ventilating, and Cooling Historic Buildings \(nps.gov\)](#)

This Brief is dated 1991. The technology has changed somewhat since then, mostly in efficiency and size of HVAC units available on the market.

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;

Will continue as residential property.

- 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 distinguishing qualities will be harmed or destroyed during the design of this project. Building has already lost much of its integrity.

- 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;

N/A

- 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.

The addition of heat pump condensers to the exterior of the building can later be removed or altered without changing the essential form of the building.

6. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for YD Properties, LLC to install heat pump HVAC units to the exterior of the building at 128 Alfred 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 YD Properties, LLC to install heat pump HVAC units to the exterior of the building at 128 Alfred Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to postpone the Certificate of Appropriateness for YD Properties, LLC to install heat pump HVAC units to the exterior of the building at 128 Alfred Street, based on the following:
 - 1. _____
 - 2. _____

NAXWPH12B112AA & NAXSPH12B112AA
12,000 BTU/H DELUXE WALL-MOUNTED INDOOR UNIT
12,000 BTU/H HYPER-HEATING OUTDOOR UNIT

American Standard
HEATING & AIR CONDITIONING



Job Name:

System Reference:

Date:



Indoor Unit.....NAXWPH12B112AA

Outdoor Unit.....NAXSPH12B112AA

INDOOR UNIT FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- 3D i-see Sensor® enables advance features:
 - Indirect or Direct Airflow for personalized comfort
 - Absence Detection for energy-saving mode
- Double Vane features:
 - Separates airflow to deliver air across a large area
 - Simultaneously deliver to air separate sections of a room
 - Generates more comfortable natural airflow pattern
- Multiple control options available:
 - Back-lit screen handheld remote controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

OUTDOOR UNIT FEATURES

- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- Hyper-heating plus offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

SPECIFICATIONS: NAXWPH12B112AA & NAXSPH12B112AA

Cooling at 95°F ¹	Maximum Capacity	BTU/H	13,600
	Rated Capacity	BTU/H	12,000
	Minimum Capacity	BTU/H	2,500
	Maximum Power Input	W	1,150
	Rated Power Input	W	870
	Moisture Removal	Pints/h	1.9
	Sensible Heat Factor		0.83
	Power Factor [208V / 230V]	%	94.0 / 94.0
Heating at 47°F ²	Maximum Capacity	BTU/H	21,000
	Rated Capacity	BTU/H	12,300
	Minimum Capacity	BTU/H	3,700
	Maximum Power Input	W	1,980
	Rated Power Input	W	850
	Power Factor [208V / 230V]	%	94.0 / 94.0
Heating at 17°F ³	Maximum Capacity	BTU/H	17,410
	Rated Capacity	BTU/H	7,560
	Maximum Power Input	W	1,860
	Rated Power Input	W	610
Heating at 5°F ⁴	Maximum Capacity	BTU/H	14,690
	Maximum Power Input	W	1,780
Heating at -5°F ⁶	Maximum Capacity	BTU/H	12,300
Heating at -13°F ⁷	Maximum Capacity	BTU/H	11,000
Efficiency	SEER2		26.3
	EER2 ¹		13.8
	HSPF2 [I/V]		11.1
	COP at 47°F ²		4.24
	COP at 17°F at Maximum Capacity ³		2.74
	COP at 5°F at Maximum Capacity ⁴		2.24
	COP at -5°F at Maximum Capacity ⁶		2.23
	COP at -13°F at Maximum Capacity ⁷		2.08
	ENERGY STAR® Certified		Yes
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	Power Supply		Indoor unit is powered by the outdoor unit
Indoor Unit	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.65
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	137–167–221–304–424
	Airflow Rate at Cooling, Wet	CFM	117–143–190–261–364
	Airflow Rate at Heating, Dry	CFM	155–226–282–367–454
	Sound Pressure Level [Cooling]	dB[A]	21–24–29–36–44
	Sound Pressure Level [Heating]	dB[A]	21–28–32–38–43
	Drain Pipe Size	In. [mm]	5/8 [15.88]
	Coating on Heat Exchanger		Dual Barrier Coating
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	36-7/16 x 9-3/16 x 12 (+11/16) [925 x 234 x 305 (+17)]
	Package Dimensions	W x D x H: In. [mm]	39 x 12-1/4 x 15-1/2 [990 x 310 x 400]
	Unit Weight	Lbs. [kg]	29 [13.5]
	Package Weight	Lbs. [kg]	34 [15.4]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

°F 70 DB, 60 WB // 47 DB, 43 WB

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor)

⁶Heating at -5°F (Indoor // Outdoor)

⁷Heating at -13°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

°F 70 DB, 60 WB // -5 DB, -6 WB

°F 70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

SPECIFICATIONS: NAXWPH12B112AA & NAXSPH12B112AA

Outdoor Unit	MCA	A	10.0
	MOCP	A	15
	Fan Motor Full Load Amperage	A	0.5
	Fan Motor Output	W	55
	Airflow Rate [Cooling / Heating]	CFM	1215 / 1201
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	49
	Sound Pressure Level, Heating ²	dB(A)	51
	Compressor Type		Twin Rotary
	Compressor Model		SNB140FQUMT
	Compressor Rated Load Amps	A	9.2
	Compressor Locked Rotor Amps	A	7.4
	Compressor Oil [Type // Charge]	oz.	FV50S // 0.35
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions	W x D x H: In. [mm]	31-1/2 x 11-1/4 x 21-5/8 [800 x 285 x 550]
	Package Dimensions	W x D x H: In. [mm]	37 x 15 x 24-1/2 [940 x 380 x 630]
	Unit Weight	Lbs. [kg]	83 [37.5]
	Package Weight	Lbs. [kg]	90 [40.5]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-4 / 0
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs, oz	2.0, 9.0
	Maximum Pre-Charged Piping Length	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	65 [20]
	Maximum Height Difference	Ft. [m]	40 [12]
	Maximum Number of Bends		10

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
⁶ Heating at -5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -5 DB, -6 WB
⁷ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

INDOOR UNIT ACCESSORIES: NAXWPH12B112AA

Control Interface	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	TAC-WHS01HC-E
	Procon BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	AAR-40MAAU
	Simple Ductless Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
	Lockdown bracket for remote controller	RCMKP1CB
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	X86-003
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Drain Pan Level Sensor/Control	SS610E
	Fascia Kit for MicroBlue Pump, mounts the MicroBlue and sensor directly beneath indoor unit	T18-016
	Refco Condensate Pump (100-240 VAC)	GOBI-II
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
	Sauermann Condensate Pump	SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Filter	Electro Static Anti-allergy Enzyme Filter	MAC-2330FT-E
	Platinum Deodorizing Filter	MAC-3000FT-E
Lineset	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	MLS143812T-65

NOTES:

†Requires MAC-334IF-E

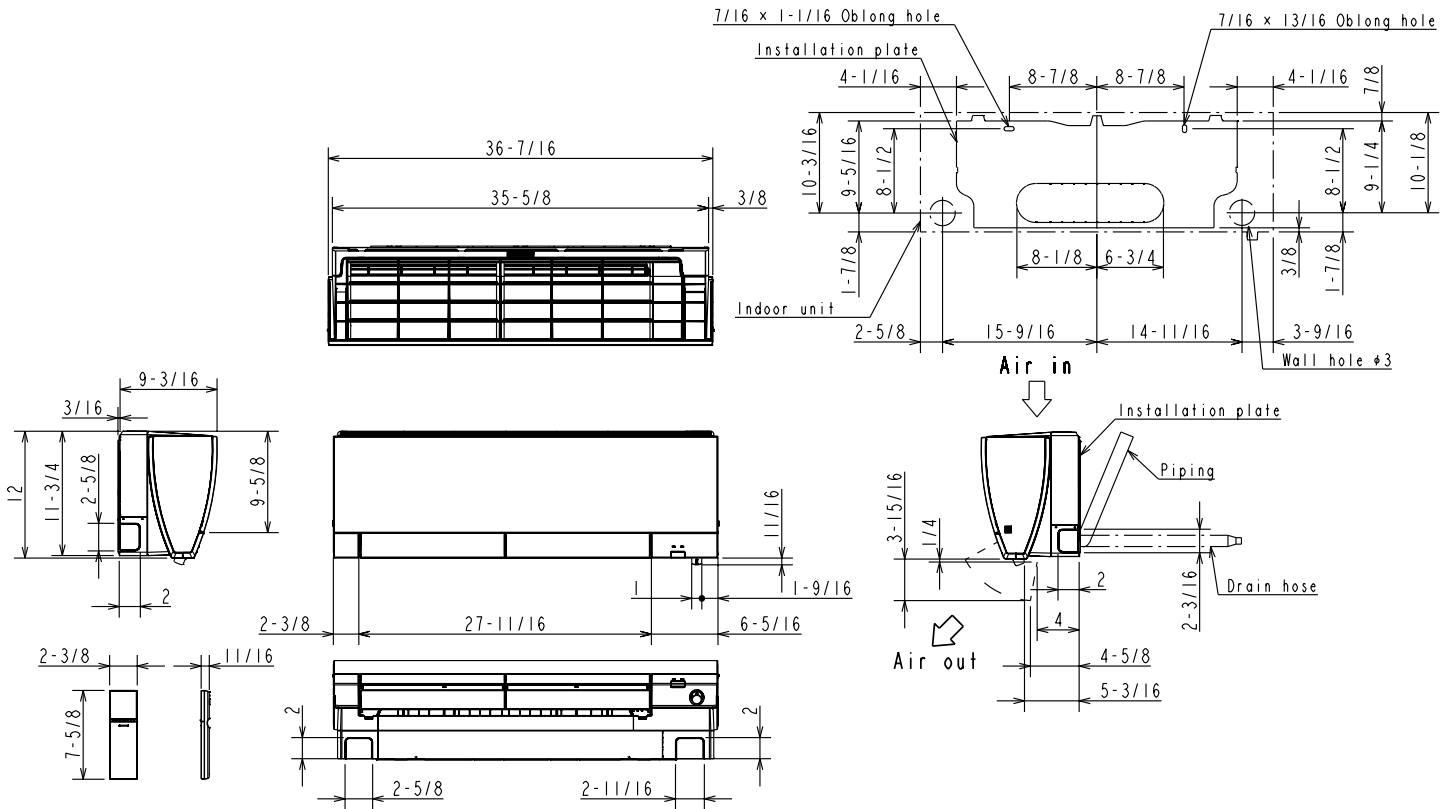
- Nv-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller

OUTDOOR UNIT ACCESSORIES: NAXSPH12B112AA

Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	M21EC1397
Drain Socket	Drain Socket	MAC-871DS
Hail Guards	Hail Guard	HG-B4
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Optional Defrost Heater	MAC-640BH-U
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

INDOOR UNIT DIMENSIONS: NAXWPH12B112AA

Unit: inch



(06/09/12 KBTU/H)

Piping	Insulation	Insulation	Insulation
	Insulation	Insulation	Insulation
	Insulation	Insulation	Insulation
	Insulation	Insulation	Insulation
	Insulation	Insulation	Insulation

(15/18 KBTU/H)

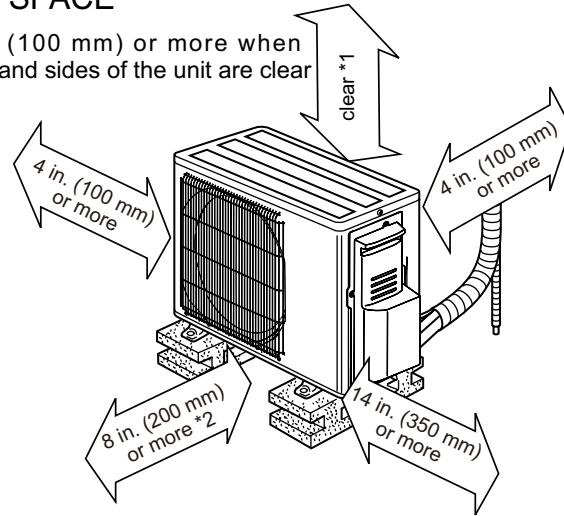
Piping	Insulation	Insulation	Insulation
	Insulation	Insulation	Insulation
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	Insulation	Insulation	Insulation

OUTDOOR UNIT DIMENSIONS: NAXSPH12B112AA

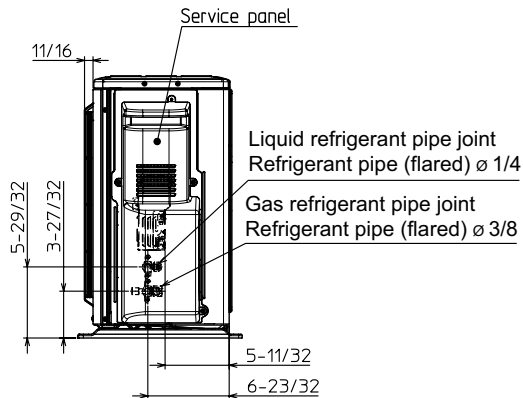
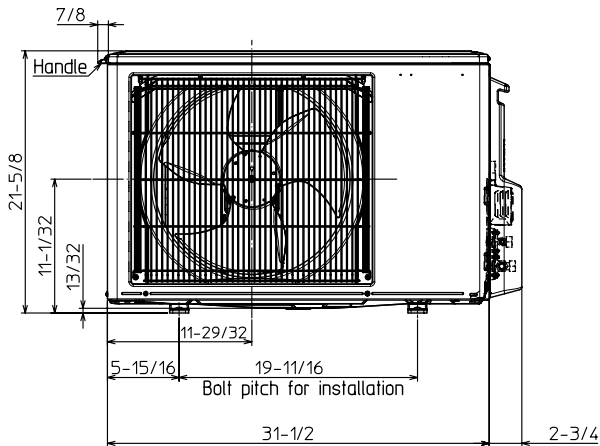
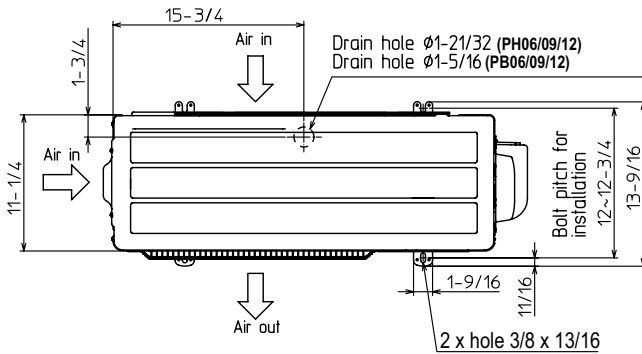
Unit: inch

REQUIRED SPACE

*1 4 in. (100 mm) or more when front and sides of the unit are clear



*2 When any 2 sides of left, right and rear of the unit are clear





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Premium Southern Yellow Pine...

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