



City of Biddeford
Historic Preservation Commission

June 11, 2025 at 4:00 PM
City Hall Council Chambers & Zoom

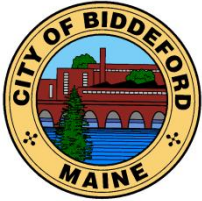
[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 950 4356 2174

Passcode: 011116

1. Adjustment(s) to Agenda
2. Approval of Meeting Minutes
 - 2.a Approval of Meeting Minutes from May 14, 2026
3. New Business
 - 3.a 2025.15 HPC Review for Reveler Development to rehabilitate the 2-1/2 story structure at 2 York Street, Tax Map 71, Lot 6/2, in the MSRD-3 Zone for residential use.
 - 3.b 2025.15 HPC Review for Ken Desrosiers rebuild the front porch and stairs at 15 Mt Vernon Street, Tax Map 38, Lot 441/1 in the MSRD-2 Zone.
4. Unfinished Business
 - 4.a 2025.10 HPC Continued Review for Daniel Novick to install new siding at 35 State Street, Tax Map 37, Lot 75, in the MSRD-2 Zone.
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
May 14, 2025
Meeting Minutes
4:00
DRAFT

Staff Members in attendance: Brad Favreau & Nan Whitten

Meeting brought to order 4:00 PM

Quorum/Voting Members in attendance: Erin Ware (Vice Chair), Allison Tobey & Shannon Chisholm (We have a quorum with Ware voting)

1. Adjustments to the Agenda-None
2. Approval of Meeting Minutes-Approval of Meeting Minutes from April 9, 2025

MOTIONS: 4: 01PM

Motion- Chisholm- Approval of Meeting Minutes as presented

Second-Tobey

Vote-Unanimous

3. New Business

3.a 2025.10 HPC Review for Daniel Novick to install new siding at the rear of 35 State Street, Tax Map 37, Lot 75, in the MSRD-2 Zone

- Daniel Novick & Megan Shippee represented the application
- Applicants wish to replace cedar clapboard with vinyl siding; trim will be replaced with vinyl as well with the exception of the window trim.
- Entire house needs to be re-sided
- Everlast composite too expensive
- No quote on replacing in kind with cedar
- All cedar will be removed with vinyl siding put up
- The board feels this is a highly visible house although there would be a loss of integrity to replace all with vinyl
- Vinyl is not for historical structures and poor for the environment.
- Applicants are encouraged to get quotes from more historic integral products.
- Corner Boards should be kept
- Applicant asked about rotted corner boards
- Cut street for new product would be required
- Applicants were referred to Greater Portland Landmarks for a list of contractors who specialize in historic properties.
- The board decided to postpone the vote so that the applicant can explore other options.
- Applicant is concerned quotes will be too high
- Favreau told the applicant about economic hardship

MOTION 4:25 PM

Motion-Chisholm-Motion to postpone vote until applicant can provide additional information to the Board as requested, next meeting is June 11, 2025

Second-Tobey

Vote-Unanimous

3.b. 2025.11 HPC Review for Kevin Beaulieu of T&T Leasing to renovate the two-family residential structure at 74 Summer Street, Tax Map 39, Lot 14, in the MSRD-2 Zone.

- Kevin Beaulieu of T & T Leasing representing the application
- Applicant wants to bring the building back to life
- Applicant would like to tear down ADU that is rotting and add another unit on the top floor using bonus density
- He would like to replace the siding, windows and doors
- Chisholm-is the addition closer to the road than the cape? Yes by a couple of feet
- Ware, are the windows on the addition smaller than the cape? Yes, due to the kitchen sink but they will all match
- Tobey, the right top elevation, it looks like that window is bigger than the others. Technically that would be the same size as the others and will make a note of it. Bigger, egress windows will go on the back over the deck.
- The applicant will flip the kitchen floor plan so that the sink is not in the front and it will work.
- Ware, the other concerning element is that the ADU is closer to the road than the main house. The addition should either be level with the house or set back a few feet is preferable. Applicant will talk to CEO about changing the footprint
- The original addition was considered insensitive to the historical significance of the main house.
- The board prefers all windows to be the same, historically appropriate grids would be 4 over 4 or 6 over 6. Applicants prefer 4 over 4.

MOTIONS 4:47

Motion-Tobey-Motion to approve Certificate of Appropriateness for Kevin Beaulieu of T & T Leasing to build second story over existing addition and replace exterior materials throughout at 74 Summer Street, based on materials and assertions submitted, and conditioned on the following:

The 2 front windows are the same size.

The top right window is the same size

The proposed addition is set back

The reconfigured drawings are sent back in for approval

All permits must be obtained from Code Enforcement prior to beginning any work

Second-Chisholm

Vote-Unanimous

3.c. Historic New England is here on May 28, 2025

- Favreau-on the 28th Historic New England will be here speaking and there is a \$200 speaking fee. It will be held here in this room; Saco's Commission is invited as well as the public.

3.d. Design Guidelines

- Favreau-he forwarded the Design Guidelines to the State, and they asked for a number of revisions. Samantha is putting together a quote to correct the problem
- The voice and terminology were more midwestern than New England
- Chapter on driveways & parking lots the state had a problem with that
- The chapter on forms & styles was not appropriate for New England.
- A Cape Cod is not a form it is a style
- As soon as Favreau gets the quote we have to get on it
- Chisholm would like to see the mark-ups
- Ware can see a bit of what they mean by mid-western but does not feel it was that skewed.
- The commission can do some of the correcting themselves.

3.e. Budget \$556.29

- Historic NE will leave us with \$356.29; we have a month to spend the rest. Name plates for commissioners would be \$140.00 leaving \$216.29.
- The Board discussed how it may be a waste of money buying a plaque for members who consistently do not show up.
- This will be decided once we get the quote on the repair of the Design Guidelines
- Chisholm suggested magnetic name tags and to table things like the Art Walk and bring a copy of the design guidelines also a QR code going straight to design guidelines.

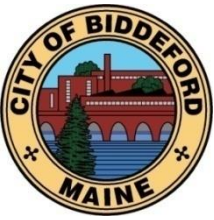
4. Other Business

5. Adjourn 5:06 PM

Chair: Historic Preservation Commission

Date

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

2025.15

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 June 11, 2025 PM

RE: **Item 3.a: 2025.15 HPC Review for Reveler Development** to rehabilitate the 2-1/2 story structure at 2 York Street, Tax Map 71, Lot 6/2, in the MSRD-3 Zone for residential use.

1. INTRODUCTION

This building, formerly used for commercial purposes, will be rehabilitated for residential use. The applicant is taking advantage of Historic Tax Credits and the developer has submitted Part 1 and Part 2 Certification Application to the National Park Service. According to the applicant's narrative:

The project's exterior improvements include: replacement of the roofing, replacement of the existing windows with Universal 400 series historic replica windows. The addition of an ADA accessible ramp and stair at the entry door, and replacement of the existing gutters in-kind.

The building is known as Pepperell Counting House. The image below shows the building as it appeared in the 2022 Kleinfelder Survey:

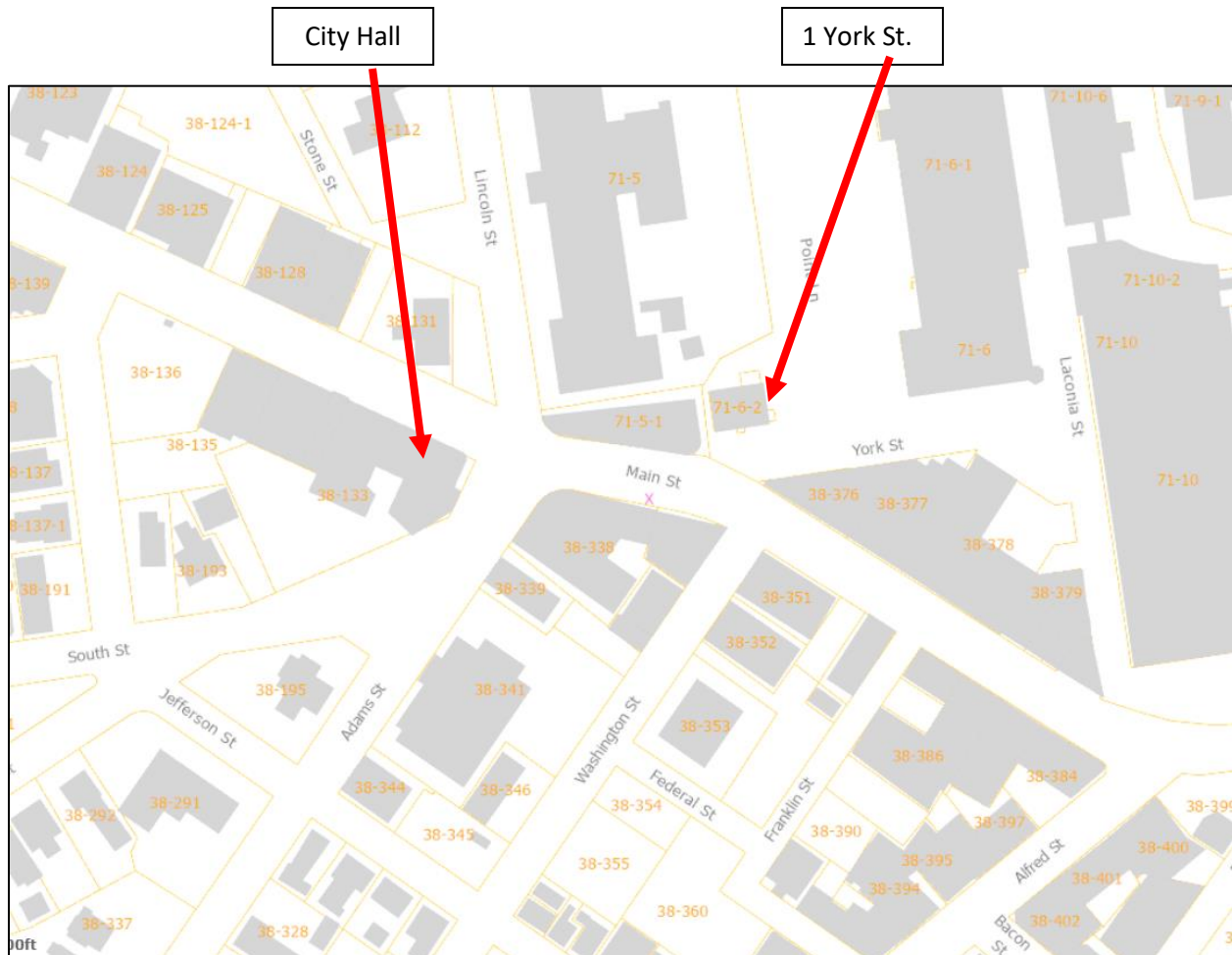


2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Reveler Development Michael Barton 188 State Street Portland ME 04101 mbarton@reveler.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	RYAN SENATORE ARCHITECTURE 500 Congress Street #2 Portland, Maine 04101 ryan@senatorearchitecture.com
5.	Project Location:	2 York Street
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 6/2
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford Saco Mills Historic District
9.	Contributing?	Yes
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	Circa 1848
12.	Existing Use:	Commercial
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed Use
15.	Parcel Size:	0.08 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 stories or 26 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date June 11, 2025. Posted June 11, 2025; Mail Notices to all abutters within 100'. 7 notices sent June 4, 2024.

3. EXISTING CONDITIONS

The building is located just off Main Street on York Street, about one block from City Hall:



The subject property is a **Contributing** structure in the Biddeford Saco Mills Historic District. Description of the building in the National Register of Historic Places Registration Form is:

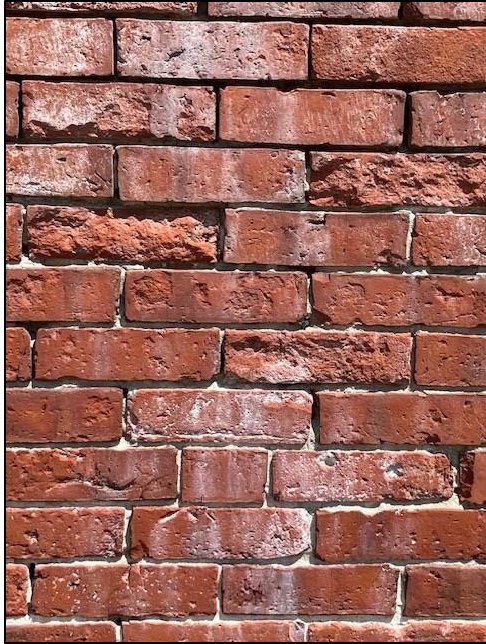
Typical of this building type, the Pepperell Counting House was designed with a bit more architectural ornamentation than the utilitarian manufacturing buildings. The Counting House is a two and one-half story red brick buildings with a gabled roof. The roofline is defined by decorative corbelled brick cornices with dentils set above a wide compound brick fascia. This Greek Revival style building has full pedimented gable end walls and simple window openings with simple rusticated granite heads and sills. A number of the window openings retain 6/6 wood double-hung sash that may have been original to the building. The main entry is centered on the facade and sheltered by a gabled enclosure. The enclosure features wide pilasters beneath a partial pediment.



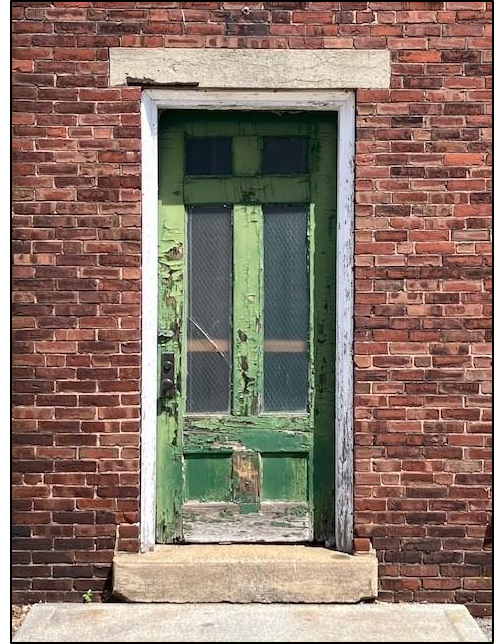
Existing Main Entry - South Elevation



Existing Replacement Window (typ)



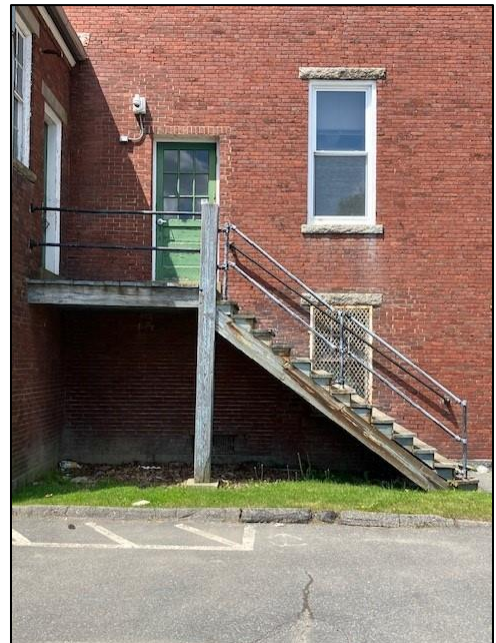
Existing brick and mortar condition (typ.)



Existing Historic Wood Door - South Elevation



Existing Wood fire escape at North elevation

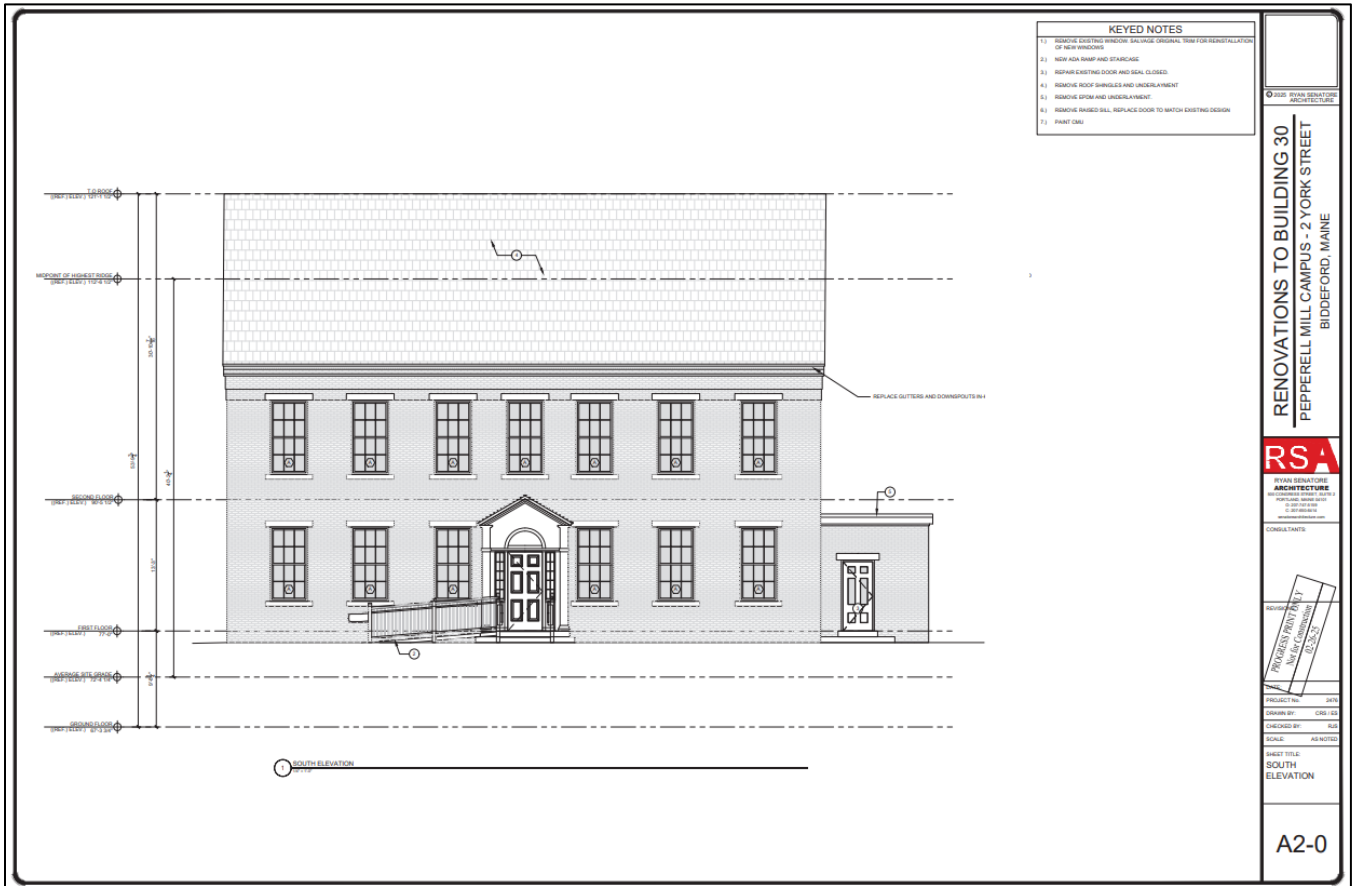


Existing stair at East elevation

4. PROJECT PROPOSAL

The applicant proposes the following work on the exterior of the building:

South Elevation (All excerpts are from the Part 2 Certification narrative.)



- Install New Roofing;

‘As part of the proposed rehabilitation, the existing asphalt shingle roof will be removed and replaced with a new asphalt shingle roof. Ice and water shields will be installed up to 8ft above the eaves on the eave side (north and south) and 3ft on the gable ends (east and west). Existing asphalt shingles on the small gabled roof of the projecting central entrance on the south elevation will also be replaced with new asphalt shingles. The existing roofing membrane on the additions will be removed. The decks will be prepped and receive the new roofing membrane.’

- Install New Gutters and Downspouts;

'New prefinished aluminum gutters and downspouts will replace existing. Size and placement will match the existing gutters and downspouts. New metal flashing will be installed on the east and west gables to match the existing flashing.'

- Install New Windows – [Universal Series 400](#) ;

- Repair and Repoint masonry as needed.

'As part of the rehabilitation the exterior walls will be cleaned and repointed. Masonry cleaning shall be accomplished using the gentlest means possible to avoid damaging historic masonry.'

Masonry cleaning will be accomplished in accordance with Preservation Briefs [1](#) and [6](#).

'Isolated areas of deteriorated mortar will be repaired and repointed as necessary. Mortar will be removed to a depth of 2 ½ times the width of the joint to sound mortar. New mortar will match existing in color, texture, composition, and joint profile. Repointing will be done in accordance with [Preservation Brief 2](#).'

East Elevation



-
- A three-story red brick building with a gabled roof. The building features several windows: a single window in the gable, three windows on the second floor, and four windows on the first floor. A green door is visible on the ground floor, and a set of stairs leads up to a second entrance. The building is situated on a street corner, with a paved area in the foreground and other buildings visible in the background.

- Repair and Repoint masonry as needed (same as above);
- Replace Flashing at Gables (same as above);
- Install new exterior stairs to First Floor Door

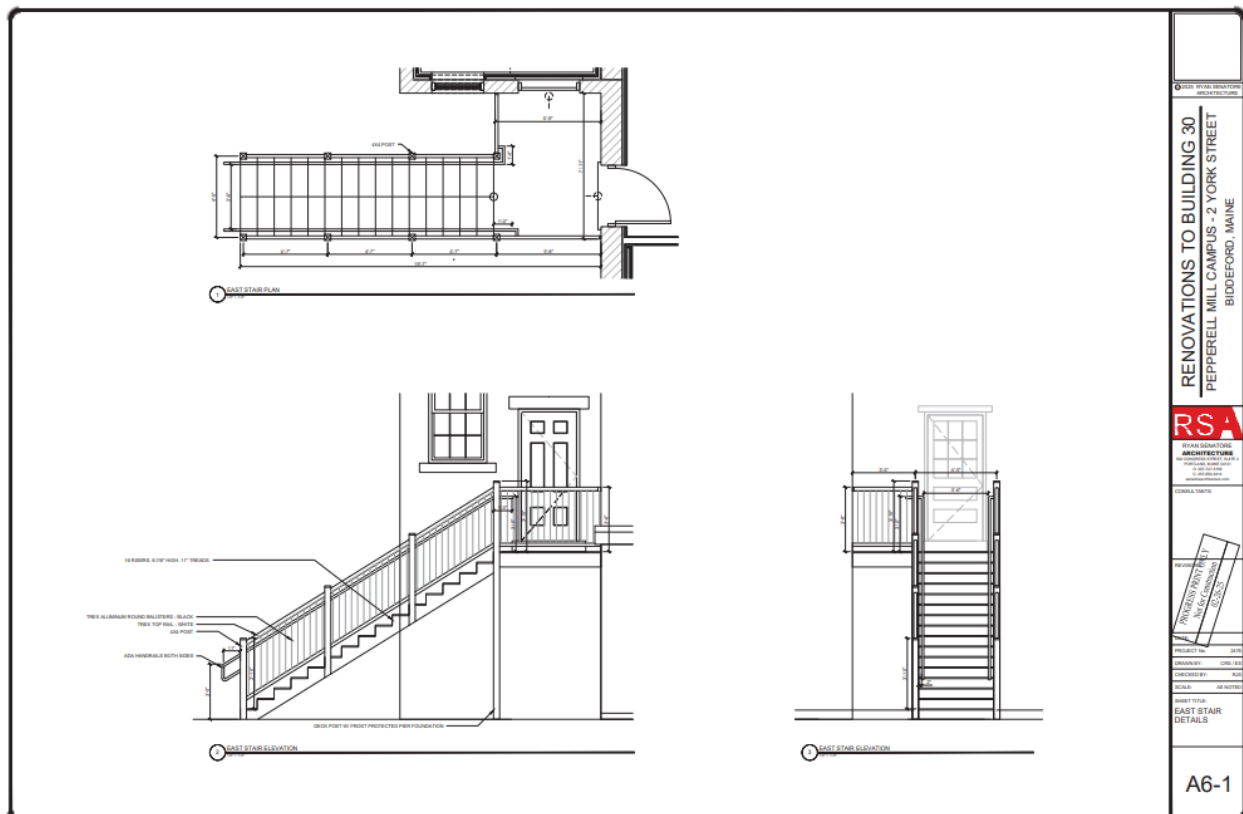
[illegible]

North Elevation

- Install New Roofing (same as above);
- Install New Gutters and Downspouts (same as above);
- Install New Windows (same as above);
- Refurbish Existing Exterior doors for Reuse;

'The main historic secondary entrance at the ground floor of the north elevation will be retained. The existing entry door will be retained, restored, painted and sealed closed, as it will be located within an apartment unit and is not needed for egress. Opaque film will be installed on the interior side of the glass; new drywall will cover the inside of the door to accommodate the new apartment layout. The historic gabled wood awning will be restored using the techniques described above for wood features.'

'The non-historic doorway in the second floor that accesses the fire escape to be removed will be restored back to a window opening. New brick that matches the historic brick in size, color, and texture as closely as possible will infill the bottom of the opening. A new granite sill will be installed. A new window will be installed as described in the Item below pertaining to windows. The existing non-historic metal slab door in the non-historic one-story addition will remain and be repainted.'



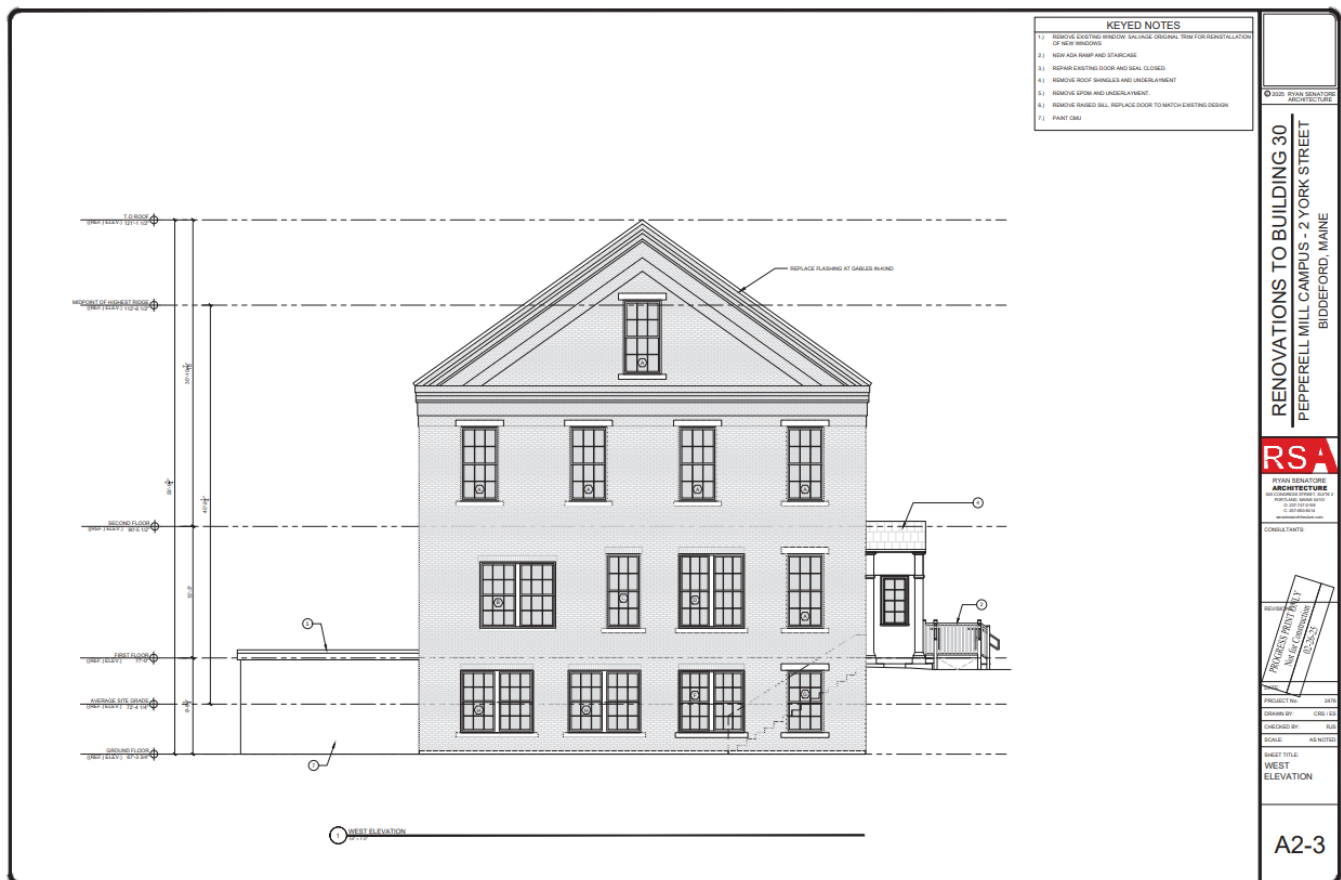
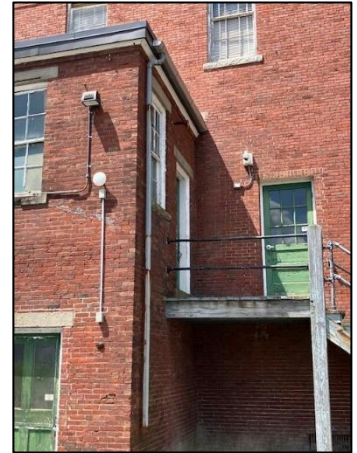
- Repair and Repoint masonry as needed;
- Remove existing fire escape;

'The aging non-historic fire escape on the north elevation will be removed to restore the historic appearance of the rear (north) elevation.'

West Elevation

- Install New Roofing (same as above);
- Install New Gutters and Downspouts (same as above);
- Install New Windows (same as above);
- Repair and Repoint masonry as needed (same as above);
- Remove unused exterior equipment;

'Unused brackets, fasteners, conduits, and mechanical equipment will be removed from the building. Any large holes in the masonry units will be patched with a masonry compound (Jahn or equivalent) in a color to match adjacent masonry.'



5. STAFF REVIEW:

From Historic Preservation Certification Application Part 2 – Description of Rehabilitation:

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Masonry

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic mortar(s). Cast stone repairs must match the color, texture and overall appearance of adjacent cast stone. Repointing and samples and any proposed replacement brick or cast stone repair should be reviewed and approved by the SHPO prior to proceeding with this work. Good quality overall and close-up photos of the masonry before and after repainting and repair must be submitted with the Request for Certification of Completed Work

Windows

Detailed window drawings showing proposed and existing window dimensions must be submitted for review and approval when available.

ADA ramp at front portico

The ADA ramp proposed in front of the primary entry portico would change the historic character and appearance of the principal facade and main entrance to the building. Alternatives regarding the proposed location and/or design must be further explored. [CONDITION REVISED BY BDG]

Light fixtures

A schedule of interior and exterior light fixtures must be submitted when available. There appear to be historic light fixtures in photo #84 that should form the basis for many of the proposed fixtures.

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

The building will be used for residential purposes following this rehhabilitation.

- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

No historic features or materials will be removed or destroyed.

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

New materials proposed will match existing materials in visual qualities (e.g. aluminum windows in place of existing wood and vinyl windows).

Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

Exterior historic doors, trim, pilasters, and other features will be repaired and retained.

- c. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;

The existing one-story addition at the north elevation will remain intact.

All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

N/A

- d. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,

N/A

- e. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

N/A

6. STAFF RECOMMENDATION

The work proposed here will maintain the building's existing historic integrity.

7. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Reveler Development to rehabilitate the building at 2 York Street into 11 housing units, 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 Reveler Development to rehabilitate the building at 2 York Street into 11 housing units, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to table the Certificate of Appropriateness for Reveler Development to rehabilitate the building at 2 York Street into 11 housing units, based on the following:
 - 1. _____
 - 2. _____

March, 4 2025

Brad Favreau
Planning and Development Department
City of Biddeford
205 Main Street
Biddeford, Maine 04005

Project Address: 2 York Street

We appreciate the opportunity to present this exciting project to the Historic Preservation Commission and to add residential units to downtown Biddeford. The project consists of the renovation of the existing masonry building at 2 York Street into 11 apartments. The project will utilize NPS Historic Tax Credits and its review process, the drawings and reports have been submitted to the NPS.

The project's exterior improvements include, replacement of the roofing, replacement of the existing windows with Universal 400 series historic replica windows. The addition of an ADA accessible ramp and stair at the entry door, and replacement of the existing gutters in-kind.

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

Thanks,



Ryan Senatore, AIA LEED AP
Ryan Senatore Architecture, LLC , Principal

CONDITIONS OF APPROVAL:

BASED ON THE MATERIALS SUBMITTED, THE PLANNING BOARD APPROVED THIS SUBDIVISION AND CONDITIONAL USE PERMIT, APPROVED THE FINDINGS OF FACT, AND SIGNED THE PLANS CONDITIONED ON THE FOLLOWING:

- STANDARD CONDITIONS OF APPROVAL APPLY.
- PRIOR TO THE SCHEDULING OF THE REQUIRED PRE-CONSTRUCTED MEETING THE APPLICANT SHALL MAKE ALL REQUIRED CHANGES TO THE PROJECT CIVIL PLANS FOR THE REVIEW AND APPROVAL OF THE DIRECTOR OF ENGINEERING.
- BONDING AND INSPECTIONS FEES: BONDING AND INSPECTION FEES SHALL BE ESTABLISHED PRIOR TO SCHEDULING OF THE REQUIRED PRE-CONSTRUCTION MEETING.
- MODIFICATIONS TO THE APPROVED DEVELOPMENT PLANS: THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS. NO DEVIATIONS TO THE APPROVED DEVELOPMENT PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE CITY PLANNER. SHOULD THE APPLICANTS DESIRE A MODIFICATION FROM THE APPROVED PLANS, THEY SHALL BE REQUIRED TO SUBMIT A FORMAL LETTER REQUESTING A "MINOR MODIFICATION" TO THE APPROVED DEVELOPMENT PLANS. THE NARRATIVE SHALL BE SUBMITTED OUTLINING THE REQUEST, THE REASONING FOR THE REQUEST (JUSTIFICATION) AND SHALL INCLUDE PLANS ILLUSTRATING THE APPROVED PLANS AND PROPOSED MODIFICATIONS. CHANGES BEYOND THE AUTHORITY OF THE CITY PLANNER SHALL BE REVIEWED AND APPROVED BY THE PLANNING BOARD. IT SHOULD BE NOTED THAT REVIEW FEES FOR ANY PROPOSED CHANGES MAY BE ASSESSED TO THE APPLICANT, FOR STAFF OR PEER REVIEW TIME SPENT EVALUATING THE REQUEST.
- ONCE STAMPED AND SIGNED "AS-BUILT" DRAWINGS: ARE SUBMITTED TO THE PLANNING AND ENGINEERING DEPARTMENTS (CLEARLY IDENTIFYING WHAT APPROVED DEVIATIONS AND VARIANCES WERE INSTALLED BASED ON THE APPROVED PERMIT DRAWINGS), THE CITY ENGINEERING DEPARTMENT WILL CONDUCT AN INSPECTION. THE AS-BUILT CHECKLIST SHALL BE SUBMITTED FOR REVIEW AND APPROVAL, FOR ANY PERFORMANCE GUARANTEE RELEASE.
- AS-BUILT DRAWINGS AND CAD FILES NEED TO BE SUBMITTED TO THE PLANNING & ENGINEERING DEPARTMENTS PRIOR TO A "SITE PUNCH LIST INSPECTION" AND ANY BOND RELEASE.
- YORK COUNTY REGISTRY OF DRAWINGS: APPLICANT MUST RECORD COPIES OF PROJECT PLANS AT THE YORK COUNTY REGISTRY OF DEEDS AND PROVIDE ELECTRONIC COPIES OF THE RECORDED DRAWINGS TO PLANNING & ENGINEERING DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- 10% OF THE UNITS MUST BE L/M (LOW TO MODERATE INCOME UNITS), OR THE DEVELOPER SHALL CONTRIBUTE \$100K PER UNIT TO THE CITY'S HOUSING TRUST FUND. THE APPLICANT HAS INDICATED THAT THEY INTEND TO DEDICATE ONE OF THE UNITS AS LMI HOUSING. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT (C OF O), THEY NEED TO ENTER INTO A 30-YEAR AGREEMENT WITH THE CITY TO ENSURE THE UNIT WILL REMAIN LMI FOR THE DESIGNATED TIME. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE CITY AN ANNUAL REPORTING CONFIRMING THE UNIT REMAINS A LOW/MODERATE INCOME (LMI) FOR A PERIOD OF 30 YEARS. FROM THE DATE OF THE ISSUANCE CERTIFICATE OF OCCUPANCY FOR THAT SPECIFIC TENANT SPACE. SHOULD THE UNIT NOT REMAIN A LMI UNIT FOR THE DURATION OF THE 30-YEAR CONTRACT, THE PROPERTY OWNER WILL BE ASSESSED A \$100,000. AFTER THE FACT FEE AND ASSOCIATED PENALTIES, WHICH SHALL BE DEPOSITED IN THE CITY'S HOUSING TRUST FUND.
- THE SUBDIVIDING OF THIS PROPERTY FROM THE PEPPERELL MILL CAMPUS REQUIRES VARIOUS ACCESS, UTILITY AND MAINTENANCE EASEMENTS, AS SHOWN ON THE DEVELOPMENT PLANS, NAMELY: SEE EASEMENT LIST.
- COPIES OF THESE RECORD EASEMENT SHALL BE PROVIDED TO THE CITY'S PLANNING AND ENGINEERING OFFICE PRIOR TO THE SCHEDULING OF A THE REQUIRED PRE-CONSTRUCTION MEETING.
- THE ELECTRIC (EV) CHARGING STATIONS LOCATED AT THE REAR OF THE BUILDING, SHALL INCLUDE "EMERGENCY SHUT OFFS" ACCEPTABLE TO THE BIDDEFORD FIRE DEPARTMENT.
- THE 2 YORK STREET BUILDING INCLUDES A SPRINKLER PUMP THAT SERVED OTHER BUILDINGS WITHIN THE PEPPERELL MILL CAMPUS. THE CITY HAS RECEIVED VERBAL CONFIRMATION THAT THE SPRINKLER PUMP IS NO LONGER SERVICING OTHER BUILDINGS IN THE AREA. HOWEVER, PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING FOR THE PROJECT, THE APPLICANTS SHALL PROVIDE WRITTEN CONFIRMATION, FROM THE SPRINKLER COMPANY, SPECIFICALLY STATING THAT THE SPRINKLER PUMP IS NO LONGER SERVICING OTHER BUILDINGS IN THE AREA.
- REQUIRED INSPECTIONS
- 12.1. EROSION & SEDIMENT CONTROL INSPECTIONS
- 12.1.1. NEEDS TO BE COMPLETED BY A CITY-APPROVED 3RD PARTY INSPECTOR AND PAID BY THE APPLICANT VIA THE INSPECTION FEE ESCROW BEING HELP BY THE CITY.
- 12.1.2. INITIAL, MONTHLY, AND FINAL INSPECTIONS
- 12.1.3. THE CITY'S ENGINEERING DEPARTMENT, AT MINIMUM, SHALL BE NOTIFIED FOR AN INITIAL E&S INSPECTION PRIOR TO BREAKING GROUND.
- 12.2. COPIES OF ALL INSPECTION REPORTS NEED TO BE SUBMITTED TO THE ENGINEERING DEPARTMENT UPON THE COMPLETION OF EACH INSPECTION.

WAIVERS:

- WAIVER TO BE EXEMPT FROM STORMWATER STANDARDS IN PART III - ARTICLE XI - SECTION 5.B.1 DRAINAGE

STATE OF MAINE, YORK, ss
REGISTRY OF DEEDS

RECEIVED May 29 2025

AT 11 hr. 15 min. A m and RECORDED

IN PLAN BOOK 448, PAGE 27

ATTEST: Nancy E. Hammond
REGISTER

CASE 2025.03 APPROVED: BIDDEFORD PLANNING BOARD

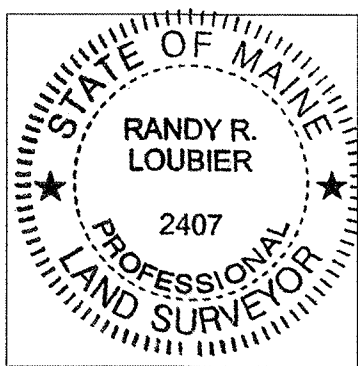
CHAIRPERSON: [Signature] DATE: 5-7-25

[Signature]
[Signature]
[Signature]

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS.

[Signature]
RANDY R. LOUBIER, MAINE P.L.S. #2407
OWEN HASKELL, INC.

DATE: 5/20/25



PARKING SUMMARY				
USE	UNITS	SPACES REQUIRED	EXISTING	PROPOSED
RESIDENTIAL	11	2 SPACES / DWELLING UNIT* = 12 SPACES	-	-
MULTIFAMILY DEVELOPMENTS	-	INCREASE OF 5% (OF 12 SPACES) TO ALLOW FOR VISITORS = 1 SPACE	-	-
ADA (8'X18')	-	-	0	1
STANDARD (9'X18')	-	-	10	8
60 DEGREE (8.5'X18.42')	-	-	4	4
PARALLEL (9'X20')	-	-	1	0
ELECTRIC VEHICLE (9'X18')	-	-	0	2
TOTAL SPACES	-	13	15	15

*1 PARKING SPACE REQUIRED IF DESIGNED EXCLUSIVELY FOR, AND OCCUPANCY IS RESTRICTED TO, SENIOR HOUSING, STUDIO APARTMENTS AND 1-BEDROOM APARTMENTS. (10) 1-BEDROOM UNITS & (1) 2-BEDROOM UNITS = (10+2 = 12 SPACES)

SPACE AND BULK STANDARDS			
ZONE:	REQUIRED (MSRD3)	EX. LOT 30	PR. LOT 30
MINIMUM LOT SIZE	NONE	3,250± SF	13,817± SF
MINIMUM STREET FRONTAGE	NONE	71'±	166.86'±
MINIMUM FRONT YARD SETBACK	NONE	N/A	19.40'±
MINIMUM REAR YARD SETBACK	NONE	N/A	8.99'±
MINIMUM SIDE YARD SETBACK	NONE	N/A	8.46'±
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	40.19'	EX. TO REMAIN
MAXIMUM UNITS PER LOT AREA	NONE	N/A	11 UNITS
MAX LOT COVERAGE	100%	100%	79%

GENERAL NOTES:

- THIS PLAN AMENDS THE FUNCTIONAL SUBDIVISION PLAN CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS DECEMBER 14TH, 2021 IN PLAN BOOK 420, PAGE 43, BY REVERSING PARCEL 30 AND ADDING THE PROPOSED EASEMENTS LISTED.
- ALL SIDEWALK AND CURB TO BE REPLACED SHALL BE RESULT TO CITY OF BIDDEFORD STANDARD.
- ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
- ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
- CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
- ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

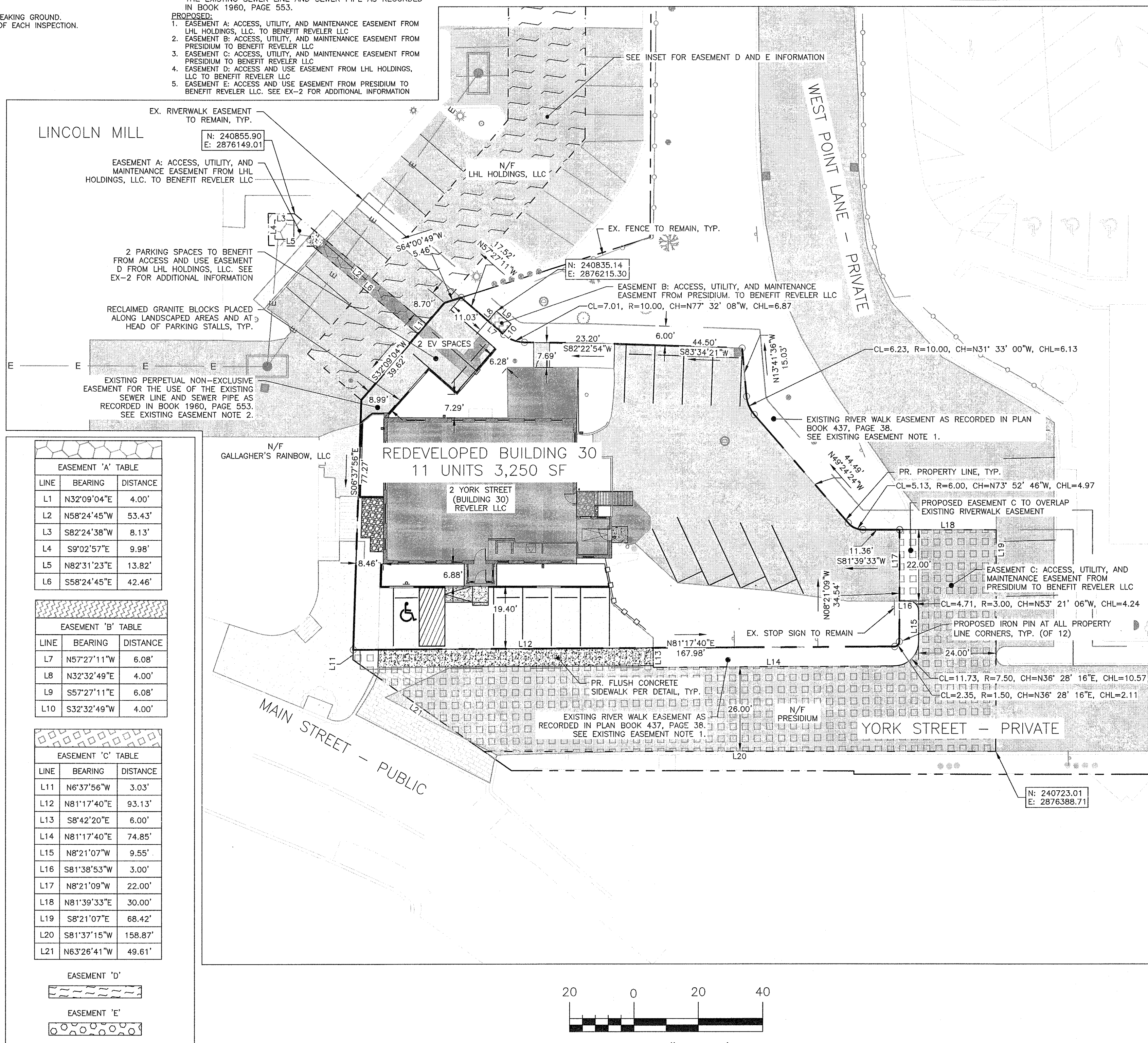
PLAN REFERENCES:

- ALTA/NPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021
- PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
- PEPPERELL MILL - BUILDING 30 REDEVELOPMENT CIVIL PLAN SET PREPARED BY ACORN ENGINEERING, INC. DATED APRIL 7TH, 2025
- FUNCTIONAL SUBDIVISION PLAN CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
- CAD REFERENCES:

1. PLAN TITLED "SITE LAYOUT PLAN 3" PREPARED BY CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT, DATED JUNE 15, 2023.

EASEMENTS:

- EXISTING:
- RIVER WALK EASEMENT AS RECORDED IN PLAN BOOK 437, PAGE 38.
 - PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE USE OF THE EXISTING SEWER LINE AND SEWER PIPE AS RECORDED IN BOOK 1960, PAGE 553.
- PROPOSED:
- EASEMENT A: ACCESS, UTILITY, AND MAINTENANCE EASEMENT FROM LHL HOLDINGS, LLC TO BENEFIT REVELER LLC
 - EASEMENT B: ACCESS, UTILITY, AND MAINTENANCE EASEMENT FROM PRESIDIUM TO BENEFIT REVELER LLC
 - EASEMENT C: ACCESS, UTILITY, AND MAINTENANCE EASEMENT FROM PRESIDIUM TO BENEFIT REVELER LLC
 - EASEMENT D: ACCESS AND USE EASEMENT FROM LHL HOLDINGS, LLC TO BENEFIT REVELER LLC
 - EASEMENT E: ACCESS AND USE EASEMENT FROM PRESIDIUM TO BENEFIT REVELER LLC. SEE EX-2 FOR ADDITIONAL INFORMATION



OWNER:

REVELER, LLC
CONTACT: JOHN LAIBERTE
511 CONGRESS STREET, SUITE 601
PORTLAND, ME 04101

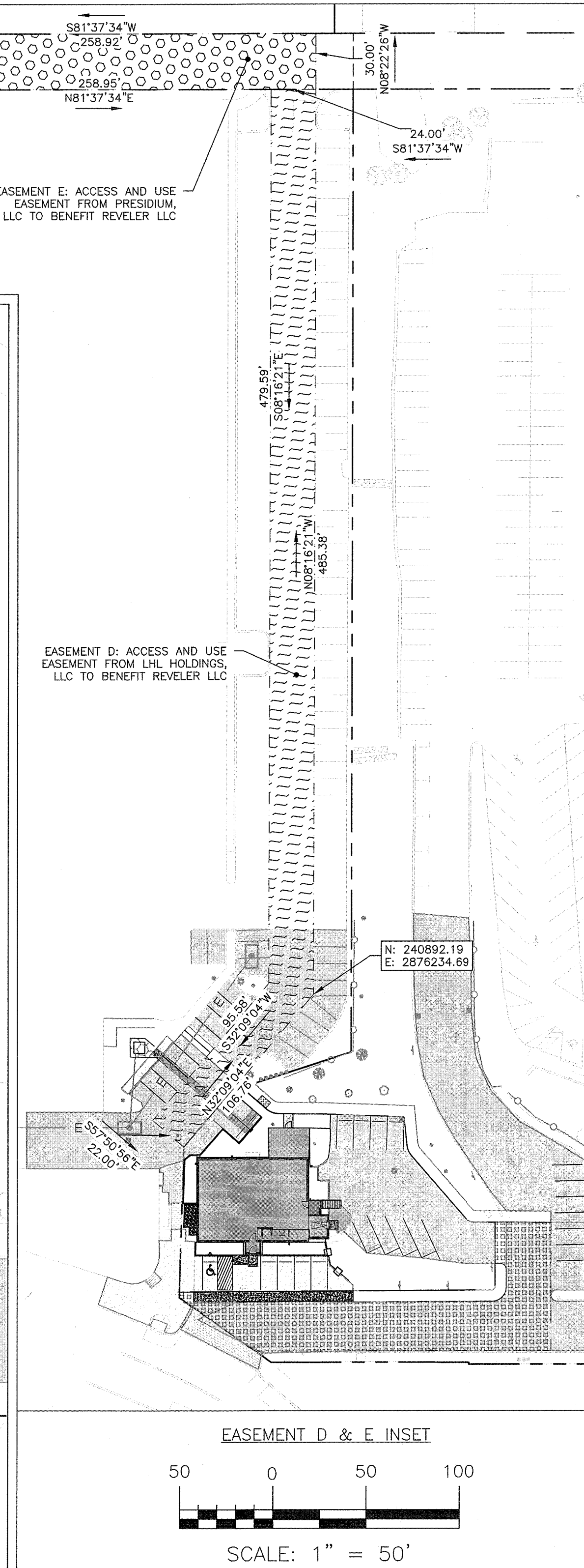
CIVIL/SITE ENGINEER:

ACORN ENGINEERING, INC.
CONTACT: PETER HEIL, P.E.
P.O. BOX 3372
PORTLAND, ME 04101

SURVEYOR

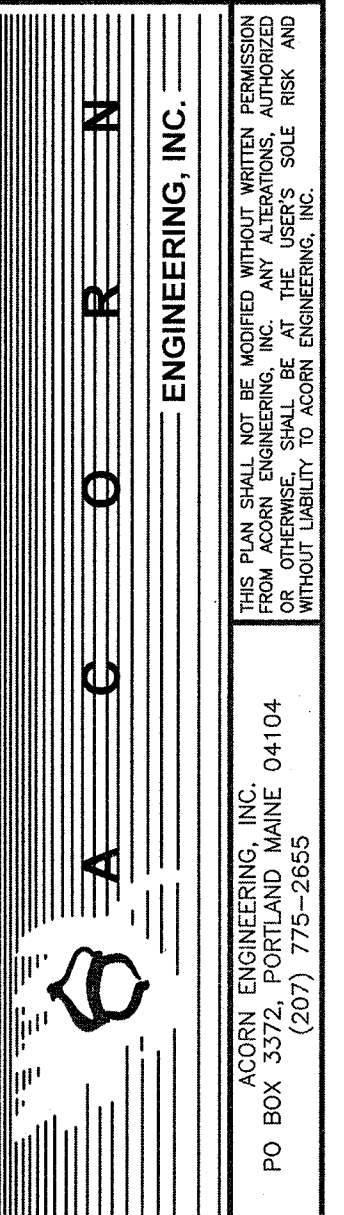
OWEN HASKELL, INC.
CONTACT: RANDY LOUBIER, P.L.S.
390 U.S. RT. 1, SUITE 10
FALMOUTH, ME 04105

BUILDING	
EX. PROPERTY LINE	---
PR. PROPERTY LINE	---
PR. EASEMENT	---
PR. PROPERTY PIN	○
EX. PAVEMENT	---
EX. CONCRETE	---
EX. BRICK	---
PR. PAVEMENT	---
PR. CONCRETE	---
PR. RIVERSTONE	---

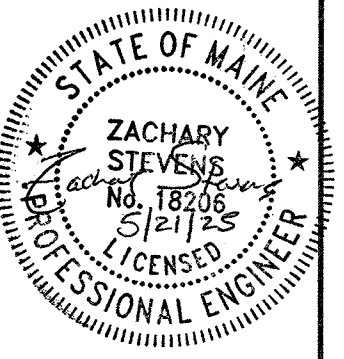


ISSUED FOR	BY
SKETCH	PH
PRELIMINARY	PH
FINAL	PH
RECORDING	PH

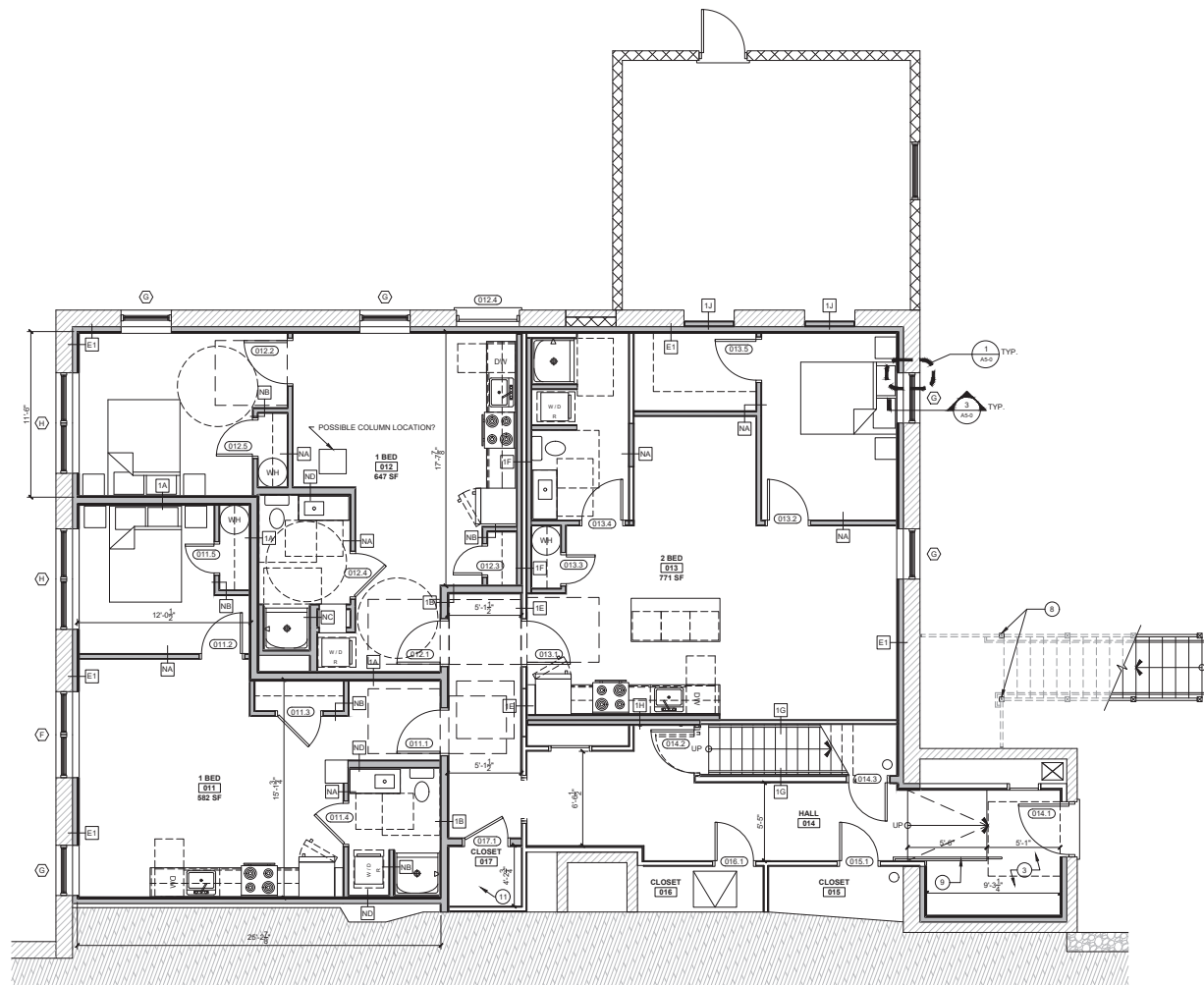
SUBDIVISION PLAT	PEPPERELL MILL - BUILDING 30 REDEVELOPMENT 2 YORK STREET BIDDEFORD, ME	REVELER LLC
DRAWING NAME:	PROJECT NAME:	CLIENT:
		511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101



FILE:	AE SITE
JN:	1269
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PH



DRAWING NO.
PLAT



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

KEYED NOTES

- 1.) NEW EGRESS STAIR
- 2.) NEW RAMP 1:12 SLOPE MAX. ADA HANDRAILS BOTH SIDES OF RAMP. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS
- 3.) BUILD UP FLOOR TO ADA DOOR SILL ELEVATION WITH PT SLEEPERS AT 16" O.C. WITH 2" FLOOR SHEATHING
- 4.) UNIT 111 CLOSET WITH W/D
- 5.) NEW ADA RAMP AND STAIR
- 6.) NEW EPDM ROOF AND INSULATION. SLOPE INSULATION AWAY FROM BUILDING 2" PER 1'.
- 7.) NEW FLOOR INSULATION. SEE FLOOR ASSEMBLIES
- 8.) DECKPOST WITH FROST PROTECTED PIER FOUNDATION
- 9.) NEW RAMP AND ADA HANDRAIL ON ONE SIDE. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS

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RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
BIDDEFORD, MAINE

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CONSULTANTS:

REVISION:

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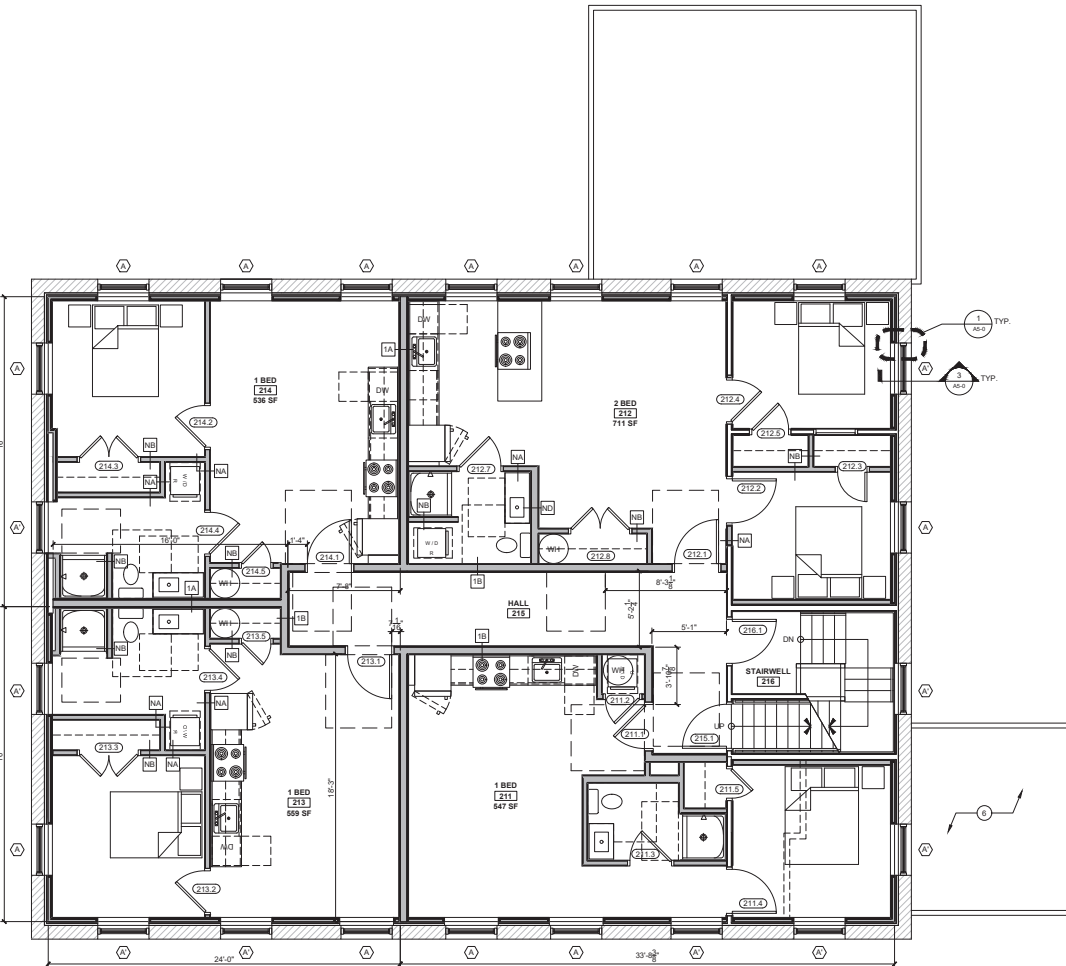
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SCALE: AS NOTED

SHEET TITLE:

GROUND FLOOR
PLAN

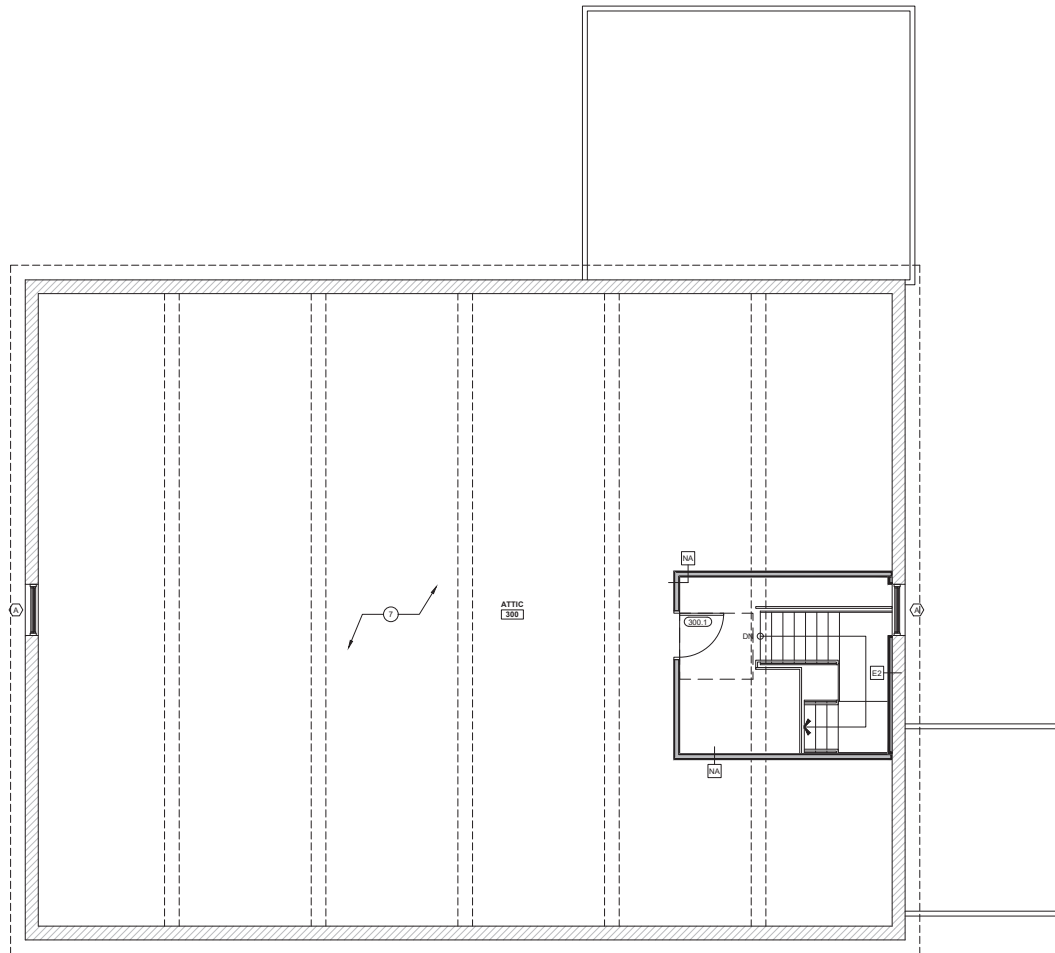
A1-0



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

- | KEYED NOTES | |
|-------------|---|
| 1.) | NEW EGRESS STAIR |
| 2.) | NEW RAMP 1:12 SLOPE MAX. ADA HANDRAILS BOTH SIDES OF RAMP. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS |
| 3.) | BUILD UP FLOOR TO ADA DOOR SILL ELEVATION WITH PT SLEEPERS AT 16" O.C. WITH 2" FLOOR SHEATHING |
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RSA RYAN SENATORE ARCHITECTURE 550 CONGRESS STREET, SUITE 2 PORTLAND, MAINE 04101 P: 207.243.8118 C: 207.485.8414 rsaseniorearchitecture.com	
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SHEET TITLE: SECOND FLOOR PLAN	
A1-2	



0 4' 8' 16' 32'

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

KEYED NOTES

- 1.) NEW EGRESS STAIR
- 2.) NEW RAMP 1:12 SLOPE MAX. ADA HANDRAILS BOTH SIDES OF RAMP. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS
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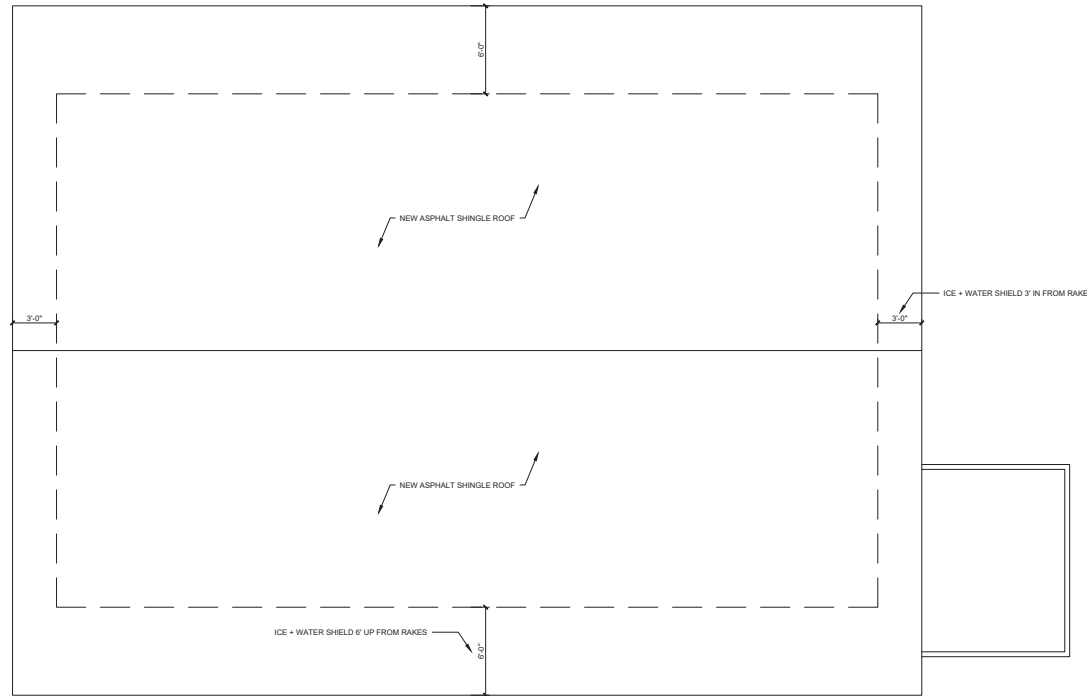
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SHEET TITLE:

ATTIC PLAN

A1-3



1 ROOF PLAN
1/8" = 1'-0"

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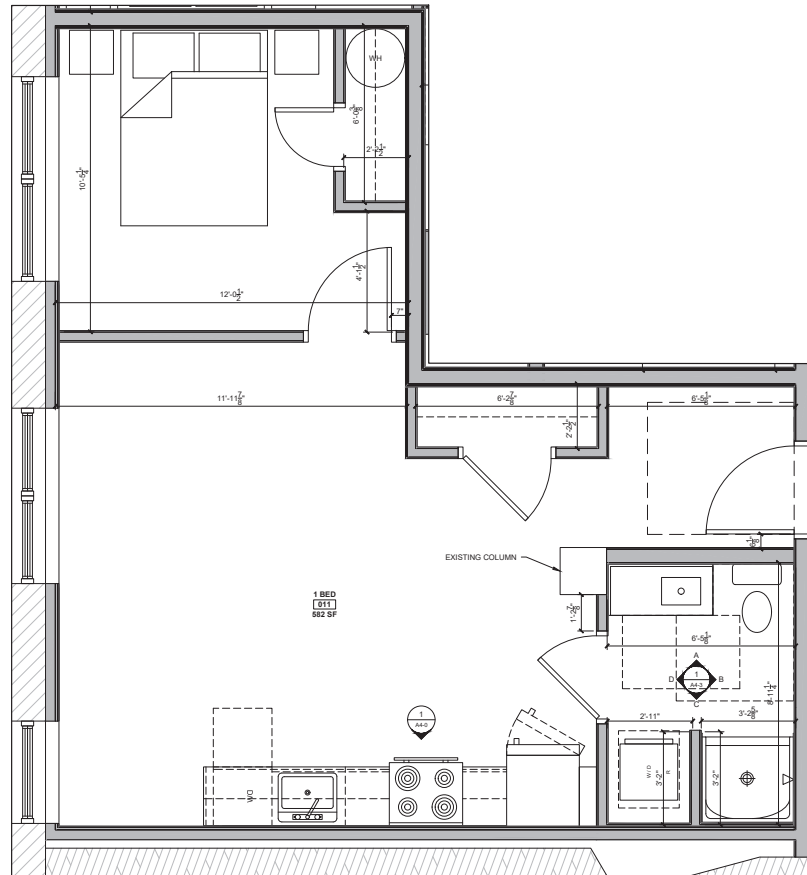
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SHEET TITLE:

ROOF PLAN

A1-4



1 UNIT 011 FLOOR PLAN
1/8" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS
- 5.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FIRE RATED GWB CEILING ABOVE WHICH IS PART OF THE RATED ASSEMBLY
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- 10.) PROVIDE 'AUTO-OUT' FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
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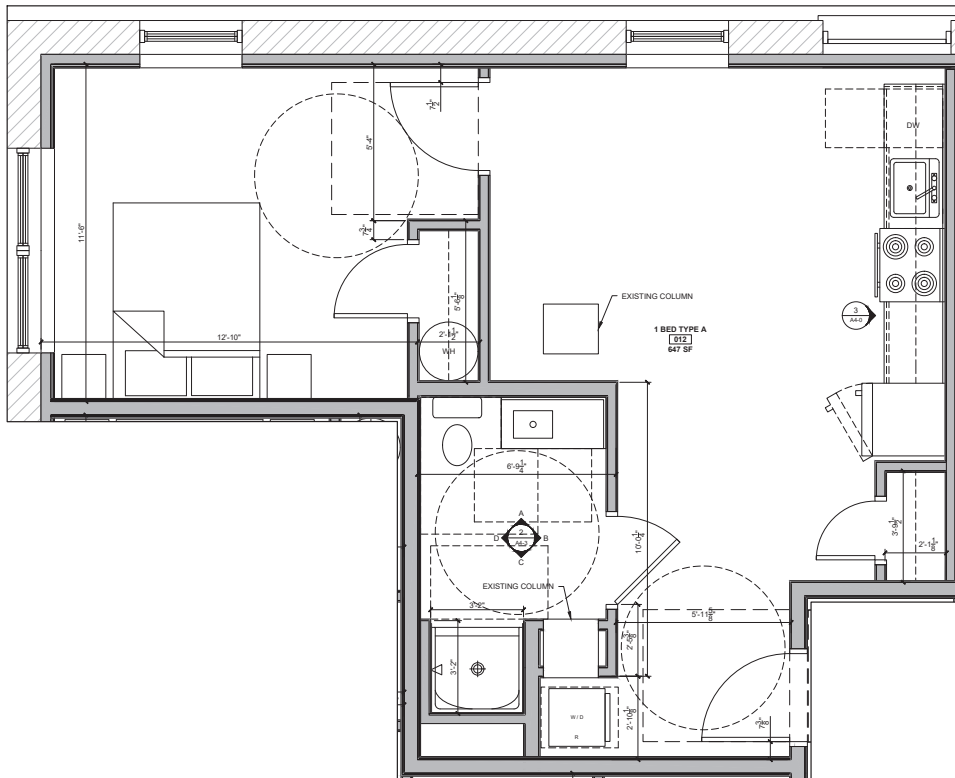
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SHEET TITLE:

UNIT 011 FLOOR PLAN

A1-5



1 UNIT 012 FLOOR PLAN
1/8" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
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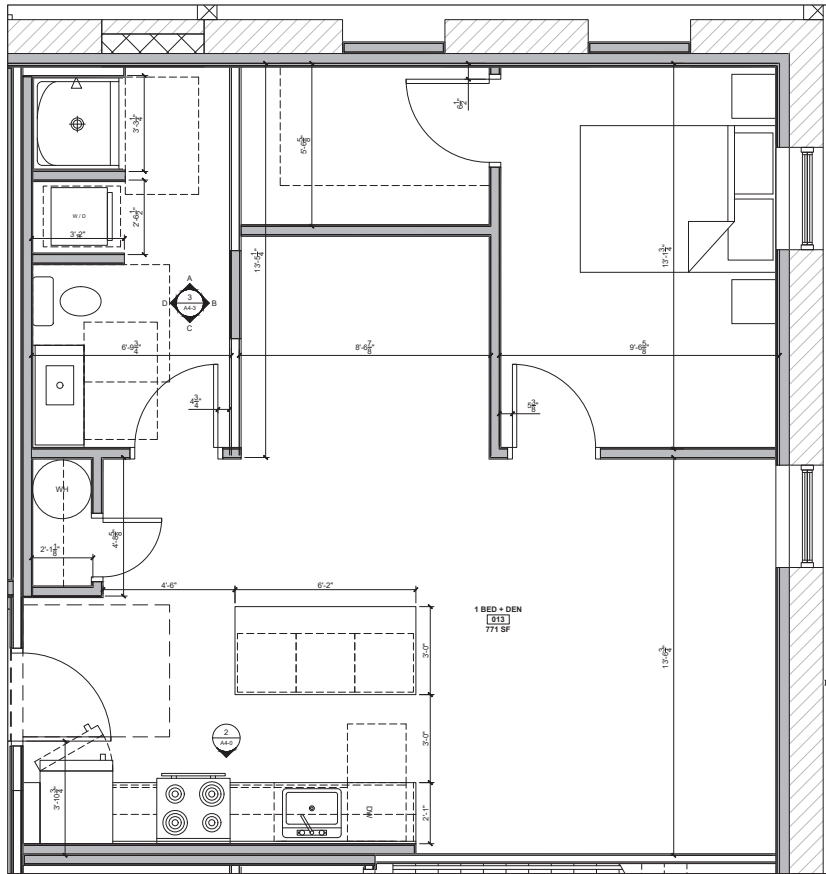
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SHEET TITLE:

UNIT 012 FLOOR PLAN

A1-6



1 UNIT 013 FLOOR PLAN
10'-0" x 10'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
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UNIT 013 FLOOR

PLAN

A1-7



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SHEET TITLE:

UNIT 111 FLOOR

PLAN

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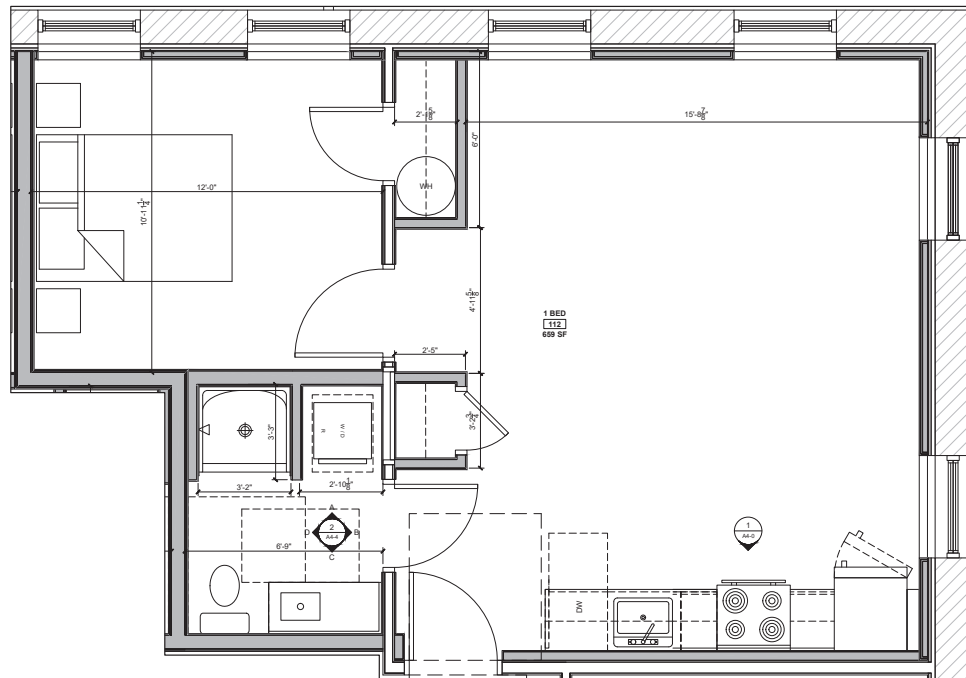
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1

of 144

901 144



1 UNIT 112 FLOOR PLAN
1/4" = 1'-0"

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RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
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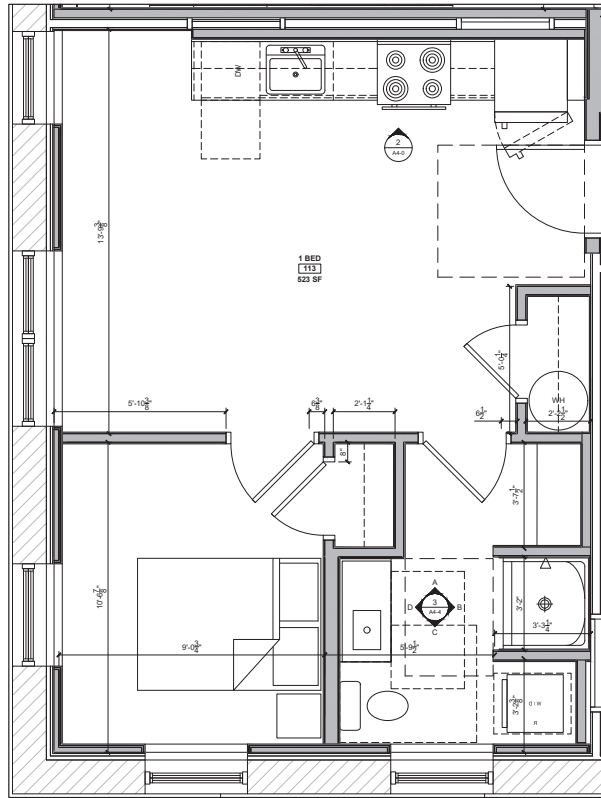
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SCALE: AS NOTED

SHEET TITLE:
UNIT 112 FLOOR
PLAN

A1-9



1 UNIT 113 FLOOR PLAN
1/8" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS
- 5.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FIRE RATED GWB CEILING ABOVE WHICH IS PART OF THE RATED ASSEMBLY
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- 10.) PROVIDE 'AUTO-OUT' FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

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RENOVATIONS TO BUILDING 30
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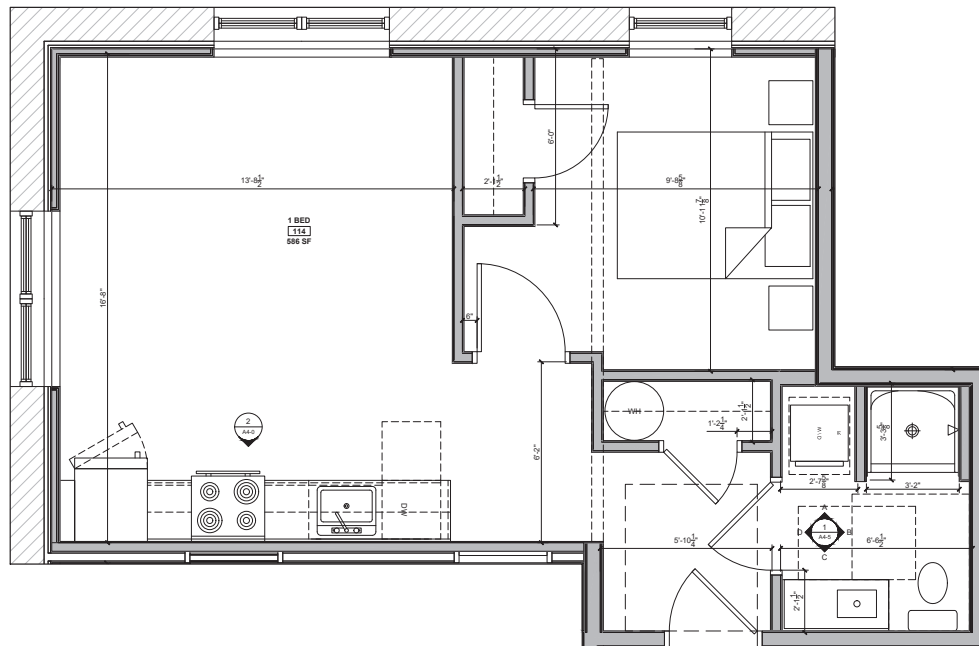
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SHEET TITLE:

UNIT 113 FLOOR
PLAN

A1-10



1 UNIT 114 FLOOR PLAN
1/4" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS
- 5.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FIRE RATED GWB CEILING ABOVE WHICH IS PART OF THE RATED ASSEMBLY
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- 10.) PROVIDE 'AUTO-OUT' FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

RENOVATIONS TO BUILDING 30
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SHEET TITLE:
UNIT 114 FLOOR PLAN

A1-11



- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS AND FINISHES OF DESIRABLE MATERIALS AND FINISHES VARY INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTION.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETS AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS, HEADS, FIXTURES, TRANSOMS AND ACCESSORIES. PROVIDE BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHS IN ALL WALLS.
- 5.) PROVIDE MOISTURE RESISTANT GWS AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES HANGERS IN PANS WITH WATER SENSOR REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM.
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FUR. RATED GWS CEILING AND WHERE IS PANELS ARE SHOWN, THESE ARE ASSEMBLY.
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER) ETC. ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX FOR VALVE AND PROVIDE FIRE RATED WALL ASSEMBLY.
- 10.) PROVIDE "AUTO-OUT" FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

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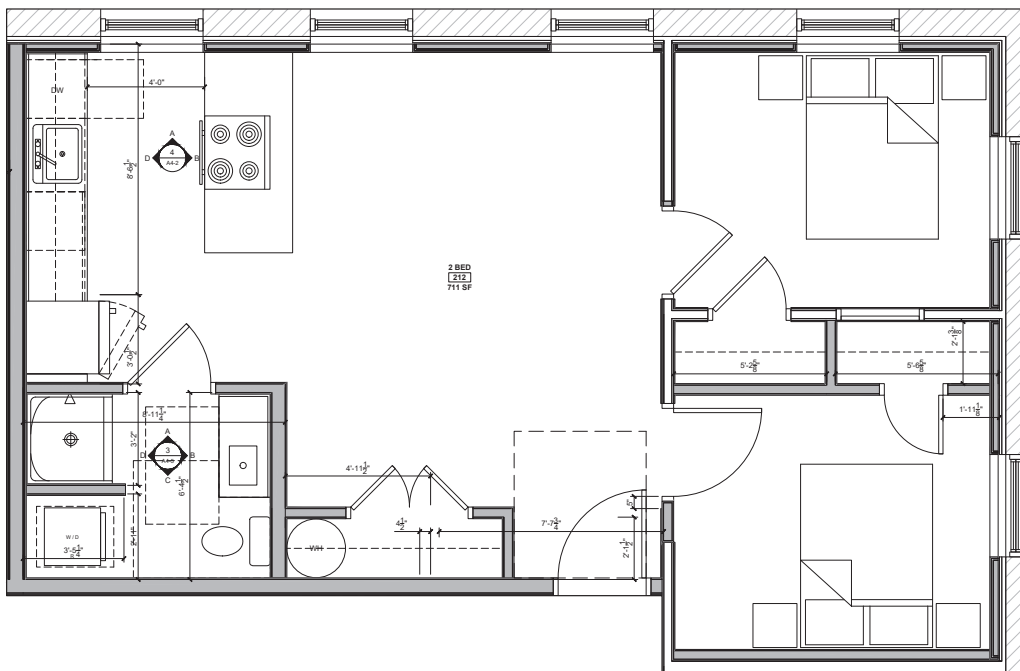
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SCALE: AS NOTED

SHEET TITLE:

UNIT 211 FLOOR
PLAN

A1-12



1 UNIT 212 FLOOR PLAN
1/8" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS
- 5.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FIRE RATED GWB CEILING ABOVE WHICH IS PART OF THE RATED ASSEMBLY
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- 10.) PROVIDE 'AUTO-OUT' FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

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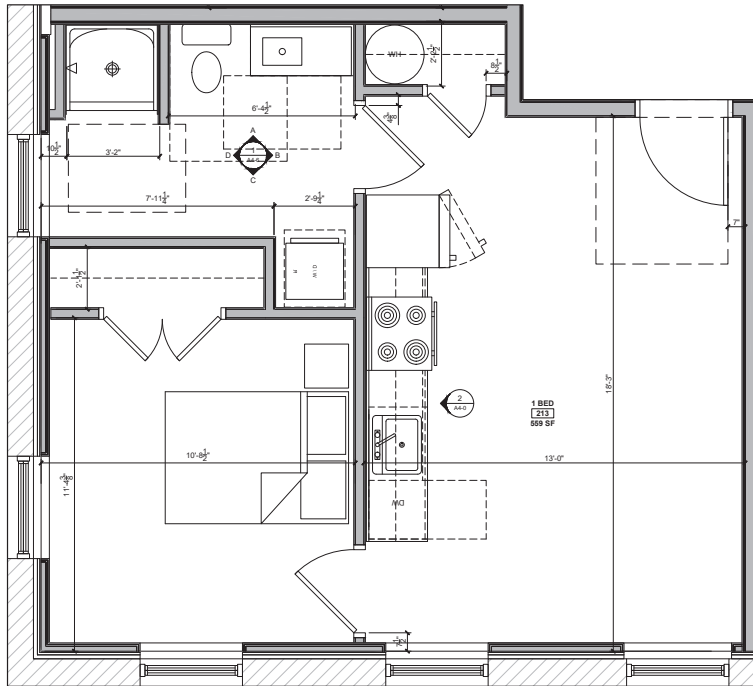
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SHEET TITLE:

UNIT 212 FLOOR

PLAN

A1-13



1 UNIT 213 FLOOR PLAN
1/8" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS
- 5.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FIRE RATED GWB CEILING ABOVE WHICH IS PART OF THE RATED ASSEMBLY
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- 10.) PROVIDE 'AUTO-OUT' FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

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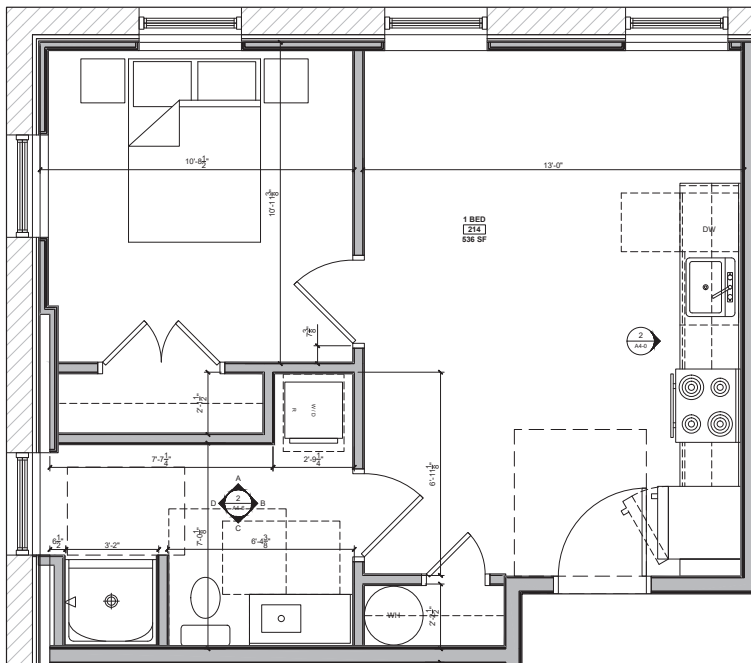
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SHEET TITLE:

UNIT 213 FLOOR

PLAN

A1-14



1 UNIT 214 FLOOR PLAN
1/8" = 1'-0"

UNIT NOTES

- 1.) CEILING HEIGHTS, WINDOW HEAD AND SILL HEIGHTS VARY FROM FLOOR TO FLOOR. INTERIOR ELEVATIONS GRAPHICALLY DEPICT ONE FLOOR ONLY. FOR HEIGHT INFORMATION REFER TO BUILDING SECTIONS AND WALL SECTIONS.
- 2.) G.C. TO CONFIRM AND COORDINATE ALL ROUGH FRAMING DIMENSIONS FOR TUBS, SHOWERS, BUILT-IN FIXTURES ETC.
- 3.) G.C. TO CONFIRM AND COORDINATE ALL CABINETRY AND APPLIANCES DIMENSIONS
- 4.) PROVIDE APPROPRIATE FIRE TREATED BLOCKING IN WALLS BEHIND ALL FIXTURES, PARTITIONS AND ACCESSORIES. BLOCKING FOR GRAB BARS TO BE PROVIDED IN WALLS OF BATHROOMS IN ALL UNITS
- 5.) PROVIDE MOISTURE RESISTANT GWB AT ALL WALLS AND CEILINGS IN BATHROOMS TYPICAL
- 6.) SET ALL CLOTHES WASHERS IN PANS WITH WATER SENSOR. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING, LIGHTING, DIFFUSERS, ETC.
- 7.) SET HOT WATER HEATER DRAINED PAN WITH WATER ALARM
- 8.) WHERE DROPPED SOFFIT AND CEILINGS ARE SHOWN, THESE ARE IN ADDITION TO THE FIRE RATED GWB CEILING ABOVE WHICH IS PART OF THE RATED ASSEMBLY
- 9.) WHERE PLUMBING VALVES (TUB, SHOWER, ETC) ARE LOCATED IN FIRE RATED WALLS, PROVIDE FIRE RATED BOX IN WALL FOR VALVE TO BE INSTALLED WITHIN
- 10.) PROVIDE 'AUTO-OUT' FLAT MESH VENTHOOD FIRE SUPPRESSION UNITS AT ALL RANGE HOODS
- 11.) PROVIDE WOOD TOE KICKS AT ALL CABINETS

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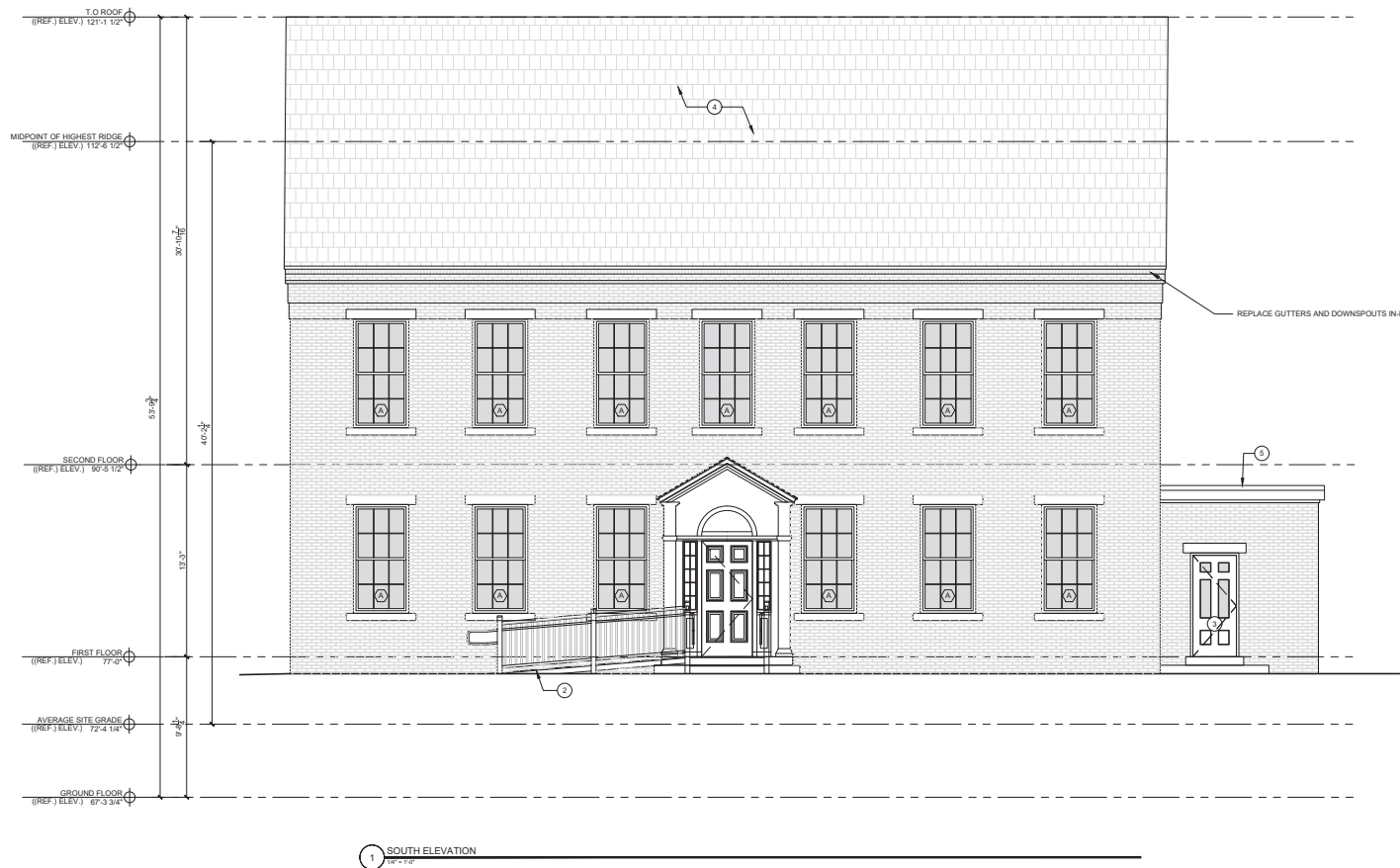
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SHEET TITLE:

UNIT 214 FLOOR
PLAN

A1-15

KEYED NOTES	
1.)	REMOVE EXISTING WINDOW. SALVAGE ORIGINAL TRIM FOR REINSTALLATION OF NEW WINDOWS
2.)	NEW ADA RAMP AND STAIRCASE
3.)	REPAIR EXISTING DOOR AND SEAL CLOSED.
4.)	REMOVE ROOF SHINGLES AND UNDERLAYMENT
5.)	REMOVE EPDM AND UNDERLAYMENT.
6.)	REMOVE RAISED SILL. REPLACE DOOR TO MATCH EXISTING DESIGN
7.)	PAINT CMU



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SHEET TITLE:

SOUTH ELEVATION

A2-0

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KEYED NOTES	
1.)	REMOVE EXISTING WINDOW. SALVAGE ORIGINAL TRIM FOR REINSTALLATION OF NEW WINDOWS
2.)	NEW ADA RAMP AND STAIRCASE
3.)	REPAIR EXISTING DOOR AND SEAL CLOSED.
4.)	REMOVE ROOF SHINGLES AND UNDERLAYMENT
5.)	REMOVE EPDM AND UNDERLAYMENT.
6.)	REMOVE RAISED BILL, REPLACE DOOR TO MATCH EXISTING DESIGN
7.)	PAINT CMU

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

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SHEET TITLE:

EAST
ELEVATION

A2-1

- KEYED NOTES

1.) REMOVE EXISTING WINDOW. SALVAGE ORIGINAL TRIM FOR REINSTALLATION OF NEW WINDOWS

2.) NEW ADA RAMP AND STAIRCASE

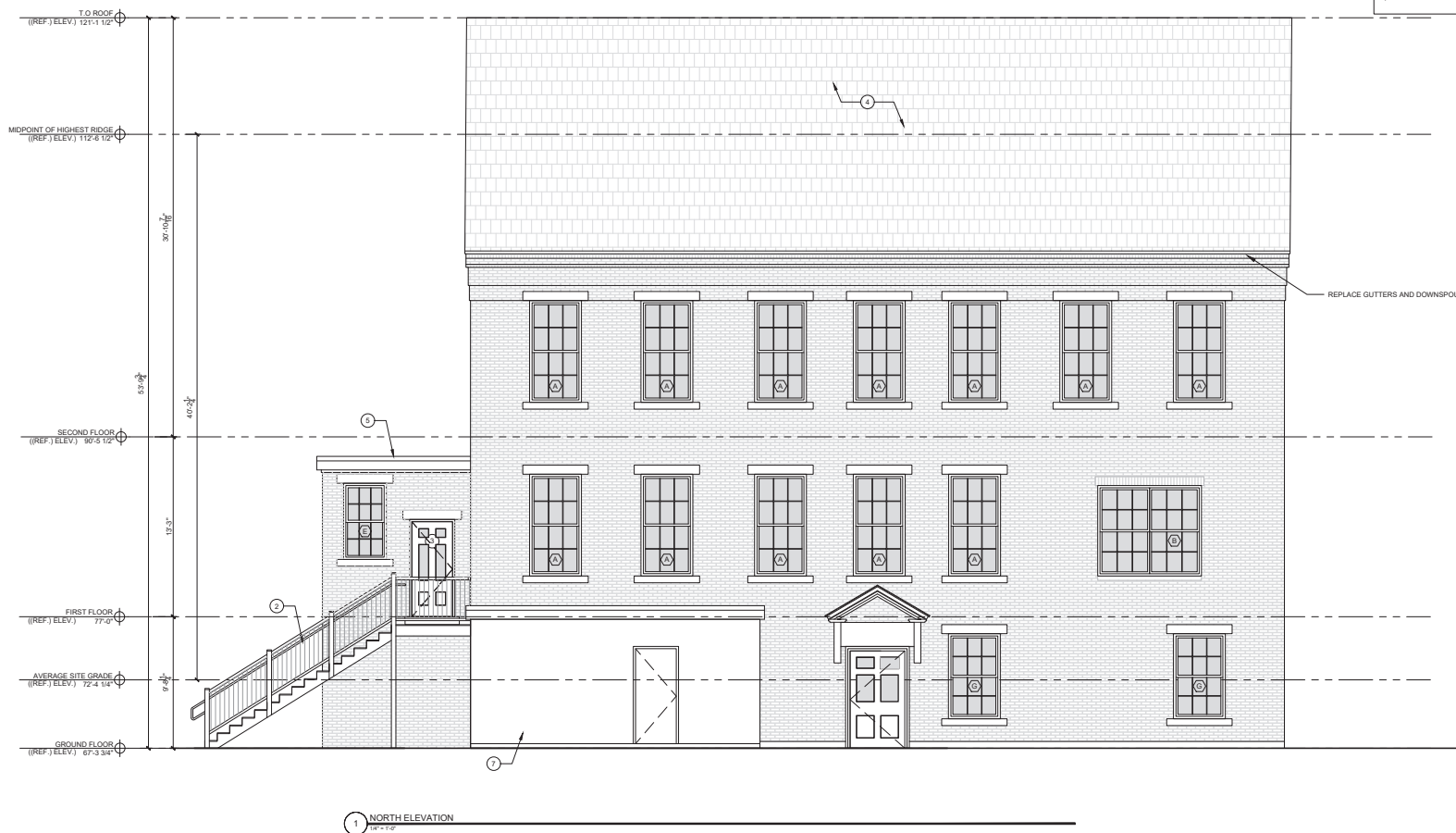
3.) REPAIR EXISTING DOOR AND SEAL CLOSED.

4.) REMOVE ROOF SHINGLES AND UNDERLAYMENT

5.) REMOVE EPDM AND UNDERLAYMENT.

6.) REMOVE RAISED SILL, REPLACE DOOR TO MATCH EXISTING DESIGN

7.) PAINT CMU



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SHEET TITLE:

NORTH ELEVATION

A2-2

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

KEYED NOTES

- 1.) REMOVE EXISTING WINDOW. SALVAGE ORIGINAL TRIM FOR REINSTALLATION OF NEW WINDOWS
- 2.) NEW ADA RAMP AND STAIRCASE
- 3.) REPAIR EXISTING DOOR AND SEAL CLOSED.
- 4.) REMOVE ROOF SHINGLES AND UNDERLAYMENT
- 5.) REMOVE EPDM AND UNDERLAYMENT.
- 6.) REMOVE RAISED SILL. REPLACE DOOR TO MATCH EXISTING DESIGN
- 7.) PAINT CMU

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ARCHITECTURE

RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
BIDDEFORD, MAINE

RSA

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REVISIONS
PROGRESS PRINT ONLY
Not for Construction
02-26-25

DATE:

PROJECT No: 2476

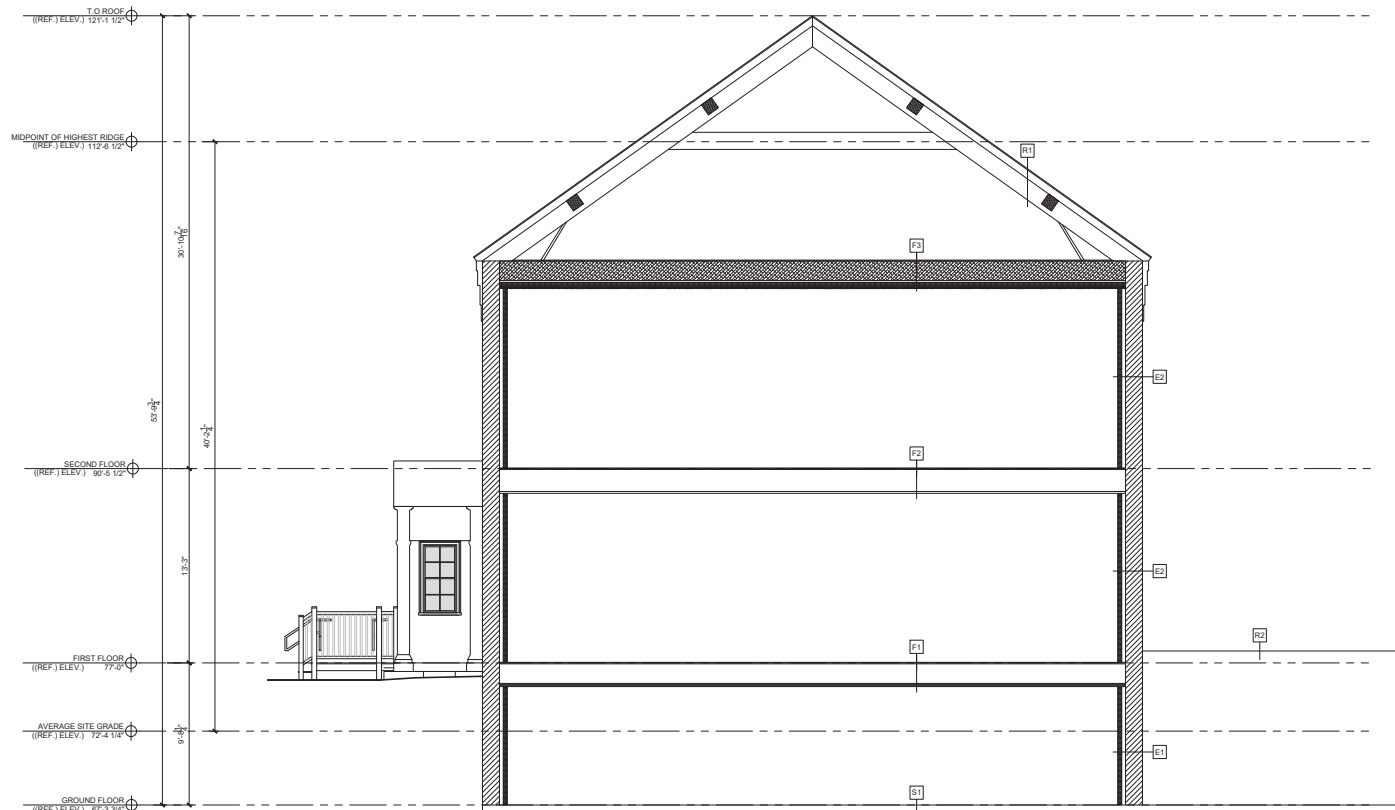
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SCALE: AS NOTED

SHEET TITLE:
WEST
ELEVATION

A2-3



1 SECTION
1/8" = 1'-0"

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RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
BIDDEFORD, MAINE

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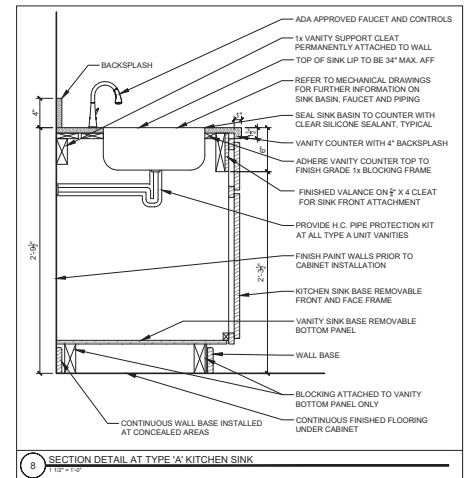
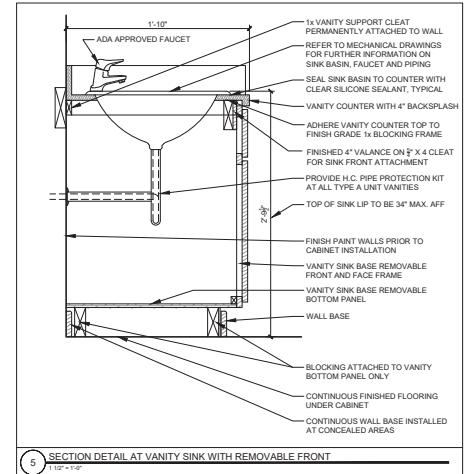
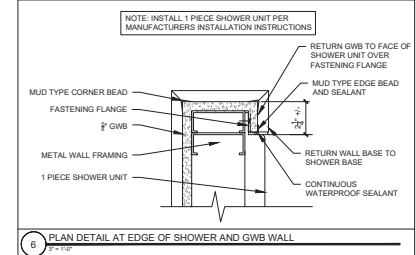
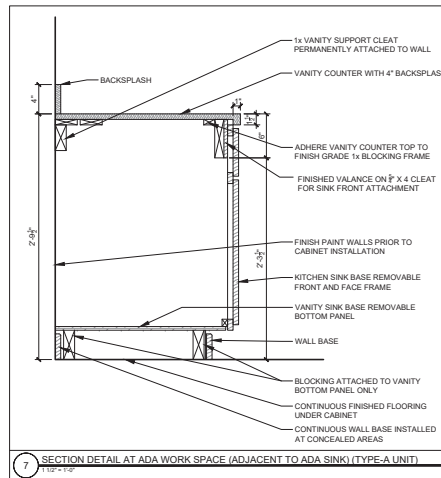
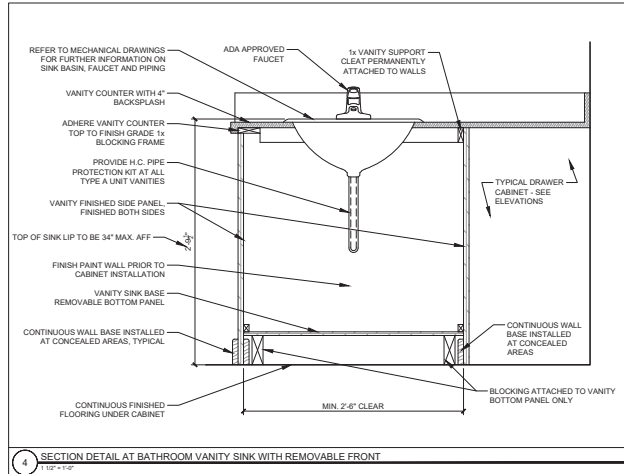
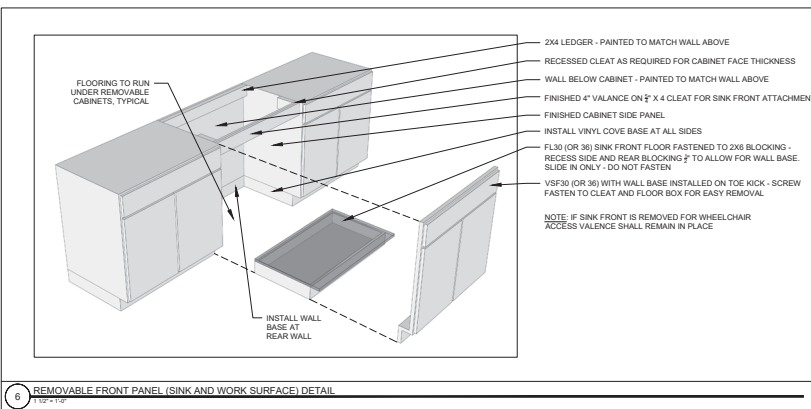
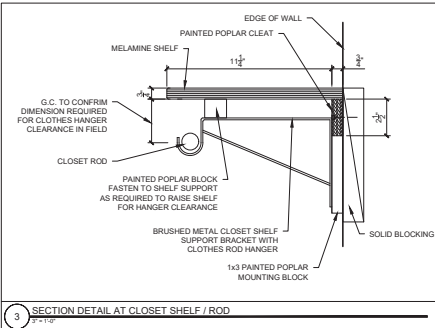
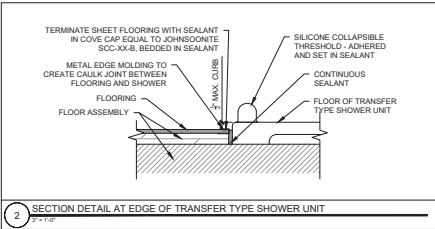
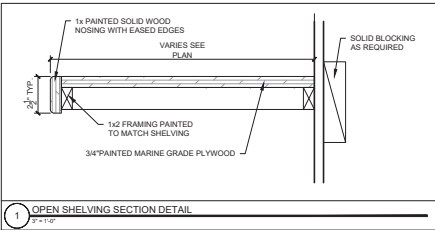
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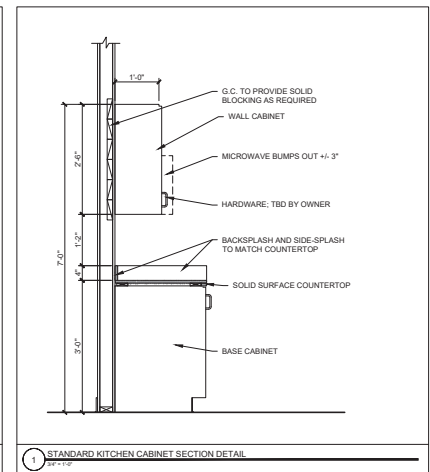
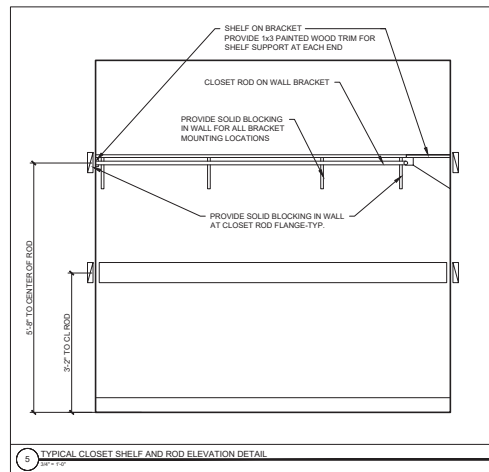
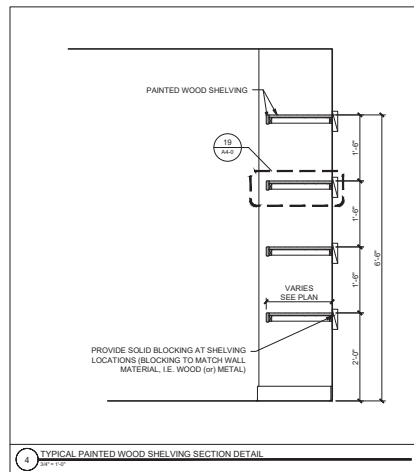
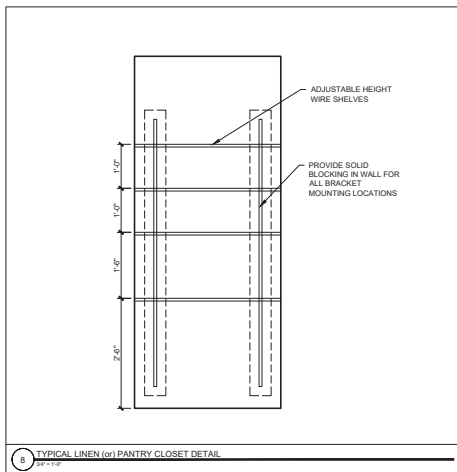
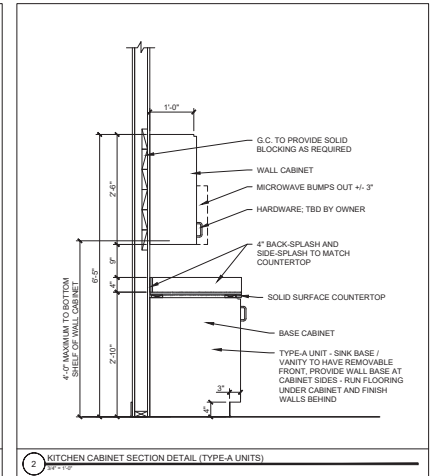
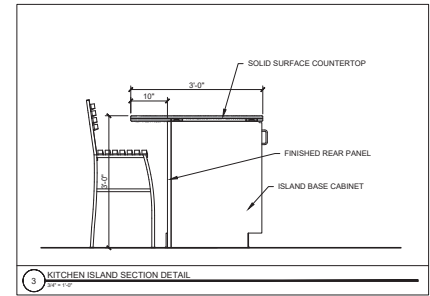
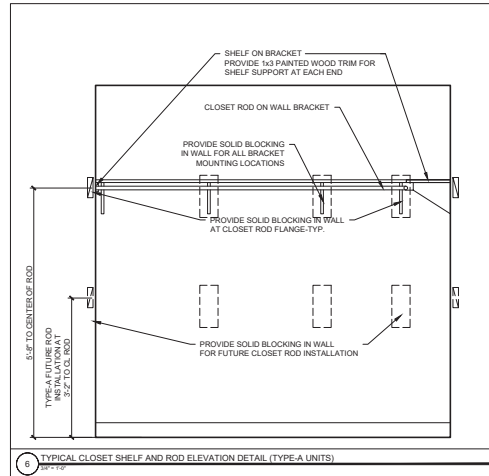
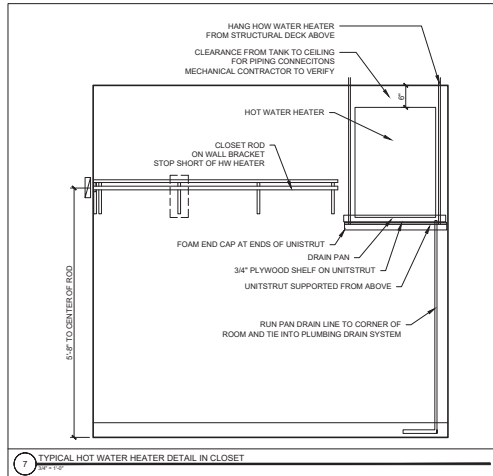
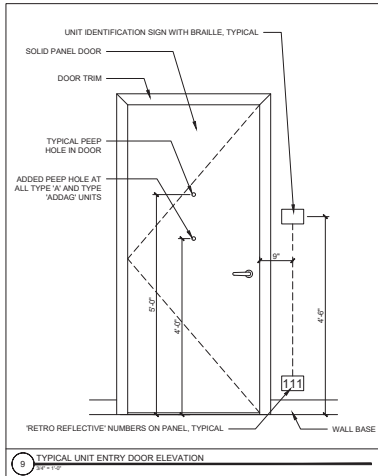
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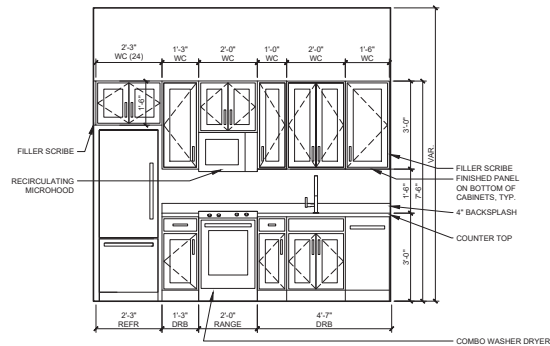
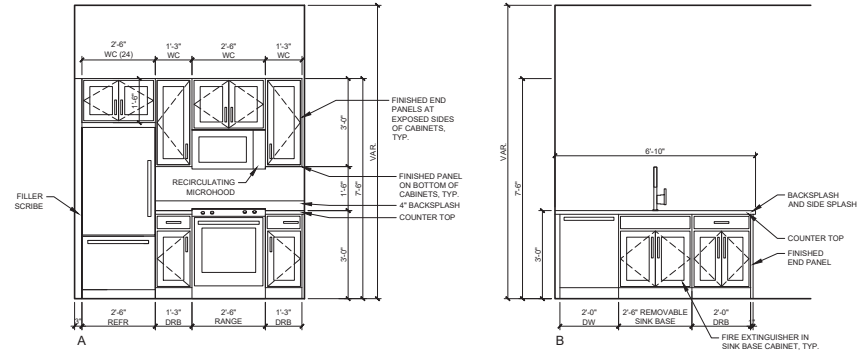
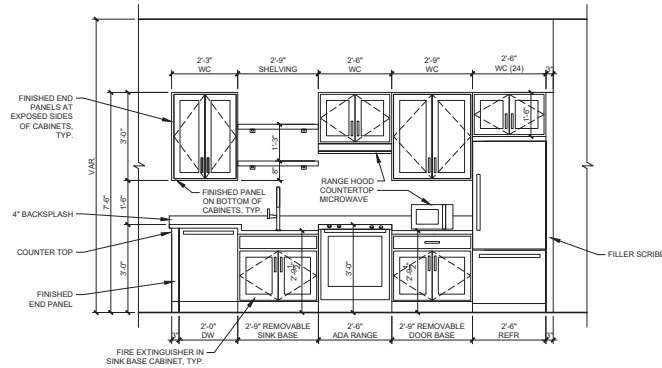
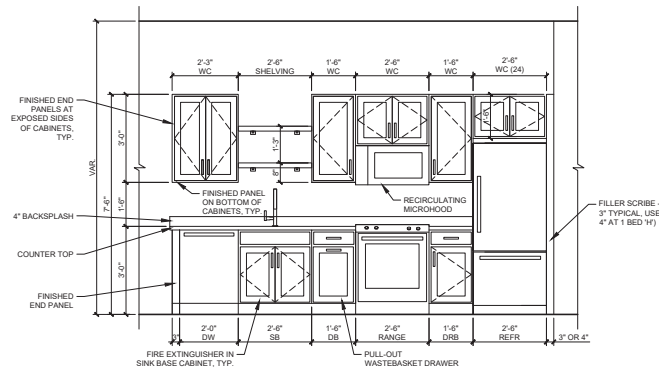
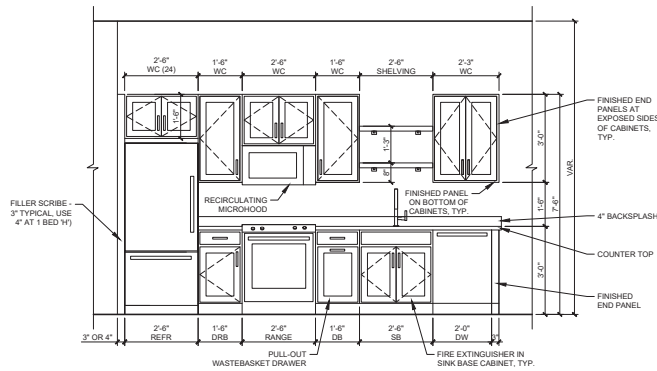
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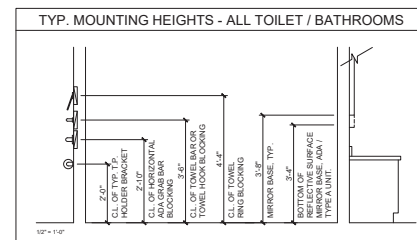
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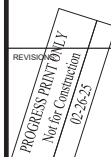


INTERIOR ELEVATION KEYED NOTES

- 1.) CENTER LIGHT FIXTURE ABOVE MIRROR
- 2.) MIRROR
- 3.) TOWEL RING, CENTER ON VANITY. PROVIDE INTEGRAL BLOCKING BEHIND.
- 4.) WALL BASE. SEE SCHEDULE.
- 5.) FUTURE ADA BARS. PROVIDE INTEGRAL BLOCKING BEHIND.
- 6.) SHOWER CONTROLS.
- 7.) SHOWER HEAD
- 8.) SHOWER ROD
- 9.) SHOWER UNIT WITH 4" L.P.
- 10.) STACKED WASHER / DRYER UNIT
- 11.) VANITY BASE CABINET
- 12.) COUNTERTOP
- 13.) ADA GRAB BARS. PROVIDE BLOCKING BEHIND.
- 14.) INSTAL. VERTICAL GRAB BAR - BLOCKING BEHIND. TYP.
- 15.) ADA SHOWER HEAD WITH 59" MIN. HOSE
- 16.) ADA SHOWER CONTROLS
- 17.) ROLL-IN TYPE SHOWER UNIT
- 18.) TOWEL BAR 42" O.C AFF - PROVIDE BLOCKING BEHIND
- 19.) TOWEL HOOK AT 70" A.F.F
- 20.) TOWEL HOOK AT 48" A.F.F
- 21.) SET IN PAN WITH DRAIN AND WATER

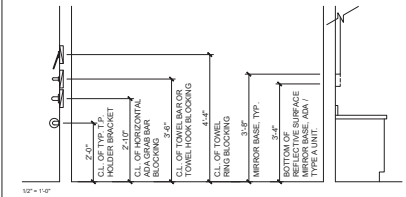


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INTERIOR BATHROOM ELEVATIONS	

TYP. MOUNTING HEIGHTS - ALL TOILET / BATHROOMS

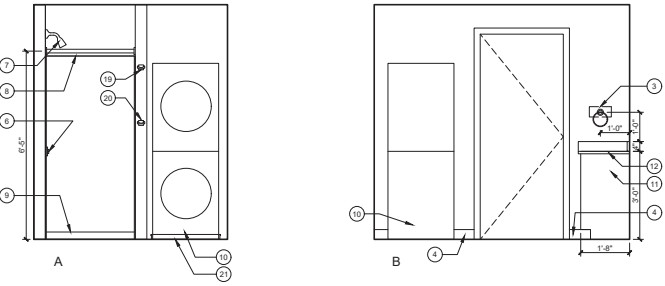
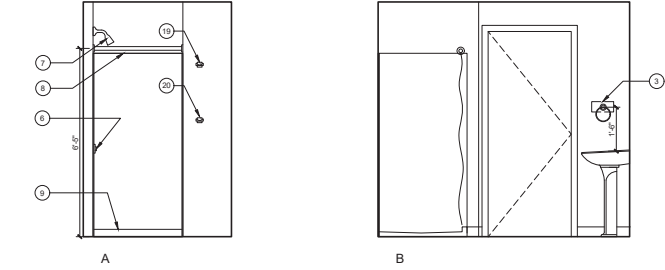


INTERIOR ELEVATION KEYED NOTES

- 1.) CENTER LIGHT FIXTURE ABOVE MIRROR
- 2.) MIRROR
- 3.) TOWEL RING, CENTER ON VANITY. PROVIDE INTEGRAL BLOCKING BEHIND.
- 4.) WALL BASE. SEE SCHEDULE.
- 5.) FUTURE ADA BARS. PROVIDE INTEGRAL BLOCKING BEHIND.
- 6.) SHOWER CONTROLS.
- 7.) SHOWER HEAD
- 8.) SHOWER ROD
- 9.) SHOWER UNIT WITH 4" LIP.
- 10.) STACKED WASHER / DRYER UNIT
- 11.) VANITY BASE CABINET
- 12.) COUNTERTOP
- 13.) ADA GRAB BARS. PROVIDE BLOCKING BEHIND.
- 14.) INSTALL VERTICAL GRAB BAR - BLOCKING BEHIND. TYP.
- 15.) ADA SHOWER HEAD WITH 59" MIN. HOSE
- 16.) ADA SHOWER CONTROLS
- 17.) ROLL-IN TYPE SHOWER UNIT
- 18.) TOWEL BAR 42" O.C. AFF. - PROVIDE BLOCKING BEHIND
- 19.) TOWEL HOOK AT 70" A.F.F.
- 20.) TOWEL HOOK AT 48" A.F.F.
- 21.) SET IN PAN WITH DRAIN AND WATER

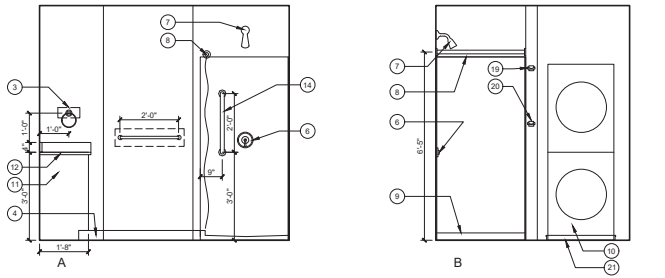
1 UNIT 111 BATHROOM - INTERIOR ELEVATIONS

10' - 1 1/2"



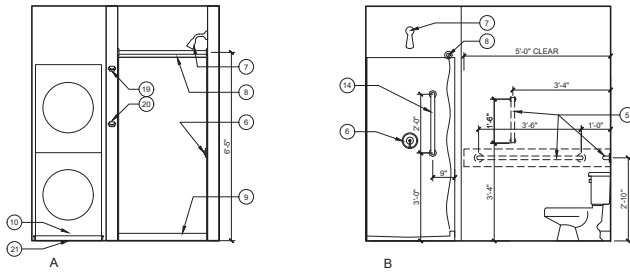
2 UNIT 112 BATHROOM - INTERIOR ELEVATIONS

10' - 1 1/2"

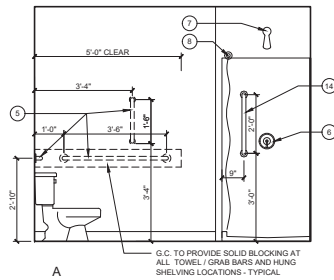


3 UNIT 113 BATHROOM - INTERIOR ELEVATIONS

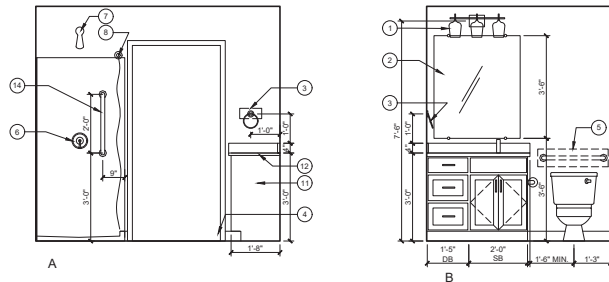
10' - 1 1/2"



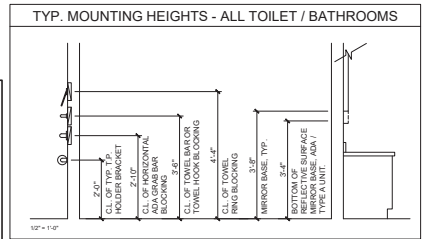
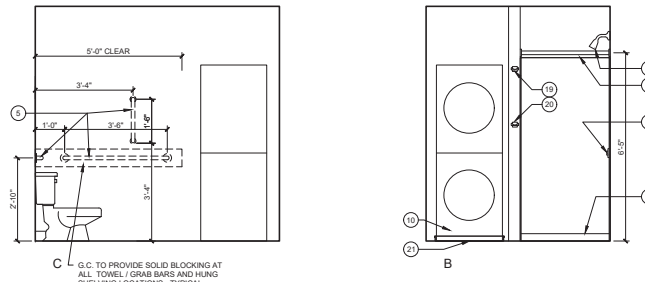
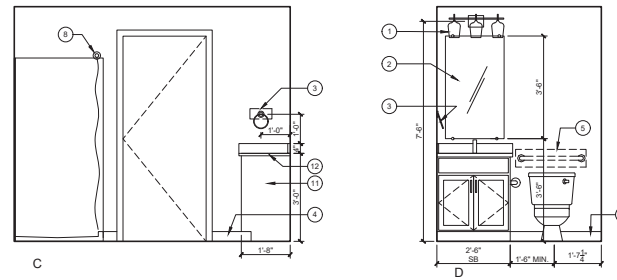
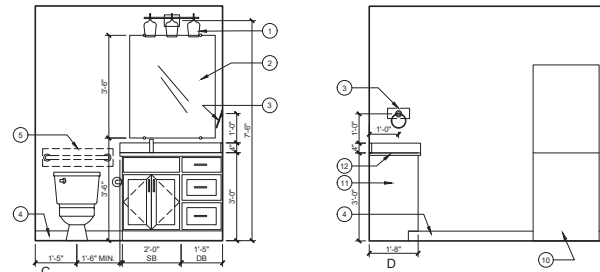
1 UNIT 114 BATHROOM - INTERIOR ELEVATIONS
1/2" = 1'-0"



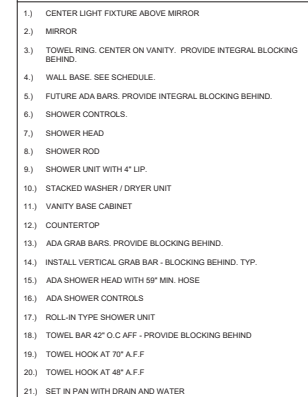
2 UNIT 211 BATHROOM - INTERIOR ELEVATIONS
1/2" = 1'-0"



3 UNIT 212 BATHROOM - INTERIOR ELEVATIONS
1/2" = 1'-0"



- INTERIOR ELEVATION KEYED NOTES**
- 1.) CENTER LIGHT FIXTURE ABOVE MIRROR
 - 2.) MIRROR
 - 3.) TOWEL RING. CENTER ON VANITY. PROVIDE INTEGRAL BLOCKING BEHIND.
 - 4.) WALL BASE. SEE SCHEDULE.
 - 5.) FUTURE ADA BARS. PROVIDE INTEGRAL BLOCKING BEHIND.
 - 6.) SHOWER CONTROLS.
 - 7.) SHOWER HEAD
 - 8.) SHOWER ROD
 - 9.) SHOWER UNIT WITH 4" LIP.
 - 10.) STACKED WASHER / DRYER UNIT
 - 11.) VANITY BASE CABINET
 - 12.) COUNTERTOP
 - 13.) ADA GRAB BARS. PROVIDE BLOCKING BEHIND.
 - 14.) INSTALL VERTICAL GRAB BAR - BLOCKING BEHIND. TYP.
 - 15.) ADA SHOWER HEAD WITH 59" MIN. HOSE
 - 16.) ADA SHOWER CONTROLS
 - 17.) ROLL-IN TYPE SHOWER UNIT
 - 18.) TOWEL BAR 42" O.C. AFF. - PROVIDE BLOCKING BEHIND
 - 19.) TOWEL HOOK AT 70" A.F.F.
 - 20.) TOWEL HOOK AT 48" A.F.F.
 - 21.) SET IN PAN WITH DRAIN AND WATER



RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
BIDDEFORD, MAINE

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PROJECT No. 2478

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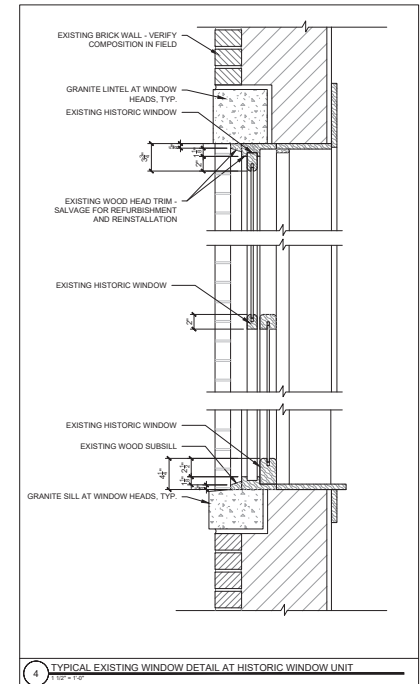
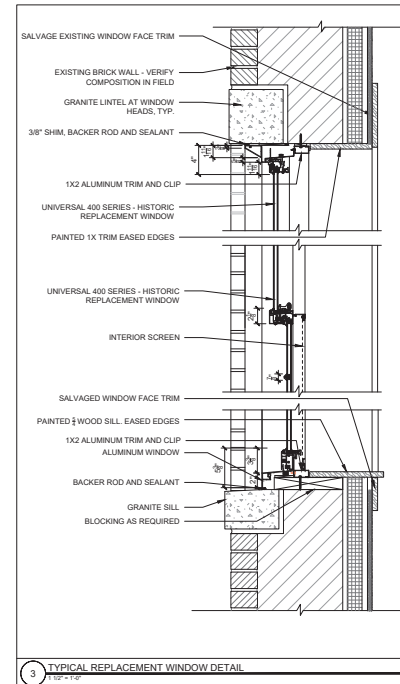
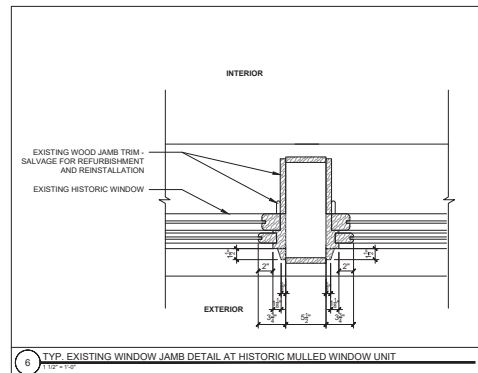
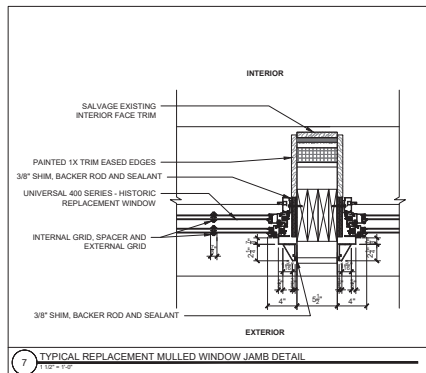
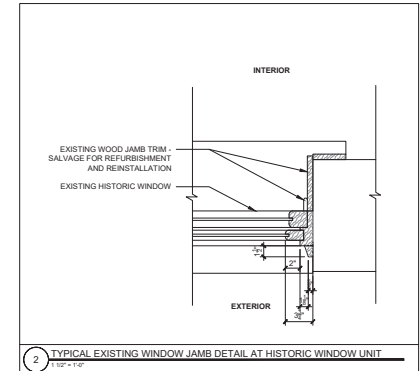
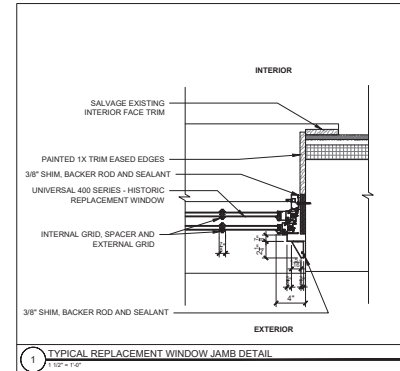
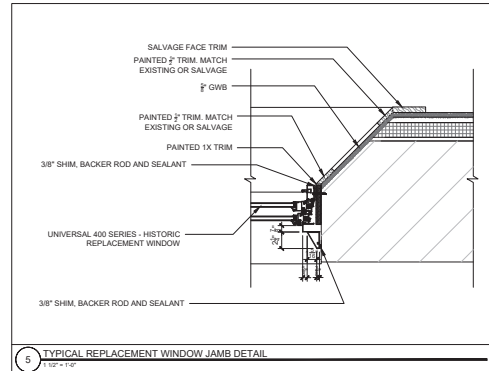
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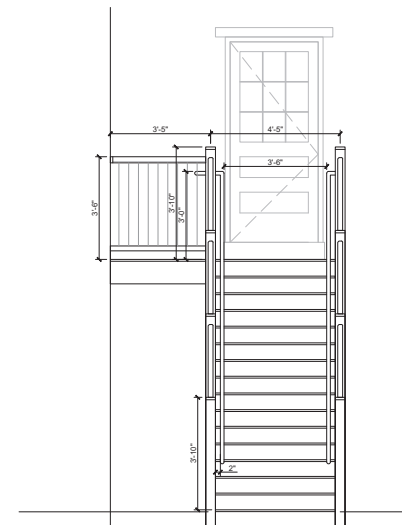
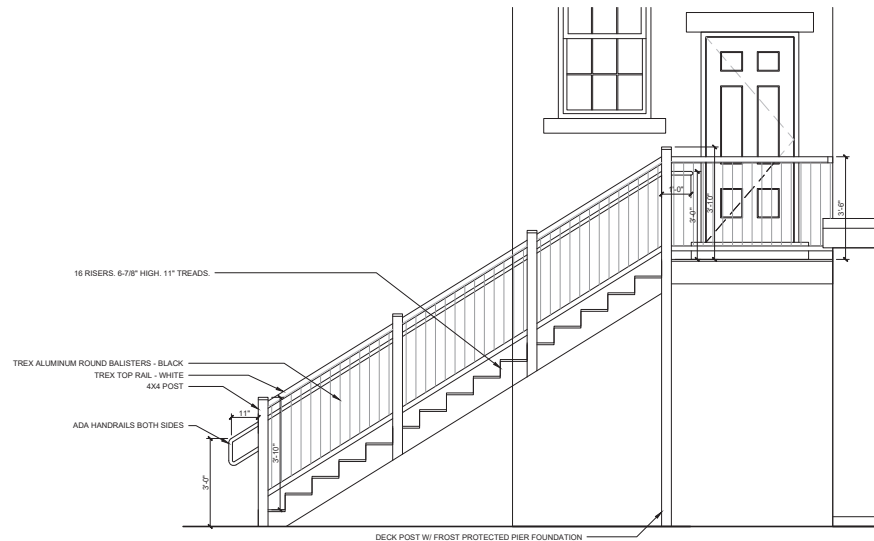
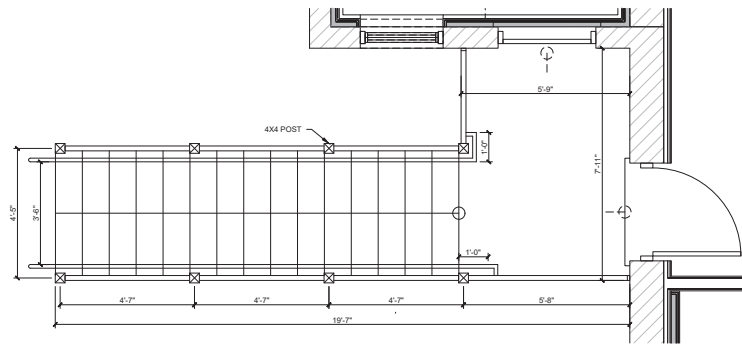
SHEET TITLE:
INTERIOR

INTERIOR BATHROOM ELEVATIONS

A4-6







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ARCHITECTURE

RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
BIDDEFORD, MAINE

RSA

RYAN SENATORE
ARCHITECTURE
550 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04103
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CONSULTANTS:

REVISIONS:
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DATE:

PROJECT No: 2476

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SCALE: AS NOTED

SHEET TITLE:
EAST STAIR
DETAILS

A6-1



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
48920

1. **Historic Property Name** Pepperell Mills Counting House/Building 30
Street 2 York Street
City Biddeford County York State ME Zip 04005-2041
Name of Historic District or National Register property Biddeford/Saco Mills Historic District
☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

2. **Nature of Request** (check only one box)
☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Nika Faulkner Company Heritage Consulting Group
Street 15 W. Highland Ave City Philadelphia State PA
Zip 19118 Telephone (215) 248-1260 Email Address nfaulkner@heritage-consulting.com
projects@heritage-consulting.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☒ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name John Laliberte Signature [Signature] Date 1/24/25
Applicant Entity Reveler LLC SSN 022-40-6792 or TIN _____
Street 82 Hanover Street, Suite 5 City Portland State ME
Zip 04101 Telephone (207) 590-2029 Email Address jlaliberte@reveler.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

BRIAN GOEKEN

Digitally signed by BRIAN GOEKEN
Date: 2025.01.29 13:41:22 -05'00'



Date _____ National Park Service Authorized Signature _____

☒ NPS Comments Attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
COMMENTS**

Historic Property Name Pepperell Mills Counting House/Building 30 Project Number 48920

Property Address, City, State 2 York Street, Biddeford, ME

These comments respond to the Historic Preservation Certification Application –

☒ Part 1 ☒ Part 2 ☐ Part 3 ☐ Amendment

The Counting House is part of a larger group of buildings functionally related historically. Of these, the applicant has beneficial ownership interests, management or control of eight other buildings (seven of the eight have been previously rehabilitated, the rehabilitation of one is underway). The Counting House is a distinctly different property type than these other buildings and is located some distance away, separated by other buildings. Based on these facts and circumstances, the rehabilitation of the Counting House will be treated as one rehabilitation project for the purposes of NPS certification.

The National Park Service has reviewed and approved the application noted above.

BRIAN GOEKEN

Digitally signed by BRIAN GOEKEN

Date: 2025.01.29 13:42:03 -05'00'

Date

National Park Service Signature

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

ITEM 1

ARCHITECTURAL FEATURE: (Pepperell Mills Counting House) - Project Information/Phasing

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: The Pepperell Mill Counting House is located at 2 York Street, Biddeford, Maine within the historic Pepperell Manufacturing Company/Laconia Company Mills complex. The mill complex consists of a collection of 19th and early 20th-century industrial office, factory, and warehouse buildings that historically served as the headquarters for the Laconia Company first and then the Pepperell Manufacturing Company. The district's period of significance is 1832-1958. Completed in 1848, the subject property is a rectangular, load-bearing brick building, two and one-half stories in height. The building footprint occupies a total of 7,500 square feet. The building was designed in the Greek Revival style with decorative embellishments in the brickwork. The counting house is the only remaining structure from the Pepperell Mill's first phase of construction in the Biddeford/Saco Mills Historic District. The building is located at the western edge of the Pepperell Mill complex.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation, the ground floor, first floor, and second floor will be converted to residential apartment use. The large attic space will be retained in its current state and no work will be performed. The exterior work will include isolated repointing where necessary, replacement windows, and updated ADA accessibility at building entrances. The interior work will include retaining character-defining spaces and materials while adding three one-bedroom apartments on the ground floor, four one-bedroom apartments on the first floor, and three one-bedroom apartments, plus one two-bedroom apartment on the second floor. All main circulation areas, including the first-floor entrance lobby, and central east-west corridors connected to vertical access will be retained on all three floors. Units are limited to general historic office locations accessed via existing corridors. The building will be modernized to meet current code requirements and the Secretary of the Interior's Standards for Rehabilitation.

The rehabilitation of the Counting House will be undertaken in two phases. As detailed in this application, Phase 1 will include the exterior scope of work and Phase 2 will include the interior scope of work. The phases will occur simultaneously with start/end dates of 6/1/2025-3/30/2026. It is anticipated that the project may extend over 24 months so the applicant is applying the 60 month measuring period. The scope of work for both phases is detailed in this application.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs (Photos taken by Heritage Consulting Group, December 2024): All

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

DRAWINGS: Part 2 Submission Set, Renovations to Building 30 Progress Drawings (Prepared by Ryan Senatore Architecture): All

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

ITEM 2

ARCHITECTURAL FEATURE: Site

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: The Counting House is at the western edge of the larger Pepperell Manufacturing Company/Laconia Company Mills complex, a large, irregularly shaped site of interrelated industrial buildings on the eastern side of the Saco River in the heart of Biddeford, Maine.

The site is limited on all sides. The primary (south) elevation is set back only slightly from York Street which diverts diagonally from Main Street. Non-historic concrete pavers create a small parking area abutting the south façade on either side of the centered entrance. The grade drops off on either side of the building, along the shorter east and west elevations, fully exposing the basement level (ground floor) at the three secondary (east, west, and north) elevations. Pepperell Hall, a single-story brick building west of the Counting House, is separated by a non-historic granite staircase flanked by non-historic brick cheek walls that descends to the rear of the Counting House (Photo 3). On the west, a non-historic brick wall lines either side of a granite staircase and turns to meet the façade of the Counting House and the rounded corner of Pepperell Hall (Photos 10, 11, 12). On the east, a granite retaining wall extends straight from the façade (Photos 22, 23). Behind this wall, a small asphalt parking lot leaves only a small section of grass between the exposed basement of the East Elevation. A wooden stair with simple pipe railings along the east elevation provides access from the parking lot to the first floor of the brick two-story addition at the south end of the east elevation. The stairs appear to be non-historic and are not a character defining feature. The parking lot is accessible via a paved drive which wraps around the east side of the Counting House separated by a small area of grass where the grade descends. This drive leads around the east elevation of the Counting House to Pepperell Mill Building 10, a large single-story brick factory building separated by a much larger asphalt parking lot to the northeast. On the same side of York Street, but across the drive is Pepperell Mill Building 9, another larger factory building.

(Biddeford) Tax Parcel ID # BIDD-000071-000000-000006)

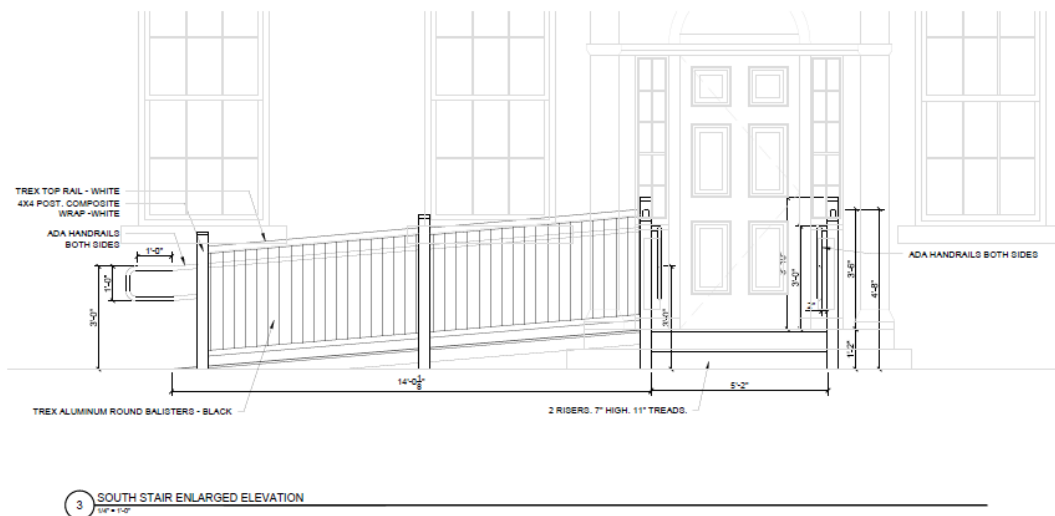
HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

WORK AND IMPACT ON FEATURE: As part of the project, minimal site work is proposed. The existing paved asphalt hardscaping at the south, west, and north will be retained. To meet code requirements, an ADA ramp and two-step stair is proposed at the Main Entrance. Direct access to the first floor is limited by the grade on all other elevations. The ramp will have a simple design that does not negatively impact the building's historic character. Railings and posts will be Trex composite material in white; round aluminum balusters will be black. Trex decking will clad the stairs, ramp, and landing.



Detail 3 from Sheet A6-0

The exterior wooden stair at the east elevation will be removed and replaced with a new code-compliant stair that runs east away from the elevation rather than north along the east elevation. The stairs and railing will be Trex, matching the same material as the new ramp/stair on the front elevation.

Landscaped areas will remain minimal and plantings will be limited in height to maintain the industrial character of the site. A landscaped buffer will be introduced surrounding the building's elevations, bordered by reclaimed granite curbs. Should additional work be proposed at a later time, it will be submitted as an amendment for review and approval.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #1-27

DRAWINGS: A1-1, A2-0, A2-1, A2-3, A6-0 (South Stair/Ramp); AD1-1, AD2-1, AD2-2, A1-1, A2-1, A2-2, A6-1 (East Stair)

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

ITEM 3

ARCHITECTURAL FEATURE: Exterior Walls: Brick, Granite, Concrete, Wood

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: The Counting House is a two-and-one-half-story red brick building with a gabled roof. The foundation, only visible from the side and rear elevations, is constructed of large granite blocks. Decorative corbeled brick cornices with dentils set above a wide compound brick fascia define the rooflines of the long north and south elevations. This Greek Revival style building has full pedimented gable end brick walls. Brick (with no ornamentation) clads the walls of the small two-story brick addition at the south end of the east elevation. The construction date of the two-story addition is unknown but it was likely built within the period of significance. Historic masonry is generally in very good condition. There are isolated areas where mortar is deteriorated or missing and masonry is cracked or damaged.

On the rear (north) elevation, a non-historic utilitarian, single-story mechanical room addition with projects off the rear of the east end of the north elevation (Photos 18 & 21). CMU clad with painted stucco on the exterior side comprise the addition walls.

A non-historic wooden fire escape spans the rear (north) elevation, providing access from a doorway at the west end of the third floor to the roof of the non-historic one-story addition. The fire escape is aging and has deteriorated wood components.

WORK AND IMPACT ON FEATURE: As part of the rehabilitation the exterior walls will be cleaned and repointed. Masonry cleaning shall be accomplished using the gentlest means possible to avoid damaging historic masonry. Cleaning will begin with low-pressure (100-400 psi) water first and progress to more aggressive methods (mild chemicals only). Testing will occur in an inconspicuous area to ensure the color and texture of the masonry and mortar are not damaged before progressing on larger, more conspicuous areas. Abrasive methods will not be used. Masonry cleaning will be accomplished in accordance with Preservation Briefs 1 and 6.

Isolated areas of deteriorated mortar will be repaired and repointed as necessary. Mortar will be removed to a depth of 2 ½ times the width of the joint to sound mortar. New mortar will match existing in color, texture, composition, and joint profile. Repointing will be done in accordance with Preservation Brief 2.

Isolated areas with missing or damaged bricks will be repaired. Any replacement bricks will match the historic brick in size, color, and texture. Samples of the replacement brick will be submitted to SHPO for review if requested.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

The exterior walls of the non-historic one-story addition will be repainted.

The aging non-historic fire escape on the north elevation will be removed to restore the historic appearance of the rear (north) elevation.

Unused brackets, fasteners, conduits, and mechanical equipment will be removed from the building. Any large holes in the masonry units will be patched with a masonry compound (Jahn or equivalent) in a color to match adjacent masonry.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #1-27

DRAWINGS: A2-0, A2-1, A2-2, A2-3

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

ITEM 4

ARCHITECTURAL FEATURE: Entrances

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: Most entrances to the building are historic and contain historic painted wood paneled doors with various designs and glazing configurations. Two doorways in the rear (north) elevation have modern, utilitarian, painted flush metal doors.

South Elevation: The main historic entrance is centered on the south (primary) elevation, which fronts York Street. A one-story front-gabled enclosed vestibule projects from the front façade. The decorative vestibule features wide wood pilasters beneath a partial wood pediment. (Photographs 2, 4 and 5). A single-leaf painted wood paneled door flanked by ten-light side lights with single solid panels at the bottoms fills the doorway. A historic multi-light fanlight pierces the gabled wall above the doorway. Historic slate shingles clad the east and west walls of the entry vestibule (Photographs 4 & 5). The slate is generally in good condition although a slate is missing under the window in the east wall. The secondary doorway within the vestibule that opens into the building features a historic paneled wood door with a stained/varnished finish topped by a multi-light fan light (Photograph 72).

A secondary entrance pierces the south elevation of the two-story addition at the east end of the building. The raised entrance is accessible via a concrete stoop/platform and a large stone sill. A single-leaf painted wood paneled door with glazed upper panels fills the doorway. The door is likely original to the addition. A concrete header lines the top of the doorway (Photo 7).

East Elevation: There are three entrances at the east elevation. One is located at grade (ground floor) of the two-story addition east elevation. A single-leaf wood-paneled door with glazing in the upper panels fill this doorway (Photos 23, 24, 25). The other two entrances are in the first floor and are accessible from the wooden stairs. One of these doorways is in the north elevation of the two-story addition; A single-leaf painted wood paneled door with glazing in the center panels (Photo 27) fill the doorway. The other second-floor doorway pierces the east elevation of the main building; a single-leaf painted wood paneled door with nine divided lights in the upper section fills this doorway (Photo 26).

North Elevation: The secondary historic entrance, is centered on the grade level (ground floor) of the north elevation. A small, painted wood gabled roof awning with decorative brackets distinguishes the top of the doorway. A single-leaf painted wood paneled door with glazed upper panels fills the doorway. This door appears to have the same characteristics as the doors in the two-story addition entrances. The previously mentioned non-historic painted flush metal doors fill non-historic doorways on the north elevation.-- One is at the rear of the single-story

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

mechanical room addition and the other fills a non-historic doorway at the top of the fire escape (second floor) that was created by enlarging a historic window opening.

West Elevation: The west elevation features no exterior entrances.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, historic entrance locations and existing doors will be retained and restored throughout.

South Elevation: The primary main entrance will be repaired and retained. Wood pilasters, panels, trim, and other features will be restored and repainted. Loose paint will be removed. Rotten wood will be consolidated using an epoxy system (Abatron or equal). Any wood that is missing or deteriorated beyond repair will be replaced with new wood that matches the historic dimension/profile. Slates that are missing or deteriorated beyond repair will be replaced to match existing in dimension, color, texture, and profile. The existing exterior door will be repaired as necessary, repainted and weather-stripped. The existing interior door beyond the entry vestibule will also be retained and repaired as needed.

The secondary entrance door in the east two-story addition will be retained, repaired, repainted, and sealed closed, as it will be located within an apartment unit and is not needed for egress. Opaque film will be installed on the interior side of the glass; new drywall will cover the inside of the door to accommodate the new apartment layout. The deteriorated concrete header will be repaired. Any loose concrete will be removed and a restoration mortar just as Jahn or similar will be used to patch the header to match the concrete in color and texture.

East Elevation: The existing entrances and doors at the ground floor (east elevation) and first floor (north elevation) in the two-story addition will be retained, restored, repainted, and weather-stripped. The first floor door will be sealed closed, as it will be located within an apartment unit and is not needed for egress. Opaque film will be installed on the interior side of the glass; new drywall will cover the inside of the door to accommodate the new apartment layout. The door in the first floor of the main block will be restored and weather-stripped. New code-compliant hardware will be installed, as the door will be operable.

North Elevation: The main historic secondary entrance at the ground floor of the north elevation will be retained. The existing entry door will be retained, restored, painted and sealed closed, as it will be located within an apartment unit and is not needed for egress. Opaque film will be installed on the interior side of the glass; new drywall will cover the inside of the door to accommodate the new apartment layout. The historic gabled wood awning will be restored using the techniques described above for wood features.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

The non-historic doorway in the second floor that accesses the fire escape to be removed will be restored back to a window opening. New brick that matches the historic brick in size, color, and texture as closely as possible will infill the bottom of the opening. A new granite sill will be installed. A new window will be installed as described in the Item below pertaining to windows.

The existing non-historic metal slab door in the non-historic one-story addition will remain and be repainted.

PHOTOS Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #2,4-5, 7, 19, 24-27

DRAWINGS: A2-0, A2-1, A2-2, A2-3, A6-0, A70 (Door Schedule)

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

ITEM 5

ARCHITECTURAL FEATURE: Windows

DATE OF FEATURE: c. 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: Throughout the building, the majority of historic window openings are extant except for a few altered or infilled bays on the secondary elevations. Original openings feature plain rusticated granite heads and sills. Ground and first floor openings in the west elevation and one in the first floor of the west end of the rear (north) elevation have brick soldier headers. The first story openings in the north end of the west elevation and the west end of the north elevation have brick rowlock sills; the others in these elevations with soldier headers have concrete or cast stone sills. Concrete has spalled from some headers and sills, revealing the embedded rebar. The two window openings in the two-story addition have concrete or cast stone headers. The east elevation window has a cast stone sill; the north elevation window has a granite sill.

Window openings on ground and second floors of the east, west, and north elevations, as well as the attic level openings in the east and west elevations, retain six-over-six, double-hung, wood windows that appear to be historic (installed within the period of significance, even if they aren't original). Non-historic one-over-one hung vinyl windows fill the window openings on all floors of the primary (south) elevation and the first floor openings on the north, east, and west elevations. Non-historic metal mesh security grates cover the ground floor window openings.

The wood windows are in fair to poor condition with extensive wood rot, especially at the bottom of side stiles and jambs. Some sashes are racked in the frames.

WORK AND IMPACT ON FEATURE: All existing window openings will be retained. All wood and vinyl windows will be removed to clean masonry openings. New aluminum windows (Universal 400 series is the basis of design) will be installed that match the historic wood windows in configuration, dimension, and profile as closely as possible. This will restore the historic appearance of each façade. Aluminum will have a baked/painted finish such as kynar; anodized finish will not be used. Glass will be insulated and have a clear low-e coating that has a VLT of 70 or greater (Vitro Solarban 60 Clear or equal). Simulated divided lights will have muntin grids on the exterior and interior sides of the windows with a spacer in the insulated glass.

Deviations from the scope above include:

- The existing pair of five-light side-lites flanking the main entrance and the four-over-four, double-hung, wooden windows on either side of the entry enclosure will be retained and restored.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

- **The existing one-over-one, double-hung window in the east elevation of the mechanical room addition will be retained.**
- **As described above in the Entrance section, the second-story non-historic flush metal door accessing the fire escape will be replaced with a window, returning the historic fenestration pattern. A new six-over-six window that matches the other new windows will be installed in this opening.**
- **Historic window openings that are infilled with brick on the west elevation will be reclaimed. Brick will be removed from the openings and new windows that match the new six-over-six windows will be installed.**

Deteriorated concrete headers and sills will be repaired where necessary. Any loose concrete will be removed and a restoration mortar just as Jahn or similar will be used to patch the concrete to match in color and texture.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #2, 4, 5, 6, 9-10, 13-18, 22-23,

DRAWINGS: A2-0, A2-1, A2-2, A2-3, A5-0; A6-0, A7-1 Window Schedule

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name: Pepperell Mills Counting House

NPS Project Number: 48920

Property address: 2 York Street, Biddeford, ME

ITEM 6

ARCHITECTURAL FEATURE: Exterior Signage

DATE OF FEATURE: NA

EXISTING FEATURE AND CONDITION: There is no existing exterior signage.

WORK AND IMPACT ON FEATURE: As part of this rehabilitation, no modern signage is proposed. As the design progresses, if signage is desired, detailed drawings for the proposed signage will be forwarded to NPS in an amendment for review and approval.

PHOTOS: NA

DRAWINGS: NA

HISTORIC PRESERVATION CERTIFICATION APPLICATION

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ITEM 7

ARCHITECTURAL FEATURE: Roof

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: Non-historic asphalt shingles clad the existing gable roof of the main building. Asphalt shingles also clad the small gabled roofs above the main entry vestibule on the south elevation and the awning on the north elevation entry EPDM covers the flat roofs of the two-story and one-story additions.

Non-historic aluminum gutters line the edge of the roof on the north and south elevations. Downspouts at the east and west ends of the gutters usher water to the ground. The east end of the gutter on the front (south) elevation and the corresponding downspout are missing. Non-historic metal flashing lines the edges of the gable (east and west elevations) and the top of the beltcourse that comprises the bottom of the gable. The flashing is in fair condition and some areas are missing.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the existing asphalt shingle roof will be removed and replaced with a new asphalt shingle roof. Ice and water shields will be installed up to 8ft above the eaves on the eave side (north and south) and 3ft on the gable ends (east and west). Existing asphalt shingles on the small gabled roof of the projecting central entrance on the south elevation will also be replaced with new asphalt shingles.

The existing roofing membrane on the additions will be removed. The decks will be prepped and receive the new roofing membrane.

New prefinished aluminum gutters and downspouts will replace existing. Size and placement will match the existing gutters and downspouts. New metal flashing will be installed on the east and west gables to match the existing flashing.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #1, 3

DRAWINGS: AD2-0, A1-4, A2-0, A2-1, A2-2, A2-3

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ITEM 8

ARCHITECTURAL FEATURE: Interior: Ground Floor

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: The configuration of the ground floor appears to be non-historic. Two large open rooms occupy the east and west sides of the building. A corridor extends south from the north entrance. A second corridor stretches west from the east entrance, meeting the south end of the north-south corridor. Configuration and finishes indicate that the most recent use of the first floor was utilitarian. Some areas feature original hardwood floors, many areas are deteriorated. Other areas are covered with synthetic sheathing. Brick flooring is present in a first-floor closet. Painted wood beadboard (likely historic) clads walls and ceilings in most locations. Testing indicates the paint covering the beadboard contains lead. Non-historic ceramic tile covers walls and floors in bathrooms. Exposed granite foundations are visible in some closets.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the ground floor will be rehabilitated for three, one-bedroom residential units. The existing east-west corridor that connects to the east entrance will be retained and utilized as the entry hall on this level. Portions of the north-south corridor will be retained and incorporated into the new apartment layouts. The northern section of the north-south corridor will become the interior partition wall between Unit 012 and Unit 013. A new code-compliant ADA ramp will be installed in the eastern entrance vestibule (within the two-story addition) to achieve accessibility requirements.

Historic finishes will be retained or replaced in kind as much as possible. New partition walls will be painted **GWB**; historic partitions clad with beadboard that will remain will retain the beadboard finish. Perimeter walls will be insulated to achieve an R-value of 28. Historic beadboard will be removed and 4" closed cell spray foam will be installed on the existing wood furring. Historic beadboard will be reinstalled and painted (**E1/A0-1**). This does not increase the depth of the wall assembly.

New painted wood base will match historic in dimension and profile. Beadboard will be removed from ceilings and new sound batting will be installed to provide acoustic insulation between ground and first floor units. The existing beadboard will be restored and have a painted finish. Lead paint will be removed or encapsulated. Resilient sound channels and 1x strapping will be installed below the sound batting and the salvaged beadboard will be reinstalled, maintaining the historic appearance of the ceilings (**F1/A0-2**).

Existing wood floors will be refinished. Any areas that are deteriorated beyond repair or missing will be replaced to match the historic wood flooring as closely as possible in

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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plank width, grain pattern, and color. Unit kitchen and bathroom fixtures are simple and compatible with the historic character of the first floor.

PHOTOS: Pepperell Mill Counting House – Pre-Rehabilitation Photographs: #28-54

DRAWINGS: EX1-1, AD1-0, A0-1, A0-2, A1-0, A0-1, A0-2, A1-5, A1-7, A3-0, A7-0, A7-2

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 – DESCRIPTION OF REHABILITATION

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ITEM 9

ARCHITECTURAL FEATURE: Interior: First Floor

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION:

The first floor was historically the most publicly accessible and finely finished. However, it has been reconfigured over the years to accommodate different tenants and uses; the existing configuration appears to be mostly non-historic.

The main south entrance opens to a small entry vestibule and a central open reception space. The lobby space retains some historic wood trim, plaster walls and ceilings, and a couple solid wood paneled doors. Non-historic carpet covers the floor; no historic fabric remains underneath. The most significant historic fabric in the lobby is the north wall, which retains two historic arched doorways flanked by fluted engaged columns surmounted by decorative wood urns and topped with leaded glass transoms. The cased opening between the doorways historically contained a wood-framed teller window but it has been removed and is currently stored on the ground floor, leaving the space between the doors open currently. The lobby also features a large glass case on the east wall, which is flanked by carved fluted pilasters and a full entablature (Photograph 71).

Beyond the lobby, a large open area occupies the center of the space. Offices occupy the rest of the spaces east and west of the central reception lobby and central room. A non-historic corridor connects the central space to two non-historic restrooms at the west end of the floor. The northeast corner office is has been divided into two smaller spaces. The historic coffered ceiling continues through both of the smaller offices (Photographs 66,67,68). A historic vault remains in the southeast corner office (Photo 61). The window openings in the southeast office have canted jambs and paneled wood clads the jambs and the wall under the windows. The east window opening has been infilled and retrofit with shelves.

Besides the historic features in the reception lobby, coffered ceiling, and paneled jambs/walls mentioned above, the spaces have typical historic finishes. Plaster clads the perimeter walls; a combination of plaster and gypboard partitions comprise the internal partitions. Paneled wood doors fill doorways. Painted wood base, crown molding, and window/door casing comprise the historic trim. Ceilings are plaster, although non-historic acoustical tile is affixed to the plaster ceiling in the northwest office. Carpet covers the floors, there is no historic flooring remaining underneath. Existing non-historic first-floor bathrooms feature vinyl flooring and a mix of modern GWB and ceramic tile walls (Photos 77 and 78).

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the first floor will be rehabilitated into four one-bedroom apartment units, retaining the most historically significant reception lobby space.

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The entry vestibule will be retained as is. The reception lobby will be retained. The historic teller window with decorative millwork, salvaged from the ground floor, will be restored and reinstalled in the center opening between the doorways at the north side of the lobby, separating the east-west corridor. Interior walls on the west and east sides of the lobby will be retained. The non-historic open area beyond (north of) the historic lobby and east-west corridor will be incorporated into Unit 114 to the west and Unit 112 to the east. Within Unit 112, the interior partition subdividing the northeastern two offices will be removed to provide space for a functional unit. Inside Unit 113, at the southwest corner, interior bathroom partitions, added at a later date, will be removed. The existing internal freestanding safe will be removed from the vault in Unit 111 and placed in the lobby. The vault space in Unit 111 will be retained and used as a walk-in closet. The eastern entrance addition will be incorporated into Unit 111. The east-west corridor will be slightly truncated at the west of the plan and the historic partition wall will become the interior partition between Unit 113 and Unit 114. Unit bathrooms will be installed in the least invasive location within each respective unit in order to preserve the greatest amount of historic fabric. Unit kitchen and bathroom fixtures are simple and compatible with the historic character of the lower level. Each unit will have a closet.

The existing central east-west corridor partition walls laminated on the unit interiors to achieve fire code. Existing plaster walls between units throughout the first floor will be laminated or replaced with gypsum wallboard to achieve code-required fire rating. Perimeter walls will be furred out and insulated to achieve an R-value of 13. New 2" Thermax polyisocyanurate insulation, furring and 5/8" gypboard will be installed on the existing plaster (E2/A0-1). The total build out will be 3 3/8" in depth. All extant historic trim including, baseboards, chair rails, window trim, and crown molding will be retained, repaired and reinstalled on the perimeter walls. New baseboard trim matching the existing will be installed in select areas on historic partitions where baseboard trim is missing or deteriorated.

Existing ceilings will be selectively removed to install sound installation and MEP rough-in existing historic ceiling heights and perimeter crown molding will be retained (F3/A0-2). Removed areas will be patched with drywall to match existing plaster. The coffered ceiling in the northeast corner will remain exposed.

The carpet will be removed and replaced with engineered hardwood flooring in the entrance lobby and within units. Wood planks will have width, grain pattern, and color that matches traditional historic wood flooring. Existing flooring in the entry vestibule and stair corridor will be retained.

Unit doors will be new fire-rated, accessible apartment unit entry doors that match the historic configuration with a large single panel (Type F in the door schedule on A7-0). Existing historic doors will be restored and reinstalled at select unit bedroom, closet and

HISTORIC PRESERVATION CERTIFICATION APPLICATION
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bathroom entrances. The remaining doors will match the historic configuration (Type J on A7-0 at bathroom entrances and Type G at closets and bedrooms)

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #84-103

DRAWINGS: EX1-2, AD1-1, A0-1, A0-2, A1-1, A1-8 thru A1-10, A4-0, A4-1, A4-2, A4-3, A4-4, A4-5, A4-6, A7-0, A7-2

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ITEM 10

ARCHITECTURAL FEATURE: Second Floor

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: The second floor is largely an open space. Scarring on walls and floors suggest that partitions historically divided the space (Photos 85-89, 93, & 96). This is further confirmed by a Mutual Insurance Company Map which notes that the second floor was used as offices and contained "many partitions" (included in the Part 1 application). Currently, a partition near the east end of the floor, which is pierced by four doorways, separates restrooms, stairs, and a single room from the larger open space.

The second floor has a combination of historic and non-historic finishes. Historic finishes include plaster walls and ceilings, and painted wood trim (crown molding, base, and window/door casings). Historic paneled wood doors fill the doorways in the partition at the east end. Non-historic linoleum or composition sheet covers the floors; historic wood flooring may be present underneath. Non-historic surface-mounted fluorescent light fixtures and sprinkler piping are present at the ceiling.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the second floor will be rehabilitated into three one-bedroom residential units and one two-bedroom unit. Existing historic material will be retained as much as possible. Much of the existing partition along the east end of the space will remain and be incorporated into the new layout. Unit kitchen and bathroom fixtures are simple and compatible with the historic character of the first floor. Units will be installed along an east-west corridor similar to the two floors below. New unit doors will be installed at the four unit entrances. The doors have a large single panel and match the existing historic office doors on the first floor (Type F in the door schedule on A7-0).

As on the first floor, perimeter walls will be furred out and insulated to achieve an R-value of 13. New 2" Thermax polyisocyanurate insulation, furring and 5/8" gypboard will be installed on the existing plaster (E2/A0-1). The total build out will be 3 3/8" in depth. Historic wood wainscotting, base, and crown molding will be reinstalled. New partitions will be painted gypsum wallboard.

At the ceiling, new insulation will be added to improve thermal performance. 16" of blown in cellulose insulation will be added between the joists and finished on the underside with a vapor barrier, 2" rigid insulation, and a layer of 5/8" gypboard. This will lower the existing ceiling height by approximately 3", which is well above the window heads and generally maintains the historic feel of the volume/height in the rooms.

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Sheet product will be removed from the floors and existing flooring underneath will be evaluated. Areas that are extant and in good condition will be restored. New wood planks will be installed to match any areas that are missing or deteriorated beyond repair.

PHOTOS: Pepperell Mill Counting House – Pre-Rehabilitation Photographs: #84-103

DRAWINGS: EX1-3, AD1-2, A0-1, A0-2, A1-2, A1-12 thru A1-15, A3-0, A7-0, A7-2

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
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ITEM 11

ARCHITECTURAL FEATURE: Attic

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: The attic is open and unfinished.

WORK AND IMPACT ON FEATURE: The open attic space will be retained. A new fire-rated enclosure of painted gypboard will be constructed around the stair to meet code requirements. Selected mechanical equipment will be placed in the attic.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #104-109

DRAWINGS: A1-3, A0-2 (Floor, Ceiling, Slab, and Roof Assemblies)

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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ITEM 12

ARCHITECTURAL FEATURE: Vertical Circulation - Elevators/Stairs

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: Vertical access from the ground to first floors is provided by a straight stair at the southeast corner of the building. An east-west corridor on each level provides access from the stairs. The stair turns at two square landings leading up to the second floor. A single straight stair leads to the attic. The historic stairs are wood. Painted beadboard clads the walls and ceiling in the stair from ground to first floor. A wood railing with squared balusters lines the stair from second to third floor. Non-historic gypboard lads the walls in the stair to the attic.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, the historic southeast stair will be retained and updated in order to meet code requirements. Existing flooring will be retained and restored. Rubber will be installed to protectively cover treads, risers, and landings; this is easily removed in the future. The existing railings will be retained and will be retrofitted with an acceptable railing extension and continued in areas where no railing currently exists.

PHOTOS: Pepperell Mill Counting House - Pre-Rehabilitation Photographs: #83, 84

DRAWINGS: EX1-1 thru EX1-4, AD1-0 thru AD1-2, A1-0 thru A1-3

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ITEM 13

ARCHITECTURAL FEATURE: MEP-FP

DATE OF FEATURE: 1848 and subsequent changes

EXISTING FEATURE AND CONDITION: Historic radiators remain in the ground and second floors. Non-historic exposed ductwork at the ceiling distributes warm and cool air throughout the first floor. Plumbing is limited to the few areas with restrooms/toilets/sinks. Electrical conduit is both concealed within walls/above ceiling and surface mounted. The existing HVAC, electrical, and plumbing systems are outdated and in need of replacement.

A non-historic sprinkler system has exposed pipes throughout the building.

WORK AND IMPACT ON FEATURE: As part of the proposed rehabilitation, all MEP systems will be removed and replaced. New mechanical systems will be installed to upgrade the building's heating, cooling, and ventilation systems. Existing exterior equipment will be removed and replaced. All exterior mechanical equipment will be centrally located so that it is not visible from the public right-of-way.

All ductwork and piping will be concealed within walls and above ceilings. No new soffits or ductwork are proposed within the primary historic spaces. Ceilings or ductwork that need to be lowered within units, will be adequately held back from the windows so that the ceilings remain above the window heads throughout.

The electrical systems will be replaced and brought up to current code standards. New work will consist of providing distribution/branch circuit panels for outlets, equipment, lighting, and controls. The electrical will be located within new partition walls and above finished ceilings wherever possible. It may be surface mounted in a few locations to avoid disrupting historic fabric; in these cases it will be painted to match the substrate.

The plumbing systems will be replaced and brought up to current code standards. New work will consist of replacing water heaters, sump pumps, fixtures, and the water main. Plumbing pipes/drops will be concealed within walls, above ceilings, and in soffits. Plumbing pipes will not be exposed.

The existing fire sprinkler system will be retained and reconfigured to accommodate the new layout on each floor. Piping will remain exposed and will be painted to match the ceiling.

Detailed MEP plans have not yet been developed. When available, they will be submitted in an amendment for review and approval.

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NPS Project Number: 48920

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PHOTOS: N/A

DRAWINGS: N/A



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
48920

1. Historic Property Name Pepperell Mills Counting House/Building 30

Street 2 York Street

City Biddeford County York State ME Zip 04005-2041

Name of Historic District or National Register property Pepperell Manufacturing Company/Laconia Company Mills

☐ Listed individually in the National Register of Historic Places; date of listing _____

☒ Located in a Registered Historic District; name of district Pepperell Manufacturing Company/Laconia Company Mills

☒ Part 1 – Evaluation of Significance submitted? Date submitted 12/30/2024 Date of certification 1/29/2025

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1848 Estimated total rehabilitation costs (QRE) \$2,700,000

Number of buildings in project 1 Floor area before / after rehabilitation 7,500 / 7,500 sq ft

Start date (estimated) 06/01/2025 Use(s) before / after rehabilitation commercial / residential

Completion date (estimated) 03/30/2026 Number of housing units before / after rehabilitation 0 / 11

Application includes phase(s) 2 of 2 phases Number of low-moderate income housing units before / after rehabilitation 2 / 11

☒ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name Kristen McSparren Company Heritage Consulting Group

Street 15 W. Highland Ave. City Philadelphia State PA

Zip 19118 Telephone (215) 248-1260 Email Address kmcsparren@heritage-consulting.com

projects@heritage-consulting.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☒ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name John Laliberte Signature [Signature] Date 02/26/2025

Applicant Entity Reveler Development

SSN _____ or TIN _____

Street 188 State Street, Suite 301 City Portland State ME

Zip 04102 Telephone _____ Email Address jlaliberte@reveler.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____

National Park Service Authorized Signature _____

☐ NPS conditions or comments attached



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Mike Barton - Reveler
Applicant's Address: 511 Congress St, 6th Floor, Portland, Maine 04101
Applicant's Phone(s): 207-939-5432
Applicant's E-mail: mbarton@reveler.com

Applicant's Legal Interest in the Property:

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

Owner's Name: Pepperell Mill Development, LLC
Owner's Address: 3100 McKinnon St. Suite 250 Dallas, TX 75201
Owner's Phone(s): Chris Rhoades 512 - 494 - 4224
Owner's E-mail: crhoades@presidiumre.com

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

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

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 2 York Street
Project Zone: MSRD-3 Property Map & Lot Number(s): 71 Lot 6-2

Existing Use of Property:

☐ Residential ☒ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

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

Alterations and Repair

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

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: New exterior ramp and stair



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☒ Description of Proposed Activity
- ☒ Photographs of the building involved as well as adjacent buildings
- ☐ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

Mike Bunt

Date: 3/7/25

Signature of
property owner (Required):

Megan Higgins

Date: 3/7/25







*Landmark,
shown in Weathered Wood*

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Landmark's dual-layered construction provides depth and dimension, along with extra protection from the elements. Widest array of colors in the industry.

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CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
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Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Acceptance Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

LANDMARK® COLOR PALETTE



Cobblestone Gray



Colonial Slate



Georgetown Gray



Weathered Wood



Driftwood



Pewterwood



Charcoal Black



Moiré Black



Heather Blend



Burnt Sienna



Resawn Shake



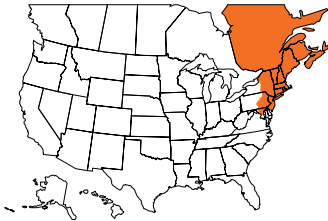
Hunter Green



Scan code for more information

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

**Landmark® Series
available in areas shown**



CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM
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Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

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- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Product Certifications



Quick Facts

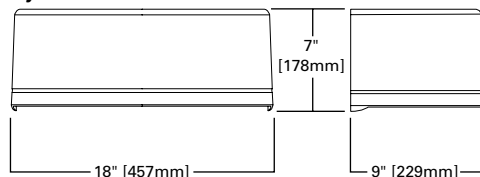
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Connected Systems

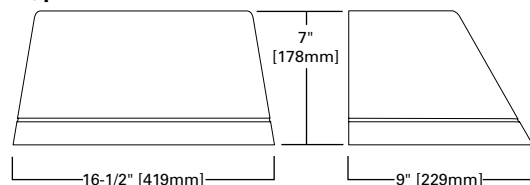
- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

Dimensional Details

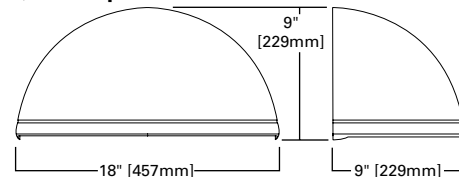
Cylinder



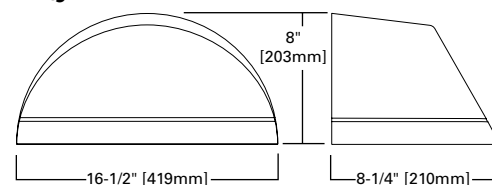
Trapezoid



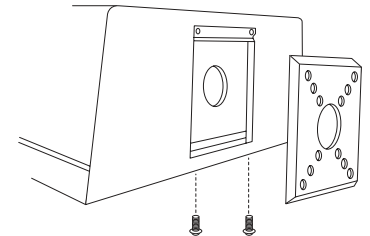
Quarter Sphere



Wedge



Hook -n- Lock



NOTES:

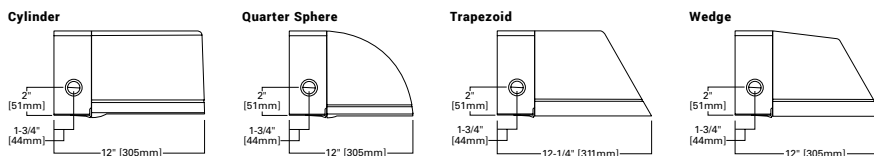
1. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC =Impact Elite LED Small Cylinder ISS =Impact Elite LED Small Quarter Sphere IST =Impact Elite LED Small Trapezoid ISW =Impact Elite LED Small Wedge BAA-ISC =Impact Elite LED Small Cylinder Buy American Act Compliant ²³ TAA-ISC =Impact Elite LED Small Cylinder Trade Agreements Act Compliant ²³ BAA-ISS =Impact Elite LED Small Quarter Sphere Buy American Act Compliant ²³ TAA-ISS =Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant ²³ BAA-IST =Impact Elite LED Small Trapezoid Buy American Act Compliant ²³ TAA-IST =Impact Elite LED Small Trapezoid Trade Agreements Act Compliant ²³ BAA-ISW =Impact Elite LED Small Wedge Buy American Act Compliant ²³ TAA-ISW =Impact Elite LED Small Wedge Trade Agreements Act Compliant ²³	SA1 =1 Square (16 LED) PA1 =1 Panel (24 LED) ²⁶	A =350mA B =450mA C =600mA D =800mA E =1000mA F =1200mA ²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{3,4}	U =120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ⁵ 9=347V	SA1 Optics T2 =Type II T3 =Type III T4FT =Type IV Forward Throw T4W =Type IV Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color ²⁷
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁴		
X =Driver Surge Protection (6kV) Only ¹⁷ 20K =Series 20kV UL 1449 Surge Protective Device CBP =Battery Pack with Back Box, Cold Weather Rated ^{14,15} CBP-CEC =Battery Pack with Back Box, Cold Weather Rated, CEC compliant ¹⁴ HSS =Factory Installed House Side Shield ¹⁶ ULG =Uplight Glow ^{6,7,25} LCF =Light Square Trim Plate Painted to Match Housing ²⁸ TR =Tamper Resistant Hardware CC =Coastal Construction ²¹ HA =50°C High Ambient ⁸ AHD145 =After Hours Dim, 5 Hours, 50% ⁹ AHD245 =After Hours Dim, 6 Hours, 50% ⁹ AHD255 =After Hours Dim, 7 Hours, 50% ⁹ AHD355 =After Hours Dim, 8 Hours, 50% ⁹	BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2,6,7} SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{12,22} SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{12,22} SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{12,22} MS/DIM-LXX =Motion Sensor for Dimming Operation ^{7,10,11,12} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{6,12,13} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{6,12,13} WLS2XX =WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{7,18,20} WLS4XX =WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{7,18,20} WPS2XX =WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{7,18,20} WPS4XX =WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{7,18,20}			MA1253 =10kV Circuit Module Replacement MA1254-XX =Thruway Back Box - Impact Elite Trapezoid MA1255-XX =Thruway Back Box - Impact Elite Cylinder MA1256-XX =Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX =Thruway Back Box - Impact Elite Wedge FSIR-100 =Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A =WaveLinx Outdoor Control Module (7-pin) ^{7,19}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Not available with ULG option. 3. Choose Drive Current "A" for Amber 590nm, which is provided at 500mA only. 4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. Not available with ISS or ISW. 7. Cannot be used in conjunction with other control options. 8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less. 9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. 10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting). 11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 12. Includes integral photocell. 13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities. 14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes. 15. Must specify 120V or 277V. 16. Not for use with 5WQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 17. Removes additional surge module. 18. Replace XX with sensor color (WH, BZ, or BK). 19. Requires PR7. 20. For WaveLinx applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications. 21. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 22. Smart device with mobile application required to change system defaults. See controls section for details. 23. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC-PREFERENCES website for more information Components shipped separately may be separately analyzed under domestic preference requirements. 24. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 25. Only available in 3000K, 4000K or 5000K CCT. 26. Not available with motion sensor controls, including SPB, MS/DIM, LWR or WaveLinx. 27. Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information. 28. Not available with PA1 configuration.						

Thruway Back Box



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- IK10 impact rated

Optics

- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment

- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

[View Impact Elite IES files](#)

1 Light Square (SA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	20.1	25.4	34.2	45.2	58.2	66.0	20.1	25.4	34.2	45.2	58.2	66.0
Current (A)	120	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics (4000K, 70 CRI)													
T2	Lumens	2,802	3,500	4,618	5,778	7,231	7,895	2,772	3,475	4,576	5,733	7,175	7,834
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	139	138	135	128	124	120	138	137	134	127	123	119
T3	Lumens	2,778	3,470	4,578	5,729	7,169	7,827	2,731	3,424	4,508	5,648	7,069	7,718
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	121	117
T4FT	Lumens	2,751	3,436	4,534	5,673	7,099	7,751	2,762	3,462	4,559	5,712	7,149	7,805
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	133	126	122	117	137	136	133	126	123	118
T4W	Lumens	2,780	3,473	4,582	5,733	7,174	7,833	2,739	3,434	4,522	5,665	7,089	7,740
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	122	117
SL2	Lumens	2,763	3,451	4,554	5,698	7,130	7,785	2,730	3,422	4,507	5,646	7,066	7,715
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	137	136	133	126	123	118	136	135	132	125	121	117
SL3	Lumens	2,745	3,429	4,524	5,660	7,084	7,734	2,709	3,396	4,472	5,603	7,012	7,655
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	132	125	122	117	135	134	131	124	120	116
SL4	Lumens	2,680	3,348	4,417	5,526	6,916	7,551	2,666	3,342	4,401	5,514	6,900	7,534
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	133	132	129	122	119	114	133	132	129	122	119	114
SLL	Lumens	2,447	3,057	4,033	5,046	6,315	6,895	2,459	3,083	4,059	5,086	6,365	6,949
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	122	120	118	112	109	104	122	121	119	113	109	105
RW	Lumens	2,883	3,601	4,751	5,945	7,440	8,123	2,818	3,533	4,652	5,828	7,294	7,964
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens Per Watt	143	142	139	132	128	123	140	139	136	129	125	121

1 Light Panel (PA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	28.9	36.4	48.9	63.0	82.4	94.4	28.9	36.4	48.9	63.0	82.4	94.4
Current (A)	120V	0.24	0.31	0.41	0.53	0.69	0.79	0.24	0.31	0.41	0.53	0.69	0.79
	277V	0.11	0.14	0.18	0.23	0.30	0.34	0.11	0.14	0.18	0.23	0.30	0.34
Power (Watts)	347V or 480V	30.5	37.7	49.0	63.9	83.2	95.0	30.5	37.7	49.0	63.9	83.2	95.0
Current (A)	347V OR 480V	0.09	0.11	0.14	0.19	0.24	0.28	0.09	0.11	0.14	0.19	0.24	0.28
	480V	0.07	0.08	0.11	0.14	0.18	0.20	0.07	0.08	0.11	0.14	0.18	0.20
Optics (4000K, 70 CRI)													
T2R	Lumens	4,296	5,369	7,010	8,733	10,721	11,750	4,154	5,211	6,738	8,386	10,329	11,338
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	149	147	143	139	130	124	144	143	138	133	125	120
T2U	Lumens	4,241	5,300	6,920	8,621	10,584	11,600	4,123	5,172	6,688	8,323	10,252	11,253
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens Per Watt	147	146	142	137	128	123	143	142	137	132	124	119
T3	Lumens	4,193	5,240	6,842	8,524	10,464	11,468	4,079	5,117	6,616	8,235	10,143	11,133
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	145	144	140	135	127	121	141	141	135	131	123	118
T4W	Lumens	4,165	5,205	6,796	8,467	10,394	11,392	4,083	5,122	6,623	8,243	10,152	11,144
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	144	143	139	134	126	121	141	141	135	131	123	118
5WQ	Lumens	4,255	5,318	6,943	8,650	10,619	11,638	4,206	5,276	6,822	8,491	10,458	11,480
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G3
	Lumens per Watt	147	146	142	137	129	123	146	145	140	135	127	122

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V

This fixture is offered standard with 0-10V dimming driver(s).

Photocontrol (BPC and PR7)

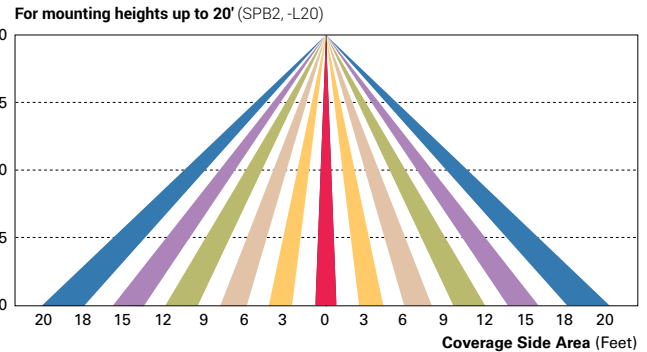
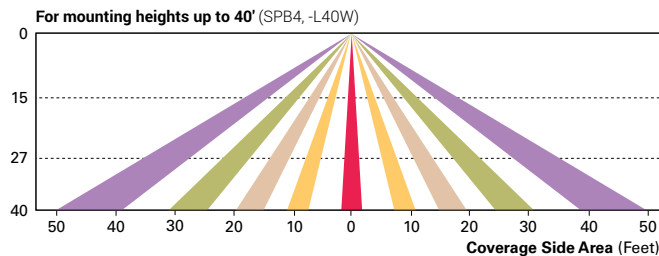
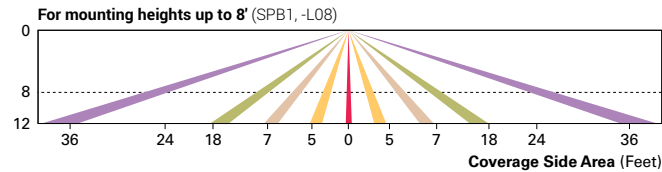
Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

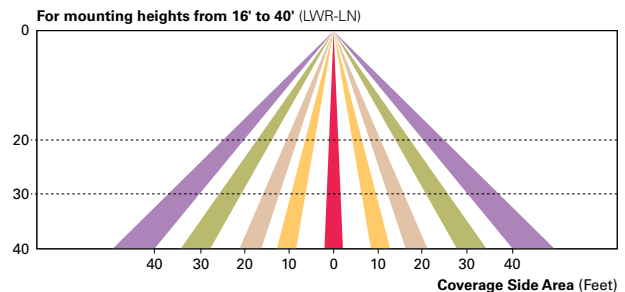
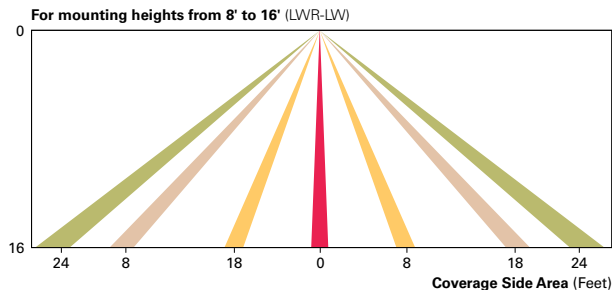
Dimming Occupancy Sensor (SPB, MS/DIM-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

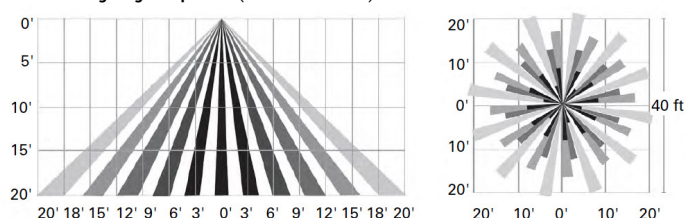
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



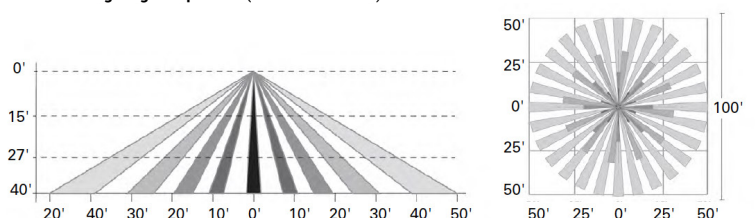
WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX Pro (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

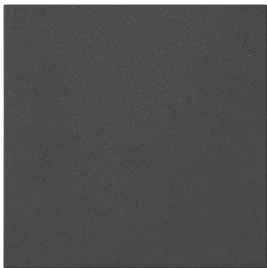
For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



MIMIK 10

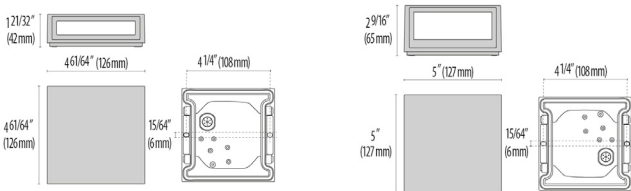


- Wall sconce series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
 - Copper-free precision die-cast aluminum housing and mounting plate.
 - Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
 - Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
 - Custom molded, anti-aging gasket(s).
 - Stainless steel external hardware.
 - Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
 - High-transmittance transparent optics.
 - DarkSky approved when ordered with single light emission only, and in 3000K or below.
- Single (M) or dual (B) light emission.
 - IESNA Type III light distribution (FLAT).
 - IESNA Type III light distribution.
 - 20° x 20° beam angle (C/I).
 - Input voltage: 120-277 V (50 / 60 Hz), integral driver.
 - Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
 - Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
 - Product meets Buy American Act requirements within ARRA.
 - 5-year warranty.
 - Marine Grade finish.
 - Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured
- RB-10 / Iron rust / Textured



MIMIK
10 FLAT

MIMIK
10

Scan here
for installation
instructions



WATTAGE	
MIMIK 10 M T3	5W
MIMIK 10 M T3	10W
MIMIK 10 M C/I	5W
MIMIK 10 M C/I	10W
MIMIK 10 FLAT M	5W
MIMIK 10 FLAT M	10W
MIMIK 10 FLAT B	10W
MIMIK 10 B C/I	10W
MIMIK 10 B C/I+T3	10W

LUMEN OUTPUT		2700K	3000K	3500K	4000K
MIMIK 10 M T3	5W	292	314	336	358
MIMIK 10 M T3	10W	505	542	579	617
MIMIK 10 M C/I	5W	307	349	390	432
MIMIK 10 M C/I	10W	607	653	699	745
MIMIK 10 FLAT M	5W	440	451	462	473
MIMIK 10 FLAT M	10W	751	771	790	810
MIMIK 10 FLAT B	10W	857	880	902	925
MIMIK 10 B C/I	10W	725	779	833	888
MIMIK 10 B C/I+T3	10W	657	707	756	806

Revision 25
01/25

Order Guide - Mimik 10

Order code example

M10F-B-AM-27K-120V-NA

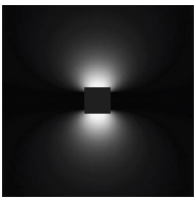
M10-

Housing Style	Light Emission	Wattage	Optics	Finish	Kelvin	Voltage	Controls	Accessories
M10 Standard M10F Flat *Flat Housing is only suitable for T3 Distribution	M (One-Way) B (Two-Way)	5W 5 watts 10W 10 watts (max) XX Specify wattage must be below max	Standard Housing only Select one for M & two for B Leave Blank for Flat Housing T3 Type III T4 Type IV C/I 20° beam 10 10° Beam 40 40° Beam 65 65° Beam	AM Aluminum Metallic IG Iron Gray IR Iron Rust BK Textured Black WH Textured White CC Custom Color	27K 2700k 3K 3000k 35K 3500k 4K 4000k RED Static Red GRN Static Green BLU Static Blue AMB Static Amber 590nm RGBW RGBW (flat only)	UNV 120-277V	(When selecting Flat housing, or B (two-way) emmissions, Dimming options must be remote) NA Non Dimming (standard) 0-10V 0-10V Dimming ELV ELV Dimming	(SEE PICTURES BELOW) FC Facade cover SP8 8" Square Panel L24 24" Vertical Panel L33 33" Vertical Panel L48 48" Vertical Panel RP7 7" Round Panel Wedge Wedge Panel D-Wedge Double Wedge Panel SIGN Signage REM Remote mounted Emergency battery back up RDR Remote driver CON2 (double-gang j-box, adaptor plate and 1/2" knockouts) CON4 (double-gang j-box, adaptor plate and 3/4" knockouts) BABAA Build America Buy America Act compliant

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

Performance in Lighting reserves the right to make all necessary changes without prior notice.

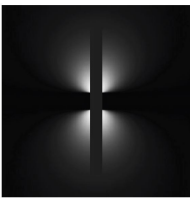
MIMIK 10



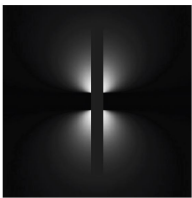
8" Square Panel



L24 Vertical Panel



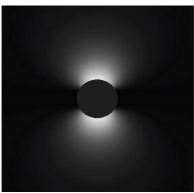
L33 Vertical Panel



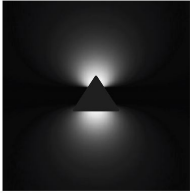
L48 Vertical Panel



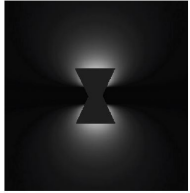
Signage Panel



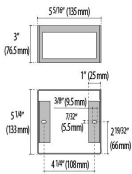
7" Round Panel



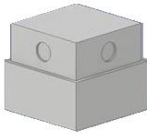
Wedge Panel



Double Wedge Panel



Fascade Cover



CON 2/4
Surface Mounted
J-box with Conduit
Entry

REMOTE RGBW ACCESSORIES

Power Supply



17433
Kit driver 48V



17096
Kit driver 48V WP

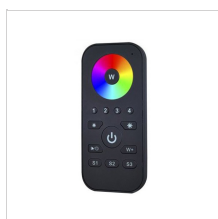
RF Controls



3104173
RGBW RF controller 4 channel
(0.35A each CH)



31041730
RGBW RF controller WP 4 channel
(0.35A each CH)



310429
RGBW hand held remote

DMX Controls



178973
RGBW DMX enabler/decoder 4
channel (0.35A each CH)



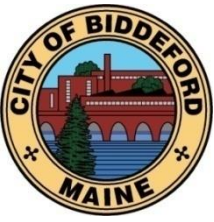
1789730
RGBW DMX enabler/decoder WP 4
channel (0.35A each CH)



11015
Terminating Resistor



110150
Terminating Resistor WP



CITY OF BIDDEFORD PLANNING DEPARTMENT

2025.18

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 June 11, 2025 PM

RE: **Item 3.b: 2025.15 HPC Review for Ken Desrosiers** rebuild the front porch and stairs at 15 Mt Vernon Street, Tax Map 38, Lot 441/1 in the MSRD-2 Zone.

1. INTRODUCTION

The applicant proposes to rebuild the existing front porch of this three-family residential building using pressure treated square-stock dimensional lumber.

2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Kenneth Desrosiers 645 Alfred Rd Arundel ME 04046 chevymanken@yahoo.com
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	15 Mt Vernon Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 441/1
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Overlay Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	Circa 1860
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	0.12 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date June 11, 2025. Posted June 11, 2025; Mail Notices to all abutters within 100'. 7 notices sent June 4, 2024.

3. EXISTING CONDITIONS

The building is located south of City Hall on Mt Vernon Street, between Foss Street and Windsor Lane:



The subject property, dating from circa 1860, is **Non-Contributing** structure. According to the 2022 Kleinfelder Survey is:

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

The building as it appeared in the Kleinfelder Survey:



The house as it appeared on June 3, 2025:





The existing columns are splitting vertically and are held together by hose clamps.



The front of the porch is leaning outward severely.

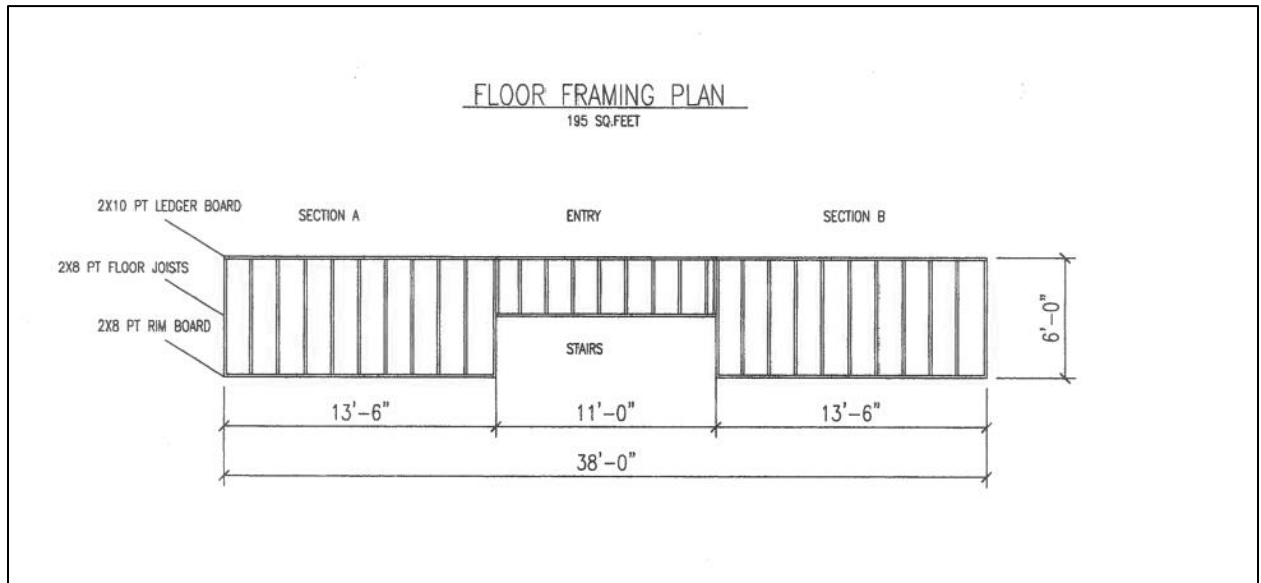


Much of the structure is rotting.

4. PROJECT PROPOSAL

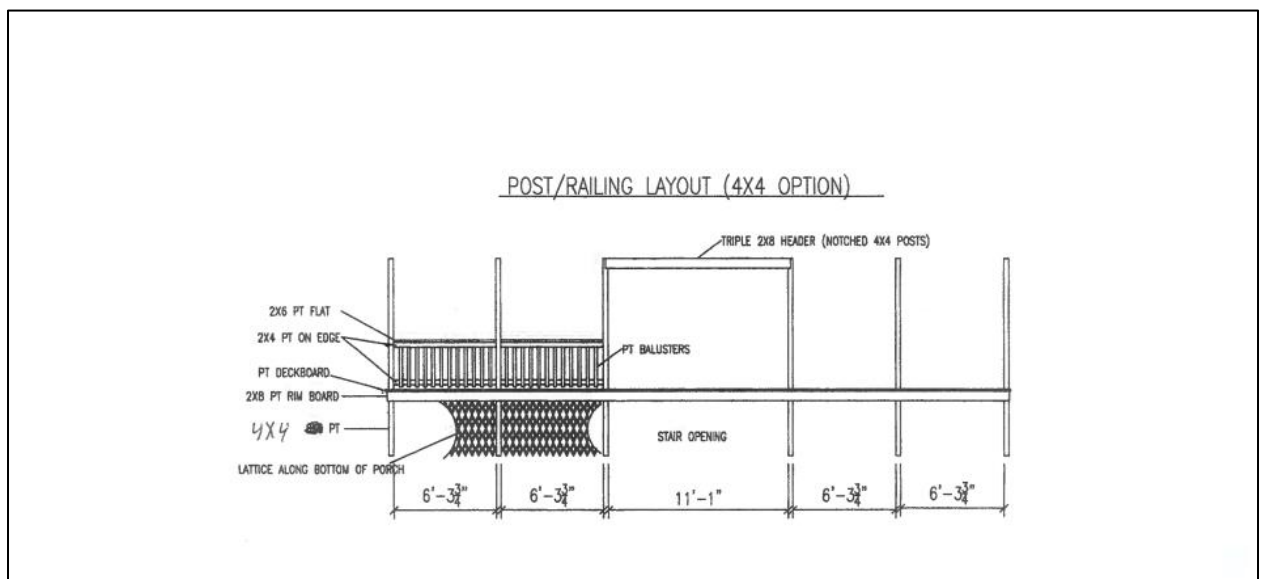
The applicant proposes to rebuild the porch using pressure treated dimensional lumber.

The floor framing will comprise 2 x 8 joists:



The porch will be supported by pressure treated 4 x 4 posts, hidden behind lattice screening. The railing will be made up of 2 x 4s and 2 x 6s supporting 2 x 2 balusters. This will replace existing vinyl siding at the existing railing.

The roof will also be supported by 4 x 4 pressure treated posts.



5. STAFF REVIEW:

While the reconstruction of this porch using square stock lumber will further diminish the integrity of the building, the existing structure is in very poor condition and must be replaced. The loss of the existing round columns will especially affect the integrity of the building.

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structure's historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

The building will continue as residential use.

- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

The round columns are a distinguishing quality of the porch that will be lost with this project.

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

The existing columns may be beyond repair. Other structural elements are rotted beyond repair. The use of square stock lumber in place of round columns does not match the existing in visual qualities, composition or design.

Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

This project will be visually insensitive to the historic integrity of the building.

- c. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;

N/A

All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

N/A

- d. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,

N/A

- e. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

N/A

6. STAFF RECOMMENDATION

The work proposed here will cause a further loss of existing historic integrity.

7. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Ken Desrosiers to rebuild front porch at 15 Mt Vernon 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 Ken Desrosiers to rebuild front porch at 15 Mt Vernon Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to table the Certificate of Appropriateness for Ken Desrosiers to rebuild front porch at 15 Mt Vernon Street, based on the following:
 - 1. _____
 - 2. _____

FLOOR FRAMING PLAN

195 SQ. FEET

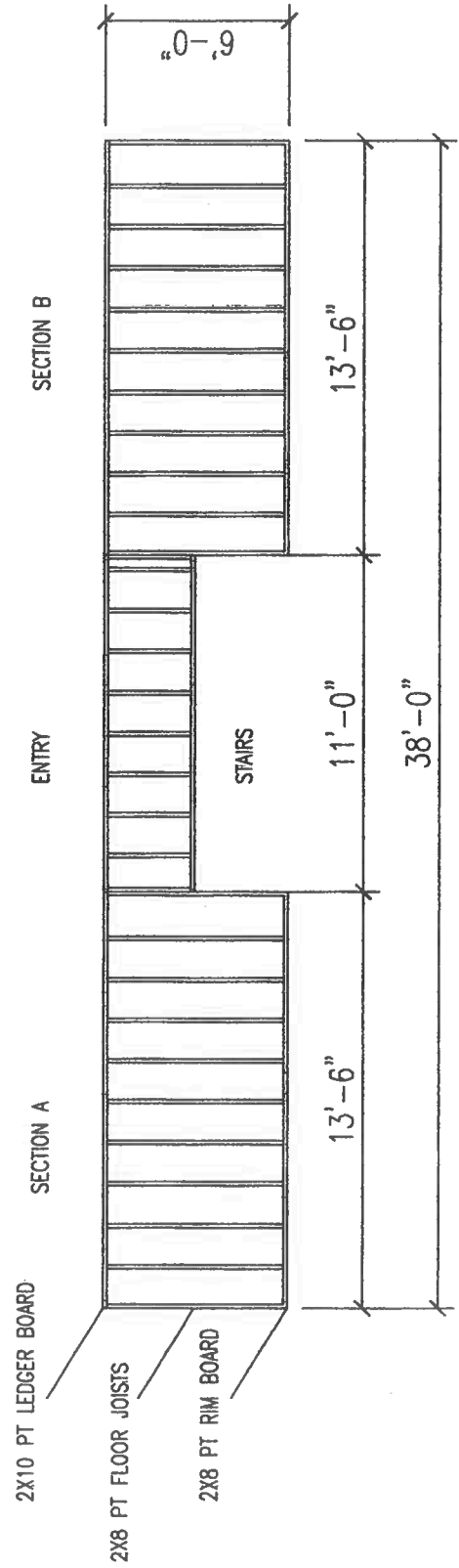
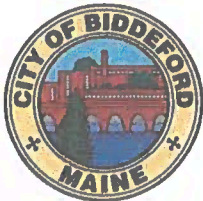


Diagram illustrating the materials and dimensions for a porch railing system:

- Materials:**
 - 2X6 PT FLAT
 - 2X4 PT ON EDGE
 - PT DECKBOARD
 - 2X8 PT RIM BOARD
 - 4X4 PT
 - PT BALUSTERS
 - TRIPLE 2X8 HEADER (NOTCHED 4X4 POSTS)
- Dimensions:**
 - 6'-3 $\frac{3}{4}$ "
 - 6'-3 $\frac{3}{4}$ "
 - 11'-1"
 - 6'-3 $\frac{3}{4}$ "
 - 6'-3 $\frac{3}{4}$ "
- Other Labels:**
 - STAIR OPENING
 - LATTICE ALONG BOTTOM OF PORCH



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name:

Kenneth Desrosiers

Applicant's Address:

645 Alfred Road Arundel, Maine 04046

Applicant's Phone(s):

207-590-2669

Applicant's E-mail:

Cheymanken@yahoo.com (All lower case)

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Tenant - Lease/Rental Agreement

Owner's Name:

Kenneth Desrosiers

Owner's Address:

645 Alfred road, Arundel, Maine 04046

Owner's Phone(s):

207-590-2669

Owner's E-mail:

Cheymanken@yahoo.com (All lower case)

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

Agent's Name:

Kenneth Desrosiers

Agent's Address:

645 Alfred road Arundel, Maine 04046

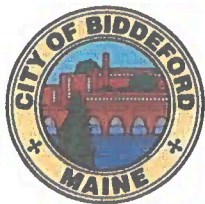
Agent's Phone(s):

207-590-2669

Agent's E-mail:

Cheymanken@yahoo.com (All lower case)

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 15 Mount Vernon Street Biddeford Maine 04005
Project Zone: MSRD2 Property Map & Lot Number(s): 38/441/1

Existing Use of Property:

☒ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

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

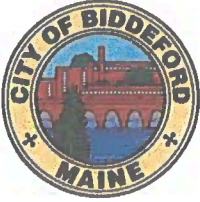
Alterations and Repair

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

Additions and New Construction

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

Other: _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Moving and Demolition

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

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

Alterations and Repair

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

Signage and Exterior Utilities

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

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

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



Article XV. Historic Preservation Ordinance

Section 13. Evaluation standards for certificate of appropriateness.

E. Exceptional circumstances.

1. The approval authority may issue a certificate of hardship in lieu of a certificate of appropriateness where the standards otherwise set forth in this section are not met but where the approval authority determines that failure to issue a certificate would result in undue hardship to the owner of the property. Before the approval authority may issue a certificate under this subsection, the records must show the following:
 - a. The property cannot yield a reasonable economic return or the owner cannot make any reasonable use of the property;
 - b. The plight of the owner is due to exceptional or unique circumstances and not due to the general applicability of this ordinance; and
 - c. The conditions or circumstances which constitute the hardship were not caused or created by the property owner after this ordinance became applicable to that property.
2. For the purposes of Subsection E1a, "reasonable economic return" shall not be construed to mean a maximum return, and "any reasonable use" shall not be construed to mean the highest and best use.

Make A
Lasting Impression


EVERLAST®
Advanced Composite Siding



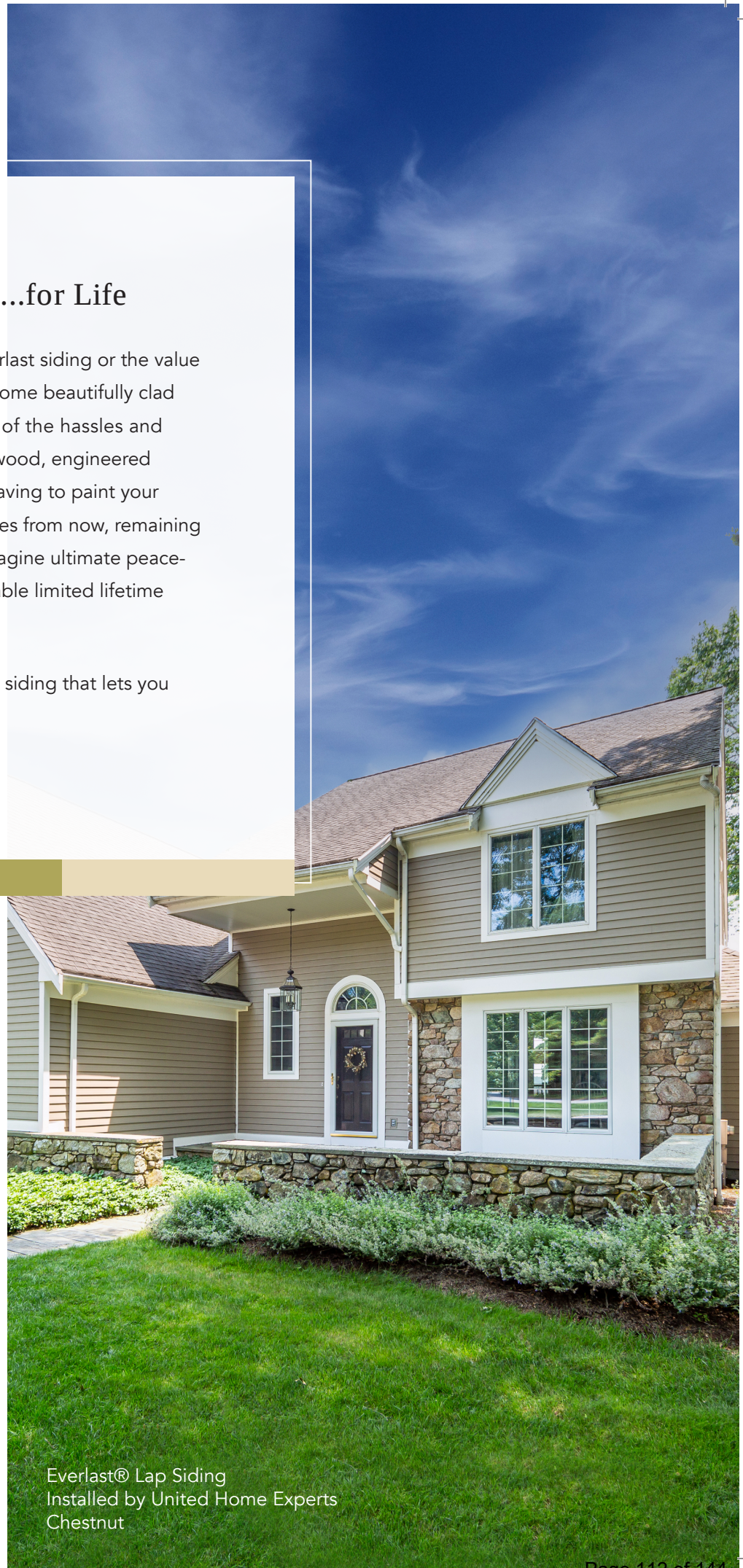
United Home Experts™

SIDING ROOFING WINDOWS PAINTING

Time to Love Your Home...for Life

Nothing on the market compares to Everlast siding or the value it provides homeowners. Imagine your home beautifully clad in upscale natural cedar, but with none of the hassles and maintenance costs associated with real wood, engineered wood, or fiber cement. Envision never having to paint your home again. Visualize your siding decades from now, remaining as pristine as the day it was installed. Imagine ultimate peace-of-mind with the industry's best transferable limited lifetime warranty, including fade protection.

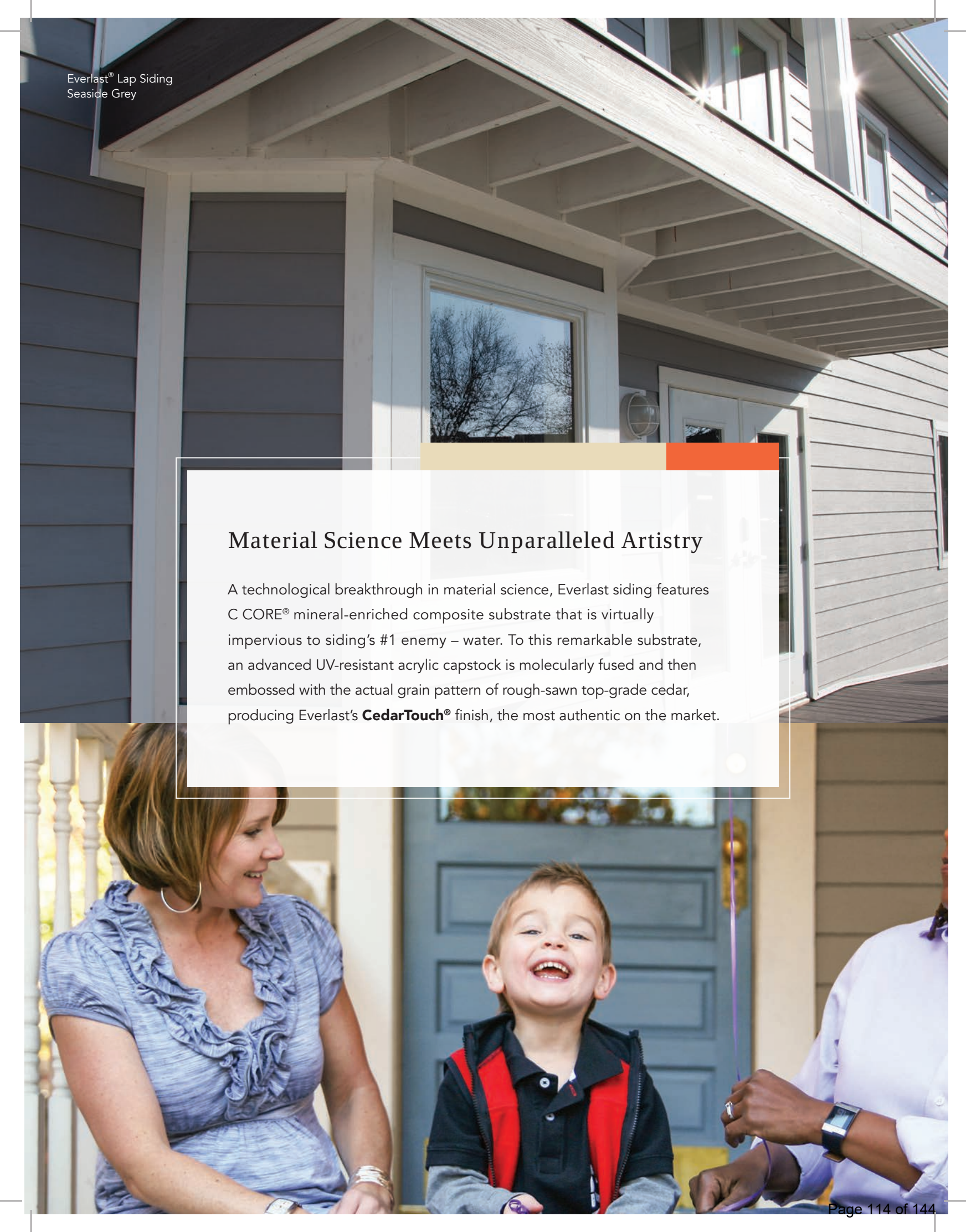
What you imagine is Everlast — the only siding that lets you love your home...for life.



Everlast® Lap Siding
Installed by United Home Experts
Chestnut

Everlast® Lap Siding
Everlast® Board & Batten Siding
Cabernet Red





Everlast® Lap Siding
Seaside Grey

Material Science Meets Unparalleled Artistry

A technological breakthrough in material science, Everlast siding features C CORE® mineral-enriched composite substrate that is virtually impervious to siding's #1 enemy – water. To this remarkable substrate, an advanced UV-resistant acrylic capstock is molecularly fused and then embossed with the actual grain pattern of rough-sawn top-grade cedar, producing Everlast's **CedarTouch®** finish, the most authentic on the market.



Unlike real wood, engineered wood, and fiber cement siding:



Everlast siding forever eliminates painting and caulking



Everlast siding is virtually impervious to water



Everlast siding is highly resistant to fading and discoloration



Everlast siding never bows, warps, splits, or swells



Everlast siding is insect-resistant



Everlast siding is ideal for wet and harsh climates



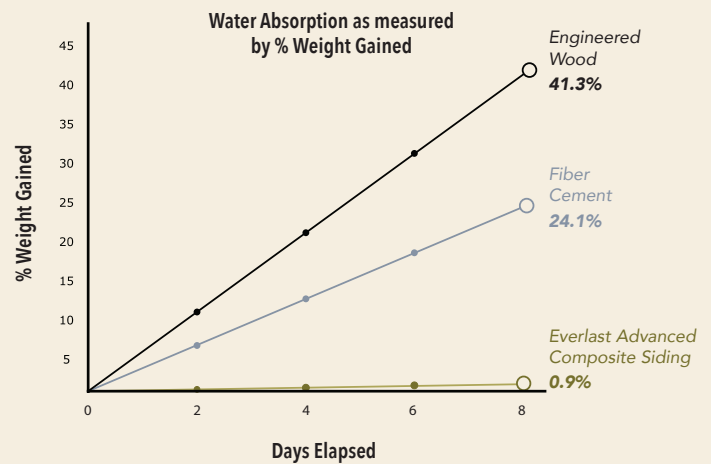
Everlast® Lap Siding
Flagstone

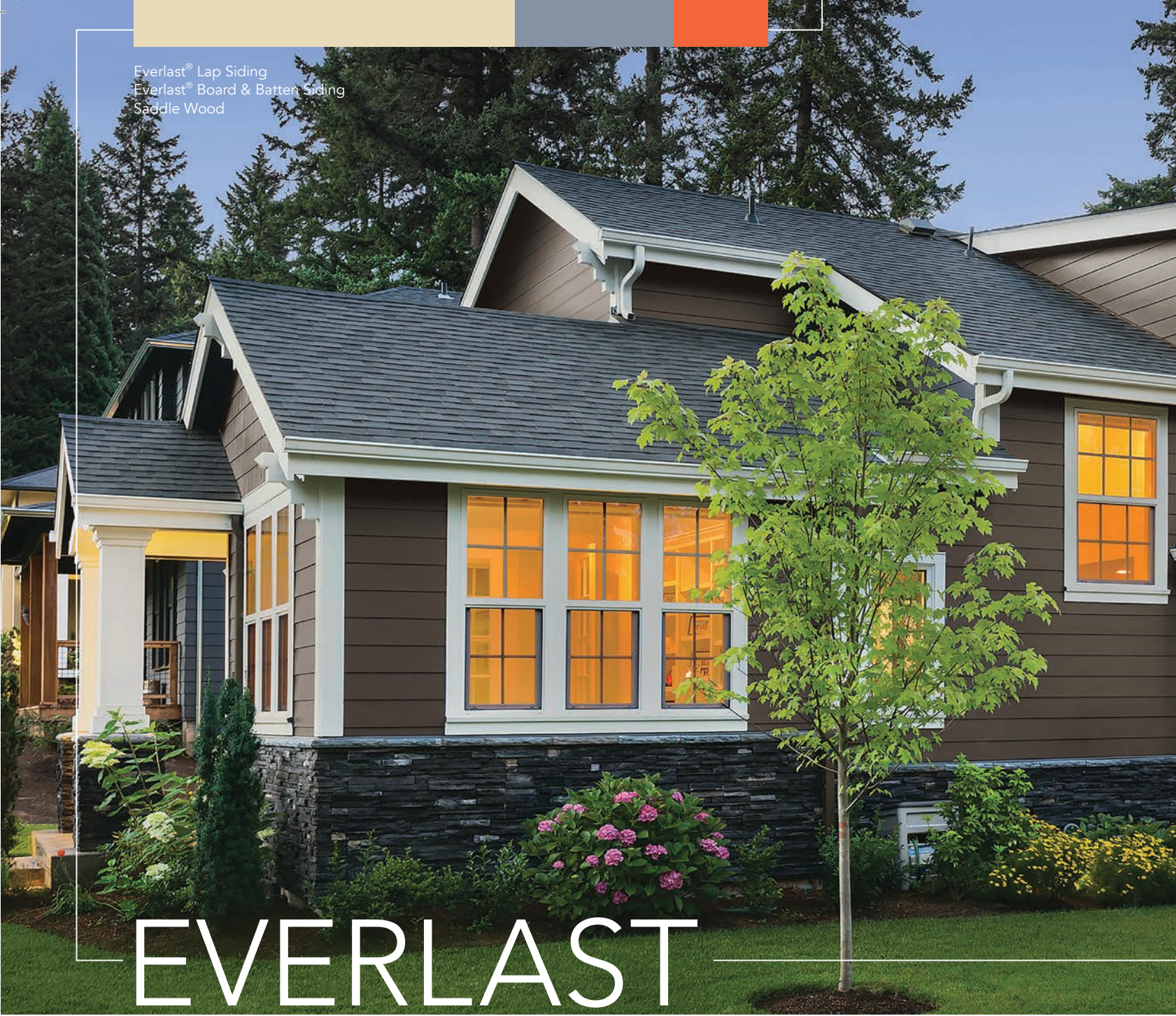


Everlast® Lap Siding
Sand Dune

Siding's #1 Enemy is Simply No Match For Everlast

Testing to compare Everlast siding's water absorption rate compared to engineered wood and fiber cement reveals a dramatic difference. Everlast's absorption rate is negligible, while engineered wood and fiber cement require diligent maintenance to achieve effective moisture protection.





Everlast® Lap Siding
Everlast® Board & Batten Siding
Saddle Wood

EVERLAST LAP SIDING

Timeless Clapboard-Style Appeal

Traditional clapboard siding has never gone out of style. Available in two reveals to accommodate regional and personal preferences, your home will reflect classic style, luxury, and comfort decade after decade.

Choose Everlast Lap Siding exclusively, or with Everlast Board & Batten.



COLORS

Harbor Blue

Blue Spruce

Willow

Spanish Moss

Antique Ivory

Sand Dune

Misty Taupe

Chestnut

Saddle Wood

Seaside Grey

Slate

Flagstone

Storm Grey

Cabernet Red

Natural White

Color Palette

The Everlast Lap Siding palette* – including deep, rich hues – has been thoughtfully curated by color consultants to complement any style of home, regional preference, as well as both current and classic color trends.

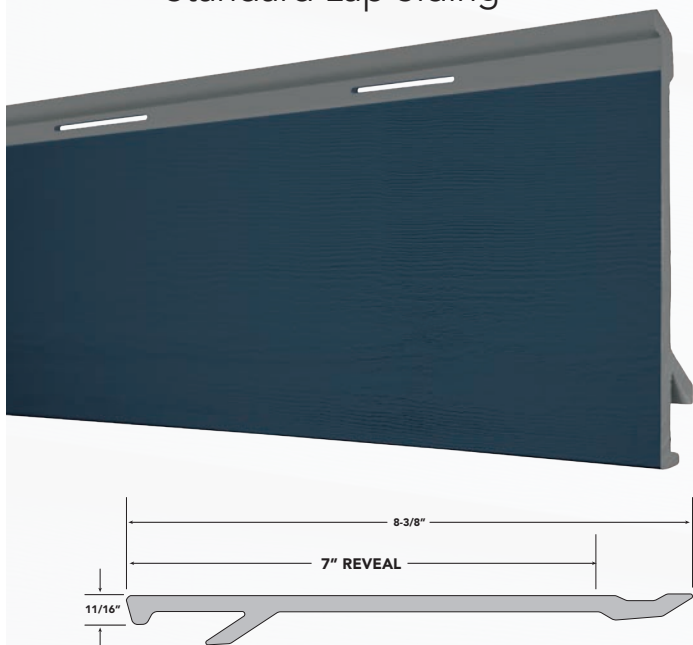
NOTE: Colors may not be exactly as shown due to printing limitations.
Consult a product sample before final selection.

* Please contact your Everlast dealer for product availability.

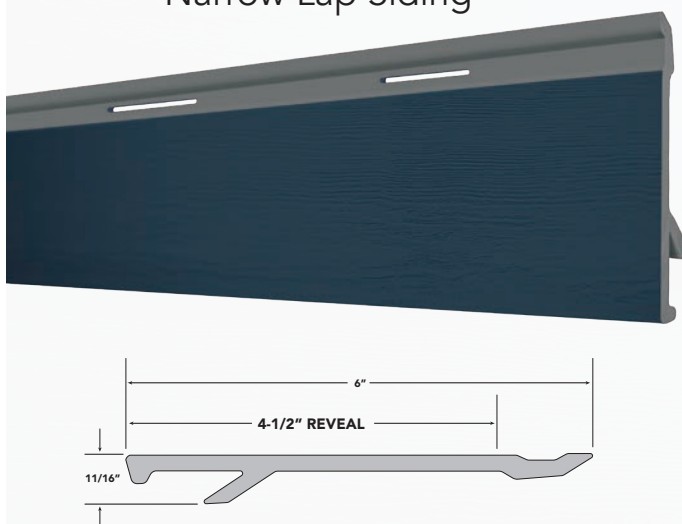
LAP SIDING

TWO REVEALS AVAILABLE FOR YOUR IDEAL HOME

Standard Lap Siding



Narrow Lap Siding



Everlast® Lap Siding
Sand Dune

Engineered to Withstand High Winds and to Help Ensure Ease of Installation



Everlast Lap Siding's EZStack interlocking joinery prevents siding from rattling in high wind conditions, while enhancing the siding's ability to withstand high wind forces, ensuring that your siding remains firmly affixed. EZStack joinery also assists installers by helping to ensure that your siding is perfectly level and spaced for optimal aesthetics.

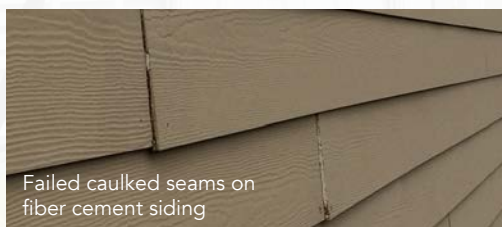
Enjoy the Tightest, Most Discreet Seams on the Market



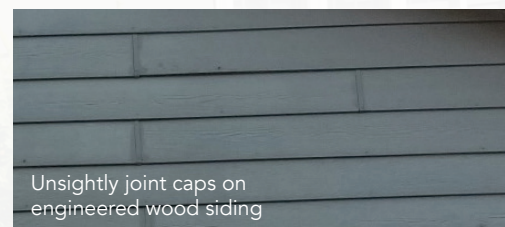
Everlast siding seams, tightly joined with stainless steel brackets

Each Everlast Lap Siding plank-to-plank seam is reinforced with a stainless steel bracket to produce the strongest, longest lasting, and best looking seams on the market. Even better, no caulking or flashing at seams is ever required.

With fiber cement and engineered wood, thermal expansion and contraction causes siding seams to open and close throughout the year. Caulking these seams only provides a temporary fix. And unsightly joint caps are no solution.



Failed caulked seams on fiber cement siding



Unsightly joint caps on engineered wood siding

Everlast® Board & Batten Siding
Everlast® Lap Siding
Chestnut

EVERLAST BOARD & BATTEN

Contemporary Rustic Charm

Choose Everlast Board & Batten to give your home rustic, yet highly contemporary, appearance.

Use Everlast Board & Batten exclusively, or combine with Everlast Lap Siding.

Blue Spruce

Sand Dune

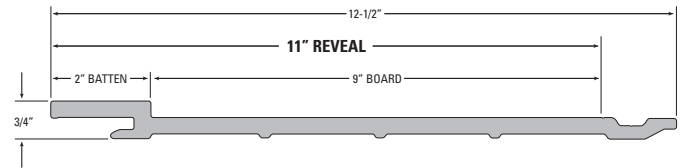
Misty Taupe

Chestnut

Saddle Wood

Seaside Grey

Flagstone



Efficient One-Piece Design

Unlike other board and batten siding products that require two pieces – both a board and a batten – Everlast Board & Batten combines these two pieces into one, to eliminate unsightly fasteners and to help ensure top quality installation.

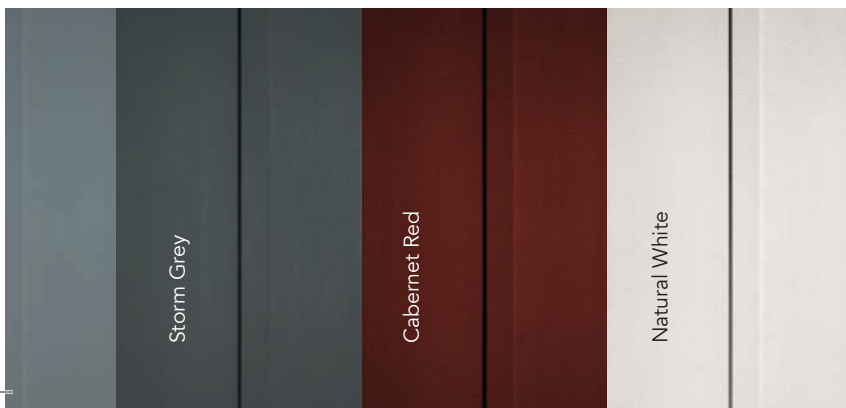
NEW SIDING

Color Palette

The Everlast Board & Batten palette* features many of the same hues as Everlast Lap Siding and complements any style of home, regional preference, as well as both current and classic color trends.

NOTE: Colors may not be exactly as shown due to printing limitations.
Consult a product sample before final selection.

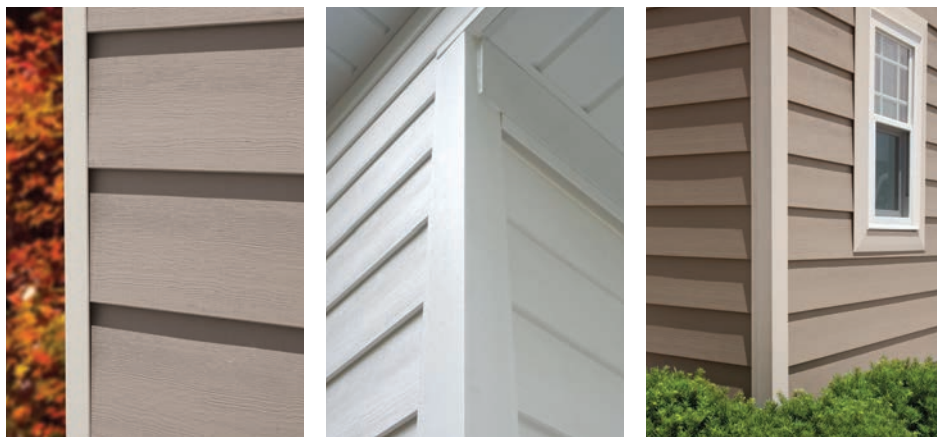
* Please contact your Everlast dealer for product availability.



PREMIUM COLOR-MATCHED

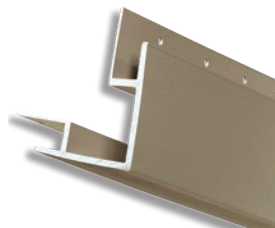
The Finest Trim for the Finest Siding

Nothing matches the beauty and durability of Everlast Premium Color-Matched Trim. Made from the very same advanced material as Everlast siding, even your home's trim will last a lifetime, without the hassle and cost of recurring maintenance.



NOTE: An optional all-white cellular PVC trim package, fully compatible with Everlast siding, is also available. See www.EverlastSiding.com for more details.

3 1/2" Outside
Corner Post



3 1/2" Lineal



1 1/2" J-Channel

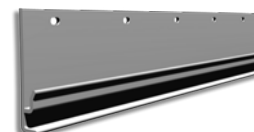


Perimeter 1 1/2" Trim
with Trim Receiver



RIGID PVC ACCESSORY

Starter Strip
(Grey only)





TRIM

Everlast® Lap Siding
Premium Color-Matched Trim
Blue Spruce

Color Palette

Everlast Premium Color-Matched Trim is available in all Everlast siding colors.*
Explore beautiful shades to match or contrast with your Everlast siding.

NOTE: Colors may not be exactly as shown due to printing limitations. Consult a product sample before final selection.

* Please contact your Everlast dealer for product availability.

Harbor Blue	Blue Spruce	Willow	Spanish Moss
Antique Ivory	Sand Dune	Misty Taupe	Chestnut
Saddle Wood	Seaside Grey	Slate	Flagstone
Storm Grey	Cabernet Red	Natural White	



Everlast® Lap Siding
Premium Color-Matched Trim
Natural White

Explore these popular color strategies for both siding and trim.

Complimentary Colors

Two complimentary Everlast colors, Blue Spruce and Seaside Grey, combine beautifully with Everlast Color-Matched Trim in Natural White.



Shade Variation

Dark brown Everlast Saddle Wood is tastefully paired with lighter Chestnut, while Everlast Color-Matched Trim in Misty Taupe completes the effect.



Single Accent

Everlast Color-Matched Trim in Antique Ivory provides the perfect accent to Everlast siding in Cabernet Red.



Monochromatic

Sand Dune in both Everlast siding and Color-Matched Trim produces a modern aesthetic and allows other architectural features to be accentuated.



Enjoy the Ultimate Peace of Mind and More

With a siding system as superior as Everlast, it's easy to understand why it's backed by the industry's best, most comprehensive residential siding warranty. With Everlast, you get peace of mind from a limited lifetime manufacturer's warranty, courtesy of Chelsea Building Products. This comprehensive warranty also provides fade protection. Plus, should you sell your home, your Everlast warranty is transferable to the new owner, further enhancing resale value.



Visit www.EverlastSiding.com for complete warranty details.

Everlast® Board & Batten Siding
Everlast® Lap Siding
Misty Taupe

The Environmentally Responsible Choice

Environmentally conscious homeowners should know that Everlast siding is manufactured with vastly lower energy consumption compared to other siding options such as fiber cement. And wood and engineered wood siding contribute to the depletion of vital forestry resources. Plus, Everlast siding permanently eliminates the need for paints, stains, caulking, and solvents which contain harmful VOCs. And, at the end of its extremely long service life, Everlast siding and trim are fully recyclable. Clearly Everlast siding is a far more sensible choice for the planet.



United Home Experts™ is your trusted New England installer of Everlast Siding. With thousands of homes installed with advanced composite siding, you can trust United with your home.

www.EverlastCompositeSiding.com



For a free estimate, call their award-winning team at 877-21-UNITED.

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All products made in the USA.



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CBPEV-7-2021-HB



Everlast® Lap Siding
Everlast® Board & Batten Siding
Flagstone

Building Code Compliance

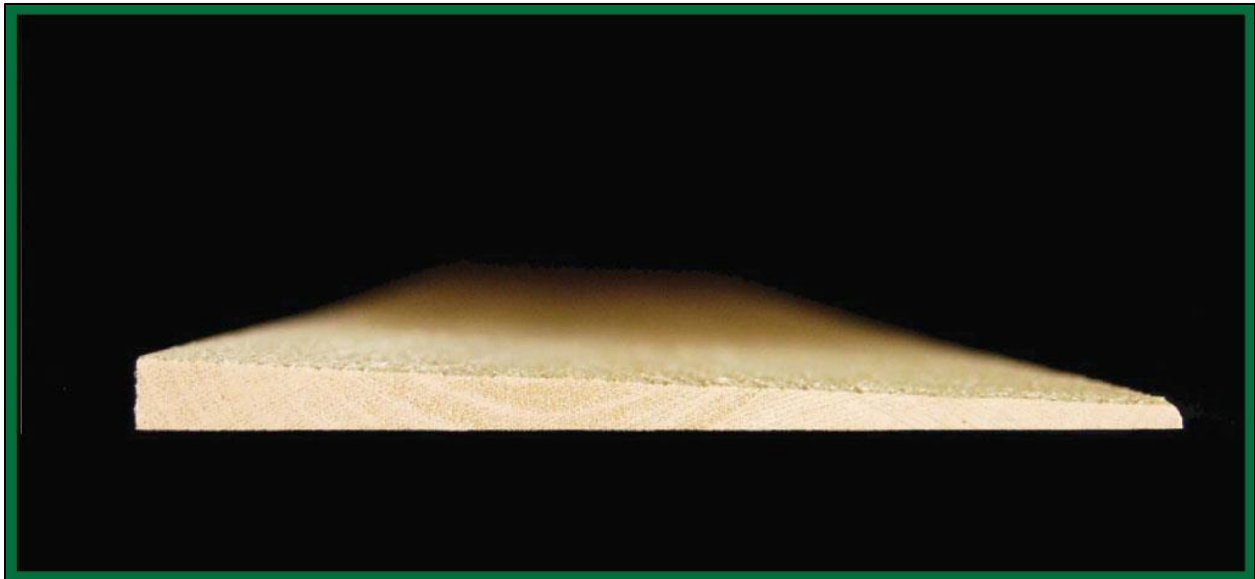
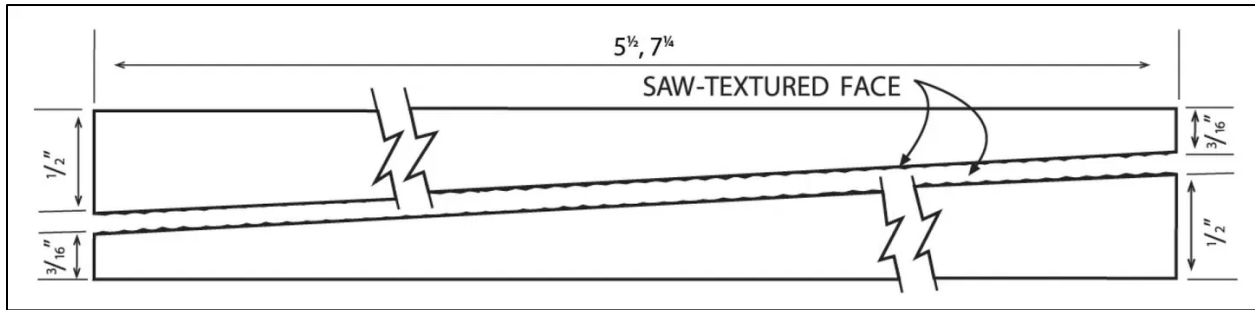
CCRR (Code Compliance Report) # CCRR-0201
ASTM E84
ASTM D635 (Class CC1)
ASTM D-1929

DBPR (Florida Building Code) #FL22980

TDI (Texas Department of Insurance) #EC-107

Hancock Lumber Pine Siding

[CLAPBOARD 1/2"X6" HANCOCK PINE PREM PRM.568-16BEVEL34EWP | Pine Siding | Hancock Lumber Shop](#)



Azek Trim

[Trimboard Trim | AZEK Exteriors](#)



AZEK® TRIM

THE MOST TRUSTED NAME IN TRIM

Beautiful and long-lasting, AZEK Trim is a more workable and durable replacement to traditional wood in non-stress and non-load-bearing applications. It is easily milled, routed and heat formed for exquisite custom looks on curved applications. AZEK Trim does not require paint for protection but is easily painted for aesthetic purposes. AZEK Trim is available in two finishes: Traditional has a smooth, semimatte finish while Frontier features a rustic, woodgrain appearance.

[Visit the AZEK BIM library to easily download BIM content on Trimboards for designing in REVIT.](#)

AZEK TRIM AVAILABLE WITH PROTECTIVE FILM

To ensure that it looks as beautiful on homes as it does when it leaves our facilities, Classic AZEK Trim comes with Protective Film to preserve the crisp white semimatte finish on both Traditional and Frontier finishes. The film protects our trim through every production phase:

- Shipping
- Repacking
- Installation
- Storage
- Handling



AZEK Trim with Protective Film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective Film can be removed prior to, during or immediately after installation.

[➤ ORDER SAMPLE](#)

[➤ DOWNLOAD BIM/REVIT](#)

Share:

Everlast - Composite siding [Color: Saddle]

- Estimate:
 - \$65k - entire house
 - \$33k ½ house
- Would need to complete approximately ½ of the house due to required pocked corners for Everlast. They would replace the back, and half of each side (until an inverted corner was reached).

Cedar & Azek - PVC trim board

- Estimate:
 - \$30k for repairs and partial restaining (does not include the cost of replacing any rotten sheathing - estimated max. +\$7k)
- Replace ¾ of the back, repair visible rot above bay windows and deck overhang, stain replaced cedar only.
- Replace visibly rotten corner trim w/ PVC board
- This quote would not address the many cracked/broken boards on additional walls and will likely lead to a mismatch in stain color.

CertainTeed Monogram - High quality, rigid foam backed vinyl [Color: Espresso]

- Estimate:
 - \$36k - entire house (does not include the cost of replacing any rotten sheathing - estimated max +\$10k)

Questions for the committee:

1. Most houses on State and Quimbly have vinyl siding. How did they receive approval for this?
2. How do we apply for economic hardship?

Monogram[®] XL

Extended Length Siding



Monogram XL 25 - 25 Feet

(Double 4" Clapboard only)

Monogram XL 20 - 20 Feet

(Double 4" Clapboard only)

Monogram XL 16 - 16 Feet



First in brand use

Year after year, Certainteed Siding has been **Rated #1 in Brand Use** by remodelers, builders, architects and consumers.

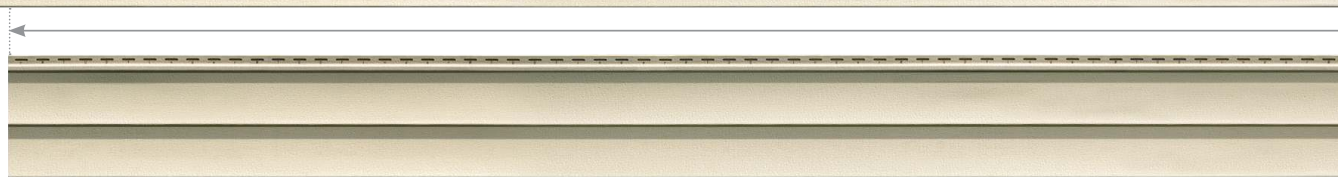


On Cover:

Siding: Monogram Double 5" Clapboard in cypress.

Trim: Vinyl Carpentry® & Restoration Millwork®.

5 Feet



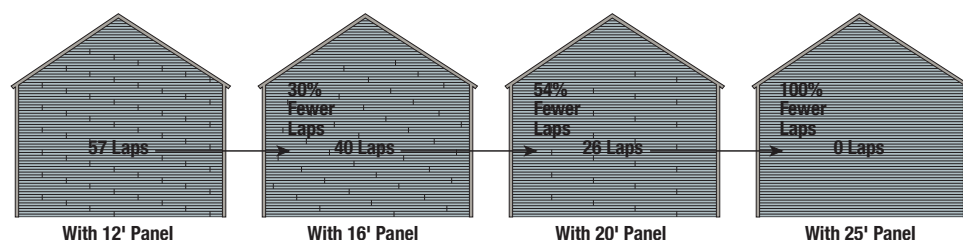
Traditional Siding Panel - 12 Feet 6 Inches



The Difference is Seamlessly Clear Two Story Wall, 25' Wide

Long on Looks

With traditional 12' siding panels, seams appear every two to three feet. Monogram's extended length panels can significantly reduce seams.



The STUDfinder™ Installation System

Monogram was the first siding engineered to include an integral installation guide on each panel. From the first nail to the last, the patented STUDfinder™ system is designed to help ensure a precise installation for optimum siding performance.

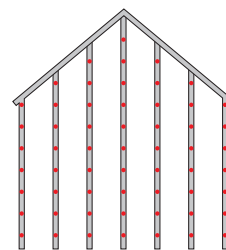
Indicator letters help:



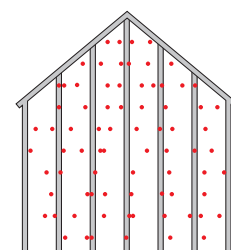
- Determine location of studs
- Ensure nails are positioned correctly
- Ensure correct number of nails are used.

Security and Performance

- Nailing to studs provides a strong and secure connection
- Protects against blow offs from under nailing
- Protects against buckling from over nailing
- Helps avoid nailing into hazardous items between studs like plumbing or wiring



WITH STUDFINDER



POSSIBLE OUTCOME WITHOUT STUDFINDER





PermaColor System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaColor Lifetime Fade Protection.

	Double 4" Clapboard	Double 5" Dutchlap
Brownstone*	●	●
Melrose*	●	●
Slate*	●	●
Espresso*	●	●
Sable Brown*	●	●
Midnight Blue*	●	●
Pacific Blue*	●	●
Charcoal Gray*	●	●
Castle Stone	●	●
Granite Gray	●	●
Sterling Gray	●	●
Oxford Blue	●	●
Cypress	●	●
Natural Clay	●	●
Savannah Wicker	●	●
Heritage Cream	●	●
Colonial White	●	●

* DELUXE COLORS



Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home".
Start now at certainteed.com/colortools

NOTE: Colors throughout this brochure are simulated. Consult product samples before final selection.

A Comprehensive System of Value-Added Features

RigidForm™ 210

This double thick .092" rolled-over nail hem design increases wind resistance and stiffens the panel. This design has been tested* to withstand wind load pressures up to 210 mph.

* Wind load rating per VSI wind speed calculation guidelines.

CertiLock™

The exclusive CertiLock™ locking system features self-aligning multiple bends that snap together with an audible "click" to ensure a secure fit and more consistent installation.

Heavy-Duty .046" Thickness

Monogram XL panels feature a true .046" thickness for outstanding strength and durability.

3/4" Panel Projection

A 3/4" panel projection provides excellent rigidity for straighter-on-the-wall performance.



Monogram® Extended Length Siding has the same great benefits as traditional length Monogram®, plus it reduces seams.

- **Two Classic Styles** – Three Extended Length Choices:
Double 4" Rough Cedar Clapboard, 16' 8", 20' or 25'.
Double 5" Rough Cedar Dutchlap, 16'.
- **Heavy-Duty .046" Thickness.**
- **TrueTexture™** rough cedar finish molded from real cedar boards.
- **STUDfinder™** is designed for accurate and secure installation.
- **RigidForm™ 210 technology** has been tested* to withstand wind load pressures up to 210 mph.
- **CertiLock™** self-aligning, post-formed positive lock.
- **17 low-gloss colors** with a wide variety of coordinating trim.
- **Virtually maintenance free**, never needs painting.
- **Class 1(A)** fire rating.
- **Lifetime** limited warranty.
- Works with traditional length Monogram panels.



Shown Above:

Siding: Monogram Double 4" Clapboard in natural clay.
Trim: Vinyl Carpentry® & Restoration Millwork®.

CertainTeed products are designed to work together and complement each other in color and style to give any home a beautiful finished look.



VINYL SIDING



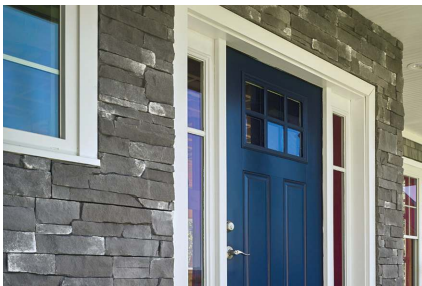
POLYMER SHAKES & SHINGLES



INSULATED SIDING



METAL SIDING



STONE



HOUSEWRAP



ROOFING AND VENTILATION



VINYL CARPENTRY® TRIM



PVC EXTERIOR TRIM & BEADBOARD



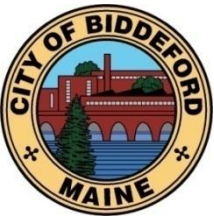
VINYL & METAL SOFFIT



CertainTeed

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CITY OF BIDDEFORD

PLANNING DEPARTMENT

2025.10

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 May 14, 2025 PM

RE: **Item 3.a: 2025.10 HPC Review for Daniel Novick** to install new siding at 35 State Street, Tax Map 37, Lot 75, in the MSRD-2 Zone.

1. INTRODUCTION

The owner of this circa 1860 (?) two-family residential building at 35 State Street proposes to install new vinyl siding. The rear of the building fronts on Quimby Street, making this structure highly visible from all sides.

The building as it appeared in 2022 as part of the Kleinfelder Survey:



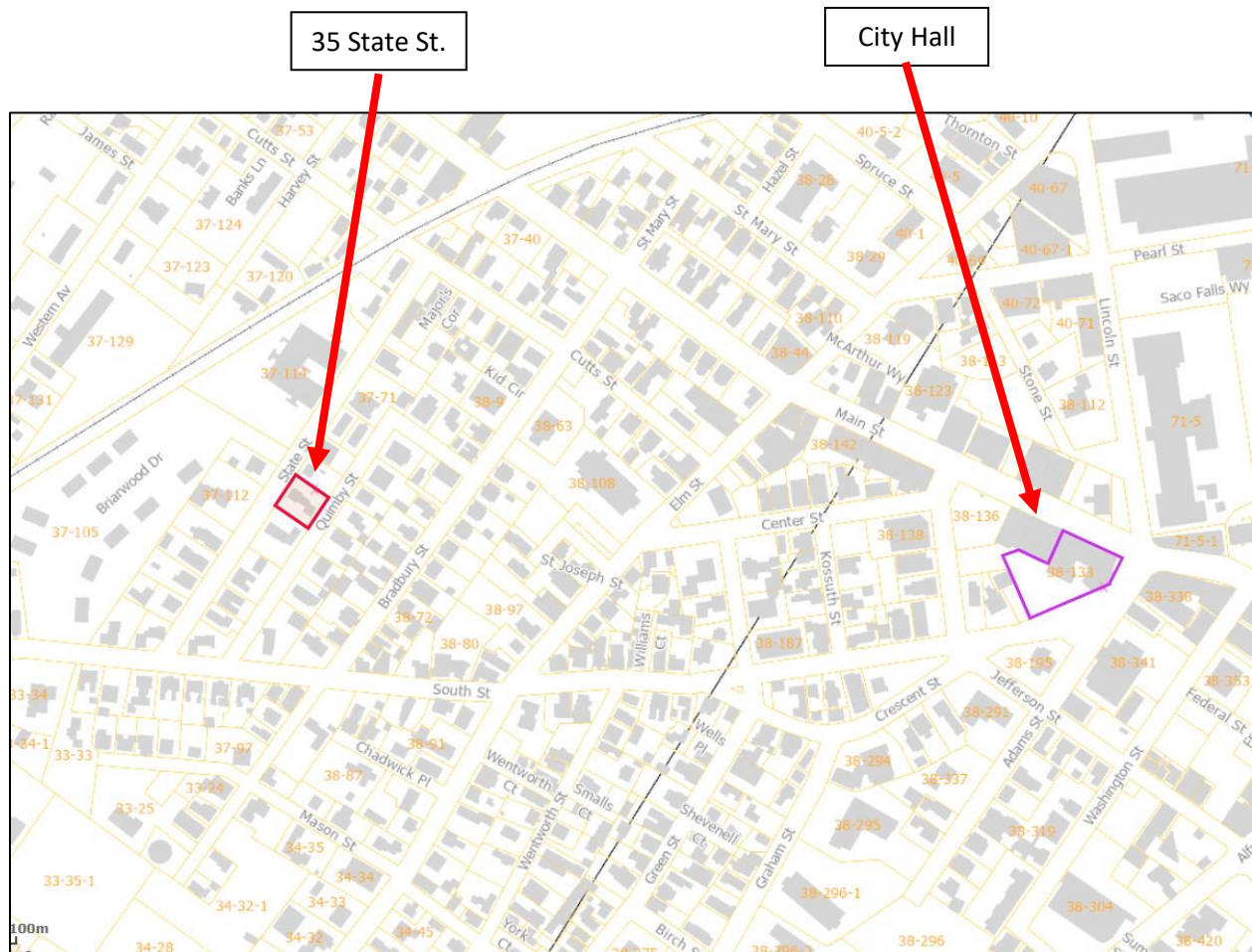
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Daniel Novick 35 State Street Biddeford ME 04005 drnovick1@gmail.com
2.	Owner of Property:	Maygan Shippee
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	35 State Street
6.	Project Tax Map #/Lot #:	Tax Map 37, Lot 75
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic Overlay District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1920
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	0.23 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date April 9, 2025. Posted April 2, 2025; Mail Notices to all abutters within 100'. 12 notices sent April. 2, 2024.

3. EXISTING CONDITIONS

The subject property is located west of City Hall on State Street and is visible from both State Street and Quimby Street. This residential structure is in the Italianate style and, according to Kleinfelder, “Retains bracketed cornice, window hoods, paneled box bays with bracketed cornices and entry hood supported by heavy scroll brackets.”

The Survey dates it to circa 1860, although it does not appear on an 1872 street map of Biddeford. The Assessing Department data dates the building to 1920.



According to the Kleinfelder Survey, 35 State Street:

...lacks integrity of materials and workmanship due to use of some vinyl replacement windows and some door replacement

It is neither a contributing building nor individually eligible for National Register listing.

There is noticeable and significant wear to the existing wood siding on the East (rear) elevation of the building. The existing wood siding on the other elevations appears to be in good condition, needing only minor repair in some places.





4. PROJECT PROPOSAL

The applicant proposes CertainTeed Monogram Vinyl Siding with a 4" exposure. This siding is in a substitute material.

Please see Preservation Briefs 16 "The Use of Substitute materials on Historic Building Exteriors" in the agenda packet and [here](#).

A Comprehensive System of Value-Added Features

RigidForm™ 210
This double thick .092" rolled-over nail hem design increases wind resistance and stiffens the panel. This design has been tested* to withstand wind load pressures up to 210 mph.

* Wind load rating per VSI wind speed calculation guidelines.

CertiLock™
The exclusive CertiLock™ locking system features self-aligning multiple bends that snap together with an audible "click" to ensure a secure fit and more consistent installation.

Heavy-Duty .046" Thickness
Monogram XL panels feature a true .046" thickness for outstanding strength and durability.

3/4" Panel Projection
A 3/4" panel projection provides excellent rigidity for straighter-on-the-wall performance.

PermaCOLOR™ LIFETIME FADE PROTECTION
PermaColor System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaColor Lifetime Fade Protection.

	Double 4" Clapboard	Double 5" Dutchlap
Brownstone*	•	•
Melrose*	•	•
Slate*	•	•
Espresso*	•	•
Sable Brown*	•	•
Midnight Blue*	•	•
Pacific Blue*	•	•
Charcoal Gray*	•	•
Castle Stone	•	•
Granite Gray	•	•
Sterling Gray	•	•
Oxford Blue	•	•
Cypress	•	•
Natural Clay	•	•
Savannah Wicker	•	•
Heritage Cream	•	•
Colonial White	•	•

* DELUXE COLORS

COLORVIEW®
EXTERIOR STYLE & COLOR SELECTOR
Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home".
Start now at certainteed.com/colortools

NOTE: Colors throughout this brochure are simulated. Consult product samples before final selection.

5. PUBLIC COMMENT

The notice was posted on the city website on 7, 2025. Twelve abutter notices were sent on May 7, 2025.

As of May 9, 2025, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

The Preservation Briefs propose these questions when evaluating a substitute material for siding:

- What are the widths, lengths, profiles, thicknesses, and textures available?
- What, if any, are the finishing requirements, and/or is it available factory-finished?
- How well does it hold paint, and can prefinished surfaces be renewed?
- What tools are needed to cut it, and can it be machined?
- Does it absorb moisture and, if so, to what effect?
- Can the material survive flooding and be reused?
- Will it expand and contract with temperature change enough to require special accommodation in its installation?
- What characteristics can affect its handling (e.g., weight, flexibility, brittleness)?
- Does it have specific fastening requirements?
- Is it susceptible to insect damage?
- What is its impact resistance?
- Does it have a flame spread rating?
- What is the expected lifespan and/or warranty?

A. REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

A. Reconstruction and alterations.

1. A building or structure classified as an historic landmark or located within an historic district, or any part thereof, or any appurtenance related to such structures, including but not limited to walls, fences, light fixtures, steps, paving and signs, shall not be reconstructed or altered unless a certificate of appropriateness has been issued for such activity. No certificate of appropriateness for a structure or building identified as contributing to the district shall be issued unless the proposed activity is found to preserve or enhance a building's or structures historical or architectural character. No certificate of appropriateness shall be issued for a noncontributing structure or building unless the proposed activity is complementary to the historic character of surrounding structures and buildings and meets the intent of this ordinance.

2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

- a. Every reasonable effort shall be made to use a property for its historic purpose and in a way which will require minimum alteration to the structure and its environment;

The building will continue to be used for residential purposes.

- b. Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment. The removal or alteration of any historic material or architectural features should be avoided;

Proposed vinyl siding is a substitute material replacing historic material but may not destroy any distinguishing qualities or character. However, as stated on page 4, Figure 3 of Preservation Briefs 16, "Incremental repair is best done using in-kind material to minimize differences in the performance characteristics that could negatively affect the overall assembly."

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings;

Existing wood siding will be covered by substitute (vinyl) modern material.

- c. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity;

By installing new vinyl siding over the existing siding, visual depth around existing wood trim will be lost.

- d. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment, and these changes shall be recognized and respected;

N/A

- e. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

N/A

- f. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material and character of the neighborhood, the structure or its environment; and,

N/A

- g. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

N/A

7. STAFF RECOMMENDATION

This building has already lost some of its original integrity, according to the Kleinfelder Survey. However, the majority of the existing wood siding is in good condition, and installing vinyl siding will further reduce the building's integrity.

8. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Daniel Novick to install new vinyl siding at 35 State 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 Daniel Novick to install new vinyl siding at 35 State Street, based on the following:
 - 1. _____
 - 2. _____
- C. Motion to table the Certificate of Appropriateness for Daniel Novick to install new vinyl siding at 35 State Street, based on the following:
 - 1. _____
 - 2. _____