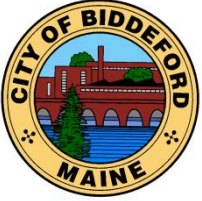


City of Biddeford
Historic Preservation Commission
January 11, 2023 4:00 PM City Hall Council Chambers & Zoom
<https://biddeford.zoom.us/j/93130808065?pwd=eFBqMXJqU3JqZGZJenRmVDNKdVh0QT09>
Webinar ID #931 3080 8065; Passcode: 059478

Status: Historic Preservation Meeting-1-11-23-4:00 PM in Council Chambers & Zoom

- 1. Call to Order & Roll Call to Determine Quorum**
- 2. Consent Agenda**
 - 2.1. Approval of Meeting Minutes from 10-12-22
[101222-Draft.pdf](#)
- 3. New Business**
 - 3.1. 1 & 30 Upper Falls Road listed on the National Register
 - 3.2. 2023.01 HPC-Public Hearing for John Laliberte-Bush Watson to construct mixed use buildings and remodel commercial building at 30 Upper Falls Road.
 1. [2023.01 HPC Upper Falls Way Historic Application.pdf](#)
 2. [2023.01 HPC Port Property Upper Falls Rd - Design Narrative.pdf](#)
 3. [2023.01 HPC Port Property Upper Falls Road Redevelopment.pdf](#)
 4. [2023.01 HPC Port Property Upper Falls Road SR.pdf](#)
 5. [National Register Nomination 1 and 30 Gooch Street \(Approved Dec 2022\).pdf](#)
- 4. Other Business**
 - 4.1. Update of Architectural Survey by Kleinfelder, N.E.
 - 4.2. Community-Based Survey-Volunteer Survey of Tattle Corner
 - 1) Aim of this survey is a possible, locally designated Historic District.
 - 2) Other areas of the City that may be appropriate for a survey-ideas?
 - 3) Maine Water-old facility-is this appropriate as a locally designated landmark?
 - 4.3. Expenses for FY 2023-Memberships
 - * Maine Preservation
 - * Maine Historical Society
 - * Maine Downtown Foundation
 - * National Alliance of Preservation Commissions
- 5. Adjourn**



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 58six
Biddeford, ME 04005
(207)-282-7119 or (207)-28four-
9115

HPC MEETING
October 12, 2022
4:00
(DRAFT)

In attendance: Jeff Cabral (Chair), Leah Schaffer, Erin Ware, Julie Larry (Alternate) & James Flint (Alternate)

Staff Members: Brad Favreau & Nan Whitten

Roll Call/Declaration of Quorum/Voting Members

Voting Members: Schaffer, Ware & Larry

(Chair opened meeting at 4:00 PM)

1. Adjustment to the Agenda
2. Consent Agenda

Approval of Meeting Minutes from September 14, 2022

MOTIONS: 4:05 PM

Schaffer: Motion-to approve the Meeting Minutes from September 14, 2022

Ware: Second

Motion passed unanimously 3-0 (Schaffer, Ware & Larry in favor)

3. Unfinished Business
4. New Business

4.1. 2022.36 HPC Public Meeting to review a project by Scott Doughman for Jane Harrell to do exterior alterations at 25 Union Street #2 (Tax Map 34, Lot 103) in the MSRD-2 Zone.

- George Hoffman from Home Depot represented the applicant.
- He said they are replacing 10 windows, for energy efficiency, all white with no grids.
- There are 6 basement windows and 4 on the second floor all wooden.
- The picture window will be 1 over 1, flanked by smaller windows that are also 1 over 1. There will be 3 windows in the front.
- The Board commented that the improvements would not be out of character as the structure is a mish mash of styles.

MOTIONS: 4:13PM

Schaffer-Motion-To approve the Certificate of Appropriateness for Jane Harrell at 25 Union Street to install new vinyl windows based on the materials submitted and conditioned that all permits must be obtained from Code Enforcement prior to beginning any work.

Ware-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

4.2. 2022.37 HPC Public Meeting to review a project by Ian Imbert to replace windows at 140 Elm Street (Tax Map 38, Lot 110) in the MSRD-1 Zone.

- Ian Imbert represented himself.
- He told the Committee Members that this home was once the “Mill Lord” Building.
- Ian plans to replace 10 windows with Simonton 50/50 high quality windows.
- These windows are to improve efficiency due to propane being the main source of heat.

MOTIONS: 4:21 PM

Larry-MOTION-To approve the Certificate of Appropriateness for Ian Imbert at 140 Elm Street to install new vinyl window based on the materials submitted and conditioned on the fact that all permits must be obtained from Code Enforcement prior to beginning any work.

Schaffer-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

4.3. 2022.38 HPC Public Meeting to accept public comment on the proposed nomination by Saco Lowell, LLC of 1 Gooch Street fka 59 Elm Street (Tax Map 40 Lot 56) to the National Park Service National Register of Historic Places and the proposed nomination by Gooch Street, LLC of 30 Gooch Street (Tax Map 40 Lot 55/3) to the National Park Service’s National Register of Historic Places.

- Matt Dubois of Port Property represented the applicant
- This project is referred to as “adaptive reuse”
- There are 96 residential units and 327 storage units in the building.
- 30 Gooch Street will be multiple restaurants and brew pubs.
- The applicants have employed a historic consultant to guide them through the process and help them with the application for the National Historic Registry.
- With the exterior and interior, the applicants are matching where appropriate historic features.
- The structure has original windows and still maintains the original mushroom columns.
- The trusses are exposed in the former Precision Screw Building.
- Thirty Gooch, built during WWII, as a munitions factory and the roof was built to be blown off.
- These structures are visually connected to the Mill District from the train station.
- The justification for this request being granted is A & C as these are excellent building types.
- These buildings are significant to the mills with strong ties to the district.
- These prominent structures show multiple types of businesses.

MOTIONS: 4:45PM

Ware-Motion-To endorse 1 & 30 Gooch Street as part of the National Register of Historic Places thereby expanding the boundary of the Mill District

Larry-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

5. Other Business

Mr. Favreau would like to begin a campaign to publicize what is going on with the Historic Preservation Commission as far as the survey is concerned. Part of the campaign would be to get yard signs letting the public know about the survey being done in the area. The estimated fee for these signs is \$150.

MOTIONS: 4:56PM

Larry-Motion-to approve spending \$150 on signs for the survey

Ware-Second

Chair asked members to vote; Motion passed 3-0 (Cabral, Ware & Larry)

Meeting adjourned at 5:02 PM

Chair: Historic Preservation Commission

Date

These minutes are 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

Brad Favreau
205 Main Street
PO Box 586
Biddeford, ME 04005
207-284-9115

Brad.Favreau@biddefordmaine.org

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Type of Application (see pages 2 and 3 below):

- ☒ Certificate of Appropriateness – Commission Review (\$275.00 fee)
☐ Certificate of Appropriateness – Subcommittee Review (\$50.00 fee)

Note: If unsure, check with the Planning Department which applies.

Applicant's/Owner's Information:

Applicant's Name: John Lalibertie - Bush-Watson
Applicant's Address: 188 State Street, Portland, ME 04101
Applicant's Phone(s): 207-590-2029
Applicant's E-mail: John@BushWatson.com

Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Lease/Rental Agreement

Owner's Name: Same as Above
Owner's Address: _____
Owner's Phone(s): _____
Owner's E-mail: _____

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

Agent's Name: Ryan Senatore, AIA
Agent's Address: 500 Congress St, #2 Portland, ME 04101
Agent's Phone(s): 207-650-6414
Agent's E-mail: ryan@senatorearchitecture.com

Attach separate pages where multiple representatives are involved.

Project Information:

Project Address: 10, 20, 26 Upper Falls Rd
Project Zone: MSRD 3 Existing Use of Property: Vacant land/sheds
Project Tax Map(s): 40 Project Lot Number(s): 56, 55, 55-3

COMMISSION Review Project Activities (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: _____

Moving and Demolition

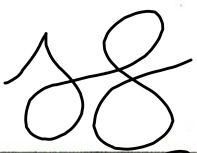
- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district

If FULL COMMITTEE Review is required - 8 Copies of the following are recommended or may be requested:

- ☒ 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)

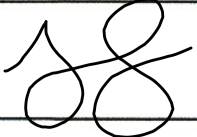
Note: Where Subcommittee Review is applicable, only 3 Copies of the above should be submitted.

Signature of applicant:



Date: 11/29/22

Signature of property owner:



Date: 11/29/22

November 30, 2022

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

Re: Upper Falls Road New Buildings - Design Narrative

The proposed buildings to be located on Upper Falls Road in Biddeford's Downtown Mill District are contemporary buildings that are designed to be respectful to the Historic Architectural character of the surrounding neighborhood.

10 Upper Falls Road is a six story building with first floor covered parking, a retail space, support spaces for the apartments above and 56 residential units on floors 2-6. The building is a contemporary design but includes materials and design elements that relate to the neighborhoods historic fabric. The first floor has a defined base which is a composite panel material with a color similar to the concrete frame of the historic mill building directly across Upper Falls Rd. The body of the building is a red brick veneer that also references the historic brick on 1 Upper Falls Road. The cap of the building is a dark composite panel with brings in a more contemporary design element but is simply detailed so that it does not compete with the more traditional materials below. The window pattern is that of punched openings with expressed contrasting color lintels in the brick facades which is a historic precedent in the neighborhood. The overall building massing is scaled by the used of these facade materials throughout he uses of facade breaks and stepping along the street.

20 Upper Falls Road is a five story building with first floor covered parking and 16 Residences above. This building is a bit more contemporary than its neighbor 10 Upper Falls Road, we feel this is appropriate as we get further down the street. The materials are similar to 10 Upper Falls Rd but used in a more contemporary manner, utilizing simple geometric forms. The window pattern is mostly punched openings but a bit larger in scale. The massing of

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com

500 Congress Street, Suite 2
Portland, Maine 04101

the building scales the facade and includes exterior decks that further break down the buildings mass.

26 Upper Falls Road is a four story building containing 11 townhouse Residences. The structure has a 3 story facade along the street and steps back at the fourth floor with a roof deck and penthouse behind. The materials incorporate tradition brick veneer at the first and parts of the second level, with a more contemporary composite siding on the upper levels. The facades have a mix of smaller and larger punched openings to bring variety to the elevations. The massing is varied with the 4th floor step back and the projecting decks at the street level second floor.

The design of the Upper Falls Road buildings are derived from the Vernacular Architecture that exists in the neighborhood, we have used color, texture, massing and rhythm as tools to scale the project and integrate it into the existing neighborhood fabric.

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

Sincerely,



Ryan Senatore, AIA LEED AP

Principal

207-747-5159

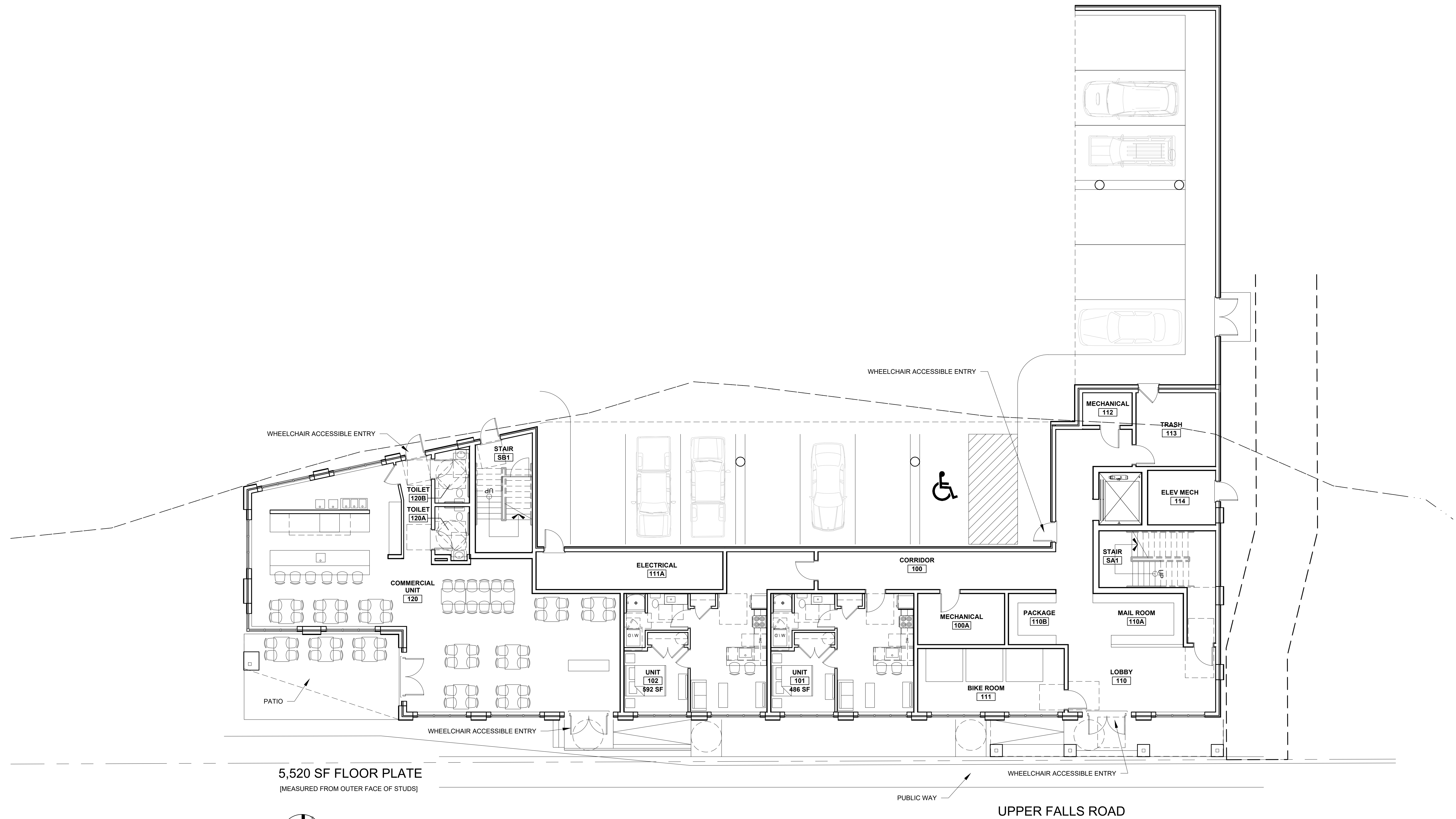
senatorearchitecture.com

ryan@senatorearchitecture.com

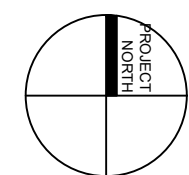
500 Congress Street, Suite 2
Portland, Maine 04101

BIDDEFORD, MAINE

NOVEMBER 30, 2022



5,520 SF FLOOR PLATE
[MEASURED FROM OUTER FACE OF STUDS]



0 4' 8' 16' 32'

1 10 UPPER FALLS ROAD - FIRST FLOOR PLAN
1/8" = 1'-0"

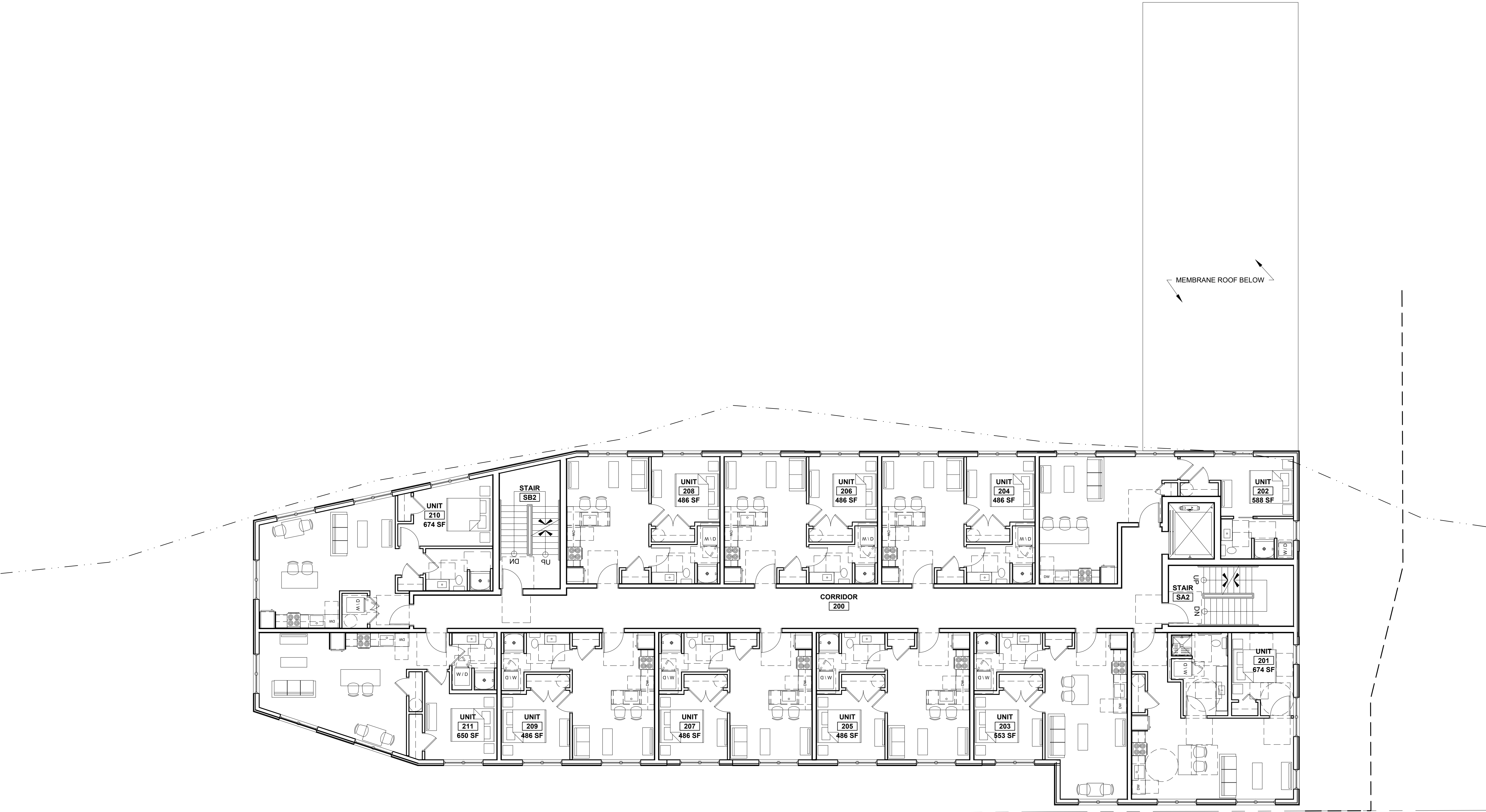
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Not for Construction

RYAN SENATORE **ARCHITECTURE**

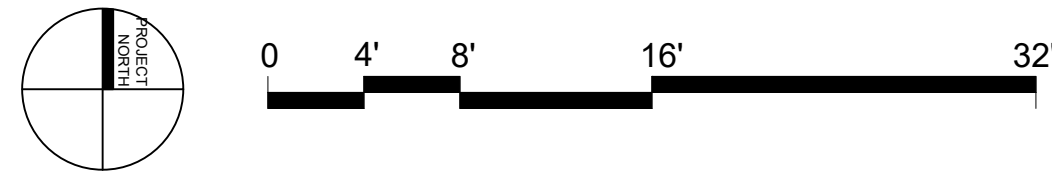
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



7,082 SF FLOORPLATE
(MEASURED FROM OUTER FACE OF STUDS)



1 10 UPPER FALLS ROAD - SECOND FLOOR PLAN
1/8" = 1'-0"

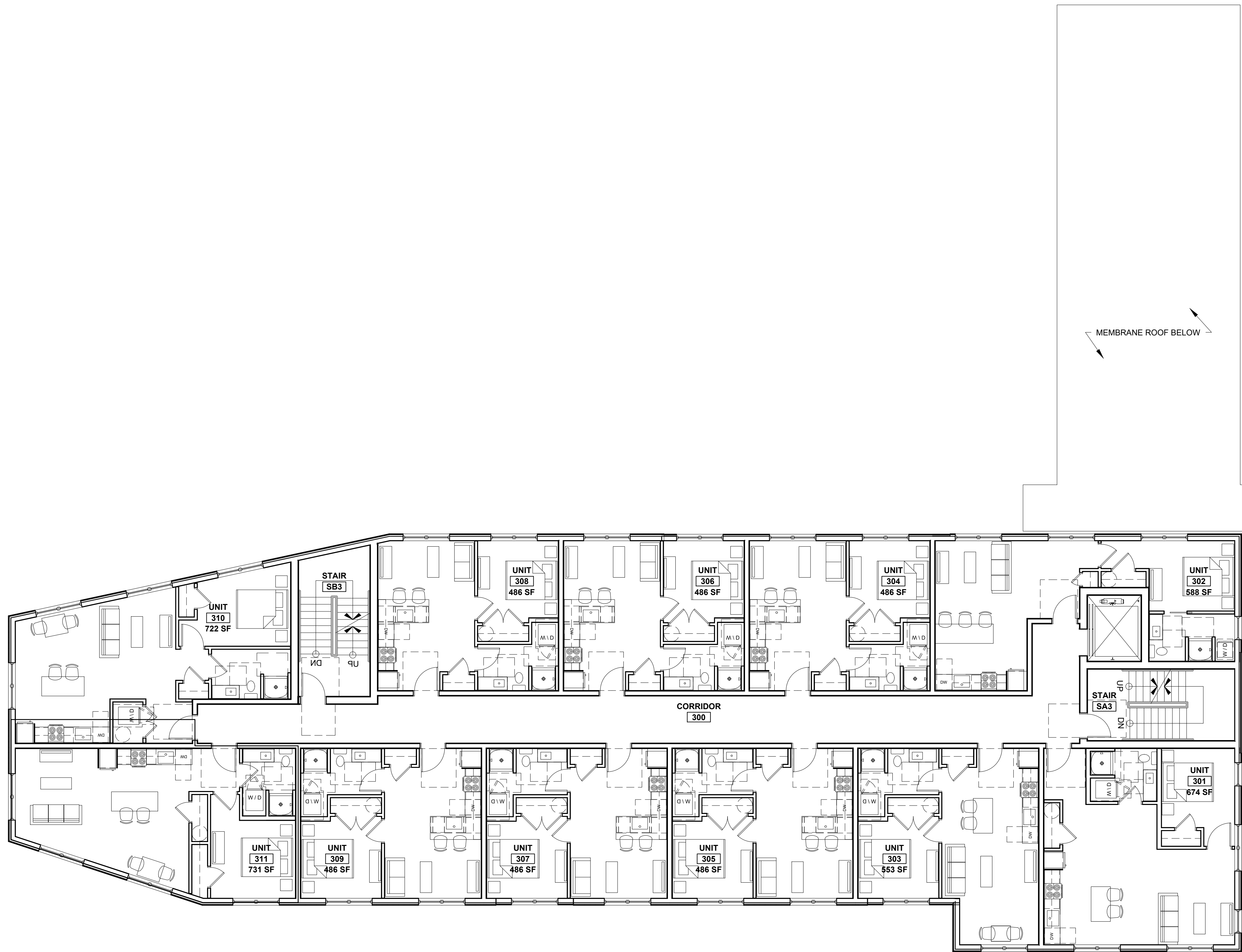
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RYAN SENATORE **ARCHITECTURE**

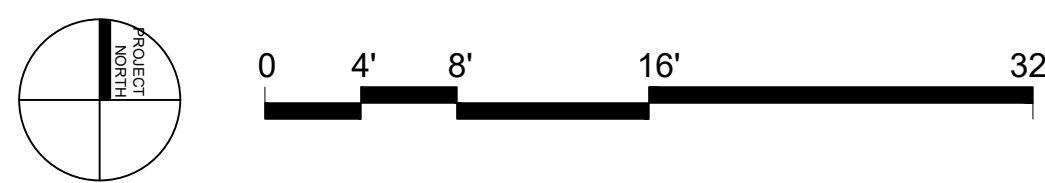
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



7,082 SF FLOORPLATE
[MEASURED FROM OUTER FACE OF STUDS]



1 10 UPPER FALLS WAY - THIRD FLOOR PLAN
1/8" = 1'-0"

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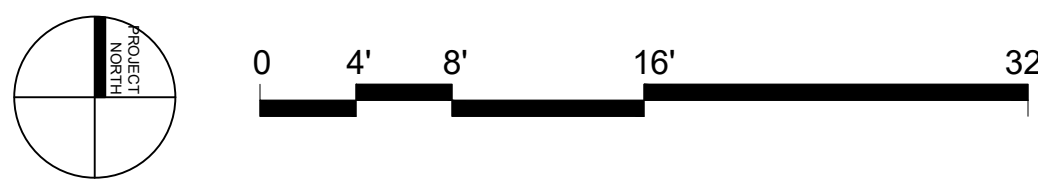
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



7,082 SF FLOORPLATE
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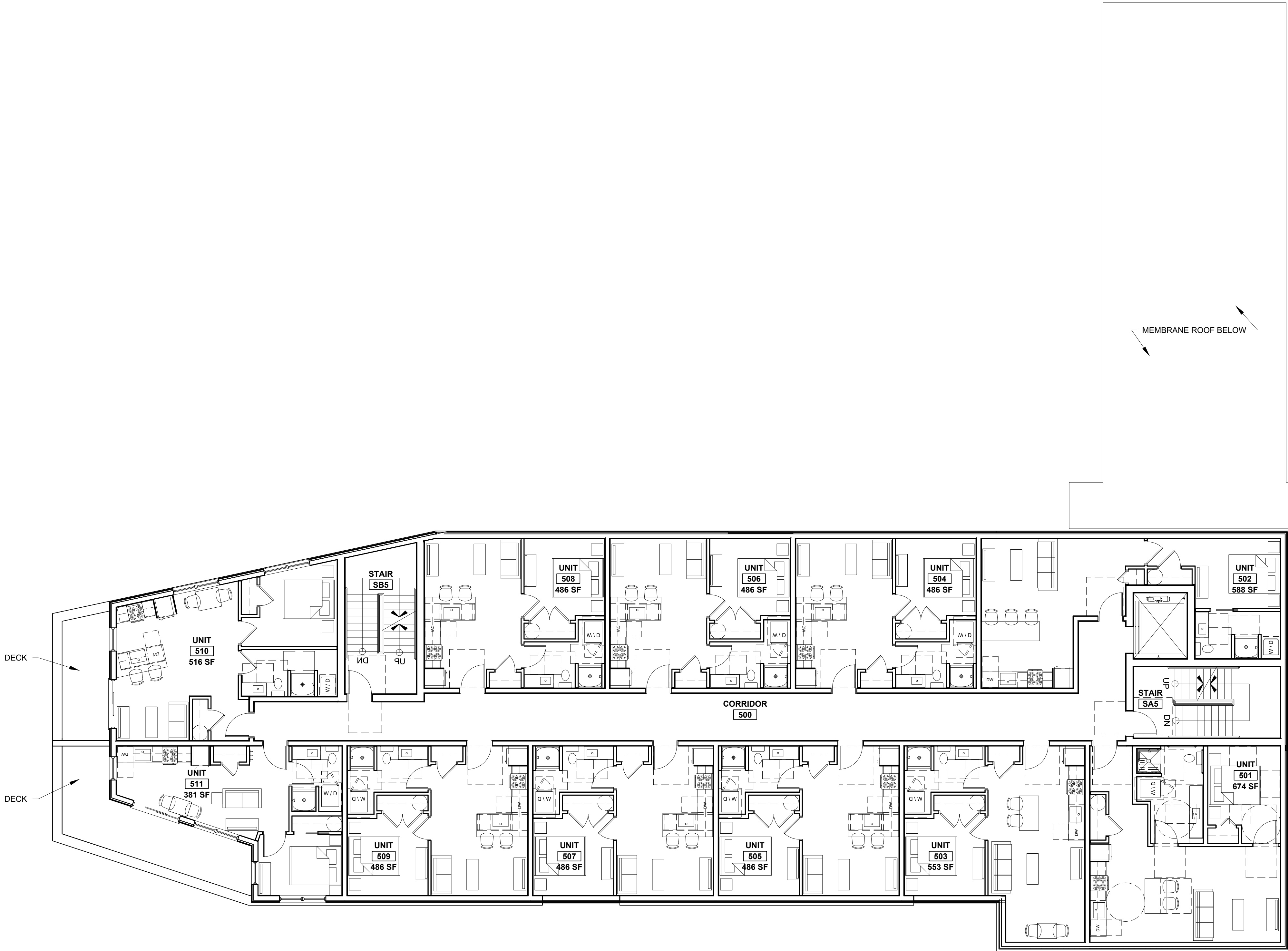
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1/8" = 1'-0"

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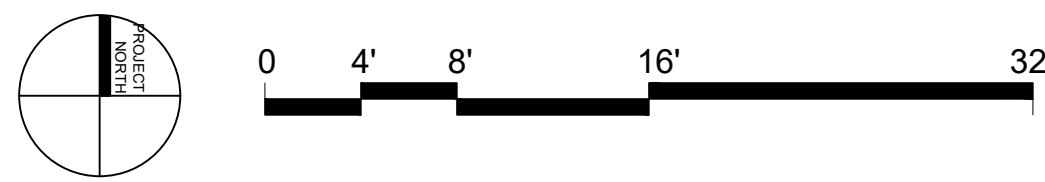
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



6,714 SF FLOORPLATE
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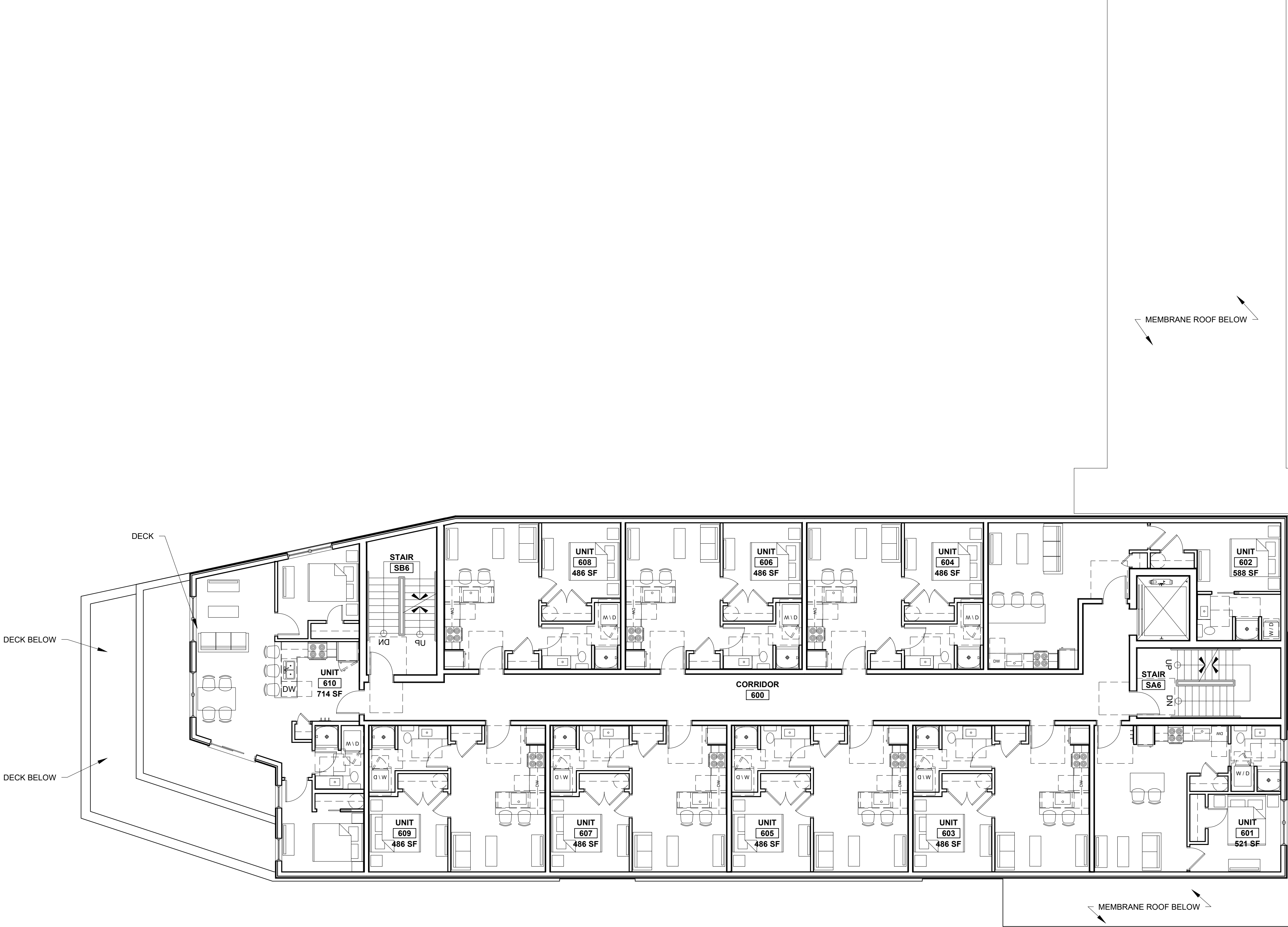
1 10 UPPER FALLS WAY - FIFTH FLOOR PLAN
1/8" = 1'-0"

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



6,197 SF FLOORPLATE
[MEASURED FROM OUTER FACE OF STUDS]

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 10 UPPER FALLS WAY - NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 10 UPPER FALLS WAY - EAST EXTERIOR ELEVATION
1/8" = 1'-0"

RYAN SENATORE ARCHITECTURE

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 10 UPPER FALLS WAY - SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 10 UPPER FALLS WAY - WEST EXTERIOR ELEVATION
1/8" = 1'-0"

RYAN SENATORE ARCHITECTURE

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 10 UPPER FALLS ROAD - VIEW LOOKING SOUTHEAST FROM NEW PARKING LOT
N.T.S.

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 10 UPPER FALLS ROAD - VIEW LOOKING NORTHEAST FROM UPPER FALLS ROAD
N.T.S.

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 10 UPPER FALLS WAY - VIEW LOOKING NORTHWEST FROM UPPER FALLS WAY
N.T.S.

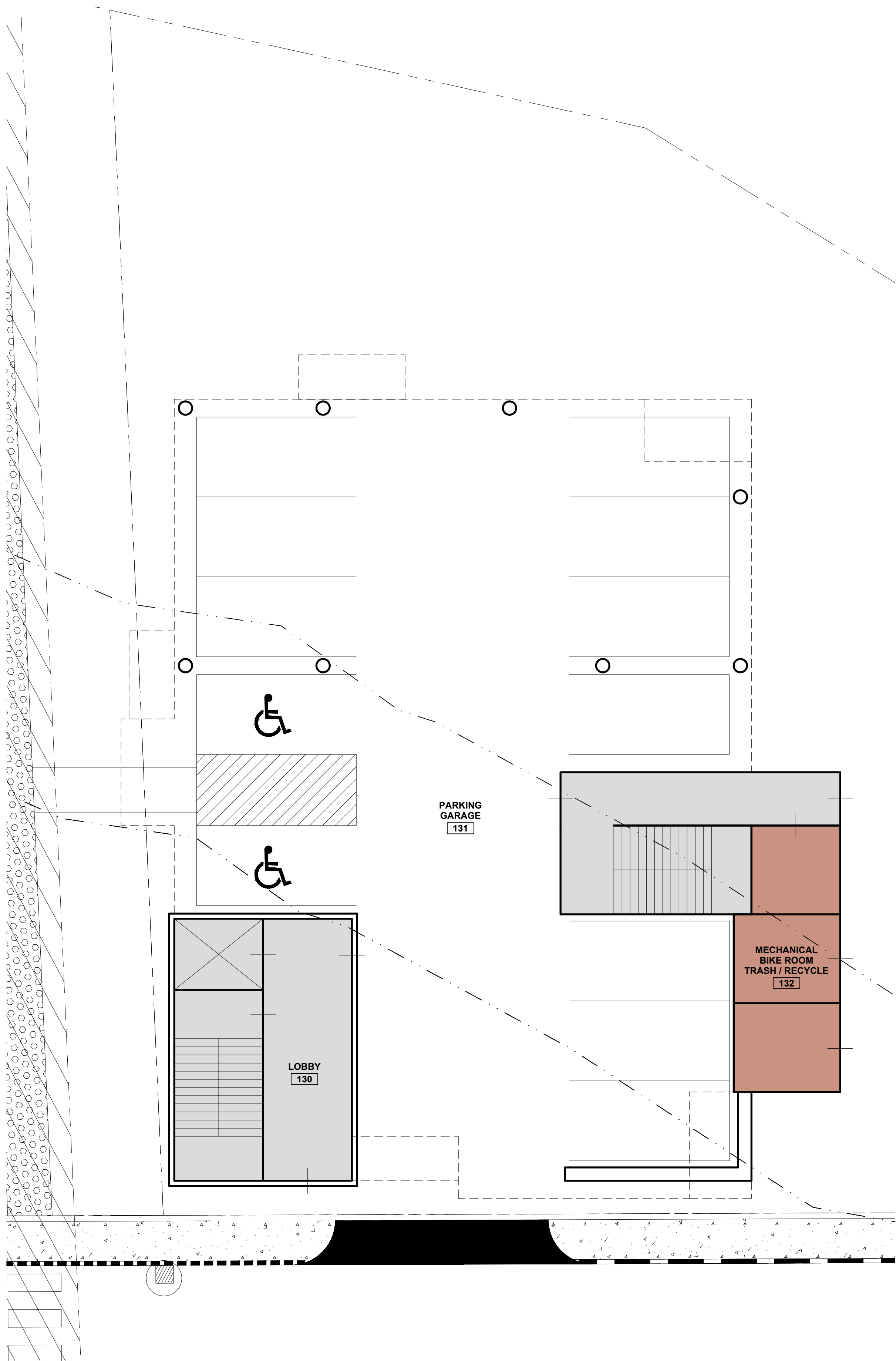
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RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



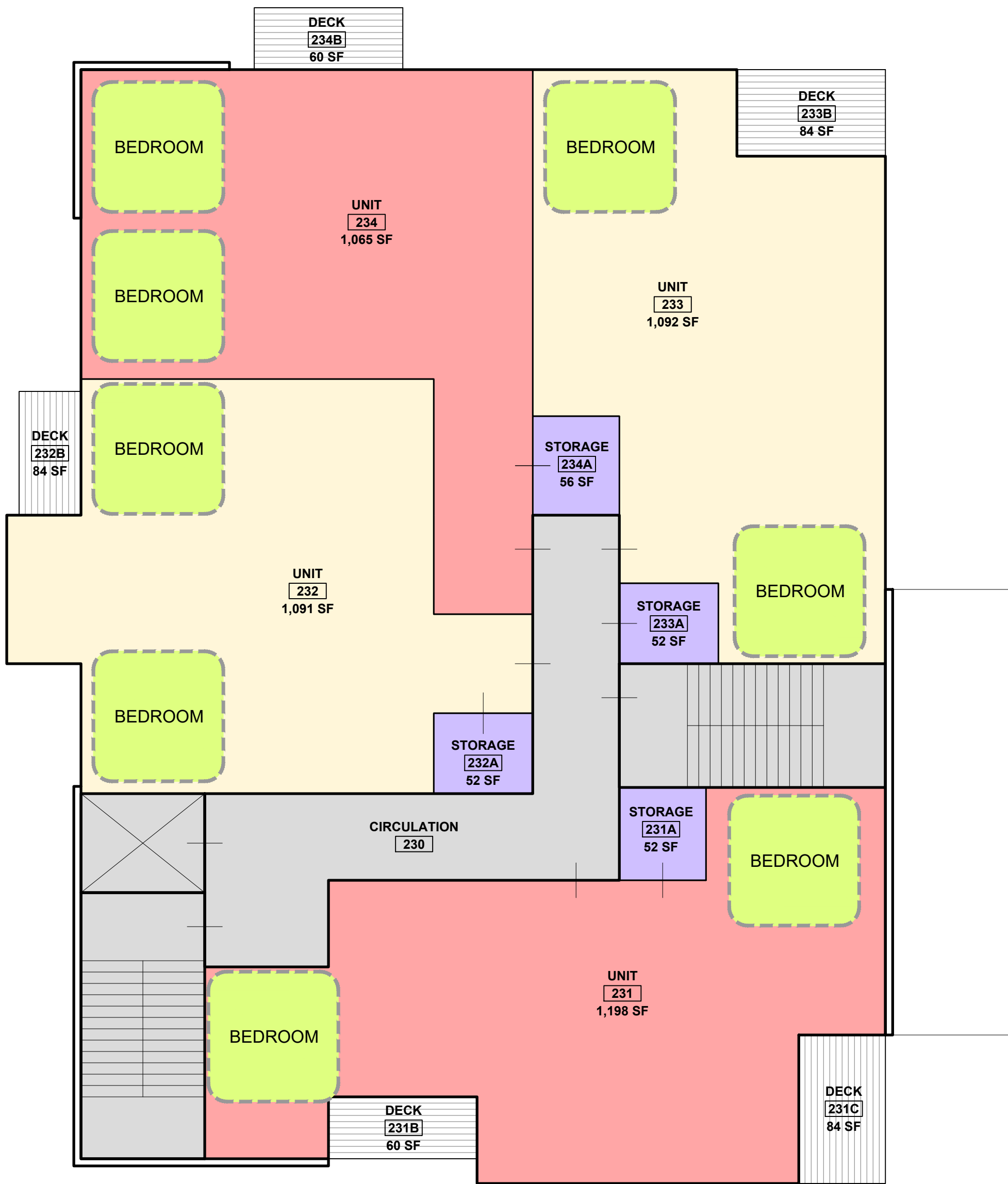
1 20 UPPER FALLS ROAD - FIRST FLOOR PLAN
1/8" = 1'-0"

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



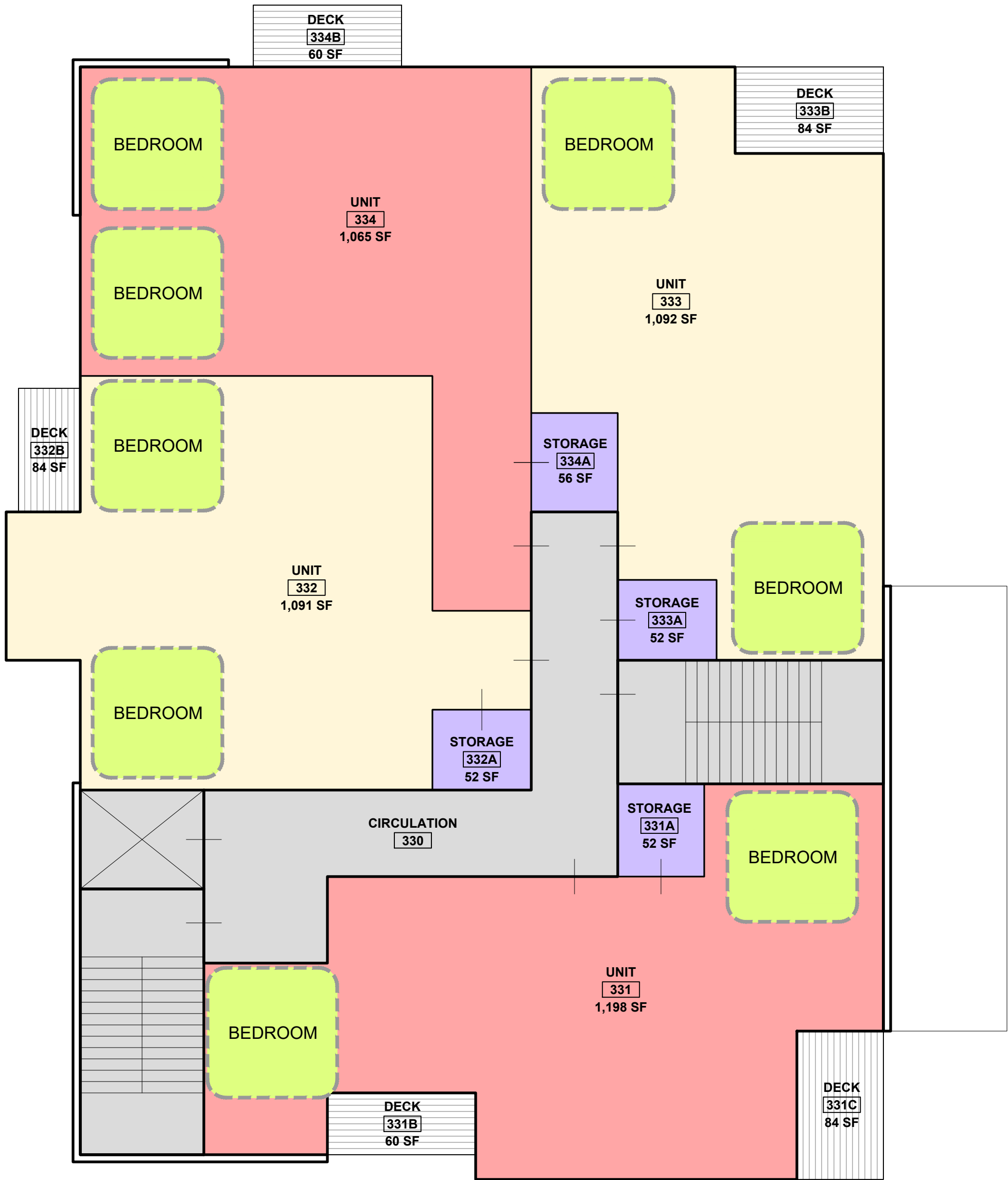
1 20 UPPER FALLS ROAD - SECOND FLOOR PLAN
1/8" = 1'-0"

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



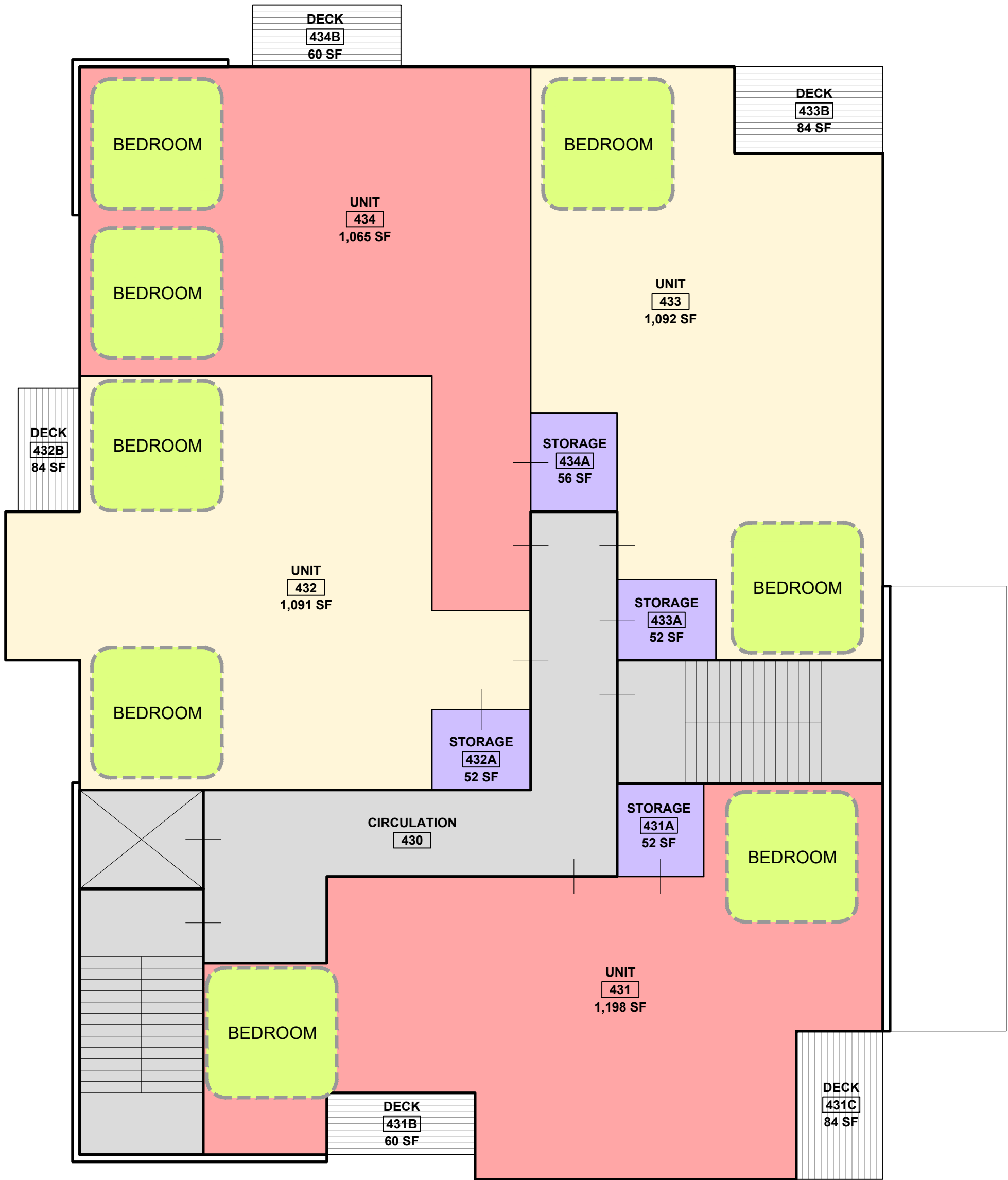
1 20 UPPER FALLS WAY - THIRD FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



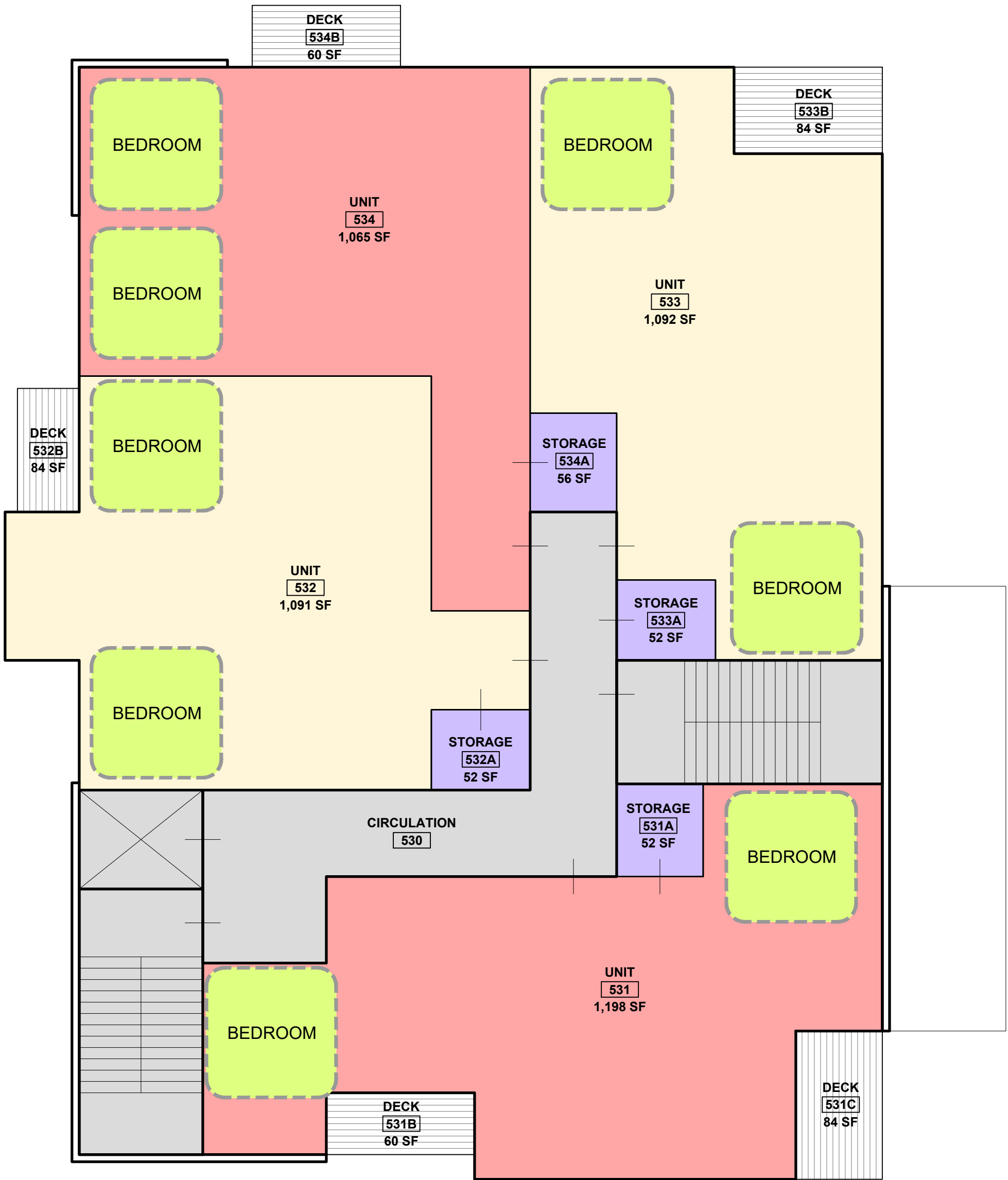
1 20 UPPER FALLS WAY - FOURTH FLOOR PLAN
1/8" = 1'-0"

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 20 UPPER FALLS WAY - FIFTH FLOOR PLAN
1/8" = 1'-0"

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022

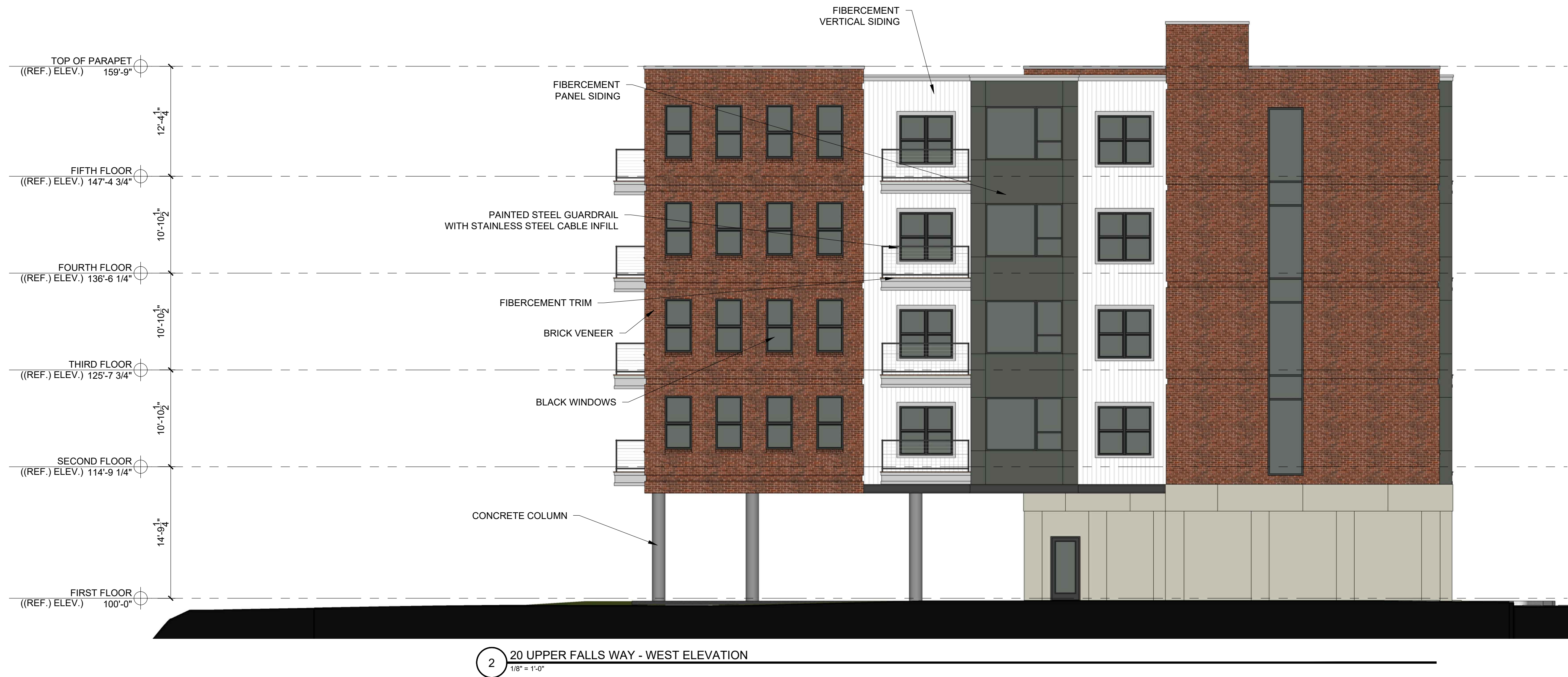


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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 20 UPPER FALLS ROAD - VIEW LOOKING SOUTHWEST
N.T.S.

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RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 20 UPPER FALLS ROAD - VIEW LOOKING NORTHEAST
N.T.S.

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RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 20 UPPER FALLS ROAD - VIEW LOOKING NORTHWEST
NTS

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



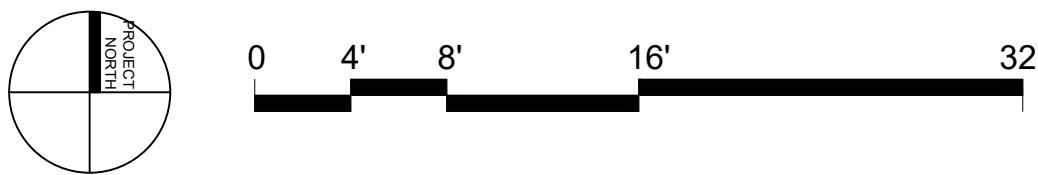
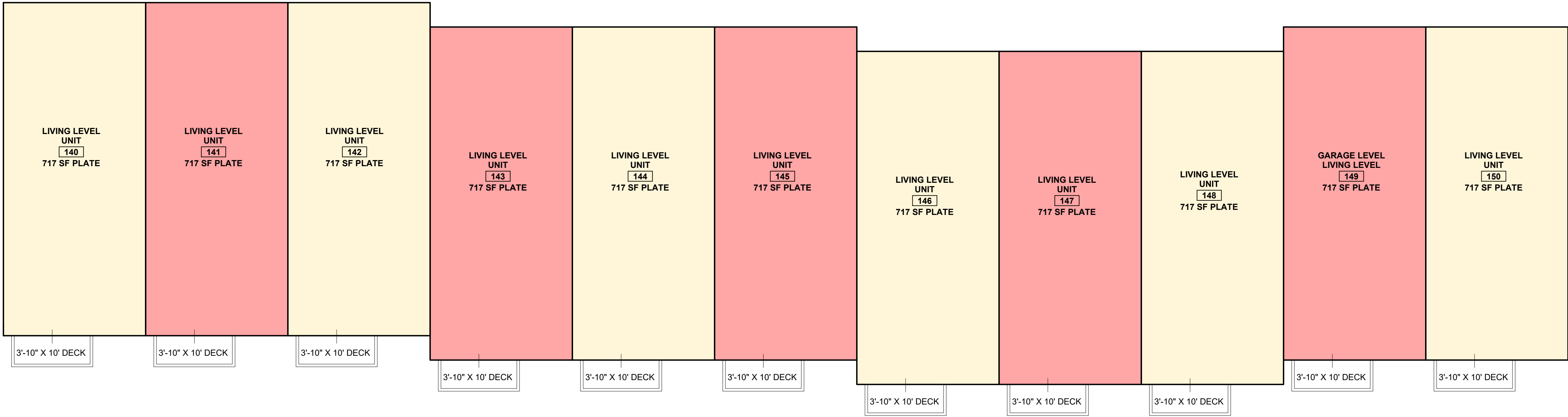
1 26 UPPER FALLS ROAD - FIRST FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



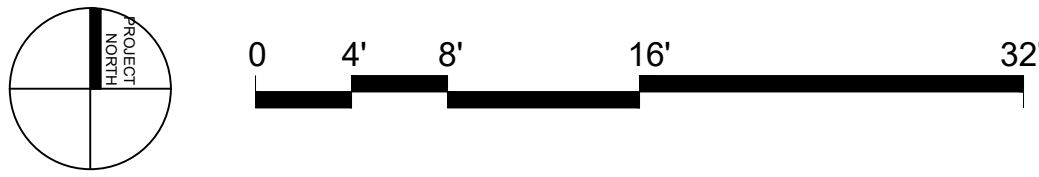
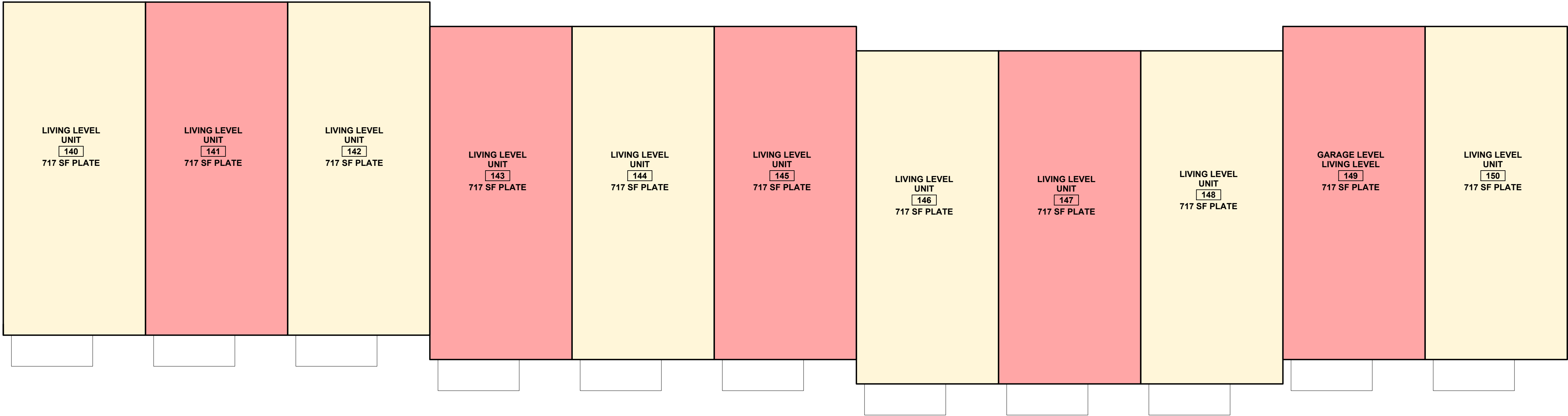
1 26 UPPER FALLS WAY - SECOND FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



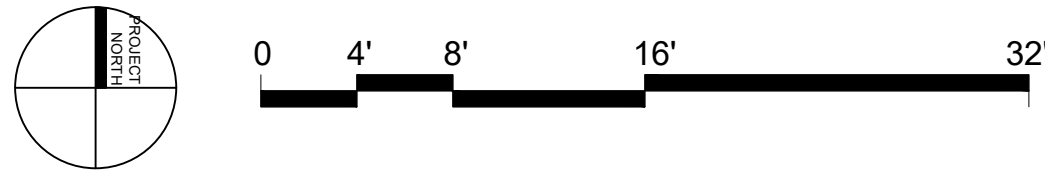
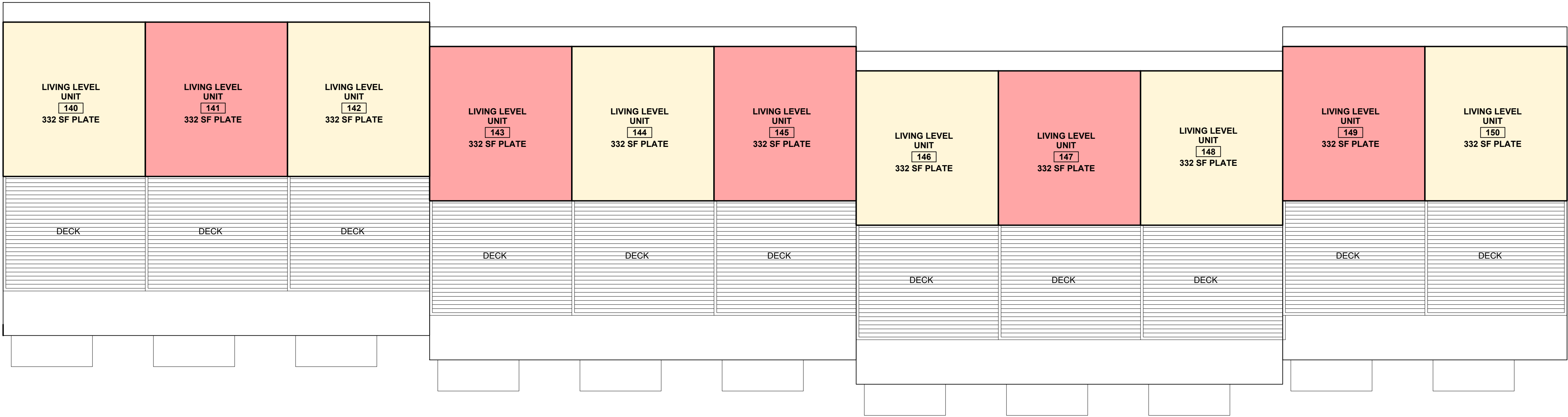
1 26 UPPER FALLS WAY - THIRD FLOOR PLAN
1/8" = 1'-0"

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UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



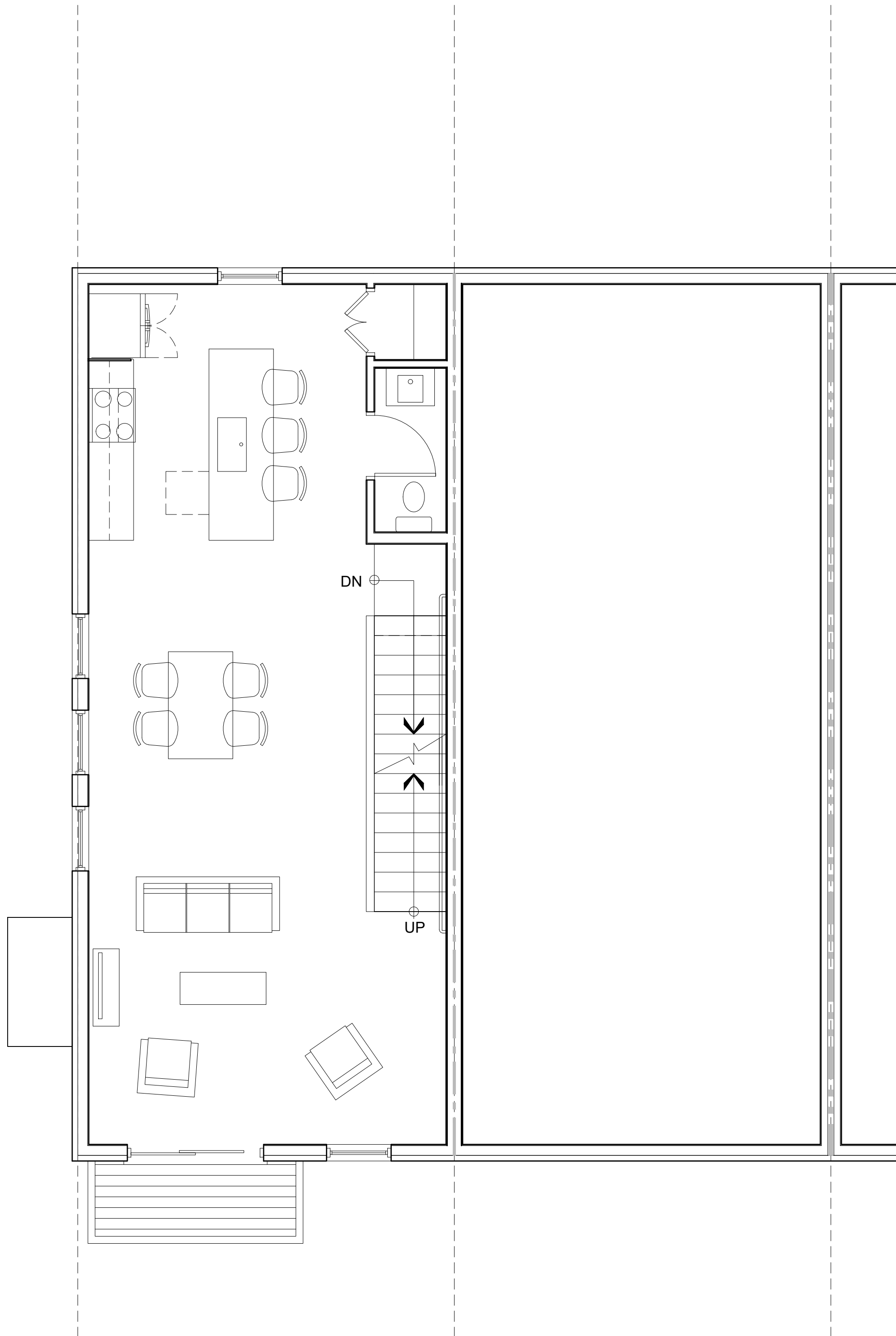
1 26 UPPER FALLS WAY - FOURTH FLOOR PLAN
1/8" = 1'-0"

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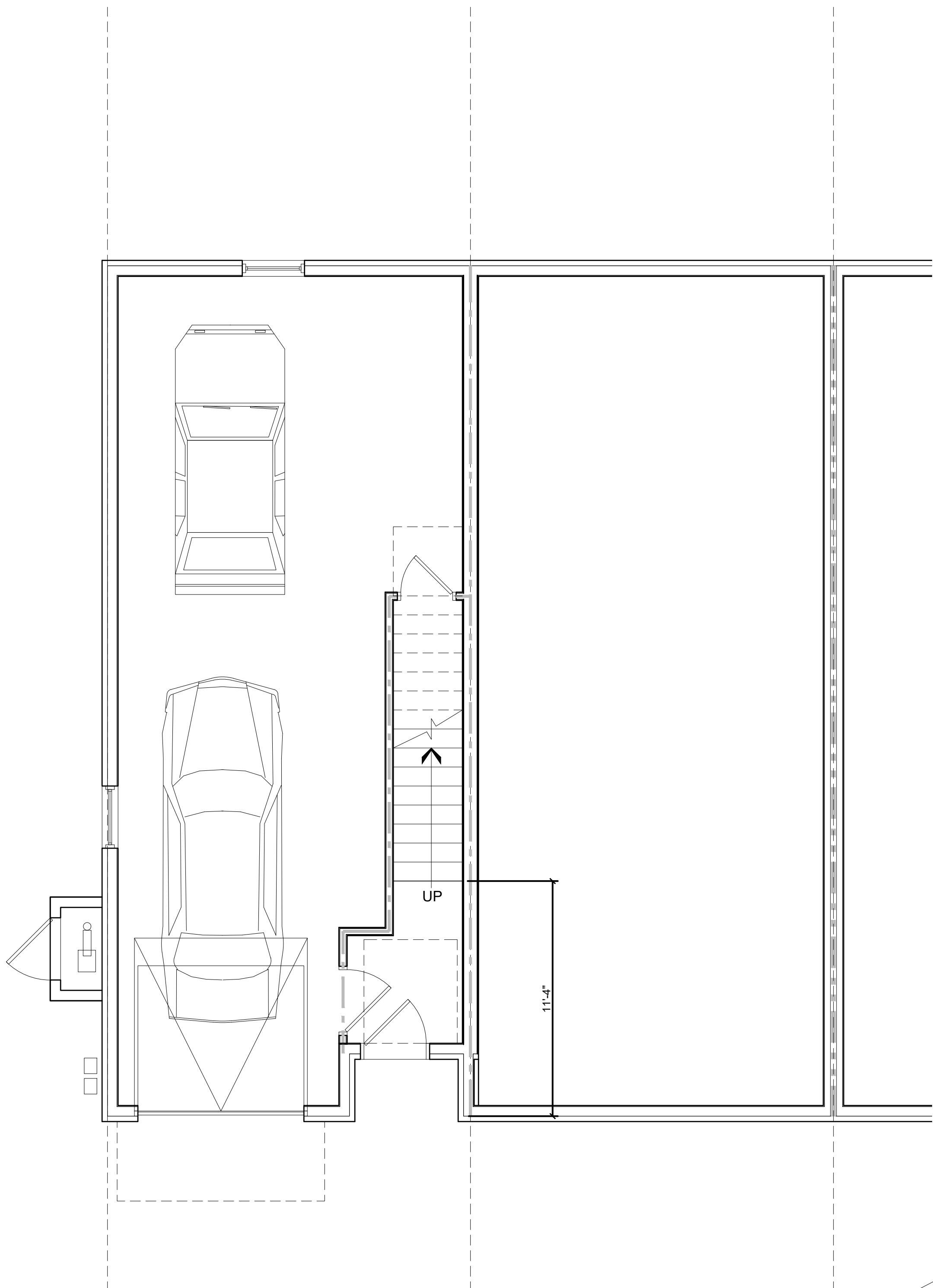
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



2 26 UPPER FALLS WAY - SECOND FLOOR PLAN
1/4" = 1'-0"



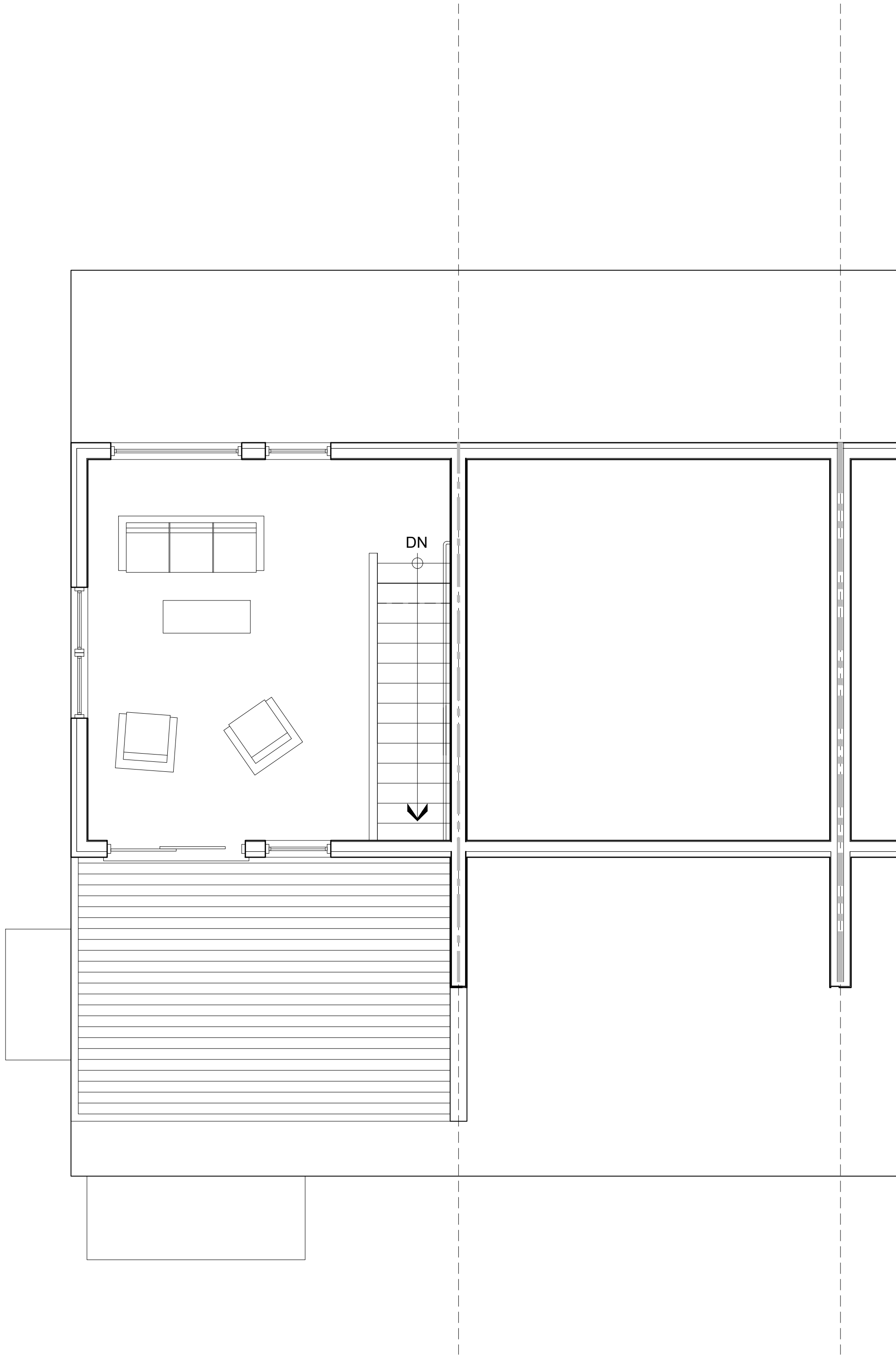
1 26 UPPER FALLS WAY - FIRST FLOOR PLAN
1/4" = 1'-0"

PROGRESS PRINT ONLY
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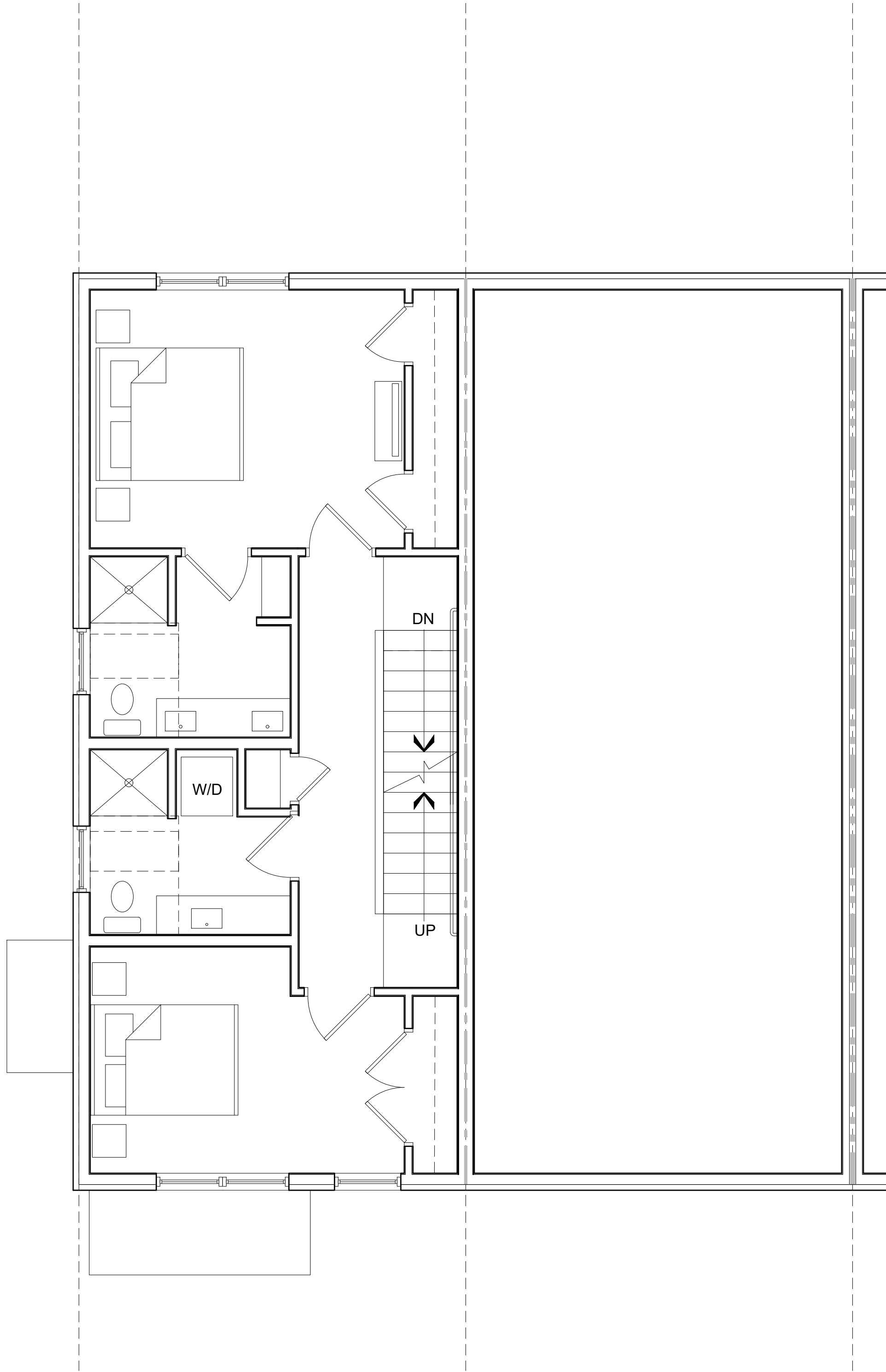
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



2 26 UPPER FALLS WAY - FOURTH FLOOR PLAN
1/4" = 1'-0"

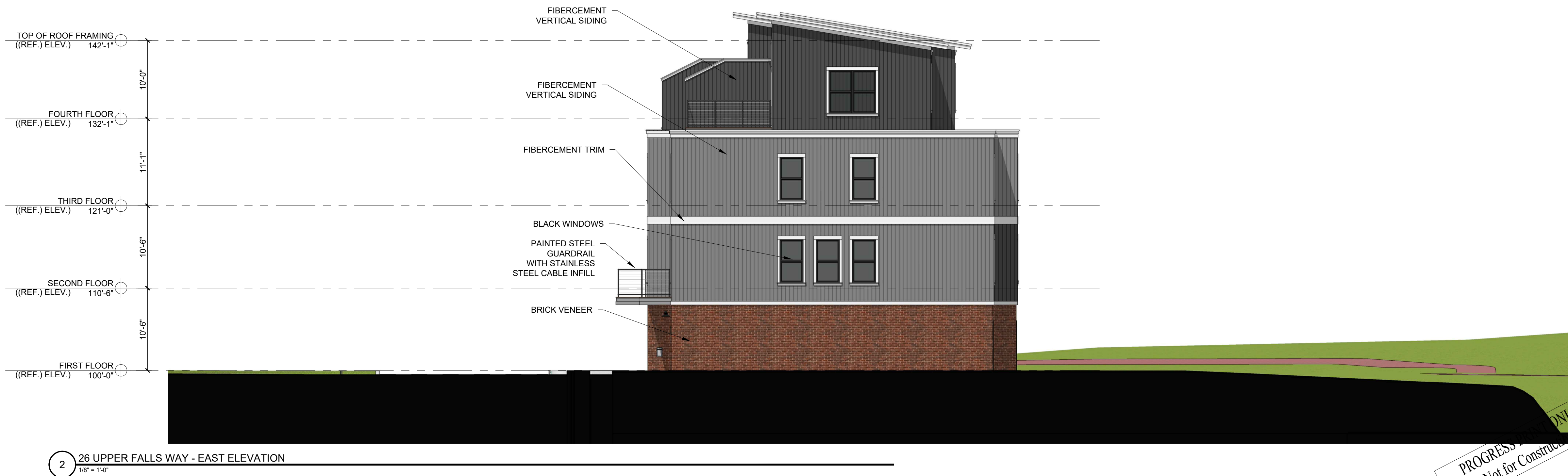


1 26 UPPER FALLS WAY - THIRD FLOOR PLAN
1/4" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT
BIDDEFORD, MAINE

NOVEMBER 30, 2022

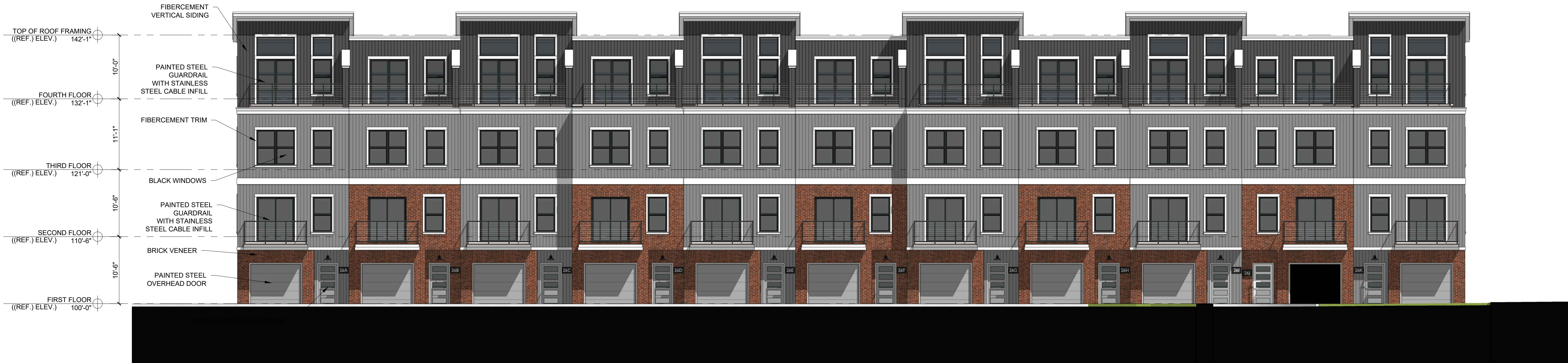


PROGRESS ONLY
Not for Construction

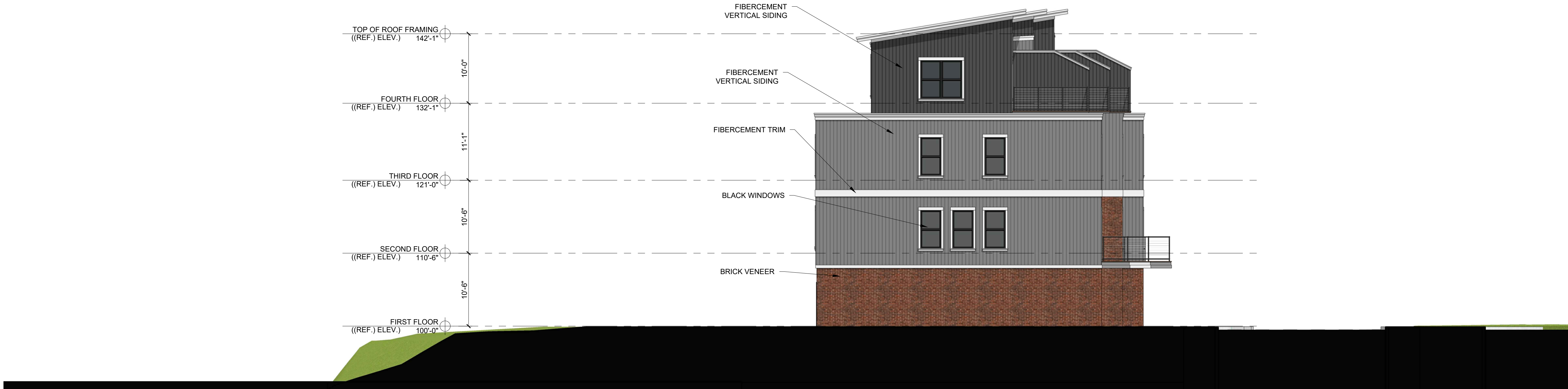
UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 26 UPPER FALLS WAY - SOUTH ELEVATION
1/8" = 1'-0"



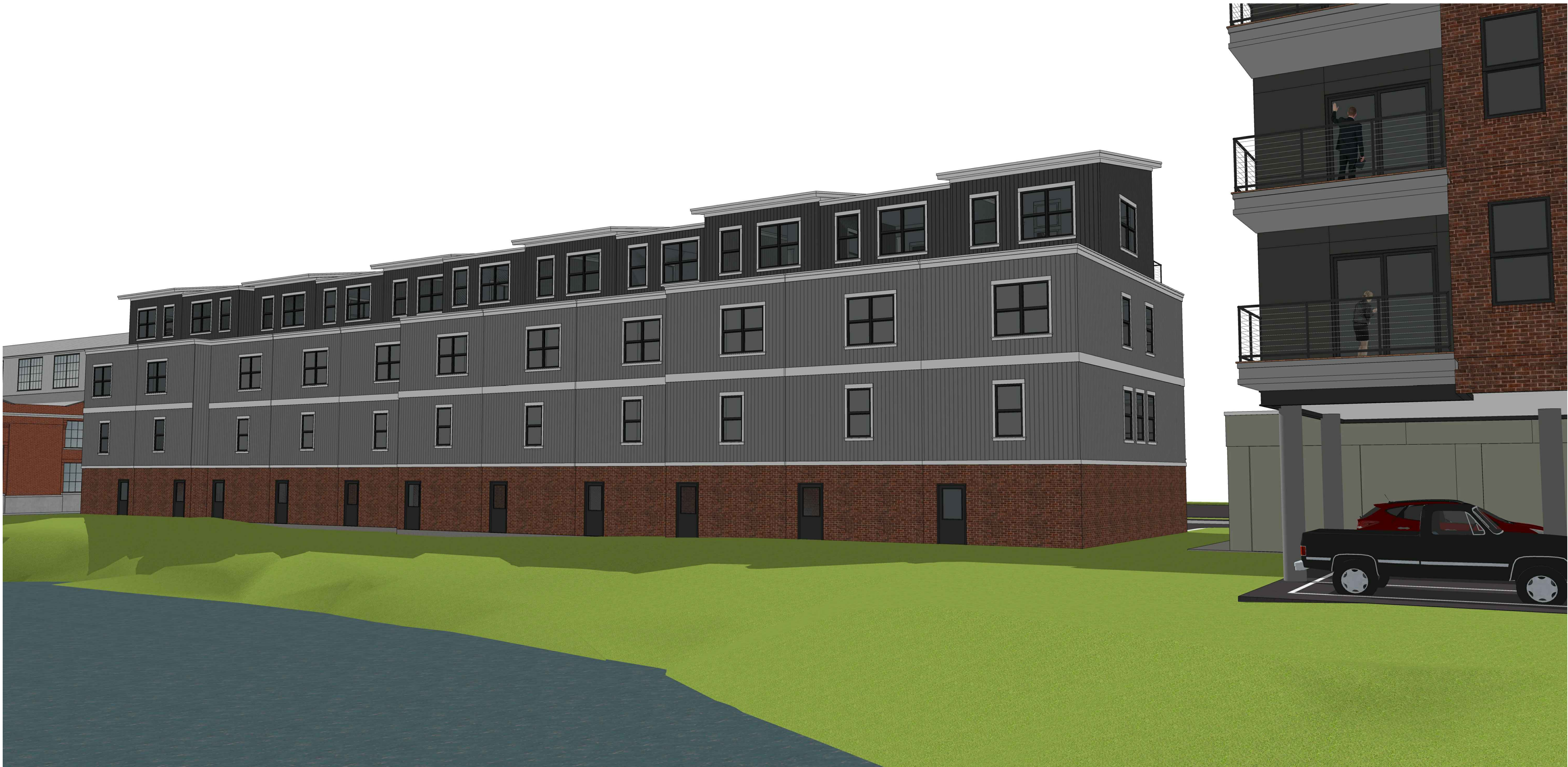
2 26 UPPER FALLS WAY - WEST ELEVATION
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 26 UPPER FALLS ROAD - VIEW LOOKING SOUTHEAST
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 26 UPPER FALLS ROAD - VIEW LOOKING NORTHEAST
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 26 UPPER FALLS ROAD - VIEW LOOKING NORTHWEST
N.T.S.

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



HISTORIC



EXISTING



PROPOSED

1 30 UPPER FALLS WAY - VIEW LOOKING NORTHWEST FROM END OF UPPER FALLS WAY



2 30 UPPER FALLS WAY - AERIAL VIEW LOOKING NORTH

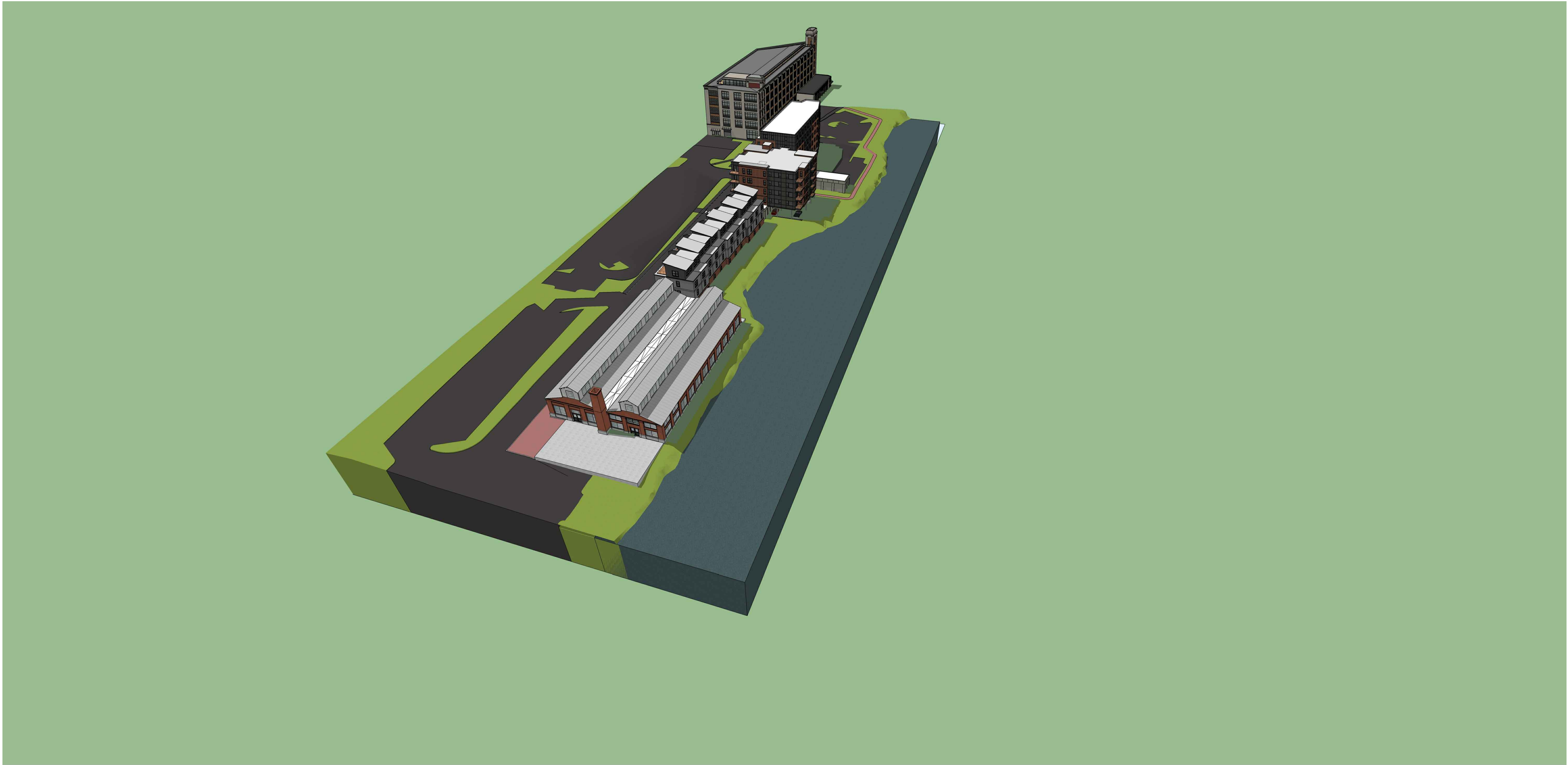
PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 30 UPPER FALLS WAY - AERIAL VIEW LOOKING WEST

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 30 UPPER FALLS WAY - AERIAL VIEW LOOKING WEST

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



1 30 UPPER FALLS ROAD - VIEW LOOKING EAST ALONG UPPER FALLS ROAD

PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



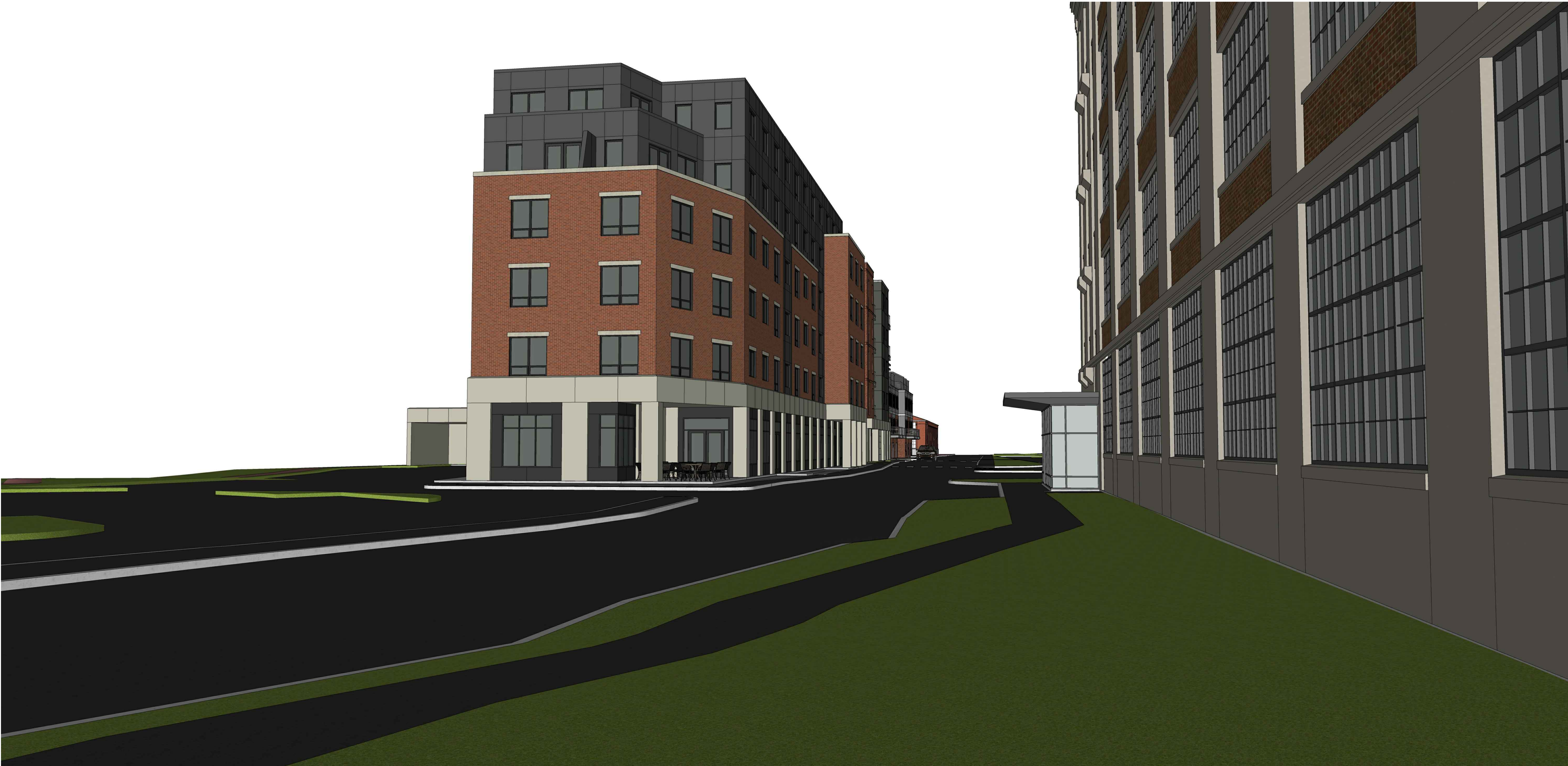
1 30 UPPER FALLS ROAD - VIEW LOOKING NORTHWEST FROM END OF UPPER FALLS ROAD

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



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

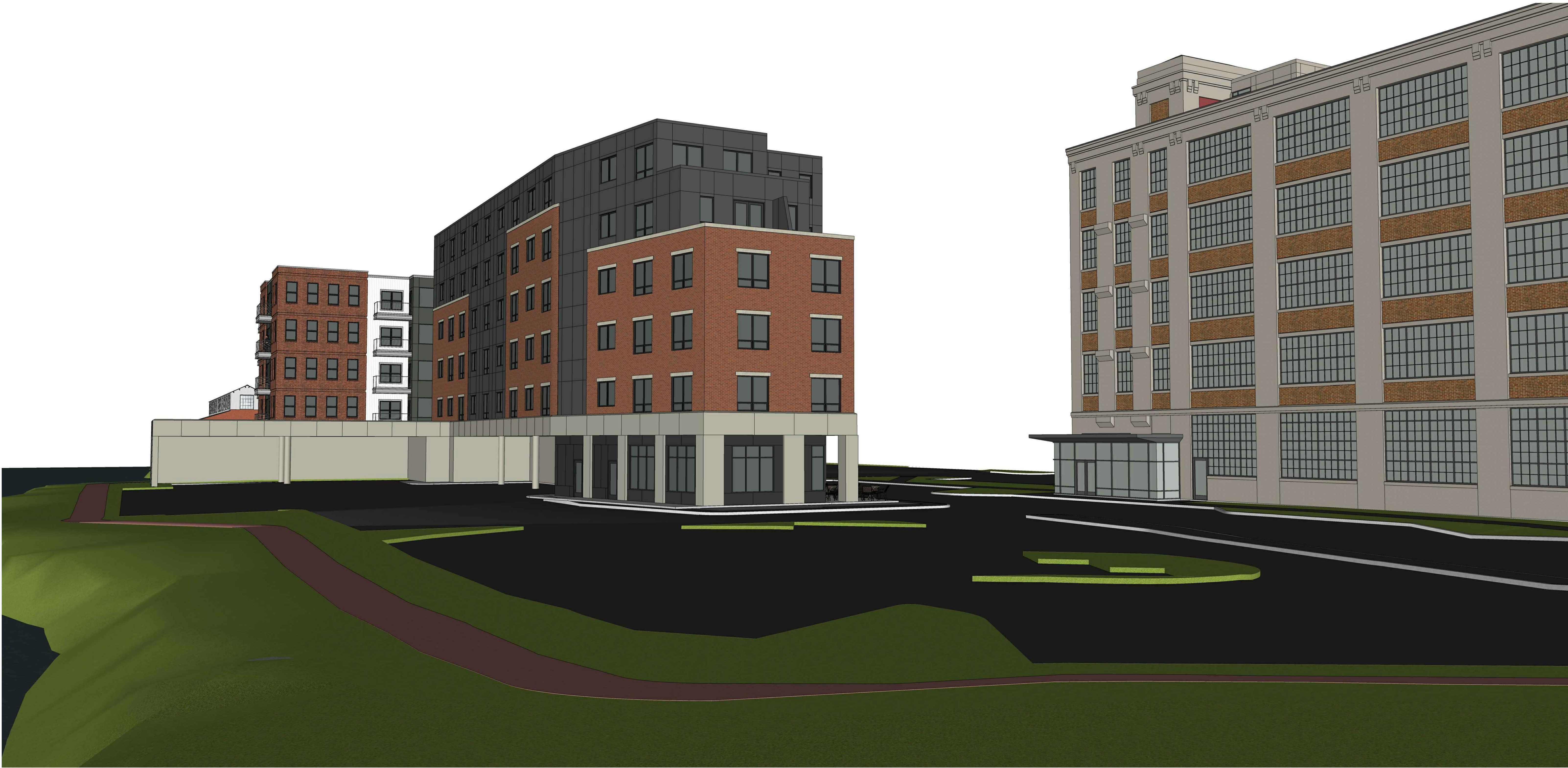
PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE ARCHITECTURE

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



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

NOVEMBER 30, 2022



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

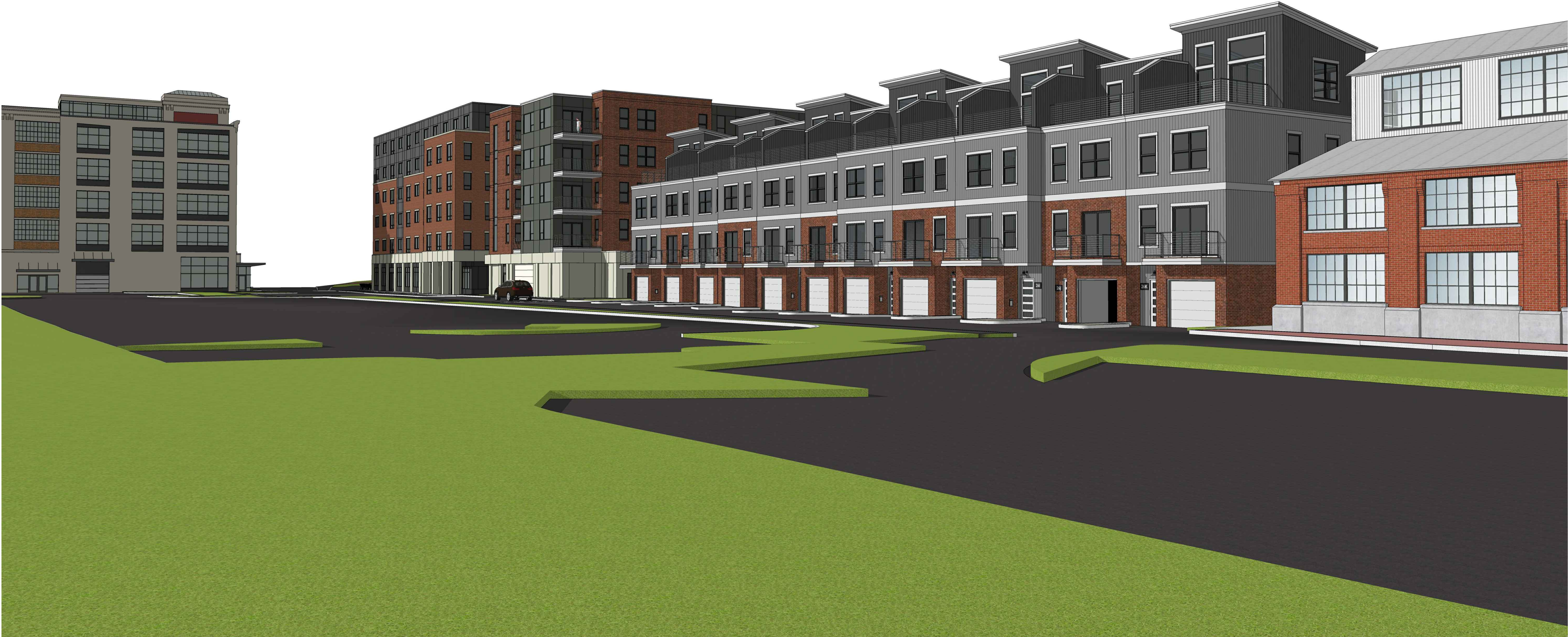
PROGRESS PRINT ONLY
Not for Construction

RYAN SENATORE **ARCHITECTURE**

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



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

PROGRESS PRINT ONLY
Not for Construction

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



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

NOVEMBER 30, 2022



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

NOVEMBER 30, 2022



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

UPPER FALLS ROAD REDEVELOPMENT

BIDDEFORD, MAINE

NOVEMBER 30, 2022



BLACK PVC WINDOWS



STOREFRONT DOORS



FIBERCEMENT VERTICAL SIDING



FIBERCEMENT PANEL SIDING



GROUND FACE CMU BASE

TRENDSTONE

COLOR OPTIONS

Whites

Selected Color: Ramapo White



GROUND FACE CMU BASE

TRENDSTONE

COLOR OPTIONS

Blacks

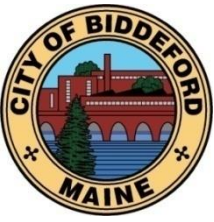
Selected Color: Shadow Gray



BRICK VENEER

RYAN SENATORE ARCHITECTURE

PROGRESS PRINT ONLY
Not for Construction



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2023.01

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 January 11, 2023, 4 PM

RE: **Item 5.1: 2023.01 HPC Review** Bush Watson to redevelop parcels on Upper Falls Road (formerly Gooch Street), Tax Map 40, Lots 55, 55-3, and 56-1, in the MSRD-3 Zone.

1. INTRODUCTION

New construction along Upper Falls Road (formerly Gooch Street) will augment the renovation of the Saco Lowell Building, providing an additional 83 residential units in the Mill District. In "... color, texture, massing, and rhythm..." the new buildings will "be respectful to the Historic Architectural character of the surrounding neighborhood," according to the design narrative provided by the project architect.

New construction must be preceded by the removal of existing structures.

It is important to note with regard to the demolition phase of the project described here that 1 Upper Falls Road and 30 Upper Falls Road (formerly 1 and 30 Gooch Street) have been nominated to the National Register of Historic Places by the owner, and the National Park Service entered these structures into the National Register on December 13, 2022. These structures are now a part of the Biddeford Saco Mills Historic District. The site of the new construction described here, where demolition will take place, remains outside the historic district.

2. PROJECT DATA/INFORMATION

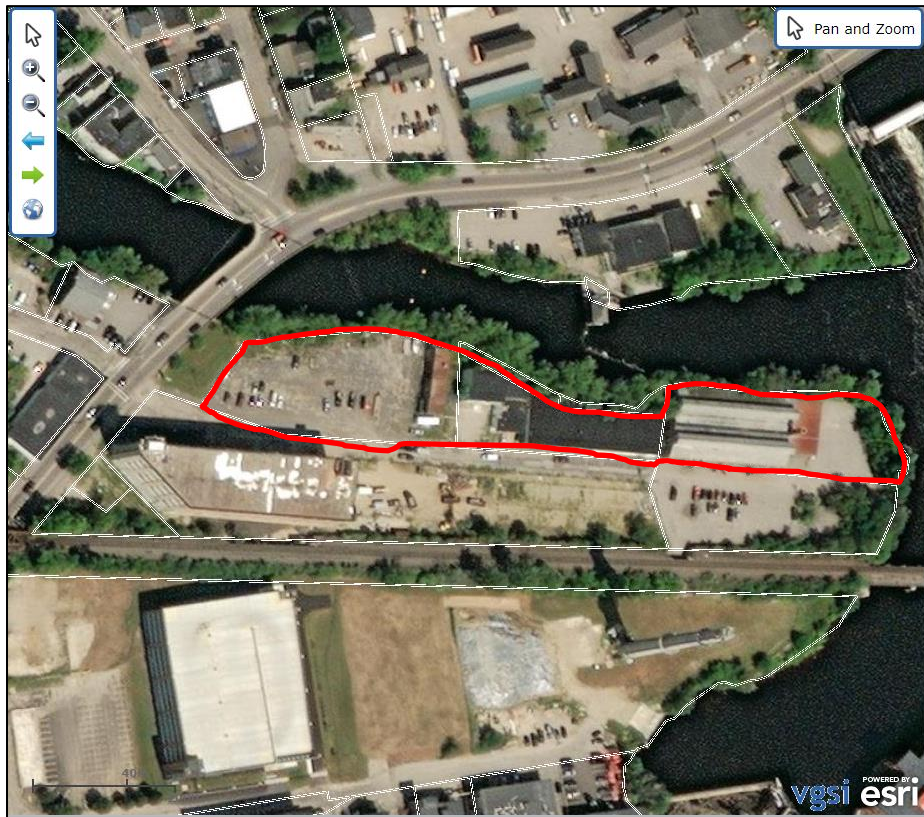
	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	John Laliberte Bush Watson 188 State Street Portland ME 04101 John@bushwatson.com
2.	Owner of Property:	Same as Above
3.	Contractor/Developer:	-
6.	Project Agent/Architect:	Ryan Senatore Architecture
5.	Project Location:	10, 20, 26 Upper Falls Road
6.	Project Tax Map #/Lot #:	Tax Map 40, Lot 55, 55-3, 56-1
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford Historic District
9.	Contributing/Non-contributing:	N/A
10.	Existing Use:	N/A
11.	Proposed Use:	Residential
12.	Proposed Project:	New construction
13.	Approvals Required:	Certificate of Appropriateness
14.	Uses in the Vicinity:	Residential/Commercial/Mixed Use
15.	Other Permits Obtained:	None
16.	Historic Preservation Commission Review History:	1 abutter notice was sent out on January 4, 2023.

3. EXISTING CONDITIONS

Upper Falls Road (formerly Gooch Street) is a former industrial area bounding the north side of the railroad tracks off Elm Street. It is currently anchored by the Saco Lowell Building, vacant for 60 years, but now undergoing renovation. Occupancy is anticipated beginning March 2023. This building, renamed the Lofts on the Levee, will establish design intent for the proposed new construction.

As late as 2021, two buildings on the left side of the street (20 Upper Falls Road and 30 Upper Falls Road) were home to Precision Screw Machine Products. A third building on the left (10 Upper Falls Road) is a vacant auto repair type building.

Aerial view of the area. Parcels in question are outlined in red.



Source: "1 Gooch Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4903>
Accessed December 20, 2022.

Below is a now-dated image of Upper Falls Road as seen from Elm Street. The Saco Lowell Building (now known as "Lofts on the Levee"), at right, has inspired the design of new buildings.



Source: "2 Upper Falls Road, Biddeford Maine." 43.50° N 70.46° W. Google Earth Street View.
Imagery Date: June 2019. Accessed: December 20, 2022.

The former Saco Lowell building in an artist's conception of the completed renovation:



Two existing buildings on the north (left) side of the street will be demolished to accommodate new development. At 10 Upper Falls Road, a 1965 garage-type building with a shed roof;



Source: "14 Upper Falls Road, Biddeford Maine." 43.50° N 70.45° W. Google Earth Street View. Imagery Date: August 2011. Accessed: December 20, 2022.

At 20 Upper Falls Road, a 1930 light industrial type building:



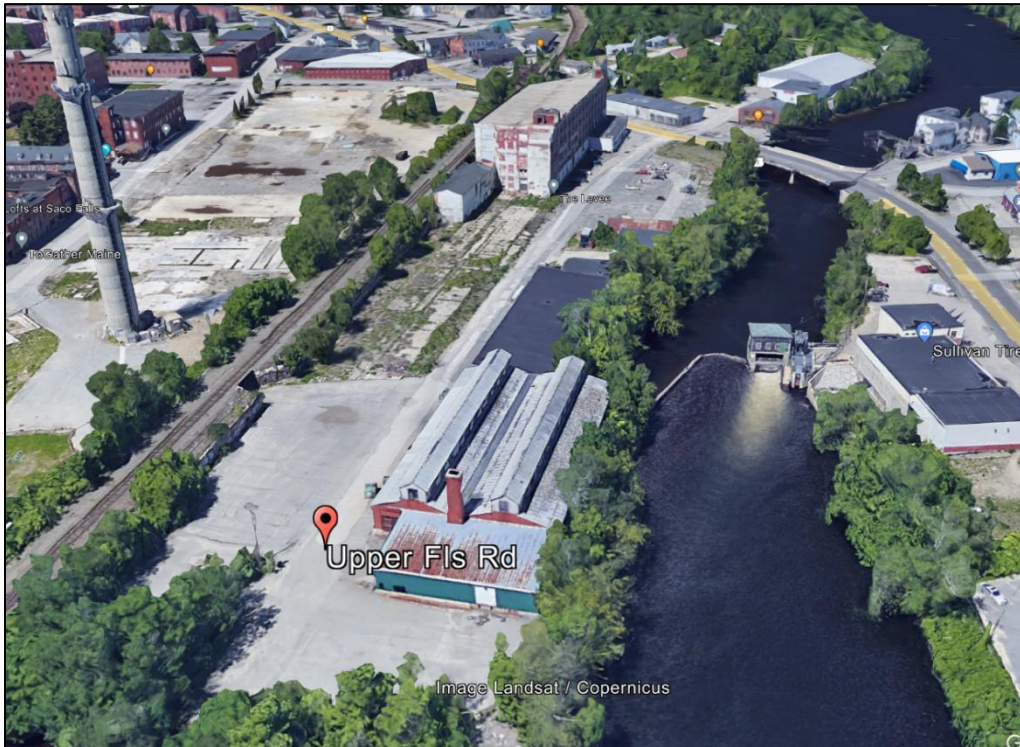
Source: "14 Upper Falls Road, Biddeford Maine." 43.50° N 70.45° W. Google Earth Street View. Imagery Date: August 2011. Accessed: December 20, 2022.

30 Upper Falls Road is located at the end of the street. It is a brick building formerly used as a manufacturing facility and will remain. But a shed-type addition (seen in green in the image below) will be removed.



Source: "98 Upper Falls Road, Biddeford Maine." 43.50° N 70.45° W. Google Earth Street View. Imagery Date: August 2011. Accessed: December 20, 2022.

The site as seen from the east:



Source: "Gooch Street, Biddeford, Maine." Google Earth Pro. 43°29'50.46" N 70°27'09.67" W Elev. 46 ft. Eye Alt. 371 ft. Image date Oct 2021. Accessed Dec 20, 2022.

4. PROJECT PROPOSAL

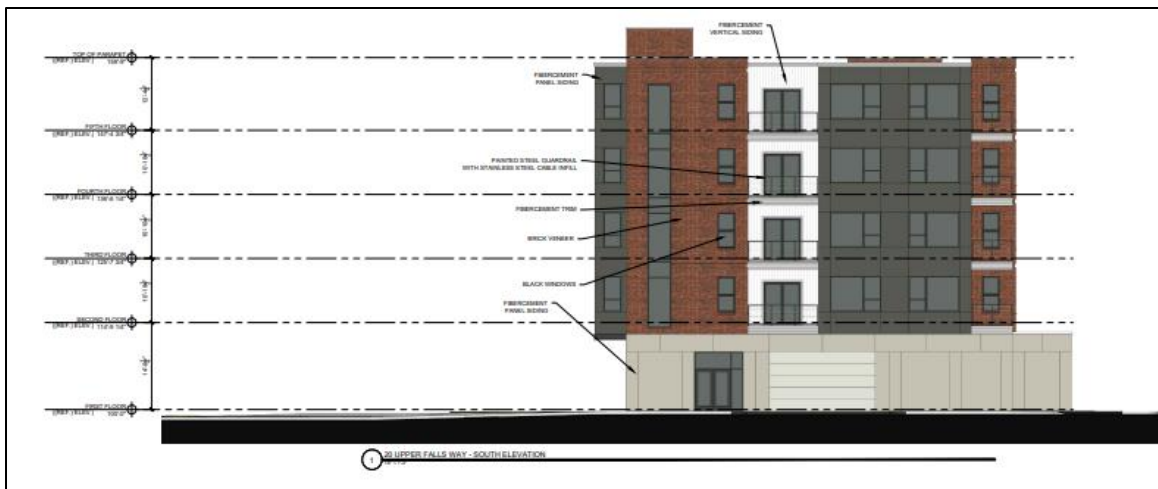
The proposal here is to redevelop this area into mixed uses. Construction will take place on the north side of Upper Falls Road, nearer the Saco River.



A. 10 Upper Falls Road is proposed as a six story building with commercial and parking space on the ground level with residential units above. It is of contemporary design that is reflective of the Saco Lowell Building. Elevation shown here is as seen from the street. See Agenda packet for details:



B. 20 Upper Falls Road is a five story building with covered parking at the ground level and 16 residential units above. In form and materiality, it is a bit more contemporary in design than the building outlined above:



C. 26 Upper Falls Road is a four story structure comprising 11 townhouse residential units.



D. The building at 30 Upper Falls Road will be restored to more closely resemble the building as it appeared historically, with the shed addition removed, and the monitor roof returned to its original appearance:



5. PUBLIC COMMENT

The notice was posted on the city website on January 4, 2023. One abutter notice was sent, on January 4, 2023.

As of January 4, 2023, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance), Section 11 (**Evaluation standards for certificate of appropriateness**) and Section 14 (**Demolition**).

Section 14

Demolition

A. An historic landmark, or any building or structure identified as contributing, shall not be demolished or removed and a certificate of appropriateness to do so shall not be issued unless one of the following conditions is met:

1. The building or structure has been identified by the Historic Preservation Commission as noncontributing or incompatible with the MSRD District in which it is located; or

[Amended 8-3-2021 by Ord. No. 2021.72]

2. The property owner can demonstrate to the Commission that it cannot be renovated or reconstructed so as to earn an economic return on its value in its present location as determined by a qualified real estate appraiser; or

3. The property owner can demonstrate to the Commission that he/she has offered the property for sale through a real estate broker for at least 180 days and that there has been no bona fide offer to buy the property from any person or entity that is willing to preserve and restore the property.

B. Applicants applying for the demolition or removal of designated historic landmarks or contributing structures or buildings, or important portions and features thereof, shall clearly demonstrate that their application meets one or more of the following demolition or removal criteria before the Commission will approve the application for demolition or removal:

1. The physical condition of the building makes the continued upkeep of the building, or important portions or features thereof, uneconomical; or

2. The building or structure, or important portions and features thereof, has been determined by the Division of Code Enforcement to represent an immediate hazard to the public health or safety, which hazard cannot be abated by reasonable measures.

Section 11

Evaluation standards for Certificate of Appropriateness.

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

7. STAFF RECOMMENDATION

If the Board approves the project, Staff recommends doing so with the following minimum Conditions of Approval:

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

8. SAMPLE MOTIONS

Demolition:

- A. *Motion to approve the Certificate of Appropriateness for Bush Watson to demolish two freestanding buildings at 10 and 20 Upper Falls Road and demolish a part of a third building at 30 Upper Falls Road, based on the materials 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 Bush Watson at Upper Falls Road based on the following:*
1. _____
 2. _____
- C. *Motion to table the Certificate of Appropriateness for Bush Watson at Upper Falls Road based on the following:*
1. _____
 2. _____

New Construction:

- A. *Motion to approve Certificate of Appropriateness for Bush Watson for redevelopment of Upper Falls Road, comprising three distinct mixed use buildings on the North side of the 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 Bush Watson at Upper Falls Road based on the following:*
1. _____
 2. _____
- C. *Motion to table the Certificate of Appropriateness for Bush Watson at Upper Falls Road based on the following:*
1. _____
 2. _____

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

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

25 August 2022

Brad Favreau, Staff Liaison
Biddeford Historic Preservation Commission
PO Box 586
Biddeford, Maine 04005

RE: Biddeford / Saco Mills Historic District (Boundary Increase), 1 and 30 Gooch Street, Biddeford, tax parcels 40-55-3 and 40-056

Dear Mr. Favreau:

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 October 28, 2022 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,



Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. Biddeford HPC



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



JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

25 August 2022

Brad Favreau,
Biddeford Planning and Development
PO Box 586
Biddeford, Maine 04005

Re: Biddeford / Saco Mills Historic District (Boundary Increase), 1 and 30 Gooch Street, Biddeford, tax parcels 40-55-3 and 40-056

Dear Mr. Favreau:

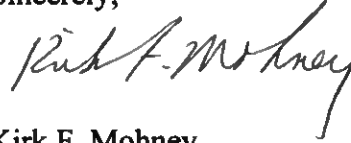
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746⁸ certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by October 27, 2022.

⁸ Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on October 28, 2022. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. (NOTE the new address). If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,



Kirk F. Mohnney
State Historic Preservation Officer

Enc.

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



JANET MILLS
GOVERNOR

KIRK F. MOHNEY
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.



JANET MILLS
GOVERNOR

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

KIRK F. MOHNEY
DIRECTOR

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: Biddeford/Saco Mills Historic District 2022 Boundary Increase

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 Gooch Street and 30 Gooch 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 _____ 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 _____ 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 _____ local

Applicable National Register Criteria:

A _____ B _____ C _____ D _____

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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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 ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

2

buildings

sites

structures

objects

2

0

Total

Number of contributing resources previously listed in the National Register 42 (four demolished since initial listing, so 38 remain)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

Current Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility
VACANT

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Early-20th Century Industrial

OTHER/Mid-20th Century Industrial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE (foundations); BRICK/CONCRETE (walls); ASBESTOS/TAR AND GRAVEL (roofs)

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

This addendum to the original National Register nomination for the Biddeford/Saco Mills Historic District is intended to expand the boundaries of the existing district to include Saco-Lowell Buildings 24 and 30 as part of a discontinuous district (Figure 1). The discontinuous configuration allows exclusion of a recent parking garage and a large area of vacant land. These are the only two buildings historically associated with the Saco Water Power Company and its successors that are not currently part of the district. Building 30 was constructed in 1920 as a major addition to the largest machine shop in the mill area and is the only portion of the building remaining. It is notable as the only structure in the district of reinforced concrete construction. Building 24, from 1944, was the last major manufacturing building constructed in the mill district by the Saco-Lowell Shops before they ceased production in the 1950s. At the time the existing historic district was established in 2008, Buildings 24 and 30 were largely isolated from the associated mill buildings to the south as the result of modern infill construction. The infill construction has since been replaced by a much smaller building, greatly reducing the sense of isolation for Buildings 24 and 30. The period of significance for the existing district begins in 1832 with the construction of the earliest extant building and extends to 1958, the fifty-year cut off for National Register listing at the time the nomination was prepared. This addendum extends the period of significance for the Biddeford/Saco Mills Historic District to 1972, the current fifty-year cut off for National Register listing. This cutoff date is consistent with manufacturing activity in the district, which continued on a reduced scale until 2004.

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Narrative Description

The current Biddeford/Saco Mills Historic District is a cohesive collection of historic manufacturing buildings situated on roughly thirty-eight acres of land flanking the Saco River. The district is located adjacent to the downtown commercial areas of both cities and includes thirty-two buildings in the city of Biddeford and six buildings within the Saco city limits (Figure 1); all thirty-nine buildings are contributing resources. The Saco River, which separates the two municipalities, runs through the district roughly north to south, with Biddeford on the west bank and Saco to the east. The properties in Saco are located on a small island in the river, historically known as Cutts Island then Factory Island, but now referred to as Saco Island. The district comprises buildings that were erected for four distinct manufacturers, the York Manufacturing Company in Saco and the Saco Water Power Company (SWPC), Laconia Company, and Pepperell Manufacturing Company in Biddeford. The four original manufacturing properties have been subdivided through the years so that today there are a number of different lots and multiple property owners in the district. Land that currently makes up the district was once part of a larger parcel that was transferred from the York Manufacturing Company to the Saco Water Power Company in 1840. The property for the Laconia and Pepperell complexes were subsequently carved out of the SWPC holdings. The SWPC (predecessor to the Saco-Lowell Shops) mill yard historically extended north of the existing Pearl Street boundary. The company had a dense collection of interconnected foundry buildings on the north side of Pearl Street and the largest of their mills, Building 30, stood just north of the foundry, on the opposite side of the Boston & Maine Railroad tracks (Figure 2) along with Building 24. The foundry buildings were gradually removed between about 1950 and 1980 and a large trash-to-steam plant was erected on the site, however, Building 24 and a portion of Building 30 were left intact on the north side of the rail tracks. At the time the existing historic district was established in 2008, the trash-to-steam plant physically and visually isolated Buildings 24 and 30 from the remainder of the district, therefore, the two buildings were excluded from the National Register listing. The plant has since been replaced by a much smaller brick parking garage, opening up clear views of Buildings 24 and 30 and significantly reducing the sense of separation from the mill district. Since the district was listed in 2008, three of the forty-two contributing buildings were demolished entirely – the Saco & Pettee Southwest Wing (1910), Saco-Lowell Circa 1930s Wing, and the Pepperell Switching Station (ca. 1900). In addition, the Laconia Picker House #2, #3, #4 (ca. 1885) was partially demolished; portions of some exterior walls remain but the building no longer retains integrity and is little more than ruins. The only noncontributing building in the existing district was also removed – Pepperell Shed (ca. 1960). The total number of contributing buildings, including the four demolished resources and the addition of Buildings 24 and 30, is currently forty. There are no noncontributing buildings in the district.

While resources within the district represent development from the introduction of large-scale manufacturing in 1832 through the mid-twentieth century, nearly half the buildings were constructed in the three decades between 1870 and 1900. Roughly 20% of the district buildings date to the first period of major industrial development in the 1830s and 1840s. Another 7% were built between 1850 and 1870, 53% between 1871 and 1900, while 19% post-date 1900. This latter group includes Buildings 24 and the portion of Building 30 that remains today. There are no significant modern intrusions in the district. The Italianate style was most widely used in the building designs, with nearly 60% exhibiting some level of Italianate style detailing. Other architectural styles represented include Greek Revival, Industrial Vernacular, Colonial Revival. Buildings 24 and 30 were the last major buildings to be constructed in the district and are the best representatives of mid-twentieth century modern design.

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Buildings in the district represent a wide range of building types, from large multi-story manufacturing buildings to more modest mill offices, warehouses, and outbuildings. Nearly all buildings are constructed of red brick and trimmed with rough-cut granite. There is one secondary building of wood-frame construction and some of the enclosed bridges joining the buildings were also built of wood. Concrete block was used to a very small degree, for a few small additions and outbuildings. Building 30 is notable as the only example of reinforced concrete construction in the district.

1. Saco-Lowell Shops Building 30, 1920 - C
1 Gooch Street, Biddeford
Early 20th Century Industrial
Lockwood, Greene & Company
(Photo 1)

Building 30 was constructed in 1920, at which time it adjoined a five-story brick mill building from the early twentieth century. The older brick mill was destroyed by fire in 1963, leaving Building 30 free standing and its former party wall (east elevation) exposed (Figure 3).

Building 30 is located on a lot containing roughly 2.5 acres of land in Biddeford, just north of the Biddeford/Saco Mills Historic District. There are currently no other buildings on the lot. Building 30 is a six-story mill building of reinforced concrete construction. The first and second floors have much lower ceiling heights than other floors and read as a single story on the exterior, the result of having a single window opening spanning both levels. Rising from a poured concrete foundation, the structure has a flat roof and trapezoidal plan, with the west elevation built at a sharp angle, as shown in Figures 1 and 2). The building measures 104' on its longest side (north elevation) and is 32' deep. It has a distinctly Modern appearance, particularly when compared to the nineteenth-century brick mills that make up most of the Biddeford/Saco Mills Historic District.

The design and detailing of Building 30 is similar at the three principal elevations; the three that were originally exposed (north, west and south elevations – Photos 1, 2, and 4). These elevations are divided into window bays by wide concrete pilasters that each rise to a pair of stylized corbels. Brick spandrel panels separate the windows at each floor level. Window openings lighting the main manufacturing spaces originally held multi-pane steel windows, many of which remain (Photo 7). Window bays at either end of the north elevation have smaller window openings that currently hold modern replacement windows. Historic photos indicate that these smaller window openings originally held multi-pane double-hung windows (Figure 4). The northwest corner of the building is punctuated by a seven-story stair tower crowned by a stepped concrete parapet with corbeling (Photo 3). At the base of the tower is the building's main entry, which holds a modern door and infill and is framed by simple cast concrete surrounds. Historic photos indicate that there was a secondary entrance toward the west end of the north elevation but this entry is now covered by an addition (visible in Photo 1). An original loading bay, now holding a modern overhead door, is located at the east end of the north elevation. A second loading door was added just to the west (date unknown). The east elevation was originally a party wall with an adjoining mill building (removed in 1963). It has brick piers framing large openings, which are now infilled with CMU (Photo 6). The entire elevation has been painted. An elevator head house on the roof has similar styling to the rest of the building, with concrete pilasters, brick infill panels, and corbels (visible in Photo 1).

The interior has very utilitarian finishes and has undergone only minimal alteration. Each floor is a single open space with exposed painted brick walls, three rows of stout concrete mushroom columns, and exposed concrete slabs at the ceilings (Photo 8). There were originally hardwood floors throughout but concrete slabs were poured at each level more recently. The original

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steel/concrete staircase remains in the northwest corner tower (Photo 9). The freight elevator near the northeast corner also appears to be an original feature.

2. Saco-Lowell Shops Building 24, 1944 - C
30 Gooch Street, Biddeford
Mid-20th Century Industrial
(Photo 10)

Saco-Lowell Shops Building 24 is located on a lot containing roughly .9 acres of land in Biddeford, just north of the Biddeford/Saco Mills Historic District. The eastern and northern boundaries of the property border the Saco River, while the south elevation abuts Gooch Street. A narrow passageway separates Building 24 from the adjacent structure to the west. There are currently no other buildings on the lot.

Building 24 is a one and one-half story mill building constructed with steel framing and brick exterior walls (Photo 10). The building consists of the original rectilinear main block (measuring roughly 166' by 101') and an addition off the east end from ca. 1990 (82' by 42'). The structure rests on a poured concrete foundation and is enclosed by a distinctive double gabled roof with large gabled monitors running along both roof ridges (Figure 5 and Photo 13). Roofs are finished with corrugated panels (asbestos panels according to the assessor's records). The corrugated panels also cover the exterior wall surfaces of the monitors. Window openings on the south face of the south monitor are covered with T-111 panels, however, the original multi-pane windows remain in place and are visible at all other walls of the monitors.

All elevations of the original building were designed in a similar manner, with wide brick piers dividing elevations into window bays (Photos 10, 11, 13, and 16). The large slightly recessed windows have smooth cast concrete sills and brick heads (Photo 14). Most bays have a single large window lighting the one-story interior space, except in the southwest and northeast corners of the building where there are two floor levels, with windows at both levels (Photos 11 and 15). Architectural ornamentation is limited to brick corbelling running between the piers at the head of each window opening. Many of the window openings retain the original multi-pane steel sashes, although most are currently covered by added metal grilles (Photo 14). A number of the original windows were replaced with smaller windows or the openings were converted to entrances, as noted below. The gabled ends of the building have a sheet metal trim course running above the windows, creating the appearance of a pedimented gable.

The west elevation is largely obscured from view today by an adjacent modern building, however, it appears that it was originally the principal facade, as it features a date plaque reading "1944" at its center (Photos 11 and 12). This facade is composed asymmetrically and features two adjoining gabled sections of three bays each. The west wall of both roof monitors is flush with the brick wall below taking the place of the gable peaks. The three northernmost bays have a single opening in all bays, while the three southernmost bays are divided into two floors, with windows at both levels (Photo 11). It appears that the second bay from the north end originally held an entryway with a transom but the opening is now infilled with CMU. Only two of the window openings retain the historic multi-pane steel windows (at the first floor in the second and third bays from the south end). The other windows were replaced with modern windows and T111 infill. An entrance and entry enclosure were added at the first floor between the first and second bays from the south end.

The south elevation is eleven bays long (Photo 10). The seven easternmost bays remain largely as originally constructed, with the historic windows in place but covered by added metal grilles. The

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original window opening in the fourth bay from the west end was infilled with brick and converted to an entry alongside a window. The third bay from the west end appears to have originally been a pedestrian entry but was converted to a wide loading bay with a modern overhead door (traces of the narrow transom opening can be see above the existing opening). The two westernmost bays are divided into two floors, with windows at both levels. This appears to be the original arrangement of fenestration. The original windows were replaced by the existing modern windows and T111 infill.

All but one bay (southernmost) of the east elevation is obscured by a modern addition from ca. 1890 (Photo 13). The one visible bay retains the historic multi-pane steel window (Photo 14). This elevation is arranged in the same manner as the west elevation, with two adjoining gabled walls of three bays each. The two sections intersect at a broad brick stack, as can be clearly seen in the attached historic photo (Figure 5). The east wall of both roof monitors is flush with the brick wall below, taking the place of the gable peaks. The three northernmost bays are divided into two floors. The original fenestration included a wide doorway centered under both gables. The southern doorway had a multi-light transom and what appears to be a glazed wood double doors. Today the opening remains visible on the interior of the building but the doors are missing. The original paneled sliding wood doors at the north entry remain on the interior of the building (Photo 20). The window openings behind the addition are infilled. The addition off the east end is rectangular in plan, rests on a poured concrete foundation, and has a flat roof. It is finished with modern vertical siding. A slightly projecting soffit runs along the roofline at the east elevation.

The north-facing elevation consists of eleven bays of windows, with the easternmost bay being divided into two floors (Photos 15 and 16). The second-floor window of the eastern bay retains the original multi-pane steel sash, however, all other sashes at this elevation were replaced with smaller windows and T111 infill.

The interior is dominated by a large open workspace, with added partitions creating several secondary work areas at the perimeter of the building. There are two original mezzanine levels - one in the southwest corner and another in the northeast corner. Modifications have been made over time to accommodate the various occupants but the building retains many historic elements, including the two steel staircases, a set of paneled wood double doors, and hardwood flooring at the upper level in the southwest corner (Photo 19). Suspended ceilings were added throughout, obscuring the original steel trusses and monitors.

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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.)

INDUSTRY

ARCHITECTURE

Period of Significance

1832-1972

Significant Dates

1920

1944

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

N/A

Cultural Affiliation

N/A

Architect/Builder

Lockwood, Greene & Company

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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 Biddeford/Saco Mills Historic District is significant for its association with development of the Biddeford/Saco region from a remote seventeenth-century maritime settlement to a major industrial center in the nineteenth century. Buildings that make up the district are representative of the industrial development that fueled growth and expansion of Biddeford and Saco in the nineteenth century. The Biddeford/Saco district is also important as a cohesive collection of well-preserved buildings that represent the development of industrial architecture in the nineteenth and early twentieth centuries. As noted above, this addendum to the National Register nomination is intended to extend the boundaries of the district to include Saco-Lowell Shops Buildings 24 and 30, which were the only buildings historically associated with the mill district that were left out of the boundaries. The modern trash-to-steam plant that stood between the existing district and Buildings 24 and 30 at the time the district was created in 2008 has been removed, allowing the two historic buildings to visually tie into the district more readily.

The existing National Register district nomination identified the pertinent areas of significance as Industry and Architecture. The Saco-Lowell Shops Buildings 24 and 30 contribute to the significance of the district in both of these areas. The original district nomination includes eight buildings constructed by the Saco Water Power Company, predecessor to the Saco-Lowell Shops. Building 30 was constructed as an addition to the company's largest machine shop, a mammoth five-story building extending over 1,000 feet from Elm Street all the way to the Saco River. The large addition was constructed at a time when the Saco-Lowell Shops were busy expanding production in an effort to capitalize on a sharp increase in both domestic and foreign cloth production. Building 30 is further significant as the only example of a multi-story reinforced concrete manufacturing loft in the district and the work of the well-known firm of Lockwood, Greene & Company. Building 24 was the last major mill building to be constructed in the district and is primarily associated with wartime production in the 1940s. The Saco-Lowell Shops manufactured a number of goods to support the war effort, predominantly related to weaponry and munitions. By 1942 contracts for ordinance items represented nearly half of Saco-Lowell's total sales. Building 24 is also significant as a well-preserved example of a twentieth-century steel-frame production shed.

The period of significance for the district is being extended to 1972 to meet the National Register fifty-year cut off. This cutoff date is consistent with manufacturing activity in the district, which continued on a reduced scale until 2004 under West Point Steven, Inc., successor to the Pepperell Manufacturing Company. Even today small-scale manufacturing continues in a few scattered locations around the district.

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

CRITERION A: INDUSTRY

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Buildings 24 and 30 were constructed for the Saco-Lowell Shops, successor to the Saco Water Power Company. The significance of these two buildings can best be evaluated within the context of the district as a whole and the development of the Saco-Lowell Shops and its predecessors.

The Saco Water Power Company and Its Successors¹

The earliest large-scale manufacturing in the Biddeford/Saco Mills Historic District was undertaken on the Saco side of the Saco River by the York Manufacturing Company (established 1831). York was the progenitor of the three manufacturing companies on the Biddeford side of the Saco River, which are included within the historic district boundaries along with the York complex. The York directors created the Saco Water Power Company (SWPC) in 1837 to oversee real estate and water power matters of the company in addition to operations of the machine shop, which produced the machinery needed to outfit their cotton mills. Local machinist Rufus Nichols was hired to establish a new machine shop for the Saco Water Power Company. The new machine shop was completed in 1842 on the Biddeford side of the river. By 1848 the Machine Shop and Counting House (the only two surviving pre-1860 structures built by the Water Power Company), along with a large blacksmith shop, had been erected on land south of Pearl Street, which bisected the SWPC property. A foundry and bobbin shop were situated on the north side of Pearl Street.

The first machinery produced by the Water Power Company was for the York Manufacturing Company's fourth mill. Once this contract was fulfilled the machine shop sat idle for several months while the SWPC assembled a sufficient number of investors to carry on with plans to develop a new manufacturing company, the Laconia Company, and erect a cotton mill on a parcel of land just south of the SWPC machine shop. Creation of the new manufacturing company allowed the SWPC to generate new revenue, utilize their water power privileges, and make use of the idle machine shop to produce machinery for the new Laconia factory.

In 1847 the SWPC embarked on development of a second manufacturing company, to be known as the Pepperell Manufacturing Company. The Pepperell site was located on the opposite side of Laconia Street from the Laconia Company, on a parcel of land bounded by York Street to the south, Lincoln Street to the west, and Pearl Street to the north.

By 1850 the Saco Water Power Company had successfully developed its real estate holdings and its machine shop had completed the job of outfitting the Laconia and Pepperell mills. The Pepperell and Laconia mill sites had been sold outright to the respective companies, greatly reducing the real estate development activity of the SWPC.

Advancements in technology had rendered the SWPC machine shop obsolete by 1850, making it necessary to revamp and update their facility in order to become sufficiently competitive in the open market. They developed a specialization in the cotton machinery field, becoming a leading producer of roving and spinning frames. The firm acquired an excellent reputation, with one historian noting that "the Biddeford machines were not excelled by any builders of cotton machinery in America."² Following the Civil War the Saco Water Power Machine Shop embarked on a period of expansion, nearly doubling the size of the machine shop.

¹ Much of the following text is excerpted largely from the Biddeford/Saco Mills Historic District nominations, prepared in 2008 by Christine Beard of Tremont Preservation Services and Amy Cole-Ives of Sutherland Conservation & Consulting.

² George Sweet Gibb, *The Saco-Lowell Shops*, (Cambridge, Massachusetts: Harvard University Press, 1950), 391.

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In 1866 directors of the Pepperell Manufacturing Company and Laconia Company, most of whom were also controlling the SWPC, arranged to purchase all the SWPC assets, including their real estate holdings, water privileges, and machine shop operations. The following year all of the machine shop operations were transferred to a new company, the Saco Water Power Machine Shop.

In 1897 the Saco Water Power Machine Shop merged with the Pettee Machine Shop of Newton, Massachusetts, under the name of Saco & Pettee Machine Shops. Operations continued at both the Biddeford and Newton facilities as the market for textile machinery expanded rapidly in the early twentieth century. Manufacturing capacity was dramatically increased at the Biddeford location during the period 1897 to 1912. A large five-story brick machine shop (later known as Building 30) was constructed along Gooch Street, just north of the foundry buildings, in 1903.

In 1912 the Saco & Pettee Company merged with the Lowell Machine Shop (Lowell, Massachusetts) to form the Saco-Lowell Shops. In the first decade of the twentieth century the American textile industry nearly doubled its production capacity. The demand for cloth production in America and abroad expanded during WWI, with the number of active domestic spindles increasing from thirty-two million in 1914 to thirty-six million in 1921 and cloth production increased at an even greater rate.³ Demand was particularly strong in China and Japan, who were experiencing an industrial revolution of sorts. English machine shops, which had previously dominated the foreign market, were preoccupied by war contracts and could not meet the demands of the textile industry. As a result, sales of textile machinery for Saco-Lowell increased sharply, from three million dollars in 1913 to twenty-one million in 1920.⁴ This growth necessitated expansion of the Saco-Lowell mill yard in Biddeford, including construction of a large addition to Building 30. Building 30 had been constructed as a machine shop in several phases beginning with the original brick mill in 1903. The first addition was a five-story brick wing at the east end (ca. 1910) and the second was a large six-story modern reinforced concrete structure at the west end (1920). The latter is the only surviving portion of Building 30 that remains today. The 1920 structure was designed by the prominent mill engineers Lockwood Greene & Company using the most recent reinforced concrete technology of the time.

Saco-Lowell was restructured between 1926 and 1940 after barely weathering a financial crisis in the early 1920s. The Lowell, Massachusetts facility was closed down in 1928 and operations of the Newton, Massachusetts mill were moved to Biddeford in 1932. The Saco-Lowell Shops' Biddeford facility experienced a brief period of prosperity during WWII when they were manufacturing goods to support the war effort, predominantly related to weaponry and munitions. By 1942 contracts for ordinance items represented 44% of Saco-Lowell's total sales. Despite a decline in contracts for textile related machinery, total sales for the company were up 50% from 1941. The number of employees surged from roughly 3,000 in 1940 to 6,000 by 1948. In 1942 Saco-Lowell was awarded a substantial contract to manufacture parts for anti-aircraft guns. The following year the Ford Motor Company contracted with Saco-Lowell to produce wheel and track assemblies for mobile gun carriers. At about the same time, the textile machinery department was bolstered by a demand for machinery to produce high tenacity rayon cord. In 1943 total sales for the company rose 26% from the previous year; 72% of the product was non-textile related. By 1944 Saco-Lowell had manufactured a variety of items relating to the war effort, including ground magnets, telescope parts, valve assemblies, launcher grenades, cartridge containers, gun mount races, and pump housings, to name a few. To keep up with the wartime demand, the Saco-Lowell Shops commissioned construction of Building 24, a two-story brick structure erected in 1944 at the east end of Gooch Street (30 Gooch Street). Building 24 was constructed at a time when the company had lucrative military contracts to support the US efforts in

³ Gibb, George Sweet. *The Saco-Lowell Shops*, (Cambridge: Harvard University Press, 1950) 465.

⁴ Gibb, George Sweet. *The Saco-Lowell Shops*, (Cambridge: Harvard University Press, 1950) 466.

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WWII and was the last major building erected by the Saco-Lowell Shops in the district. Its steel framing and substantial brick walls were well suited to handle the heavy work demanded for military production. It appears that Building 24 was constructed as a heat treatment facility for specialized metals but was used by Saco-Lowell for only a short time, as military contracts dropped off sharply after 1944. At the same time that the Saco-Lowell Shops were experiencing wartime prosperity, the adjacent Pepperell Manufacturing Company and its Laconia division were also cashing in on lucrative military contracts to produce cotton sheeting and blankets.

Wartime production for the Saco-Lowell Shops peaked in 1943/44 then rapidly declined. Despite the fact that by November of 1944 most major military contracts of the Saco-Lowell Shops had been completed or canceled, war sales still accounted for 63% of the company's total sales in 1944. War-related production continued on a significantly reduced scale into 1945 but sales dropped precipitously, by 50% at the end of the year. By 1948 the company had ceased any war-related manufacturing.

When Saco-Lowell converted much of their manufacturing space to military production during the war, textile-related orders were subcontracted out to other manufacturers. Post-war was a period of reconversion for the Saco-Lowell Shops as they scrambled to accommodate textile-related production once again. The company gradually revamped their machinery and increased production by 1948. Documentation relating to the use of Buildings 24 and 30 in the years immediately following the war is thin, however, it is known that the company as a whole had a shortage of space to expand post-war production and it is likely that Buildings 24 and 30 were used in that capacity.

Despite efforts to reinvigorate the company, Saco-Lowell was unable to regain a viable position in textile machinery manufacturing market after the war, largely due to competition in the South. Production of their textile machinery continued in Biddeford at a much-reduced rate into the mid-1950s when the company was finally forced to close. In 1959 the entire Saco-Lowell property was sold to the Biddeford & Saco Development Corporation, who subsequently subdivided the land. Building 24 was vacant by 1955 and sold in 1959 along with the rest of the mill complex. In 1961 Building 24 was leased to Metal-Tech, Inc., a metal working company that produced devices for pulp and paper machinery and jet engines. Metal-Tech purchased the building outright in 1965. In 1974 the property was sold to the current occupant, Precision Screw Machine Products.

In 1962 Building 30, which at the time extended all the way to the river, was sold to the Grafton Lumber Company. Grafton manufactured fingerboard, a laminated wood product. A major fire in 1963 destroyed the older 1903 and ca. 1910 portions of Building 30, leaving only the 1920 structure that remains today. In 1965 Building 30 and the adjacent foundry buildings of the Saco-Lowell Shops were sold to Bond-Rite Corporation, who manufactured plastic and wood products. The company had limited success and within a short time filed for bankruptcy. Since then Building 30 has had a series of owners and occupants but the building has not been used to its full capacity. Both Building 24 and Building 30 were recently sold and plans are underway to rehabilitate the structures using state and federal historic tax credits.

Buildings 24 and 30 are integral to the complex of mill buildings constructed by the Saco Water Power Company and its successors, as they represent twentieth-century growth and development of the company. These two buildings, together with the eight associated buildings that were initially included in the district, form a cohesive collection of resources that document the development of the company from its inception in 1842 until closing in the 1950s.

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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CRITERION C: ARCHITECTURE

The nineteenth century buildings in the Biddeford/Saco Mills Historic District followed the Waltham model of mill construction, a slow-burning construction system. Masonry buildings, predominantly brick, utilized closely spaced wood columns and beams instead of joists and separated internal vertical and horizontal spaces to limit the spread of fire. An additional benefit of this type of construction was that it allowed for a stiffer floor that could support heavy machinery. After about 1860 the slow burning construction model was modified somewhat, with flatter roofs, deeper eaves, and larger segmental arched window openings. This building type served as the model for buildings in the district through the nineteenth century and into the early decades of the twentieth century.

There was relatively little significant major construction in the district after 1910, with the notable exceptions of Building 24 and Building 30. Between 1930 and 1940 two other structures were built as additions to existing buildings in the district - the Saco-Lowell Shops' Circa 1930 Wing (no longer extant) and the Circa 1940 Wing – but they were of a much smaller scale than Buildings 24 and 30. The imposing six-story addition to Building 30 was constructed in 1920, following the design of the well-known engineering firm Lockwood, Greene & Company. The design of the addition was a divergence from the earlier brick mill buildings in the district, having a distinctly modern appearance that was consistent with advancements in construction technology at the time. By the turn of the century engineers, architects, and manufacturers had come to the realization that the nineteenth century factory model did not effectively integrate modern production demands of machinery, materials, and labor. The heavy timber framing required numerous supporting columns, which did not allow for sufficient unobstructed spaces. The brick load-bearing walls of the common "slow burning" mills restricted the size and number of windows as well. Small window openings of the nineteenth century mills restricted the amount of natural light on the interior, thus limiting where machinery could be placed in order for operatives to sufficiently see their work. The small window openings further restricted ventilation. By 1900 reinforced concrete had been introduced for building construction and factory designers were among the first to utilize this new technology. Reinforced concrete exhibited significantly higher tensile and compressive strength than brick (three times the strength of the best brickwork), absorbed vibration better, and provided excellent fire proofing capabilities. In addition, reinforced concrete slab construction allowed for larger windows, which improved natural lighting and ventilation. New building materials, including reinforced concrete and high tensile steel were relatively inexpensive and allowed for larger spans with fewer vertical supports, thus larger more open interior spaces. It was also less expensive to construct reinforced concrete buildings than steel-frame structures because the steel framing members required fire proofing. Multi-story steel-framed industrial lofts were cost prohibited, so that steel framing was more typically used for smaller one or two-story production sheds, like Saco-Lowell Shops Building 24.

Advancements in reinforced concrete technology came rapidly in the early twentieth century. The use of concrete embedded with steel reinforcing expanded as the technology improved during the pre-World War I era and its use became commonplace for mill buildings, particularly multi-story industrial lofts. In 1902 engineer Ernest L. Ransome patented a system of extending the floor slab beyond the face of the building to support brick spandrel panels and large window openings. This technology resulted in exterior elevations featuring a grid pattern formed by the horizontal exposed concrete floor slabs and vertical reinforced concrete piers. This design became widely used for large multi-story factory buildings in the first three decades of the twentieth century (Figure 6). The use of rigid fire-resistant steel windows became commonplace after 1910, when American window manufacturers began producing industrial steel windows, which improved overall fire proofing for the mills and allowed for larger glazed wall area. By 1920 it was not uncommon for reinforced concrete mill buildings to have 50% or more of the exterior wall surface made up of glazing. Lockwood, Greene & Company, designers of Building 30 for the Saco-Lowell Shops, embraced this new building technology early on and is credited with having built the first textile mill entirely of reinforced concrete (Maverick

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Mills in East Boston; 1910). As was the case with most of the early reinforced concrete factories, the Maverick Mills utilized reinforced concrete beam and girder construction, where the framing members were exposed at the ceilings in a manner similar to the earlier heavy timber-frame mills. In an effort to minimize exposed framing at the ceilings, and thus improve lighting on the interior by reducing shadows, engineers developed a flat slab system whereby increased reinforcing in the floor slab allowed for the elimination of girders. As early as 1905 C.A.P. Turner developed his "mushroom system," utilizing broad concrete columns with splayed tops encasing reinforcing that tied columns to a flat floor slab (Figure 7). This technology allowed for improved light distribution, rapid construction, and facilitated placement of sprinkler pipes and other mechanicals. Turner's mushroom system was just one of many iterations of reinforced concrete framing systems that aimed to create more consistent floor to ceiling heights without the interruption of large girders. Turner's highly successful technique, however, became the industry standard. Ornamentation on the reinforced concrete mill buildings was generally limited and the character was utilitarian. Stylized concrete elements, such as capitals and brackets, were often used to decorate principal exterior elevations. Brick was typically reserved for use as spandrel panels beneath the windows or within the parapets.

Building 30 embodies the distinctive characteristics of the early twentieth century reinforced concrete flat slab mill building. The use of reinforced concrete mushroom columns, piers, and floor slabs allows for the large open interior spaces and high ceilings found in the building (Photo 8). The exterior grid frames generous window openings that originally held multi-pane double-hung steel sashes, many of which remain. Brick panels are used beneath the windows to create visual interest by contrasting with the lighter concrete elements. Architectural ornamentation is limited to simple stylized concrete brackets at the roofline, stair tower, and elevator penthouse. The interior originally had hardwood flooring, which is typical of the building type, however a concrete leveling slab was poured over the floors by a recent owner. Building 30 is the only one of its type constructed in this mill district. As noted above, two other structures were built as additions to existing buildings in the 1930s and 1940s - the Saco-Lowell Shops' Circa 1930 Wing (no longer extant) and the Circa 1940 Wing - however, these smaller structures were constructed with internal exposed steel framing and brick exterior walls with punched window openings holding multi-pane steel sashes. The last major building to be constructed in the district, Building 24, was also a steel-frame structure with exterior brick walls, as discussed below.

The 1920 Saco-Lowell Shops Building 30 addition was designed by Lockwood, Greene & Company, one of America's most prominent factory engineering firm. Betsy Hunter Bradley notes in her book *The Works* that the "engineering firm of Lockwood, Green & Co. evolved from one of the most prominent textile mill engineering firms to an engineering company considered to be an authority on building for industry." Amos D. Lockwood (1811-1884) began his career in the Rhode Island cotton mill of Almy, Brown & Slater, where he became resident agent at the age of twenty-four. Prior to his work in Lewiston, Lockwood played a major role in developing the mill district in Biddeford/Saco, serving as a mill agent and as consulting engineer. Following his success in designing a number of mills in Lewiston, Maine, he established the firm A.D. Lockwood & Company with partner John W. Danielson in 1871. The firm specialized in building, remodeling, and enlarging mills using modernized techniques. In 1882 Lockwood, at age 71, formed a partnership with civil engineer Stephen Greene (Lockwood, Greene & Company) and continued to design mills until his death in 1884. Stephen Greene (1851-1901) began his association with civil engineer Amos Lockwood in 1879 when Greene was hired to work as a draftsman. Following Lockwood's death in 1884, Greene expanded the firm to include offices throughout the country. Following Stephen Greene's death in 1901, operations of the firm were assumed by his son, Edwin F. Greene (1879-1953), who was responsible for significant growth and expansion of the firm throughout the country. The design of Building 30 is consistent with other buildings being designed by Lockwood, Greene & Company in the 1910s and 1920s. They utilized reinforced concrete extensively for multi-story loft mill buildings, many of which are remarkably similar in appearance to Building 30, including the Stephenson Underwear Mills (South Bend, Indiana), the

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Aluminum Goods Manufacturing Company (Newark, New Jersey), and the New Departure Manufacturing Company (Meriden, Connecticut), to name just a few (Figure 9).

While reinforced concrete was the material of choice for multi-story loft type factories in the early twentieth century, steel-frame mill buildings, like Building 24, were commonly erected for manufacturing buildings that required large spaces clear of columns to house heavy oversized machinery and sufficient strength to support hoists or moving cranes used to carry out heavy work, such as foundries, machine shops, and metal shops. They were designed to provide a strong, simple, economical building. These structures, sometimes referred to as production sheds, were typically one-story (commonly a particularly tall interior space) with exposed steel or iron framing on the interior (Figure 10). The buildings could be erected quite economically due to their relatively small size and the use of inexpensive brick exterior walls. The earliest versions of these metal-framed mill buildings from the 1890s followed the traditional design pattern of nineteenth century mill buildings but used iron or steel framing supported on brick bearing walls with punched window openings. By 1900 construction handbooks were available and the steel mill building designs became more standardized, with load bearing brick walls, steel trussed roofs with monitors, and exposed interior steel framing. The buildings varied in size and were strengthened in a number of ways, such as the addition of brick piers between windows or steel columns at the corners, making them well-suited to handling heavy machinery and cranes. In the early twentieth century it became common practice to construct these mill buildings utilizing heavier steel framing and masonry curtain walls, most commonly brick, which was relatively inexpensive and more attractive than the alternatives. The brick walls did not carry load but had the benefits of bracing the structure and providing some fireproofing for the steel columns. Steel framing members were often quite large and typically incorporated steel girders to support traveling cranes. This type of curtain wall construction became standard practice for these industrial production sheds by about 1910. At about the same time, multi-pane steel windows came into more common use for mill buildings of all types, although the small steel frame mills retained relatively small window openings compared to those of the large multi-story loft mills.

Saco-Lowell Shops Building 24 is an excellent example of a twentieth century steel mill building. It is somewhat unusual in that it is essentially two side-by-side production sheds sharing support from a row of columns down its center. This is expressed quite distinctly on the exterior, which is arranged with two rectangular blocks, each capped by a gable roof with a monitor. Constructed in 1944, Building 24 was one of the later buildings of this type. The exterior brick walls include heavy piers between window bays, helping to brace the interior exposed steel framing. Both sections of the building are clear spans on the interior, with heavy steel columns along the long exterior side walls and a row down the center of the two sections, supporting a large steel girder. Above the existing suspended ceiling are large steel trusses and steel girders that were likely used for hoists and/or cranes (Photo 21). Many of the window openings retain the original paired multi-pane steel sashes, which are typical of the building type. While industrial buildings of this type are generally void of ornament, Building 24 is notable for its corbelled brickwork above the windows and steel belt courses at the gable ends.

The Biddeford/Saco district is notable as a well-preserved collection of mill buildings that represent the development of industrial architecture from the 1830s into the twentieth century. Buildings 24 and 30 were the last major manufacturing buildings to be constructed in the downtown mill district and are integral to representing the full range of industrial building types that are present.

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

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YORK COUNTY, MAINE

Name of Property

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9. Major Bibliographical References

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

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"Firm Moving Machinery into Biddeford Building," *Biddeford-Saco Journal*, December 28, 1961, 1.

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"Grafton Lumber Company Buys Biddeford Property," *Biddeford-Saco Journal*, April 6, 1962, 1.

Knowlton, Evelyn H. *Pepperell's Progress*. Cambridge, Massachusetts: Harvard University Press, 1948.

Lincoln, Samuel B. *Lockwood Greene, The History of an Engineering Business, 1832-1958*. Brattleboro, Vermont: The Stephen Greene Press, 1960.

"New Metal Working Firm Leases Biddeford Quarters," *Biddeford-Saco Journal*, November 9, 1961, 1.

Sanborn Map Company, Insurance Atlas, Biddeford, Maine, 1932 updated to 1953.

"York Beach Firm Buying Bond-Rite Corp. Property," *Biddeford-Saco Journal*, January 26, 1968, 1.

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:

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

YORK COUNTY, MAINE

Name of Property

County and State

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

Name of repository: Maine Historic Preservation Commission

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property

2.9 acres

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: 382482.69 | Northing: 4817014.37 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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

The boundaries of the expanded Biddeford/Saco Mills Historic District are delineated on city assessors maps and include the following added properties: Biddeford: 40-55-3 and 40-56.

Boundary Justification (Explain why the boundaries were selected.)

This addendum to the original National Register nomination for the Biddeford/Saco Mills Historic District is intended to expand the boundaries of the existing district to include Saco-Lowell Buildings 24 and 30. These are the only two buildings historically associated with the Saco Water Power Company and its successors that are not currently part of the district. Both lots associated with the two buildings are included in the revised boundaries.

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: 01913
e-mail: chris@essexpreservation.com
telephone: 978-356-0322
date: February 2021

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.)

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

YORK COUNTY, MAINE

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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: Saco-Lowell Shops Buildings 24 and 30

City or Vicinity: Biddeford

County: York State: Maine

Photographer: Christine Beard

Date Photographed: November 19, 2020 (Photos 1-7 and 10-20)
September 14, 2020 (Photo 8 and 9)
April 4, 2022 (Photo 21)

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

- | | |
|---------|---|
| 1 of 21 | Saco-Lowell Shops Building 30 – view south showing north elevation |
| 2 of 21 | Saco-Lowell Shops Building 30 – view east showing west elevation |
| 3 of 21 | Saco-Lowell Shops Building 30 – view at northwest corner |
| 4 of 21 | Saco-Lowell Shops Building 30 – view north showing south elevation |
| 5 of 21 | Saco-Lowell Shops Building 30 – view northwest along south elevation, from east end |
| 6 of 21 | Saco-Lowell Shops Building 30 – view west showing east elevation |
| 7 of 21 | Saco-Lowell Shops Building 30 – view south showing historic window on north elevation |
| 8 of 21 | Saco-Lowell Shops Building 30 – view southeast from northwest corner of sixth floor |
| 9 of 21 | Saco-Lowell Shops Building 30 – view west showing main stair in northwest corner at third floor |

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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Name of Property	County and State
10 of 21	Saco-Lowell Shops Building 24 – view northeast showing south elevation (right) and west elevation (left)
11 of 21	Saco-Lowell Shops Building 24 – view northeast showing west elevation
12 of 21	Saco-Lowell Shops Building 24 – view southeast showing detail at center of west elevation
13 of 21	Saco-Lowell Shops Building 24 – view northwest showing addition at east elevation
14 of 21	Saco-Lowell Shops Building 24 – view northwest showing historic window at south end of east elevation
15 of 21	Saco-Lowell Shops Building 24 – view south showing north elevation
16 of 21	Saco-Lowell Shops Building 24 – view south showing detail at west end of north elevation
17 of 21	Saco-Lowell Shops Building 24 – view northwest showing detail at east end of north monitor
18 of 21	Saco-Lowell Shops Building 24 – view west from east end at first floor
19 of 21	Saco-Lowell Shops Building 24 – view southwest showing historic stair in northeast corner of first floor
20 of 21	Saco-Lowell Shops Building 24 – view southeast showing historic door on east wall of original building (addition in distance)
21 of 21	Saco-Lowell Shops Building 24 – view east from west end showing trusses and monitor obscured by suspended ceiling

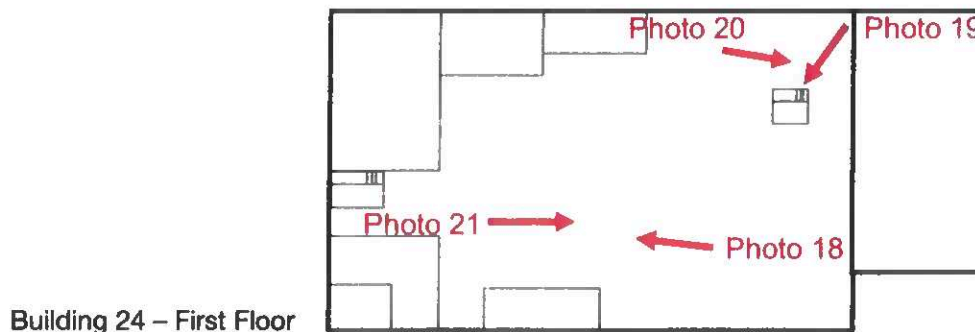
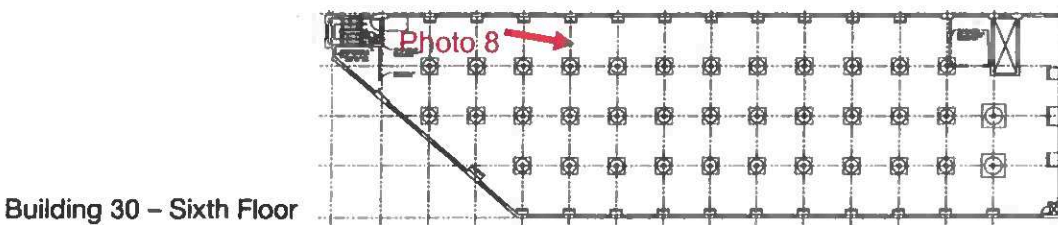
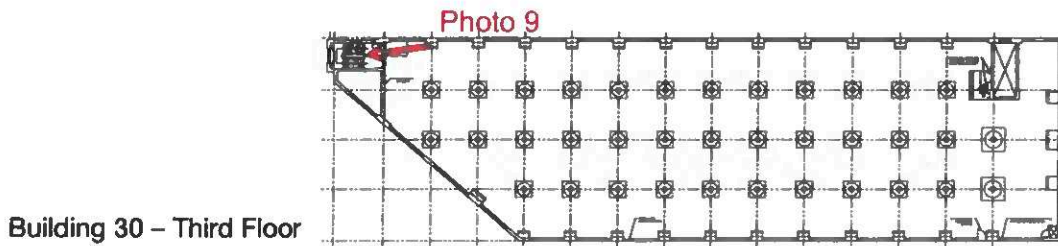
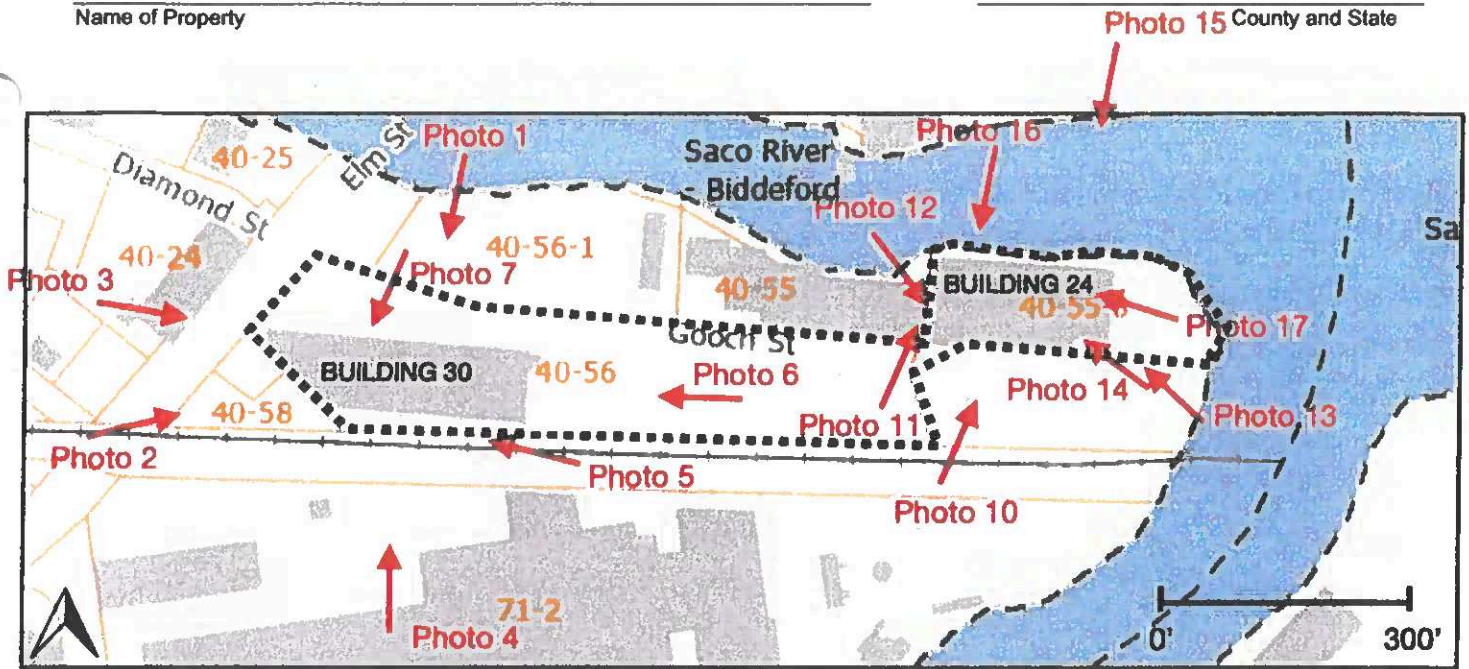
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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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**BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE
BIDDEFORD & SACO, MAINE**

SKETCH MAP/PHOTO KEY

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

YORK COUNTY, MAINE

Name of Property

County and State

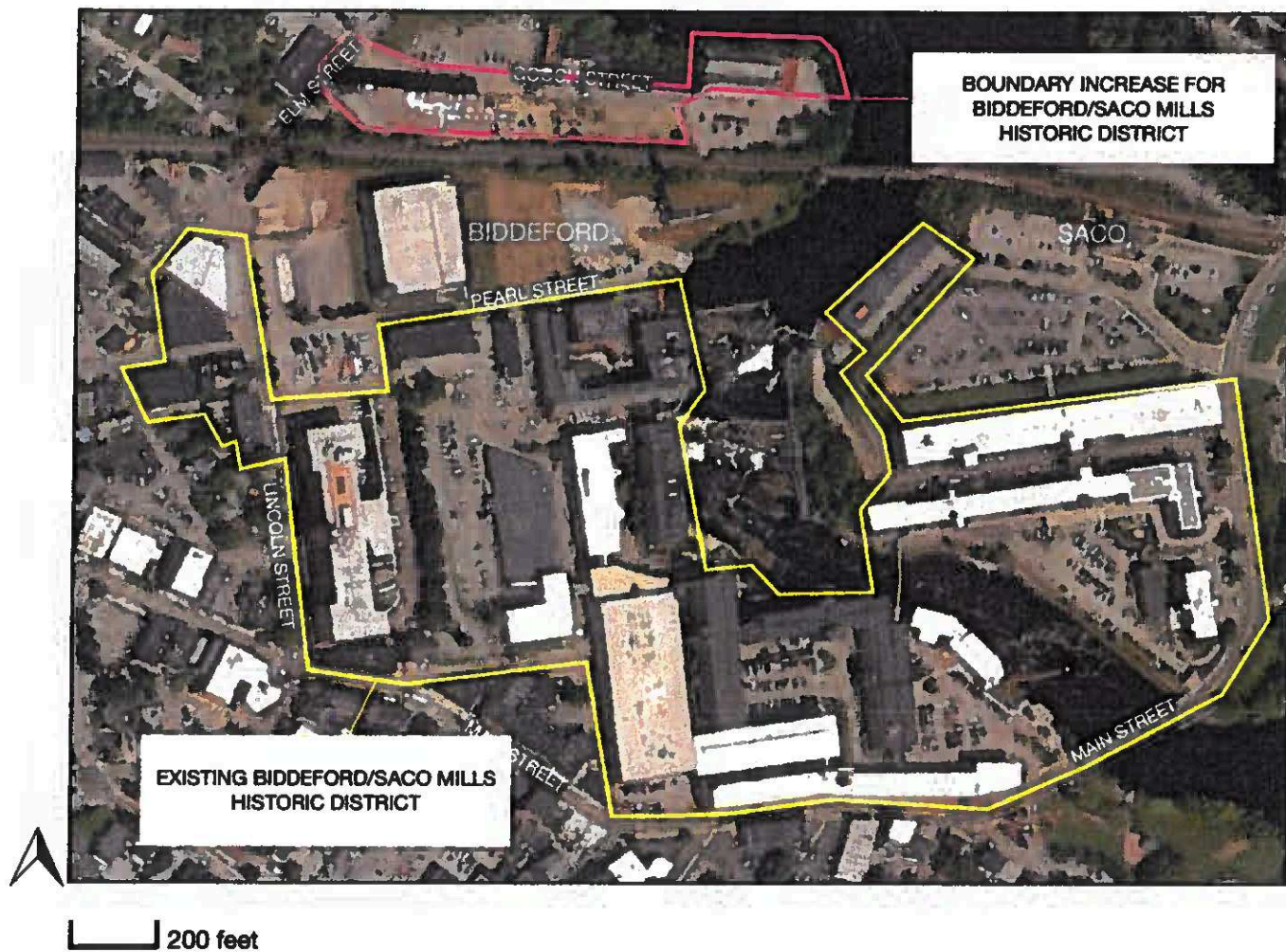


FIGURE 1

BIDDEFORD/SACO MILLS HISTORIC DISTRICT
BIDDEFORD & SACO, MAINE
MAY 2022

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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FIGURE 2

**NORTHERN PORTION OF SACO-LOWELL SHOPS
BIDDEFORD, MAINE
1953**

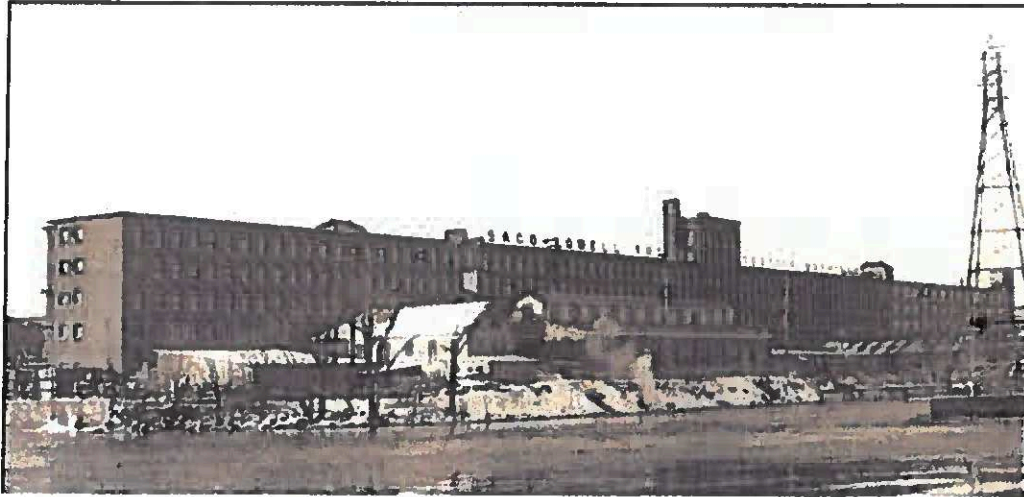
(from Sanborn Map Company atlas of Biddeford published 1932/updated 1953, in
collection of Maine Historical Society)

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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Name of Property

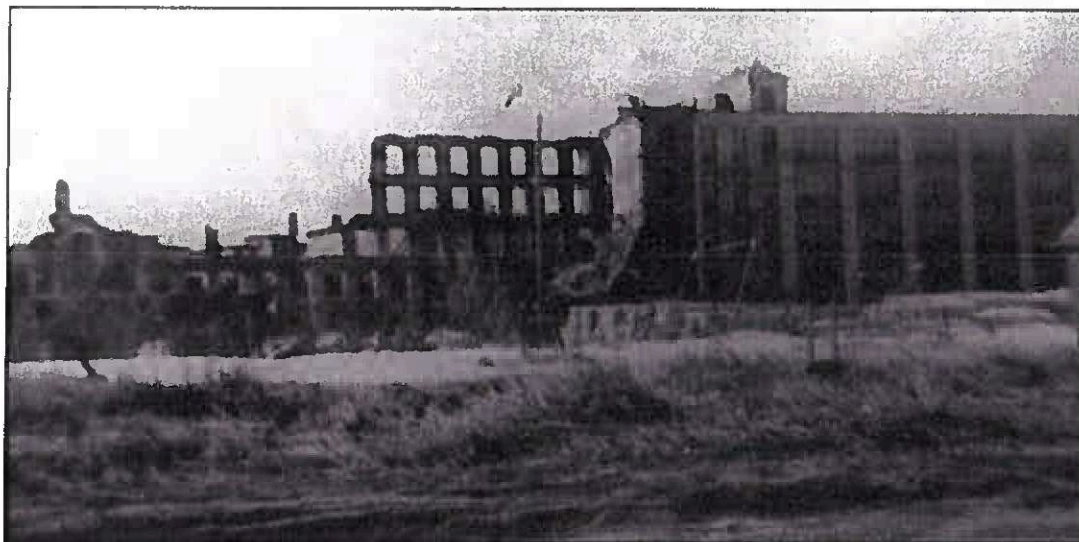
County and State



1920 Section

SACO-LOWELL SHOPS BUILDING 30
ca. 1940s

(from collection of Dyer Library/Saco Museum – Saco, Maine)



1920 Section

SACO-LOWELL SHOPS BUILDING 30
1963

(from collection of McArthur Public Library – Biddeford, Maine)

FIGURE 3

SACO-LOWELL SHOPS BUILDING 30
BIDDEFORD, MAINE

BEFORE AND AFTER FIRE OF 1963

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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FIGURE 4

**SACO-LOWELL SHOPS BUILDING 30
BIDDEFORD, MAINE
ca. 1920**

(from collection of Maine Memory Network - <https://www.mainememory.net/artifact/102045> -
accessed 4/26/2022)

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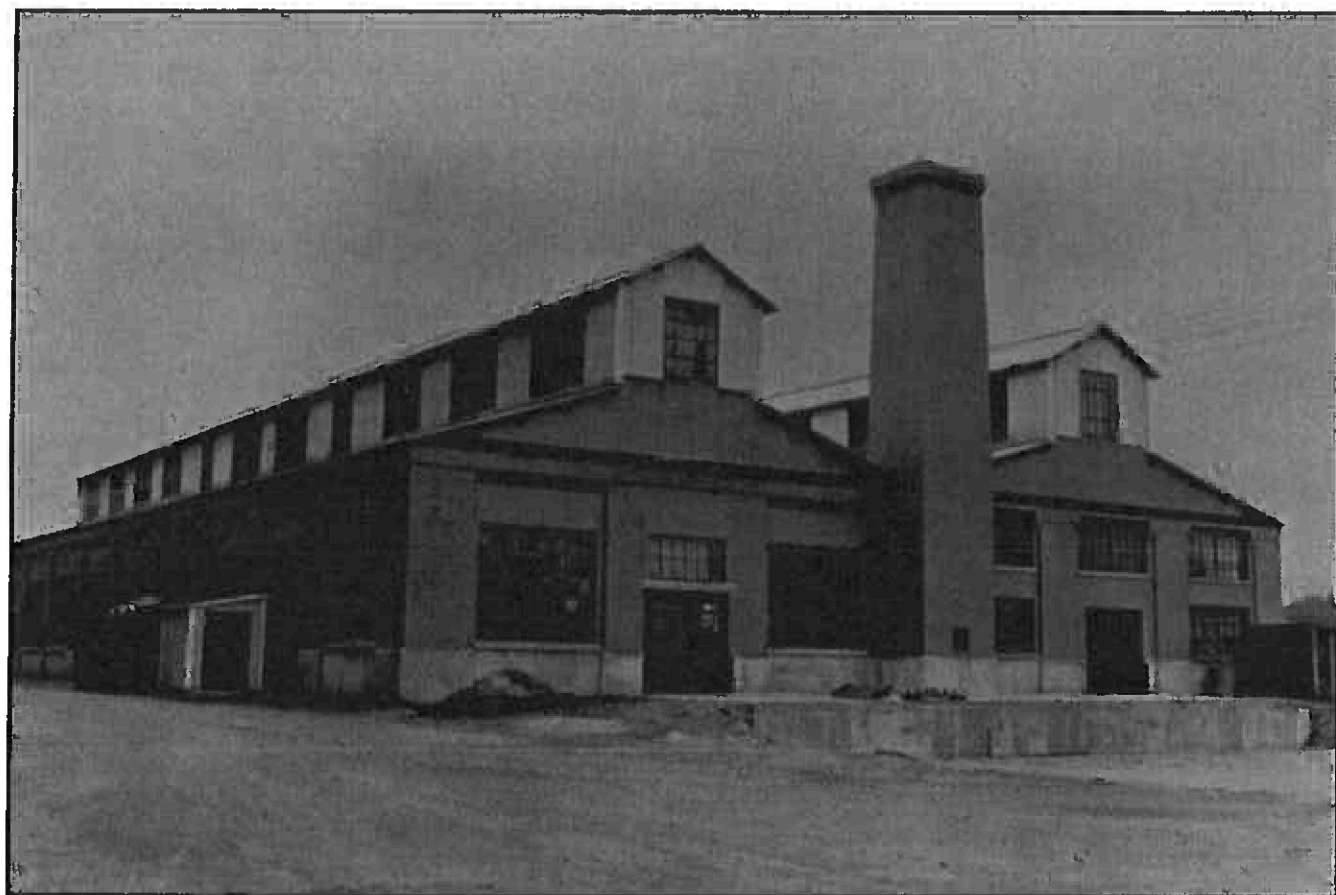


FIGURE 5

**SACO-LOWELL SHOPS BUILDING 24
BIDDEFORD, MAINE
ca. 1945**

(from collection of McArthur Public Library – Biddeford, Maine)

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

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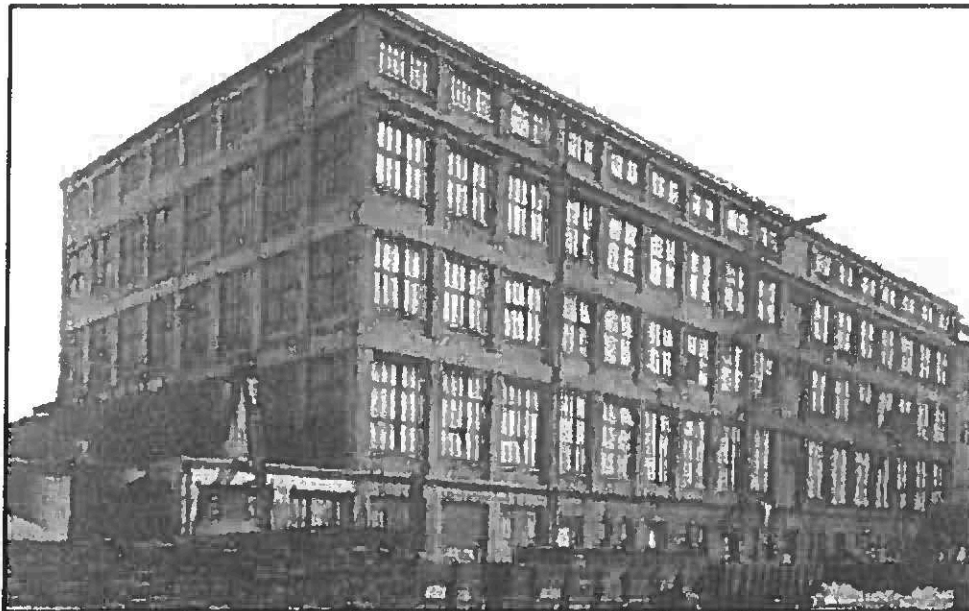


FIGURE 6

PACIFIC COAST BORAX REFINERY – BAYONEE, NEW JERSEY
Designed by Ernest L. Ransome, completed 1904

(image from: Bradley, Betsy Hunter. *The Works*, New York: Oxford University Press, 1999, p 157)



FIGURE 7

UNION SWITCH & SIGNAL CO. – SWISSVALE, PENNSYLVANIA
Designed by C.A.P. Turner, completed ca. 1905

(image from: Bradley, Betsy Hunter. *The Works*, New York: Oxford University Press, 1999, p 159)

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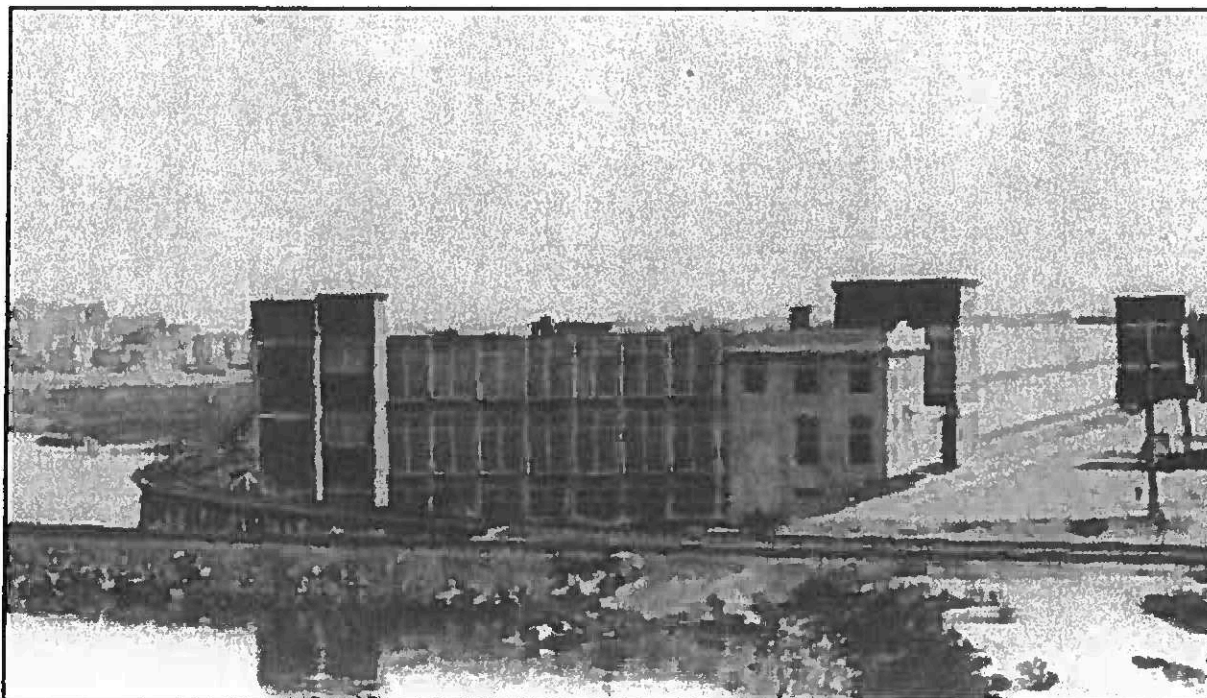


FIGURE 8

MAVERICK MILLS – EAST BOSTON, MASSACHUSETTS
Designed by Lockwood & Greene, completed 1910

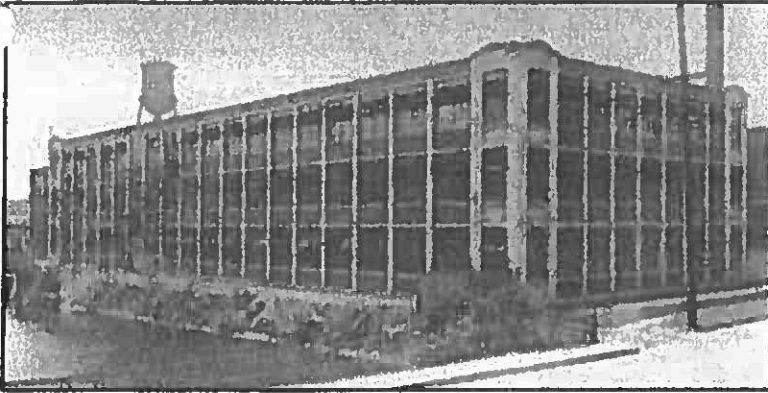
(image from: Lincoln, Samuel B. *Lockwood Greene*, Brattleboro, VT: The Stephen Greene Press, p 270)

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Stephenson Underwear Mill
South Bend, Indiana
completed ca. 1915



Aluminum Goods Manufacturing Co.
Newark, New Jersey
completed ca. 1915



New Departure Manufacturing Co.
Meriden, Connecticut
completed ca. 1915

FIGURE 9

EXAMPLES OF REINFORCED CONCRETE FACTORIES DESIGNED BY LOCKWOOD, GREENE & COMPANY

(images from: Lincoln, Samuel B. *Lockwood Greene*, Brattleboro, VT: The Stephen Greene Press, p 2405, 409, 421)

BIDDEFORD/SACO MILLS HISTORIC DISTRICT 2022 BOUNDARY INCREASE

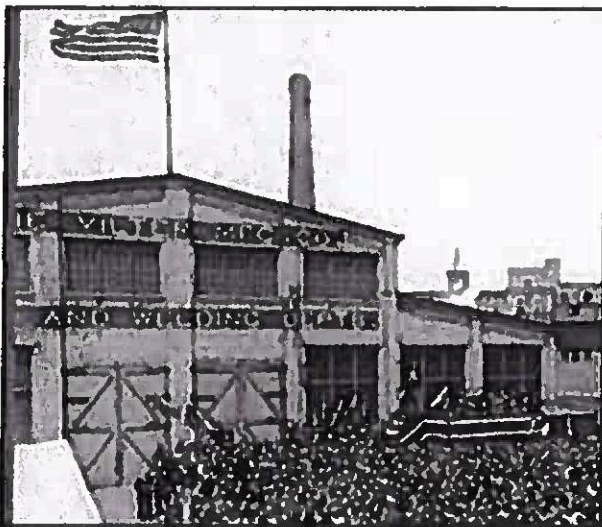
YORK COUNTY, MAINE

Name of Property

County and State



Gorham Manufacturing Co.
Providence, Rhode Island
completed ca. 1912



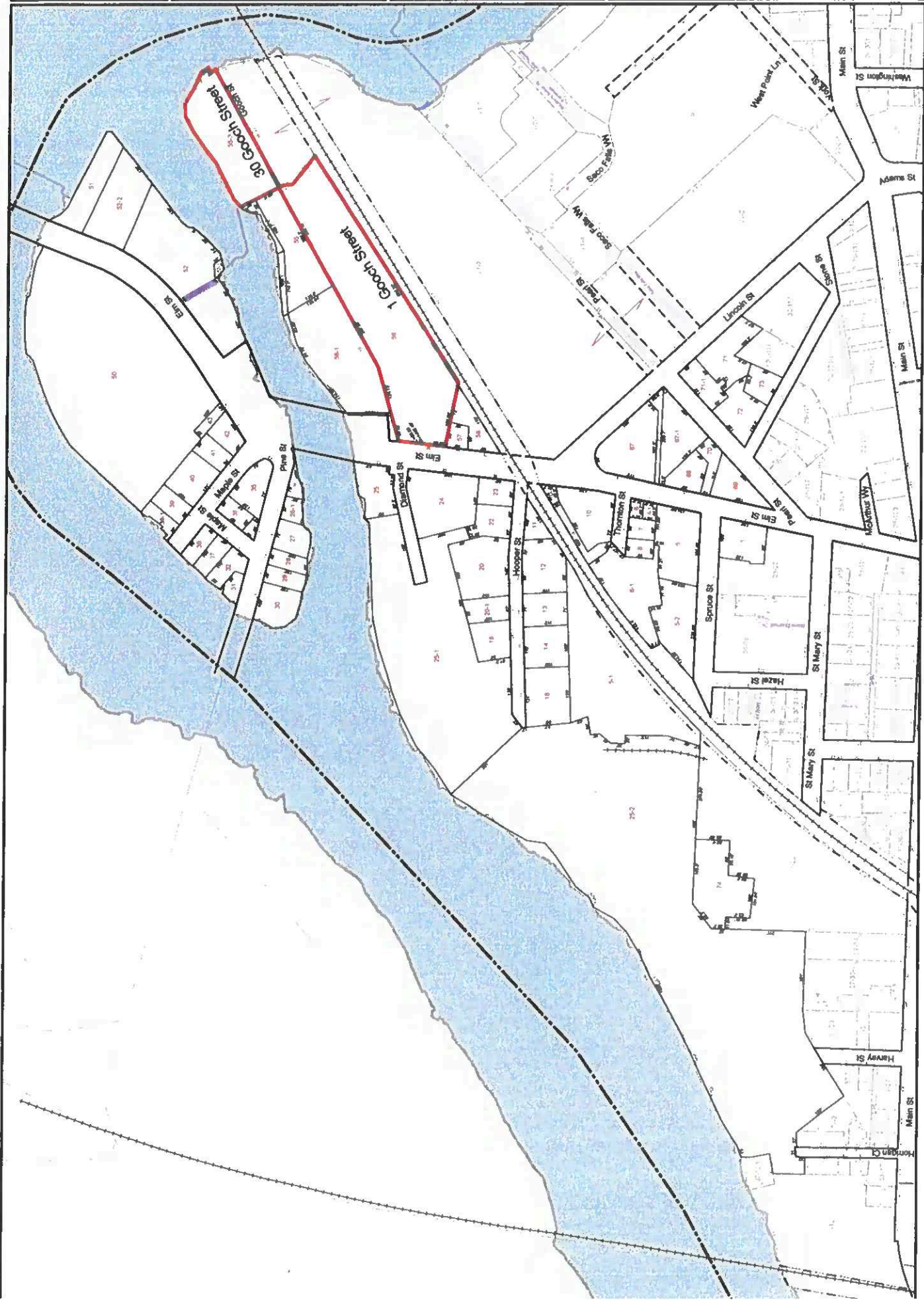
Vilter Manufacturing Co.
Milwaukee, Wisconsin
completed 1915



Portland Company Erecting Building
Portland, Maine
completed 1914

FIGURE 10

EXAMPLES OF EARLY TWENTIETH CENTURY STEEL-FRAME PRODUCTION SHEDS



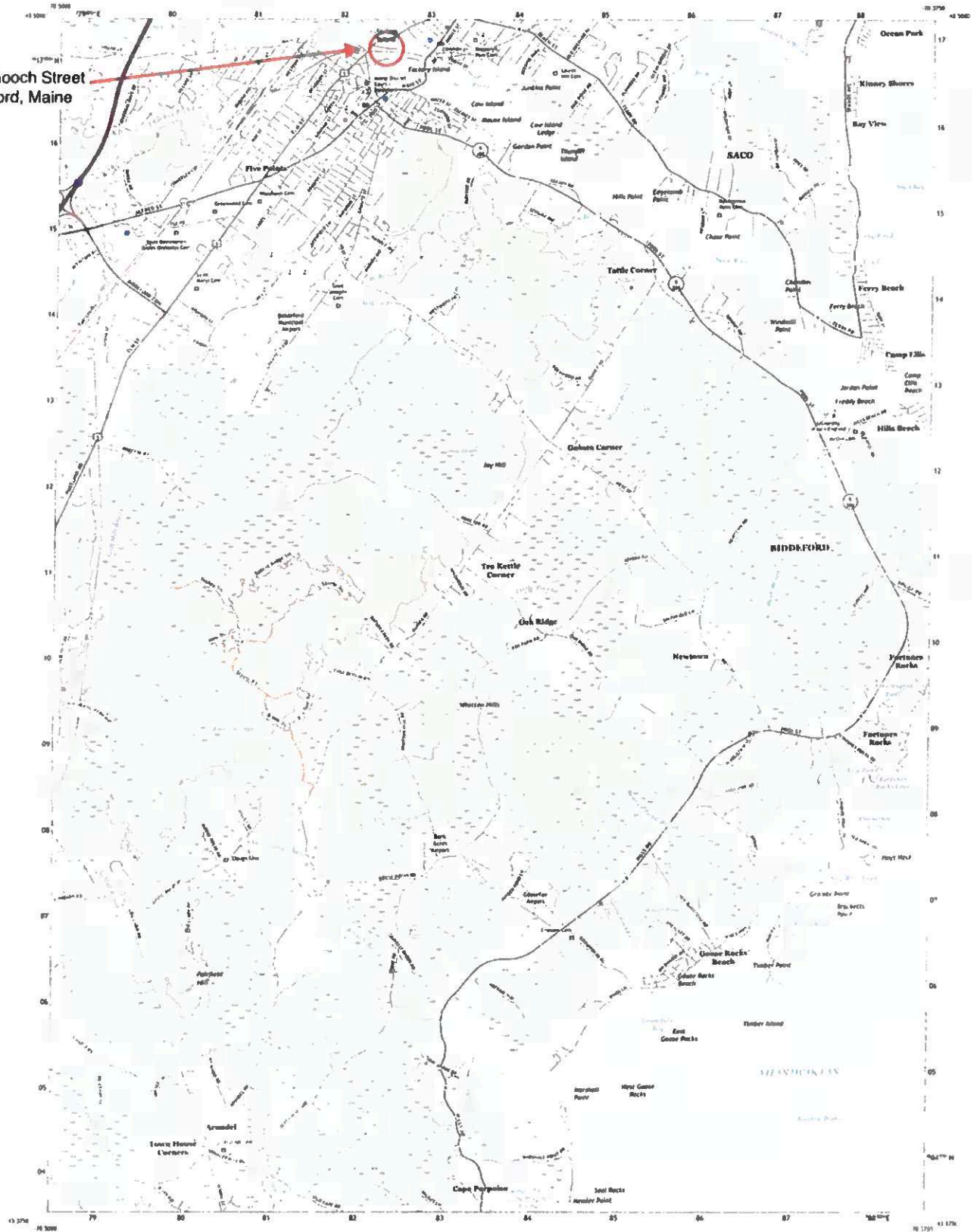


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BIDDEFORD QUADRANGLE
MAINE, YORK COUNTY
7.5-MINUTE SERIES

1 & 30 Gooch Street
Biddeford, Maine



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
This map is not a legal document. Boundary lines are
generalized for this map scale. Property lines and other
boundaries may not be shown. Please consult the
appropriate local authority for legal information.

Map Series: 7.5-Minute Series
Scale: 1:24,000
Projection: UTM
Datum: NAD83
Units: Meters
Version: 1.0
Date: 2011



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National Oceanic and Atmospheric Administration



1	2	3	4	5	6	7
1	2	3	4	5	6	7
1	2	3	4	5	6	7

Feature	Symbol	Feature	Symbol
Boundary	—	Local Road	—
Interstate	—	State Road	—
Expressway	—	County Road	—
Highway	—	Other Road	—

BIDDEFORD, ME
2011



PHOTO 1

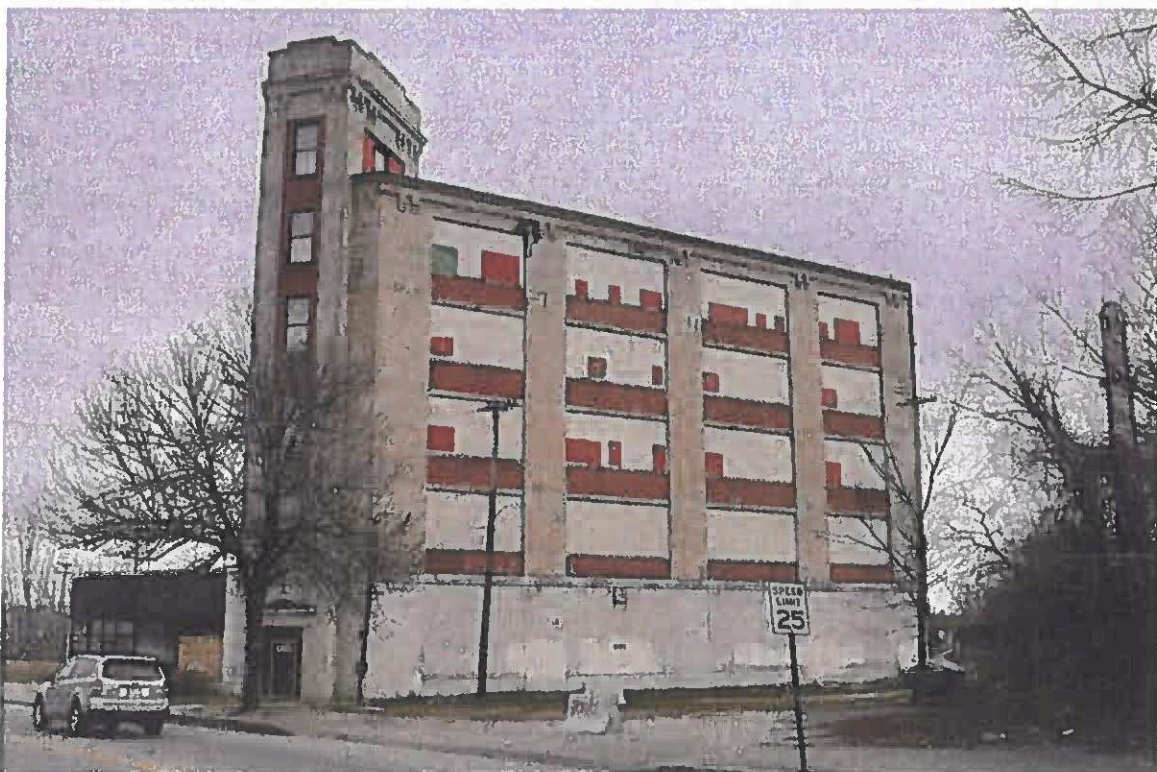


PHOTO 2

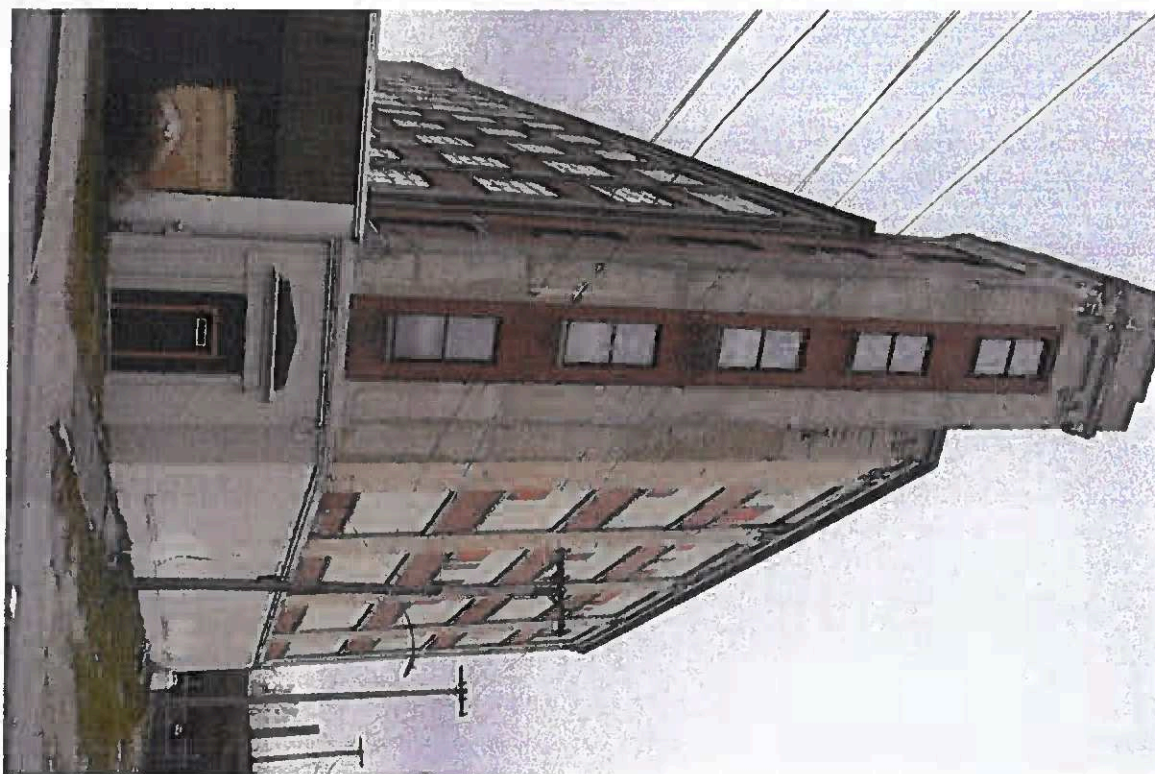


PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

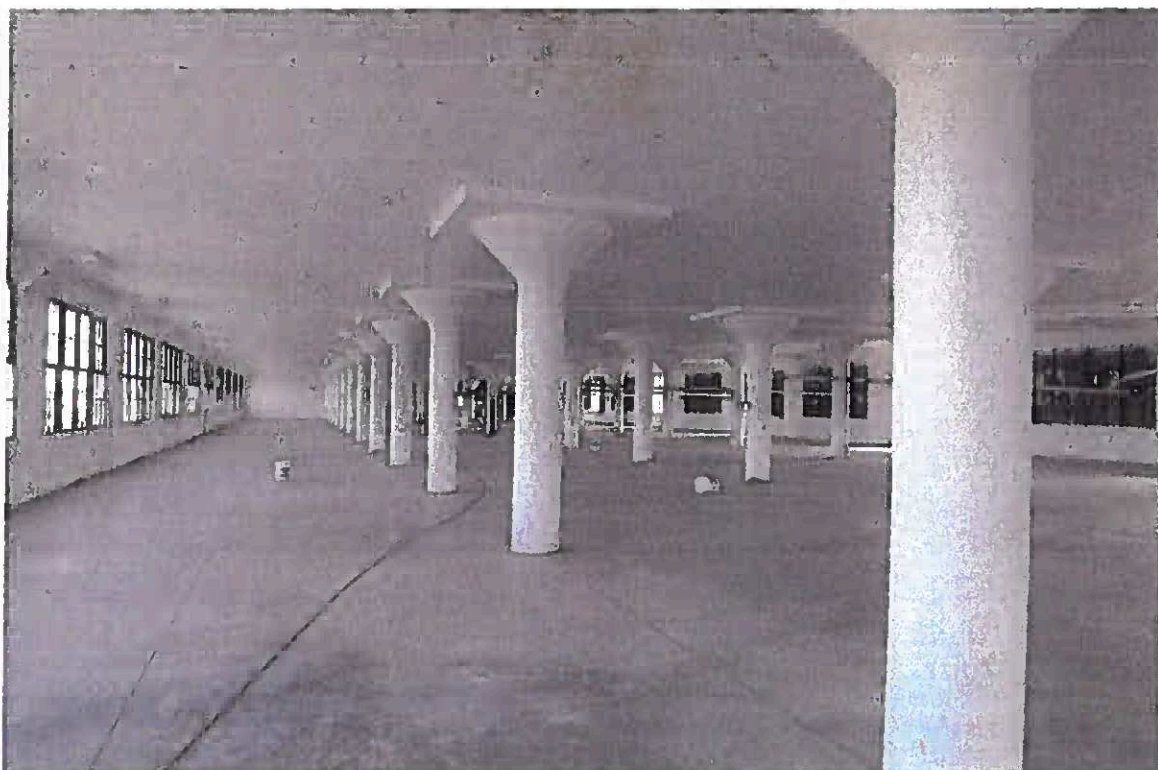


PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16

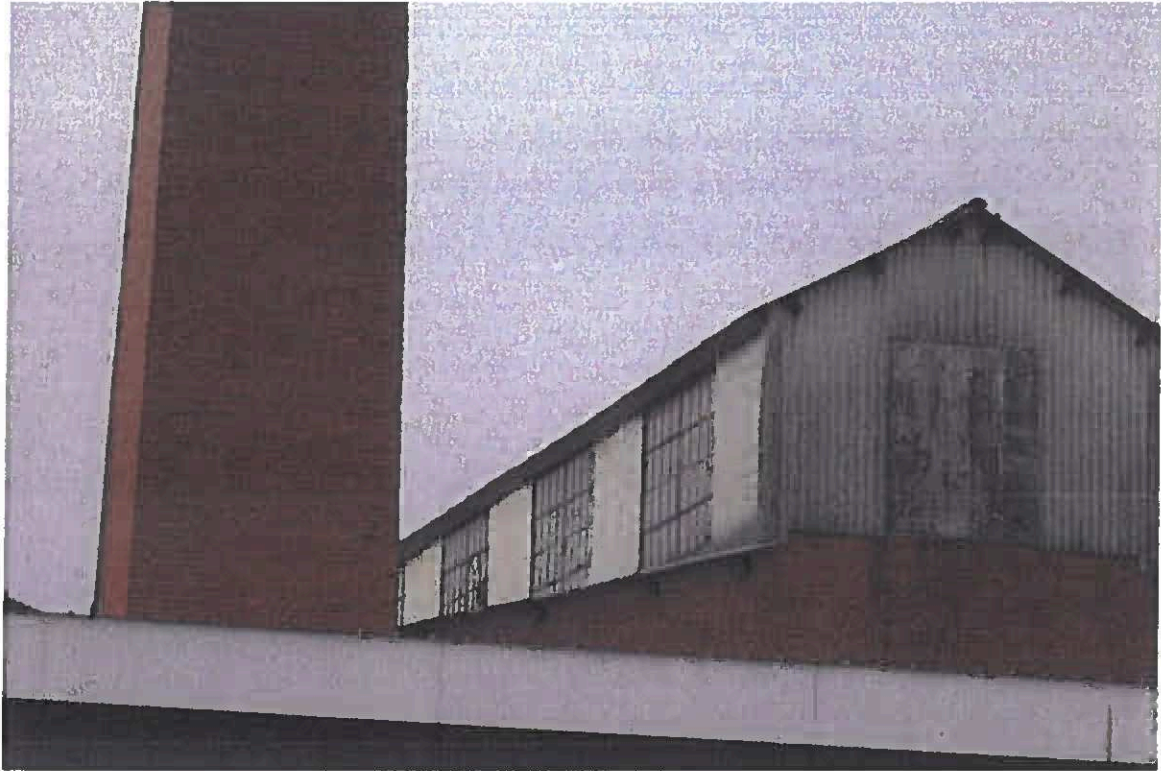


PHOTO 17



PHOTO 18

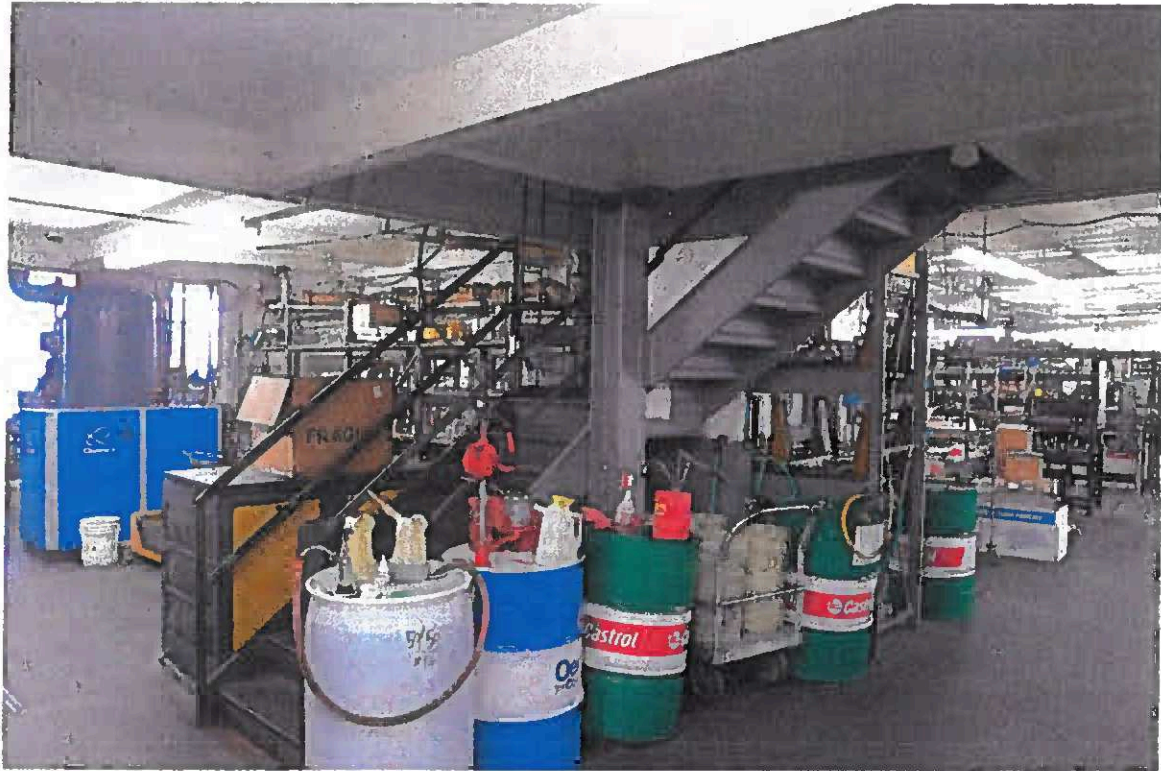


PHOTO 19

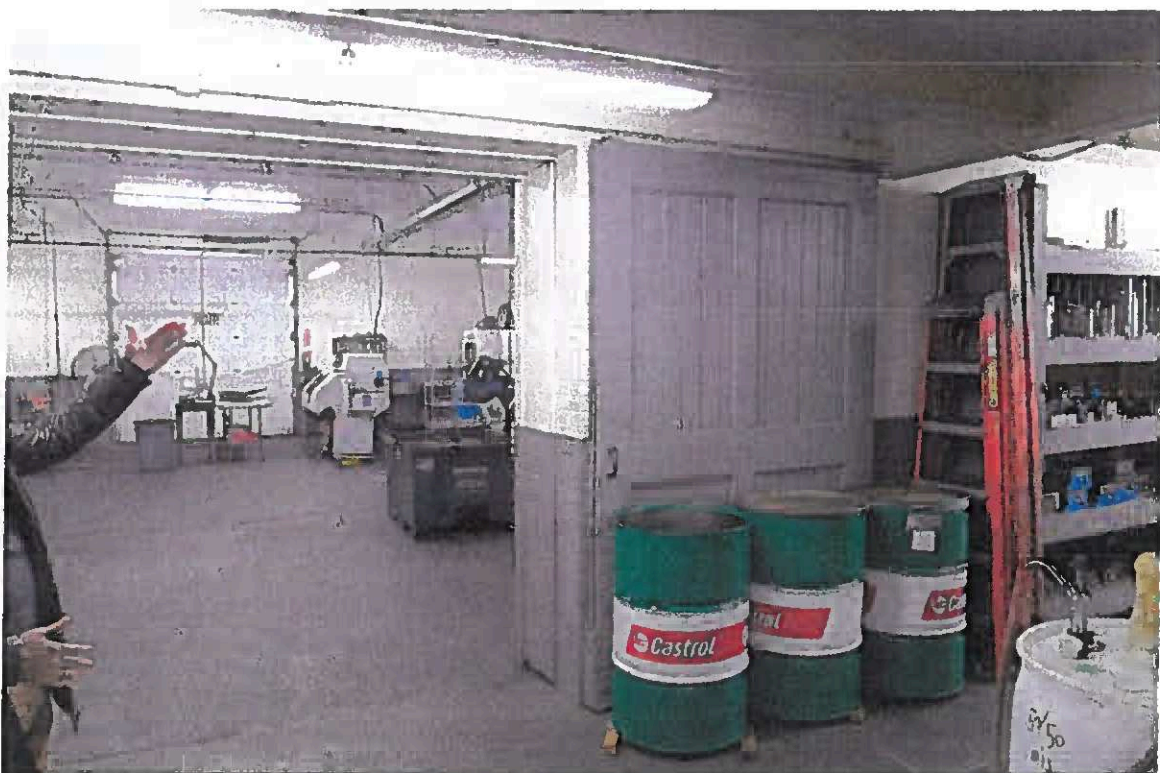


PHOTO 20



PHOTO 21

