



City of Biddeford
Historic Preservation Commission

November 20, 2024 at 4:00 PM
Second Floor Conference Room & Zoom

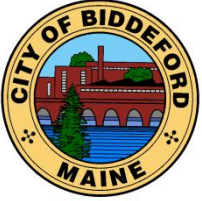
[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 984 3528 4216

Passcode: 267967

1. Adjustment(s) to Agenda
2. Consent Agenda
 - 2.a Approval of Meeting Minutes from 10-9-24
3. Unfinished Business
4. New Business
 - 4.a 2024.45 HPC Workshop Item: Westbrook Development Corporation to construct new residential buildings at 15 Pearl Street.
 - 4.b Review Design Guidelines Outline (Draft)
 - 4.c Joie Grandbois, Sustainability Coordinator for Historic New England to speak about the intersection of Climate Planning and Preservation in January; [You searched for joie grandbois | Historic New England](#)
5. Other Business
6. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-282-7119 or (207)-284-9115
Brad.Favreau@biddefordmaine.org

HPC MEETING October 9, 2024 Meeting Minutes 4:00 **DRAFT**

Staff Members in attendance: Nan Whitten

Meeting brought to order 4:03 PM

1. Quorum/Voting Members in attendance:

Julie Larry, Erin Ware (Vice Chair), Allie Tobey,

2. Adjustments to the Agenda-Items 5B, 5C & 5D will be discussed in November

3. Consent Agenda

Approval of Meeting Minutes from September 11, 2024

MOTIONS: 4:03 PM

Larry-MOTION-To approve Meeting Minutes as presented

Tobey-SECOND

Vote- Motion passed unanimously

4. Unfinished Business-none

5. New Business

5.a. 2024.44 HPC Review for Reveler Development to revise previously approved new construction at 10 Upper Falls Road, Tax Map 40, Lot 56-1 in the MSRD 3 Zone.

- Mike Barton of Reveler represented the applicant
- This is for 10 Upper Falls only
- Approved by Planning Board 9-18-24
- Facing economic challenges make changes from 56-51 units, no under story parking, veneer changing from veneer system to veneer panel
- No longer restaurant in ground floor no longer adding floor to top
- Barton presented a Power Point presentation
- Ground level aesthetics unchanged with removal of retail
- Second, third and fourth floors remain unchanged
- Considered an 18' x 6'-10' panel
- Changes nothing around the window jams
- No public comments
- Larry-Did you consider changing the first-floor windows with the change of use
- Barton-no we were respecting the original design and approvals
- Larry-this is a rain screen correct?
- Barton-yes
- Ware-prefers to stay with the red modern
- Tobey agrees with the Board members

- Larry-we do not dictate colors; the colors will pop but do look modern
- No issues with losing the floor or no retail

MOTIONS:

Motion-Tobey-Approval of project #2024.44 HPC for Reveler Development to revise the previously approved construction at 10 Upper Falls Road with the Condition that all permits be obtained prior to construction.

Second-Tobey

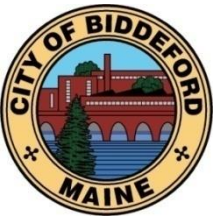
Vote: Motion passed unanimously

- 5.b. Past Project Review
- 5.c. Budget
- 5.d. Design Guidelines Project
- 6. Other Business
 - Larry will be focusing on getting the surveys done of Tattler Corner.
- 7. Adjourn 4:25PM

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

2024.45

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Development and Sustainability Coordinator

MEETING DATE: Wednesday November 20, 2024 PM

RE: **Item 3.1: 2024.44 HPC Workshop discussion for Westbrook Development** to construct new residential buildings at 15 Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.

1. INTRODUCTION

Westbrook Development is in partnership with Fathom Companies to develop one portion of the parcel at 15 Pearl Street (adjacent to Lincoln Street). This project will consist of two multi story buildings that will provide a total of 90 senior affordable housing units.

The concept design, "...looks to the local mill vernacular for inspiration – calm and orderly with detailing that highlights the rhythm of the façade."

This project is presented for workshop discussion, to facilitate the final application for HPC review in December.

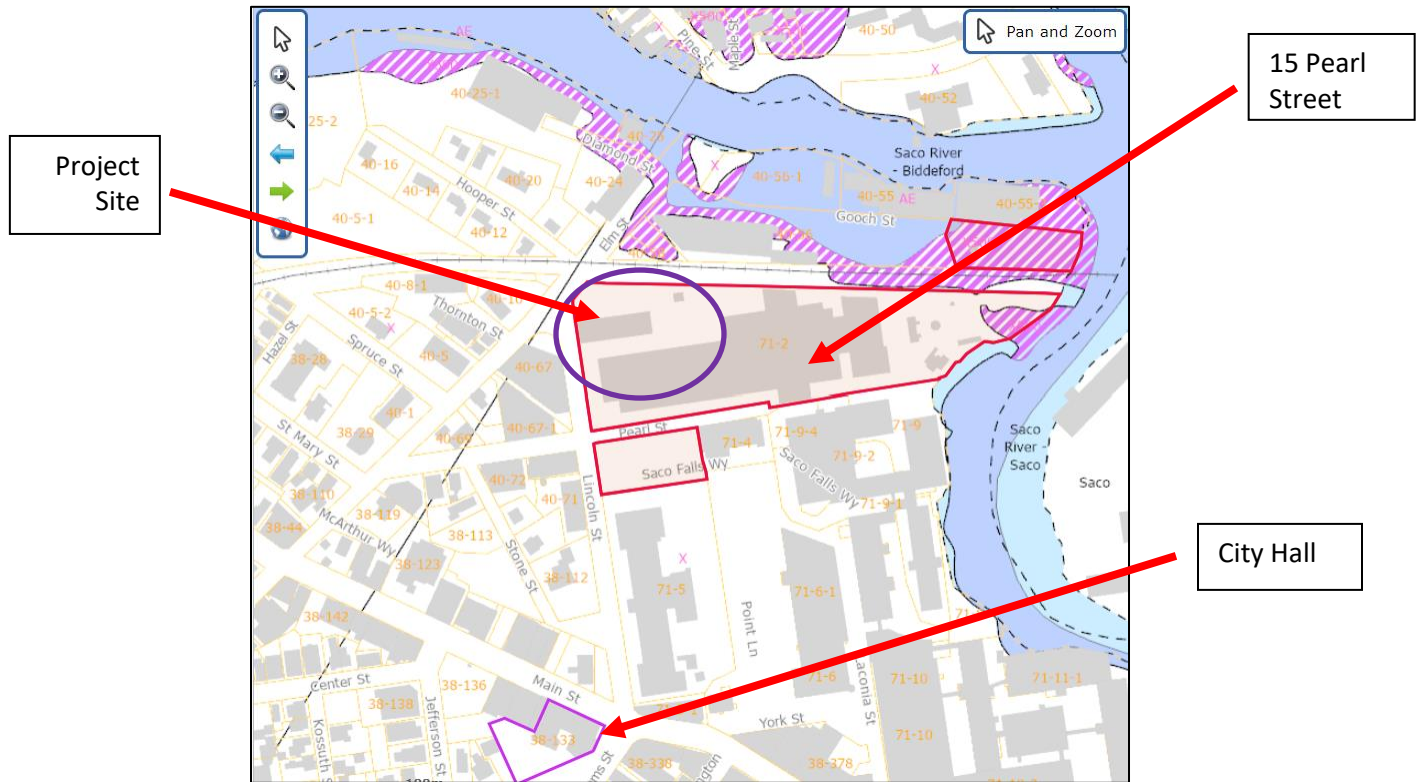
This project is within the Nation Register-listed Biddeford/Saco Mills Historic District.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Westbrook Development Tyler Norod 30 Lisa Harmon Drive Westbrook ME 04092 (207) 959-1575 tnorod@westbrookdevelopmentcorp.org
2.	Owner of Property:	City of Biddeford
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	15 Pearl Street
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 2
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford / Saco Mills Historic District
9.	Existing Use:	New Construction
10.	Proposed Use:	residential
11.	Uses in the Vicinity:	Mixed-use
12.	Parcel Size:	< 1 acre (part of 8.4 acre parcel)
13.	Front Setback Required:	None
14.	Side Setbacks Required:	None
15.	Rear Setback Requires:	None
16.	Height Requirements:	Minimum 2 Stories or 26 feet
17.	LDR Attachment A: Fess Paid:	Yes
18.	Contributing Structure?	No
19.	Within NRHP Boundaries?	Yes
20.	Historic Preservation Commission Review History:	Nov. 20, 2024 Meeting Date. Posted Nov. 13, 2024 Mail Notices to all abutters within 100' 1 notice sent Nov. 13, 2024.

3. EXISTING CONDITIONS

This project is proposed for the northwest corner (Lincoln Street side) of the former Maine Energy Recovery Company (MERC) site.

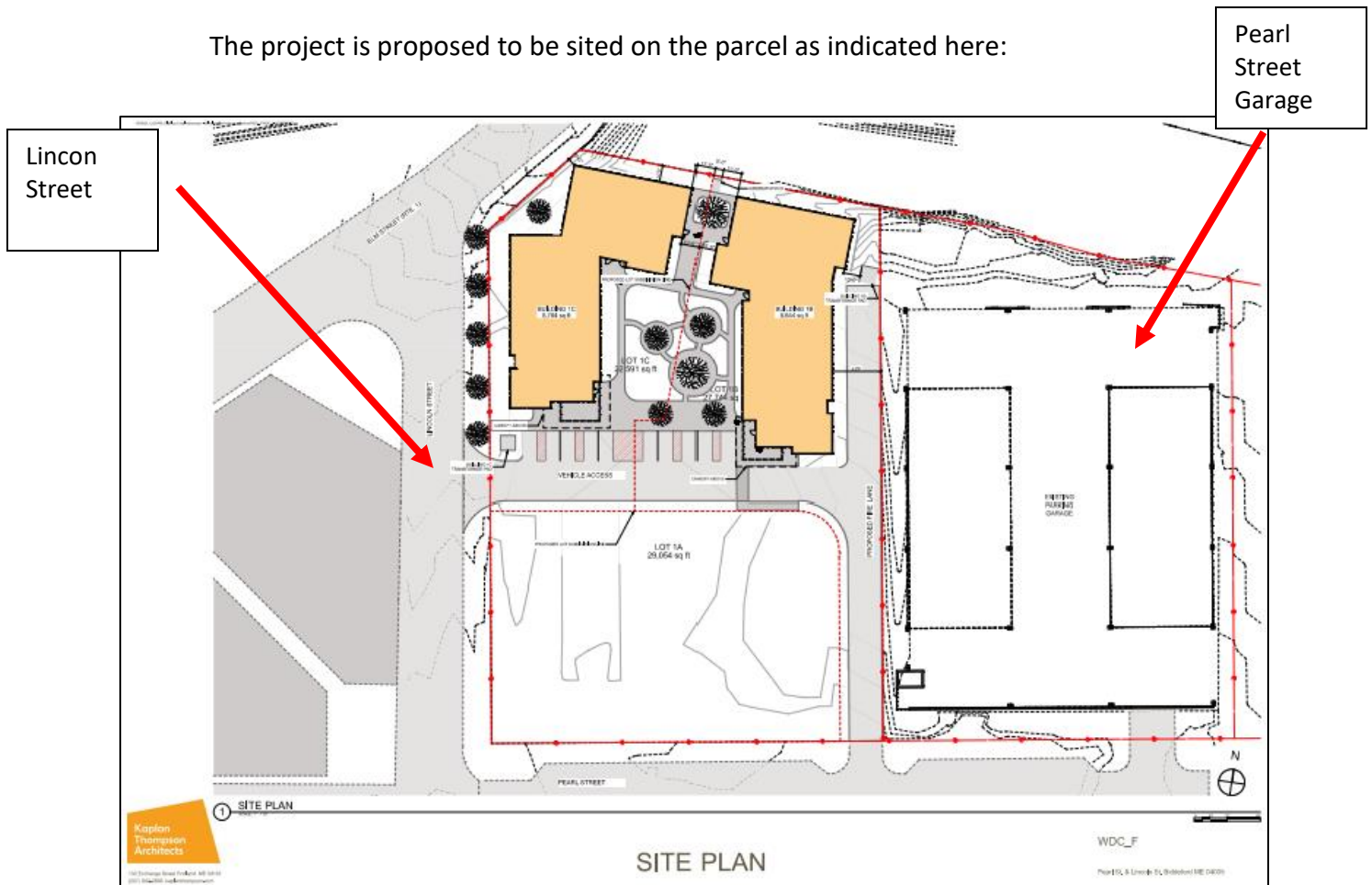


Source: "15 Pearl Street. [Vision GIS Portal](#)

Accessed November 4, 2024.

4. PROJECT PROPOSAL

The project is proposed to be sited on the parcel as indicated here:



The applicant has presented the following elevations and renderings for workshop discussion:





Materials:

The applicant has indicated the following materials will be used:

- Composite or fiber cement clapboards, painted
- Composite or fiber cement channel siding, painted
- Composite or fiber cement shiplap siding, painted
- Composite or fiber cement window door, and exterior trim, painted
- Charcoal uPVC or vinyl windows, both double hung and fixed.
- Brake metal drip edge and cornice fascia, dark bronze
- Clear eastern white pine 1x canopy soffits
- Brick masonry entry cladding, color TBD
- EPDM roofing
- Lighting will be full-cut off dark sky compliant throughout

5. PUBLIC COMMENT

The notice was posted on the city website on November 13, 2024. Eighteen abutter notice were sent on November 13, 2024.

As of November 15, 2024, no Public Comments have been received regarding the proposed project.

6. REVIEW STANDARDS:

REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

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

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

For discussion only at this time.

8. SAMPLE MOTIONS

This presentation is for discussion purposes only. No motions for approval, denial, or tabling will be made at this time.



Historic Preservation Commission
Attn: Brad Favreau
City of Biddeford
205 Main Street
Biddeford, ME 04005

October 30, 2024

Subject: Historic Preservation Commission - Workshop
Redevelopment of Pearl Street, Lot 1B & 1C, Biddeford

Members of the Commission & Mr. Favreau:

Westbrook Development Corporation (WDC) is pleased to submit the accompanying package of Historic Preservation Commission workshop materials related to the proposed redevelopment of Lots 1B & 1C on the City owned, former MERC site in Biddeford. The parcel is mapped as Map: 71, Block 2 and is in the Main Street Revitalization District – High Density/Mixed Use (MSRD-3) zone. WDC is partnering with Kaplan Thompson Architects and Acorn Engineering to revitalize this important downtown parcel. The project proposes to construct two (2) affordable senior housing buildings, anticipated to include approximately 45 apartments each for a total of 90 residential units.

Overall, this project aims to provide much needed affordable housing during an affordability crisis in our local housing market. It will simultaneously fill in a missing tooth in the downtown Biddeford urban fabric helping to further reinvigorate the Pearl Street District. The site will be enhanced by continuing the redevelopment of the former MERC facility and increasing green space in the urban core. The team's vision for this site is to foster a community-based space for living near the scenic river and provide amenities congruent to living within a walkable neighborhood. As one of many redevelopments within the surrounding Mill District, this project will further increase the activity within the City's flourishing downtown.

The conceptual design of the buildings exteriors looks to the local mill vernacular for inspiration - calm and orderly with detailing that highlights the rhythm of the facade. Simple extended cornices and entry elements call attention to the base and top of each building in keeping with the local context. The buildings use siding patterning and texture to create visual interest and variety without distracting from the surrounding historic context.

We look forward to our dialogue with the Commission Members and City Staff and are excited to play our role in adding additional vibrancy to Biddeford's urban core. If you have any questions, please do not hesitate to contact us.

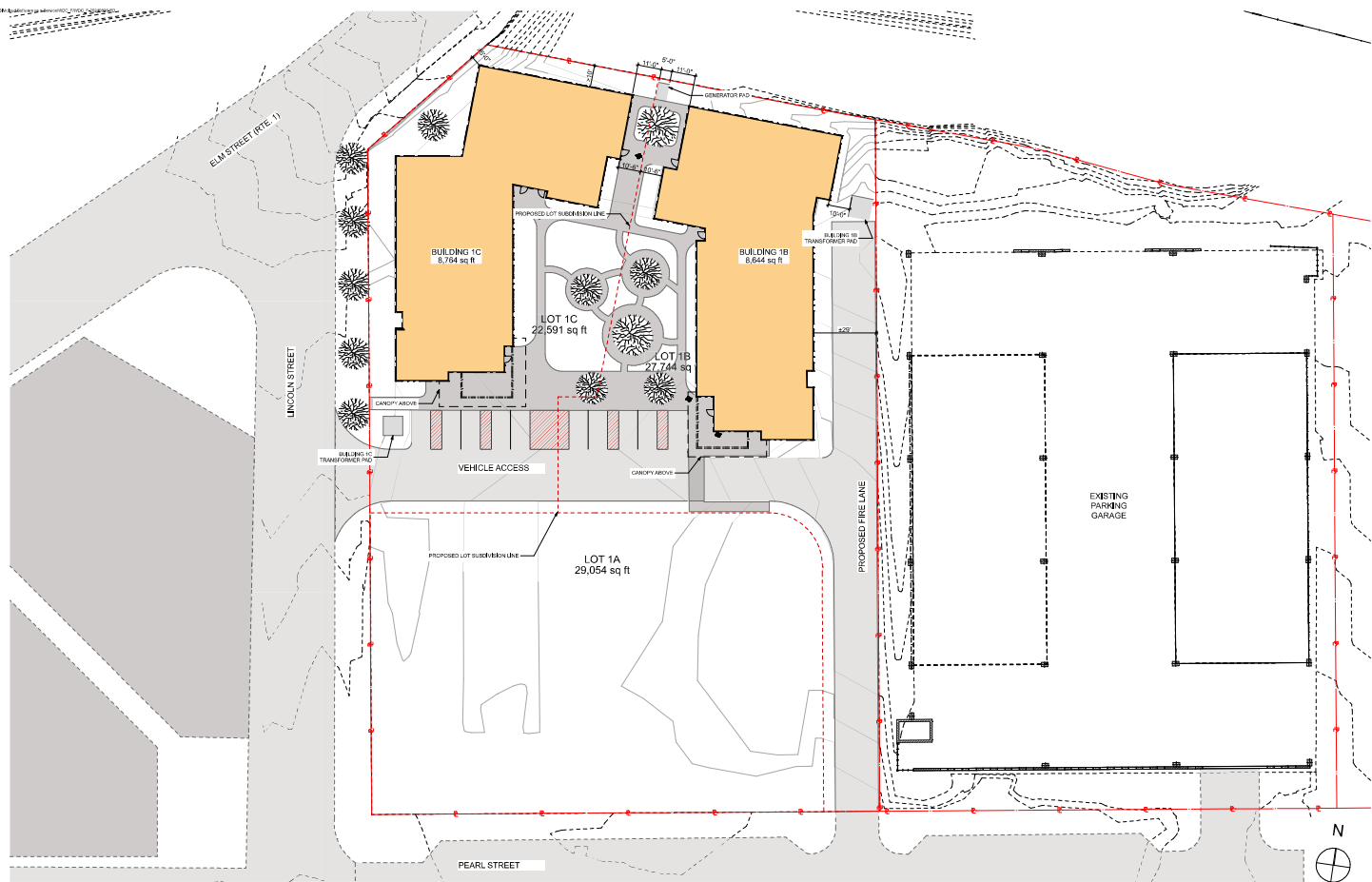
Sincerely,

A handwritten signature in black ink that reads "Tyler Norod". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tyler Norod

Development Director

Westbrook Development Corporation

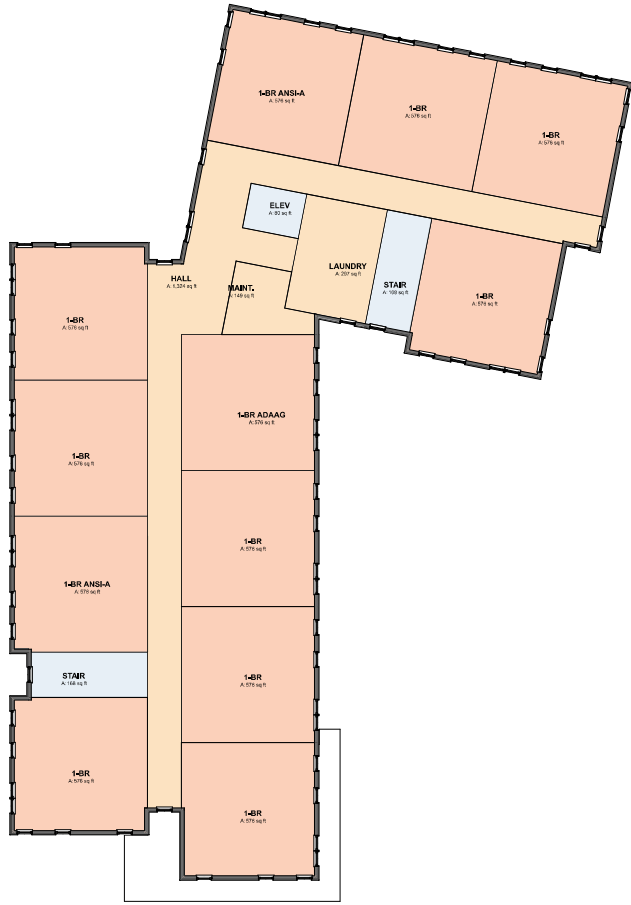
Kaplan
Thompson
Architects

102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplan@thompson.com

SITE PLAN

WDC_F

Pearl St. & Lincoln St. Biddeford ME 04005



2 UPPER LEVELS - 1C



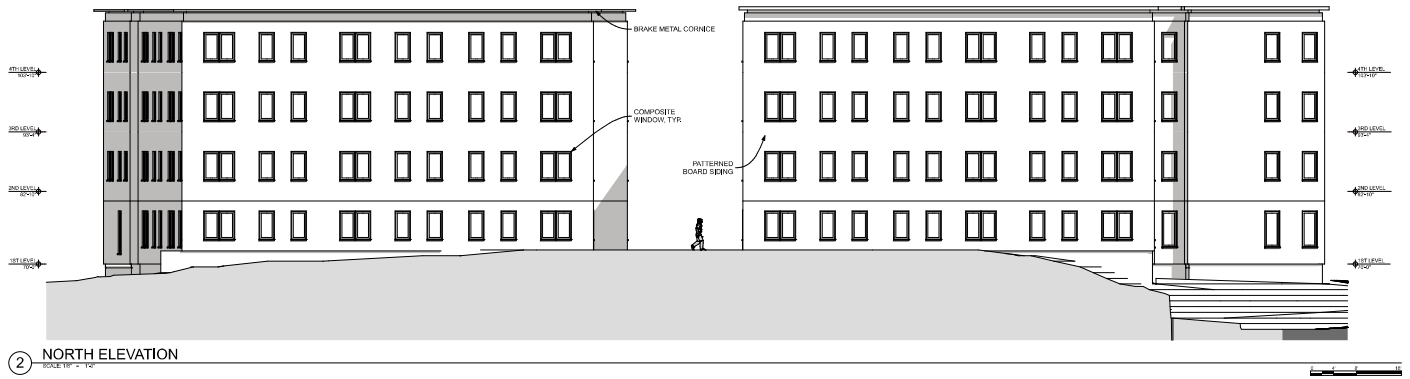
② 1ST LEVEL - 1C
SCALE: 1" = 1'-0"

WDC_F

Pearl St. & Lincoln St. Biddeford ME 04005

FLOOR PLANS - BUILDING 1C

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Thompson
Architects

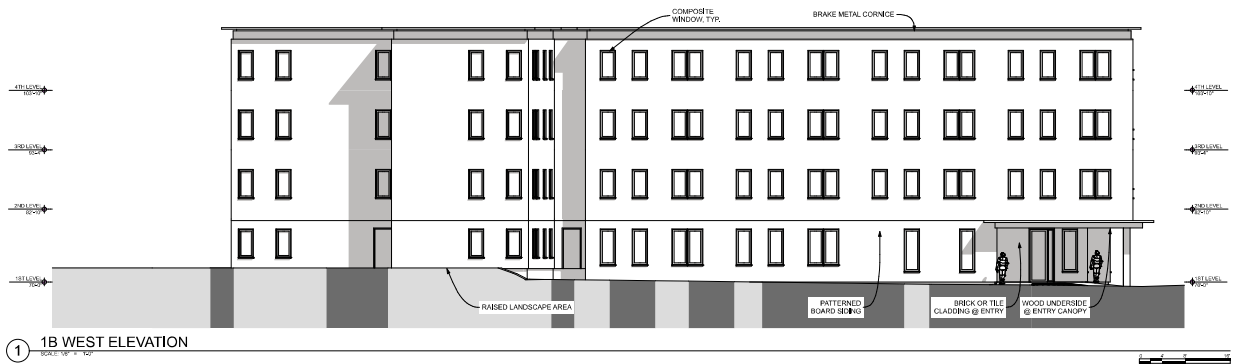
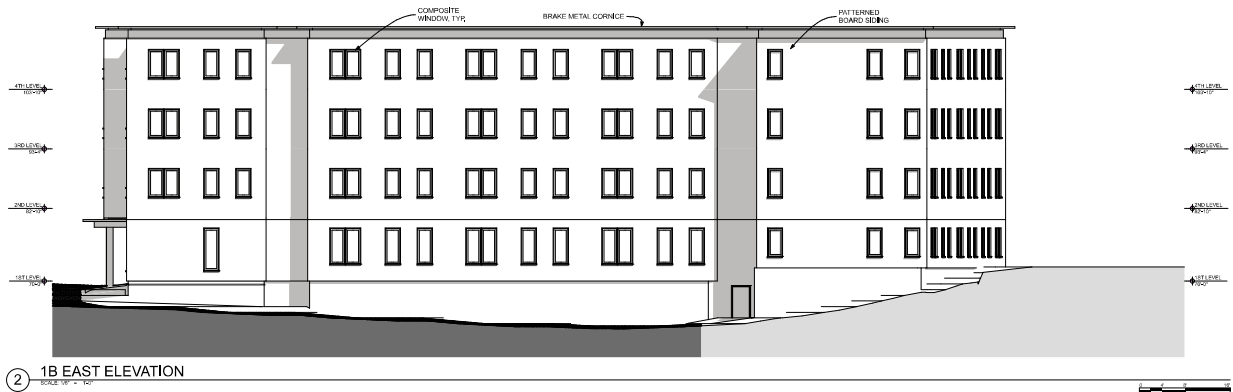
102 Exchange Street Portland, ME 04101
(207) 842-2555 kaplanthompson.com

NORTH & SOUTH ELEVATIONS

WDC_F

Pearl St. & Lincoln St. Biddford ME 04005

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(207) 842-2385 kaplanthompson.com

EAST & WEST ELEVATIONS - BUILDING 1B

WDC_F

Pearl St. & Lincoln St, Biddford ME 04005

1000px 1200px 1600px 2000px 2400px 2800px 3200px 3600px 4000px 4400px 4800px 5200px 5600px 6000px 6400px 6800px 7200px 7600px 8000px 8400px 8800px 9200px 9600px 10000px



RENDERED ELEVATION - A

WDC_F

Pearl St. & Lincoln St. Biddford ME 04005

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RE: Pearl Street

From Tyler Norod <tnorod@westbrookdevelopmentcorp.org>

Date Tue 11/5/2024 4:45 PM

To Favreau, Brad <Brad.Favreau@Biddefordmaine.org>

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

Brad,

Thank you for your patience. Below is a brief description of the exterior material strategies we are looking to employ for both buildings. The federal new Build America, Buy America (BABA) regulations that accompany our funding from MaineHousing will have some impact on our final choices of suppliers and materials, but this is our design intent. Unfortunately, the BABA regulations make it impossible to say with certainty what suppliers and materials we can commit to this far out from construction, but our intent is to deliver buildings that fit within the choices listed below.

Composite or fiber cement clapboards, painted
Composite or fiber cement channel siding, painted
Composite or fiber cement shiplap siding, painted
Composite or fiber cement window door, and exterior trim, painted
Charcoal uPVC or vinyl windows, both double hung and fixed.
Brake metal drip edge and cornice fascia, dark bronze
Clear eastern white pine 1x canopy soffits
Brick masonry entry cladding, color TBD
EPDM roofing
Lighting will be full-cut off dark sky compliant throughout

I made the assumption that a simple list was the easiest way to convey the material choices, but if you need this information in a different format just let me know. In addition to the landscaping choices, we will also come prepared to discuss in more detail the new BABA program as it is new for everyone and I am sure folks on the Commission will have questions.

Thanks again for all of your help,

Tyler

From: Favreau, Brad <Brad.Favreau@Biddefordmaine.org>

Sent: Monday, November 4, 2024 10:52 AM

To: Tyler Norod <tnorod@westbrookdevelopmentcorp.org>

Cc: Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Gervais, George <George.Gervais@biddefordmaine.org>

Subject: Pearl Street

Hi Tyler,

We have scheduled a special Historic Preservation Commission meeting for November 20 at 4 pm to discuss your project on Pearl Street. This meeting will be held in the Second Floor Conference Room.

I have the materials you submitted to Nan. Can you provide more information about materials and products you propose (i.e. siding, windows doors, lighting etc.)? Also, the subject of site work (landscaping might come up as well.

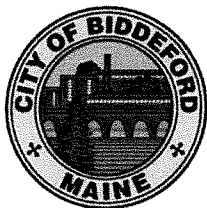
Once I have this information, I will begin writing my reports for the commission.

Thanks... let me know if you have questions.

Brad

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

WARNING: This e-mail originates from an EXTERNAL source outside of Westbrook Housing. Be vigilant in opening any attachments or clicking on any external links. Thank you.



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Westbrook Development Corporation
Applicant's Address: 30 Liza Harmon Drive, Westbrook, ME 04092
Applicant's Phone(s): (207) 956-1575
Applicant's E-mail: tnorod@westbrookdevelopmentcorp.org
Applicant's Legal Interest in the Property:

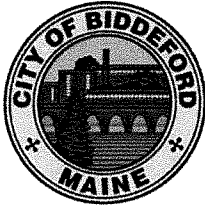
☐ Owner ☒ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: City of Biddeford
Owner's Address: 205 Main Street
Owner's Phone(s): (207) 284-9115
Owner's E-mail: Brad.Favreau@Biddefordmaine.org

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

Agent's Name: Kaplan Thompson Architects
Agent's Address: 102 Exchange Street, Portland, ME 04101
Agent's Phone(s): (207) 842-2888 x202
Agent's E-mail: jesse@KaplanThompson.org

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 3 Lincoln Street, Lots 1B & 1C
Project Zone: MSRD-3 Property Map & Lot Number(s): Map 71, Lot 2

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional
☒ Undeveloped - Vacant lot that was formerly part of the old MERC Facility

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

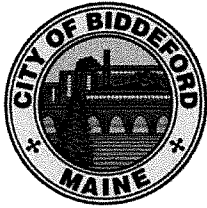
Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: N/A

Additions and New Construction

- ☒ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

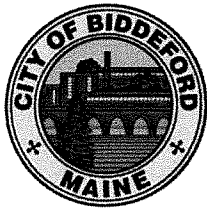
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: N/A

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: N/A

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:



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

If Subcommittee review is required – \$50.00



Completed Application Form



Description of Proposed Activity



Photographs of the building involved as well as adjacent buildings



Samples of materials proposed for use in the activity



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

Signature of applicant:

Tyler W.

Date: 10/23/24

Signature of
property owner (Required):

Date: _____

**Place economics will have specific callouts throughout the guidelines

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