



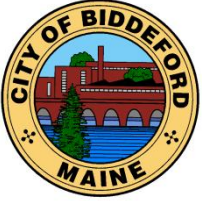
**City of Biddeford
Historic Preservation Commission**

July 9, 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 4256 2174
Passcode: 011116

1. Adjustment(s) to Agenda
 2. Approval of Meeting Minutes
 - 2.a Approval of Meeting Minutes from 5-28-25 & 6-11-25
 3. Unfinished Business
 4. New Business
 - 4.a 2025.20 HPC Review for Grant Kassel to replace two windows at the rear of 215 Main Street, Tax Map 38, Lot 134 in the MSRD-1 Zone.
 5. Other Business
 - 5.a Design Guidelines – Complete and approved by MHPC
 - 5.b Next Steps – Identify candidates for local historic landmark designation
 1. Tattle Corner
 2. Green Street
 3. Worker Housing
 4. Religious Buildings
- See attached Kleinfelder Survey Report
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 28, 2025
Meeting Minutes
4:00
DRAFT

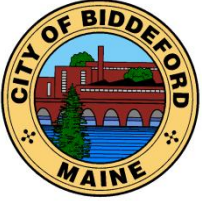
Staff Members in attendance: Brad Favreau
Meeting Presentation Began at 4:00 PM
HPC Members in attendance: Erin Ware (Vice Chair) & Shannon Chisholm
Members from the public in attendance: Jeff Goldsmith & Lucy Goldsmith
Presenters: Joie Grandbois & Elizabeth Paliga

Joie Grandbois & Elizabeth Paliga from Historic New England gave a talk on Sustainability in Historic Preservation.

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

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Brad Favreau
Economic Development Coordinator
205 Main Street
P.O. Box 586
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Brad.Favreau@biddefordmaine.org

HPC MEETING
June 11, 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: Leah Schaffer, (Chair), Erin Ware (Vice Chair), Julie Larry, & Scott Josslyn (Voting tonight in place of Chisholm)

Chair called to order at 4:02 PM

- 1. Adjustments to the Agenda- will begin with 3B because applicants of 3A are not here at 4:00**
- 2. Approval of Meeting Minutes-Approval of Meeting Minutes from May 14, 2025**

MOTIONS: 4: 00PM

Motion- Ware- Approval of Meeting Minutes as presented

Second-Larry

Vote-Unanimous

- 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.

- Josslyn will recuse himself, Schaffer will vote in place**
- Mike Barton represented the application**
- Ryan Senator, Christine Beard, Acorn Engineering remainder of team, not in attendance**
- Planning Board & Site Plan approval from Planning Board**
- SMPDC approval**
- Minimal contamination in some window openings**
- Part 1 & 2 approvals of National Park Service**
- ADA railing is a handrail not a guard rail according to NPS/ADA rules**
- Salvaging bricks from bricked up windows reusing them to replace bad bricks, repointing the entire building**
- 3 out of 4 doors can be repaired last door to be rebuilt**
- Reducing the amount of pavement around the building**
- Pump house will be trash storage**
- Favreau- how many original windows are left/10-15 are original**
- Larry- what is the material of the floor on the ADA ramp-pressure treated decking material**
- Condensers will be in the attic**

MOTION 4:25 PM

Motion-Ware - Motion to approve the 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: All permits must be obtained from Code Enforcement prior to beginning any work.

Second-Larry

Vote-Unanimous

3.b 2025.18 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.

- **Mr. Desrosiers represented himself. He is replacing posts, railings and floor of porch.**
- **Current material will be using pressure treated wood**
- **Columns will be replaced from top to ground, hollow columns**
- **Lattice will be PVC or Pressure Treated Wood**
- **Railing must be 42" high, currently at 24"**
- **Handrails are metal will be going with pressure treated**
- **Discussion of whether the columns can be repaired and reinstalled**
- **Schaffer recommends PVC post with cap**
- **Larry-Changing the spacing of the posts because they are only doing one set of stairs and put a header up top**
- **Josslyn-Non-contributing structure**
- **Ware-Other than vinyl siding, the house is historically accurate**
- **Ware-Columns can be retained, repaired & reused, these reused columns may not be good for supporting structure, better to be used as decoration.**
- **Larry-Lattice on skirting would be good with a board on the bottom to frame it and look finished.**
- **Larry & Ware porch is probably not original**

MOTIONS 4:47 PM

Motion- - 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:

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

A 1 X Board will be added to the base of the skirting/lattice

A PVC wrap at each new proposed post from ceiling to floor

Columns should maintain the profiles as best as possible

Second-Ware

Vote-Unanimous

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.

- **Favreau reminded the Commission of previous appearance before the Planning Board**
- **Applicant has requested a Certificate of Hardship**
- **Favreau read requirements for Certificate of Hardship, all 3 conditions must be met.**
- **The building retains a high degree of integrity**
- **Schaffer wants to know what will happen with the trim; it depends on what they get approved for**
- **Josslyn-preservation of the trim is important**

- Schaffer agrees and feels wood would be best
- Applicants' opposition to the wood is upkeep and maintenance
- Schaffer does not see how B is ever going to be met
- Favreau A is nonexistent
- Josslyn sees no hardship in A,B or C
- Ware asked about what drew the applicant to their house
- Schaffer explained that wood will stay for 100 years, and you refinish it, vinyl must be removed and replaced in 30 years
- Josslyn recommended cedar planks
- Applicants will do selective places replacement by cedar
- This will be replacement in kind
- No changes to the facia along trim

MOTIONS: 5:01 PM

HARDSHIP

Motion-Larry Motion to deny the hardship request based on the failure to meet the exceptional unique circumstances in A

Second-Ware

Vote Unanimous

Motion-Larry-Motion to approve a certificate of appropriateness

Second-Ware

Vote-Unanimous

5. Other Business

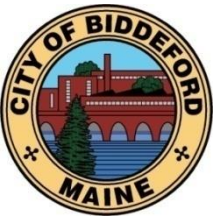
Tomorrow Favreau has a ZOOM call with Samantha Smith to correct some of the information submitted to the Design Standards, Julie Larry will attend to lend her expertise.

6. Adjourn 5:23 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.



2025.20

CITY OF BIDDEFORD PLANNING DEPARTMENT

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 July 9, 2025 PM

RE: **Item 3.a: 2025.20 HPC Review for Grant Kassel to replace two windows** at the rear of 215 Main Street, Tax Map 38, Lot 134 in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to replace two windows at the rear of this mixed-use building.



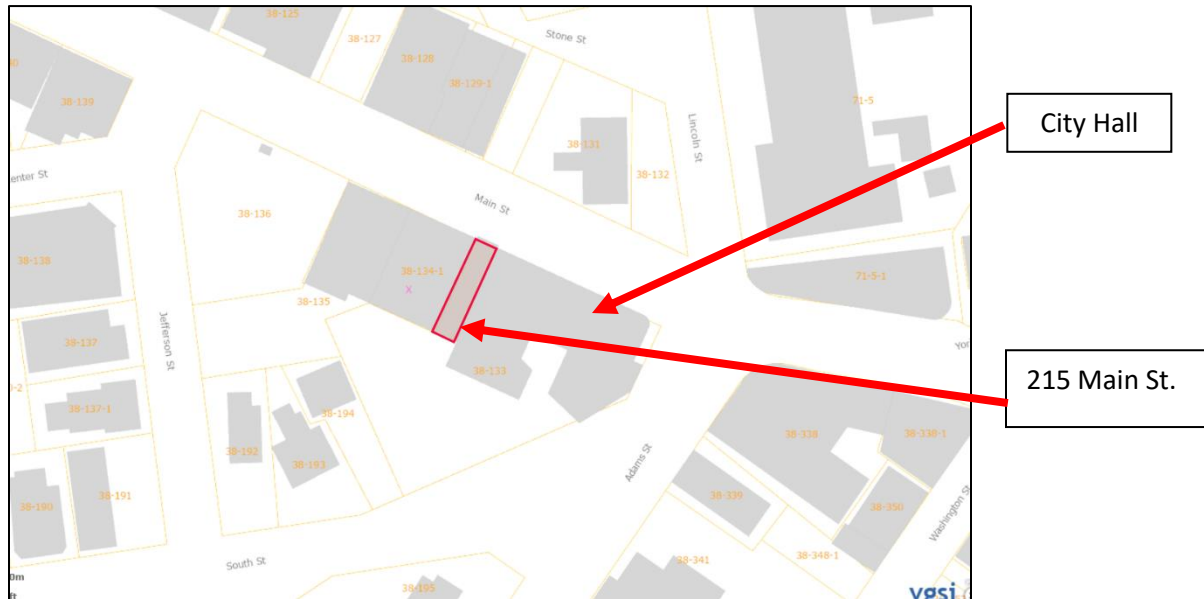
The building as it appeared on June 25, 2025

2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Grant Kassel 142 Pleasant St Portland ME 04102 grantdkassel@gmail.com
2.	Owner of Property:	Same as Above
3.	Agent:	Anthony Kassel 52 Wild Dunes Way Unit 6A Old Orchard Beach ME 04064 atkassel@gmail.com
4.	Engineer/Architect:	N/A
5.	Project Location:	215 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 134
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Main Street Historic District
9.	Contributing?	Yes
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	Circa 1910
12.	Existing Use:	Mixed use
13.	Proposed Use:	Mixed use
14.	Uses in the Vicinity:	Mixed use
15.	Parcel Size:	0.05 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 26 ft, max 60 ft
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date July 9, 2025. Posted July 2, 2025; Mail Notices to all abutters within 100'. 5 notices sent July 2, 2025.

3. EXISTING CONDITIONS

The building is located directly next to City Hall and City Theater on Main Street:



The subject property, dating from circa 1910, is **Contributing** structure. According to the 2022 Kleinfelder Survey: is:

Contributes to listed-Biddeford Main Street HD under Architecture, Commerce, and Industry.

It is described in the National Register of Historic Places:

The three-story, brick, Romanesque Revival building next to City Hall has a stone foundation and flat roof. The first floor storefront is made up of plate glass and metal and has side recessed entries to each the commercial space and the upper levels. Decorative cast iron pilasters flank the storefront, and are topped with dentils, a row of egg and dart molding, and a pressed metal cornice. The second floor has three bays of windows separated by brick Ionic pilasters and surrounded by egg-and-dart molding. The outer windows have one-over-one-light, double-hung metal sashes, while the central opening has two narrower windows. A simple belt course separates the second and third stories. The third floor has three arched openings with windows of a similar sash pattern to the second floor windows. Each opening has a recessed panel in the brick below and a metal panel above each window, separating it from the top light. The brick above each window is laid in an ornate arch pattern with outer egg-and-dart moldings, and Doric capitals top pilasters on either side of each window. A decorative brick and stone cornice with an ornate frieze tops the narrow three bay building.

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

4. PROJECT PROPOSAL

The applicant proposes to replace two existing aluminum windows at the top level (rear) with bronze colored vinyl double hung windows. The rear faces the parking area behind City Hall, and because it is set back from the face of City Hall and City Theater, it is not highly visible (one existing aluminum unit has now been removed because of complete failure):



The applicant proposes to install [Simonton Premium Double Hung](#) units with one-over-one lites and no grille pattern.

5. STAFF REVIEW:

While this is a contributing building, these windows are in somewhat concealed location. Using vinyl windows here will not lower the integrity of the building significantly. Further, the existing windows are aluminum, themselves not a historic material.

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 mixed 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 windows being replaced are aluminum-framed units, not historic wood.

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 proposed windows will match the visual qualities of the existing 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;

N/A

- 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 not cause loss of historic integrity.

7. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Grant Kassel to replace two rear windows at 215 Main 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 Grant Kassel to replace two rear windows at 215 Main Street, based on the following:

- 1. _____
- 2. _____

- C. Motion to table the Certificate of Appropriateness for Grant Kassel to replace two rear windows at 215 Main Street, based on the following:

- 1. _____
- 2. _____

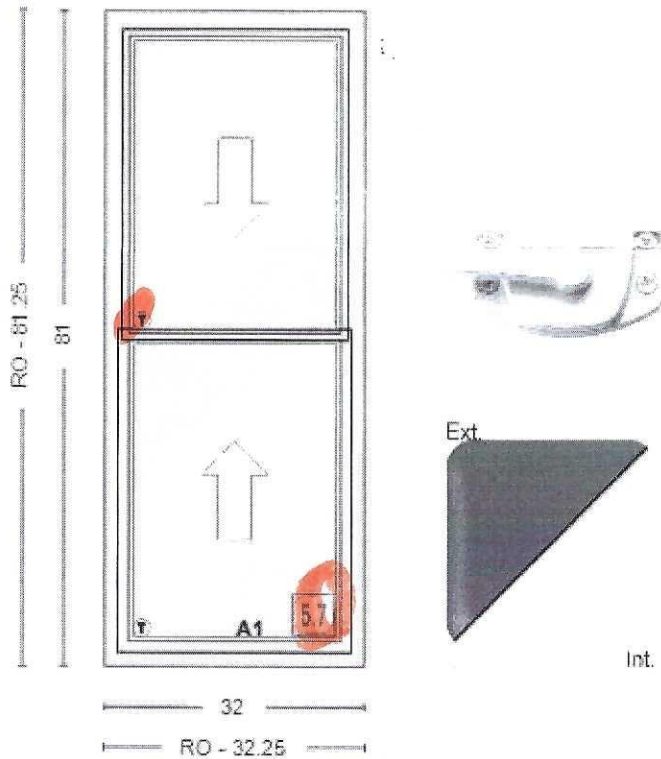
Item #	Item Description	Room Location	Unit Price	Qty	Total Price
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100-1



Premium Double Hung
Operating, 32 x 81
Overall Rough Opening Width = 32.25, Overall Rough
Opening Height = 81.25
Sash Split = Even
Exterior = Bronze (Painted), Interior = White
Replacement, Frame Modification = None
Standard Glass Options, Dual Pane, Lower Glass Style =
None, Upper Glass Style = None, ProSolar Low E,
Upper = Tempered Inside Only, Lower = Tempered Inside
Only, , Glass Tint = None, 1/8 in - 1/8 out, Argon, 3/4",
Intercept
Number of Locks = 2, Upgrade to 2 locks? = No, Lock Type
= Cam, Cam Position = 8, Number of Air Latches = 2,
Interior Hardware Finish = White, , Maximum Clearance
Hardware = No
Screen = Full, Fiberglass, Extruded, Screen Mullion,
None
, Sill Extender, , ,
U-Factor = 0.3, SHGC = 0.28, VT = 0.5, STC = 30, Meets
Energy Star Zones = None
AAMA, DP = 25
Room Location =
GLT = No, Delivery Zone = M
Vendor Name = Simonton Windows, Customer Service =
(877) 789-4619, SKU Description = S/O PREMIUM
WINDOW LONGER TIME, THD Client Group = THD SO East
Stores

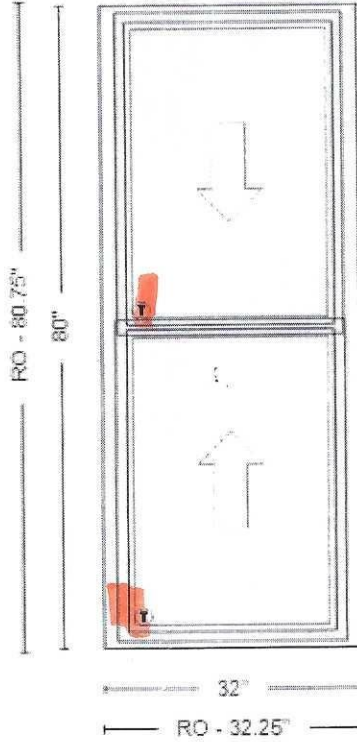
Catalog Version 10/1



Item #	Item Description	Room Location	Unit Price	Qty	Total Price
200-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , AA , 32 x 80 , Dark Bronze Painted / White , FL# ---	-	\$961.35	1	\$961.35



Catalog Version 156





**CITY OF BIDDEFORD
PLANNING DEPARTMENT**

**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

Applicant's/Owner's Information:

Applicant's Name: Grant Kassel
Applicant's Address: 142 Pleasant Street
Applicant's Phone(s): 708.828.5551
Applicant's E-mail: grantdkassel@gmail.com

Applicant's Legal Interest in the Property:

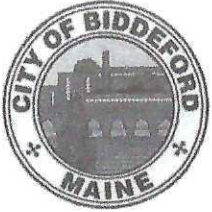
Owner Purchase and Sale Tenant - Lease/Rental Agreement

Owner's Name: GK 2025 Parking LLC
Owner's Address: 142 Pleasant Street
Owner's Phone(s): 708.828.5551
Owner's E-mail: grantdkassel@gmail.com

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

Agent's Name: Anthony Kassel
Agent's Address: 52 Wild Dunes Way, Unit 6A
Agent's Phone(s): 303.880.8610
Agent's E-mail: atkassel@gmail.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 215 Main Street, Biddeford, ME 04005
Project Zone: Property Map & Lot Number(s): 38-134

Existing Use of Property:

- Residential Commercial Mixed Use Industrial Institutional

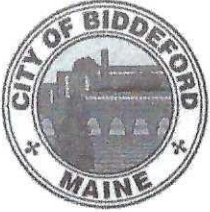
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- Removal and/or replacement of architectural detailing
Installation or replacement of siding
Porch replacement or construction of new porches
Installation or replacement of either roofing or gutters
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.

**Architectural Survey Report
City of Biddeford, Maine
Architectural Survey
Biddeford, Maine**

Amanda Taylor
Kleinfelder
150 Capitol Street, Suite 4
Augusta, Maine 04330
ataylor@kleinfelder.com
(207) 626-4915

Prepared for:

Sponsoring agency or entity
City of Biddeford, Maine

Dates:

Provide the dates from when the project was started up through when the report was written and/or revised and submitted.
November 11, 2022 – July 14, 2023

Level:

Reconnaissance or Intensive
Reconnaissance

Name of surveyors:

(If different from author, provide contact information for each surveyor.)
Amanda Taylor, John Taylor, Kate Willis

Continuing project?

If so, please summarize previous efforts.
No.

I. EXECUTIVE SUMMARY

The project consists of identifying and documenting all resources 50 years or older within the survey boundaries identified by the City of Biddeford. There are 900 properties in the survey area that were identified as 50 years or older. Thirty-five resources were previously surveyed.

The survey identified the following resources in reference to listing in and eligibility for listing in the National Register of Historic Places:

- Six resources are individually listed in the National Register.
- Four resources contribute to the National Register-listed St. Andre's Parish.
- Thirty-eight resources contribute to the National Register-listed Biddeford-Saco Mills Historic District.
- Fifty-nine resources contribute to the National Register-listed Biddeford Main Street Historic District.
- Twenty resources are individually eligible for listing in the National Register.
- Three resources are contributing resources to the National Register-eligible Boston and Maine Railroad Historic District.
- This survey identifies six resources which contribute to the National Register-eligible Green Street Historic District.

II. RESEARCH DESIGN AND BACKGROUND RESEARCH

A. Basis:

Describe the purpose of this survey.

The purpose of the survey is to identify and document all resources 50 years old or older within the survey boundaries set by the City of Biddeford.

B. Survey and Research Goals:

Describe the underlying project, specifically citing the type of project and duration of project. Summarize planned or anticipated alterations to landscapes, buildings, structures, districts, objects or sites.

The purpose of the survey is to identify and document all resources 50 years old or older within the survey boundaries set by the City of Biddeford. The City will utilize this survey and the results to re-evaluate the boundaries of its local historic district.

C. Survey Boundaries:

1. Draw the boundaries of the survey on the topographic map in blue or black and label this line "Survey Boundaries."

2. Describe the limits of the surveyed area.

The survey boundaries consist of two distinct areas.

The first area is located on Springs Island in the Saco River and consists of the north side of Elm Street on either side of Walnut Street.

The second area begins at the intersection of the former Boston & Maine Railroad tracks at South Street and extends northerly following the railroad tracks approximately 3,700'. The survey boundary then turns northwesterly to include properties on both sides of Hooper Street. The survey boundary then turns northeasterly and follows the east side of Elm Street to the Saco River. The survey boundary follows the Saco River southeasterly to Main Street. The survey boundary then runs from the north side of Main Street before turning easterly on the southside of Water Street to High Street. At High Street and Bacon Street the survey boundaries turn northwesterly for a half block and then run southwestwardly to include properties on the east side of Chapel Street. The boundary then follows Chapel Street to Piersons Lane and then continues westerly on Pool Street to turn southerly to include properties on the east side of Hill Street. The survey boundaries then run southwestwardly to Birch Street and continue northwesterly to Graham Street. The boundary turns southwestwardly on Graham Street to Mason Street and then extends northwesterly along Mason Street to Elm Street. The boundaries then run northerly along Elm Street before turning southwestwardly along South Street. The boundary drops southerly on May Street for approximately 475' to include a property on the east side of May Street. On South Street, west of May Street, the survey boundaries only include the north side of South Street to the railroad tracks.

D. Survey Methodology:

1. Describe background research method.

Surveyors conducted research at MHPC, which included newspaper clippings and previous survey reports and forms. Surveyors also utilized the National Register database and accessed National Register nominations for listed properties and districts in Biddeford. Historic photos were available digitally through the McArthur Public Library in Biddeford and Maine Memory Network. Other useful resources include historic atlases, Sanborn Fire Insurance Maps, and aerial photography. Finally, town histories were accessed via the Maine State Library and online.

2. Describe field research method.

The surveyors conducted an initial drive through the project area and determined there were resources present greater than fifty years of age. Next, the surveyors walked the project area and recorded on MHPC survey forms all of the buildings, structures, sites, objects, and landscape features within the boundaries that appeared to be fifty years old or older, and photographs were taken of each resource.

3. Did you undertake a file search at MHPC for NR or previously recorded properties?

Yes.

E. Goals

There are approximately 255 acres in the survey area. The project will result in one survey. The goal of the survey is to evaluate buildings, sites, and structures that are 50 years and older that are found in the survey boundaries set by the City of Biddeford.

III. SURVEY FINDINGS

A. Acres:

Provide the total number of acres within the survey boundaries.

The survey area is approximately 255 acres.

B. Setting:

Provide a general overview of the setting, including topography, development, and landscape.

The setting of the project area is the downtown of a small city nestled along the Saco River and the surrounding residential areas to the south, east, and west. First European settlement occurred in 1616 and was incorporated into a town in 1653. Biddeford slowly developed into a mill town making shoes and boots in addition to lumber, grain, and textile mills. The mills date from mid-nineteenth to the late-nineteenth century, while the residential buildings largely date to the mid-nineteenth to mid-twentieth century. The landscape varies little from hardscape in the commercial area to a residential area consisting of mostly multi-family properties arranged closely together with little greenery or shrubbery. Some lots incorporate stone walls and wood or metal fencing. The topography slopes down gradually from the southwest to the northeast toward the Saco River.

C. Number of Resources Recorded:

Count each individually recorded building, structure, object, or site.

900 resources were surveyed.

D. Previously Inventoried Properties:

Address whether any of the resources had been previously surveyed. If so, how many, and how were these properties represented and evaluated within the current project?

Thirty-five resources were previously surveyed.

The Elm Street Bridge (SM #7) was previously surveyed for the Maine Department of Transportation (MaineDOT) Historic Bridge Survey in 2004 and was determined eligible at that time. The resource has not changed, and the determination remains accurate.

SM #9-12, 62-64, 70 were surveyed by E. Ware in 2022. These resources were

determined not eligible. These resources have not changed. One resource (SM #60) is listed in the National Register as part of the Biddeford-Saco Mills Historic District.

SM #87 was previously surveyed by C. Mitchell in 2015. The resource has changed, and a new form has been submitted in CARMA. The resource has since been listed in the National Register as part of the Biddeford-Saco Mills Historic District.

SM #107, 120, 121 were surveyed by M. Hopkin in 2012. A new form was completed for SM #107 because an incorrect photo was used previously. The resources have not changed and all three are listed in the National Register as part of the Biddeford-Saco Mills Historic District.

SM #114, 117-119, 165-174, 207, 218-223 were surveyed by E. Ware in 2017. The resources have not changed. SM #114, 117, 118 are listed in the National Register as part of the Biddeford-Saco Mills Historic District. SM #165-174 are listed in the National Register as part of the Biddeford Main Street Historic District. SM #174, the Dudley Block, is also individually listed in the National Register. SM #207, 218-223 were determined not eligible for listing in the National Register.

In addition, the City of Biddeford undertook a large survey in the downtown, mills, and immediately adjacent residential areas in 1998. R. Wright completed the survey. It covered an area from Main Street from Water Street east to Elm Street, Hill Street south to Birch Street, then westerly along Birch and Mason streets to Elm Street. The survey included 504 survey forms. Due to the age of this survey, the forms have not been consulted in detail, but the report and map have been reviewed. MHPC provided the survey numbers that resulted from this survey, which have been added to new CARMA forms to aid in tracking previously documented properties.

E. Types of Properties:

1. Summarize general trends within the project area: commercial, residential, urban, rural, etc.

The survey area contains a mixture of commercial, residential, religious, industrial, educational, and municipal properties in an urban setting.

2. Summarize the age, style, and condition of the resources within the project area.

The resources in the survey area are varied in age and style. Conditions also vary from good to poor.

Within the survey area, Biddeford's downtown contains various commercial resources that largely date from the late nineteenth century through the early twentieth century. These commercial buildings feature the Italianate (SM #126), Greek Revival (SM #141), Renaissance Revival (SM #151), 20th Century Revival (SM #127), and Art Deco (SM #154) styles.

To the north and east of Biddeford's downtown are numerous vernacular mill buildings (SM #91, 100, 112) dating from the mid-1800s to the mid-1900s, though some exhibit elements of the Italianate (SM #92) or 20th Century Revival (SM #93) styles.

Expanding outward from the commercial and industrial core, the survey area's

residential buildings range in age from the early nineteenth century to the second half of the twentieth century. Overwhelmingly, most surveyed residential resources are vernacular, multi-family buildings that demonstrate the central hall (SM #298, 340, 807), side hall (SM #187, 356, 359, 361), double decker (SM #262, 272, 825), and triple decker (SM #207, 240, 259, 331, 435, 477) forms. The survey area also included several high style residential buildings, including Greek Revival (SM #292, 317, 322), Italianate (SM #463, 467, 504, 554, 568), Second Empire (SM #181, 328, 652, 763), and Queen Anne (SM #34, 762). Of note are six double houses on Bradbury Street that demonstrate similar massing (SM #707, 709, 711, 712, 714, 716) and five double houses on South Street (SM# 889, 890, 892, 893, 894). There are at least three intact row houses (SM #453, 475, 512). Some residences are accompanied by connected New England barns (SM #265, 420, 462, 480, 809), detached barns (SM #261, 301, 633), or detached garages (SM #191, 211, 250, 408, 438, 490), including several multi-bay garages (SM #333, 841, 886, 887).

Several significant ecclesiastic designs demonstrate the various interpretations of the Gothic Revival style and include the 1929 St. Mary's Church (SM #35); 1900-1910 St. Andre's Parish Church (SM #182); 1874 Episcopal Church/Etz Chaim Synagogue (SM #186); 1907-1908 Christ Episcopal Church (SM #545), and 1873-1883 St. Joseph's Catholic Church (SM #685).

The survey area includes several good examples of post-World War II design, including commercial buildings at SM #430 and 703 and the current US Post Office (SM #433).

3. Describe in detail any potentially eligible individual properties or historic districts.

The following resources are listed in the National Register.

Biddeford Main Street Historic District (SM #53, 75-83, 85, 123-129, 131-135, 137-174) is listed in the National Register. The district consists of 62 buildings, three parks, and one monument along Main Street, Jefferson Street, Adams Street, Franklin Street, Washington Street, Alfred Street, Elm Street, and Water Street in downtown Biddeford. Sitting within 14.5 acres, most buildings retain adequate integrity to convey significance as components of the mid-nineteenth to mid-twentieth-century business district. The majority are two-to-four story brick or frame buildings with first-story storefronts and upper-story office or residential uses. Prominent stylistic influences include Italianate, Greek Revival, Romanesque Revival, Art Deco, and Classical Revival. Common details include segmental arch windows and pressed metal cornices with decorative brackets. The storefronts are visually separated from the upper stories and usually have display windows and recessed entrances. Civic and religious building follow many of the same stylistic principles with notable details that separate them from commercial buildings including the tower on City Hall and the physical separation of the McArthur Library.

Biddeford-Saco Mill Historic District (SM#62, 66-67, 87, 89, 91-115, 117-121) is listed in the National Register. The district is a cohesive collection of historic manufacturing buildings situated on roughly 38 acres of land flanking the Saco River. The district includes 13 properties in the city of Biddeford and the entirety of, or portions of six properties within the Saco city limits and is located adjacent to the downtown commercial areas of both cities. The buildings were built for four distinct manufacturers, the York Manufacturing Company, Saco

Water Power Company, Laconia Company, and Pepperell Manufacturing Company. The majority of buildings possess integrity of location, design, materials, and workmanship of nineteenth-century industrial mills. Most mill buildings are multi-story brick with linear massing.

City Hall (SM #140) is listed in the National Register and designed by notable Maine architect John Calvin Stevens. Built in 1895, the building stands three and a half stories and contains city offices and commercial spaces. Noted features include a clock tower and belfry. The ground floor is faced with granite and large glass windows facing Main Street. The former entrance to City Hall is topped by a decorative carving depicting the date of construction and smaller windows line the side of the building on Adams Street. The remaining façade is brick with rectangular windows on the second story and arched windows on the third level. The tower is in three sections. The first section is two stories from ground level and topped with a dentiled cornice and balustrade. The second section houses the clock. The final section is a dome.

Post Office (SM #155) is listed in the National Register. Built in 1914, the one-story building was designed and constructed by the United States Department of the Treasury. The foundation and footings are poured concrete. The main façade facing Washington Street features a detailed brick and granolithic cornice, an ornamental granolithic balustraded, and posted rail above that encircles the entire building. The original roof was tin but was replaced by copper in 1939. The main entrance was also remodeled that year. The revolving doors were removed and replaced with swinging entrance and vestibule doors. The transomed main entrance includes a granolithic arch, denticulated transom bar, and plastered entrance doors that remained after the replacement of the revolving doors. The Federal Street side of the building features a side entrance with a square headed transom with a keyed granolithic lintel, transom bar, swinging entrance doors, and four single square headed windows.

Dudley Block (SM #174) is listed in the National Register. Built in 1848, the building is a large three-and-a-half-story Greek Revival-style commercial building. The Dudley Block has a granite foundation and trim with a brick construction and gable roof. The façade is twelve bays wide with multiple commercial entrances on the first floor trabeated in granite. The windows in the above stories carry simple granite lintels. Minor storefront and internal alteration have occurred but not enough to affect the building's architectural integrity. The south end of the block contains a pier of doorways at the second-floor level that provide access to residential apartments.

St. Andre's Parish (SM #181-182, 251) is listed in the National Register. The church was constructed in two phases. The first section was the lower raised basement level in 1900. The second was the upper main sanctuary completed circa 1910. It was built in the Romanesque Revival style with red brick trim in the window sills, belt courses, hood molds, caps arched hood molds at the windows, and brackets at the cornice. The foundation is granite and follows the traditional cruciform plan. The transept and apse are located at the north end of the nave. The central tower rises above the narthex, and the church is enclosed by a steeply pitched slate-covered gable roof with small triangular dormers running along the sides. The rooflines are defined by corbeled brick. The façade features three towers with the central tower rising above the other two. The base of each tower holds an entry consisting of a tall arched opening framed by

a compound architrave. All three entries have modern double doors set beneath an arched transom that likely held stained glass windows at one time. All three tower have arched windows tipped by rounded hoods. At all elevations, windows above the basement level have arched headers. The nave is lit through large arched openings in the side elevations which consist of paired windows topped by arched tracery panels.

The Rectory is a two-story building with a third story enclosed beneath a mansard roof. The building includes a rectangular two-story main block and rear wing, and a single-story rear ell. The foundation is granite. The wood-framed house is finished with clapboards, while the mansard is finished with slate shingles. A wood cornice defines the roofline. Shallow dormers with pedimented gables appear at each elevation of the roof. A single-story porch runs across the façade and wraps around the west elevation. The façade features a central tower with the main entry at the base, a doorway on the second floor, and a Palladian window at the third level. The main entry holds a wood replacement door flanked by partial sidelights. The second-floor entry is the same but with an arched transom. The sidelights and transom hold stained glass windows. Windows on both the main block and ell are a combination of paired and singles and are topped by shallow hoods at the first floor and pediments at the second floor. The only exception are three smaller windows in the kitchen and bathrooms that have simple narrow casting.

The Convent is designed in the Colonial Revival style. The building is two stories with a rectangular footprint and is thirteen bays long and two bays wide. The brick convent has a raised basement and is enclosed by a flat roof framed by a low brick parapet. Architectural detailing includes rusticated brick facing at the basement level, brick quoins at the corners, a heavy projecting wood cornice with modillions, and a painted belt course between the basement and first floor. Likely the belt course, window sills, basement window lintels, and window keystones were fabricated in cast stone and later covered by painted sheet metal. Window openings are evenly spaced and hold a combination of original and replaced windows. The façade features a slightly projecting central bay defined by brick quoins and topped by a pedimented gable. The gable is crowned by a cross. The main entrance is sheltered by a small wood porch with painted concrete piers. The north and south side elevations feature a series of irregularly spaced single windows. A three-story brick chimney projects from the center of the south elevation.

The school, built in 1925, has been substantially altered and does not contribute to the site.

Emery School (SM#391) is listed in the National Register. The 1912-1913 Colonial Revival-style two-story red brick school has a hipped asphalt roof and sits on a stone foundation. There are two entries on the main façade, and both have classical surrounds. They are set in two-story projections with slight parapets. One belt course sits between the first and second stories. The second belt course is between the raised basement and first story. The lower story windows have stone sills and consist of paired four-over-four double-hung. The second story windows are rounded arched with brick and stone headers and stone sills. They are paired four-over-four double-hung with single light transoms. A large parking lot sits south of the building and north of Birch Street.

St. Joseph's School (SM #532) is listed in the National Register and is an impressive example of the first series of large masonry school buildings constructed in Maine. Built in 1887, it is a rectangular three-story red brick building with a full fourth story located beneath a steeply pitched mansard roof. The school is set on a granite foundation and detailed by sparse Romanesque elements such as segmentally arched window headers and wall dormers with gables ending in flat parapets. The main entrance is adorned with a porte cochere. Prominent dormers enclose multiple windows with lateral openings having quarter-circle heads and flanking the center, rounded window. The central façade dormer is enlarged and contains a single large lunette window. A four-story rectangular brick stair tower was added in 1916. A more contemporary non-contributing addition was added after 1984.

The following resources are eligible for listing in the National Register.

The **Boston & Maine Railroad Historic District** (SM#7, 8, 90) is eligible for the National Register. It is a standard gauge railroad that connects Boston with Portland and other points north. At this location, the railroad consists of a single track elevated on a railroad bed and includes two bridges.

The **Elm Street Bridge** (SM #7) is eligible for listing in the National Register as an individual resource and as a contributing resource to the Boston & Maine Railroad Historic District. The Elm Street Bridge No. 1351 is a skewed single-span metal Baltimore truss carrying the former Boston and Maine Railroad over Elm Street (US Route 1). The 1929 bridge features riveted connections and sits on stone abutments. It is 139' long and 28' wide. The truss members are built-up, along with the floorbeams and stringers. The truss also has lattice portal bracing and laced sway bracing.

St. Mary's Church (SM #35) **and Rectory** (SM #34) are eligible for listing in the National Register. The Collegiate Gothic-style church, built as a replacement to the original, is located at the corner of St. Mary's Street and Hazel Street. It is two stories tall with a concrete foundation and gable roof. Its plan is a nave flanked by two aisles with an apse. The nave is accessed via a narthex behind the front entrance. The aisles are supported on the outside by one-story buttresses. The front elevation features a square belltower with a hipped roof. The entrance is centered on the front elevation and has a granite surround with carved motifs and is topped by modest crenellation. A large five-part Gothic window is centered above the main entrance. Two auxiliary entrances flank the main entrance. Low, wide steps span nearly the full width of the front.

The rectory was constructed ca. 1890 and after the original church. The two-story Queen Anne-style house sits on a rusticated granite block foundation. The rectory is three bays wide by five bays deep. It holds a small, engaged entrance porch with a gabled pediment. The tympanum consists of paneled wood and is supported by two Doric columns. The entrance is accessed by a grand, craved granite step of steps. A square oriel window is at the east and a two-story bay window projects on the west. Two chimneys are at the exterior of the forebays with a third in the rear, likely at the kitchen or over the boiler. The residence is surmounted by an excellent example of a compound roof.

The **house at 330 Main Street** (SM #54) is eligible for listing in the National Register. It is a two-and-a-half-story Gothic Revival-style residence supported by

an elevated brick foundation. Sitting on the top of a small knoll, the house is accessed by a set of granite stairs featuring carved beading at the edge of the tread, decorative wrought iron rails, and octagonal end posts. Low profile granite blocks are at the edge of sidewalk and at the edge of the stairs. The side hall house is accessed by a single door with a grand surround of narrow pilasters featuring gothic point insets. The pilasters are topped by a high flat roof and brackets. A wide Gothic arch spans over the door in relief. The recessed entrance is flanked by a bay window to the east. The two second story windows and gabled end window are surmounted by carved window hoods. The roof eave is deep and features scrollwork vergeboard with a pendant at the precipice.

The **Episcopal Church/Etz Chaim Synagogue** is (SM #186) is eligible for listing in the National Register. Originally constructed as the Episcopal Church in 1870, it has been the Etz Chaim Synagogue since 1906. The church was built in the Gothic Revival style on a small knoll facing northeast on Bacon Street. The front elevation features a centered entrance covered by a small jerkinhead projection with no support. A small window with a Gothic pointed hood flanks either side of the door. A large three-part stained-glass window is centered over the entrance. Each are topped by a Gothic point hood with the side window shorter than the center. The church's aisle is attached east of the main massing and is supported by buttresses. It is surmounted by a shed roof. The main massing is supported by a jerkinhead roof. A square bell tower, which was one attached to the west, was removed after 1916. The church retains much of its original materials, including board and batten siding and window trim.

The **house at 27 Summer Street** (SM #292) is eligible for listing in the National Register. The two-story brick house features the Federal and Greek Revival styles. It has a gable-front roof with brick interior chimneys, cornice returns, and decorative brick fascia. The building has a side hall form with an entry and two windows on the first story. The entry is recessed under a large granite lintel and consists of a wooden door with a large light flanked by sidelights. The windows are two-over-two double-hung replacements with granite lintels. The house has a flat-roofed ell that features a central entry on the first story that is flanked by two windows. The windows similar to the others, except that they are smaller in size. The building sits on a granite foundation. It is possible that the Federal-style side ell was constructed first, and the gabled Greek Revival-style main house was added later.

The **house at 35 Foss Street** (SM #317) is eligible for listing in the National Register. The c.1830 two-and-a-half story brick house features the Greek Revival style. The gable-front house has a gabled dormer, cornice returns, and a molded cornice with patterned brickwork resembling dentils. The patterned brickwork is featured in the cornice returns. The house features four bays that are placed symmetrically in pairs on the façade. While the façade is symmetrical, the entry is larger which gives the pattern a slightly off-center feel. The entry consists of a wood paneled door flanked by sidelights set in a fluted wooden surround topped with a stone panel, keystone, and granite lintel. The windows are two-over-one double hung and have granite lintels and sills. The rest of the windows also features this configuration. There is a central entry on the south elevation that is recessed and topped with a granite lintel. The house sits on a granite foundation.

The **house, barn, and store at 109-111 Alfred Street** (SM #419-421) are eligible for listing in the National Register. The two-story house sits on a

rusticated granite block foundation and is accessed from the street via decorative granite steps. The house is three bays wide by two bays deep with symmetrical fenestration including a centered entrance and clad in clapboard siding. The entrance is surrounded by wood pilasters topped by a flat roof projecting hood supported by brackets. The flanking twin windows are also topped by a heavy hood. One of the most prominent features are the heavy quoins at each corner. The roof eave features denticulated and regularly placed brackets. The attached barn is less stylized but has clapboard siding, holds brackets on the gable end, and features a centered, square, louvered cupola. The corner store is clad in clapboard siding and is entered on the chamfered corner. It features a parapet roof.

The **Spenard Garage** (SM #441) is eligible for listing in the National Register. The two-story building sits on the corner of Alfred Street and Birch Street. It is five bays wide by five bays deep. A sixth bay sits slightly recessed at the Alfred Street end. It has a concrete foundation. The building exhibits early twentieth Neo-Classical-style details such as paired pilasters on bases with stylized capitals and a heavy cornice line with modillions. The bay sizes of each floor are identical. Bands of paneled brick spans between the ground and upper stories at all bays except at the third bay facing Alfred Street, which holds a concrete name block reading "Spenard Garage".

The **apartment block at 92-106 Washington Street** (SM #453) is eligible for listing in the National Register. It is a two-and-a-half-story Second Empire-style apartment block. The block is supported by a continuous rusticated granite block foundation. The multi-family building is comprised of four sections, each a mirrored duplex. It is covered in aluminum siding. The entrances are centered and share a projecting roof supported by three brackets. A single window with a hood is centered over each door. A full height two-story bay window flanks either side of each entrance before terminating at the cornice line of the mansard roof. Both the cornice line and the top of the first-floor bay windows are marked by a row of dentils. The denticulated cornice is continuous for the full width of the building. The gable front dormers feature projecting hoods.

The **Pepperell Mill Agent's House** (SM #463) is eligible for listing in the National Register. The former residence is a two-story gable front Italianate-style house with a side ell. The house was constructed on a small knoll and features a rough-cut granite block retaining wall. The house is two bays wide by four bays deep and covered with clapboard siding. The windows on the first story are nearly full height and are only slightly narrower than the entrance. Prominent features of the house are quoins at each corner of the house and ell, paired brackets along the roof eaves, and prominent window hoods. A porch is wrapped around two sides of the house and extends to cover the first story of the ell.

The **double house at 13 Crescent Street** (SM #467) is eligible for listing in the National Register. It is a hipped roof, two-story double house in the Italianate style. It is two bays wide by two bays deep with a small rear ell. It is clad in clapboard siding with a beltcourse between the first and second stories. Entrances are at the back of near full depth side porches. The house features tall windows with those on the second story only slightly shorter than those on the first. The first-floor windows are capped by prominent center gabled hoods which are made smaller for the second story windows. Flat entablature hoods top the side windows. The hipped roof features a small gable front dormer.

The **apartment block at 27-39 Graham Street** (SM #476) is eligible for listing in the National Register. The multi-family block is comprised of three and a half sections. The three sections consist of double units that are four bays wide. The end sections are two bays deep. It is clad in wood shingle siding. The block sits on a continuous elevated basement. Street access to each unit is from sets of stairs running parallel to façade to a shared entry porch, providing shelter for two doors. Each porch is supported by paired Doric columns on tall bases reaching to the ground level and surmounted by a hipped roof. A full height bay window is on either side of the front entry door. Each window in the bay is separated by a wood pilaster with wood paneling below and dentils above. A one-over-one window is centered over each door. The continuous cornice line features dentils before a heavy overhang. The half unit is the southernmost single unit but follows the same fenestration patterns and placement.

The **single-car garage at 22 Graham Street** (SM #488) is eligible for listing in the National Register. It is a one-story single-car garage on a concrete foundation with shiplap siding and an asphalt shingled roof. The overhead door has six by four wood panels.

Drapeau's Building (SM #502) is eligible for listing in the National Register. It is a three-story brick building, four bays wide by five bays deep. It has at least two commercial spaces on the ground floor. The upper stories were likely apartments and/or office space. The building was constructed in 1926 (date block) on a concrete slab. The original store fronts are approximately three-quarters of the building's width separated by a centered entrance for the upper stories. Each bay is marked by a brick pilaster with a concrete base at either corner. The fenestration of the ground floor and the second story are supported by a full width load bearing metal beam, which has been incorporated into an entablature demarking the first and second stories. The original storefront configuration was two windows with panels above and below framing a recessed entrance door. The upper story windows feature concrete sills and lintels with decorative key stones. These keystones are also visible on the side windows. The most distinctive features of the building are the panels with gilded vegetation and scroll work between and above the windows of the upper stories along with the name plate reading "DRAPEAU'S BLDG". The date plate is centered in a small projection of the low-pitched parapet.

The **apartment block at 1 Summer Street** (SM #512) is eligible for listing in the National Register. It is a two-and-a-half-story wood frame apartment block in the Greek Revival style. The building is 18 bays wide by two bays deep and was built on a granite foundation. The building features corner pilasters supporting a full width entablature. It is clad in clapboard siding. The block is comprised of three sections. Each section is a mirrored duplex with entrance doors at ground level. The two doors share a pedimented surround with pilasters, capitals, entablature, and enclosed tympanum. Two windows flank each door, and six windows are symmetrically placed over the lower story windows and doors. Six gable-front dormers project through the side-gabled roof aligned with the inside edge of the inside windows of each section.

The **Green Street Residential Historic District** (SM #552-554, 568, 652-653) is eligible for listing in the National Register. This small district consists of six contributing resources and one non-contributing. The contributing resources are

three Italianate-style houses, of which two are brick, a Second Empire-style house, Shingle-style carriage barn, and Second Empire-style carriage barn. The two brick houses are similar, with projecting central blocks topped with pedimented gabled, paired bracketed cornices, brick quoins, and granite foundations. The Second Empire-style house is three stories with a slate mansard roof, clapboard siding, and decorative window surrounds. The Italianate-style house features a two-story pedimented entry porch and a box bay. Its associated carriage barn retains wood clapboard siding, a variety of shingles, and multi-light double-hung wood windows. The district consists of a cohesive collection of high style residences from the nineteenth century.

The **apartment building at 167 Elm Street** (SM #662) is eligible for listing in the National Register. The three-story Italianate-style brick building features a flat roof with a bracketed cornice. The building is four bays wide and eight bays long. The windows are one-over-one replacements with segmental arch openings with decorative brick hoods and narrow sills. The front façade features a decorative brick course that is even with the bottom of the segmental arches. There are two entries on the façade that are also in segmental arch openings. The two doors are wood with oval lights. There are two window bays on the south elevation that have been enclosed or changed. The building has a brick foundation.

The **St. Joseph Catholic Church** (SM #685) is eligible for listing in the National Register. The 1873-1883 Gothic Revival-style brick church features a central projecting tower and a gable-front stepped roof. The tower is square with stylized buttresses with stone caps at the corners. It rises over three stories and is topped with a hexagonal spire capped with a gilded cross. The spire is covered with patterned slates. At the base of the spire is a clock in a pediment. Below the clock is the belfry, noted by the louvred arched openings. The second story of the tower contains a stained glass rose window above the central entry to the church. This entry is contained under a pointed arch and featured massive wooden double doors topped with stained glass and wood paneled lancet arches. Two gabled projections frame the tower at the corners with the main buildings. Two additional front entries flank the tower and are found on the gabled massing of the church. These two entries are identical with elaborate stone carved surrounds with miniature stone steeples on each side. The church has seven pointed-arch stained-glass windows on the north and south elevations denoting the sanctuary. Stylized buttresses are placed between each window. Where the gabled roof is stepped paired and grouped pointed arched stained-glass windows are placed. The church has a raised basement with smaller pointed arch windows and entries. A secondary entry appendage is located on the south elevation and is brick with pointed arched windows. The church has a granite foundation.

Trull Hospital (SM #900) is eligible for listing in the National Register. The c.1906 two-and-a-half story Colonial Revival-style building features a hipped roof with interior brick chimneys. The roof also has several dormers (hipped and shed) and a bracketed cornice. The building is clad in clapboards siding with wooden quoins. Several windows are boarded over, while others are one-over-one double-hung. The windows sit in wood frames. The entries have been boarded over, but the wood surrounds with entablatures remain. A centered front porch features a center gable that projects past the front of the porch and over the driveway forming a porte cochere. The porch and porte cochere have a dentiled cornice. The porch has Tuscan columns, while the porte cochere has

more elaborate Ionic columns supported by a rubble stone knee wall. The pedimented end of the porte cochere retains a decorative carved swag. An entry porch is located on the south elevation as well. Much of the porch railing has been replaced but some of the original wooden railing remains. A rear wing extends off the east elevation. The grounds retain the circular drive and large stone gates at each vehicle entrance and at a pedestrian entrance.

F. NR Eligibility:

1. Address resource integrity, NR criteria, area of significance and period of significance.

The following resources are listed in the National Register:

Biddeford Main Street Historic District (SM #53, 75-83, 85, 123-129, 131-135, 137-174) is listed in the National Register under Criteria A and C for Architecture, Commerce, Entertainment/Recreation, Industry, and Social History on the local level. The portion of Main Street that lies between Elm and Water Streets in the downtown primarily served as a commercial business district from mid-nineteenth to the mid-twentieth century. The development of the district reflects local industrial history and commercial trends and represent an important era in social clubs and fraternal organizations. The mostly brick-clad buildings tend to be vernacular, but design styles include Greek Revival, Italianate, Romanesque Revival, Classical Revival, and Egyptian Revival. The period of significance is 1846-1952.

Biddeford-Saco Mill Historic District (SM#62, 66-67, 87, 89, 91-115, 117-121) is listed in the National Register under Criteria A and C for Architecture and Industry on the local level. The historic district is associated with the development of the Biddeford/Saco region from a remote seventeenth-century maritime settlement to a major industrial center in the nineteenth century. The buildings are representative of the industrial development that contributed to the growth and expansion of Biddeford and Saco in the nineteenth century. The Italianate style was most widely used for building designs. Other architectural styles represented include Greek Revival, Industrial Vernacular, Colonial Revival, and Modern Industrial. SM #113 and 114 are objects that likely contribute to the historic district. The period of significance is 1832-1958.

City Hall (SM #140) is listed in the National Register under Criteria A and C for Architecture and Politics/Government on the local level. The building was designed by notable Maine architect John Calvin Stevens and serves as a center for bureaucratic business with the government. It is an excellent example of the Colonial Revival style. The period of significance is 1895.

Post Office (SM #155) is listed in the National Register under Criteria A and C for Architecture and Communications on the local level. The building is an excellent example of Classical Revival architecture built by the federal government utilizing masonry construction of brick with granolithic quoins, lintels, and arches. The design is a blueprint for post offices built during the 1920s and 30s and construction was supervised by the Architect of the Treasury Department, James Knox Taylor. The period significance is 1914.

Dudley Block (SM #174) is listed in the National Register under Criteria A and C for Architecture and Commerce on the local level. The building is an architecturally significant example of mid-nineteenth-century brick commercial building with granite pier and lintel construction at the lower story. The upper floors are an example of tenement housing with commercial use below. Common

to most mill cities, the building is an example of speculative development for growing populations as industry drew workers to the city. The period of significance is 1848.

St. Andre's Parish (SM #181-182, 252) is listed in the National Register under Criteria A and C and Criteria Consideration A for Architecture and Ethnic Heritage on the local level. St. Andre's Parish is a collection of well-designed early-twentieth century buildings by the Boston architectural firm Chickering & O'Connell. The Parish acted as a hub for the French-Canadian immigrant community and is a noteworthy Roman Catholic parish complex. It is an excellent example of the Romanesque Revival and Gothic Revival styles. The period of significance is 1900-1965.

Emery School (SM#391) is listed in the National Register under Criteria A and C for Architecture and Education on the local level. The former school was erected in 1912 as a union" school, replacing four nearby public grammar schools that were consolidated into a single building. This consolidation was part of an effort to better educate a growing population of school age residents. The property is important for its role in educating students for roughly eighty years. The physical building represents early twentieth-century changes in educational practices resulting from legislated reforms to improve sanitary conditions, update curriculum, and operate schools more cost effectively. The building is a good example of period construction of Colonial Revival-style institutional design by the Portland architectural firm Miller and Mayo. It is an important architectural landmark locally. The period of significance is 1912.

St. Joseph's School (SM #532) is listed in the National Register under Criteria A and C for Architecture and Education on the local level. The school is important for representing the cultural aspirations of French-Canadian immigrants who came from Quebec to work in the textile mills in Biddeford in the late-nineteenth century. The institution was linked to the Catholic Church—a prominent component of French-Canadian heritage—and financially supported by parishioners, which demonstrates its significance to the community. The school is good example of the Second Empire style as applied to an educational building. The period of significance is 1887.

The following resources are eligible for listing in the National Register.

The **Boston & Maine Railroad Historic District** (SM#7, 8, 90) is eligible for listing in the National Register Criteria A and C for Engineering and Transportation on the state level. It is significant for the role it played in the transportation and economic development of Maine and connected Maine with the national economy. The Main Line was the dominant mode of transportation in the state until the 1920s when competition from motorized vehicles resulted in the abandonment of many lines. This section of the railroad in the project area remains active and retains all aspects of integrity and includes tracks, appurtenances, and two railroad bridges (a Baltimore truss and a girder floorbeam). Its period of significance is 1843-1965, when the railroad ceased long distance passenger service.

The **Elm Street Bridge** (SM #7) is eligible for listing in the National Register as an individual resource under Criteria A and C for Engineering and Transportation and contributes to the National Register-eligible Boston & Maine Railroad Historic

District. The bridge is significant for its association with the Boston and Maine Railroad, which was a major driver of the state's economy in the late nineteenth century and early twentieth century. The bridge is also significant as a later example of a Baltimore truss bridge, particularly a heavily built example made to withstand the substantial load bearings of the railroad. Its period of significance is 1929.

St. Mary's Church (SM #35) and Rectory (SM #34) are eligible for listing in the National Register under Criteria A and C and Criterion Consideration A for Architecture and Religion on the local level. The church and rectory are good representations of the Collegiate Gothic and Queen Anne styles, respectively. Furthermore, the buildings were constructed to for Biddeford's Irish Catholic community in the late nineteenth century and early twentieth century. St. Mary's Church also included a convent and school, which have since been demolished. The church closed in 2009. The period of significance for the church is 1929. The period of significance for the rectory is c.1890.

The **house at 330 Main Street (SM #54)** is eligible for listing in the National Register under Criterion C for its local significance under Architecture. It is a rare example of the Gothic Revival-style applied to a residential building within the large survey area. The front of the house retains many of the distinctive features of the style. Its period of significance is c.1845.

The **Episcopal Church/Etz Chaim Synagogue (SM #186)** is eligible for the National Register under Criterion C for Architecture and Criteria Consideration A on the local level. While the bell tower has been removed, the building still exhibits important features of Gothic Revival style from the nineteenth century, which is rare in Biddeford. Its period of significance is its date of construction, 1874.

The **house at 27 Summer Street (SM #292)** is eligible for listing in the National Register under Criterion C for Architecture on the local level. The house is a rare example of the Federal style and one of the best examples of the Greek Revival style in the survey area. It retains a high level of integrity. The period of significance is c.1800/c.1830.

The **house at 35 Foss Street (SM #317)** is eligible for listing in the National Register under Criterion C for Architecture on the local level. The house is an excellent example of the Greek Revival style and retains a high level of integrity. The period of significance is c.1830.

The **house, barn, and store at 109-111 Alfred Street (SM #419-421)** are eligible for listing in the National Register under Criteria A and C for Architecture and Commerce. The house and barn are excellent examples of the Italianate style in an urban residential setting with features such as heavy hooded window, quoins, and brackets. The corner store addition exemplifies late nineteenth-century to early twentieth-century commercial/residential patterns where businessowners continued to work and live in proximity to one another. The period of significance is c. 1870-c.1940.

The **Spenard Garage (SM #441)** is eligible for listing in the National Register under Criterion A and C for Architecture and Commerce on the local level. The building is a significant local example of an early twentieth-century Neo-

Classical-style architecture in the commercial form. The garage is also significant as an early automobile dealership and service garage. Its period of significance is its date of construction, c.1925.

The **apartment block at 92-106 Washington Street** (SM #453) is eligible for listing in the National Register under Criteria C for its local significance in Architecture. The large apartment block is one of three large wood-frame apartment blocks in the survey area. All were presumably constructed to house mill workers and are notable for the repetitive nature of the blocking that creates the massing. This one also features characteristics of the Second Empire style, most notably a Mansard roof, bay windows, and denticulated cornice. The period of significance is also the date of the construction is c.1870.

The **Pepperell Mill Agent's House** (SM #463) is eligible for listing in the National Register under Criteria A and C for its local significance in Architecture and Industry. As the residence for its mill agents, this building has an important relationship to Pepperell Mill resources within Biddeford. Additionally, it is an excellent example of the Italianate style. The period of significance is its construction, c.1850.

The **double house at 13 Crescent Street** (SM #467) is eligible for listing in the National Register under Criterion C for its local significance in Architecture. It is a significant example of the Italianate style, featuring paired bracketing, moderate roof overhang, and tall narrow windows with prominent hoods, in the double house plan. Its period of significance is its date of construction ca. 1850.

The **apartment block at 27-39 Graham Street** (SM #476) is eligible for listing in the National Register under Criteria C for Architecture on the local level. It is one of three wood-frame apartment blocks in the survey area and is an uncommon form in the city. It is also a significant resource associated with the mill economy which dominated Biddeford. Its period of significance is its date of presumed construction, which is c.1915.

The **single-car garage at 22 Graham Street** (SM #488) is eligible for listing in the National Register under Criteria C for Architecture on the local level. It is an excellent example of an automobile garage from the early twentieth century, when widespread automobile ownership was first taking root. Its period of significance is its date of construction, which is c.1920.

Drapeau's Building (SM #502) is eligible for listing in the National Register under Criterion C for its local significance in Architecture. Built in 1926, the Drapeau's Building, while relatively simplistic in its overall design and massing, features highly ornate details on its front façade unlike any counterparts in the city. Along with the windowsills and lintels, this building is a distinct example of the Neo-Classical style. Its period of construction is its date of construction, 1926.

The **apartment block at 1 Summer Street** (SM #512) is eligible for listing in the National Register under Criterion C for its local significance in Architecture. As the oldest of three known wood-frame apartment blocks in the city. It is also significant for its association with housing workers in a city with significant textile mills. Its period of significance is c.1850.

The **Green Street Residential Historic District** (SM #552-554, 568, 652-653) is eligible for listing in the National Register under Criterion C for Architecture on the local level. This modest sized historic district contains a cohesive representation of mid-to-late nineteenth century high style residential construction. It also includes some of the city's best examples of Italianate- and Second Empire-style residences and carriage barns. The district retains enough integrity to convey this significance. The period of significance is c.1840-c.1890.

The **apartment building at 167 Elm Street** (SM #662) is eligible for listing in the National Register under Criterion C for Architecture on the local level. The building is a rare example of a brick, multi-story apartment building with Italianate-style elements. The building retains a high level of integrity. Its period of significance is c.1880.

The **St. Joseph Catholic Church** (SM #685) is eligible for listing in the National Register under Criterion C and Criteria Consideration A for Architecture on the local level. The church is one of the best examples of Gothic Revival-style architecture in Biddeford. The church was once the tallest building in Maine and was constructed to meet the religious needs of Biddeford's growing French-Canadian population in the late nineteenth century. The stained-glass windows were designed by the Mayer studio in Munich. The church retains a high level of integrity. Its period of significance is 1873-1883.

Trull Hospital (SM #900) is eligible for listing in the National Register under Criteria A and C for Architecture and Health/Medicine on the local level. The building is an excellent example of the Colonial Revival style and retains a high level of integrity. Trull Hospital was constructed in c.1906 after the original hospital building burned. Founded by Dr. Frank J. Trull, this hospital was the first to practice homeopathic medicine in Maine. The hospital also hosted a nursing school. Despite some loss of original fabric due to deterioration, the hospital retains much of its architectural integrity. The period of significance is c.1906.

2. For a historic district provide a topographic map showing the limits of the proposed district illustrating street or landscape views and all non-historic or non-contributing resources.

G. Threats

The most substantial threats to potential historic resources in Biddeford would be a lack of maintenance or insensitive rehabilitations, including replacement siding and windows, that result in the loss of historic fabric and materials.

H. Recommendations for Further Work

Further work is recommended to determine if any resources in the survey area are eligible under Criteria A or B, as much of this effort focused on significance under Criterion C.

Further work is recommended to determine if there is a larger National Register-eligible residential historic district or a Multiple Property Documentation Form (MPDF) area in the survey area, particularly related to the large volume of multi-family buildings (double houses, double decker, triple decker, multi-bay garages etc.) present. Additional work would be needed to identify any other areas in the city that also have this type of worker housing. Further research would likely provide a better understanding of the historic context of this worker housing and to identify associated companies, individuals, and patterns. Recent conversations about National Register inclusivity and integrity guidelines may also require

further re-evaluation of residential worker housing in Biddeford in the future.

The survey area also contains numerous religious buildings in Biddeford, including Catholic, Protestant, Greek Orthodox, and Jewish. Many of these churches also have associated schools, parsonages, or rectories. Further research is likely needed to determine if there is a discontinuous historic district or MPDF area related to Biddeford's religious development within this survey area and outside it.

I. Data Repository

Hard copies and digital copies of the survey materials, including photographs, will be kept in MHPC's files. The City of Biddeford will retain a hard copy of the survey as well.

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V. Historic Context Statement

The rich history of Biddeford, Maine, highlights the major influence of industrialization and its effect on city growth and influx of immigrants in New England. The first attempt at European settlement of Biddeford began circa 1616. Captain Richard Vines and 32 of his shipmates set up camp at Winter Harbor; now known as Biddeford Pool. By 1639, Vines and Sir Fernando Gorges secured a land grant for the surrounding area along both sides of the Saco River, now part of both cities of Biddeford and Saco. A small village developed along the two waterfalls—located roughly 100' apart with 40' drops—as entrepreneurs began harnessing the waterpower for commercial use during the seventeenth and eighteenth centuries. The area was later named Biddeford after Biddeford, Devon, England. Saco split from the Biddeford and became an independent settlement in 1762, under the name Pepperellboro. Very little remains of the early street pattern of this settlement. The earliest roadway was King's Highway. It was completed circa 1730 and utilized as a stage and mail route between Saco

Plains and Upper Biddeford. This route remains intact as portions of Elm, Adams, Crecent, Main, and South streets, and contains some of the city's most important buildings.

The falls on the Saco River became the impetus of growth in Biddeford. The small village established along the river slowly expanded from the falls area, which was the center of industry and commercial activities. The early mills mostly concentrated on lumber, but a construction boom also warranted the establishment of an iron works company to manufacture nails. Thomas Cutts, an early mill owner, partnered with Boston merchant Josiah Calef to build an iron works in 1811. The company was chartered as the Saco Iron Works Company in 1821, and later renamed to the Saco Manufacturing Company. The company constructed a seven-story wooden cotton mill in 1826, marking the beginning of the textile industry in Biddeford/Saco. At the time, cotton factories were common in Massachusetts, but rare in Maine.

Economic declines caused the textile industry of Biddeford to struggle in the early years, which was magnified in 1830 when fire destroyed the original cotton mill. Following the fire, the Saco Manufacturing Company was sold to Charles Bradbury, a Boston publisher and lawyer. Bradbury and several investors formed the York Manufacturing Company and constructed a new mill the following year. The York Manufacturing Company found success quickly after hiring Samuel Batchelder from the Hamilton Mills of Lowell, Massachusetts. Following the model of the Lowell mills, the York Manufacturing Company continued to expand and constructed two more factories, blacksmith and machine shops, dye and counting houses, a wharf, and numerous ancillary buildings. By 1837, the York Manufacturing Company created the Saco Water Power Company (SWPC). The SWPC was established primarily to oversee real estate, waterpower functions, and the operation of the machine shop, while the York Manufacturing Company focused on the production of cotton goods. In 1842, the Portsmouth, Saco & Portland Railroad began service opening the region to greater markets and provide a more efficient connection to the international ports of Boston and New York. This connection coincided with the expansion and construction of the fourth York Manufacturing Company mill building and the establishment of a second manufacturing company by SWPC, the Laconia Company in 1845. The Pepperell Manufacturing Company was created in 1847.

In the 1830s the small village of Biddeford was home to roughly 2,000 residents. By 1855, the population increased to about 6,500. As industry grew the mills required more and more labor to operate countless spindles and looms that exceeded the local workforce available from farms and outlying villages. Naturally, mill towns like Biddeford became an attractive option for immigrants. The city became a principal concentration point in Maine for French Canadians immigrating to the state. Sizable migrations occurred in the 1840s and 1850s when the Pepperell and Laconia Mills were constructed, but the greatest migration began during the Civil War. French Canadians made up less than one percent of the population in 1850 but represented nearly 60% by 1900. The town retained the largest Franco population in Maine until surpassed by Lewiston in 1895, but in 1970 over 60% of the Biddeford population still considered French their first language.

In the post-Civil War era, the rapid growth of industrialization in the northeast contributed to flourishing commerce in cities with abundant sources of

waterpower. The commercial growth of Biddeford/Saco is a good example of this shift. The mills drastically changed the face of the village. With manufacturing on the rise, Biddeford naturally began the improvement and extension of the city's streets and construction of commercial buildings and worker housing. The mill offered boarding houses in the mill complex, but several tenement buildings were constructed to the southeast of downtown. Double houses, double decker, and triple decker houses were built in the late nineteenth and early twentieth centuries to house the influx of workers and their families. Biddeford's Main Street represented the closest developed area to the mills, and the middle point between the residential and industrial neighborhoods. It shared in the prosperity of the mills and continued to grow and adapt to the modern day needs of residents providing multiple commerce and entertainment options.

By the early twentieth century, many New England cities witnessed the decline of downtowns caused by suburbanization, but Biddeford's downtown retained businesses and residents due to the strong immigrant and working class culture and the continued success of the Biddeford/Saco mills despite industrial recessions.

By the 1950s, many incidents indicated a major change in Main Street Biddeford. The Bates Manufacturing Company was bought out by Consolidated Textiles in 1956, which quickly closed down the York mills in Biddeford/Saco. The Saco Tanning Corporation purchased the York mills in 1958, but the impact of the first closure was so severe to the local community that operation of the mill became too difficult. In 1959, the Lowell-Pettee shops, one of the largest textile machine manufacturers, closed. The complex remained in use under multiple owners but never reached peak success again. Pepperell was the only company that remained in operation into the late-twentieth century but was sold in 1988. It remained in operation for approximately twenty years until the blanket factory finally closed.

As businesses closed the properties were sold. Many buildings were demolished leaving open footprints or gutted properties. Many were left vacant to become derelict. By the late-twentieth and early-twenty-first centuries a trend in downtown revitalization began in many parts of the country. Biddeford began attracting new residents by offering new job and shopping options, and new opportunities in the usage of vacated mills and intact downtown buildings. This trend continues to the present day as new shops, restaurants, and entertainment options continue to establish themselves in downtown and as the remaining mills are converted for housing and commercial use.

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