



City of Biddeford
Historic Preservation Commission

October 9, 2024 at 4:00 PM
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799
Meeting ID: 984 3528 4216
Passcode: 267967

1. Declaration of Quorum/Voting Members
2. Adjustment(s) to Agenda
3. Consent Agenda
 - 3.a Approval of Meeting Minutes from September 11, 2024
4. Unfinished Business
5. New Business
 - 5.a 2024.44 HPC Review for Reveler Development to revise previously approved new construction at 10 Upper Falls Road, Tax Map 40, Lot 56/1, in the MSRD-3 Zone.
 - 5.b Past Project Review
 - 5.c Budget
 - 5.d Design Guidelines Project
6. Other Business
7. Adjourn

DRAFT

Commission Members in attendance: Leah Schaffer, Erin Ware, Allison Tobey, Scott Joslin, Julie Larry, and Shannon Chisholm (arrived 5 minutes late)

Meeting called to order 4:01 by Leah Schaffer, Chair

Approval of the minutes: Tobey motion to approve the minutes as presented, Ware second. Unanimous approval

Old Business.

New Business: 2024.42 HPC Review of a request by Jake Ferguson to add vinyl siding to the multifamily structure at 9 Cutts Street, Tax Map 38, Lot 59-1, in the MSRD-2 Zone

- Via zoom: Jake Ferguson, applicant presented the application
- 9 Cutts Street is the building at the rear property. Currently wood siding in poor condition. Proposes to wrap it in vinyl siding. Long term cyclical maintenance is a cost issue.

Larry– asked about plans for wood trim? Applicant replied GC will apply siding upon existing siding and will build up trim and wrap trim with PVC.

Ware – Did you do any investigation of the wood below the peeling paint. Applicant - Will replace rot prior to wrapping with the vinyl.

Chisholm - was there a repair cost undertaken? Applicant yes and very similar initial costs – his concerns are painting on a regular maintenance schedule makes the repair option cost more.

Schaffer – any insulation being added? Applicant - No insulation, but underlayment for the vinyl siding.

Larry - Possibility of front as wood – with vinyl on sides and rear as they are less visible Chisholm was also interested in this option, but applicant was not.

Larry – cost estimate in packet says existing siding to be removed, applicant clarified that wood siding is NOT going to be removed.

Chisholm – if the wood siding was removed would that save more of the wood trim? Chair replied they could use a j channel or remove the wood trim and butt the vinyl siding up against it.

Ware - Roof trim specifically – is an issue as it remains a character defining feature. How would they detail the vinyl siding up the trim work. Joslin, Chisholm and Schaffer also concerned about the roof transition trim.

The applicant responded to board discussion that the building is set back from the street and hard to see. Chisholm and Schaffer do take into consideration the distance from the street.

Tobey – would like to see in the condition of approval that siding is not being removed.

Schaffer and Chisholm would like to see a condition for a contrast in color between trim and the applicant's chosen vinyl color for the body of the house.

Board discussed the detail possibility for the trim and siding transition and the need to see a detail of that junction. Larry suggested that should be a condition of approval.

Board discussed postponing a decision. October 9 is the next meeting. Applicant would prefer a decision today.

Motion: Larry proposed Motion to approve Certificate of Appropriateness for Jake Ferguson to install new vinyl siding at 9 Cutts Street, based on materials and assertions submitted, and conditioned on the following:

- that the existing siding is not being removed.
- There will be a contrast in color between trim and the applicant's chosen vinyl color for the body of the house.
- Retain the trim at the top of the walls and present a detail for the junction between the existing trim and proposed siding before any work can begin
- All permits must be obtained from Code Enforcement prior to beginning any work.

Chisholm seconded? -

Chisholm and Tobey in favor, Larry and Ware opposed, Schaffer voted breaks the tie and explained her vote in favor is based on the unusual condition of the building being set back from the street.

The Board went off topic and out of order, with a discussion regarding how to get more education about the sustainability of original materials – could use design standards work that is about to begin and other educational materials to help spread the word about longevity and environmental impacts of non-traditional materials.

4D past project review Favreau presented final appearance of residing at 124 Alfred Street

Was aluminum, damaged and dented, changed to vinyl siding – has it diminished its historic character? Comments on what we might do differently, the vertical J channels at the bay windows were done with white and the body of the building is dark green.

4b. Biddeford city hall lettering. Favreau presented sample of the lettering that has been removed. City wishes to know what color the lettering should be. Board discussed gold, black, bronze, and aluminum. Final decision was bronze to match the new windows was preferred.

4c. Budget has money for a lecture. Suggestions for Guest speakers? Joslin suggested someone from revision energy and will reach out. Ware suggested someone from historic New England that

focusses on sustainability. Larry is attending a conference next week with representatives from Historic New England and will connect with them.

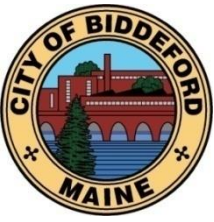
Motion to adjourn Tobey, Ware seconded, all approved.

Historic Preservation Chair/Vice Chair

Date

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

DRAFT



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

2024.44

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday October 9, 2024 PM

RE: **Item 3.1: 2024.44 HPC Review for Reveler Development** to revise previously approved new construction at 10 Upper Falls Road, Tax Map 40, Lot 56/1, in the MSRD-3 Zone.

1. INTRODUCTION

The developer of 10 Upper Falls Road appeared before this commission in February, 2023 to seek approval for new construction of a six story mixed-use building, as part of a broader campus-like development. Approval was granted, based on assertions made and materials presented. The developer has now revised the design of this new building. The changes proposed are significant enough to require new approvals.

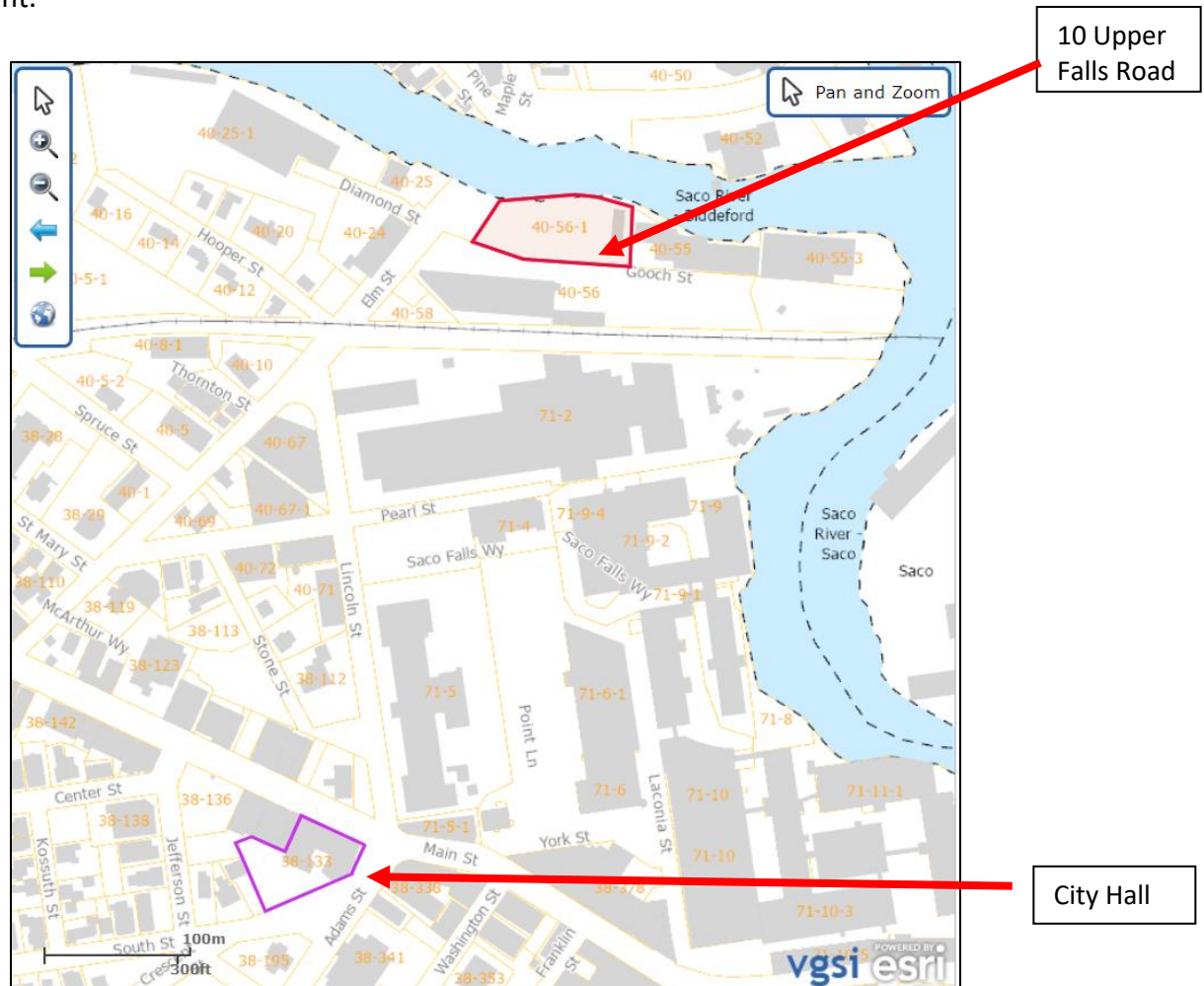
This project is within the Nation Register-listed Biddeford/Saco Mills Historic District.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Reveler Development Michael Barton 188 State Street Portland ME 04101 (207) 939-5432 mbarton@reveler.com
2.	Owner of Property:	Same as above
3.	Agent:	N/A
4.	Engineer/Architect:	Ryan Senatore Architecture
5.	Project Location:	10 Upper Falls Road
6.	Project Tax Map #/Lot #:	Tax Map 40, Lot 56-1
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford / Saco Mills Historic District
9.	Existing Use:	New Construction
10.	Proposed Use:	Residential
11.	Uses in the Vicinity:	Mixed-use
12.	Parcel Size:	1.08 acres
13.	Front Setback Required:	None
14.	Side Setbacks Required:	None
15.	Rear Setback Requires:	None
16.	Height Requirements:	Minimum 2 Stories or 26 feet
17.	LDR Attachment A: Fess Paid:	Yes
18.	Contributing Structure?	No
20.	Historic Preservation Commission Review History:	Oct 9, 2024 Meeting Date. Posted Oct 2, 2024 Mail Notices to all abutters within 100' 1 notice sent Oct 2, 2024.

3. EXISTING CONDITIONS

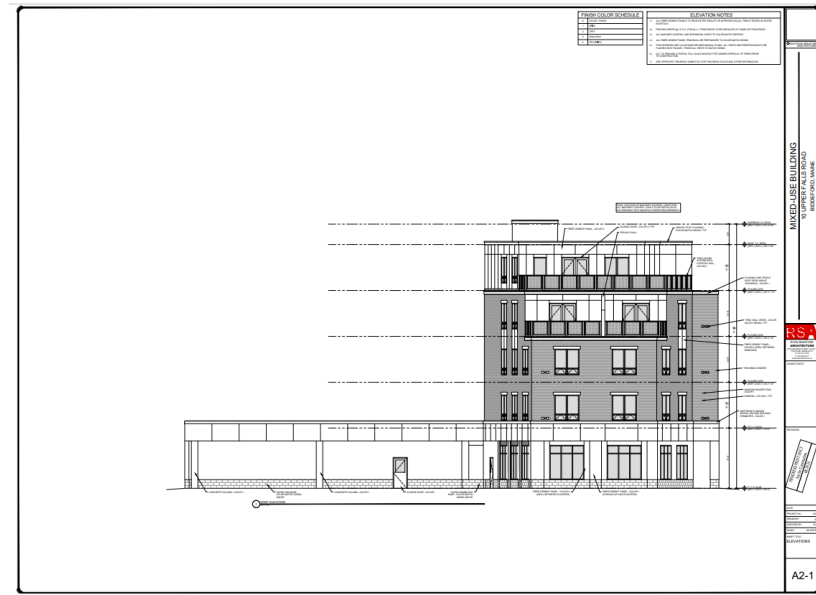
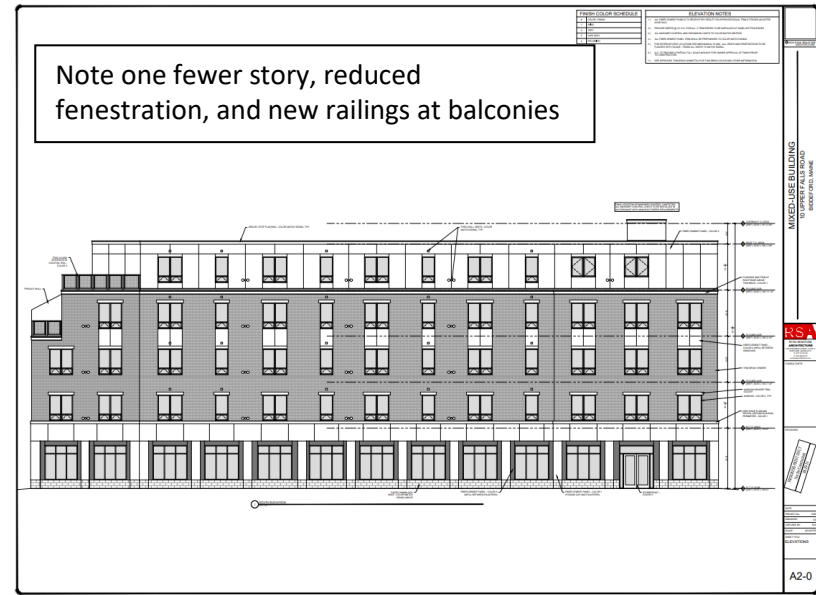
This project is a part of larger development on Upper Falls Road. The subject property is located on the north side of Upper Falls Road, near the Lofts on the Levee (formerly Saco Lowell Building). A small existing building was recently demolished to make way for this new development.

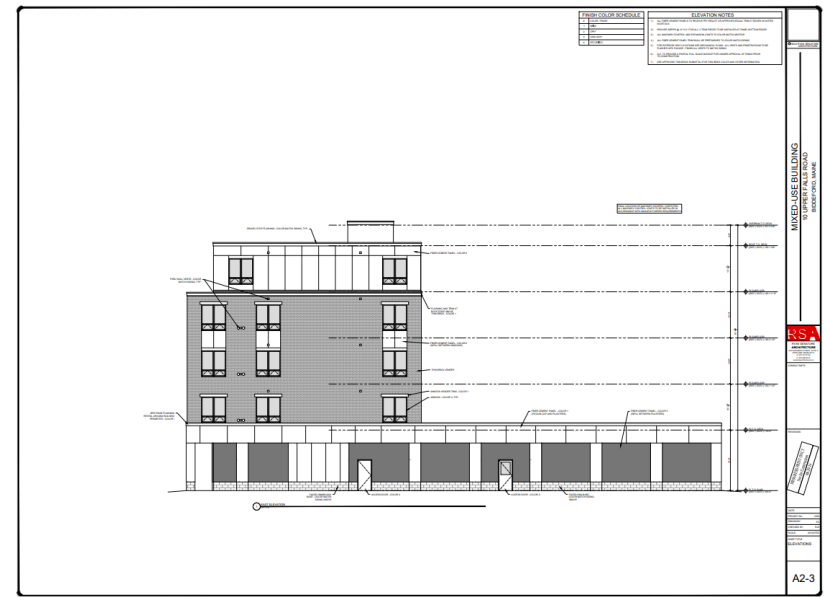


Source: "10 Upper Falls Way. [Vision GIS Portal \(vgsi.com\)](https://vgsi.com)
Accessed Sept. 23, 2024.

4. PROJECT PROPOSAL

The owner presented the following color renderings to this commission last year. Compare to new elevation drawings for updated design:



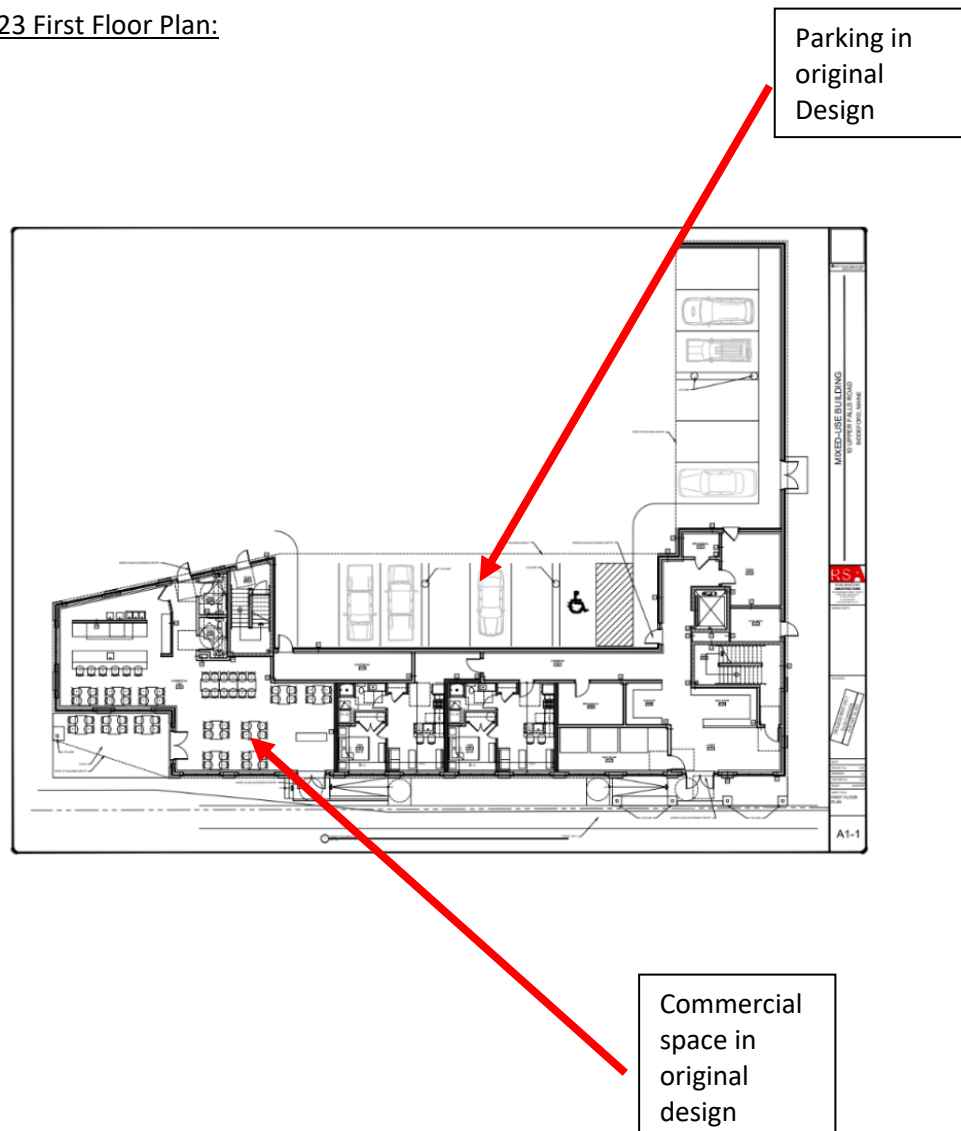


See agenda packet for complete drawing set.

Revisions proposed here are:

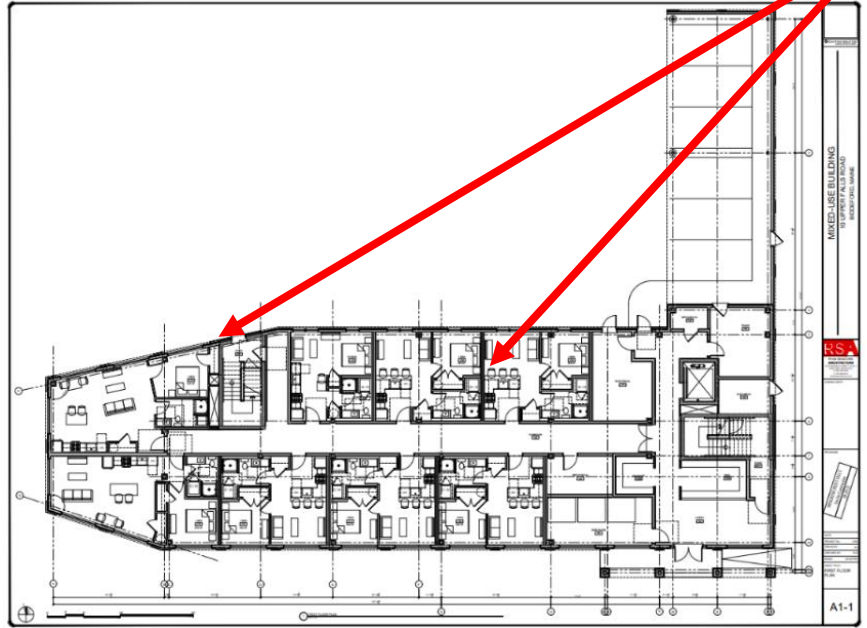
- The footprint of the building has been enlarged somewhat;
 - One full story has been removed. The building is now five stories, not six;
 - Thin (3/4") brick veneer panels are proposed in place of previously proposed full brick veneer;
 - Upper story balconies at the west end of building are enclosed by railings, in place of parapets in the original design.
 - Reduced fenestration affects the rhythm of solids to voids.
1. The footprint of the building has been enlarged somewhat to accommodate additional housing units. The building is now entirely residential, where in the previous design commercial space occupied the first floor.

Feb. 2023 First Floor Plan:



REVISED First Floor Plan

Revised footprint
of building to
accommodate
additional
apartments.



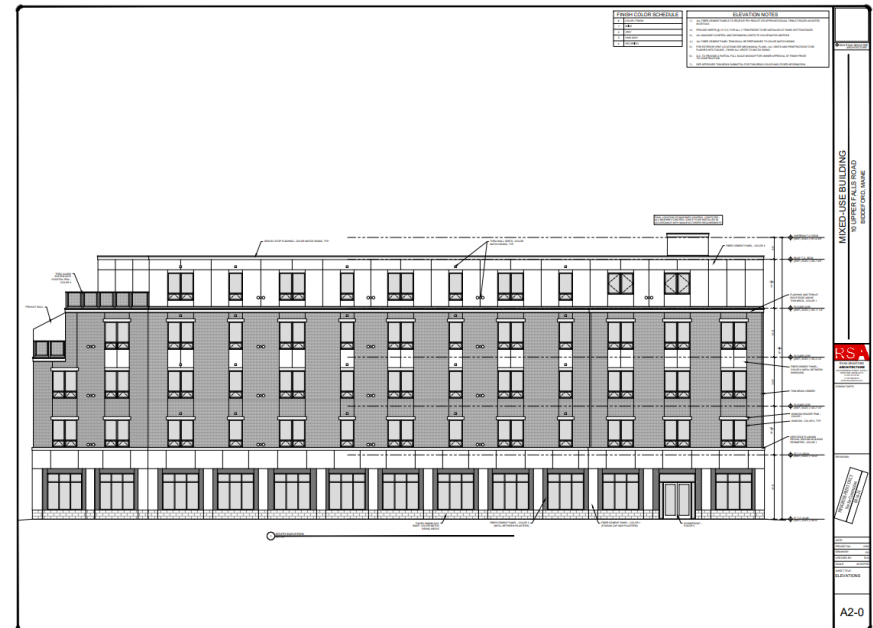
2. One floor has been removed completely. The building is now five stories instead of six. This changes the massing of the building somewhat.

Also in the new design, single window units alternate with double units. The previous design used only double window units.

Feb. 2023 South elevation:



REVISED South elevation:



Removal of a full story changes the massing of the building:

February 2023 Rendering:

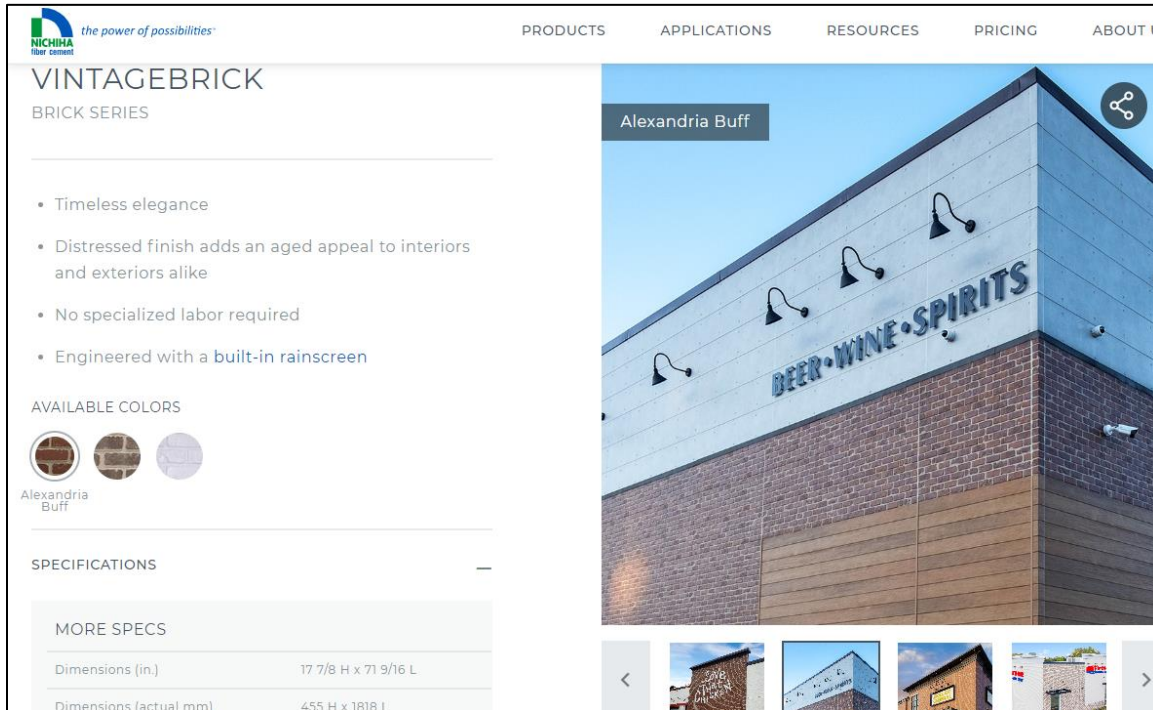


REVISED Rendering:



3. True brick veneer has been replaced by thin brick veneer panels.

These panels are nominally 18" x 6'-0" x ¾" thick, and will be oriented horizontally. According to the applicant, the panels will blend together seamlessly, except for intentional joints at window openings.



Left: Rendering of proposed thin-brick veneer.

From the applicant:

Below is a photo of a project we are installing materials made by this manufacturer. This is not intended to represent the proposed brick product (it is a mosaic tile look), but it does a good job representing how the panel joints blend together and how the control/movement joints are executed in the field. If you look at the blue plastic wrapped rectangle on the upper right portion of the photograph, you can see the slight vertical control/movement joint. This is not a complete installation with all of the detailing achieved and trim covers/lighting installed.



Other fiber cement cladding will remain as proposed last year.

4. Upper stories will have metal railing.

In the design approved in February, 2023, upper story balconies were surrounded by a parapet:





In the latest design, the balconies are enclosed by Trex railing system, like those at 20 and 26 Upper Falls Road.



The Trex railing system as installed at 26 Upper Falls Road

5. PUBLIC COMMENT

The notice was posted on the city website on October 2, 2024. One abutter notice was sent on October 2, 2024.

As of October 7, 2024, no Public Comments have been received regarding the proposed project.

6. STAFF REVIEW:

REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

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

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

Although one story lower in height than originally proposed, the new height of this building is compatible with nearby buildings.

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

Ratio of height to length of 10 upper Falls Road is about 1:2.6. Ratio of height to length of the former Saco Lowell building is approximately 1:3.5.

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

The new buildings on Upper Falls Road all have openings that are proportionate with each other. However, the large industrial windows in the former Saco Lowell Building are much different in proportion. Only the first floor fenestration of 10 Upper Falls Road more closely approximates the proportions found at the Saco Lowell Building.

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

With reduced fenestration, the rhythm of solids to voids is noticeably different from the original proposal, but remains consistent with other new construction on the campus.

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

With the construction of these new buildings, this development on Upper Falls Road will create a new rhythm on the street.

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

N/A

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

The Saco Lowell Building dominates the streetscape and establishes the character for new buildings in the surrounding area. The materials used here are concrete and masonry. The building at 10 Upper Falls Road approximates the character of masonry with veneer cladding only.

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

The building at 10 Upper Falls Road has a flat roof similar to two adjacent buildings.

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

The revisions to 10 Upper Falls Road changes the massing as originally proposed, but not dramatically. Together, the “weight” of the buildings is primarily on the north side of the street.

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

New construction here has a uniform directional character.

7. STAFF RECOMMENDATION

The removal of commercial space on the first floor changes the character and “feel” of this new neighborhood, especially as entered from Elm Street.

The elimination of one story changes the massing of this building as related to other buildings on the street, but not dramatically. The building stays in character with visually related structures.

Using thin “brick” veneer in place of true brick may have a very real effect on the visual character of the building, especially if joint lines and corner detailing reflect the thinness of this cladding. Thin brick veneer sometimes does not have the visual weight as real brick and masonry.

New balcony railings in place of parapets are reflective of materiality used at 20 and 26 Upper Falls Road.

These changes may not significantly alter the visual aspects of the building, but may change the impression and feel of the streetscape.

These changes may not significantly alter the visual impact of this new building, but the overall character of the neighborhood will be different than by the building originally proposed for this site.

8. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Reveler Development, of Portland, to revise the building footprint, massing and materiality of new construction at 10 Upper Falls Road:

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

- B. Motion to deny the Certificate of Appropriateness for Reveler Development, of Portland, to revise the building footprint, massing and materiality of new construction at 10 Upper Falls Road:

1. _____
2. _____

- C. Motion to table the Certificate of Appropriateness for Reveler Development, of Portland, to revise the building footprint, massing and materiality of new construction at 10 Upper Falls Road:

1. _____
2. _____

September 18, 2024

Brad Favreau
Economic Development Coordinator
Historic Preservation Commission
City of Biddeford Maine
205 Main Street
Biddeford, Maine 04005

**Re: Upper Falls Road New Buildings - Historic Review
Commission Meeting Design Revisions**

Please see the attached revised design submission for 10 Upper Falls Road.

We have revised 10 Upper Falls Road to be apartment units in its entirety and removed one story from the building. The overall appearance of the building with respect to materials, massing, and fenestration has not changed substantially from the previous design submission. The brick siding is proposed to be replaced with a rain screen system of similar appearance—please see the attached renderings showing the building in the context of its site.

Please also see the attached plans and elevations.

We look forward to discussing the project at the upcoming Historic Preservation Commission Meeting.

Sincerely,



Ryan Senatore, AIA LEED AP

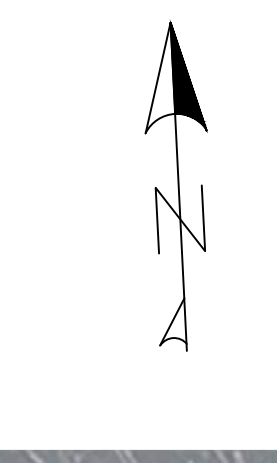
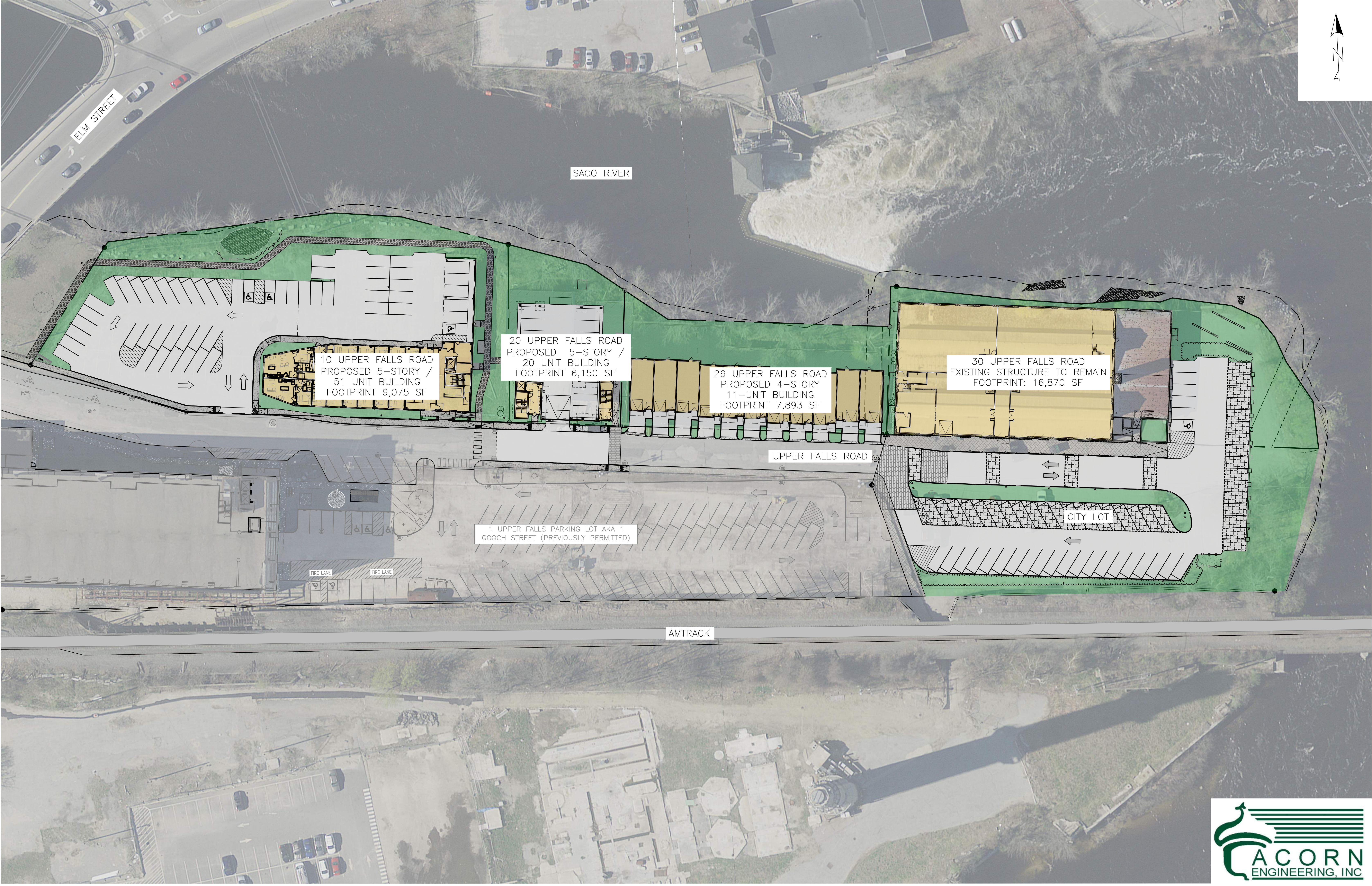
Principal

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

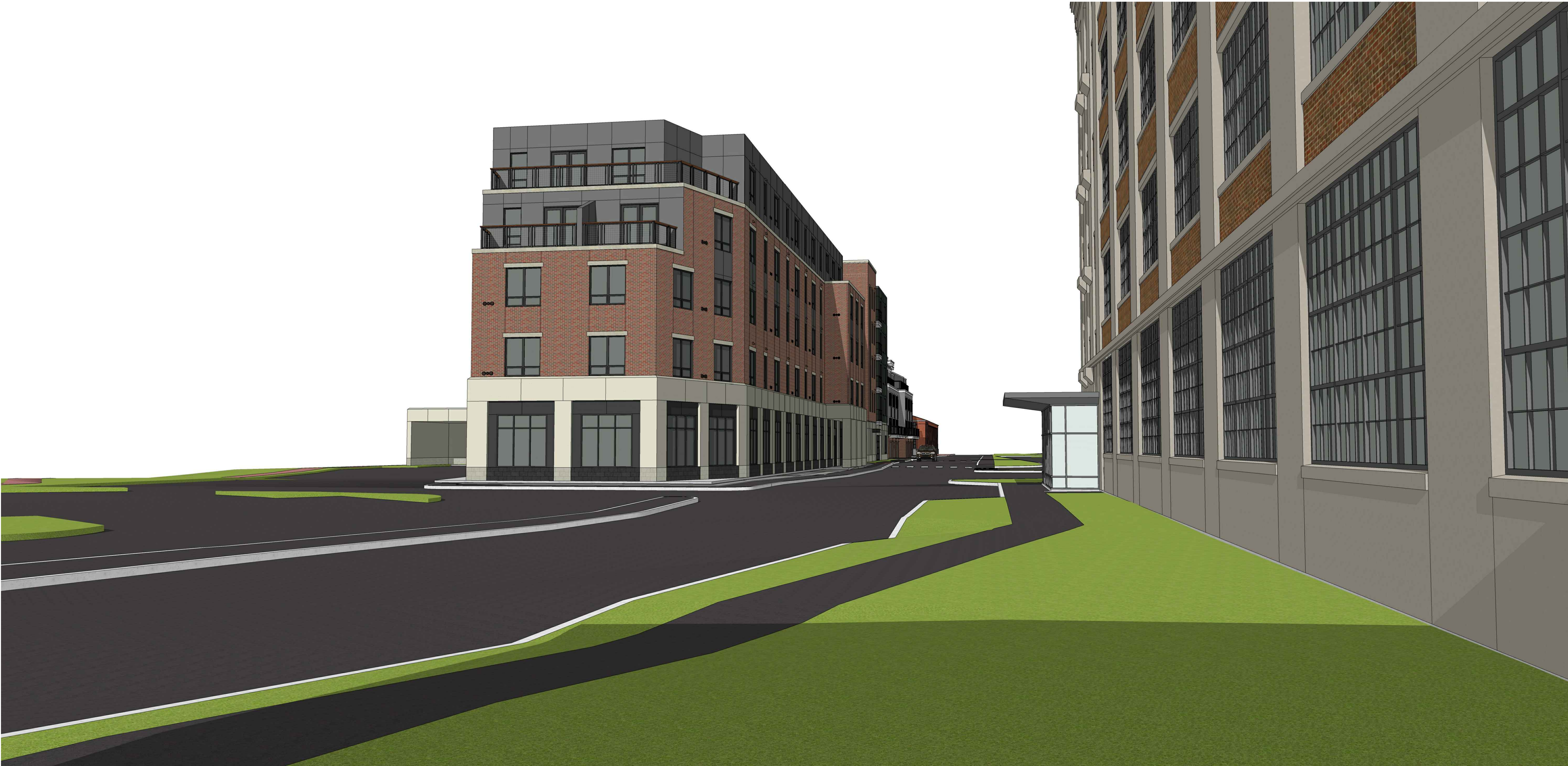
500 Congress Street, Suite 2
Portland, Maine 04101



UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - VIEW LOOKING EAST FROM NEAR ELM STREET
N.T.S.

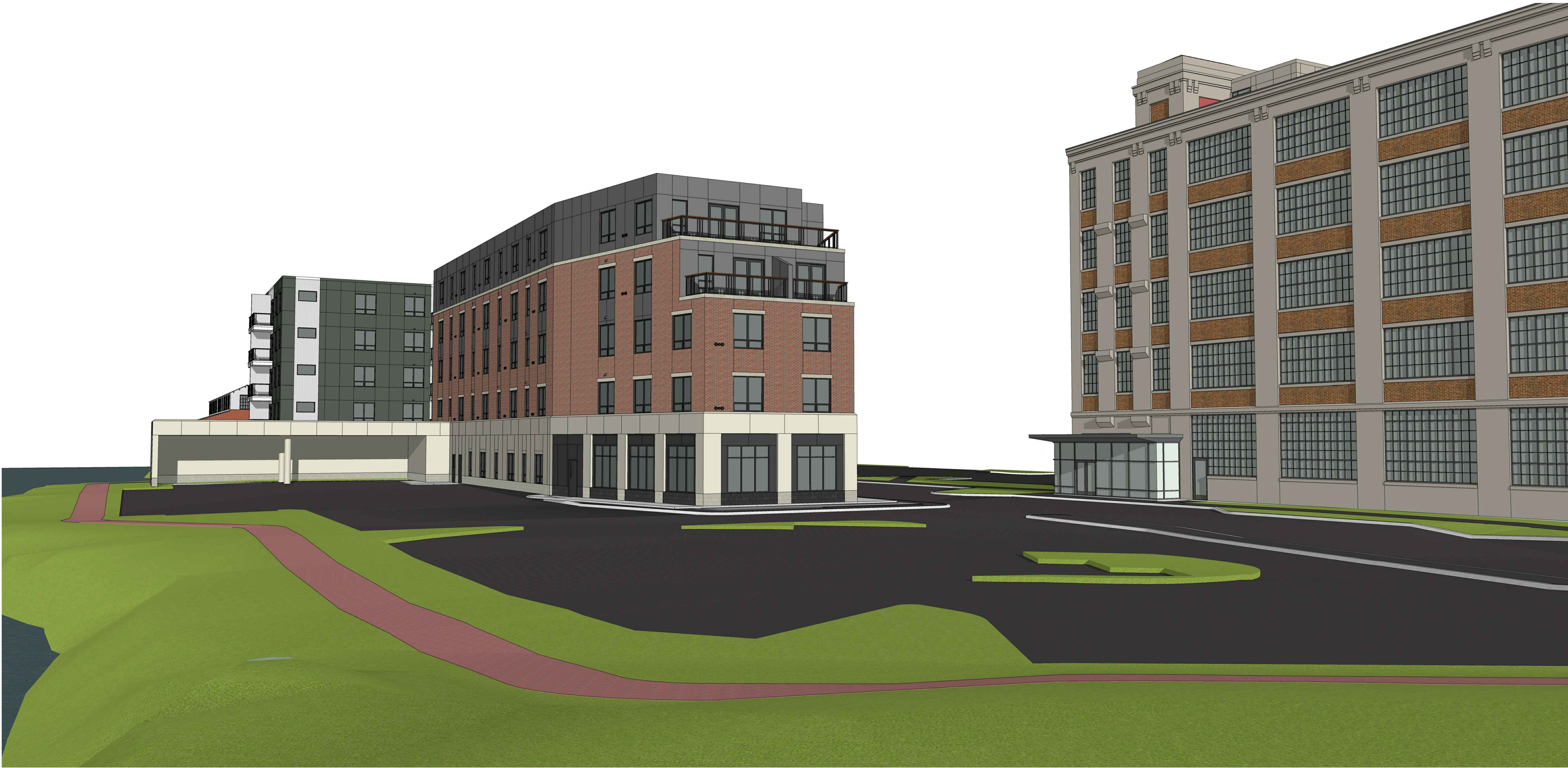
PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - VIEW LOOKING SOUTHEAST FROM NEAR ELM STREET
N.T.S.

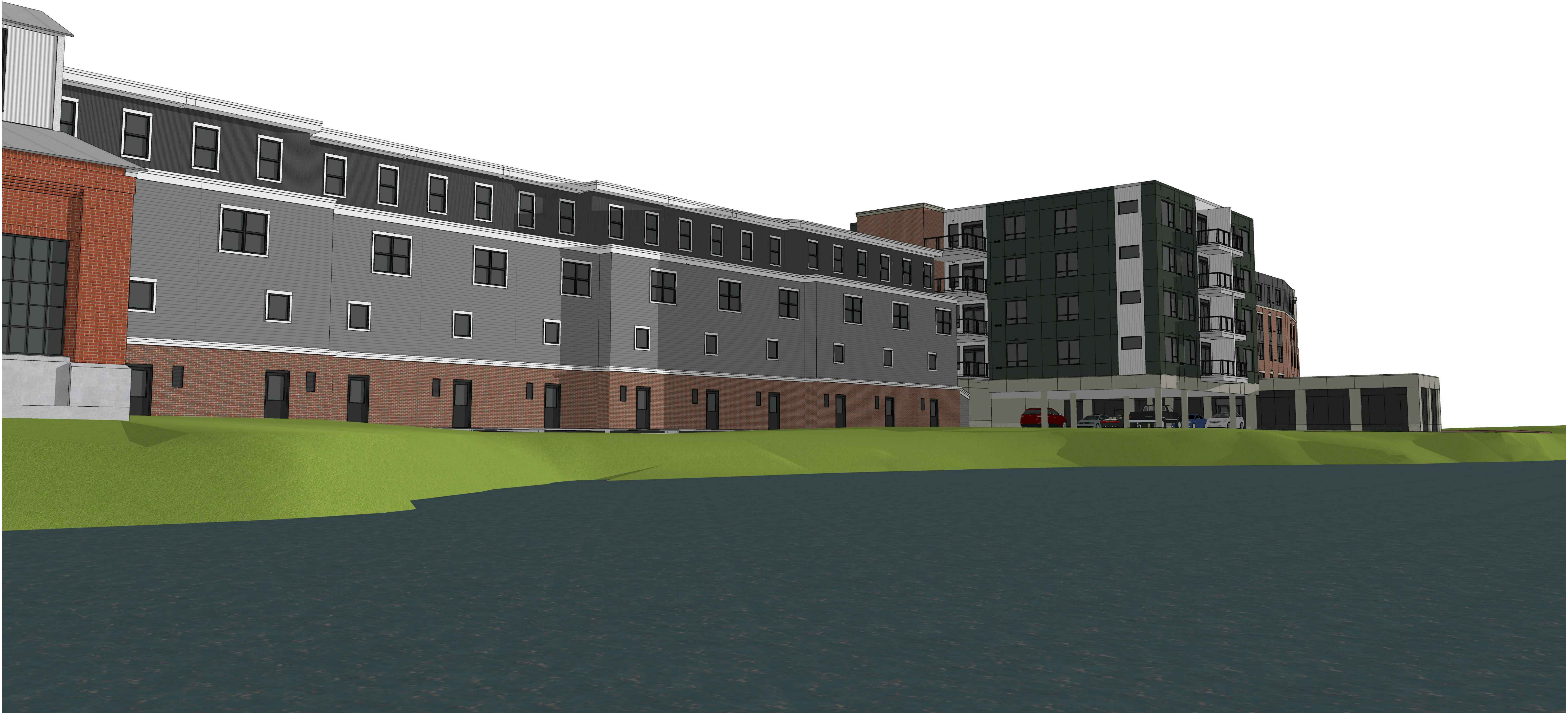
PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - VIEW LOOKING SOUTHWEST FROM RIVER (CONCEPT RENDERING - VEGETATION NOT SHOWN)
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - VIEW LOOKING NORTHWEST FROM FUTURE PARKING AREA
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - VIEW LOOKING NORTHEAST FROM PARKING AREA NEAR 1 UPPER FALLS WAY
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - VIEW LOOKING NORTHEAST FROM ROOF OF 1 UPPER FALLS WAY
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

09-16-24



1 UPPER FALLS WAY DEVELOPMENT - AERIAL VIEW LOOKING NORTH FROM ABOVE TRAIN TRACKS
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

FINISH COLOR SCHEDULE

#	COLOR / FINISH
1	BEIGE
2	GRAY
3	DARK GRAY
4	RED (BRICK)

ELEVATION NOTES

- ALL FIBER CEMENT PANELS TO RECEIVE FRY REGLET OR APPROVED EQUAL TRIM AT EDGES AS NOTED IN DETAILS
- PROVIDE WEEPS @ 12" O.C. FOR ALL 'J' TRIM PIECES TO BE INSTALLED AT PANEL BOTTOM EDGES
- ALL MASONRY CONTROL AND EXPANSION JOINTS TO COLOR MATCH MORTAR
- ALL FIBER CEMENT PANEL TRIM SHALL BE PREFINISHED TO COLOR MATCH SIDING
- FOR EXTERIOR VENT LOCATIONS SEE MECHANICAL PLANS - ALL VENTS AND PENETRATIONS TO BE FLASHED INTO FACADE - FINISH ALL VENTS TO MATCH SIDING
- G.C. TO PROVIDE A PARTIAL FULL SCALE MOCKUP FOR OWNER APPROVAL OF FINISH PRIOR TO CONSTRUCTION
- SEE APPROVED THIN BRICK SUBMITTAL FOR THIN BRICK COLOR AND OTHER INFORMATION

© 2024 RYAN SENATORE ARCHITECTURE

MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
O: 207-247-5169
C: 207-650-5414
senatorearchitect.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
09-16-24

DATE:
PROJECT No: 2255
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
ELEVATIONS

A2-0



FINISH COLOR SCHEDULE

#	COLOR / FINISH
1	BEIGE
2	GRAY
3	DARK GRAY
4	RED (BRICK)

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- 7.) SEE APPROVED THIN BRICK SUBMITTAL FOR THIN BRICK COLOR AND OTHER INFORMATION



1 WEST ELEVATION
1/8" = 1'-0"

MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



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500 CONGRESS STREET, SUITE 2
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CONSULTANTS:

REVISIONS:

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Not for Construction
09-16-24

DATE:
PROJECT No. 2255
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
ELEVATIONS

A2-1

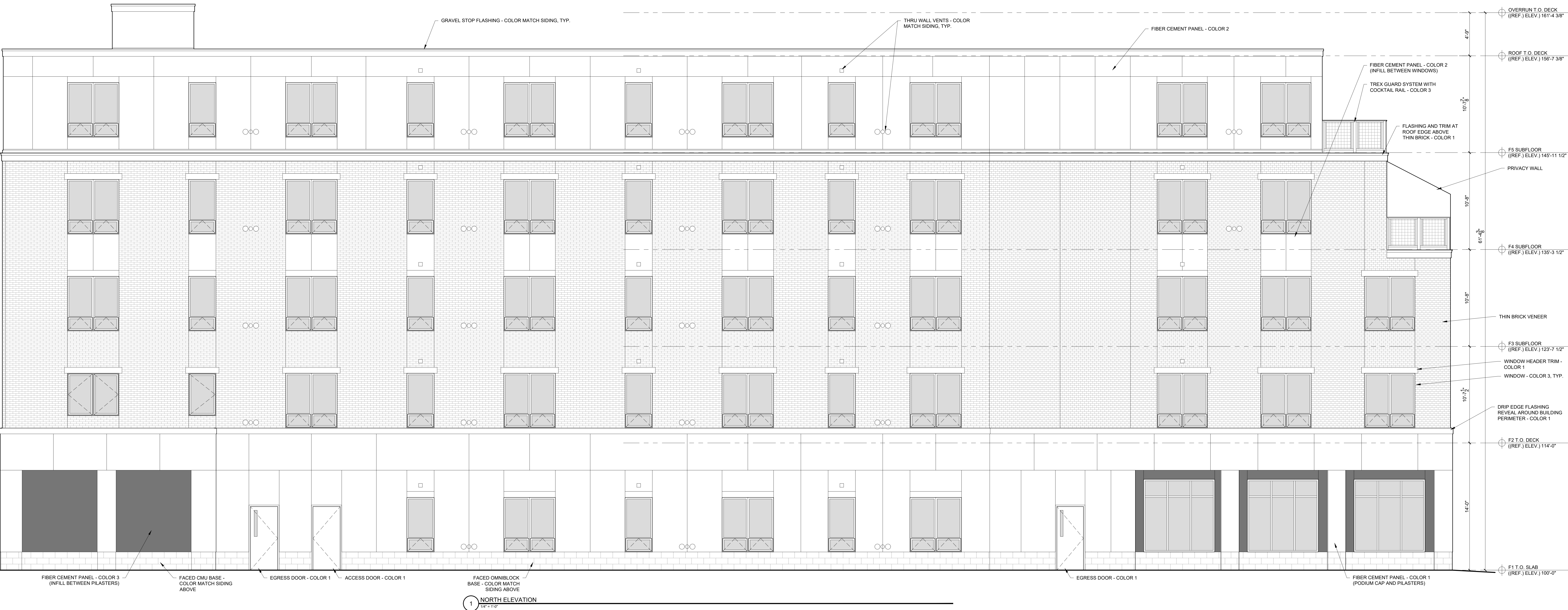
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- SEE APPROVED THIN BRICK SUBMITTAL FOR THIN BRICK COLOR AND OTHER INFORMATION

FINAL LOCATION OF MASONRY CONTROL JOINTS TBD -
ALL MASONRY CONTROL JOINTS TO BE INSTALLED IN
ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS



MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
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senatorearchitect.com

CONSULTANTS:

REVISIONS:

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09-16-24

DATE:
PROJECT No: 2255
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
ELEVATIONS

A2-2

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- 2.) PROVIDE WEEPS @ 12" O.C. FOR ALL 'J' TRIM PIECES TO BE INSTALLED AT PANEL BOTTOM EDGES
- 3.) ALL MASONRY CONTROL AND EXPANSION JOINTS TO COLOR MATCH MORTAR
- 4.) ALL FIBER CEMENT PANEL TRIM SHALL BE PREFINISHED TO COLOR MATCH SIDING
- 5.) FOR EXTERIOR VENT LOCATIONS SEE MECHANICAL PLANS - ALL VENTS AND PENETRATIONS TO BE FLASHED INTO FACADE - FINISH ALL VENTS TO MATCH SIDING
- 6.) G.C. TO PROVIDE A PARTIAL FULL SCALE MOCKUP FOR OWNER APPROVAL OF FINISH PRIOR TO CONSTRUCTION
- 7.) SEE APPROVED THIN BRICK SUBMITTAL FOR THIN BRICK COLOR AND OTHER INFORMATION

FINAL LOCATION OF MASONRY CONTROL JOINTS TBD -
ALL MASONRY CONTROL JOINTS TO BE INSTALLED IN
ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS



1 EAST ELEVATION
1/8\" = 1'-0\"

MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
O: 207-247-2169
C: 207-650-5414
senatorearchitect.com

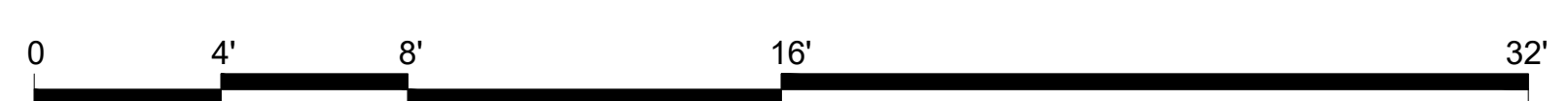
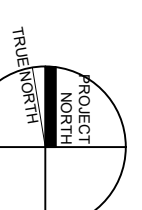
CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
09-16-24

DATE:
PROJECT No. 2255
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
ELEVATIONS

A2-3



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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ARCHITECTURE

MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
P 207-747-5169
C 207-650-5414
senatorearchitect.com

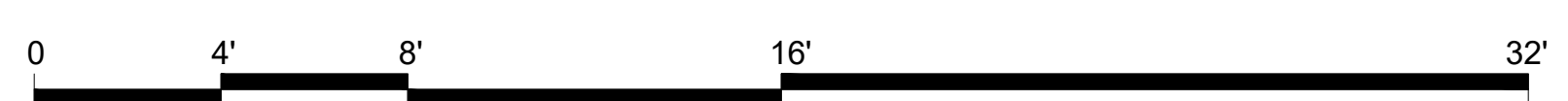
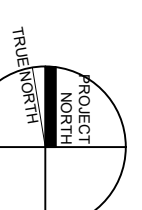
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REVISIONS:

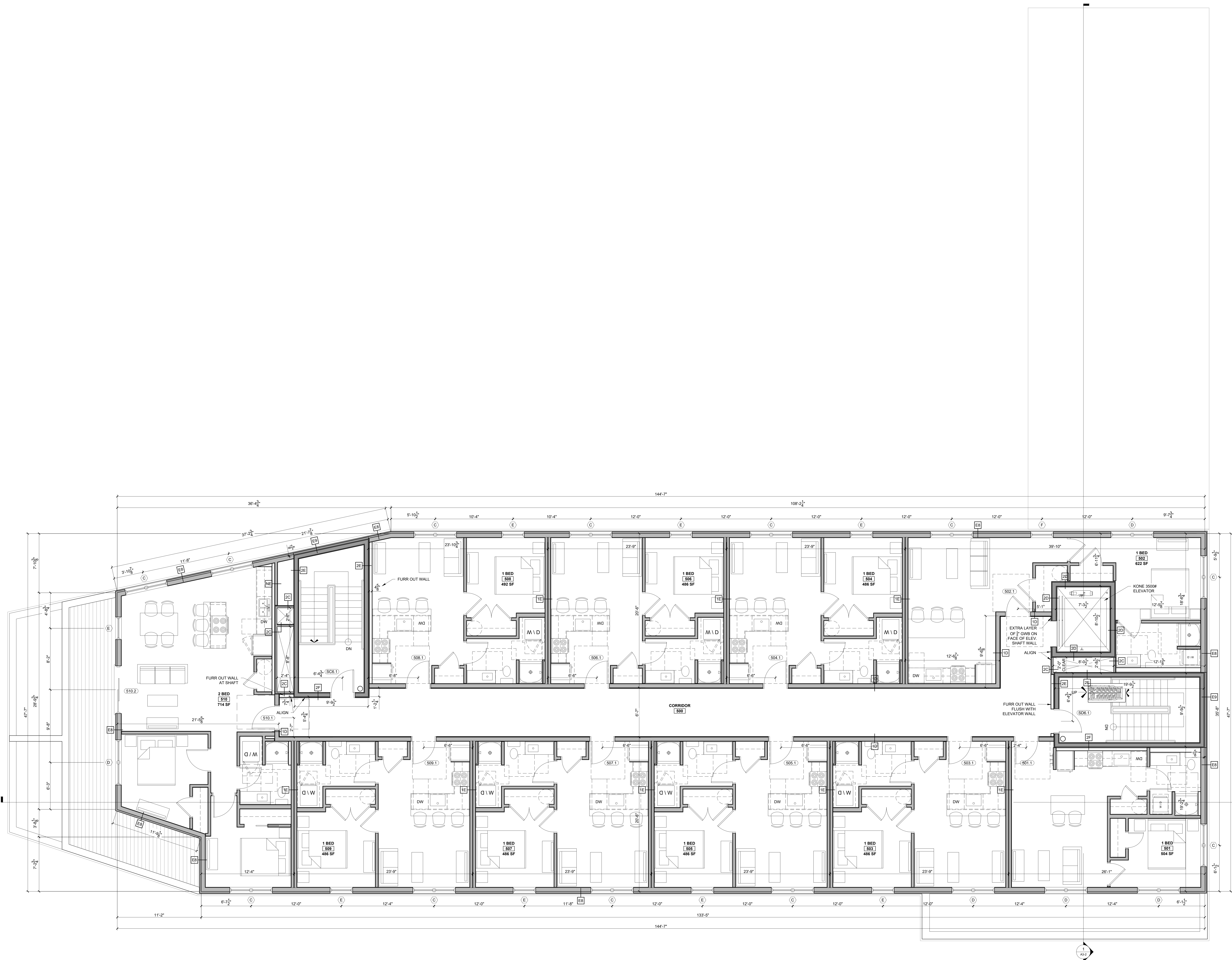
PROGRESS PRINT ONLY
Not for Construction
09-16-24

DATE:
PROJECT No: 2255
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
SECOND FLOOR
PLAN

A1-2



1 FOURTH FLOOR PLAN
1/8" = 1'-0"



1 FIFTH FLOOR PLAN
1/4" = 1'-0"

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ARCHITECTURE

MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



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C 207-659-5414
senatorearchitect.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
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09-16-24

DATE:
PROJECT No: 2255
DRAWN BY: ES
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE:
FIFTH FLOOR
PLAN

A1-5

Whitten, Nan

From: Michael Barton <mbarton@reveler.com>
Sent: Monday, September 9, 2024 4:04 PM
To: Favreau, Brad
Cc: John Laliberte
Subject: 10 Upper Falls
Attachments: 10 UPPER FALLS 082924.pdf

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,

Below are some links and screen shots of the 2 products we are considering for the brick material at 10 Upper Falls Rd.

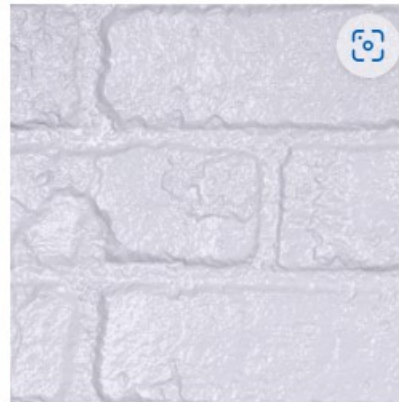
Below are the Brick Panel Siding Options from Nichiha
[Fiber Cement Siding Products & Colors | Nichiha USA](#)



VINTAGEBRICK
White Wash



VINTAGEBRICK
Alexandria Buff



VINTAGEBRICK
White Smoke - Coming Soon



CANYONBR
Shale Brown



PLYMOUTHBRICK
Crimson



MODERNBRICK
Midnight

We have not made a selection, but would be open to guidance/feedback from staff as to which ones could be appropriate and which would be inappropriate (we would not propose “White Smoke” in any instance).

Reference Images to show how the field installation would work. Even though these are specific brick colors, the installation would be the same for any of the brick panels above.

Nichiha – Plymouth Brick

[Gallery - Project Images | Nichiha USA](#)

Nichiha – Modern Brick

[Gallery - Project Images | Nichiha USA](#)

Below are the Brick Panel siding options from CeraClad

[Ceramic Coated Siding Panels | CERACLAD Exterior & Interior Siding](#)

Similar to Nichiha they have a Modern and an Antique/Vintage brick

[< Back to Textures](#)



PANEL COLORS

CORNERS



White
FH7155A

ORDER SAMPLE >



Gray
FH7156A

ORDER SAMPLE >





White
FH4925U

[ORDER SAMPLE >](#)



Orange
FH4927U

[ORDER SAMPLE >](#)



This image is to help provide visual reference to how installation will look in a large field of masonry similar to the middle 3 floors where the masonry is at 10 Upper Falls Rd

[Interior & Exterior Siding & Rainscreen Gallery | CERACLAD Siding Products](#)

Also attached is the plan set we reviewed on the call.

Please let us know if you have any initial thoughts or questions prior to meeting with the commission chair.

Thanks

Mike

Michael Barton
Director of Development
Reveler Development

m: (207) 939-5432

188 State Street, 3rd Floor | Portland, ME 04102

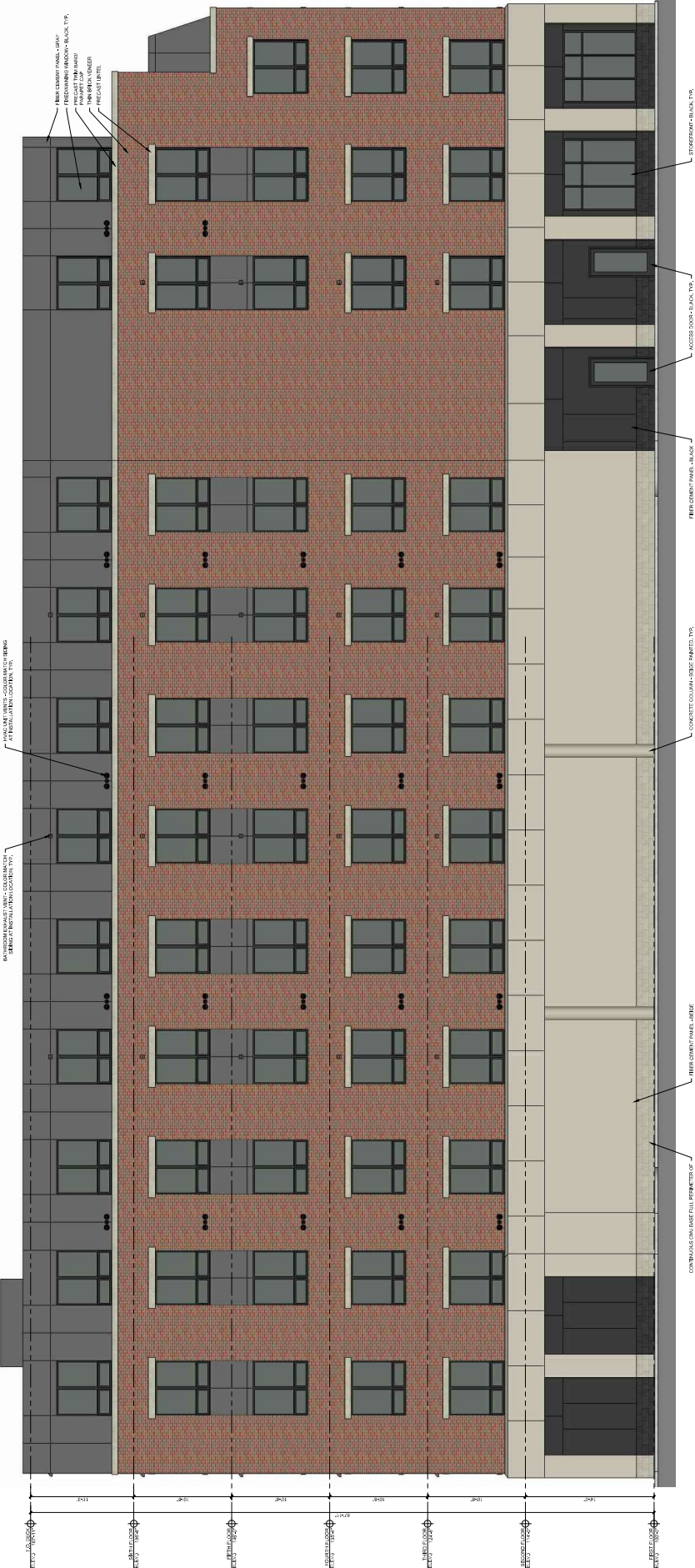


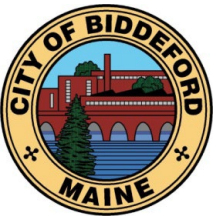
www.reveler.com











CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone(s): _____

Applicant's E-mail: _____

Applicant's Legal Interest in the Property:

Owner

Purchase and Sale

Tenant - Lease/Rental Agreement

Owner's Name: _____

Owner's Address: _____

Owner's Phone(s): _____

Owner's E-mail: _____

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

Agent's Name: _____

Agent's Address: _____

Agent's Phone(s): _____

Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: _____

Project Zone: _____ Property Map & Lot Number(s): _____

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

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

Alterations and Repair

Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)

Installation or replacement of siding

Porch replacement or construction of new porches

Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure

Alteration of accessory structures such as garages

Other: _____

Additions and New Construction

New Construction

Building additions, including rooftop additions, dormers or decks

Construction of accessory structures

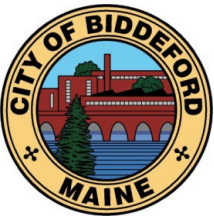
Installation of exterior access stairs or fire escapes

Installation of antennas and satellite receiving dishes

Installation of solar collectors

Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

Moving of structures or objects on the same site or to another site

Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Other: _____

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

Alterations and Repair

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

Other: _____

Signage and Exterior Utilities

Installation or alteration of any exterior sign, awning, or related lighting

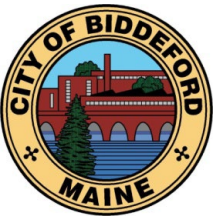
Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings

Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Other: _____

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

Required Application Fee: If full Commission review is required - \$275.00

If Subcommittee review is required – \$50.00

Completed Application Form

Description of Proposed Activity

Photographs of the building involved as well as adjacent buildings

Samples of materials proposed for use in the activity

Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

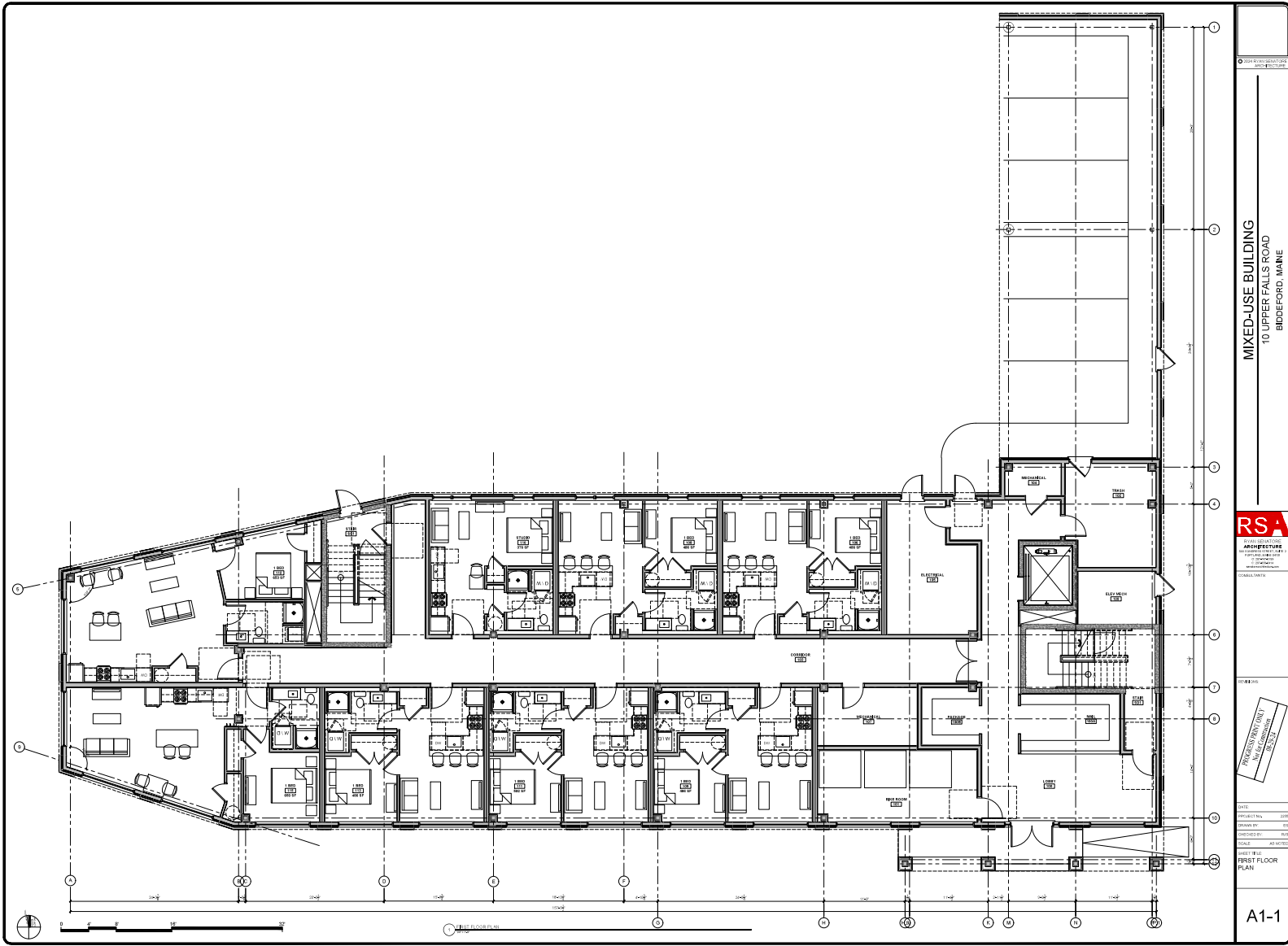
A handwritten signature in black ink, appearing to read "Mil Burt", written over a horizontal line.

Date: _____

Signature of
property owner (Required):

A handwritten signature in black ink, appearing to read "Mil Burt", written over a horizontal line.

Date: _____



MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



RS&A
ARCHITECTURE
ARCHITECTS & PLANNERS
1000 BROAD STREET
PORTLAND, ME 04106
(207) 774-1111
WWW.RSANDARCHITECTURE.COM

PROJECT NAME
PROJECT NO.
OWNER
DESIGNED BY
SCALE
DATE
SHEET # OF
FIRST FLOOR PLAN

A1-1



MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE

RS&A
ARCHITECTURE
ARCHITECTS
1000 BROAD STREET
BIDDEFORD, ME 04005
(207) 283-1111
www.rsanda.com

PROJECT NAME
PROJECT NO.
DESIGNED BY
DRAWN BY
SCALE
SHEET NO.
SECOND FLOOR
PLAN

A1-2

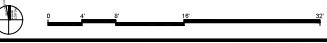


MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE

RS&A
ARCHITECTURE
ARCHITECTS & PLANNERS
1000 BROAD STREET
PORTLAND, ME 04106
(207) 774-1100
WWW.RSANDARCHITECTURE.COM

PROJECT NO. 1000
DESIGNED BY RS&A
SCALE: AS SHOWN
DATE: 08/15/10
SHEET # 4
THIRD FLOOR PLAN

A1-3



FOURTH FLOOR PLAN

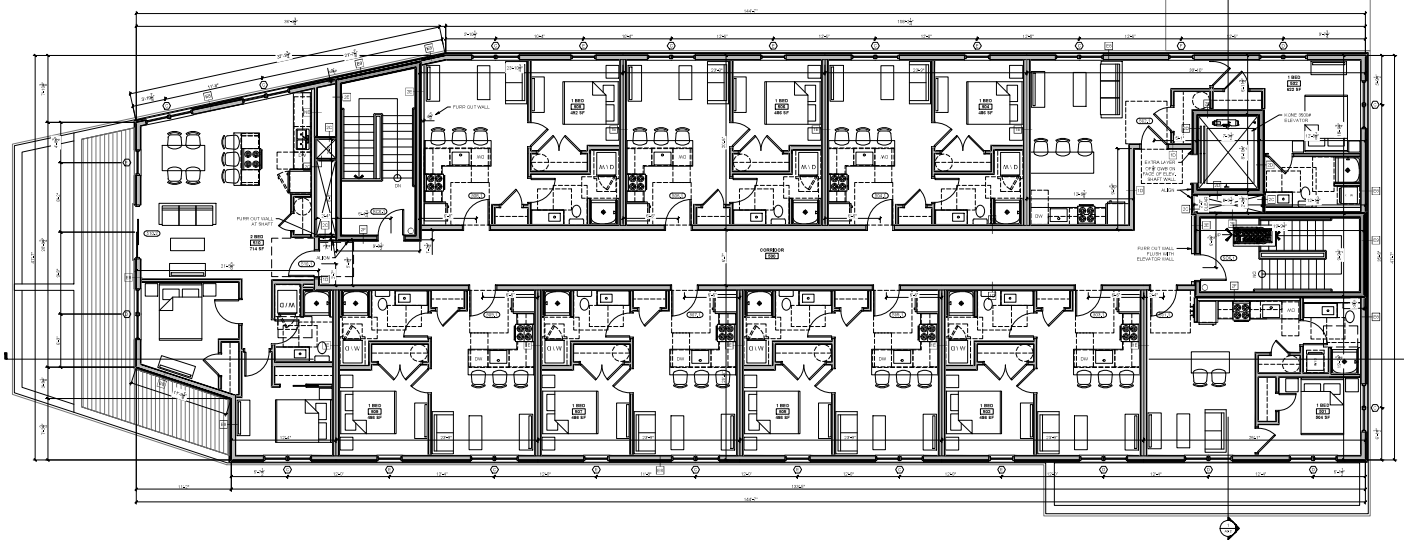
MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



RS&A ARCHITECTURE
ARCHITECTS
1000 BROAD STREET
PORTLAND, ME 04101
(207) 774-1111
WWW.RSANDARCHITECTURE.COM

PROJECT NO. 1000
DESIGNED BY RS&A
SCALE: AS SHOWN
SHEET 14 OF 14
FOURTH FLOOR PLAN

A1-4



FIFTH FLOOR PLAN

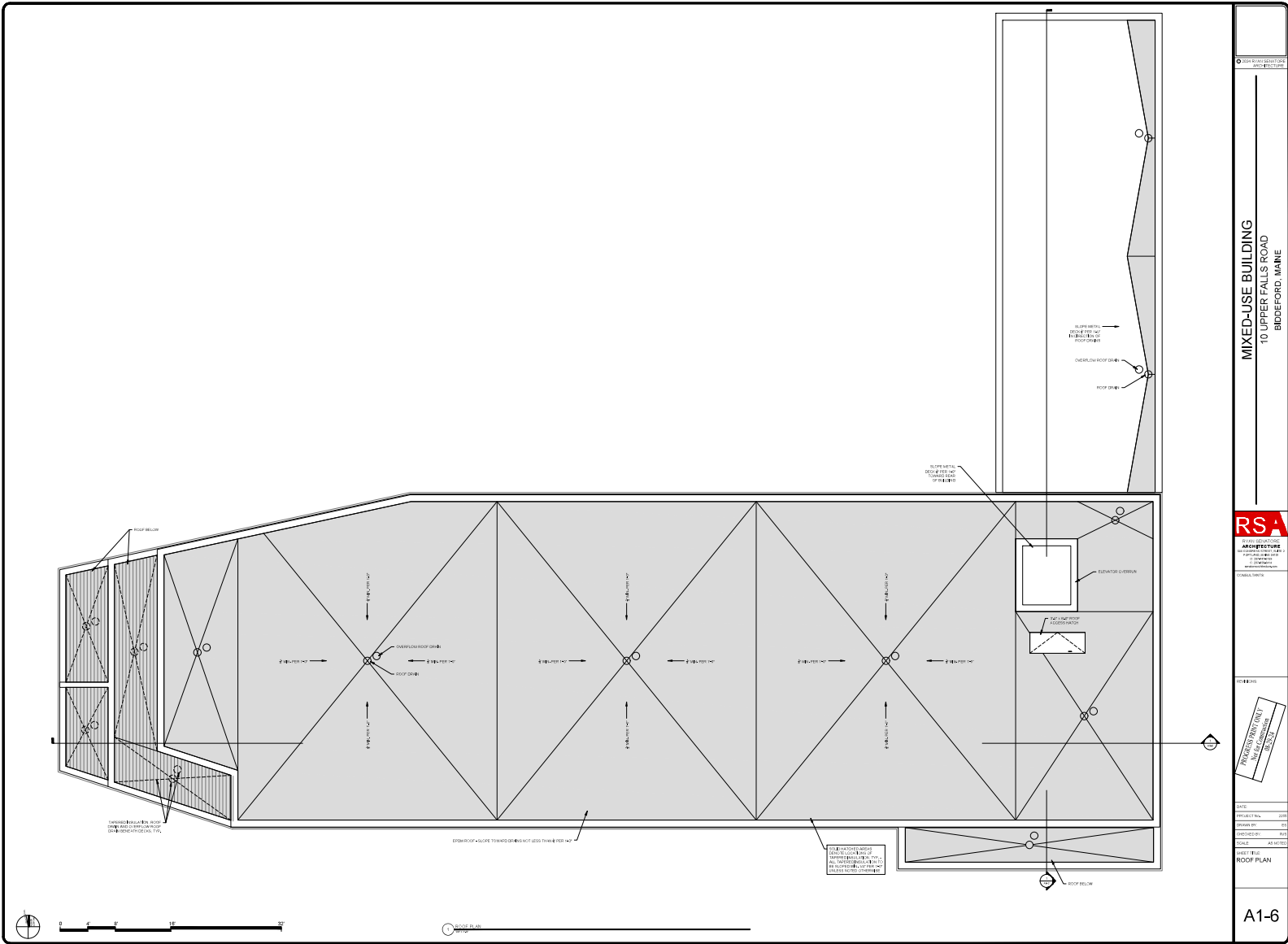
MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE

RS&A

ARCHITECTURE
PLANNING
ENGINEERING

PROJECT NO. 1000
DATE 08/15/18
DRAWN BY J. BROWN
CHECKED BY J. BROWN
SCALE AS SHOWN

A1-5



MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE

RS&A
ARCHITECTURE
ARCHITECTS
1000 BROAD STREET
BIDDEFORD, ME 04005
(207) 283-1111
www.rsanda.com

PROJECT NAME
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
SCALE
SHEET NO.
OF SHEETS

ROOF PLAN

A1-6



MIXED-USE BUILDING
TO UPPER FALLS ROAD
BIDDEFORD, MAINE

RS&A

ARCHITECTURE

1000 BROAD STREET
PORTLAND, ME 04101
(207) 761-1234

DATE: 08/15/2023

PROJECT NO: 2023-001

OWNER: BIDDEFORD TOWN

DESIGNER: RS&A

SCALE: AS SHOWN

SHEET: 11.0
ELEVATIONS

A2-0

ELEVATION NOTES	
1.	ALL BRICK CHIMNEY PANELS TO RECEIVE RHY RECTILES TO APPROX 6" EQUAL TO THAT AT EDGES & NOTED PER FIG. 4
2.	PROVIDE HEDGES @ 12" O.C. FOR ALL RHY RECTILES TO BE INSTALLED AT PANEL BOTTOM EDGES
3.	ALL MASONRY CORNER AND END VERTICALS TO COLOR MATCH MORTAR
4.	ALL BRICK CHIMNEY PANELS, THEY SHALL BE PREPARED TO COLOR MATCH MORTAR
5.	FOR EXTERIOR VERTICAL JOINTS, USE MECHANICAL PLUMB. ALL VENTS AND PENETRATIONS TO BE PLUMBED TO MATCH & THEY ALL VENTS TO MATCH 1/2"
6.	GO TO PROVIDE A FINAL FULL SCALE WORKMAN FOR CORNER APPROVAL OF THE FINISHED CORNERING 1/2"
7.	SEE APPROVED TYPICAL SECTION FOR THE BRICK COLOR AND OTHER INFORMATION



MIXED-USE BUILDING
10 UPPER FALLS ROAD
BIDDEFORD, MAINE



ARCHITECTURE
6000 SW 10TH AVE., SUITE 200
PORTLAND, OREGON 97205
(503) 254-4700
(503) 254-4714
www.marcobianchi.com

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New for Construction
08-29-24

PROJECT No.	22
OWN BY:	
DESIGNED BY:	FR
SCALE:	AS NOTED

ELEVATIONS

A2-1

FINISH COLOR SCHEDULE	
#	COLOR/TEXTURE
1	BRICK
2	PAINT
3	PAINT
4	CONCRETE
5	RED BRICK

- ELEVATION NOTES**
1. ALL BRICK ELEMENTS SHALL BE RED BRICK UNLESS OTHERWISE NOTED.
 2. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 3. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 4. ALL WEATHER STRIPPING SHALL BE MATCHED TO COLOR MATCHING.
 5. ALL WEATHER STRIPPING SHALL BE MATCHED TO COLOR MATCHING.
 6. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 7. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 8. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 9. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 10. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 11. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.
 12. PROVIDE WEATHER STRIPPING TO BE MATCHED AT PANEL BOTTOM EDGES.



MIXED-USE BUILDING
TO UPPER FALLS ROAD
BIDDEFORD, MAINE



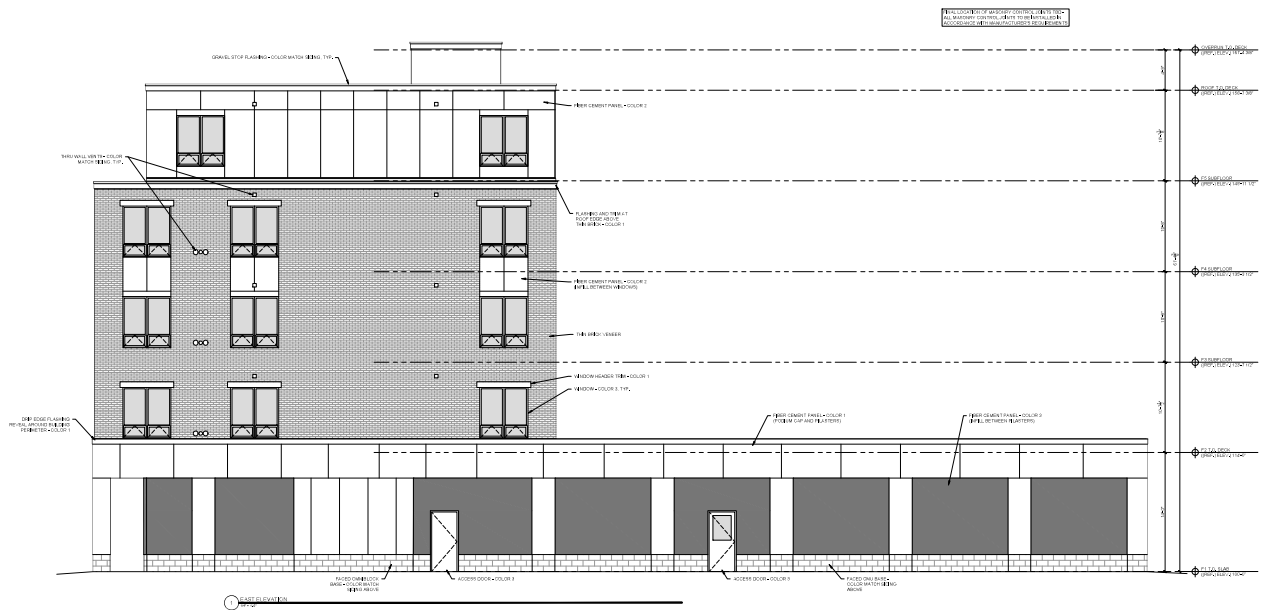
PROJECT NO. 2020-01
DATE 01/15/2020
SCALE AS NOTED

PROJECT NO. 2020-01
DATE 01/15/2020
SCALE AS NOTED

A2-2

FINISH COLOR SCHEDULE	
#	COLOR/FINISH
1	BRICK
2	PAINT
3	CONCRETE
4	WOOD

ELEVATION NOTES	
1.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
2.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
3.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
4.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
5.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
6.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
7.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
8.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
9.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
10.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
11.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.
12.	ALL FINISHES SHALL BE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF.



MIXED-USE BUILDING
TO UPPER FALLS ROAD
BIDDEFORD, MAINE



PREPARED BY
DATE

DATE
PROJECT NO.
DRAWN BY
CHECKED BY
SCALE
AS NOTED

SHEET #12
ELEVATIONS

A2-3