



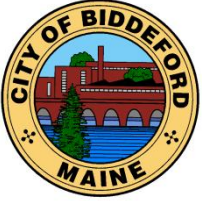
City of Biddeford
Historic Preservation Commission

September 10, 2025 at 4:30 PM
City Hall Council Chambers & Zoom

<https://biddeford.zoom.us/j/95043562174?pwd=LkYKJ6ruDBINiV83ZTmKggbnrCYCyB.1>

Or call in by phone: +1 312 626 6799
Meeting ID: 950 4356 2174
Passcode: 011116

1. Declaration of Quorum/Voting Members
2. Adjustment(s) to Agenda
3. Approval of Meeting Minutes
 - 3.a Approval of Meeting Minutes from August 13, 2025
4. New Business
 - 4.a **2024.25 HPC Review** Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company (MERC) site on Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.
 - 4.b 2025.24 HPC Review for Rand Clark to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 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
August 13, 2025
Meeting Minutes
4:00
DRAFT

Staff Members in attendance: Brad Favreau

Meeting brought to order 4:00 PM

Quorum/Voting Members in attendance: Leah Schaffer, (Chair), Erin Ware (Vice Chair), Julie Larry

Chair called to order at 4:02 PM

1. Adjustments to the Agenda

2. Approval of Meeting Minutes-Approval of Meeting Minutes from July 9, 2025

MOTIONS: 4: 00PM

Motion-Larry -Motion to approve Meeting Minutes as presented

Second-Ware

Vote-Unanimous

3. New Business

3.a. 2025.22 HPC Review for SarahBeth Libby to replace ten select windows at the rear of 65 High Street, Tax Map 39, Lot 238 in the MSRD-2 Zone.

- Sarabeth Libby represented application
- Looking to replace 10 windows in the house.
- Working with Window World
- A couple of the windows are custom sizes therefore must be changed to regular size.
- Looking to decrease costs of heating/air conditioning.
- Second Floor windows are being replaced, they are single pane windows
- There was a discussion regarding the front windows.
- The Board prefers the applicant install all front windows the same.

MOTIONS

Motion-Larry-Motion to approve Certificate of Appropriateness for SarahBeth Libby to replace ten select windows at 65 High Street, based on materials and assertions submitted, and conditioned on the following: that all permits must be obtained from Code Enforcement prior to beginning any work.

Second-Ware

Vote-Motion passed unanimously

4. Discussion

4.a. 2025 CLG Grant

- Favreau discussed the upcoming CLG Grant

- The Commission discussed different projects for the Grant.

4.b. River Jam-Need Volunteers for Tabling/Outreach

- Favreau showed what the Commission has to show and hand out for River Jam

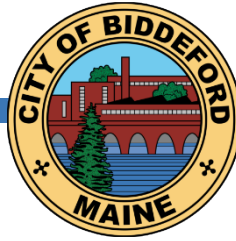
5. Adjourn 5:29 PM

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.

DRAFT



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission (HPC)

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 10, 2025, 4 PM

RE: **Item 3.1: 2024.25 HPC Review** Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company (MERC) site on Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.

1. INTRODUCTION

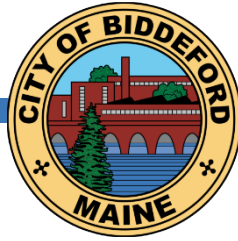
In March 2024, this commission gave preliminary approval for the development of the site on Pearl Street east of the parking garage. Conditions imposed for this approval were:

1. The applicant will present the final design of each building to the HPC for review as completed.
2. The final site plan will be presented to the HPC for review.
3. All permits shall be obtained from Code Enforcement prior to beginning any work.

Presented here are final design details for Building B. The other buildings on this site will return to this commission for review as the design is completed for each.

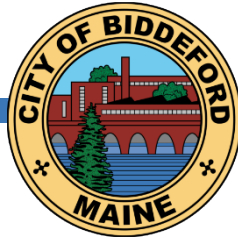
The design intention is to, "...honor the materiality, repetition, and form of the surrounding historic mills, while creating a modern development and aesthetic."

The MERC stack will remain for now, but plans are to remove this stack in the future. In addition, a small new park, new called Pearl Point Park, will be constructed near the river's edge. Together, this new development activity will create what is now being called Pearl Street Riverfront District.



2. PROJECT DATA/INFORMATION

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Fathom Companies 80 Exchange Street Suite 400 Portland ME 04101 (207) 808-8787 mthormann@fathomcompanies.com
2.	Owner of Property:	City of Biddeford
3.	Agent:	N/A
4.	Engineer/Architect:	Kaplan Thompson Architects, Portland ME
5.	Project Location:	Pearl Street
6.	Project Tax Map #/Lot #:	Tax Map 71, Lot 2
7.	Existing Zoning:	MSRD-3
8.	Overlay Zoning:	Biddeford/Saco Mills Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	N/A
12.	Existing Use:	Vacant lot
13.	Proposed Use:	Mixed Use
14.	Uses in the Vicinity:	Mixed-use
15.	Parcel Size:	2.2 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Min. 2 Stories or 26 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Preliminary approval: March 18, 2025 Meeting Date: Sept. 10, 2025 Posted: Sept. 3, 2025 Mail Notices to all abutters within 100' Sept. 3, 2025. Fourteen notices semnt Sept. 3, 2025.



3. EXISTING CONDITIONS

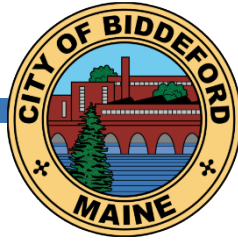
This site has evolved over the past 100 years. Once an integral part of the overall Mill District, the site was home to York Manufacturing Store House No. 4 (indicated in this rendering), before being demolished to allow construction of the Maine Energy Recovery Company's waste incinerator in the late 1980s. This facility operated until 2012, when the City purchased the site. Environmental remediation has cleaned the immediate area to residential standards.



Biddeford Mill District circa 1915. Project Site Indicated with Arrow.



MERC Site circa 2013

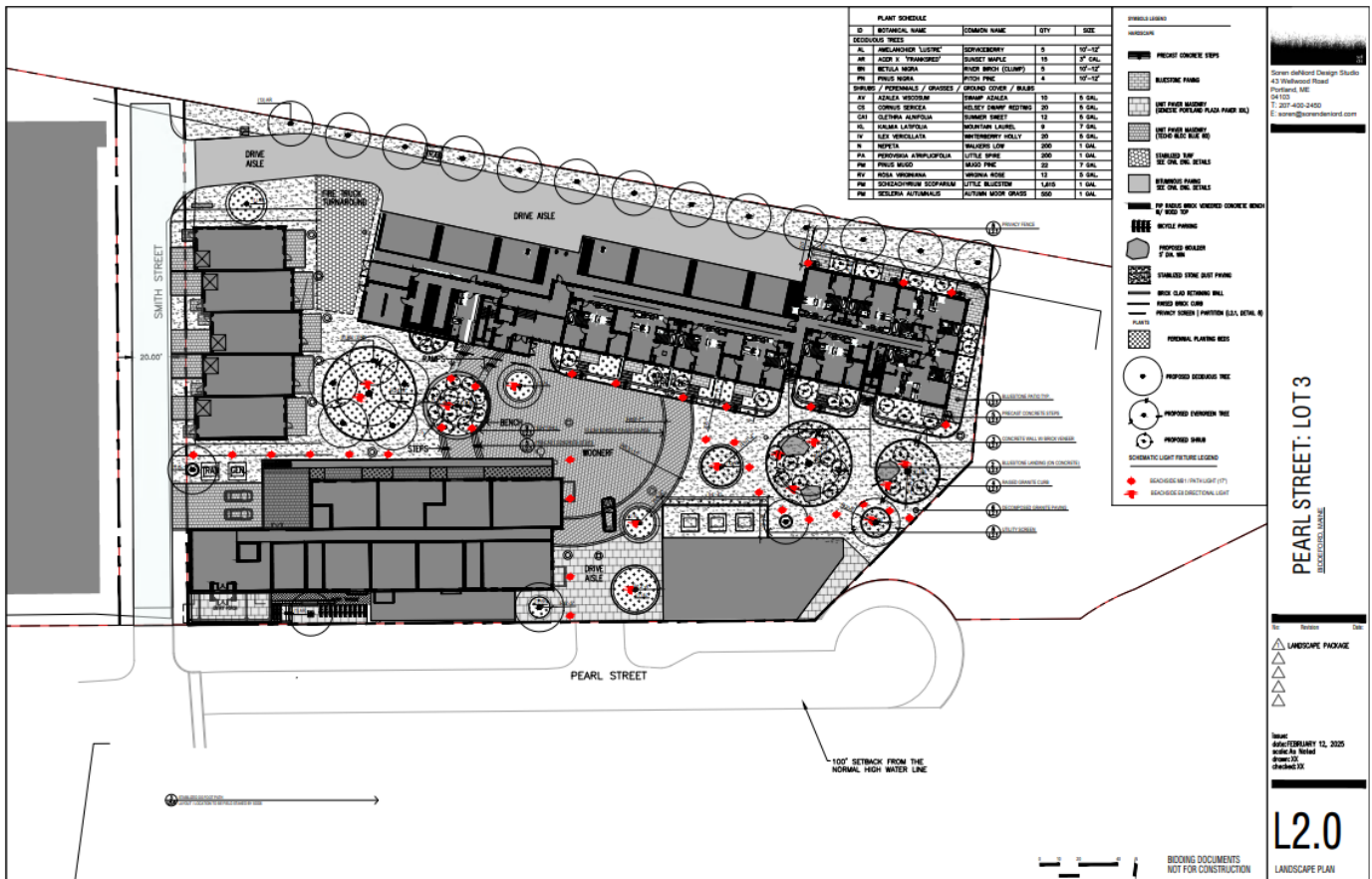


Today, the recently opened 650-space parking garage is roughly mid-way between Lincoln Street and the MERC stack. This structure is integral to the continued



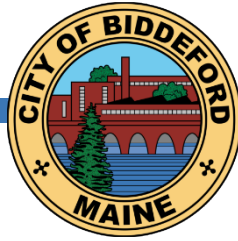
redevelopment of the Mill District and in particular, this site. All development related to this project will take place to the east of this structure.

The proposed site plan shows that four buildings that will occupy the site when development is completed:



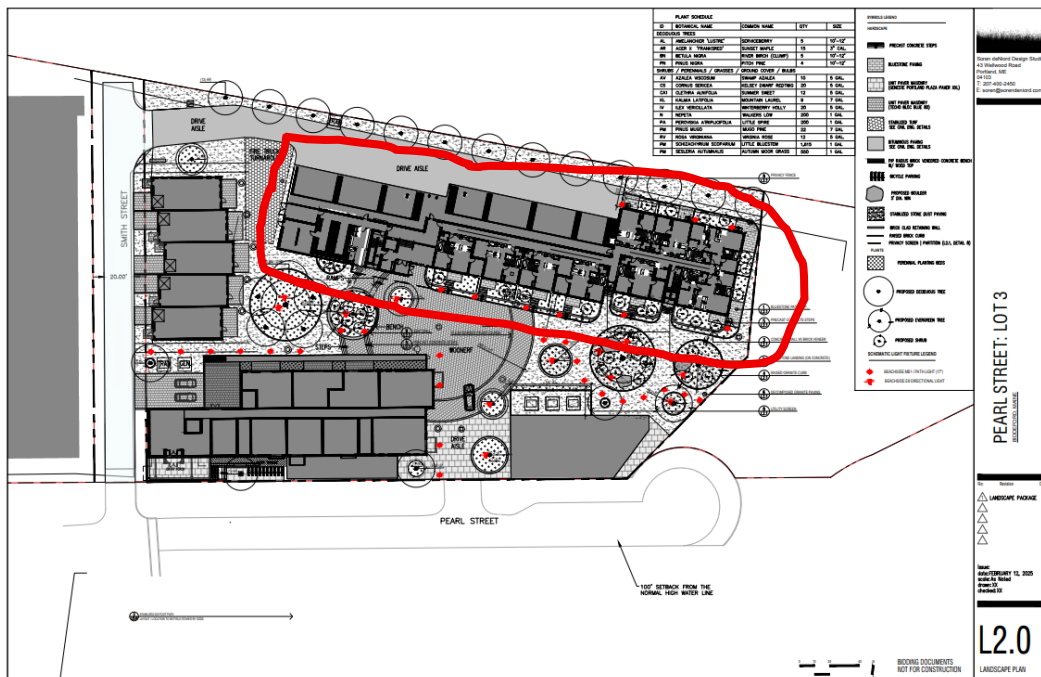
PEARL STREET: LOT 3
REDEVELOPMENT

L2.0
LANDSCAPE PLAN



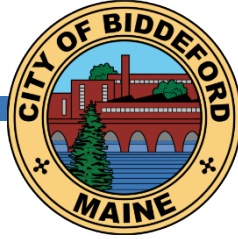
4. PROJECT PROPOSAL

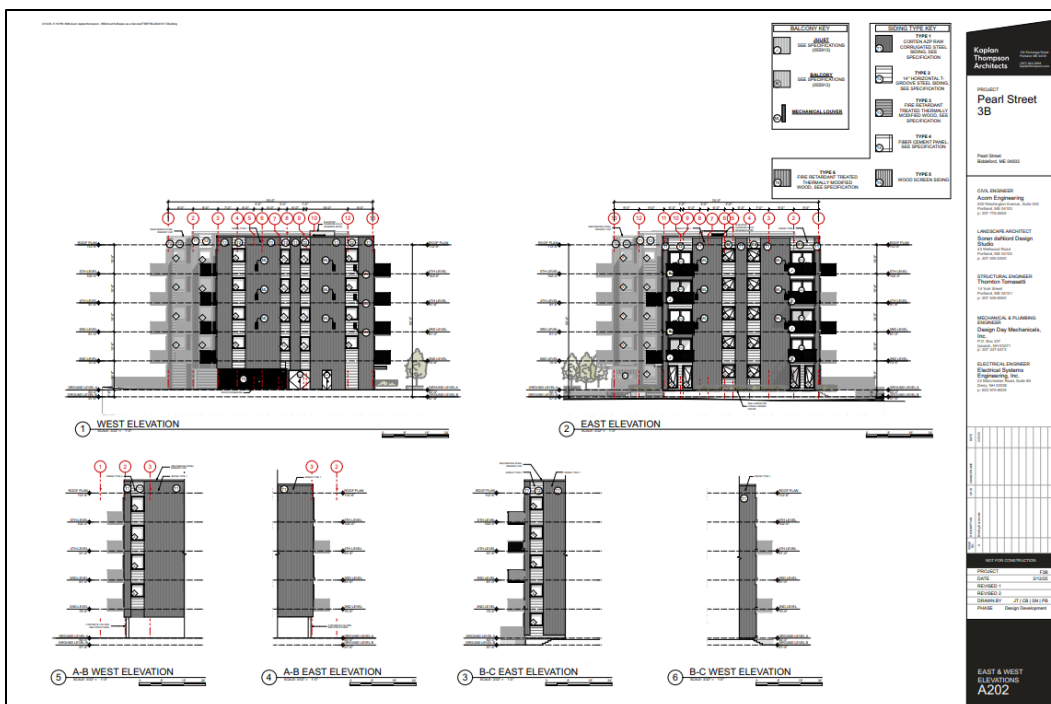
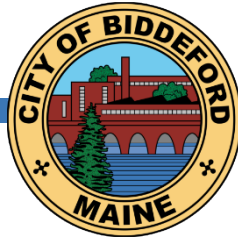
The review proposed here focuses only on Building B, a five-story residential structure. This building is sited at the rear of the site, roughly parallel to the rail tracks just to the north.

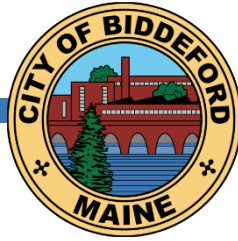


The scale and massing of this building generally reflects the character of the Mill District beyond this site. According to the developer’s narrative, “The vision is for each building to have a distinct identity within the overall development while creating a cohesive neighborhood that can transition seamlessly to the Mill District and downtown Biddeford.”

The facade of building B steps back twice, providing a bit of visual interest. The rhythm of window and door openings here is different than found with the traditional 19th century mill building, where the window openings are uniformly consistent. Balconies here provide a bit of depth to the façade.

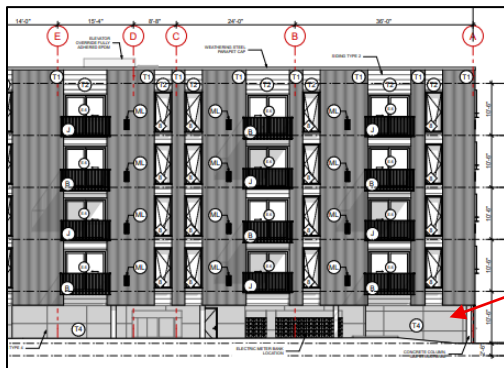
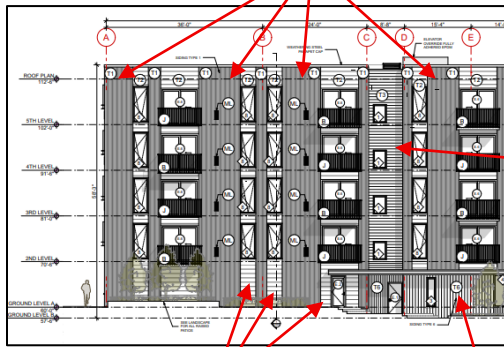




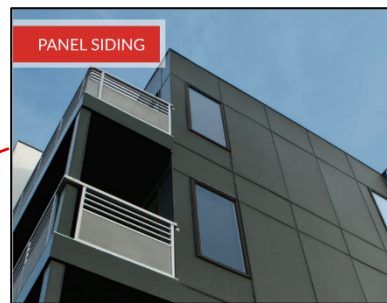


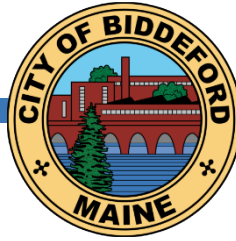
Siding

The façade of this building is sided in different materials, including corrugated steel, horizontal steel siding, modified wood (both horizontal and vertical), and fiber cement.



Sim

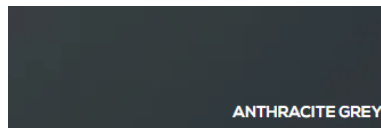


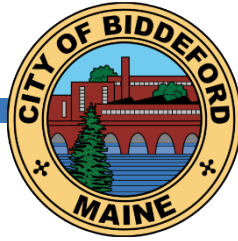


Windows

A variety of window sizes will be installed, either fixed sash or tilt/turn. All windows will be Supera line made by [Intus](http://Intus.com). These windows are steel-reinforced polymer. Color will be “Anthracite Grey.”

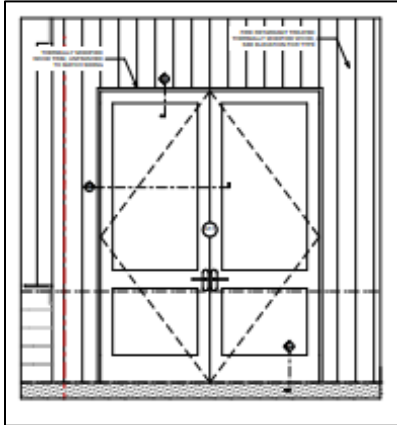
WINDOW SCHEDULE															
ID	Exterior Elevation	Unit Size		Qty.	Unit Type	Nom. Area SF	Material	Exterior Finish	Interior Finish	Manufacturer	Glazing			Fire Egress	Tempered
		Width	Height								Panes	SHGC	(COG) U-Value		
1		2'-0"	4'-0"	8	Fixed	11	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
2		4'-6"	5'-3"	3	Fixed	24	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
3		1'-0"	6'-6"	1	Fixed	11	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		Yes
4		3'-0"	7'-3"	2	Fixed	22	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
5		4'-6"	4'-6"	18	Fixed	20	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
6		4'-0"	7'-0"	4	Fixed	33	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
7		2'-6"	6'-6"	10	Tilt-Turn	16	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		Yes
8		3'-3"	8'-0"	140	Tilt-Turn	26	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		Yes
8F		3'-3"	8'-0"	4	Tilt-Turn	26	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
9		4'-6"	4'-6"	14	Tilt-Turn	20	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
10		3'-3"	5'-0"	8	Tilt-Turn	16	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
11		3'-8 1/2"	7'-0"	4	Fixed	26	uPVC	ANTHRACITE GREY	WHITE	Logic; Intus; Schuco	Triple	0.25	0.16		
				216											





Doors

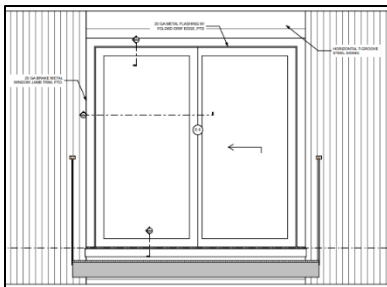
The main entrance to the building is a double leaf aluminum full-glazed storefront door which is located perpendicular to the plane of the South Elevation:



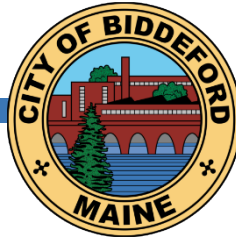
Other exterior doors are steel insulated flush panel doors:



The exterior is dominated by 8'-0" wide sliding patio doors either at a balcony or behind "Juliette" railings:

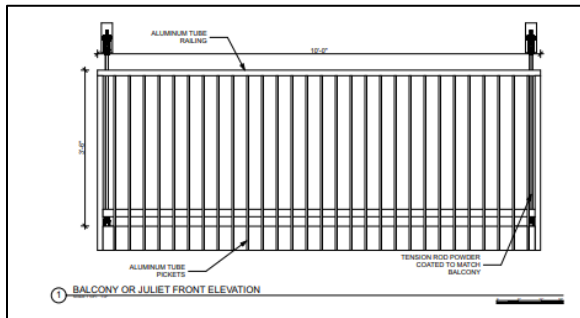


Like the windows, these doors are by Intus.



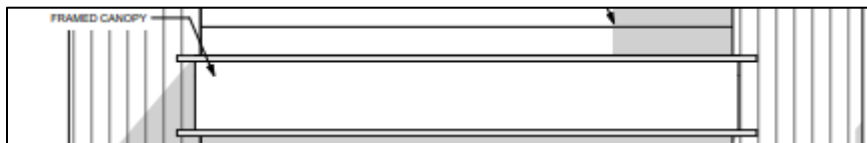
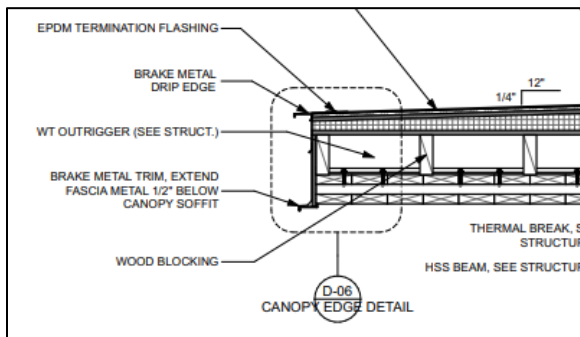
Railings

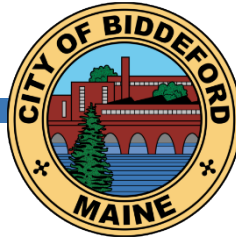
The railings at balconies and sliding glass doors are tubular aluminum with aluminum decking:



Canopy

The framed canopy is trimmed with brake metal fascia and drip edge:





5. PUBLIC COMMENT

City Staff posted this notice on the city website and at City Hall on Wednesday, September 4, 2025. Seventeen abutter notices were sent, on September 4, 2025.

As of September 4, 2025, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

The overall scale, proportion, and height of the proposed building is in character with neighboring buildings in the Mill District, and like nearby buildings, the proposed building has flat roof. The designer has made an attempt to imitate the rhythm of fenestration of nearby buildings, but while not unpleasing, the project buildings do not demonstrate the very regular rhythm of nearby buildings. Windows and doors are likely driven by the floor plan of the buildings and so are more restricted in their placement. The building uses casement or fixed windows where elsewhere in the Mill District double hung windows predominate. The materials used here diverge in color and texture from the typical mill building, but in some ways make an attempt to echo the surroundings.

Visually, these new buildings set themselves apart from the surroundings in terms of materials, texture, and color. However, in terms of massing, form, scale and proportion, they are compatible with the character of the Mill District.

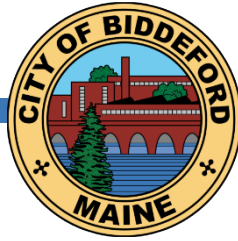
7. STANDARDS

Evaluation standards for Certificate of Appropriateness.

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

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

The height of proposed building is compatible with neighboring buildings.



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

The building's facade proportions (width to height) are visually compatible to related structures.

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

The windows and doors are in this project are generally divergent from typical openings in Biddeford's traditional mill buildings. The casement windows are slimmer and the balcony doors are wider.

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

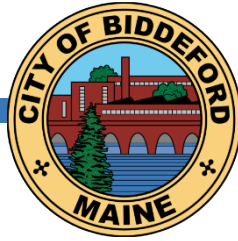
The rhythm of solids to voids is quite different here, although not altogether displeasing. The effect is somewhat that of a conventional residential apartment building. (Which these buildings are).

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

This building is part of a larger development of this site, and is reflective of past development in the Mill District.

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

Many balconies project from the façade of three of the proposed new building, unlike other mill buildings. New buildings now under construction at Upper Falls Road similarly make use of balconies to provide some outdoor space for residents.



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

On the face of it, with materials such as modified wood, fiber cement, and corrugated steel, materiality and texture are quite unlike neighboring buildings. Even the recently opened parking garage makes a faithful gesture to echo brick and masonry as the predominant materials in the Mill District. But the development proposed here may have looked deeper to find commonality in materiality. A walk through any mill building not yet redeveloped will reveal copious amounts of wood, cement and steel features.

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

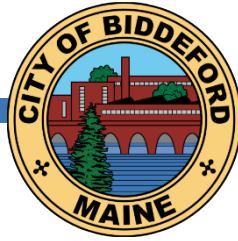
Roof shapes are indeed compatible with nearby buildings.

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

The scale of these buildings is compatible with nearby mill buildings; however, window and door openings, and especially balconies create an effect quite different that nearby mill buildings.

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

This development shares the same horizontal orientation of its buildings with the other Mill District Buildings.



8. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Fathom Companies to construct Building 3 B on Pearl Street as presented, 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 Fathom Companies to construct Building 3 B on Pearl Street as presented based on the following objections:

1. _____
2. _____

C. Motion to postpone the Certificate of Appropriateness for Fathom Companies construct Building 3 B on Pearl Street as presented based on the following:

1. _____
2. _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone(s): _____

Applicant's E-mail: _____

Applicant's Legal Interest in the Property:

Owner

Purchase and Sale

Tenant - Lease/Rental Agreement

Owner's Name: _____

Owner's Address: _____

Owner's Phone(s): _____

Owner's E-mail: _____

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

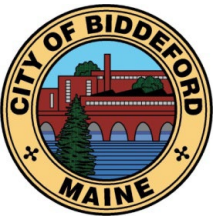
Agent's Name: _____

Agent's Address: _____

Agent's Phone(s): _____

Agent's E-mail: _____

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Project Information:

Project Address: _____

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

Existing Use of Property:

Residential Commercial Mixed Use Industrial Institutional

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

Alterations and Repair

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

Installation or replacement of siding

Porch replacement or construction of new porches

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

Alteration of accessory structures such as garages

Other: _____

Additions and New Construction

New Construction

Building additions, including rooftop additions, dormers or decks

Construction of accessory structures

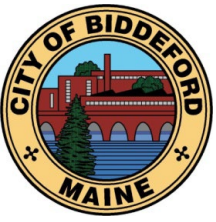
Installation of exterior access stairs or fire escapes

Installation of antennas and satellite receiving dishes

Installation of solar collectors

Rooftop mechanicals (e.g., HVAC)

Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

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

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

Other: _____

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

Alterations and Repair

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

Other: _____

Signage and Exterior Utilities

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

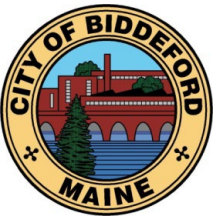
Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings

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

Other: _____

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

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

Required Application Fee: If full Commission review is required - \$275.00
 If Subcommittee review is required – \$50.00

Completed Application Form

Description of Proposed Activity

Photographs of the building involved as well as adjacent buildings

Samples of materials proposed for use in the activity (to be brought to the HPC review meeting or can be delivered prior upon request - samples are large and heavy)

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: _____

Date: _____

**Signature of
property owner (Required):** _____

Date: _____



February 28, 2024

City of Biddeford Historic Preservation Commission
Application for Certificate of Appropriateness
Design Narrative

The design of the planned buildings on Lot 3 of the Pearl Street Riverfront District, the former MERC site, are intended to honor the materiality, repetition, and form of the surrounding historic mills while creating a clear distinction of modern development and aesthetic. The repetition historically seen in a mill façade is represented through similar patterns in not only the facades of each building but also in the repetitive forms of the building footprints. The selected materials combine the industrial history of the site and the masonry tones of the mills throughout Biddeford with the use of stone tile, weathering corrugated steel panels, brick, and thermally modified wood. The vision is for each building to have a distinct identity within the overall development while creating a cohesive neighborhood that can transition seamlessly to the Mill District and downtown Biddeford.



3D VIEW, FOR REPRESENTATION ONLY (IMAGE CREDIT: SOREN DeNIORD DESIGN STUDIO)



SITE LOCATION MAP, NOT TO SCALE

Pearl Street 3B

Project Information

CLIENTS	Fathom Companies
ARCHITECT	Kaplan Thompson Architects
CONTRACTOR	TBD
MAP/LOT	Map 71, Lot 2, Book 16838 Page 255 Map 71, Lot 2, Book 16475 Page 186
PROJECT ADDRESS	Pearl Street Biddeford, ME

Zoning Information

ZONING	MSRD3
MINIMUM LOT SIZE	NONE
ACTUAL SITE AREA	2.08 AC
MIN. FRONT YARD SETBACK	NONE
MIN. REAR YARD SETBACK	NONE
MIN. SIDE YARD SETBACK	NONE
MAX. BUILDING HEIGHT	MIN. 2 STORIES OR 26'-0"
ACTUAL BUILDING HEIGHT	5 STORIES
BUILDING CODE	MUBEC (2015 IBC, 2021 IECC, 2018 NFPA 101) 2017 ANSI 117.1
PRIMARY OCCUPANCY	Group R-2, Residential
CONSTRUCTION TYPE	Type IIIB Residential w/ Type IIB Grade Level Open Parking
SPRINKLER	NFPA 13 Sprinkler System

Proposed Structure

PROPOSED OCCUPANCY:	Residential
PROPOSED BUILDING HEIGHT:	5-Story
PROPOSED FLOOR AREA:	76,799 SF
PROPOSED GROSS SF:	79,004 SF

NOT FOR CONSTRUCTION

PROJECT	F3B
DATE	2/12/25
REVISED 1	
REVISED 2	
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PHASE	Design Development

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
AL	AMELANCHIER 'LUSTRE'	SERVICEBERRY	5	10'-12'
AR	ACER X 'FRANKSRED'	SUNSET MAPLE	15	3" CAL.
BN	BETULA NIGRA	RIVER BIRCH (CLUMP)	5	10'-12'
PN	PINUS NIGRA	PITCH PINE	4	10'-12'
SHRUBS / PERENNIALS / GRASSES / GROUND COVER / BULBS				
AV	AZALEA VISCOSUM	SWAMP AZALEA	10	5 GAL.
CS	CORNUS SERICEA	KELSEY DWARF REDTWIG	20	5 GAL.
CA1	CLETHRA ALNIFOLIA	SUMMER SWEET	12	5 GAL.
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	9	7 GAL.
IV	ILEX VERICILLATA	WINTERBERRY HOLLY	20	5 GAL.
N	NEPETA	WALKERS LOW	200	1 GAL.
PA	PEROVSKIA ATRIPLICIFOLIA	LITTLE SPIRE	200	1 GAL.
PM	PINUS MUGO	MUGO PINE	22	7 GAL.
RV	ROSA VIRGINIANA	VIRGINIA ROSE	12	5 GAL.
PM	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1,615	1 GAL.
PM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	550	1 GAL.

- SYMBOLS LEGEND**
- HARDSCAPE**
- PRECAST CONCRETE STEPS
 - BLUESTONE PAVING
 - UNIT PAVER MASONRY (GENESTE PORTLAND PLAZA PAVER XXL)
 - UNIT PAVER MASONRY (TECHO BLOC BLUE 80)
 - STABILIZED TURF SEE CIVIL ENG. DETAILS
 - BITUMINOUS PAVING SEE CIVIL ENG. DETAILS
 - PIP RADIUS BRICK VENEERED CONCRETE BENCH W/ WOOD TOP
 - BICYCLE PARKING
 - PROPOSED BOULDER 5' DIA. MIN
 - STABILIZED STONE DUST PAVING
 - BRICK CLAD RETAINING WALL
 - RAISED BRICK CURB
 - PRIVACY SCREEN | PARTITION (L2.1, DETAIL 8)
- PLANTS**
- PERENNIAL PLANTING BEDS
 - PROPOSED DECIDUOUS TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUB
- SCHEMATIC LIGHT FIXTURE LEGEND**
- BEACHSIDE MB1 / PATH LIGHT (17')
 - BEACHSIDE E8 DIRECTIONAL LIGHT

Soren deNiord Design Studio
43 Wellwood Road
Portland, ME
04103
T: 207-400-2450
E: soren@sorendeniord.com

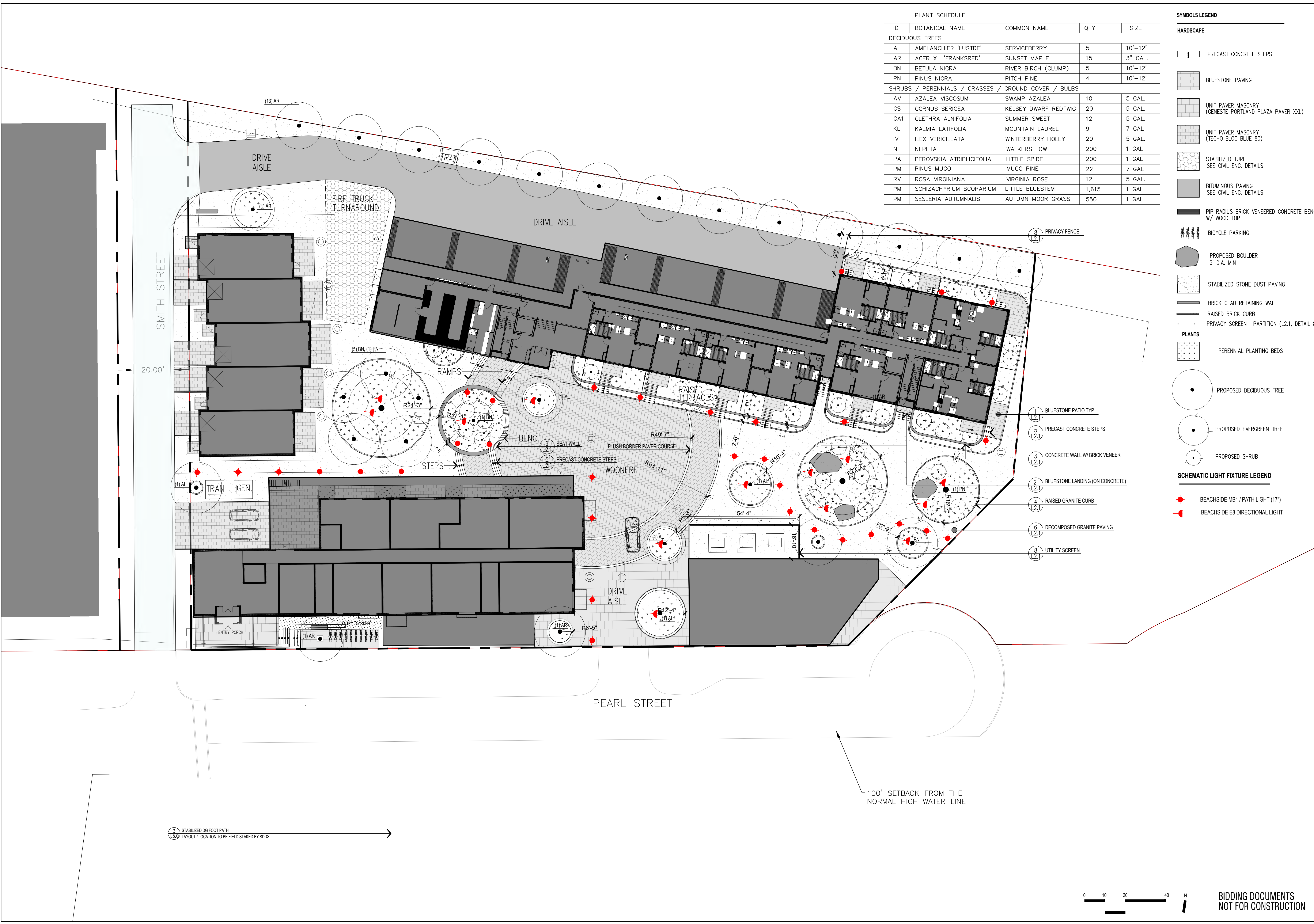
PEARL STREET: LOT 3
BIDDEFORD, MAINE

No: Revision Date:

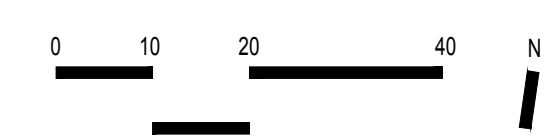
- 1 LANDSCAPE PACKAGE

issue:
date: FEBRUARY 12, 2025
scale: As Noted
drawn: XX
checked: XX

L2.0
LANDSCAPE PLAN

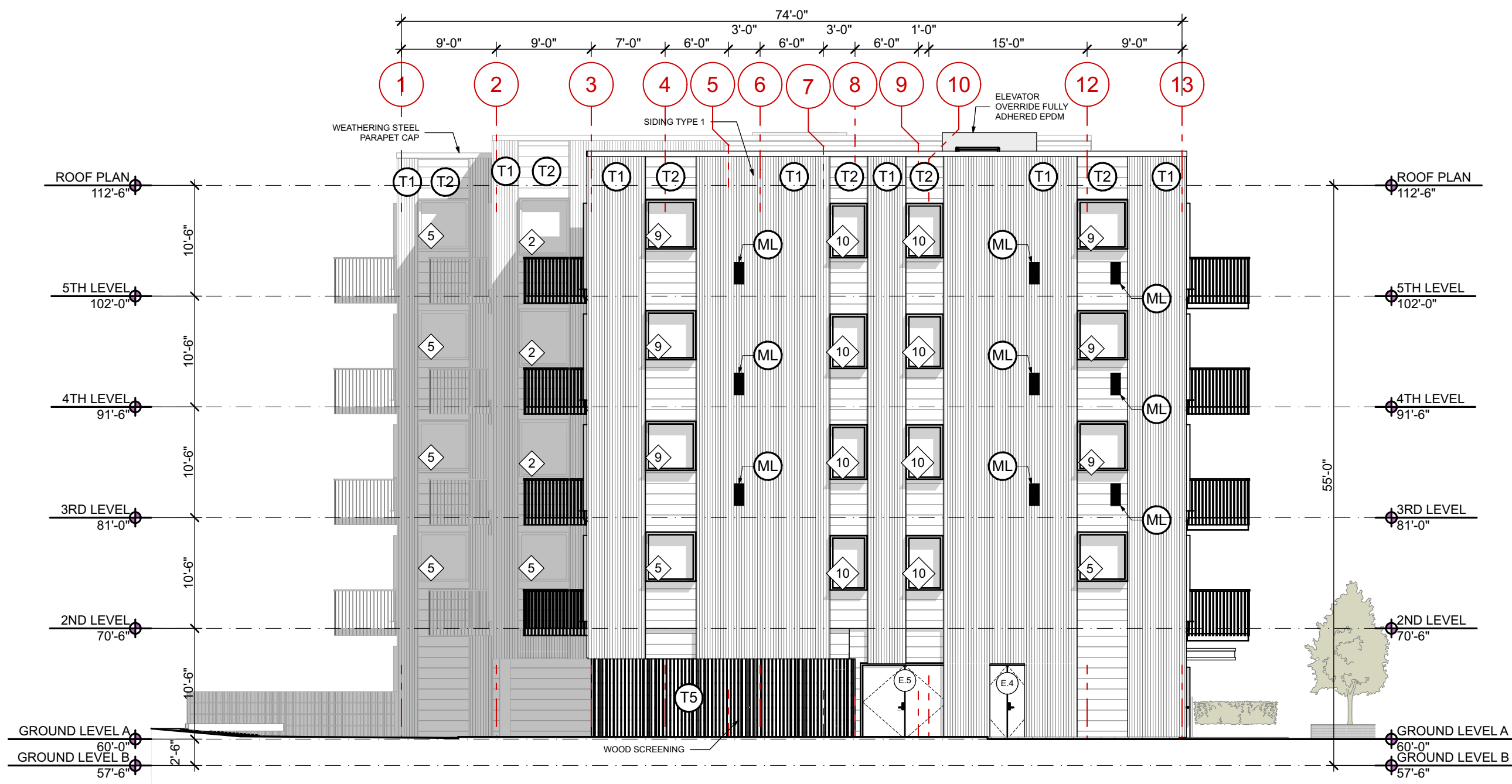


15.0 STABILIZED DG FOOT PATH LAYOUT / LOCATION TO BE FIELD STAKED BY SDDS

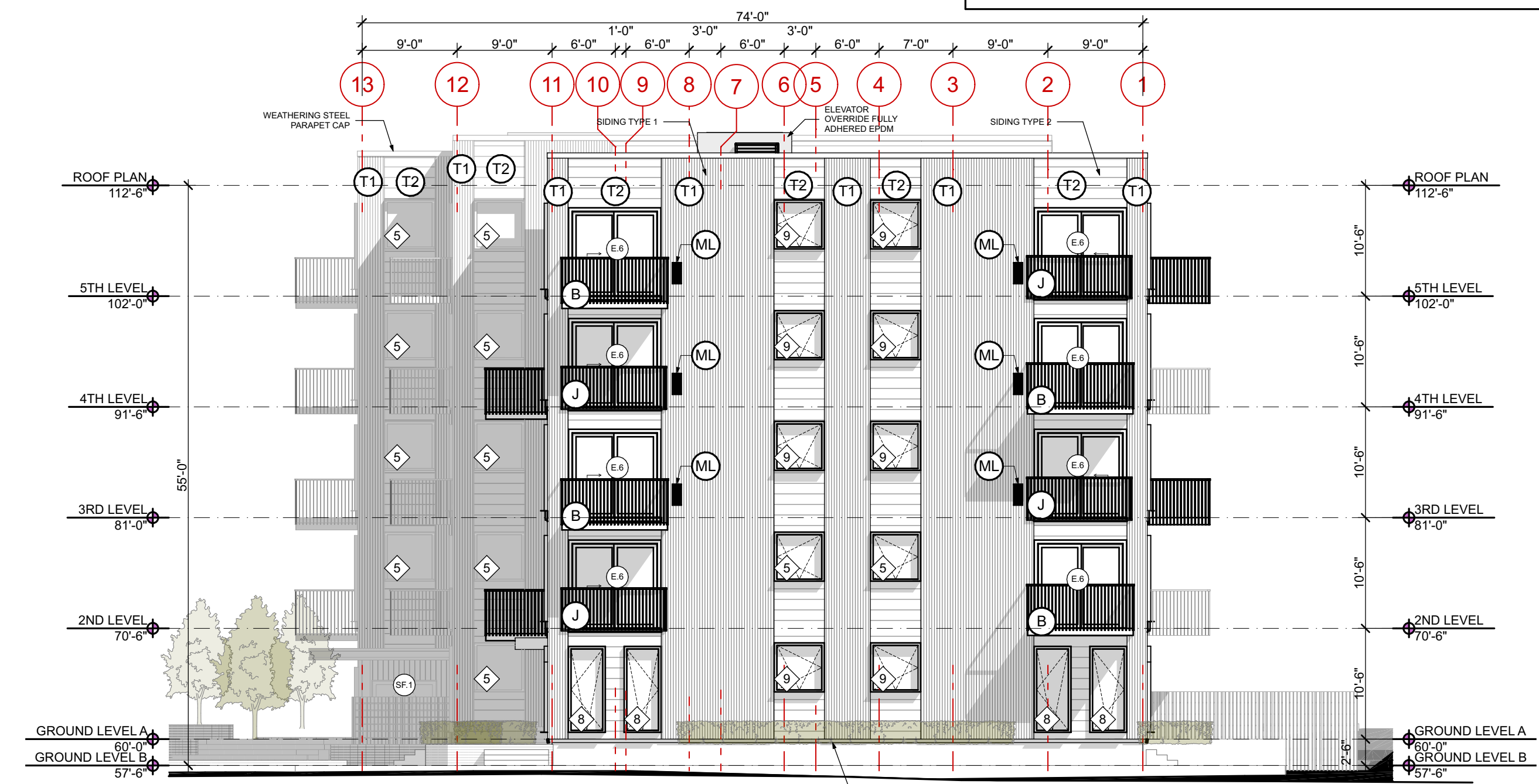


BIDDING DOCUMENTS
NOT FOR CONSTRUCTION

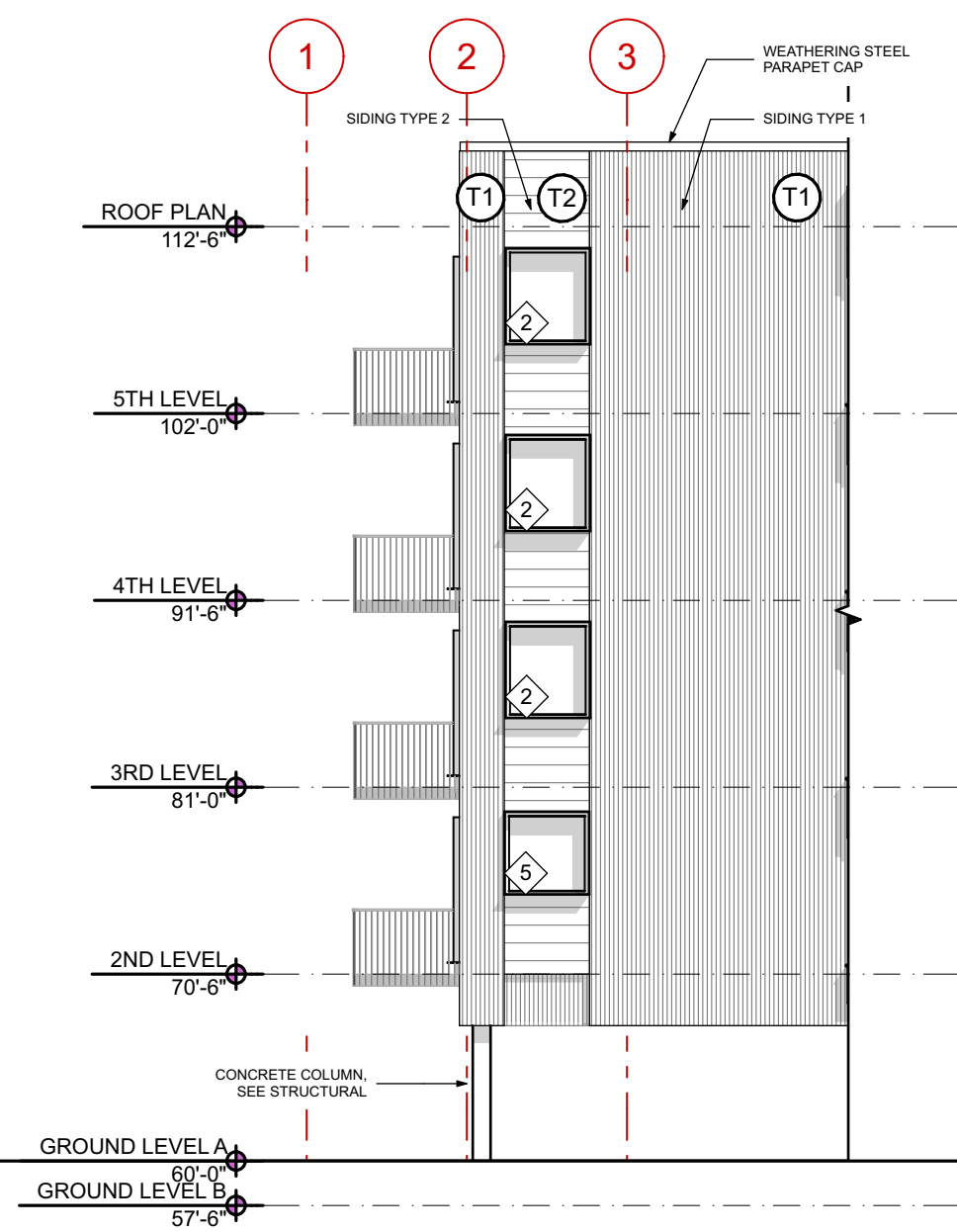
BALCONY KEY		SIDING TYPE KEY	
	JULIET SEE SPECIFICATIONS (055913)		TYPE 1 CORTEN AZP RAW CORRUGATED STEEL SIDING, SEE SPECIFICATION
	BALCONY SEE SPECIFICATIONS (055913)		TYPE 2 14" HORIZONTAL T- GROOVE STEEL SIDING, SEE SPECIFICATION
	MECHANICAL LOUVER		TYPE 3 FIRE RETARDANT TREATED THERMALLY MODIFIED WOOD, SEE SPECIFICATION
	TYPE 6 FIRE RETARDANT TREATED THERMALLY MODIFIED WOOD, SEE SPECIFICATION		TYPE 4 FIBER CEMENT PANEL, SEE SPECIFICATION
			TYPE 5 WOOD SCREEN SIDING



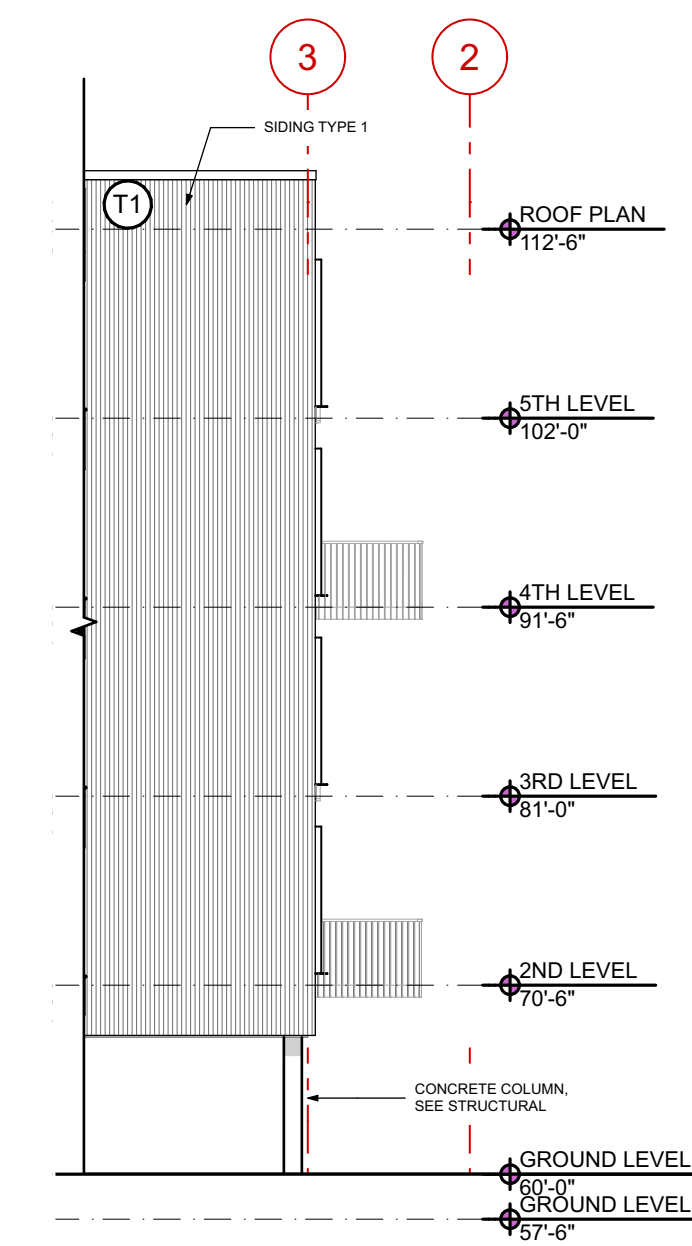
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



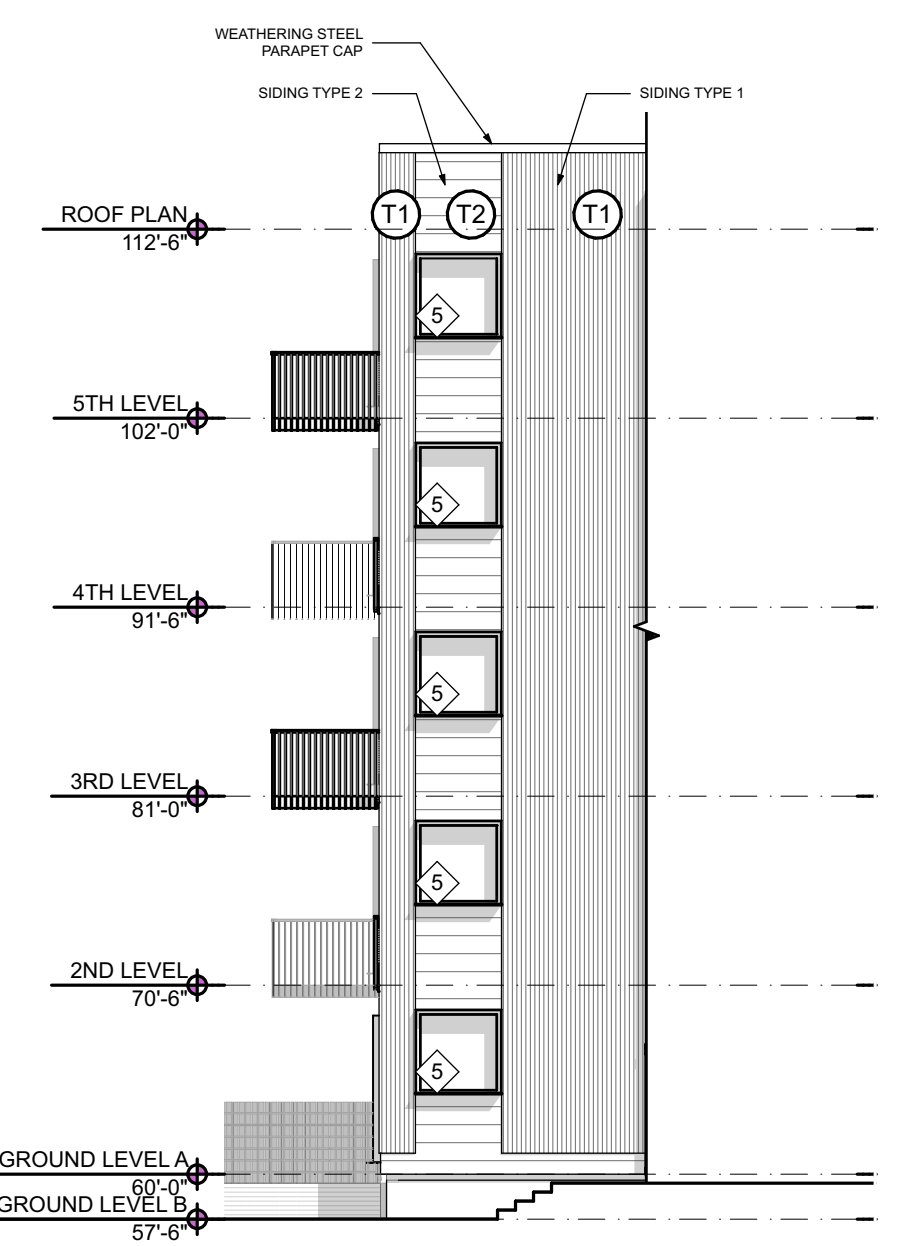
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



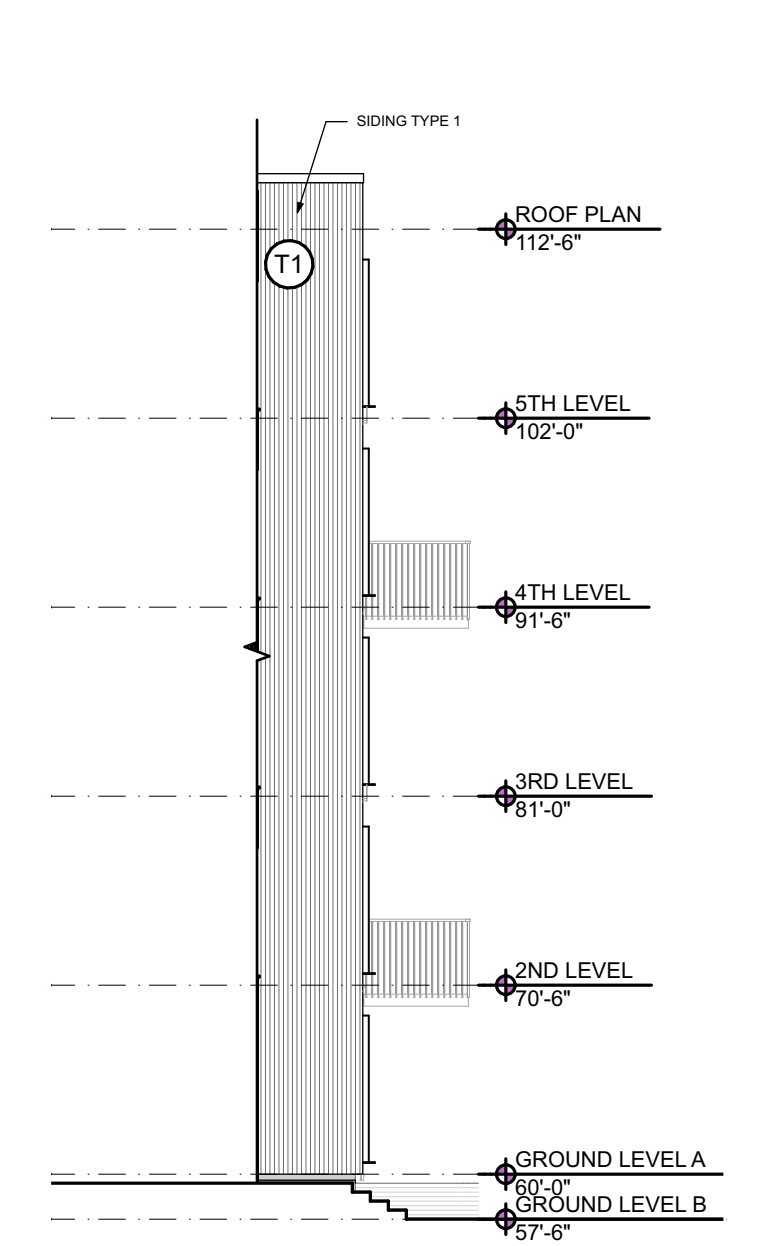
5 A-B WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 A-B EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 B-C EAST ELEVATION
SCALE: 3/32" = 1'-0"



6 B-C WEST ELEVATION
SCALE: 3/32" = 1'-0"



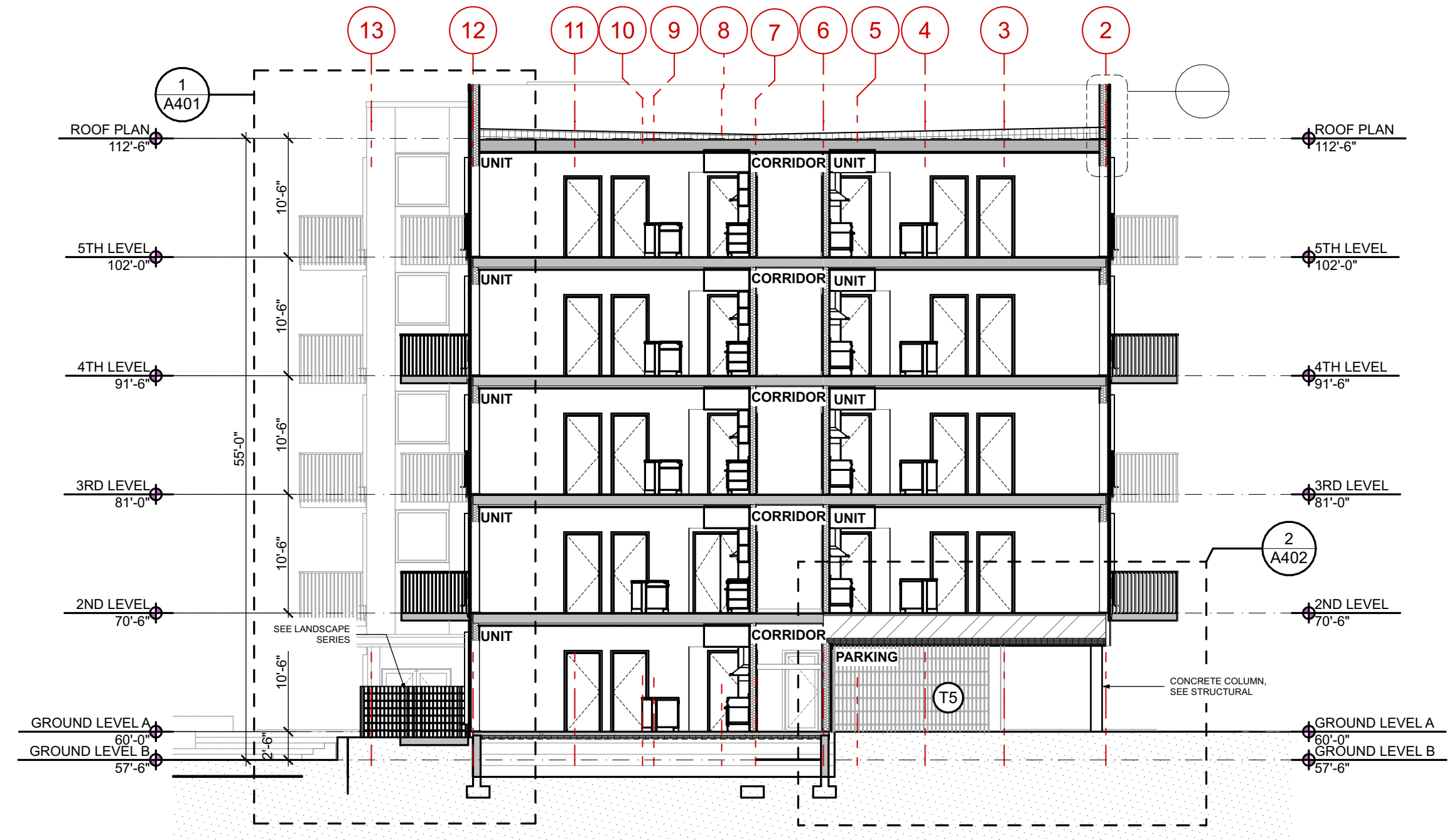
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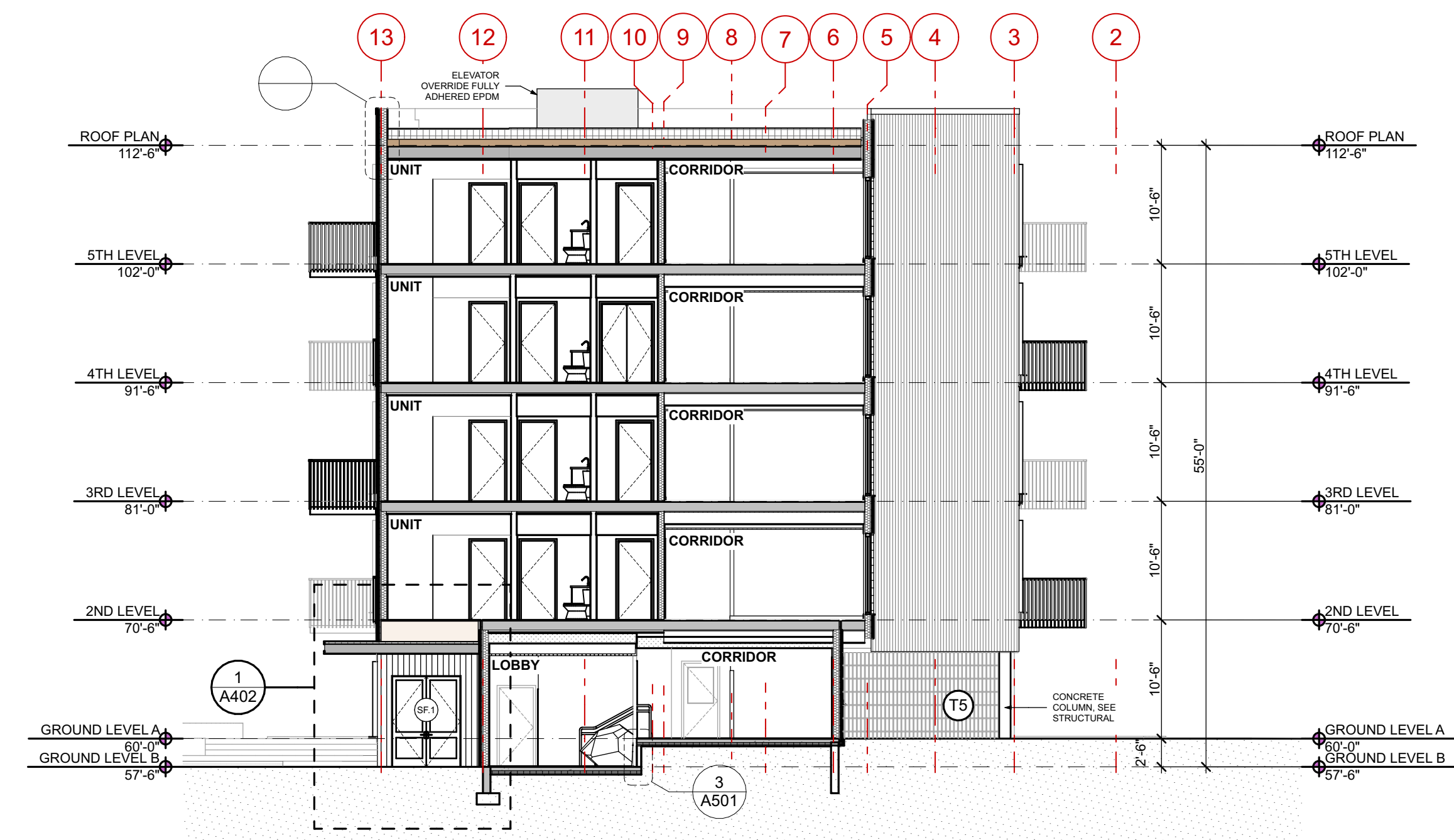
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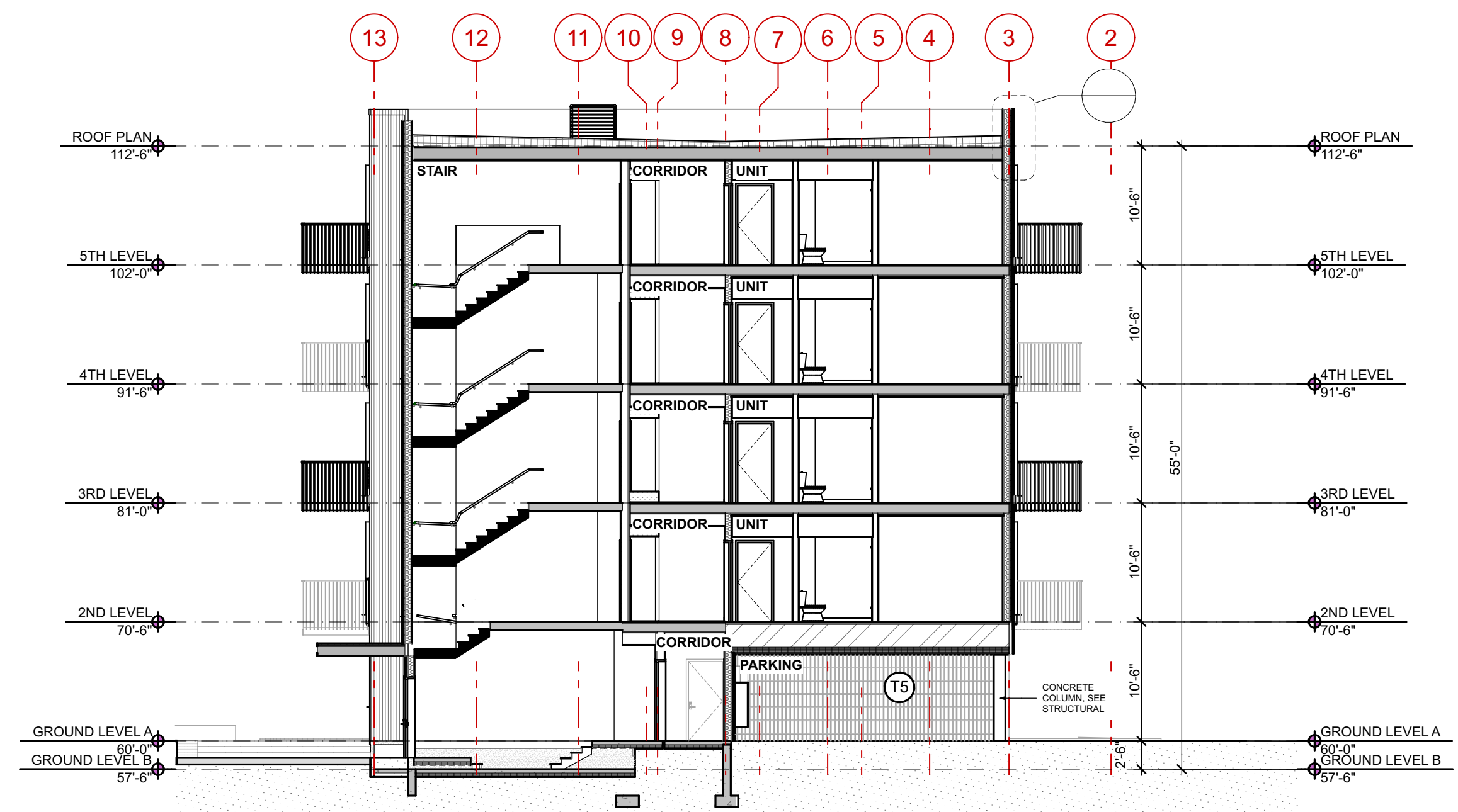
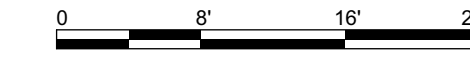
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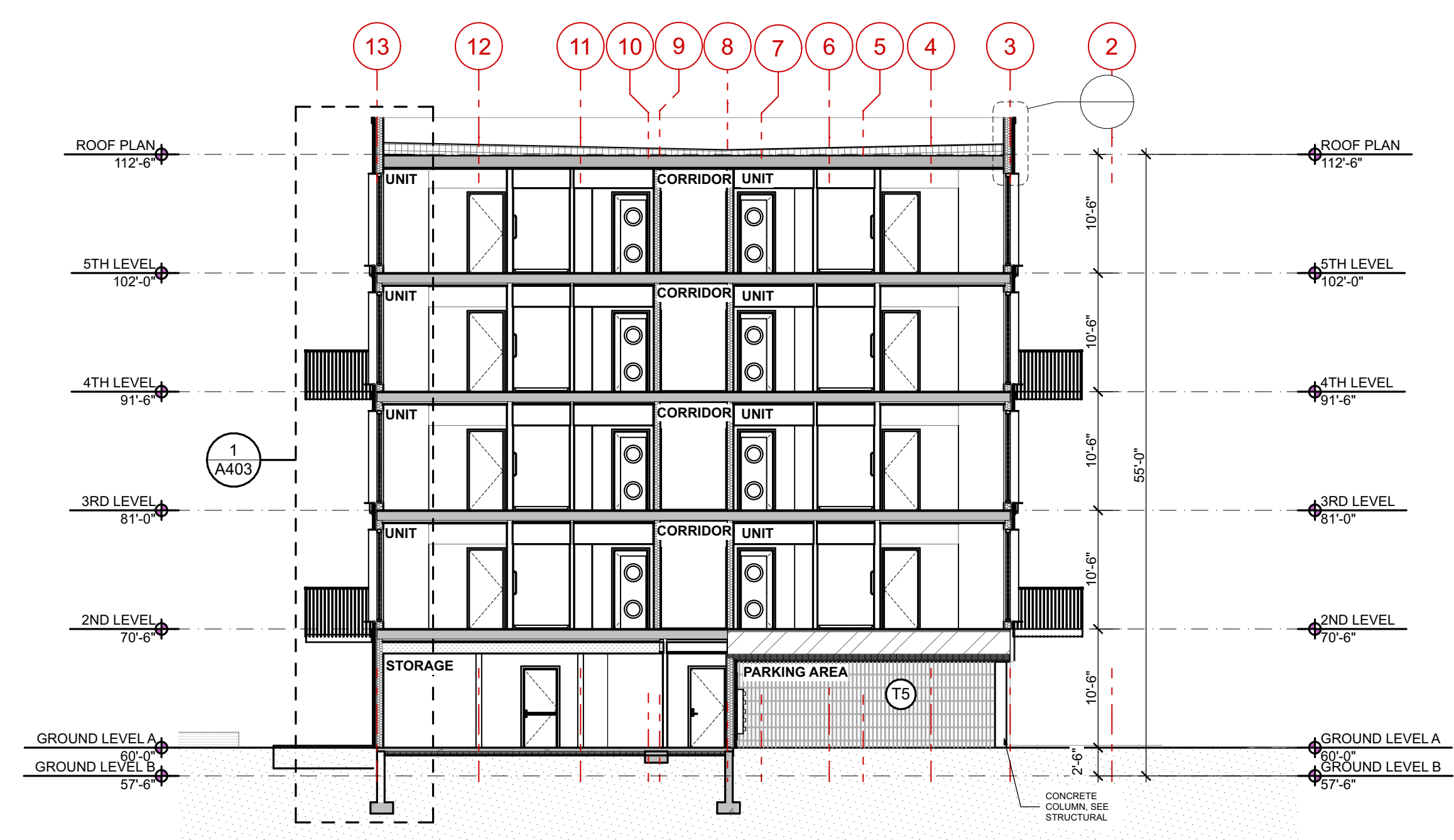
4 SECTION: N/S
 SCALE: 3/32" = 1'-0"



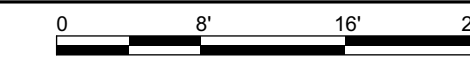
3 SECTION: N/S
 SCALE: 3/32" = 1'-0"



2 SECTION: N/S, STAIR
 SCALE: 3/32" = 1'-0"



1 SECTION: N/S
 SCALE: 3/32" = 1'-0"



PROJECT
Pearl Street 3B

Pearl Street
 Biddeford, ME 04003

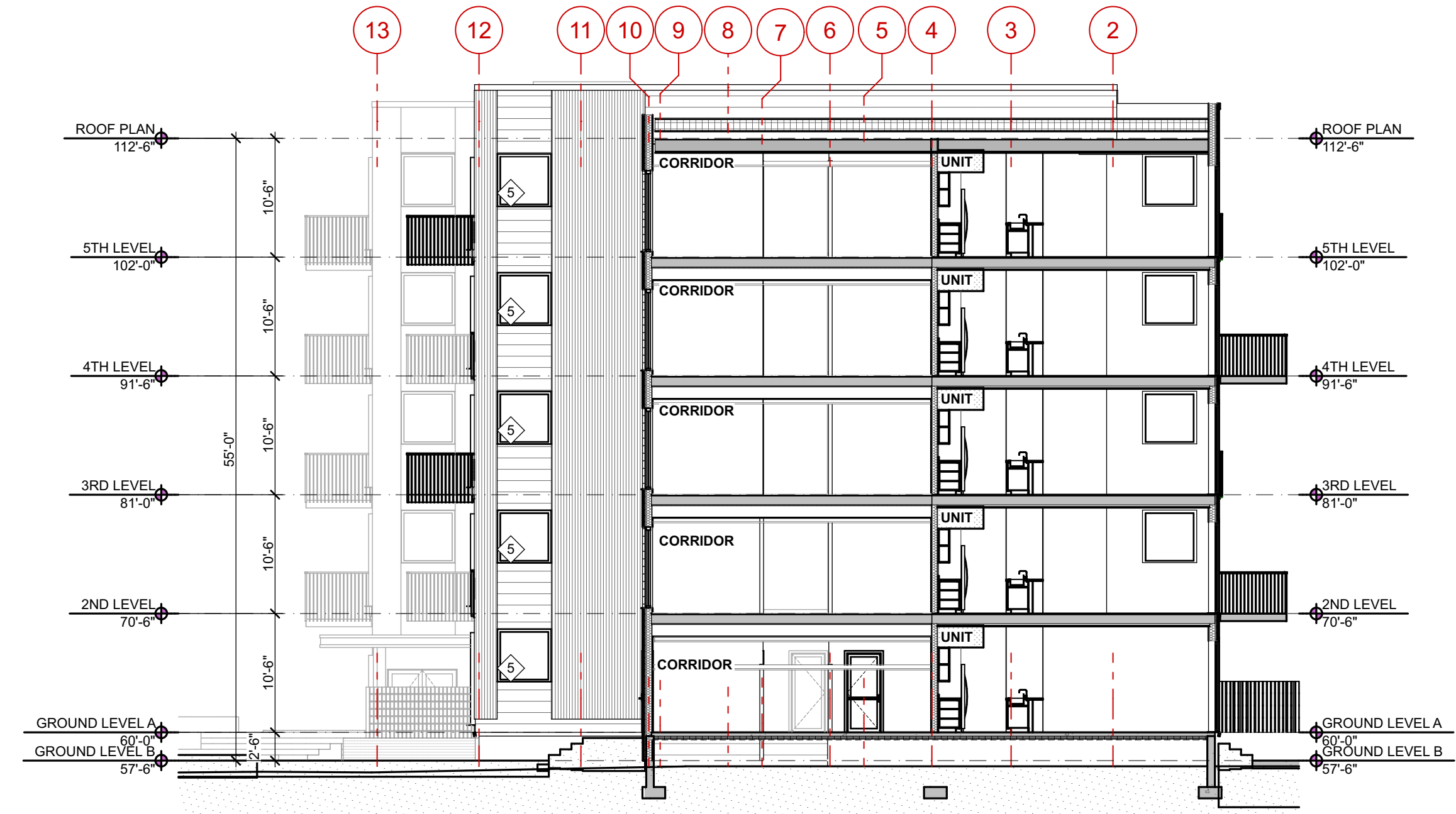
CIVIL ENGINEER
Acorn Engineering
 500 Washington Avenue, Suite 202
 Portland, ME 04103
 p: 207 775-2655

LANDSCAPE ARCHITECT
Soren deNiord Design Studio
 43 Wellwood Road
 Portland, ME 04103
 p: 207 400-2450

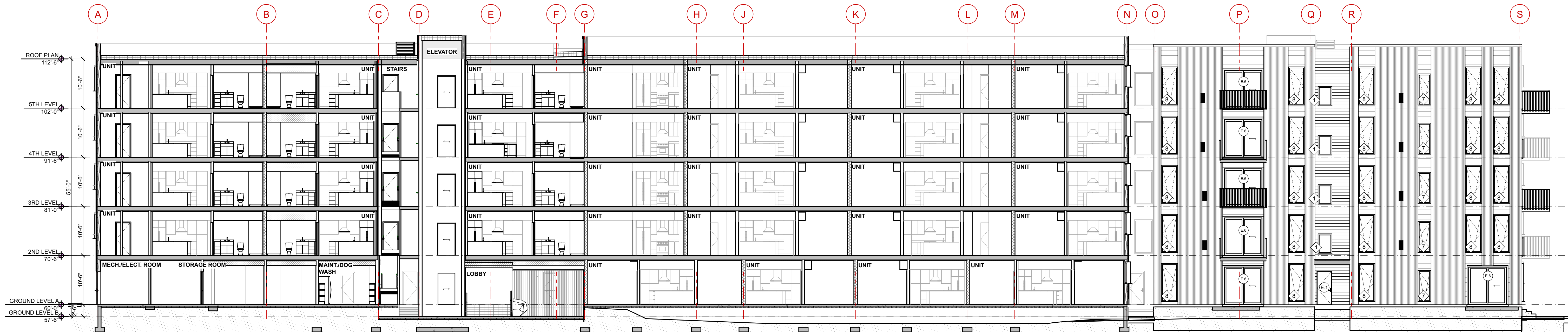
STRUCTURAL ENGINEER
Thornton Tomasetti
 14 York Street
 Portland, ME 04101
 p: 207 245-6060

MECHANICAL & PLUMBING ENGINEER
Design Day Mechanicals, Inc.
 P.O. Box 337
 Ipswich, NH 03071
 p: 207 337-2473

ELECTRICAL ENGINEER
Electrical Systems Engineering, Inc.
 22 Manchester Road, Suite 8A
 Derry, NH 03038
 p: 603 870-9009



2 SECTION: N/S
 SCALE: 3/32" = 1'-0"

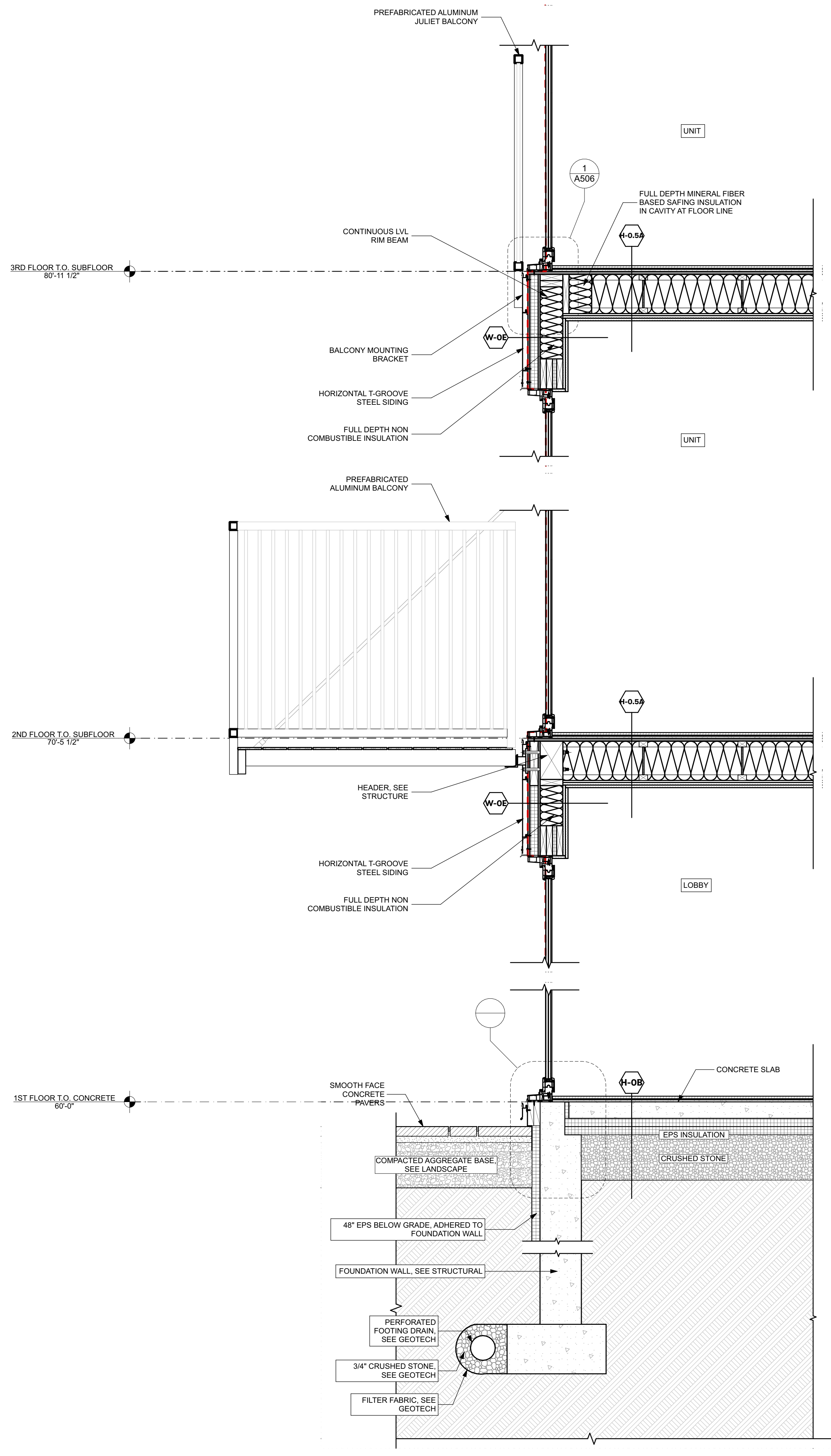
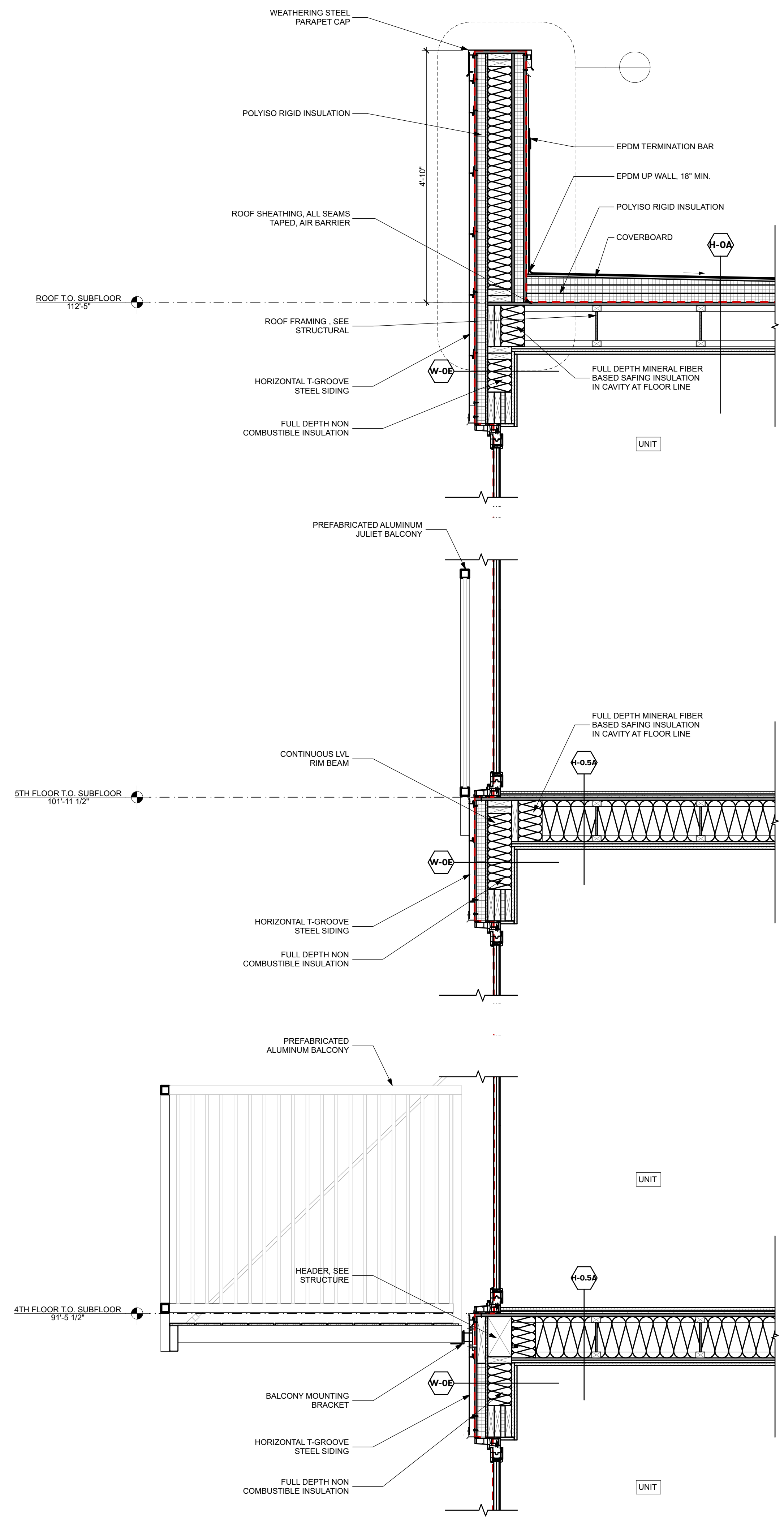


1 SECTION: E/W
 SCALE: 3/32" = 1'-0"

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1 WALL SECTION: BALCONY TYP.
SCALE: 3/4" = 1'-0"

PROJECT
**Pearl Street
3B**

Pearl Street
Biddeford, ME 04003

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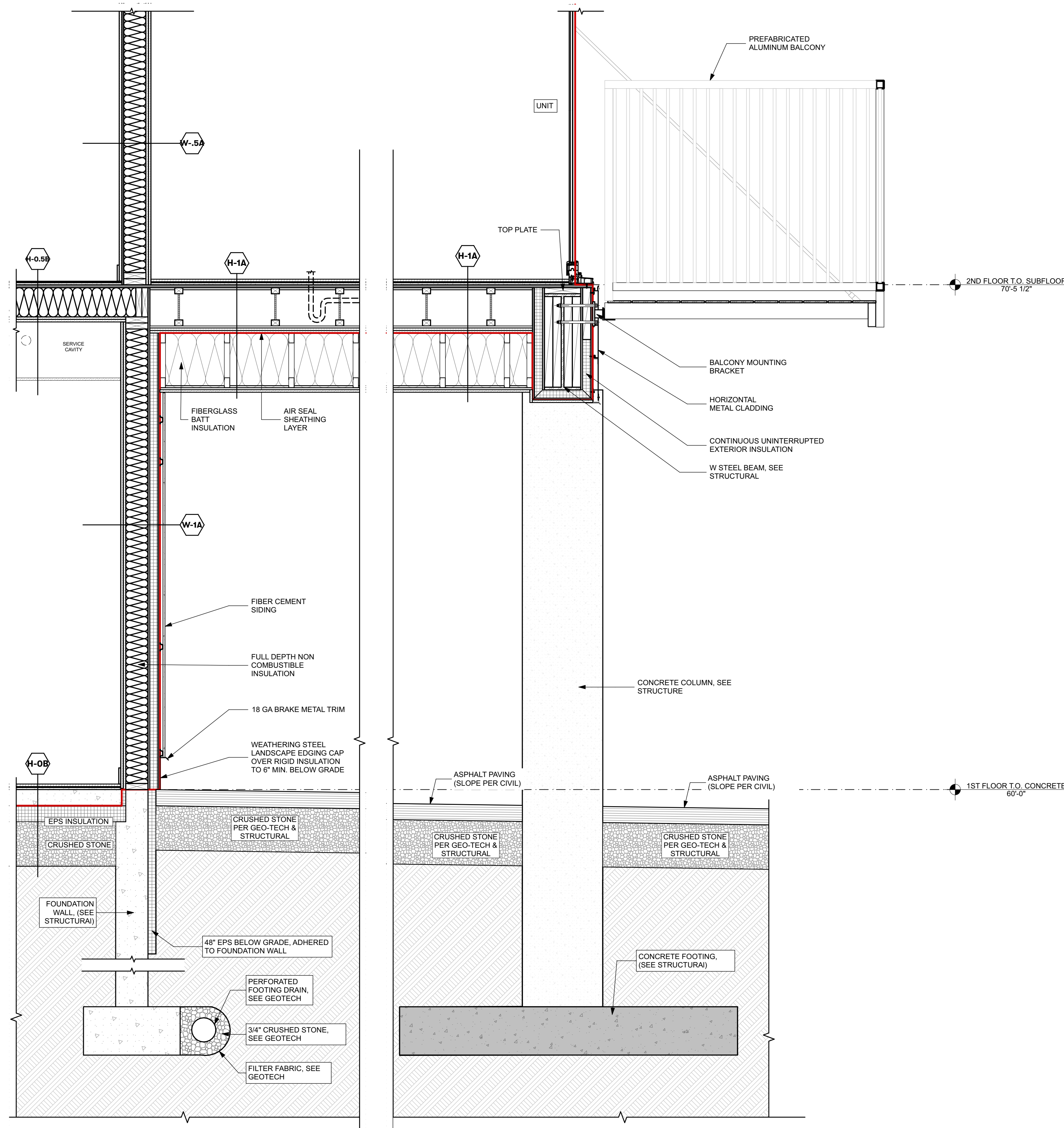
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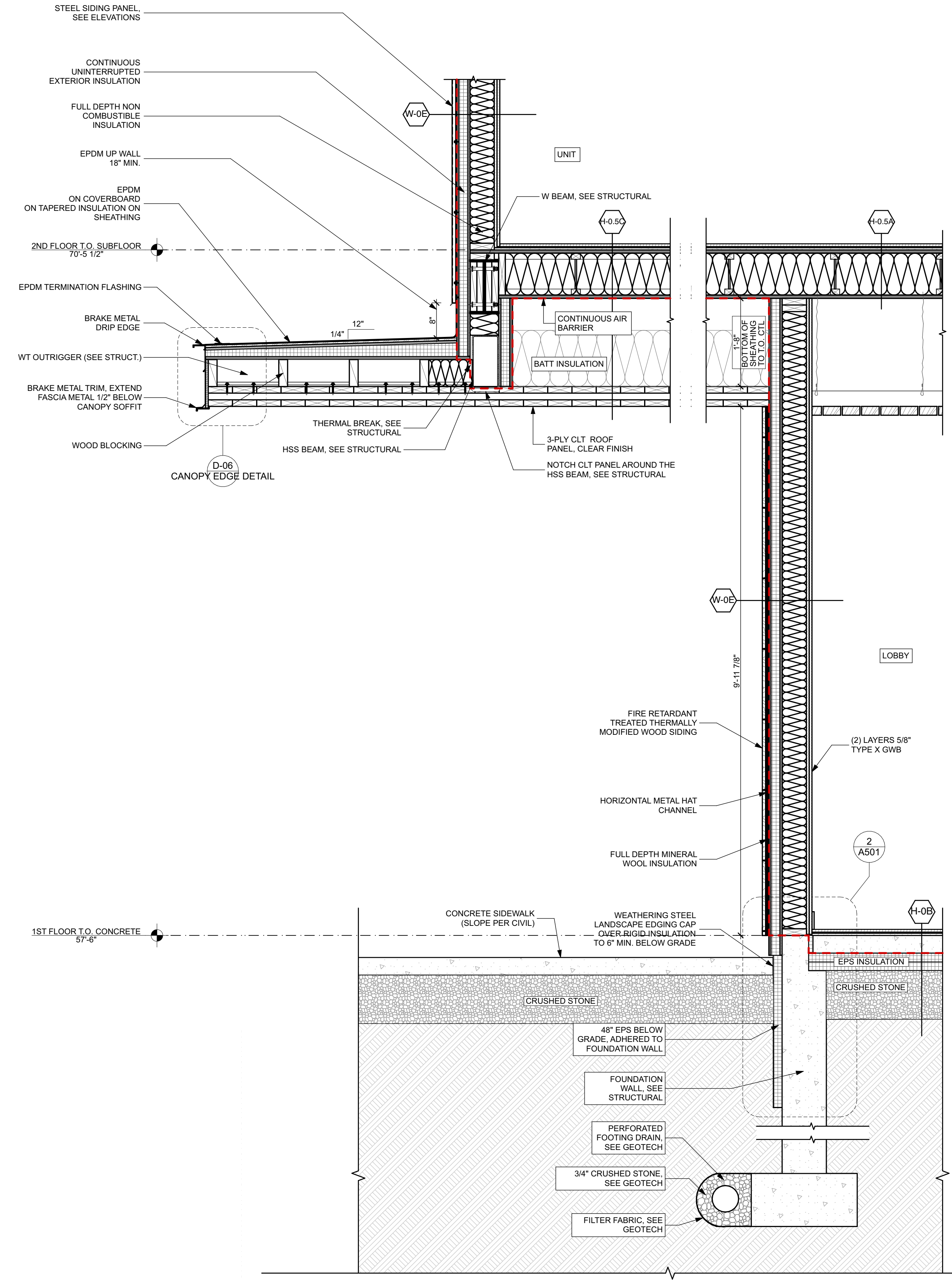
WALL SECTION:
BALCONY TYP.
A401



2 WALL SECTION: TUCK-UNDER PARKING

SCALE: 3/4" = 1'-0"

0 1 2 3



1 WALL SECTION: ENTRY CANOPY

SCALE: 3/4" = 1'-0"

0 1 2 3

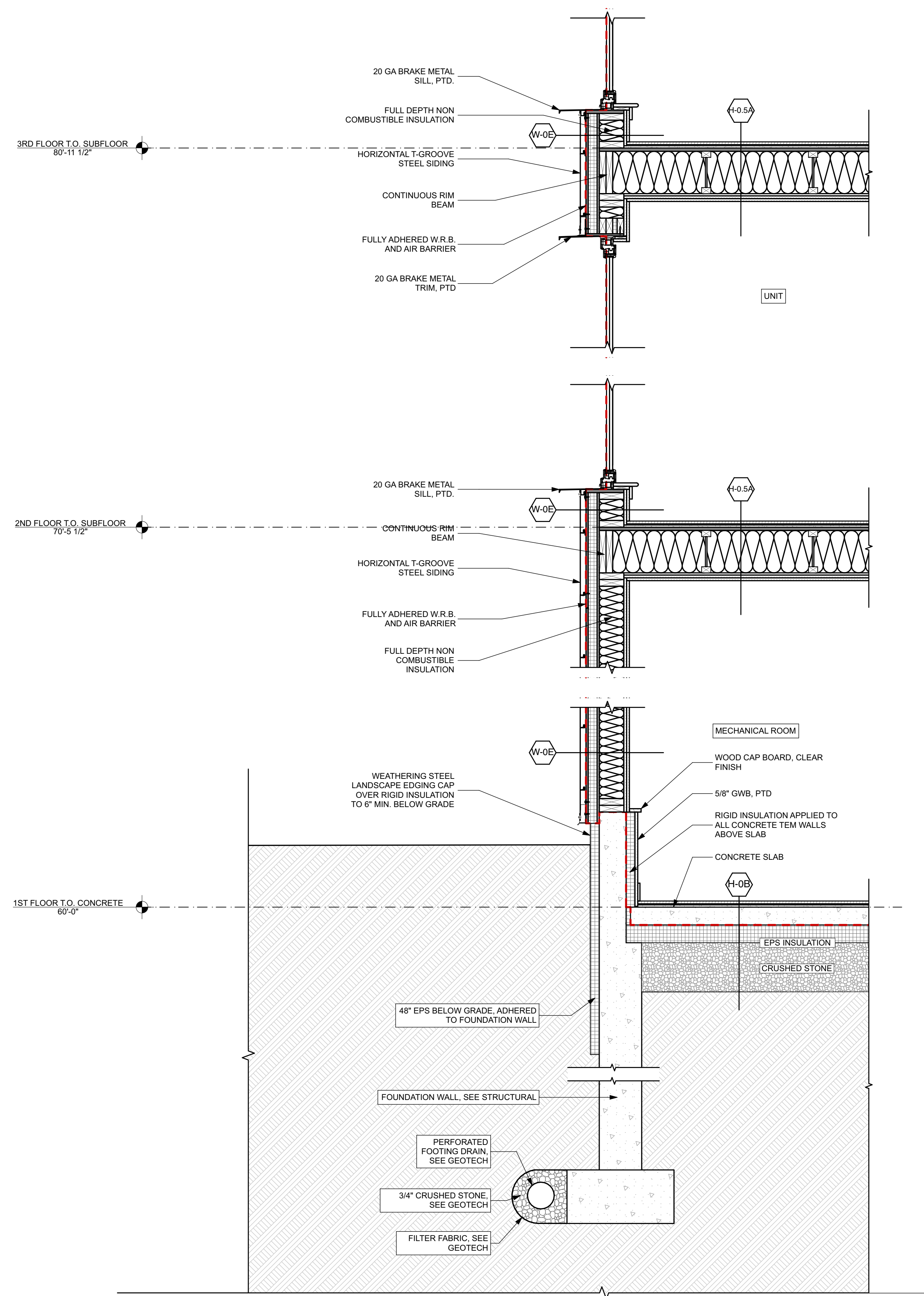
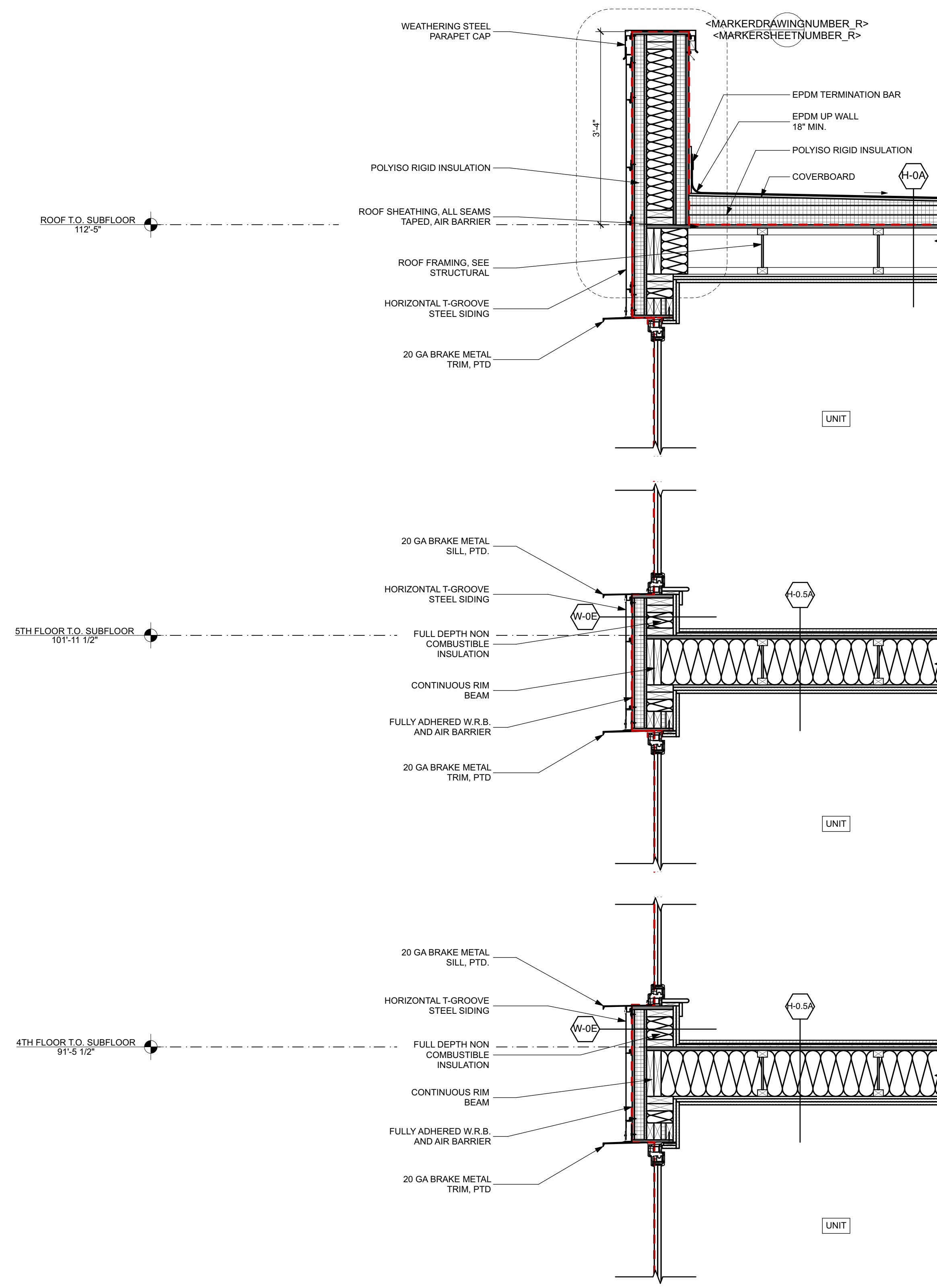
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WALL SECTIONS:
ENTRY CANOPY &
TUCK-UNDER
PARKING
A402



1 WALL SECTION TYP.
SCALE: 3/4" = 1'-0"



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Pearl Street 3B

Pearl Street
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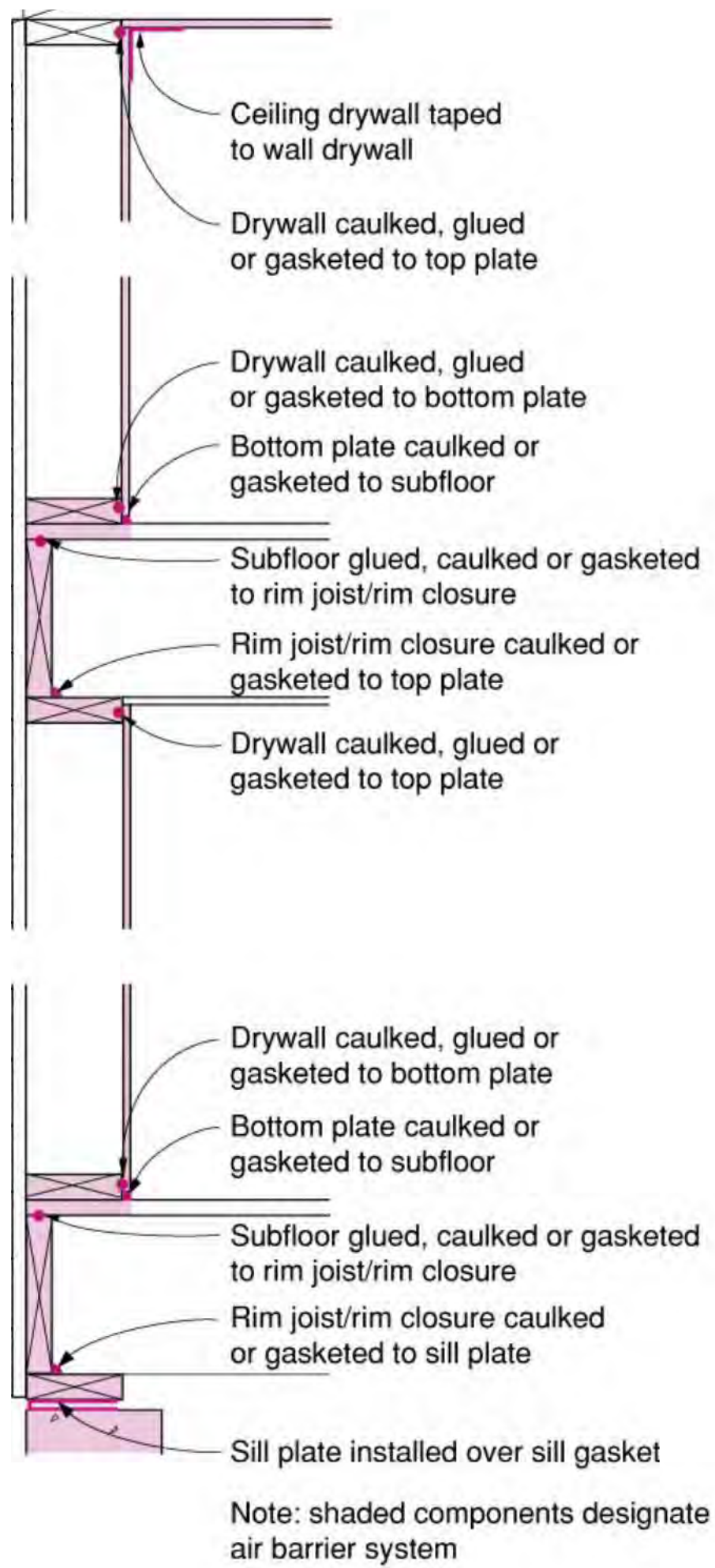
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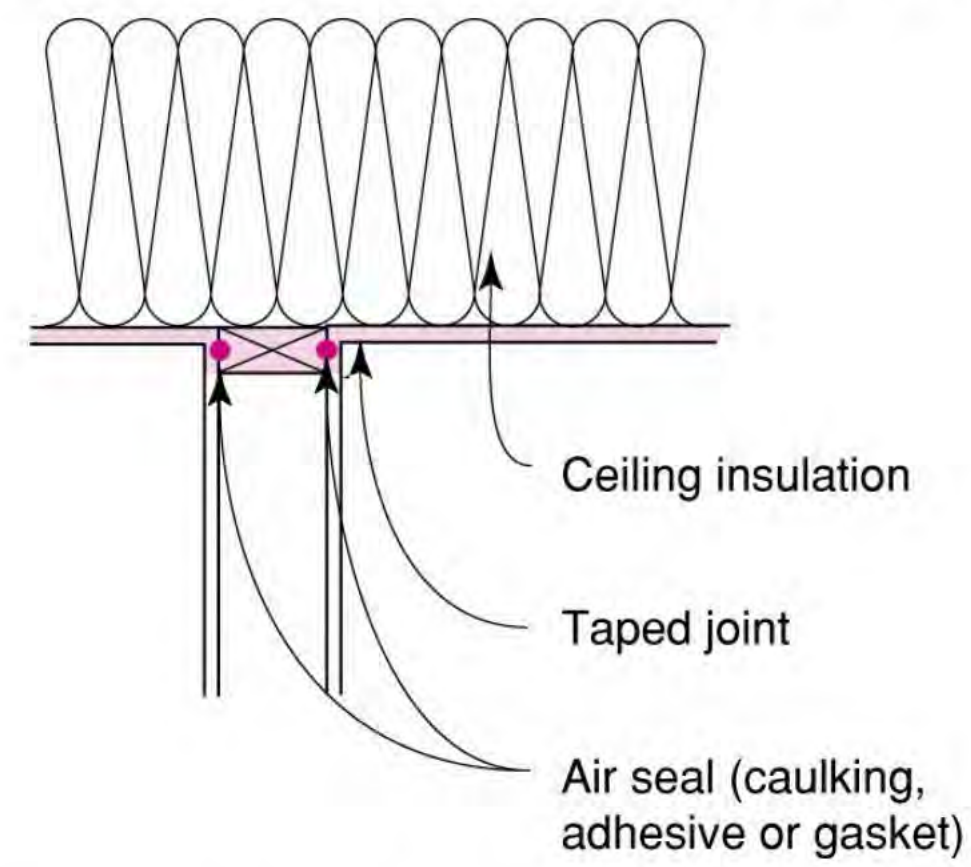
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Airtight Drywall Approach – Interior Air Barrier Using Drywall and Framing

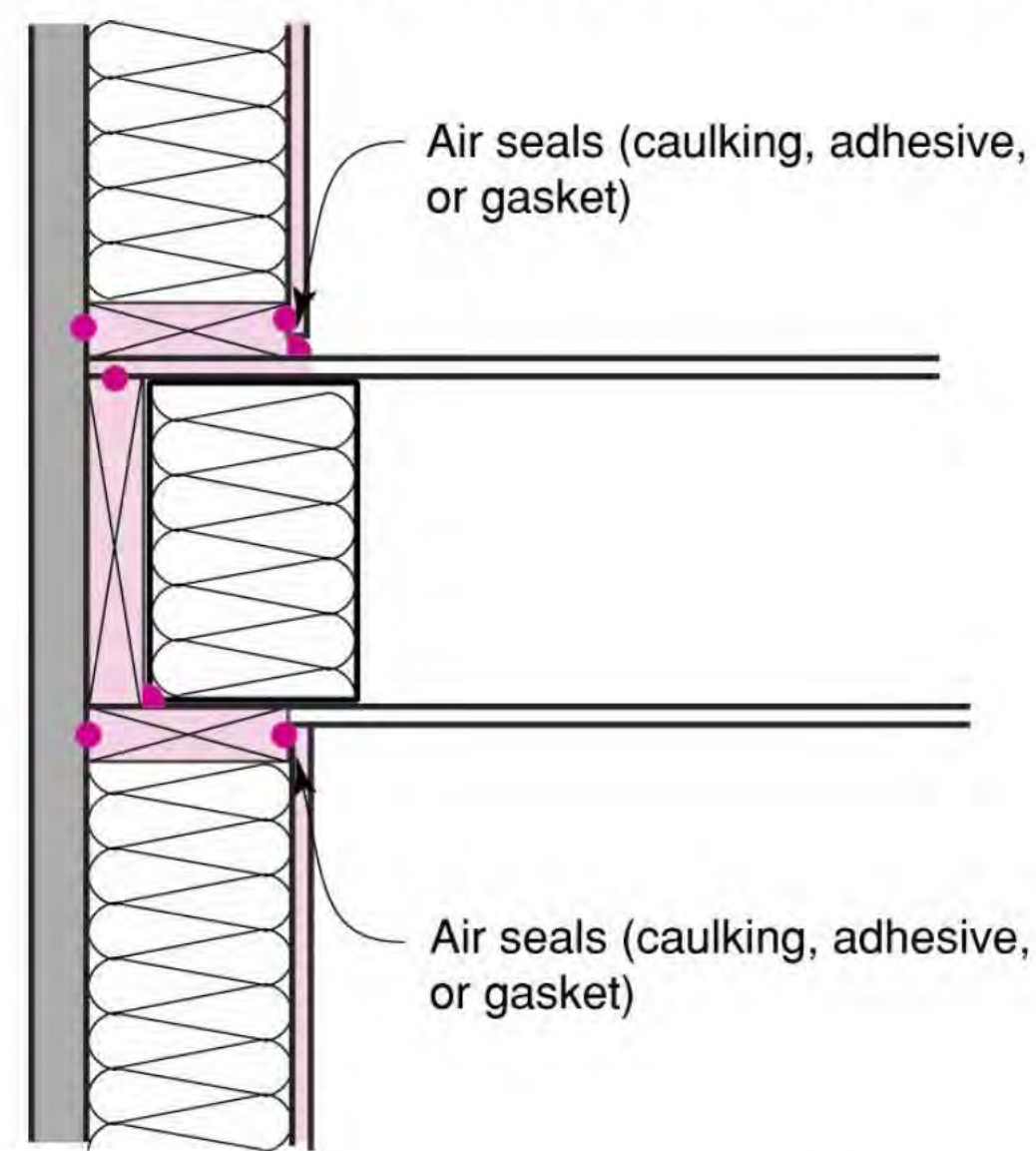


Top Plate



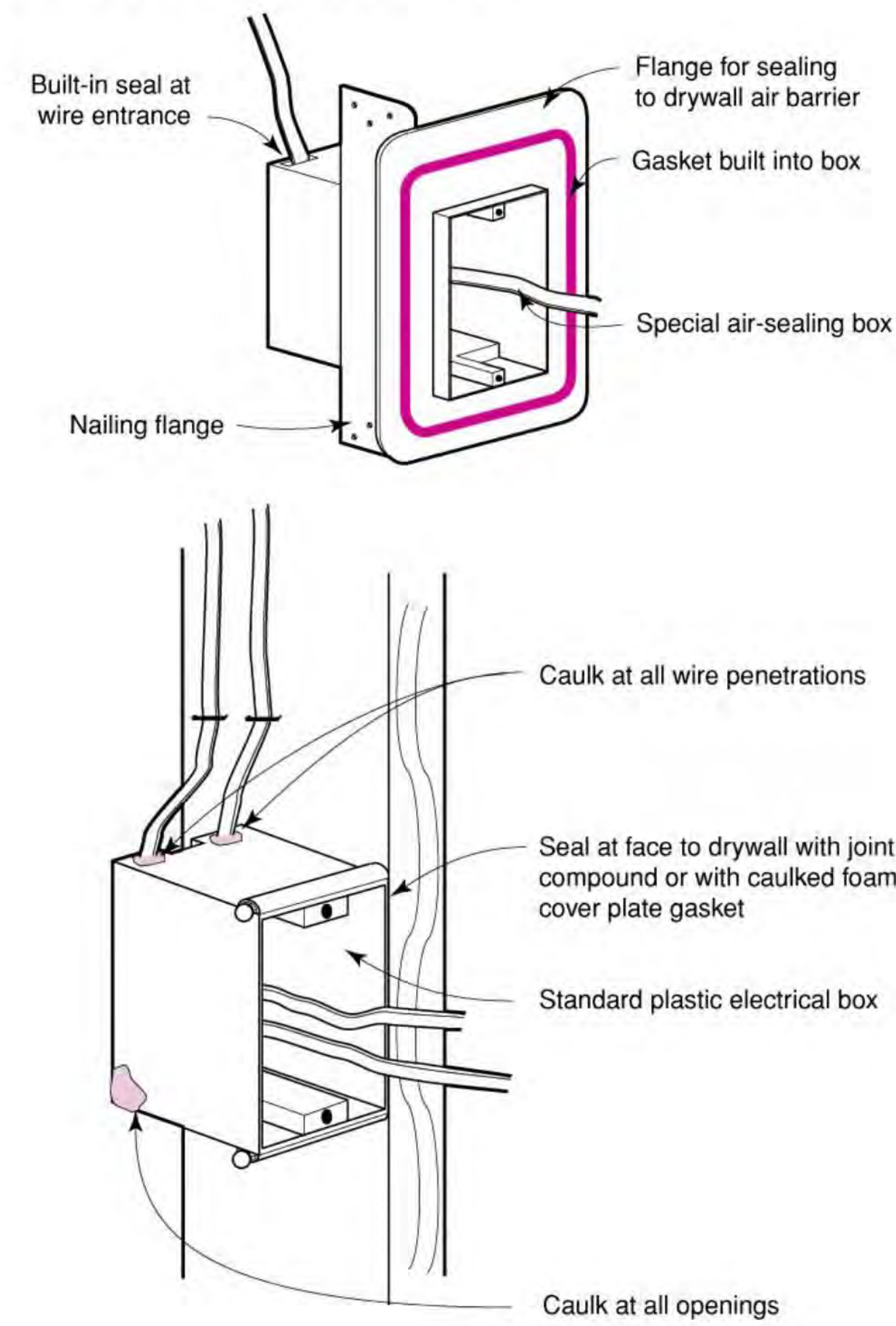
- Penetrations through top plate must also be sealed

Intersection of Floor Joists and Wall

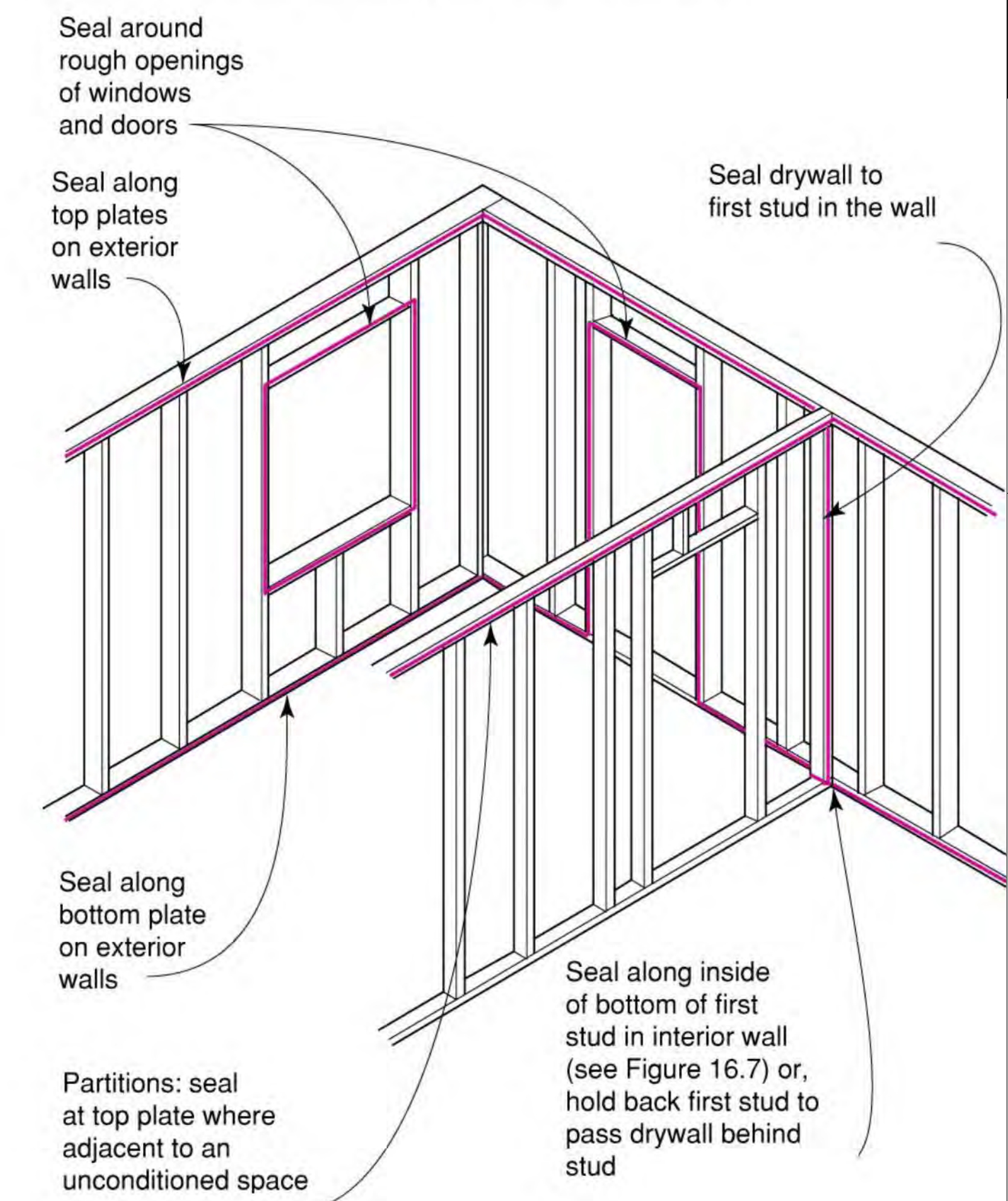


- Drywall sealed to top and bottom plates
- Bottom plate sealed to subfloor
- Subfloor sealed to rim closure board
- Rim closure board sealed to top plate

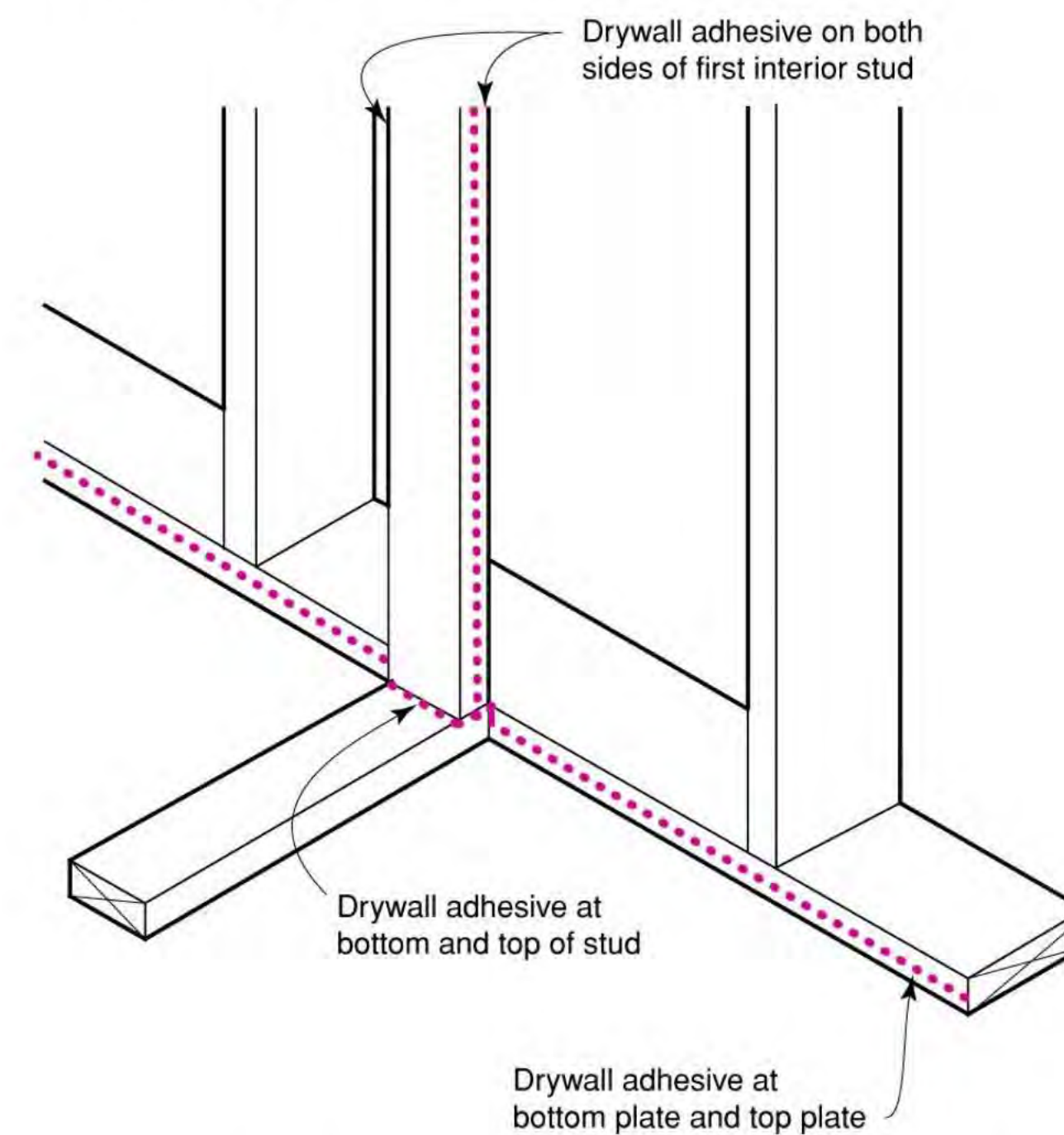
Electric Box Penetrations



Sealing Perimeter of Drywall Assemblies

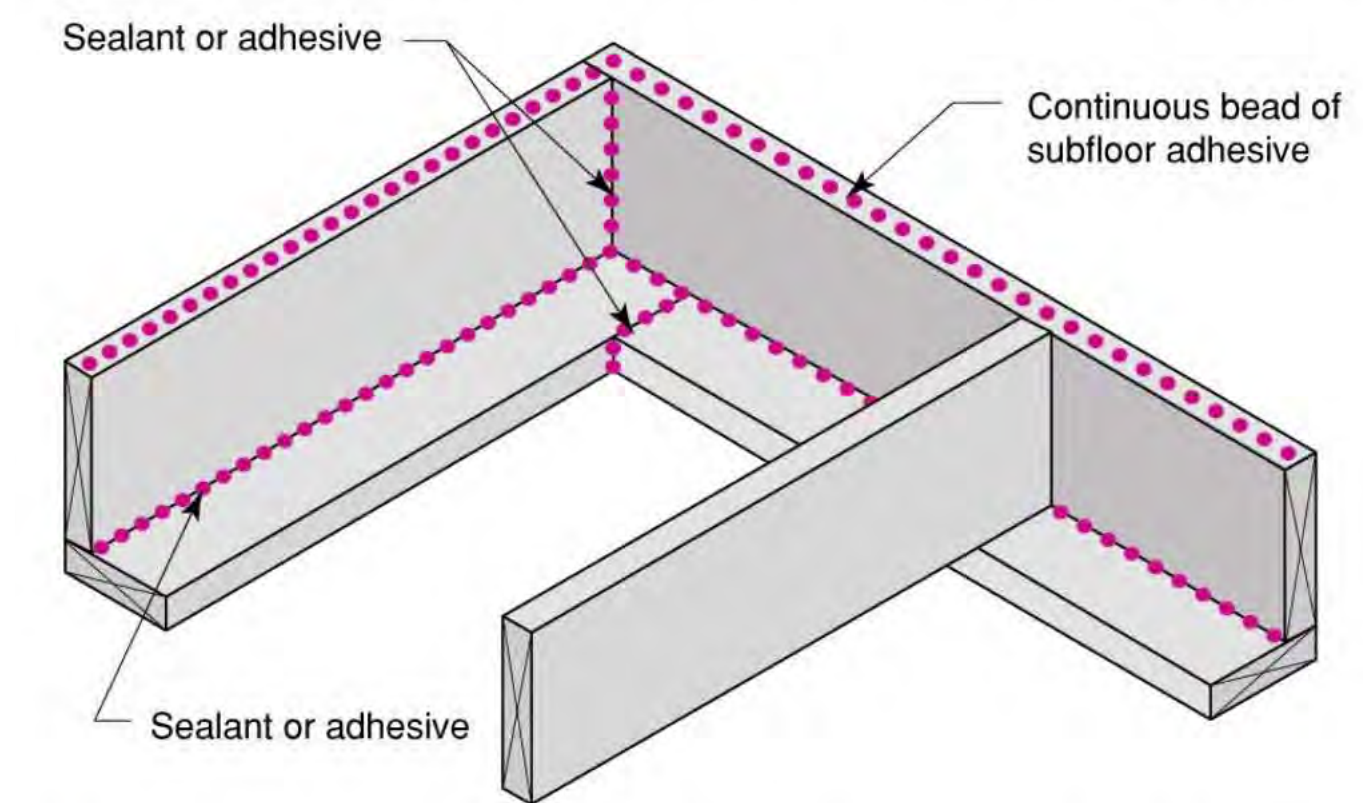


Air Sealing at Partition



- Adhesive at bottom and top of partition stud allows air barrier to transition uninterrupted to other side of partition
- Penetrations through first partition stud must also be sealed

Air Barrier Continuity at Rim Joist/Band Joist



- Continuous fillet bead applied at bottom of rim closure board
- Continuous bead of adhesive applied to top of rim closure board
- Sealant applied at all butt joints in rim closure board and sill plate/top plate
- Spray foam may also be used to seal between the sill/top plate, rim/band joist, and floor deck. Note that joints in the sill/top plate may not be sealed by the foam application.

CREATING A CONTINUOUS AIR BARRIER AT FOUNDATION SILL



- APPLY (1) ZIP TAPE TO BOTTOM OF ZIP SHEATHING, COVER ANY EXPOSED FOAM.
- USE DUCT TAPE AS FLUID APPLIED MASKING TO KEEP FOUNDATION WALL CLEAN
- APPLY LIQUID FLASHING WITH TROWEL, SPREAD VERTICALLY UP ZIP SHEATHING

- REMOVE TAPE TO EXPOSE CLEAN EDGE AT CONCRETE FOUNDATION WALL
- SEE FOUNDATION DETAILS FOR FURTHER DETAIL AT SILL

ALL DETAILS COURTESY AND COPYRIGHT BUILDING SCIENCE CORPORATION

Kaplan Thompson Architects
 102 Exchange Street
 Portland, ME 04101
 (207) 842-2888
 kaplanthompson.com

PROJECT
Pearl Street 3B

Pearl Street
 Biddeford, ME 04003

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MECHANICAL & PLUMBING ENGINEER
Design Day Mechanicals, Inc.
 P.O. Box 337
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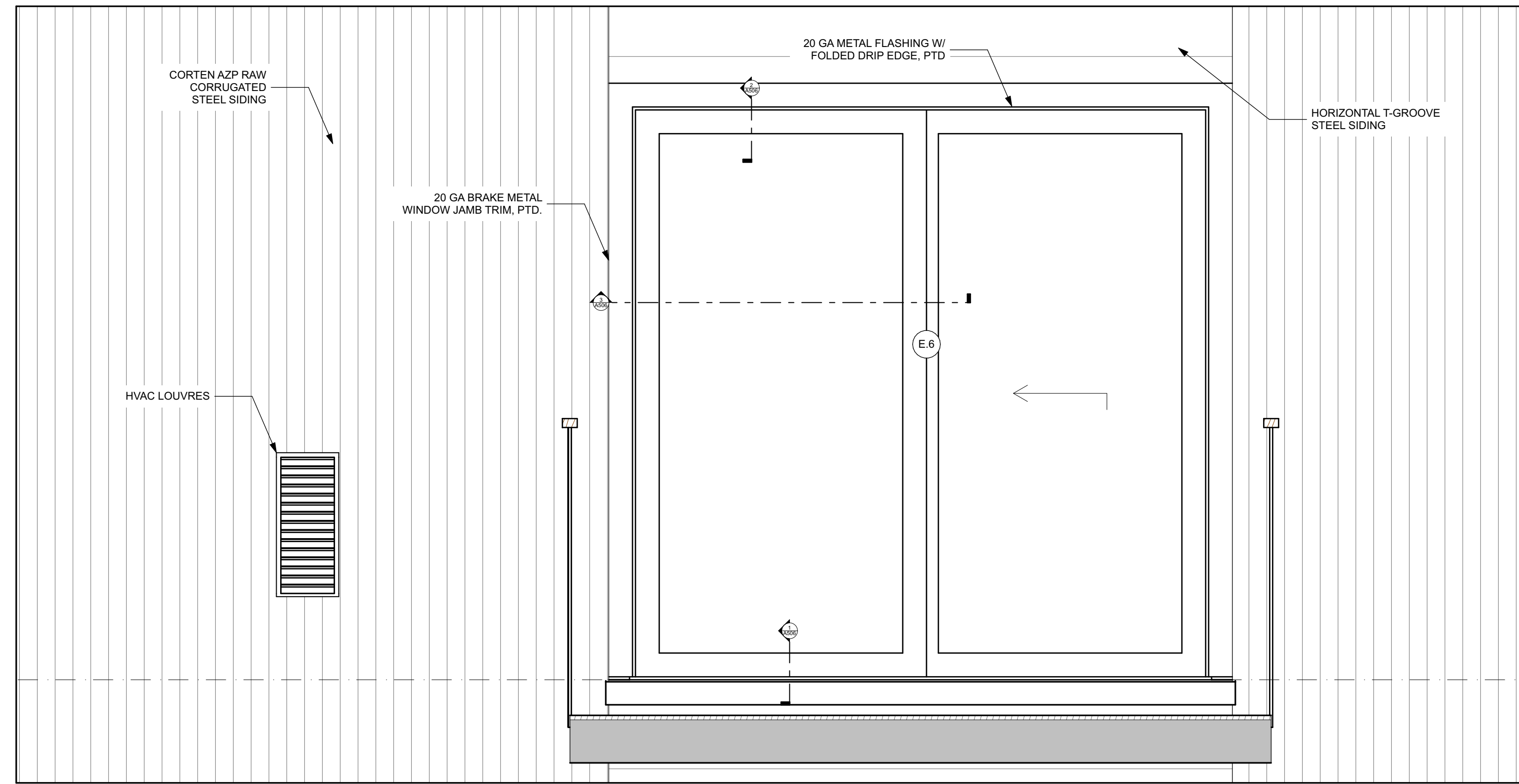
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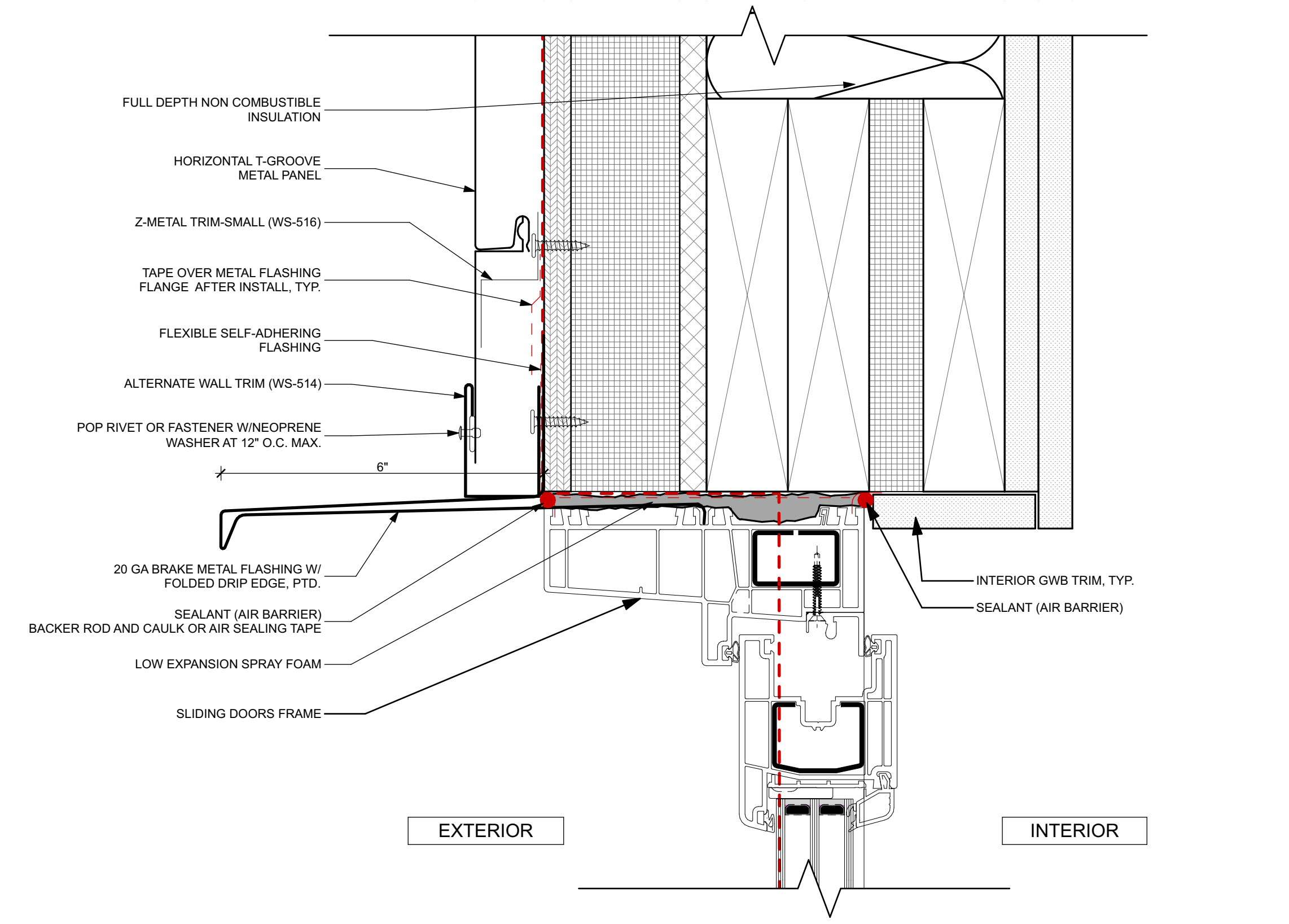
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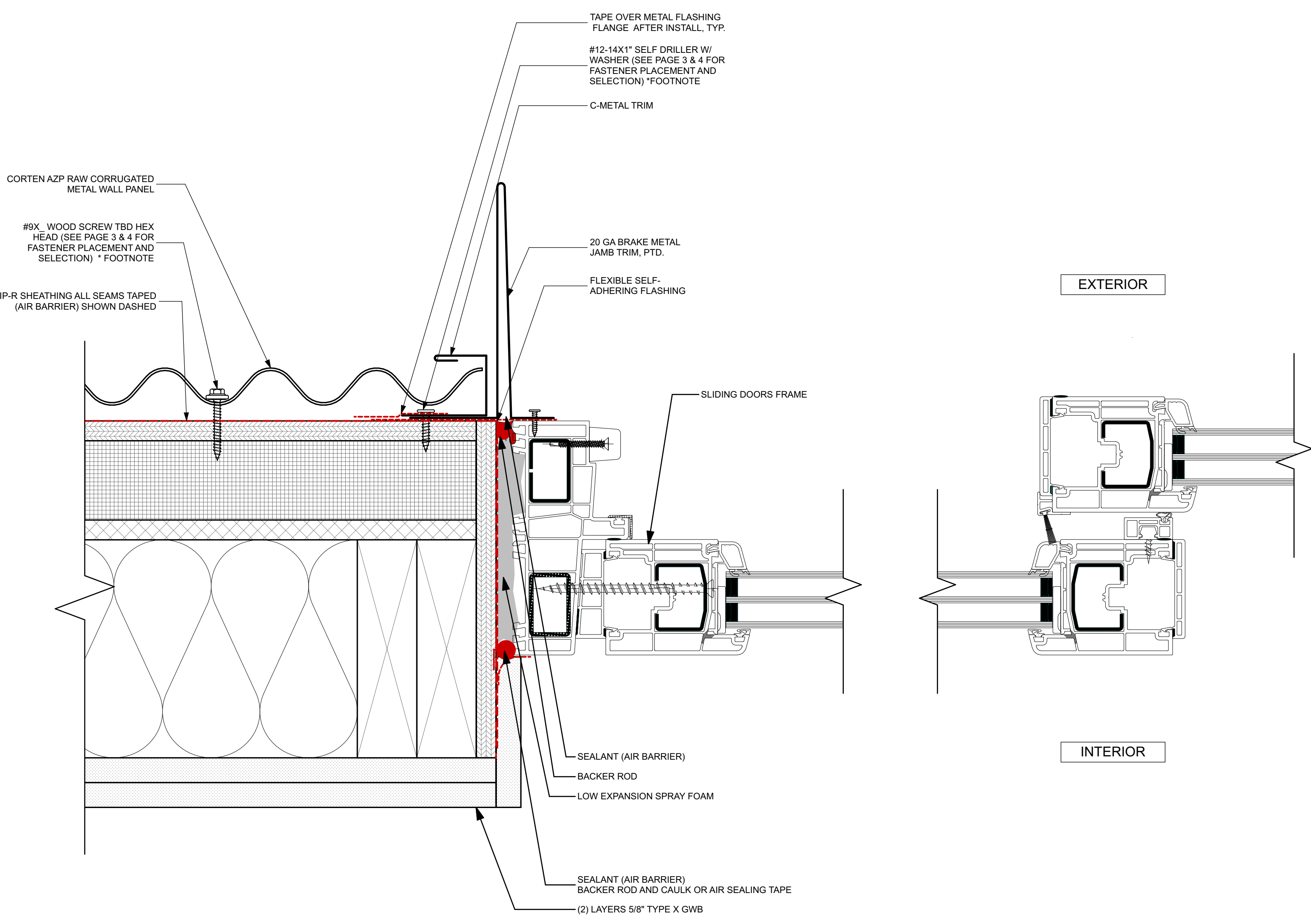
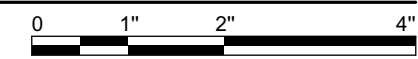
AIR SEALING DETAILS
A502



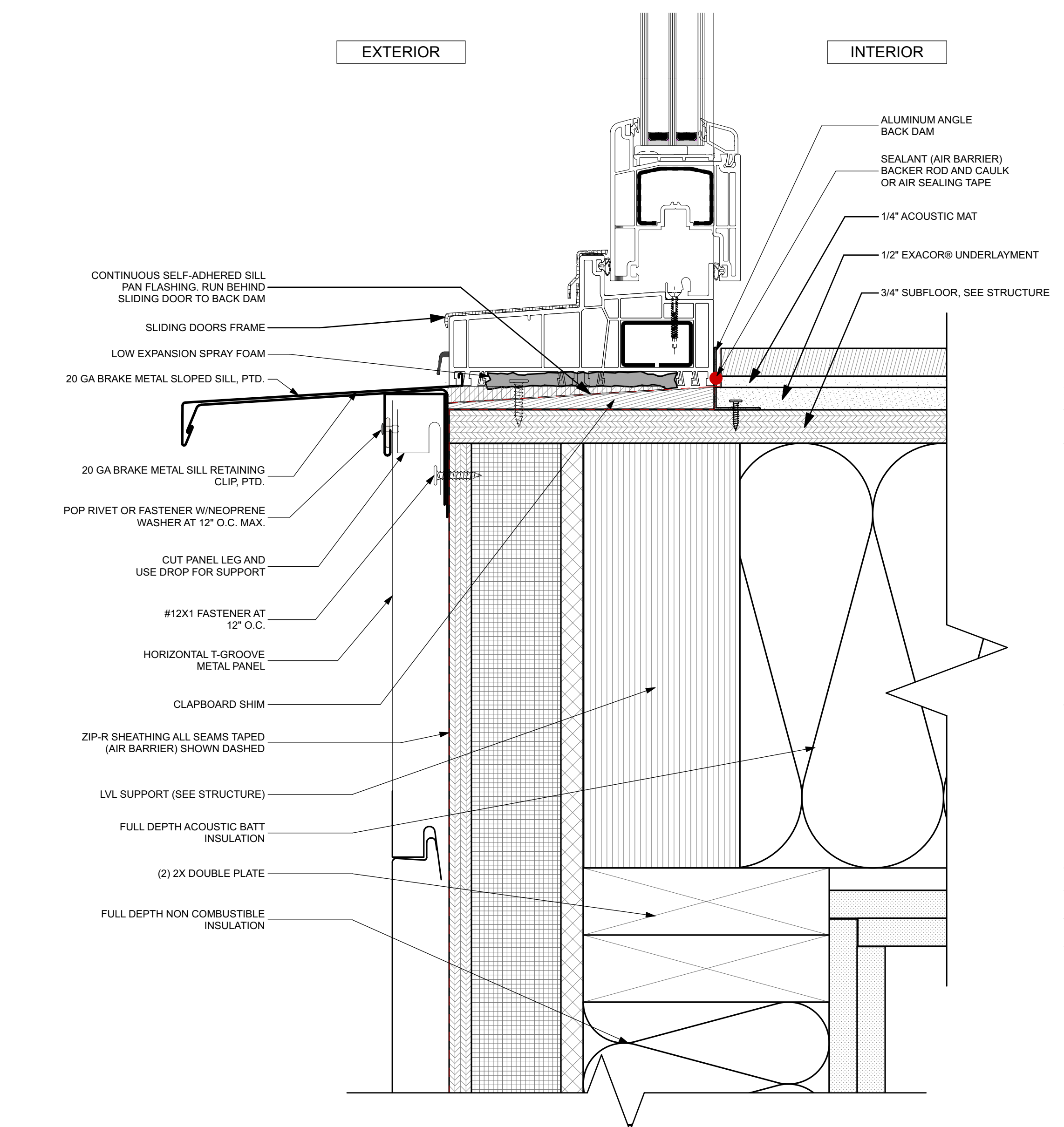
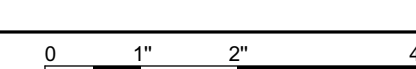
4 SLIDING DOOR DETAIL ELEVATION
SCALE: 3/4" = 1'-0"



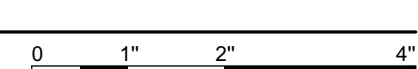
2 SLIDING DOOR HEAD DETAIL
SCALE: 6" = 1'-0"



3 SLIDING DOOR JAMB DETAIL
SCALE: 6" = 1'-0"



1 SLIDING DOOR SILL DETAIL
SCALE: 6" = 1'-0"



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PROJECT
**Pearl Street
3B**

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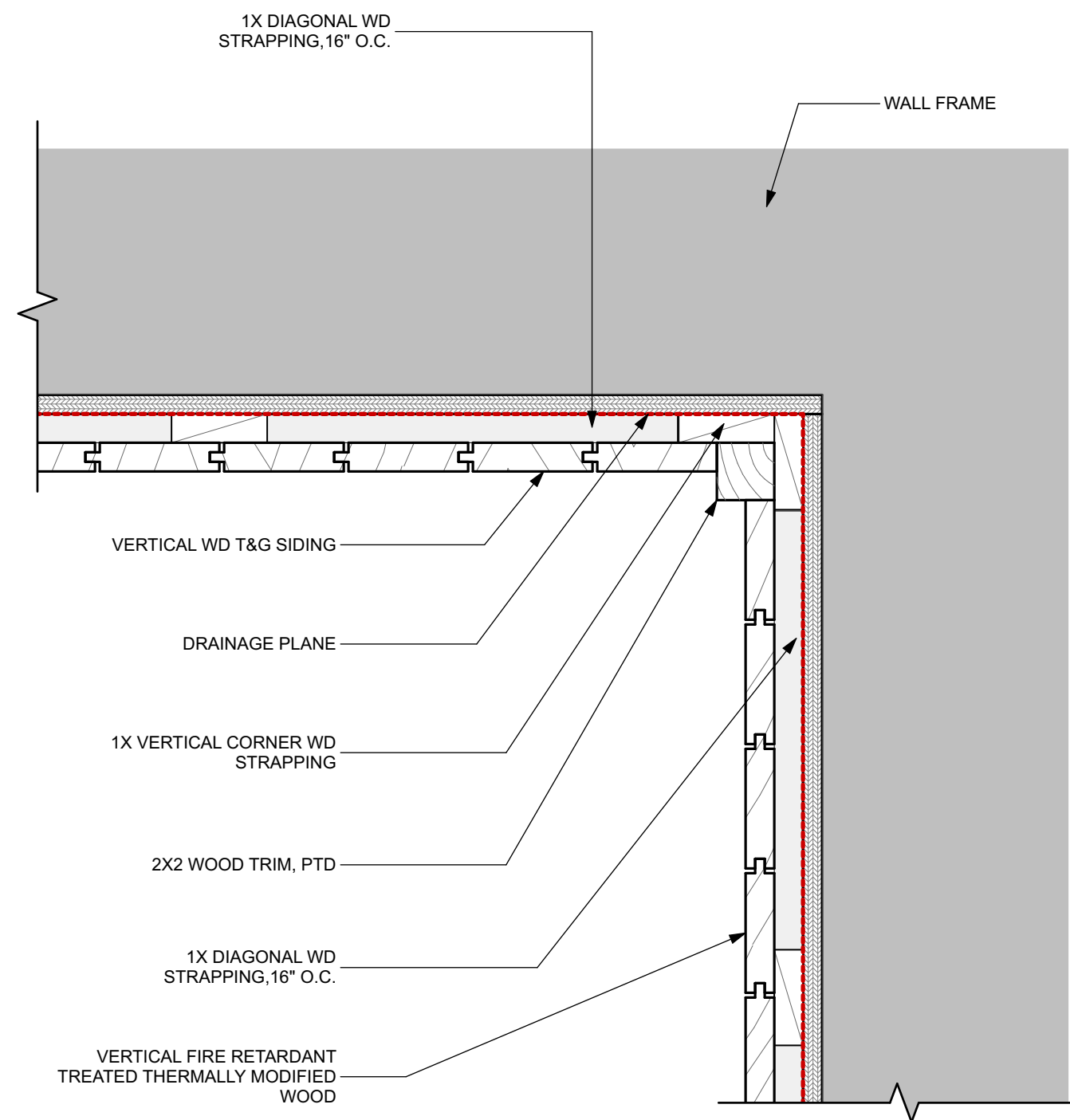
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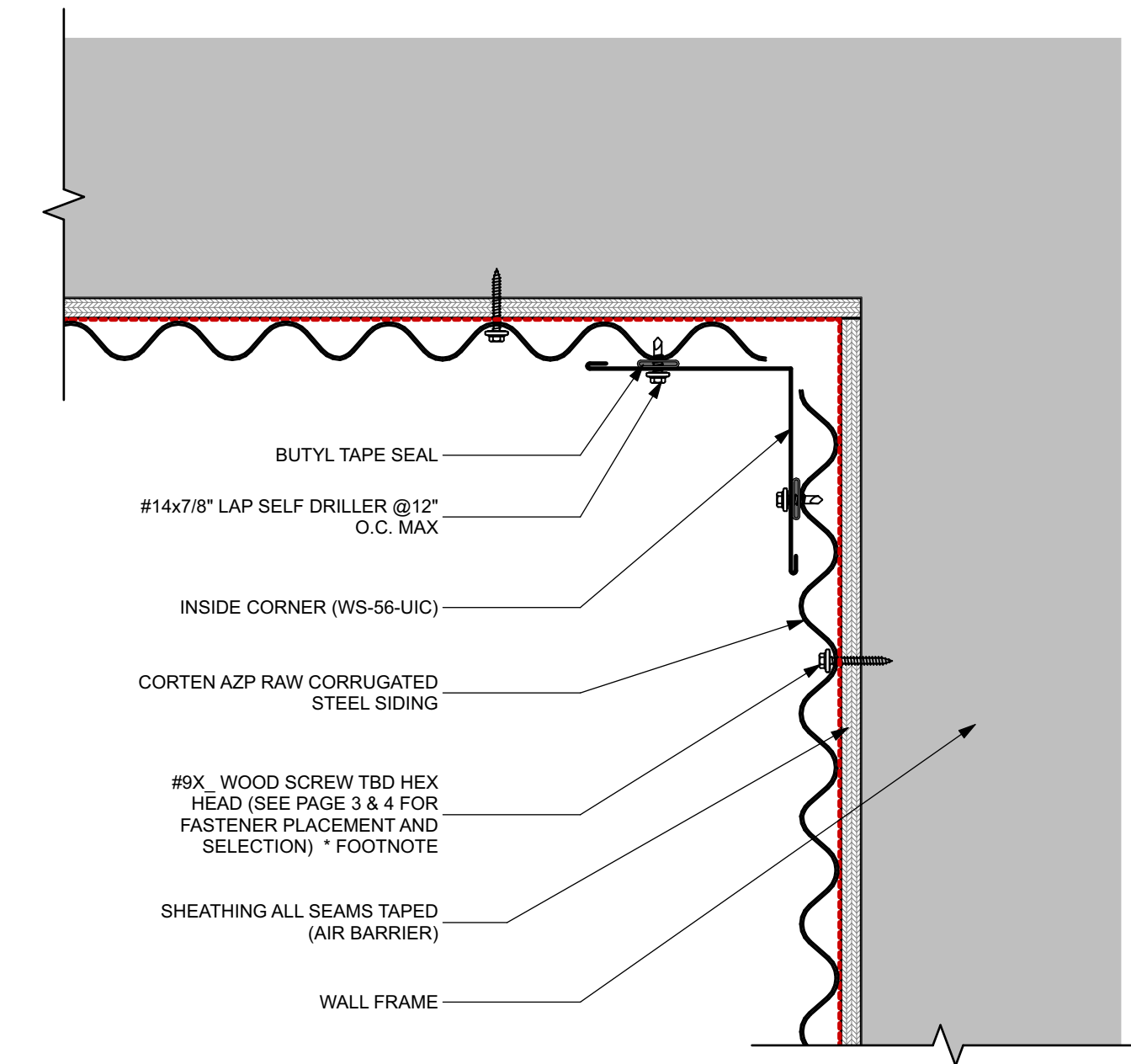
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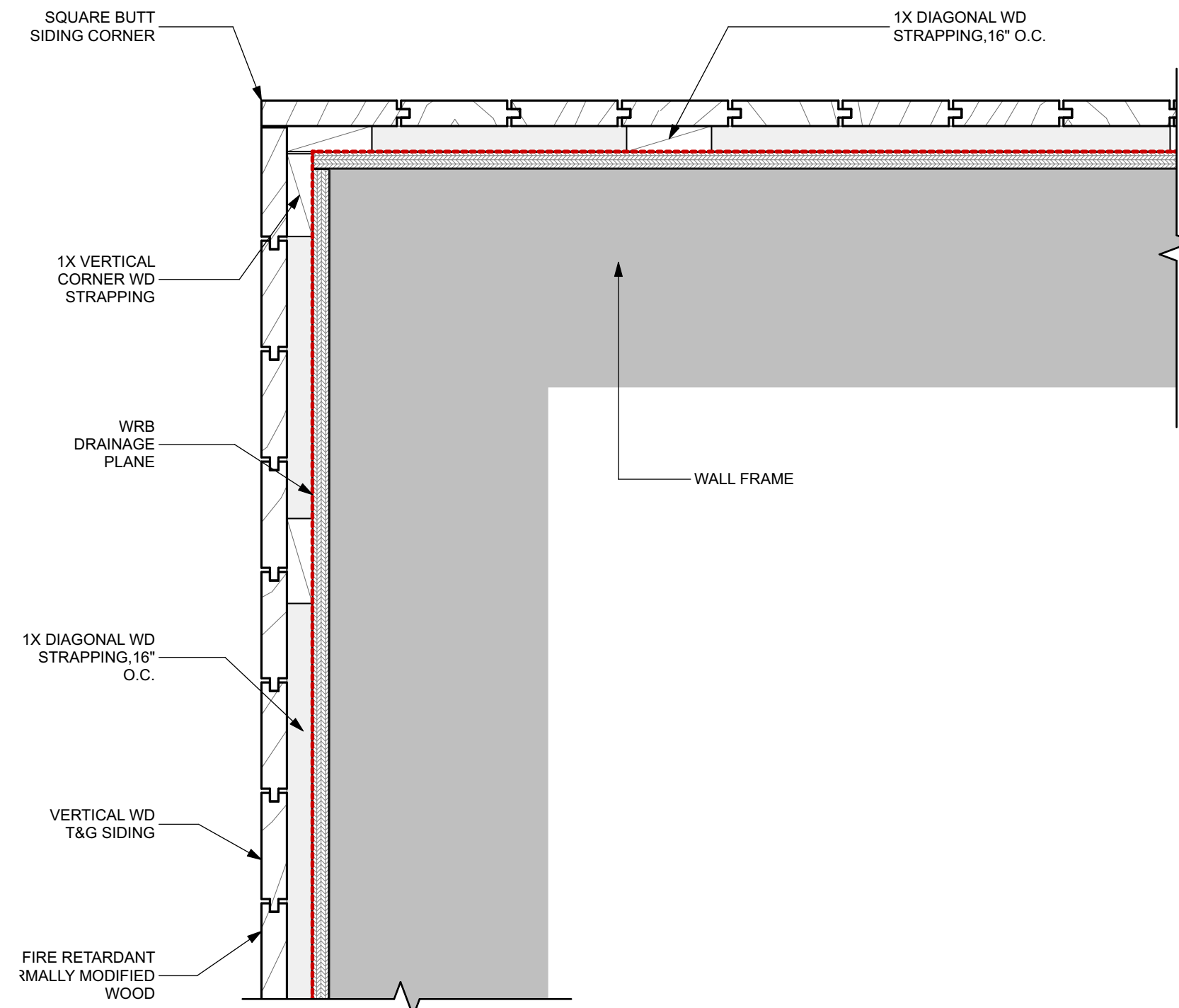
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22 Manchester Road, Suite 8A
Derry, NH 03038
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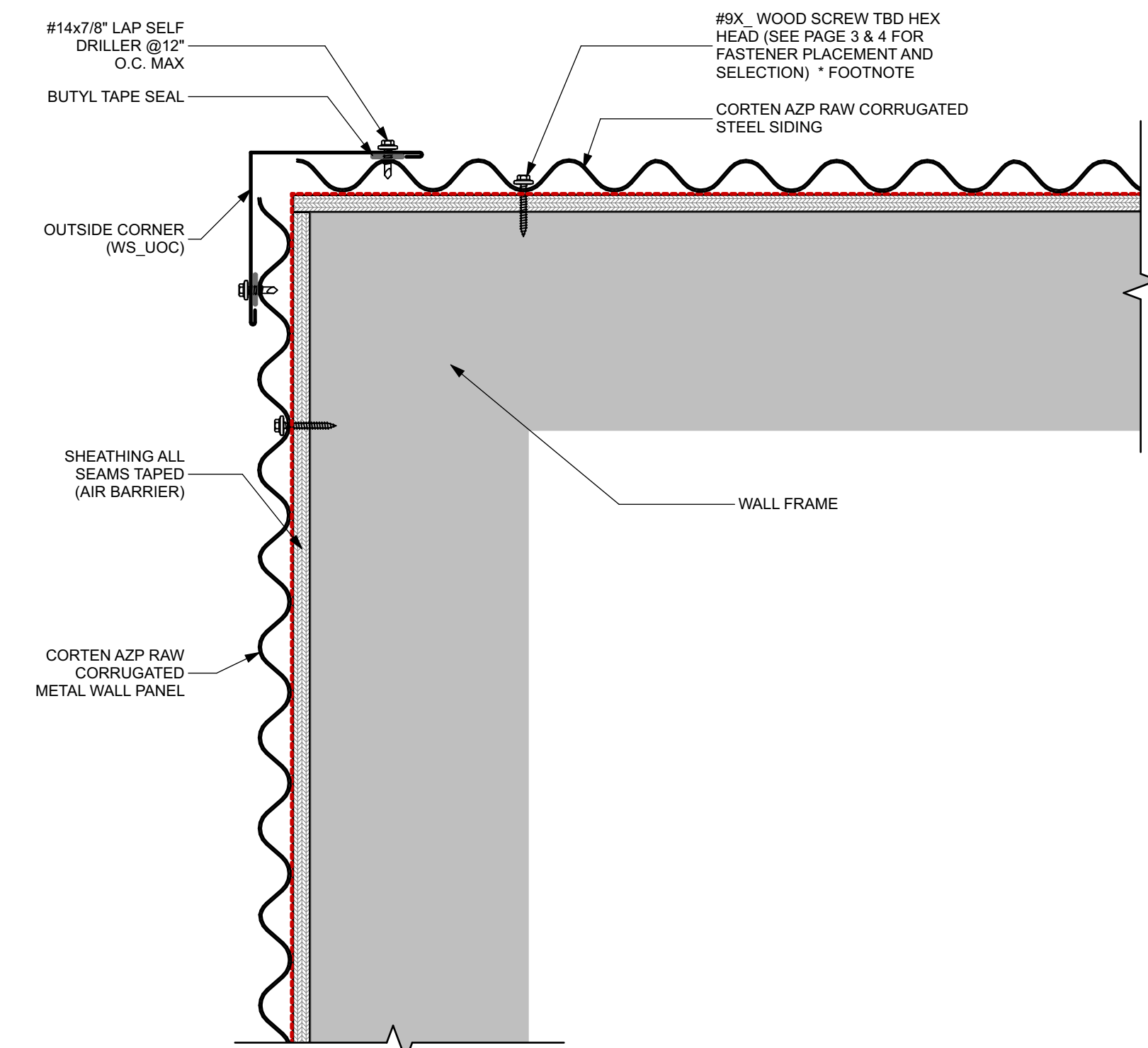
4 HORIZONTAL OUTSIDE CORNER: WOOD TO WOOD
SCALE: 3" = 1'-0"
0 3" 6" 9"



2 HORIZONTAL INSIDE CORNER: METAL TO METAL
SCALE: 3" = 1'-0"
0 3" 6" 9"



3 HORIZONTAL OUTSIDE CORNER: WOOD TO WOOD
SCALE: 3" = 1'-0"
0 3" 6" 9"



1 HORIZONTAL OUTSIDE CORNER: METAL TO METAL
SCALE: 3" = 1'-0"
0 3" 6" 9"

DATE	CHANGE NAME	DESCRIPTION
2/12/25		Bidding Documents

NOT FOR CONSTRUCTION	
PROJECT	F3B
DATE	2/12/25
REVISED 1	
REVISED 2	
DRAWN BY	JT CB SN PB
PHASE	Design Development

PROJECT
Pearl Street 3B

Pearl Street
 Biddeford, ME 04003

CIVIL ENGINEER
Acorn Engineering
 500 Washington Avenue, Suite 202
 Portland, ME 04103
 p: 207 775-2655

LANDSCAPE ARCHITECT
Soren deNiord Design Studio
 43 Wellwood Road
 Portland, ME 04103
 p: 207 400-2450

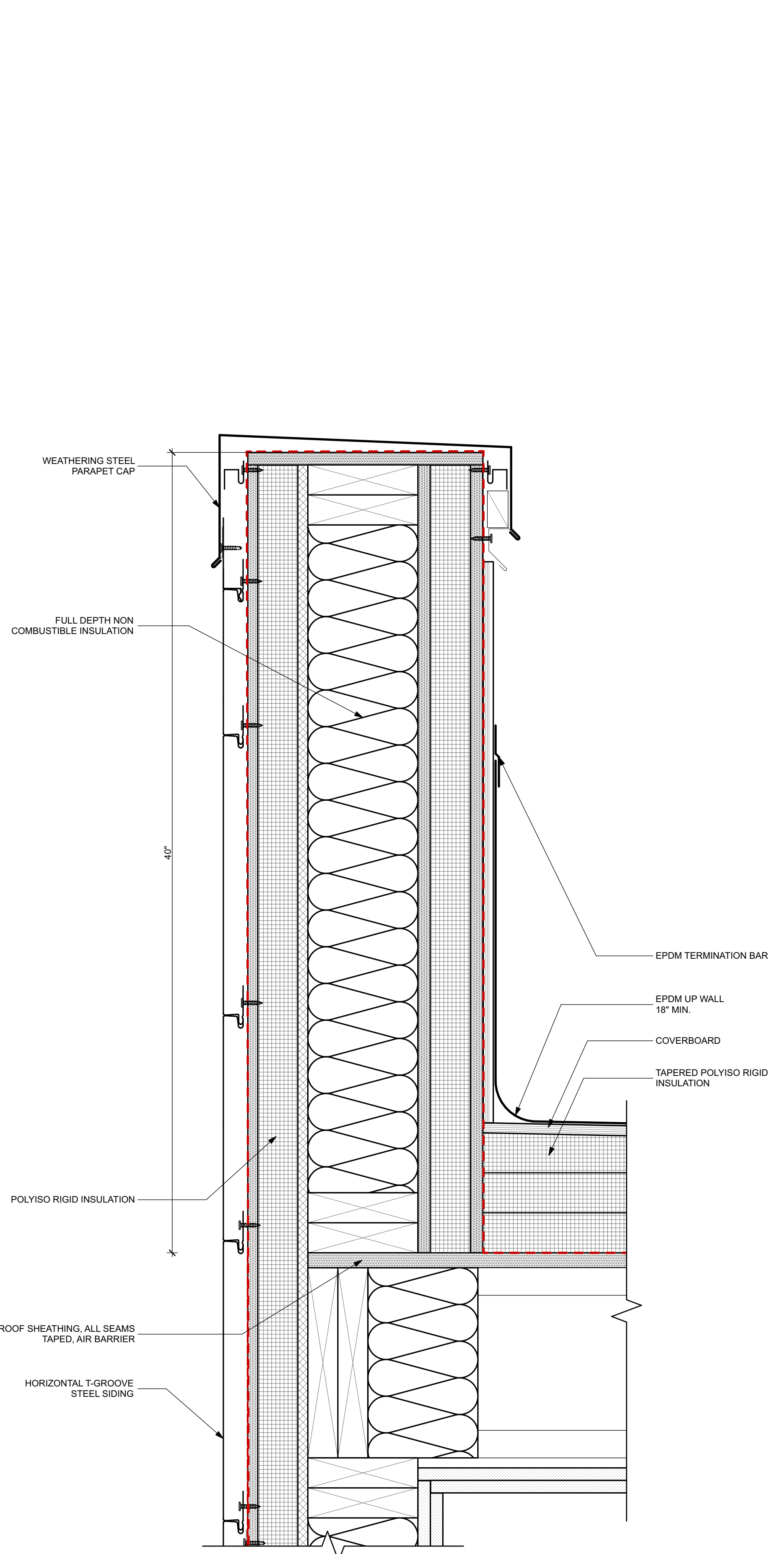
STRUCTURAL ENGINEER
Thornton Tomasetti
 14 York Street
 Portland, ME 04101
 p: 207 245-6060

MECHANICAL & PLUMBING ENGINEER
Design Day Mechanicals, Inc.
 P.O. Box 337
 Ipswich, NH 03071
 p: 207 337-2473

ELECTRICAL ENGINEER
Electrical Systems Engineering, Inc.
 22 Manchester Road, Suite 8A
 Derry, NH 03038
 p: 603 870-9009

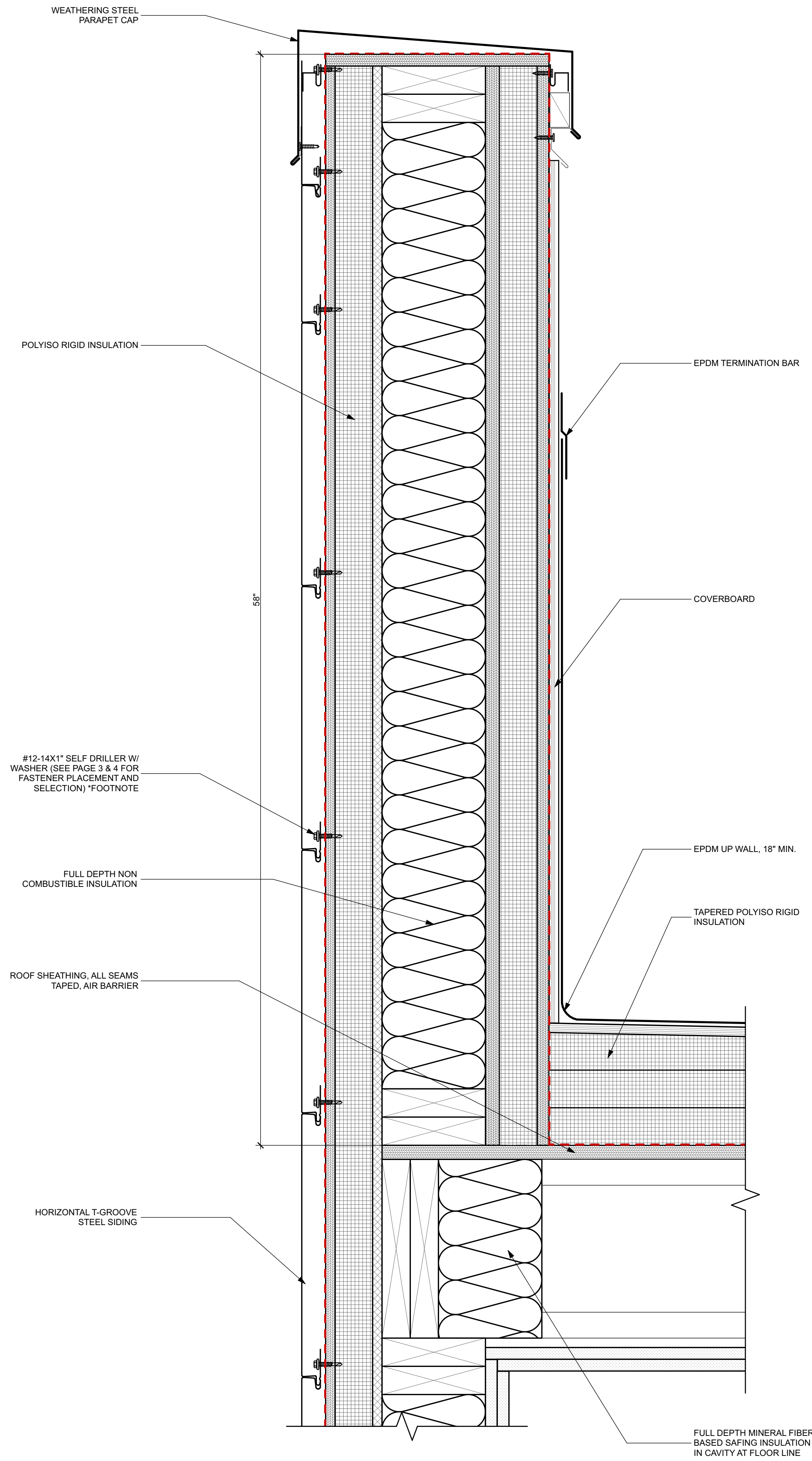
DATE	CHANGE NAME	DESCRIPTION
2/12/25		Bidding Documents

NOT FOR CONSTRUCTION	
PROJECT	F3B
DATE	2/12/25
REVISED 1	
REVISED 2	
DRAWN BY	JT CB SN PB
PHASE	Design Development



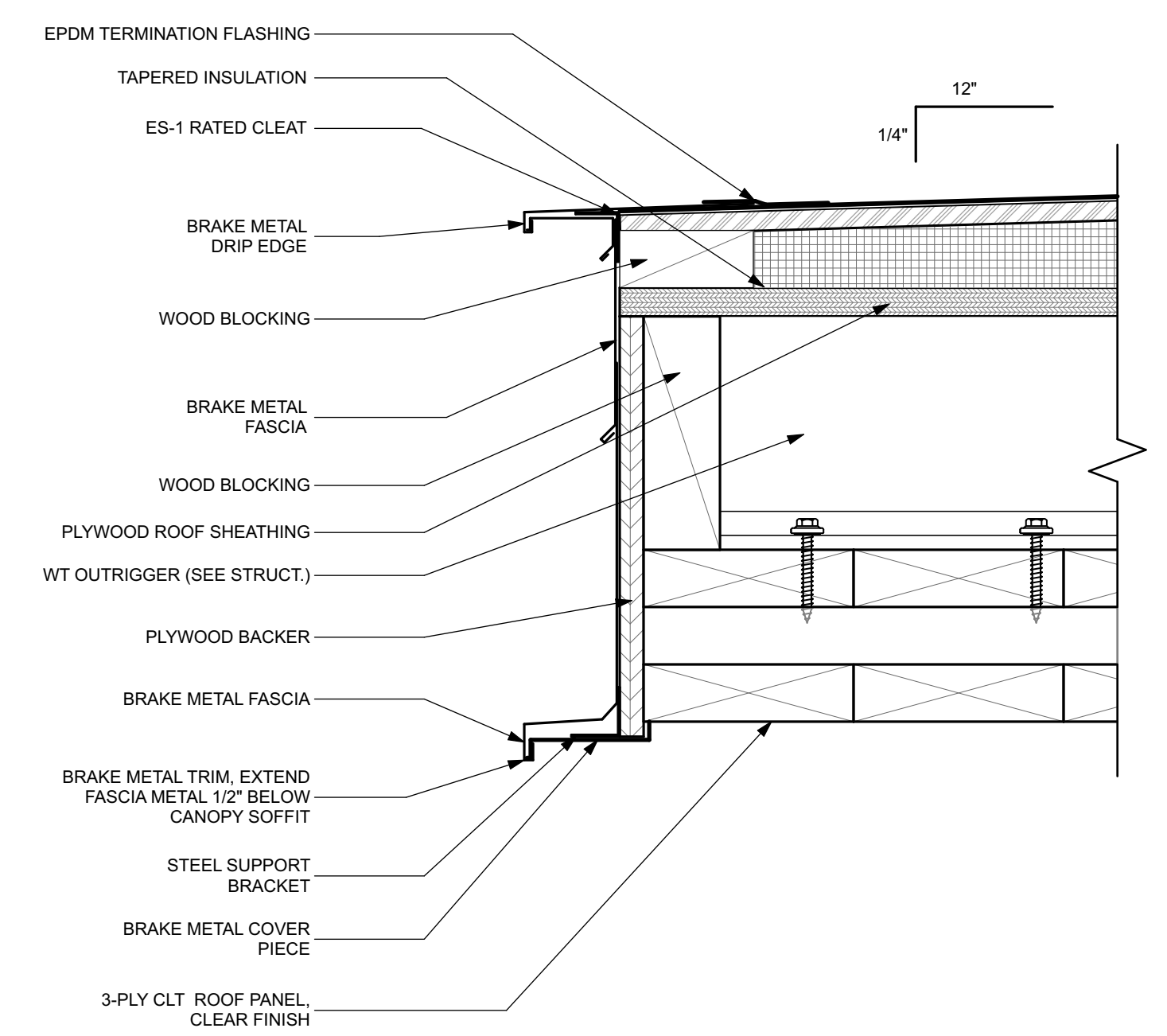
3 SHORT PARAPET DETAIL

SCALE: 3" = 1'-0"



2 TALL PAREPET DETAIL

SCALE: 3" = 1'-0"



1 CANOPY EDGE DETAIL

SCALE: 3" = 1'-0"





Fire Retardant Lunawood ThermoWood®

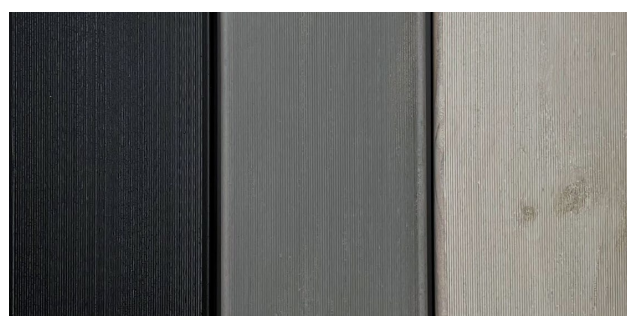
Lunawood ThermoWood® products are also available as fire retardant, further expanding the possibilities of using Lunawood in architecture. Using the impregnation method, Lunawood ThermoWood® meets the required fire class B for the facade structures subject to Euro code EN 13501.

The BurnBlock® technology and method used is a documented, CE-marked treatment process that provides uniform fire protection without the risk of leaching and the need for maintenance. Planed, flat tongued and grooved Lunawood products achieve fire class B-s1,d0, while 3D Lunawood products are tested to fire class B-s2,d0.

Throughout impregnated with fire retardant does effect on neither the visual appearance nor the original technical properties of Lunawood. The treatment is durable in all climates without the risk of leaching.

Available in three earthy colors

Lunawood offers also painted fire retardant products conducted by CE-certified painter Partner. Color options light-grey and mid-grey are suitable both indoor and outdoor, where as the black surface treatment is only for outdoor use.



Outdoor: Black, Mid-Grey, Light-Grey

Indoor: Mid-Grey, Light-Grey

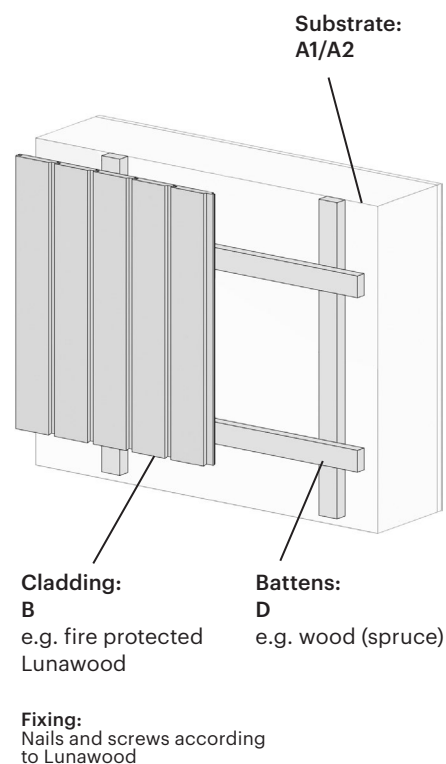


Structural requirements

Any substrate of at least 12 mm thickness and with a density equal to or greater than 525 kg/m³ needs to meet fire classification of A1 or A2-s1,d0. Support battens are of wood in fire class D or of aluminium. The cladding ought to meet fire classification of B.

Ventilation gap in closed structures, i.e., for tongue&groove products according to Lunawood installation guide for facades. Open constructions need to be tested and approved separately.

Installation and fastening with nails and screws according to Lunawood's instructions.



Product	Fire class	Usage	Note
Flat, min. 19 mm thick tongue&groove Lunawood Thermowood of Nordic Spruce and Pine	B-s1,d0	Outdoor and indoor use	
3D-look products	B-s2,d0	Outdoor and indoor use	In indoor use: Needs to be checked with fire authority
Battens	B-s1,d0	Outdoor and indoor use	Needs to be fire tested as a whole structure

lunawood.com

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Finishes You've Never Seen Before®

7/8" CORRUGATED

7/8" Corrugated Metal Roofing & Wall Panels Have Deep Wavy Corrugations.

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted



View Product

SPECIFICATIONS:

Profile Type:	7/8" Corrugated	Available Gauges:	22, 20
Rib Height:	7/8"	Substrate:	A606-4 (aka Corten®)
Rib Distance (Pitch):	2.67" Pitch	Finish:	A606-4 (aka Corten®)
Overall Width:	39"	Fasteners:	Exposed
Coil Feed:	48"	Panel Length:	1' to 52'
Warranty:	Sold AS IS – No Warranty	Recommended Minimum Roof Slope:	3/12
Coverage Area		Installation:	Can be installed over an open purlin system or a solid substrate. Use bead mastic on the overlap if used for a roofing application.
Roof:	34.67"		
Wall:	37"		

APPLIES TO THE FOLLOWING COLORS/FINISHES:

- A606-4 (aka Corten®)

***Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel screws with a painted brown screw head for installing the panels.

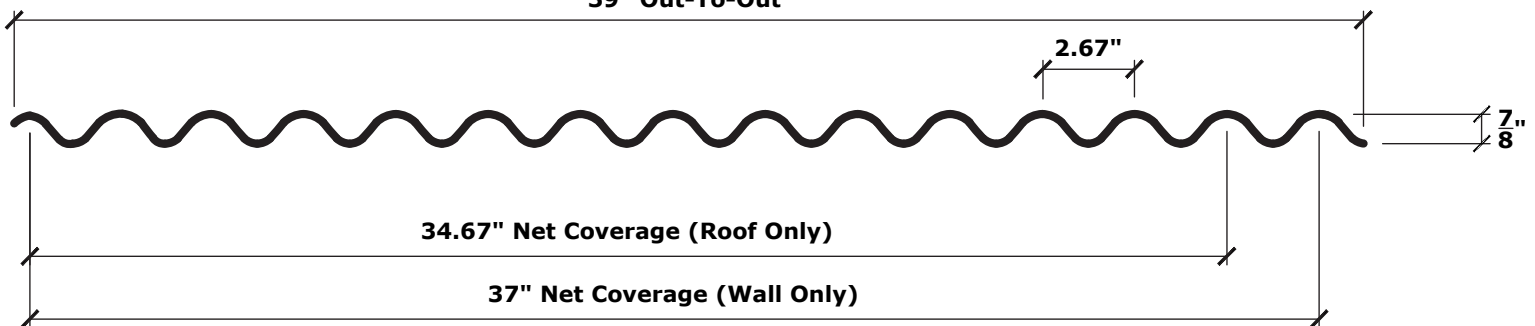


Shown in A606-4 (aka Corten®)

PROFILE:

7/8" Corrugated

39" Out-To-Out



***There can be variance in the overall width of up to 1". This will NOT lessen roof/wall coverage.

Colors represented on this profile sheet may not match actual material. All colors should be verified using an actual metal color sample.

01.31.25



Finishes You've Never Seen Before®

RUSTWALL®-12" FACE SIZE

1" Deep Narrow Width Concealed Fastener Wall Cladding System

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted



View Product

SPECIFICATIONS:

Profile Type:	Rustwall®	Rib Height:	1"
Face Size:	12"	Warranty:	Sold AS IS – No Warranty
Available Reveals:	<ul style="list-style-type: none"> • NR - No Reveal • 1.0 - 1" Reveal • 2.0 - 2" Reveal • 3.0 - 3" Reveal 	Available Gauges:	22
Overall Width		Substrate:	A606-4 (aka Corten®)
Standard:	12", 14", 16", 18"	Finish:	A606-4 (aka Corten®)
Custom Widths Available:	Up to 22" max	Fasteners:	Concealed
		Panel Length:	1' to 52'
		Installation:	Can be installed over a solid substrate - vertical or horizontal.

APPLIES TO THE FOLLOWING COLORS/FINISHES:

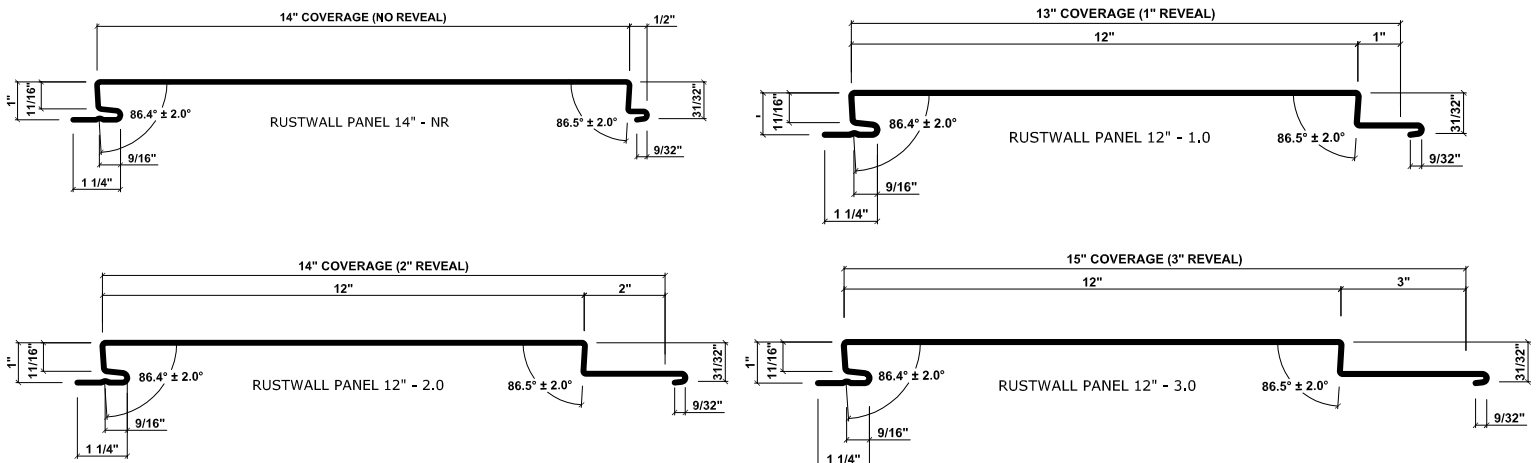
- A606-4 (aka Corten®)

***Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel screws with a painted brown screw head for installing the panels.



Shown in A606-4 (aka Corten®)

PROFILE:



Colors represented on this profile sheet may not match actual material. All colors should be verified using an actual metal color sample.

Rev. 02.11.25

Phoenix: ☎ (602) 495-0048 ✉ sales@westernstatesmetalroofing.com | Washington: ☎ (509) 418-2833 ✉ washington-wsmr@westernstatesmetalroofing.com

Tucson: ☎ (520) 574-4247 ✉ tucsonsales@westernstatesmetalroofing.com | Texas: ☎ (972) 843-4343 ✉ texas-sales@westernstatesmetalroofing.com



Finishes You've Never Seen Before®

RUSTWALL®-14" FACE SIZE

1" Deep Narrow Width Concealed Fastener Wall Cladding System

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted



View Product

SPECIFICATIONS:

Profile Type:	Rustwall®	Rib Height:	1"
Face Size:	14"	Warranty:	Sold AS IS – No Warranty
Available Reveals:	<ul style="list-style-type: none"> • NR - No Reveal • 1.0 - 1" Reveal • 2.0 - 2" Reveal • 3.0 - 3" Reveal 	Available Gauges:	22
Overall Width		Substrate:	A606-4 (aka Corten®)
Standard:	12", 14", 16", 18"	Finish:	A606-4 (aka Corten®)
Custom Widths Available:	Up to 22" max	Fasteners:	Concealed
		Panel Length:	1' to 52'
		Installation:	Can be installed over a solid substrate - vertical or horizontal.

APPLIES TO THE FOLLOWING COLORS/FINISHES:

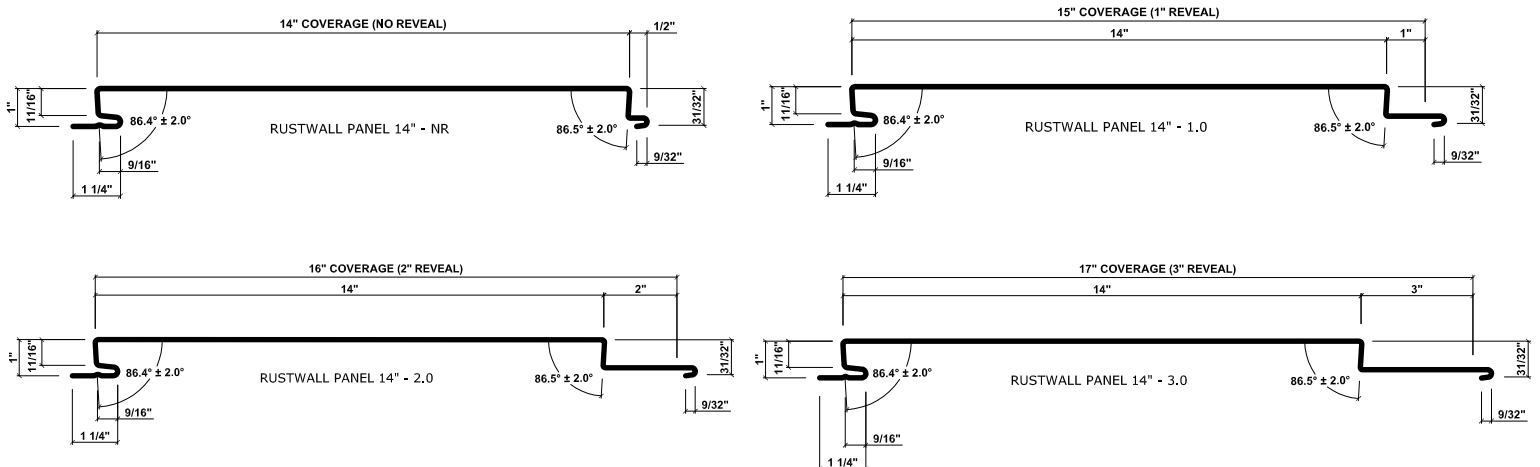
- A606-4 (aka Corten®)

***Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel screws with a painted brown screw head for installing the panels.



Shown in A606-4 (aka Corten®)

PROFILE:



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Finishes You've Never Seen Before®

RUSTWALL®-16" FACE SIZE

1" Deep Narrow Width Concealed Fastener Wall Cladding System

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted



View Product

SPECIFICATIONS:

Profile Type:	Rustwall®	Rib Height:	1"
Face Size:	16"	Warranty:	Sold AS IS – No Warranty
Available Reveals:	<ul style="list-style-type: none"> • NR - No Reveal • 1.0 - 1" Reveal • 2.0 - 2" Reveal • 3.0 - 3" Reveal 	Available Gauges:	22
Overall Width		Substrate:	A606-4 (aka Corten®)
Standard:	12", 14", 16", 18"	Finish:	A606-4 (aka Corten®)
Custom Widths Available:	Up to 22" max	Fasteners:	Concealed
		Panel Length:	1' to 52'
		Installation:	Can be installed over a solid substrate - vertical or horizontal.

APPLIES TO THE FOLLOWING COLORS/FINISHES:

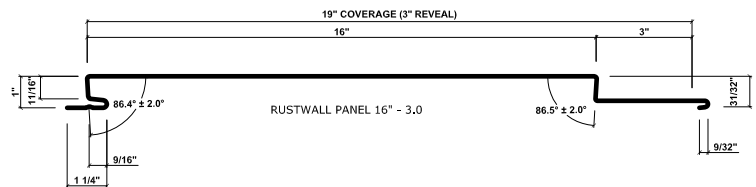
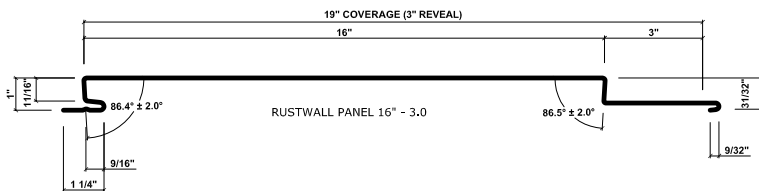
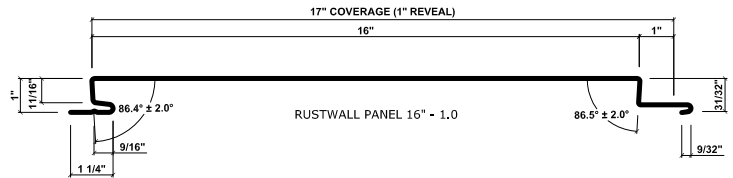
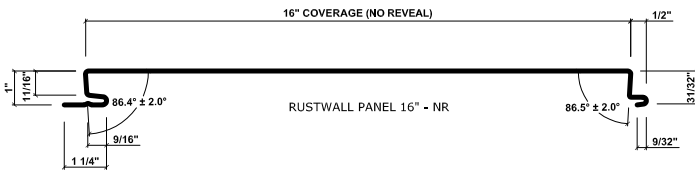
- A606-4 (aka Corten®)

***Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel screws with a painted brown screw head for installing the panels.



Shown in A606-4 (aka Corten®)

PROFILE:



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Tucson: ☎ (520) 574-4247 ✉ tucsonsales@westernstatesmetalroofing.com | Texas: ☎ (972) 843-4343 ✉ texas-sales@westernstatesmetalroofing.com



Finishes You've Never Seen Before®

RUSTWALL® - 18" FACE SIZE

1" Deep Narrow Width Concealed Fastener Wall Cladding System

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted



View Product

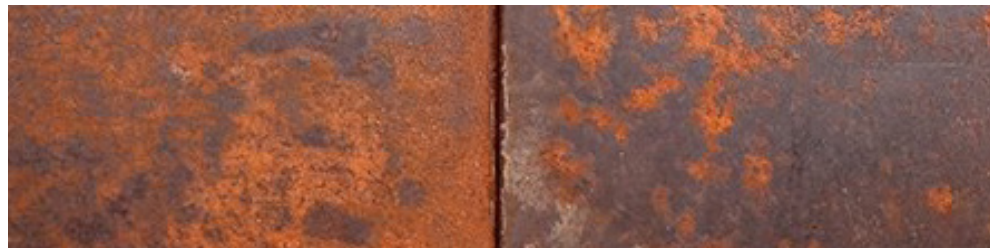
SPECIFICATIONS:

Profile Type:	Rustwall®	Rib Height:	1"
Face Size:	18"	Warranty:	Sold AS IS – No Warranty
Available Reveals:	<ul style="list-style-type: none"> • NR - No Reveal • 1.0 - 1" Reveal • 2.0 - 2" Reveal • 3.0 - 3" Reveal 	Available Gauges:	22
Overall Width		Substrate:	A606-4 (aka Corten®)
Standard:	12", 14", 16", 18"	Finish:	A606-4 (aka Corten®)
Custom Widths Available:	Up to 22" max	Fasteners:	Concealed
		Panel Length:	1' to 52'
		Installation:	Can be installed over a solid substrate - vertical or horizontal.

APPLIES TO THE FOLLOWING COLORS/FINISHES:

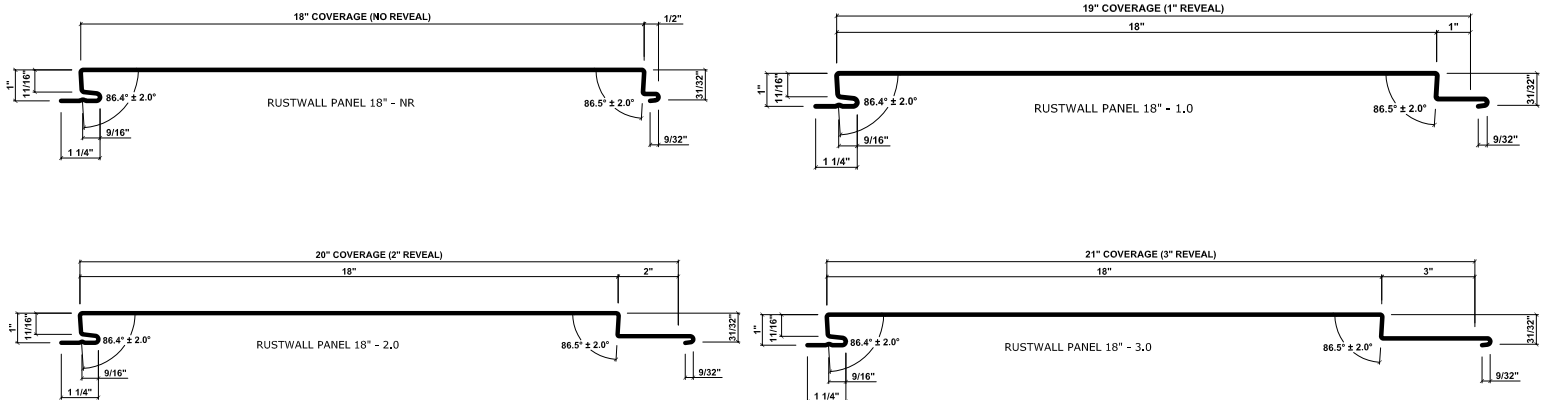
- A606-4 (aka Corten®)

***Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel screws with a painted brown screw head for installing the panels.



Shown in A606-4 (aka Corten®)

PROFILE:



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FULL-LINE PRODUCT COLLECTION



Beyond the appeal of the products.

For more than 75 years, Allura has been building its enviable reputation by Making the Material Difference – focusing on the things that make a real difference for our customers. We begin by providing service through a team of professionals dedicated to exceeding your expectations. We're adamant about ensuring you get the right material in the right location at the right time. To do so, we offer a full line of building materials that deliver the distinctive look and unsurpassed performance you demand. Unlike wood, vinyl and other traditional building materials, Allura Fiber Cement products resist damage from hail or termite attacks, resist rot, and are non-combustible. They are also suitable in both hot and cold climates. What's more, Allura products feature realistic wood grain and textures, come in an incredible array of colors and are paintable for unlimited design possibilities.



When it comes to the natural look you want with none of the hassles, Allura fiber cement products are all you need.

- Durable, engineered to endure harsh weather and high-wind climates
- Non-combustible, Class A fire rating
- Superior aesthetics
- Factory pre-primed
- Distinctive, more realistic textures
- 30-year limited warranty
- One of the highest returns on investment for homeowners



* According to Remodeling Cost vs Value Report



Protection is on board.



LAP SIDING



Classic style. State-of-the-art performance.

Combining the appearance and workability of wood with the durability of specially formulated fiber cement, Allura Lap Siding not only looks great but lasts considerably longer than traditional exterior wall cladding or vinyl siding.



AVAILABLE TEXTURES *



Traditional Cedar



Smooth

DESIGNER'S CORNER

Our Traditional Cedar texture features a deep, realistic wood grain appearance for an unbeatable classic style, while the Smooth texture creates a cleaner, modern aesthetic. You can even customize your design utilizing our extensive range of widths. No matter the style, Allura Lap Siding has got yours covered.

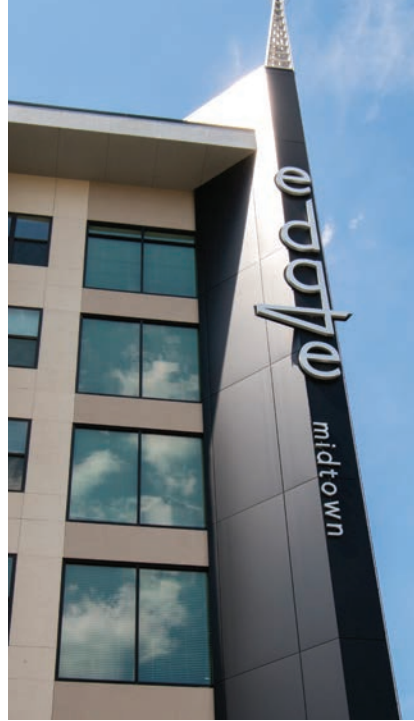
LAP SIDING*

Thickness	Width	Length	Exposure
5/16"	5 1/4"	12'	4"
5/16"	6 1/4"	12'	5"
5/16"	7 1/4"	12'	6"
5/16"	8 1/4"	12'	7"
5/16"	9 1/4"	12'	8"
5/16"	12"	12'	10 3/4"

* 1/4" min. overlap with all Lap Siding. Check market availability, as products may vary.

PANEL SIDING





Versatility that spans traditional to contemporary.

Designed for everything from sidewalls to overhead accents, Allura Panel Siding adds beautifully versatile – and exceedingly durable – distinction to your next project.

TECHNICAL SPECIFICATIONS

Thickness	Width	Length
5/16"	4'	8'
5/16"	4'	9'
5/16"	4'	10'
5/16"	4'	12'

* Check market availability, as products may vary.

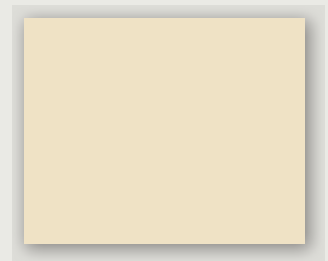
AVAILABLE TEXTURES*



Traditional Cedar

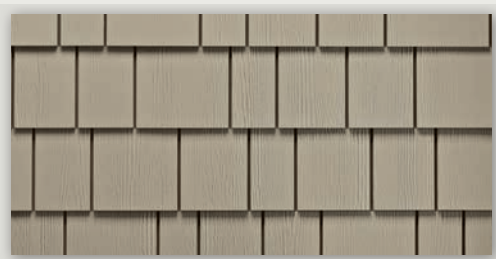


8" OC Groove

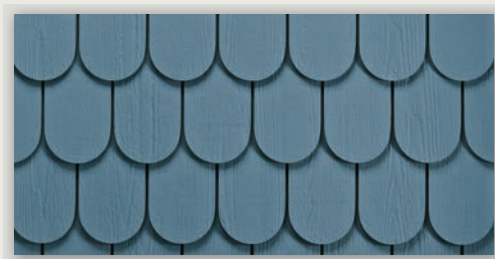


Smooth

SHAKE



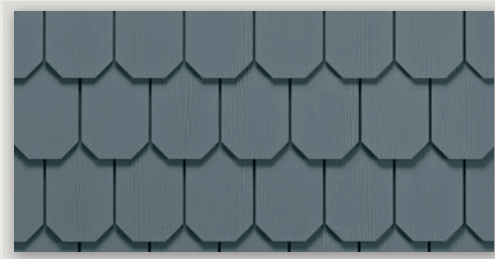
Random Square - Straight Edge



Half Rounds



Random Square - Staggered Edge



Octagons

The undeniable allure of texture and detail.

Replacing split or rotted wood shingles is a thing of the past thanks to Allura Shake. Featuring the natural beauty of cedar, our Shake provide the appearance of wood without the wear and tear, ideal for everything from small facades to large areas to full wall applications. What's more, our Shake achieves the look of individual shingles in easy-to-install panels. To elevate the authenticity even further, opt for Allura Shake Select, the innovative interlocking 3-panel system that minimizes repeating patterns to deliver a truly random aesthetic. All of which deliver a lot of extra curb appeal without a lot of extra work.

Allura Shake*

- Available primed and Spectrum pre-finished with a curated collection of 25 Sherwin-Williams colors
- Traditional Cedar texture

STAGGERED EDGE

Thickness	Dimensions	Exposure
¼"	16" x 48"	6"

STRAIGHT EDGE

Thickness	Dimensions	Exposure
¼"	16" x 48"	7"

HALF ROUNDS & OCTAGONS

Thickness	Dimensions	Exposure
¼"	16" x 48"	7"

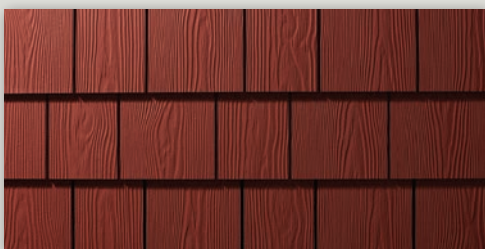
* Check market availability, as products may vary.



DESIGNER'S CORNER

When it comes to creativity and versatility, Allura Shake is all you need to establish a look that's all your own. Whether you prefer the classic Straight Edge look, the "randomness" of Staggered Edge or the decorative possibilities of our Half Round, Allura Shake makes your design ideas come alive.

SHAKE SELECT



Random Square - Straight Edge



Random Square - Staggered Edge

Innovative design for random beauty.

It's possible to achieve the look of handcrafted randomly placed shake shingle siding without actually installing individual shake shingles, one by one.

Allura's Shake Select siding achieves the truly distinctive look once only possible with individual cedar shingles with a fiber cement product that's unsurpassed in its ability to stand up to the harshest weather, wood-devouring insects or whatever else Mother Nature throws its way.

Allura Shake Select*

- Available in Straight Edge & Staggered Edge
- Traditional Cedar texture
- Available primed and Spectrum pre-finished with a curated collection of 25 Sherwin-Williams colors

STAGGERED EDGE

Thickness	Dimensions	Exposure
5/16"	16" x 48"	7"

STRAIGHT EDGE

Thickness	Dimensions	Exposure
5/16"	16" x 48"	7"
5/16"	12" x 48"	5"

HALF ROUNDS & OCTAGONS

Thickness	Dimensions	Exposure
5/16"	16" x 48"	7"

* Check market availability, as products may vary.

DESIGNER'S CORNER

A repeating pattern is the last thing you want to see when standing on the curb looking at one of your finished homes. Allura has overcome this annoyance through an ingenious, one-of-a-kind system that utilizes a series of three distinct 4' X 8' panels and an intuitive installation sequence. With Allura Random Shake, installers can knock out 4' X 8' sections in a fraction of the time it would take to place individual shingles over that same surface area. Allura Shake Select is truly unique, delivering the look of old world craftsmanship in a beautiful new way.



Octagons



Half Rounds

TRIM



Tie it all together.

Thanks to our special fiber cement formulation, Allura Trim has all the advantages of wood and none of the hassles. It looks like wood yet is incredibly durable. It won't rot, warp or splinter and is designed to significantly outperform wood in every way. Best of all, there is no need for special tools on the job site. Our Trim can be cut with the same saw blades and installed with the same tools normally used for wood products. Why bother with wood? Trim provides the look and long-lasting protection you need to bring your home that all-important finishing touch.



TRIM FEATURES

- Available in reversible Cedar/Smooth board for added versatility
- 15-year limited warranty

DESIGNER'S CORNER

Nothing brings the look of your home together quite like Allura Trim. Its clean lines, exceptional durability and paintability provide the ultimate in beauty and versatility. Allura Trim is the perfect finishing touch.

Size	Thickness	Nominal Width*								
		2"	3"	4"	5"	6"	8"	10"	12"	
7/16"	7/16"			●		●	●		●	
4/4	3/4"	●	●	●		●	●	●	●	
5/4	1"	●	●	●	●	●	●	●	●	
8/4	1 1/2"			●		●				

All available in 12-ft. lengths

*Check market availability, as products may vary.



Industry-leading
15-year Transferable Trim
Limited Warranty

SOFFIT



Elevate the look and performance.

Available in both vented and non-vented styles, Allura Soffit Panels will neither warp nor rot. Unlike traditional wood, they are engineered to repel moisture, withstand any climate, and provide extensive protection around the home. Soffit helps equalize the roof temperature from top to bottom by supplying a consistent airflow along the entire underside of the roof deck.

For outdoor ceiling applications, including porches and gazebos, Allura Fiber Cement Beadboard is perfect. Best of all, it's weather-, rot- and fire-resistant. Raise your expectations for any outdoor ceiling with the aesthetics and durability of Allura Beadboard.

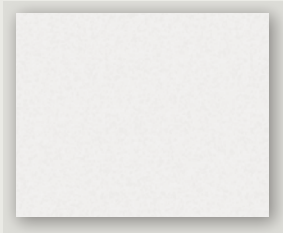
DESIGNER'S CORNER

Whether you prefer Smooth or Cedar texture, Allura Soffit options allow you to ensure your home's design style is consistent from every angle.

AVAILABLE TEXTURES*



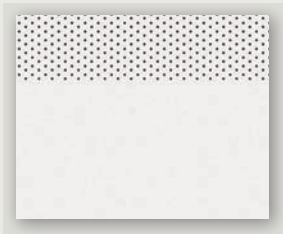
Traditional Cedar



Smooth



Traditional Cedar Vented



Smooth Vented



Beadboard
(only available for Ceiling Soffit)

EAVES SPECIFICATIONS

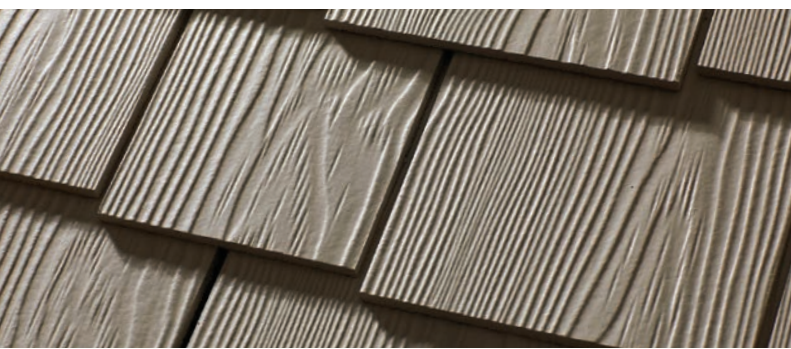
Type	Thickness	Width	Length
Vented/Non-Vented	1/4"	24"	8'
Vented/Non-Vented	1/4"	24"	12'
Vented/Non-Vented	1/4"	16"	12'
Vented/Non-Vented	1/4"	12"	12'

CEILING SPECIFICATIONS

Type	Thickness	Width	Length
Non-Vented	1/4"	4'	8'
Beadboard	5/16"	4'	8'

* Check market availability, as products may vary.

PRE-FINISHED



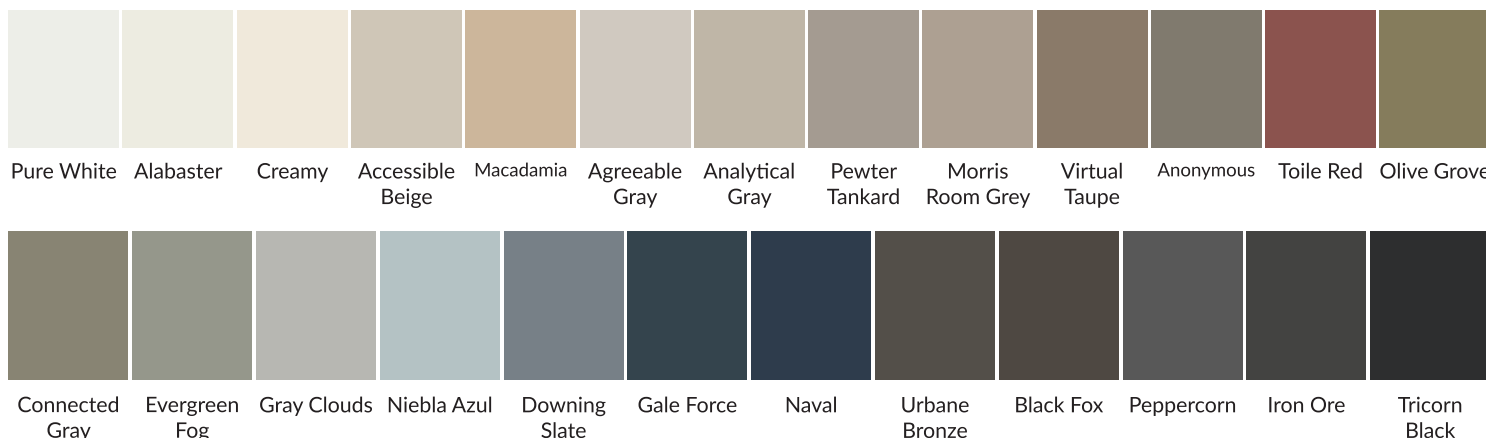
Unleash your imagination.



PROUDLY FINISHED WITH
SHERWIN-WILLIAMS
COATINGS

Allura's proprietary Spectrum® Finishing System not only ensures unparalleled protection against the elements, but also brings out your style in a gorgeous palette of eye-catching designer colors. But that's only part of the story. Beneath our alluring Spectrum finish lies a strong precision process. Optimal defense is built-in with our primer/sealer for premium weather protection and machine-applied coats of Spectrum color.

With 25 solid colors available to choose from our, Spectrum pre-painted collection, your homeowner can rest assured knowing they won't need to repaint for 15 years. We back this claim up with a 15-year warranty on all our pre-finished options.



Or if you have a special request beyond our existing samples, you can create your own custom look with our Spectrum Plus™ curated collection. This offers a palette of beautiful colors reserved exclusively for your use in your market. Contact your Allura sales representative for more details on both of these customized programs to determine what best fits your needs.

Finish First

With Spectrum pre-finished products, reduce the on-site painting days in your schedule, and benefit from the advantages of optimal inside atmospheric conditions for applying, drying and curing paint. Film thickness is precise for uniform flawless 15-year warranty finish. Why let the variables of heat, cold, wind rain, humidity, bugs, flying debris and human error, degrade your work? Choose Allura Spectrum® featuring Sherwin Williams® colors and Finish First.

The samples shown here are as accurate as printing methods will permit. For a physical color sample please visit shop.allurausa.com

Check market availability as product may vary



PROUDLY FINISHED WITH
SHERWIN-WILLIAMS.
COATINGS

Natural Beauty Built to Last

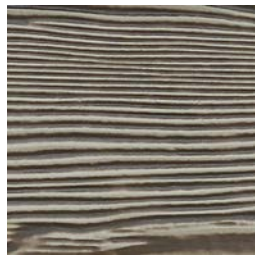
The Wood Series, from the Allura Spectrum line of pre-finished products delivers an exceptional wood aesthetic to homes, multifamily, and commercial structures. It is a collection of forest inspired classics and new urban shades.

The Wood Series offers:

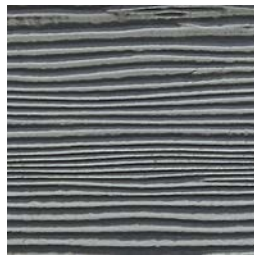
- Layered tonality creating depth, nuance and the tactile realism of natural wood
- The Spectrum proprietary coating application process is so precise it maintains color continuity from board to board and pallet to pallet
- Installation is streamlined and one-of-a-kind color uniformity is effortlessly achieved.



Driftwood



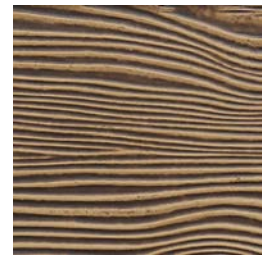
River Oak



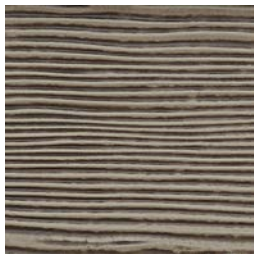
Ancient Timber



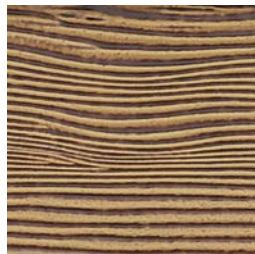
Fresh Timber



Lakeside Oak



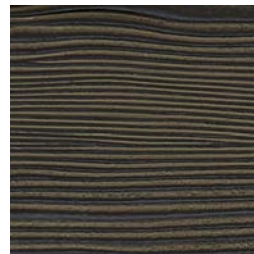
Antique Oak



Red Cedar



Sunbleached Walnut



Burnished Oak



Aged Mahogany

The Wood Series offers a range of classically rustic colors ideal for appointing Craftsman, Lodge, Georgian, Ranch, and Cottage-style homes. It also includes deeper, more saturated modern tones that bring a sense of urban sophistication to Contemporary and Modern designs—while still maintaining a warm, hearthside connection.

Bring the beauty of the forest home with The Wood Series.

The samples shown here are as accurate as printing methods will permit. For a physical color sample please visit shop.allurausa.com

Check market availability as product may vary

We don't just promise world-class service. We guarantee it.

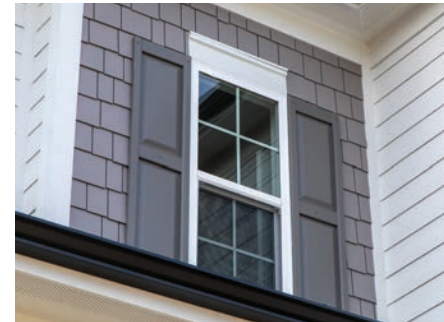
At Allura, we believe the building industry is first and foremost a service industry. We understand time is money and you deserve respectful, courteous and knowledgeable customer service. So you can always count on us for helpful technical support, customer service reps and managers who are eager to assist you with all your Allura fiber cement needs.

ON-TIME SHIPMENTS

We take pride in delivering full and on-time shipments. If for any reason your direct Allura order does not ship on your promised ship date, please contact Allura's Customer Support immediately, so we can assist you.

QUALITY PRODUCTS & PROTECTED INVESTMENT

With over 75 years of experience, Allura provides a top-line fiber cement product using our advanced formulation and quality-control monitoring. Every piece of fiber cement product delivered from Allura will be palletized and wrapped to protect your investment.



BACKED BY CONFIDENCE.

Allura fiber cement siding products are backed by our
30-year Transferable Limited Product Warranty*.

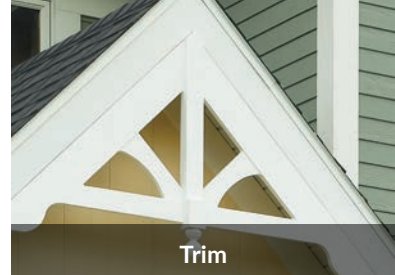
*Please review our Limited Transferable Warranty for specific details. Use of the product subjects you to a Limited Warranty and Arbitration Agreement. For a copy and further details, visit Allurausa.com/warranties.



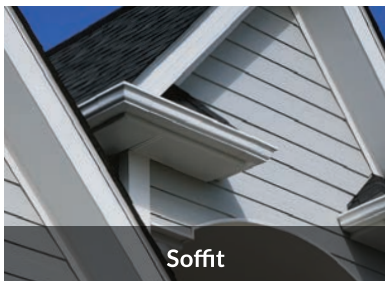
Lap Siding



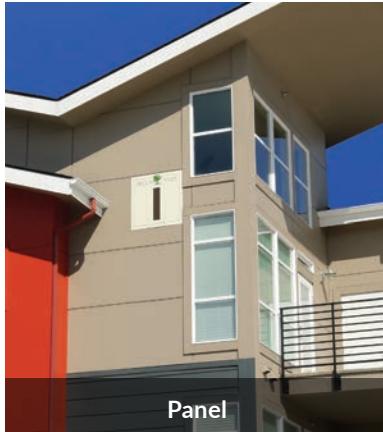
Shake



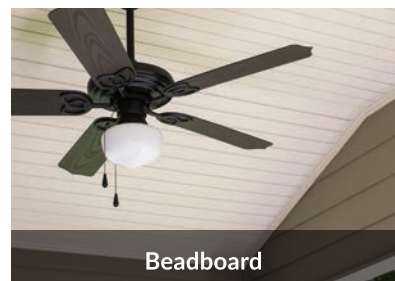
Trim



Soffit



Panel



Beadboard



Panel Siding



Shake Select



AlluraUSA.com

396 West Greens Road, Suite 300 • Houston, Texas 77067 • (844) 4.ALLURA (844) 425.5872



BACKED BY CONFIDENCE.

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*Please review our Limited Transferable Warranty for specific details. Use of the product subjects you to a Limited Warranty and Arbitration Agreement. For a copy and further details, visit Allurausa.com/warranties.



The Supera CW product line is suitable for most low to mid-rise projects. This product line consists of windows, balcony doors, sliding doors, window walls, and storefronts rated up to CW70. This line excels at delivering the best value for money, making it the most popular INTUS Windows product line. Supera CW products can provide the highest sound ratings, combined with high thermal performance. This makes it a popular choice among multi-family, hospitality and retrofit project developers and builders.

Operation Types

Fixed, casement, tilt-turn, hopper, awning, in-swing door, out-swing door, sliding door

Glazing

Double/Triple

NFRC	Intertek	PHI	PHIUS	LEED	NetZero	STC/OITC
Tested	Tested	Not Certified	Complies	Up to 44 points	Capable	Tested

Insulated Glass Unit Options

Thickness (in.)

5/32 - 25/64

Glass Types



Annealed



Tempered



High Altitude

Low-E Coating

Premium SunGuard® ClimaGuard®

Extras



Laminated



Ceramic Enamel



Frosted



Sound Glazing



Bird Safe Glazing

Performance Grade							
CW40	CW50	CW60	CW70	AW40	AW50	AW60	AW70
✓	✓	✓	✓	✗	✗	✗	✗

REFERENCE PROJECT – 50 PENN | Brooklyn, NY





Photo by Red Skies Photography / www.redskiesphotography.com

- Architect:** Dattner Architects
- Developer:** Pennrose Properties
- GC:** Mega Contracting Group, LLC
- Actual Glazing:** Double, ClimaGuard®
- Sound Ratings:** STC 43–45/OITC 36
- Certifications:** Enterprise Green Communities Criteria

NFRC Values

U-value (BTU/hr.ft ² .°F)	0.26-0.27
SHGC (Solar Heat Gain Coefficient)	0.25-0.37
VT (Visual Transmittance)	0.39-0.59

 Air Infiltration
0.06-0.10 cfm/ft²

 Water Penetration
7.52 psf, no leakage

 Design Pressure (DP)
±50.13 psf


REFERENCE PROJECT – 1769 JEROME AVENUE | Bronx, NY




Architect: Marvel Architects
Developer: BronxPro Group
GC: Lend Lease (US) Construction LMB Inc.
Actual Glazing: Double, ClimaGuard®, tempered
Sound Ratings: STC 37–45/OITC 31–36

NFRC Values

U-value (BTU/hr.ft ² .°F)	0.25–0.27
SHGC (Solar Heat Gain Coefficient)	0.25–0.39
VT (Visual Transmittance)	0.39–0.61

 Air Infiltration
0.06–0.10 cfm/ft²

 Water Penetration
7.52 psf, no leakage

 Design Pressure (DP)
±50.13 psf

REFERENCE PROJECT – TRU BY HILTON | Ashburn, VA




Architect: Design Enclave
GC: ICM Consulting LLC
Actual Glazing: Double, ClimaGuard®, tempered
Sound Ratings: STC 31/OITC 25

NFRC Values

U-value (BTU/hr.ft ² .°F)	0.26
SHGC (Solar Heat Gain Coefficient)	0.51
VT (Visual Transmittance)	0.66

 Air Infiltration
0.06 cfm/ft²

 Water Penetration
7.52 psf, no leakage

 Design Pressure (DP)
±50.13 psf

COMPATIBILITY: ADA/FHA CAPABLE



TECHNICAL DATA

NFRC Values	
U-value (BTU/hr.ft ² .°F)	0.14–0.28
SHGC (Solar Heat Gain Coefficient)	0.12–0.51
VT (Visual Transmittance)	0.22–0.66

Sound Abatement	STC	OITC
Fixed	28–47	20–37
Operable	32–44	24–38

PHIUS Values	R-value (hr.ft ² .°F/BTU)	U-value (BTU/hr.ft ² .°F)
U-frame	4.34–5	0.20–0.23
Ucog Value	8.77–11.11	0.090–0.114
Psi Spacer (BTU/hr.ft.°F)	0.010–0.021	
Whole window installed U-value	5.55–7.69	0.13–0.18

Air Infiltration
0.1 cfm/ft²

Water Penetration
Up to 10.65 psf

Design Pressure (DP)
±40.10 psf | ±70.18 psf

MAXIMUM SIZES*

	Max. Height (ft.)	Max. Width (ft.)	Max. Area (ft. ²)
White Window Frame	10'-3 5/8"	10'-3 5/8"	80.73
Color Window Frame	10'-3 5/8"	10'-3 5/8"	66.20

*Both maximum height and maximum width cannot be applied at the same time.

STANDARD COLORS*



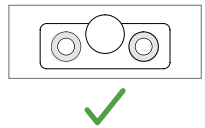
*Other color options may be available upon request. Refer to color guide for specific color names

See more on our Knowledge Center!




Mullions			
Integral	Connecting	Corner (90°)	Angular (90–225°)
✓	✓	✓	✓


Wash Buttons



Screens

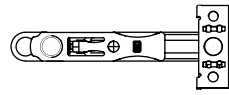


Fixed ✓

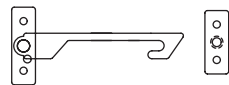


Pull-down ✓

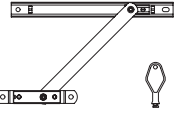
Limiters



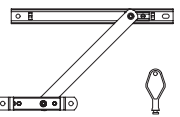
Standard No Friction ✓



WOCD (ASTM F2090) ✓



Securistyle with Friction ✓



NYC Approved ✓

Handles


Standard (No lock) ✓

Handle with Lock ✓


ADA Compliant (No lock) ✓

ADA Compliant (Lockable) ✓


Decorative Grids



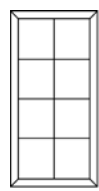
Grids-In-Pane ✓



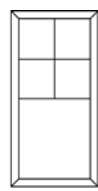
Simulated Divided Lites ✓



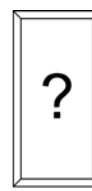
Stuck-on Grids ✓



COLONIAL



ELEGANT



CUSTOM DESIGN


For more design options refer to Decorative Grids product sheet.

Slab Edge Cover




✓

Hinges




Exposed ✓

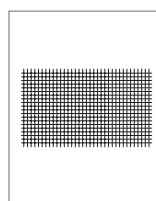


Concealed ✓

Louvers



PTAC/VTAC ✓




With Screen ✓

AC Through Window Application



✓

Brick Extensions



✓

Trickle Vents



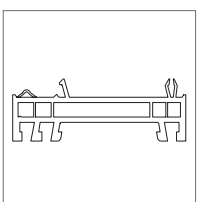
✓

Insulated Panels



✓

Widening Profiles



✓

Aluminum Shadow Box



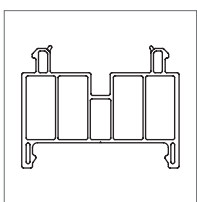
✓

Aluminum Sill



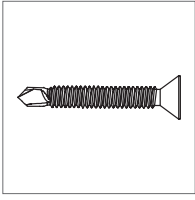
✓

Undersill Profile

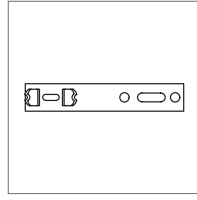


✓

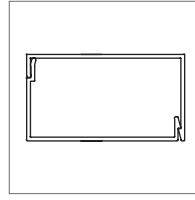
Screws*



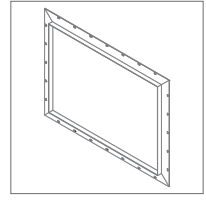
Mounting Brackets



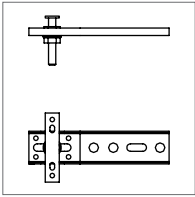
Aluminum Snap-trim



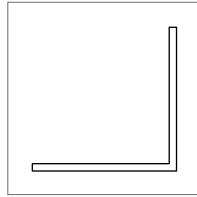
Aluminum Flanges



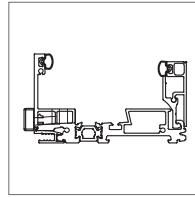
Cantilever Brackets



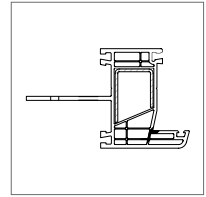
Aluminum L-Angle



Aluminum Sill Receptor



Flanged Window Frame



*Screws which are used to attach to punched opening are not provided by INTUS Windows.



SIMPLE, BUT ALL YOU NEED!









Category:	Doors
System:	Supera
Operation Type:	Sliding
Glazing:	Double, Triple, argon gas filled
Spacers:	Warm edge with dessicant
Glass:	Guardian® Glass
Reinforcement:	Steel

FEATURES

- Competitive pricing
- Sealing all around
- Smooth operation
- Gasket pressure
- High-quality fittings
- Large sizes

NFRC	PHI	PHIUS	LEED	NetZero	STC/OITC
Coming Soon	Coming Soon	Coming Soon	Up to 44 points	Capable	Coming Soon

Insulated Glass Unit Options

Thickness	Glass Types	Low-E Coating	Extras	
5/32 – 25/64 in. 22-52mm	 Annealed  Tempered  High Altitude	Premium SunGuard® ClimaGuard®	 Laminated  Ceramic Enamel  Frosted	 Sound Glazing  Bird Safe Glazing

Performance Grade

COMING SOON

COMPATIBILITY: FHA CAPABLE



MAXIMUM SIZES*

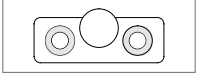
	Max. Height (ft.)	Max. Width (ft.)
Door Frame	10'-0"	13'-1 1/2"
Door Sash	9'-1 1/4"	6'-6 3/4"






*Both maximum height and maximum width cannot be applied at the same time.


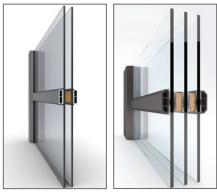
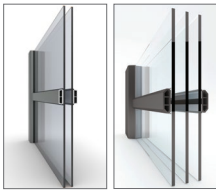
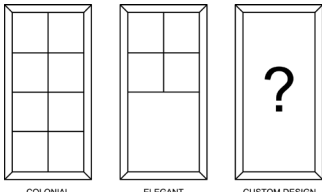

STANDARD COLORS*

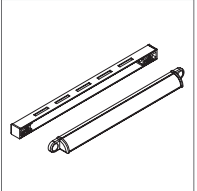

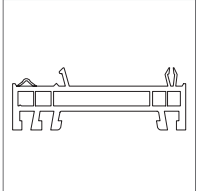

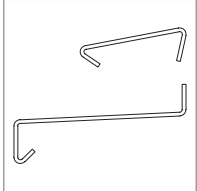
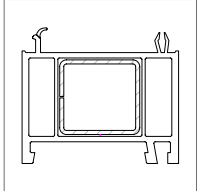


*Other color options may be available upon request. Refer to color guide for specific color names.

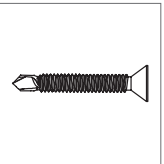
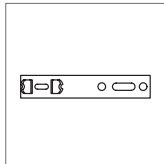
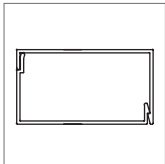
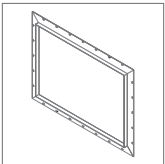
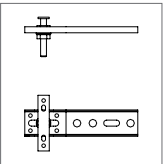
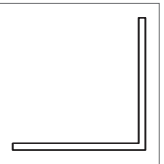
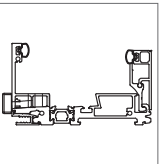
Mullions				Wash Buttons
Add-on	Connecting	Corner (90°)	Angular (90–225°)	
✓	✓	✗	✗	✗

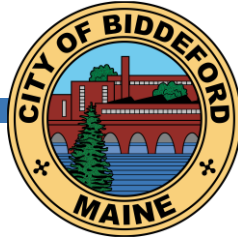
Screens			Handles	
				
Fixed ✗	Pull-down ✗	Sliding ✓	Standard (No lock) ✓	Flush Pull Handle ✓

Decorative Grids				Brick Extensions
				
Grids-In-Pane ✓	Simulated Divided Lites ✓	Stuck-on Grids ✓	For more design options refer to Decorative Grids product sheet.	✓

Trickle Vents	Insulated Panels	Widening Profiles	Aluminum Shadow Box	Aluminum Sill	Undersill Profile
					
✗	✓	✓	✗	✗	✓

MOUNTING TYPES

Screws*	Mounting Brackets	Aluminum Snap-trim	Aluminum Flanges	Cantilever Brackets	Aluminum L-Angle	Aluminum Sill Receptor
						
✓	✓	✓	✓	✓	✓	✗



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 10, 2025; 4 PM

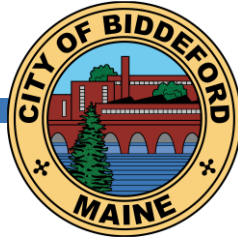
RE: **Item 3.2: 2025.24 HPC Review for Rand Clark** to make exterior alterations at 140 Elm Street, Tax Map 38, Lot 110, in the MSRD-1 Zone.

1. INTRODUCTION

The applicant proposes to make exterior alterations to the building at 140 Elm Street, by enclosing the existing overhead doors and installing new windows and a swinging door.

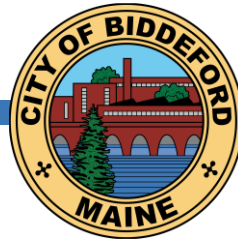
This work applies to the part of the building where Hamburger Stand operated for several years.

This work has already begun without HPC review.



2. PROJECT DATA/INFORMATION

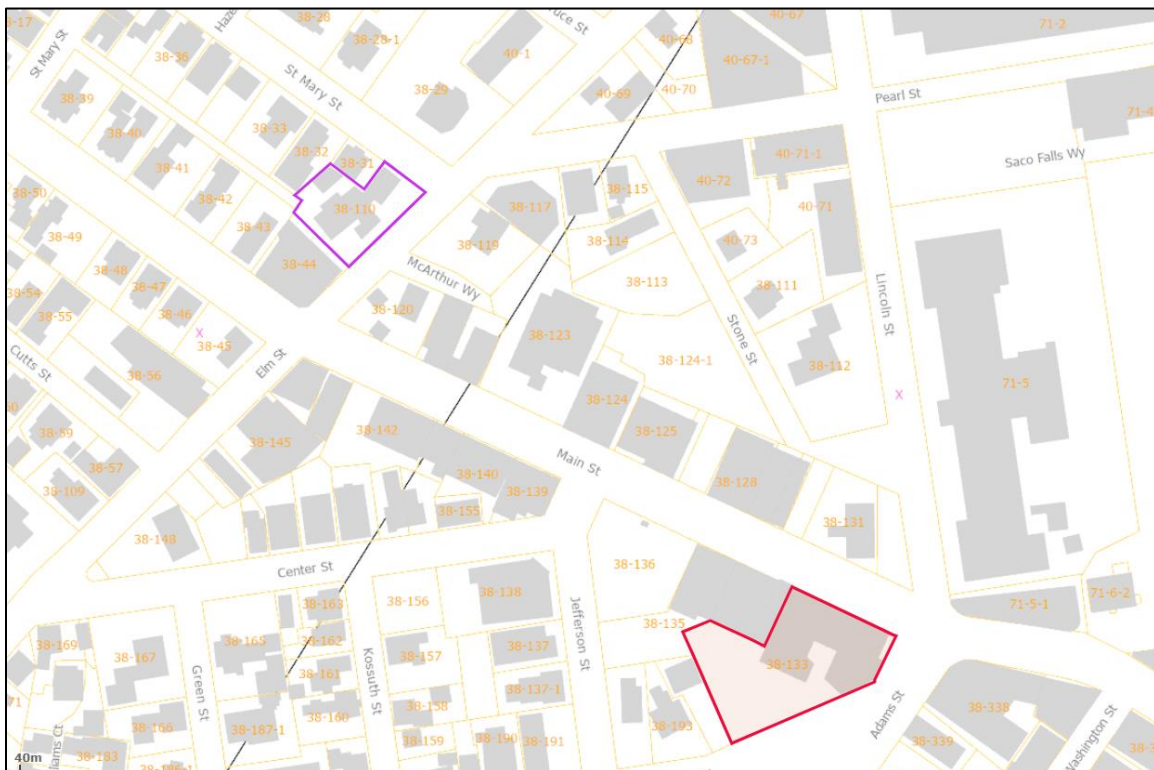
	SUBJECT	DATA/INFORMATION
1.	Applicant:	Rand Clark 41 River Ridge Dr Dayton ME 04005
2.	Owner of Property:	Office Rentals, LLC 41 River Ridge Dr Dayton ME 04005
3.	Agent:	Ian Imbert 97 Spring St #2 Saco ME 04072
4.	Engineer/Architect:	N/A
5.	Project Location:	140 Elm Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 110
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Saco Mills Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Existing Use:	Mixed Use
12.	Proposed Use:	Mixed Use
13.	Uses in the Vicinity:	Mixed-use
14.	Parcel Size:	0.33 acres
15.	Front Setback Required:	None
16.	Side Setbacks Required:	None
17.	Rear Setback Requires:	None
18.	Height Requirements:	Minimum 2 stories or 26 feet; Max 60 feet
19.	LDR Attachment A: Fess Paid:	Yes
20.	Historic Preservation Commission Review History:	September 10, 2025 Meeting Date. Posted September 4, 2025; Mail Notices to all abutters within 100' Sent 16 notices September 4, 2025.



3. EXISTING CONDITIONS

The structure at 140 Elm Street is a set of mixed-use attached buildings that comprises a former house attached to two commercial buildings. The project described here regards the part of the overall structure that was constructed as a service station.

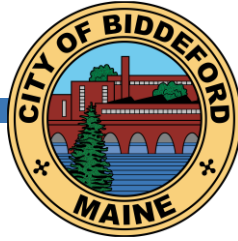
The building was constructed in 1948 according to Assessing Department records. It is located west of City Hall:



Source: "140 Elm Street." <https://gis.vgsi.com/BiddefordMEMap/?pid=4111>. Accessed Sept. 4, 2025.

This building was surveyed as part of Kleinfelder’s work in 2022. According to this survey, the building is not Contributing.

Previously Surveyed. Loss of integrity of design, materials, workmanship, feeling, and association due to vinyl sheathing and changes in fenestration.



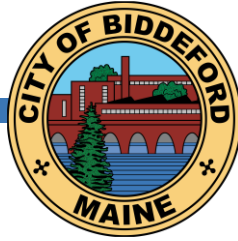
The building as it appeared circa 1995



The building as it appeared in the Kleinfelder Survey, 2022



The building as it appeared September 2, 2025



Recent image of the Hamburger Stand Courtesy Trip Advisor

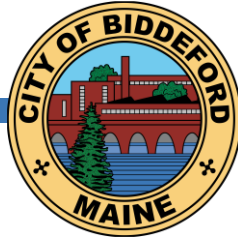
4. PROJECT PROPOSAL

To accommodate a new restaurant tenant, the proposal here is to remove the overhead doors at the left of the façade. These door openings will be infilled, with three windows at the left opening and with a 36" wide swing door and two windows at the right opening.

This will reduce sunlight into the dining space and will provide better insulation than the existing overhead doors.

The central glass between the existing overhead doors will remain.

This work began without Historic Preservation Commission review and approval. (see September 2 image above for current state of work.



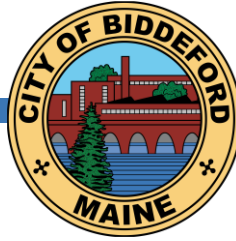
The applicant and his designer have proposed three options for this work (also see narrative in agenda packet):



A. With just T-111 to resemble the existing siding



B. T-111 with lines to imitate the old garage doors



C. The dividers with flat painted plywood as siding

Windows will be Andersen 400 Series awning type units. The new door is also Andersen 400 Series half-lite

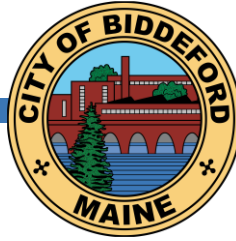
5. PUBLIC COMMENT

The notice was posted on the city website on September 4, 2023. Eleven abutter notice were sent on September 4, 2025. As of September 4, 2025, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

The use of this building has changed over the years, and has been modified accordingly. Substitute materials and a change in fenestration has caused a loss of the building's original integrity. As said in the Kleinfelder Survey, the feeling and association of the building's original use has been lost. However, the applicant has proposed in one option to keep as much as possible of the feeling of the original overhead doors. Option C with smooth plywood infill and trim to reflect the original look of the overhead doors most closely reflect the former use and appearance 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 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 has not been used as a service station in decades.

- 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;

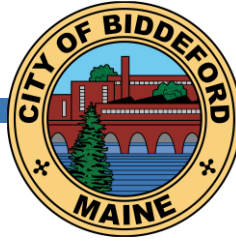
This project will remove the overhead doors, a feature that is inherent to 20th century service stations.

- c. 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;

Overhead doors will be removed and infilled. These changes will hint at the visual qualities of the building's original use, but materiality and texture will be compromised.

- d. 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;

Original roofline and gable projections will remain as stylistic features.



- e. 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;

Changes to the right side of the building were made to allow new use as take-out food service. The changes proposed here takes food-service use to a new level as an eat-in establishment.

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

N/A

- g. 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

- h. 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.

Overhead doors may one day be re-installed if needed.

7. SAMPLE MOTIONS

- A. Motion to approve Certificate of Appropriateness for Rand Clark to infill existing overhead doors with windows and a swing door at 140 Elm 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 Rand Clark to infill existing overhead doors with windows and a swing door at 140 Elm Street, based on the following:

- 1. _____
- 2. _____

- C. Motion to table the Certificate of Appropriateness for Rand Clark to infill existing overhead doors with windows and a swing door at 140 Elm Street, based on the following:

- 1. _____
- 2. _____



EXISTING CONDITIONS

138 ELM STREET, BIDDEFORD ME

PROPOSAL FOR FACADE MODIFICATIONS.



penciljazz



FRONT FACADE OF RESTAURANT 1/4" = 1'-0"

THAI RESTAURANT
138 ELM STREET, BIDDEFORD ME

A



penciljazz



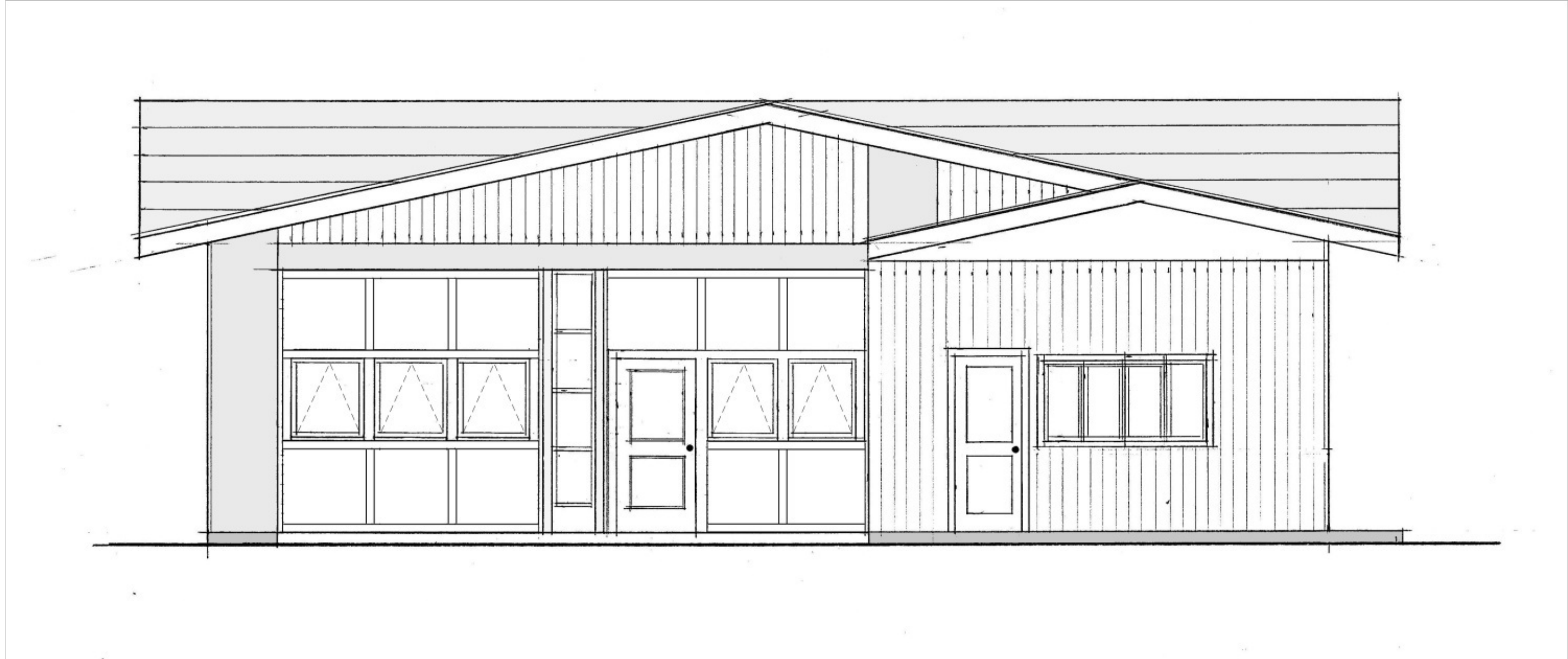
FRONT FACADE OF RESTAURANT 1/4" = 1'-0"

THAI RESTAURANT
138 ELM STREET, BIDDEFORD ME

B



penciljazz



FRONT FACADE OF RESTAURANT 1/4" = 1'-0"

THAI RESTAURANT
138 ELM STREET, BIDDEFORD ME



THAI RESTAURANT - 138 ELM STREET, BIDDEFORD ME

This building was probably built in the 60s as a service station. It has an eclectic street facade with a variety of inexpensive sidings. There is some brick veneer, T-111, and flush plywood.

We tried to think of how to use the existing garage doors, but there is no adequate way, so we need to remove them.

The existing man door is only 2'-6" wide. We need a 3 foot wide door that accommodates a wheelchair and legal egress. The best place to put that is as shown.

The concrete filled steel pipe columns between the garage door bays must stay. They are holding up the header that spans the doors.

The glass door in between the columns is unique and adds some character to the design. I suggest that we caulk it and keep it for now. If they find it is wasting too much heat, they can replace it later.

We need less glass area than the original garage doors to reduce the sunlight glare on the dining tables and insulate the room, but we need enough glass to light up the room. The original garage doors were entirely glass.

I chose 5 windows for a horizontal pattern, each roughly 36" x 36", or whatever fits the pattern. The pattern is slightly asymmetrical because the new door prevents a symmetrical pattern with identical windows.

I have presented 3 siding options. A. with just T-111 to resemble the existing siding, and B. T-111 with lines to imitate the old garage doors, and C. the dividers with flat painted plywood as siding.

The colors, chosen by a professional interior designer, will be as follows:

The paint colors are from Sherwin Williams

Triangle roof parts: SW 6244 Naval
(navy blue)

Body of building: SW 2855

Sycamore Tan (dark tan)

Trim: SW 7566 Westhighland White

(creamy white) same trim paint color as 140 Elm (building to left) so the two buildings will tie in together and complement each other.



35-15/16 in. x 24-1/8 in. 400 Series White Awning Clad Wood Window with Pine Interior, Low-E Glass and Stone Hardware

by Andersen >

★★★★★ (76)

Portland Store

✓ 3 in stock Aisle 21, Bay 009

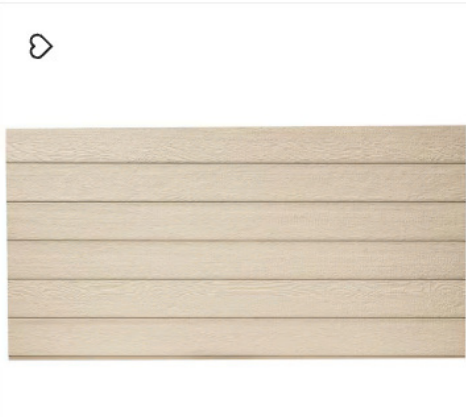
Width (in.) x Height (in.): 35.9375 x 24.125

35.9375 x 24.125

Jamb Depth (in.): 2.875 in

2.875 in

4.36 in



Best Seller

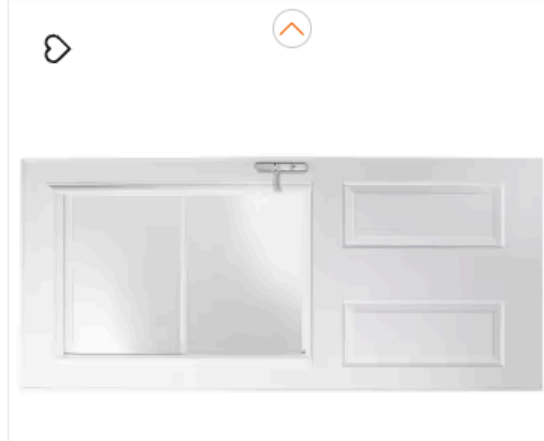
LP SmartSide Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding 8 in. Application as 3/8 in. x 4 ft. x 8 ft.

by LP SmartSide >

Shop the Collection >

★★★★★ (1445)

Biddeford Store



400-Series 36 in. x 80 in. White Universal 1/2-Light Retractable Aluminum Storm Door with Nickel Hardware

by Andersen >

★★★★★ (703)

Biddeford Store

✓ 1 in stock Aisle 31, Bay 009

- Our best selling partial light storm door
- Featuring the simple step closer, a new way to open and close the door

MHPC USE ONLY

[Empty box for inventory number]

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

- 1. PROPERTY NAME (HISTORIC):
2. PROPERTY NAME (OTHER):
3. STREET ADDRESS: 138 Elm Street, US Route 1
4. TOWN: Biddeford
5. COUNTY: York
6. DATE RECORDED: 3/2/2022
7. SURVEYOR: Ware, Erin
8. OWNER NAME:
9. ADDRESS:

- 10. PRIMARY USE (PRESENT):
SINGLE FAMILY, MULTI-FAMILY, INDUSTRY, TRANSPORTATION, RECREATION/CULTURE, OTHER, AGRICULTURE, GOVERNMENTAL, RELIGIOUS, DEFENSE, UNKNOWN, COMMERCIAL/TRADE, EDUCATION, HOTEL, SUMMER COTTAGE/CAMP, FUNERARY, HEALTH CARE, LANDSCAPE, SOCIAL
11. CONDITION: X GOOD, FAIR, POOR, DESTROYED, DATE

ARCHITECTURAL DATA

- 12. PRIMARY STYLISTIC CATEGORY:
GEORGIAN, FEDERAL, GREEK REVIVAL, GOTHIC REVIVAL, ITALIANATE, SECOND EMPIRE, STICK STYLE, QUEEN ANNE, SHINGLE STYLE, ROMANESQUE, NEO-CLASSICAL REV, RENAISSANCE REV, 19TH/20TH C. REVIVAL, COMMERCIAL STYLE, CRAFTSMAN, ART DECO / MODERNE, INTERNATIONAL, OTHER, MODERN/CONTEMPORARY, MINIMAL TRADITIONAL, RANCH, SPLIT LEVEL, VERNACULAR

- 13. SECONDARY STYLISTIC CATEGORY:
GEORGIAN, FEDERAL, GREEK REVIVAL, GOTHIC REVIVAL, ITALIANATE, SECOND EMPIRE, STICK STYLE, QUEEN ANNE, SHINGLE STYLE, ROMANESQUE, NEO-CLASSICAL REV, RENAISSANCE REV, 19TH/20TH C. REVIVAL, COMMERCIAL STYLE, CRAFTSMAN, ART DECO / MODERNE, INTERNATIONAL, OTHER, MODERN/CONTEMPORARY, MINIMAL TRADITIONAL, RANCH, SPLIT LEVEL, VERNACULAR

- 14. HEIGHT:
X 1 STORY, 1 1/2 STORY, 2 STORY, 2 1/2 STORY, 3 STORY, 4 STORY, 5 STORY, OVER 5

- 15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
1 BAY, 2 BAY, X 3 BAY, 4 BAY, 5 BAY, MORE THAN 5

- 16. APPENDAGES:
SIDE ELL, DORMERS, REAR ELL, PORCH, FRONT, TOWER, ADDED STORIES, CUPOLA, SHED, BAY WINDOW

PHOTOGRAPH:



17. PORCH:
 ATTACHED ENGAGED ONE STORY MORE THAN ONE STORY
 FULL WIDTH WRAPAROUND SLEEPING PORCH SECONDARY PORCH
18. PLAN OR FORM
 HALL AND PARLOR 1/2 CAPE CAPE CENTRAL HALL 2-STORY DOUBLE PILE
 SIDE HALL BACK HALL IRREGULAR FOURSQUARE BUNGALOW
 MOBILE HOME MODULAR OTHER service station
19. PRIMARY STRUCTURAL SYSTEM:
 TIMBER FRAME BRACED FRAME BRICK STONE BALLOON FRAME
 CONCRETE STEEL LOG PLANK WALL PLATFORM FRAME
 FRAME CONSTRUCTION - TYPE UNKNOWN OTHER _____
20. CHIMNEY PLACEMENT:
 INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
 OTHER _____
21. ROOF CONFIGURATION:
 GABLE SIDE GABLE FRONT HIP MANSARD FLAT
 GAMBREL PARAPET GABLE SHED CROSS GABLE
 COMPOUND OTHER _____
22. ROOF MATERIAL: WOOD METAL TILE SLATE ASPHALT ASBESTOS
23. EXTERIOR WALL MATERIALS:
 CLAPBOARD BRICK FLUSH SHEATHING WOOD SHINGLE STONE
 LOG PRESSED METAL CONCRETE STUCCO ASPHALT
 GRANITE ASBESTOS TERRA COTTA BOARD AND BATTEN ALUMINUM/VINYL
 OTHER vertical wood siding
24. FOUNDATION MATERIAL:
 FIELDSTONE BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK
 OTHER _____
25. OUTBUILDINGS/FEATURES:
 CARRIAGE HOUSE FENCE OR WALL CEMETERY BARN (CONNECTED)
 BARN (DETACHED) FORMAL GARDEN LANDSCAPE/PLANT MAT ARCHAEOLOGICAL SITE
 GARAGE OTHER _____

HISTORICAL DATA

26. DOCUMENTED DATE OF CONSTRUCTION: 1948 27. ESTIMATED DATE OF CONSTRUCTION: _____
28. DATE MAJOR ADDITIONS/ALTERATIONS: _____
29. ARCHITECT: _____ 30. CONTRACTOR: _____
31. ORIGINAL OWNER: _____
32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____
33. CULTURAL/ETHNIC AFFILIATION:
 ENGLISH FRENCH ACADIAN NATIVE AMERICAN SCOTTISH FRENCH CANADIAN
 EAST EUROPEAN IRISH OTHER _____
34. HISTORIC CONTEXT(S):
 COMMERCE INDUSTRY TRANSPORTATION AGRICULTURE MILITARY
 RELIGION CIVIC AFFAIRS RECREATION HABITATION EDUCATION
 ART, LIT, SCIENCE SOCIAL
35. COMMENTS/SOURCES: _____
36. HISTORICAL DRAWINGS EXIST: YES NO 37. KIT HOUSE YES NO 38. PATTERN BOOK HOUSE YES NO

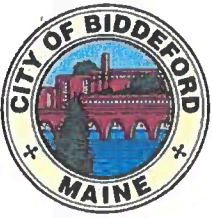
ENVIRONMENTAL DATA

39. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED _____
40. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN
41. QUADRANGLE MAP USED: Biddeford
42. UTM NORTHING: 5387645.62411548 43. UTM EASTING: -7843449.83972139
44. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW **SE** SW

=====

MHPC USE ONLY

- DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____
- NR STATUS: L HD E NE ND REVIEWER _____
- DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I



CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: RAND CLARK
Applicant's Address: 41 RIVER RIDGE DR., DAYTON, ME 04005
Applicant's Phone(s): 207 632-2756
Applicant's E-mail: CLARKRS@ROADRUNNER.COM

Applicant's Legal Interest in the Property:

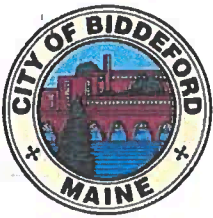
[X] Owner [] Purchase and Sale [] Tenant - Lease/Rental Agreement

Owner's Name:
Owner's Address: - SAME -
Owner's Phone(s):
Owner's E-mail:

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

Agent's Name: IAN IMBERT
Agent's Address: 98 STRENGTH ST APT 2, SACO, ME 04072
Agent's Phone(s): 207 361-7394
Agent's E-mail: APARTMENTCERTILCPM@gmail.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 140 ELM ST 2ND FLOOR (ABOVE STORE)
Project Zone: MSR2-1 ELM ST. Property Map & Lot Number(s): 38, LOT 110

Existing Use of Property:

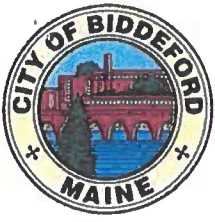
- Residential, Commercial, Mixed Use, Industrial, Institutional

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

- Alterations and Repair: THE WINDOWS WILL APPEAR BE SIMONTON SERIES SOSO
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: REPLACE (2) DOORS AND REPLACE WINDOWS AND ADD WINDOWS TO MATCH THOSE PREVIOUSLY APPROVED BY THE H.P.C. AND PREVIOUSLY INSTALLED

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:

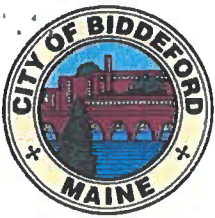
Signage and Exterior Utilities

- 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: ADD EXTERIOR MAIN DOOR

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.

* APPLICATION MADE & WAITING FOR HPC APPROVAL



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Submittal Information Checklist:

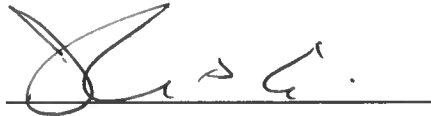
- Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- Completed Application Form
- Description of Proposed Activity
- Photographs of the building involved as well as adjacent buildings
- Samples of materials proposed for use in the activity (*listed*)
- 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:



Date: 5-10-23

Signature of property owner (Required):



Date: 5-10-23

140 Elm St, renovate rear of building,

Including:

- 1 Replace siding that's in disrepair,
- 2 Replace broken door
- 3 Replace broken windows with windows to match those previously approved by the Historic Preservation Commission add additional windows to match those previously approved by the HPC.
- 4 Add a man door
- 5 Add a second-floor dormer, (shed)
- 6 Add an external set of stairs to access the second-floor

Brief narrative:

We have renovated the building working from the front of the building and are now completing the renovations by renovating the last part of the building, which is in the rear of the building. It is in poor shape. We plan to use the same colors and materials and design in the rear of the building to match the rest of the building that has already been

approved by HPHC and renovated.

The second floor of the of rear of the building was once an apartment, which has not been used for years. We plan to renovate this apartment for use as an apartment again.

The first floor of the rear of the building is currently used for storage now and we plan to renovate that into an apartment as well.

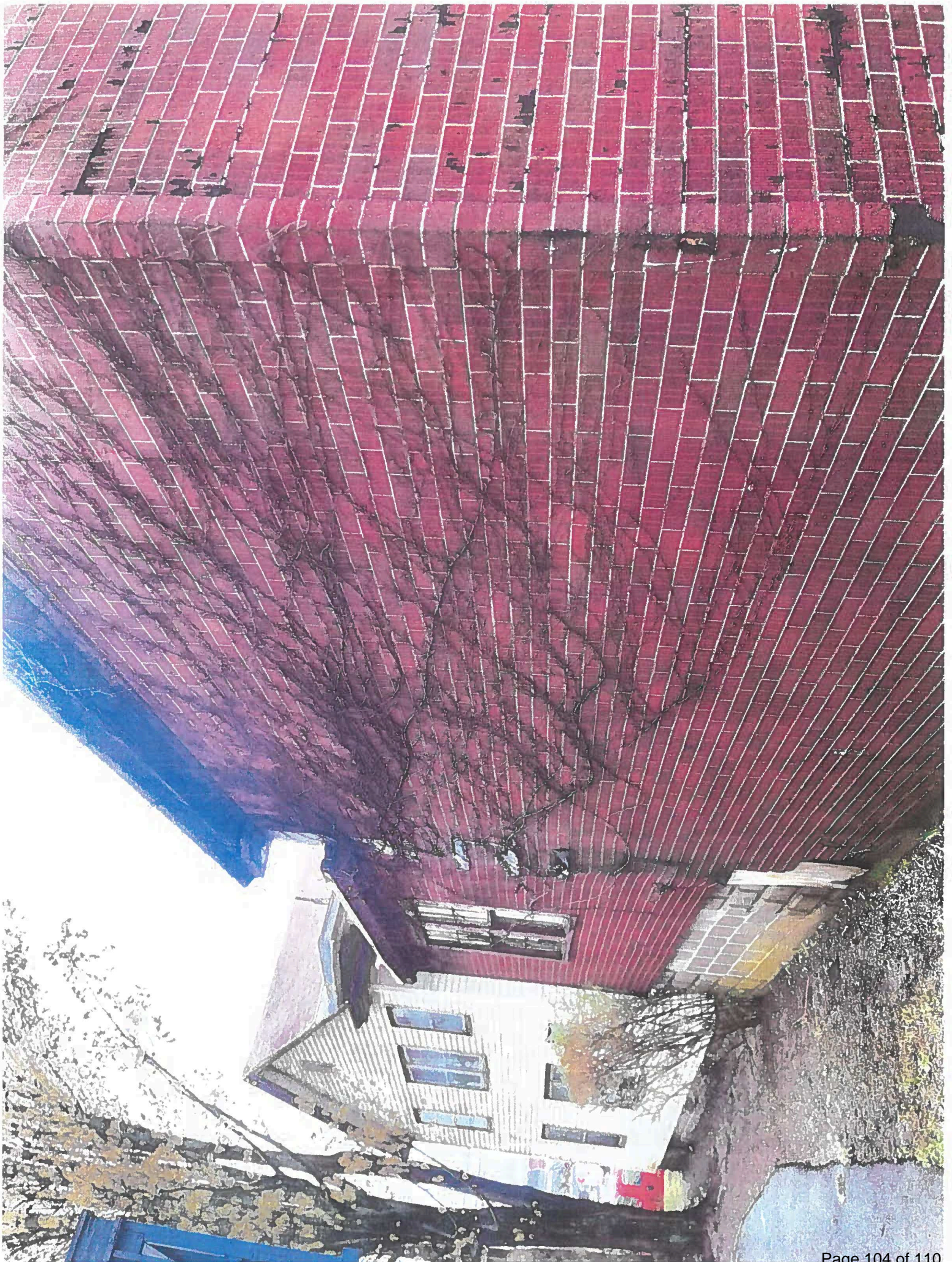
We have consulted on this project with the Biddeford Codes Department as well as City Planning and of course will obtain a permit from them once we have approval for the exterior from the HPC.

Rand Clark

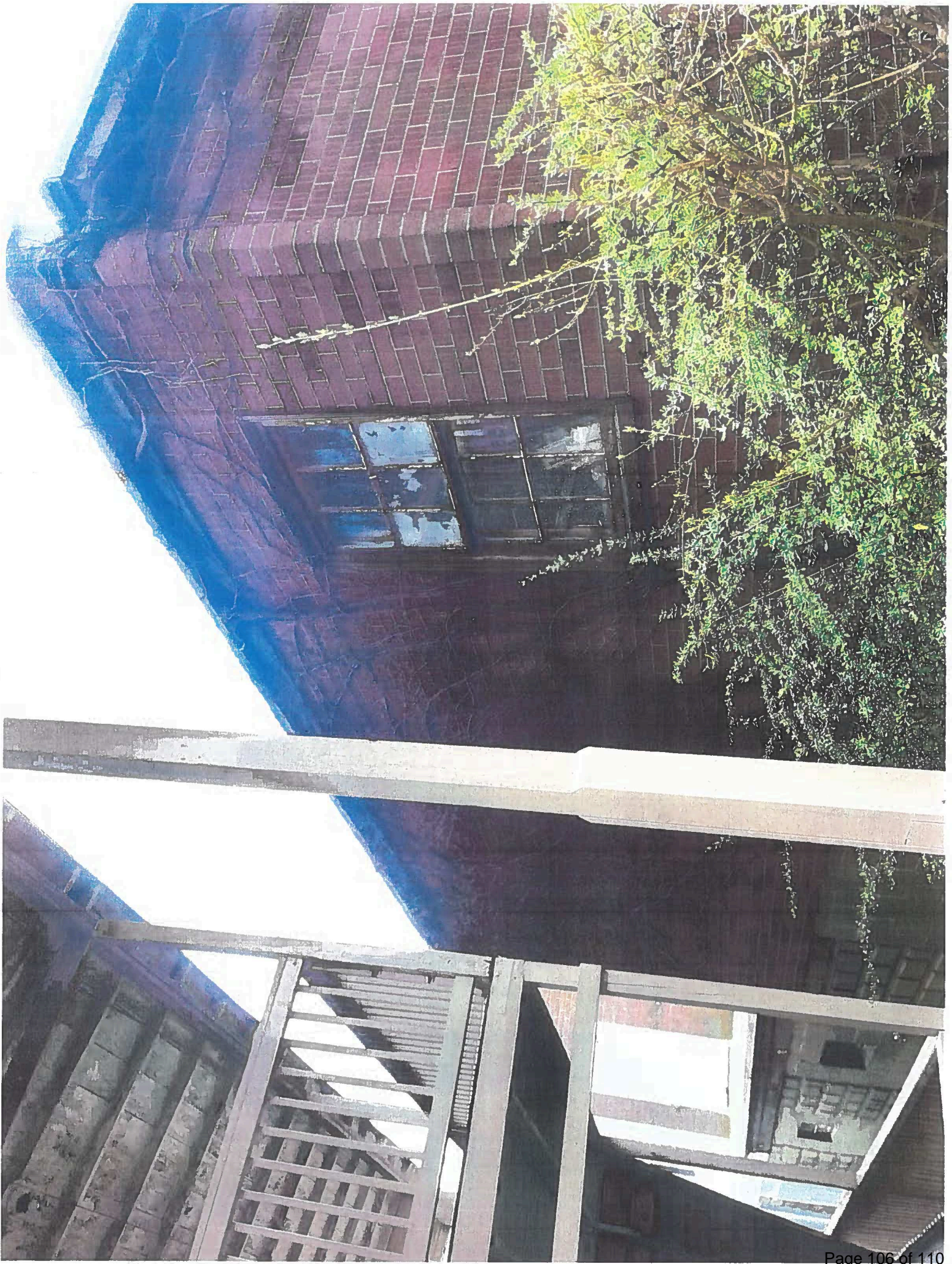
207 632-2756

Clarkrs@roadrunner.com











RESERVED PARKING
EXCEPT FOR
FIRE TRUCKS
AND
POLICE VEHICLES

RESERVED PARKING
1

