



City of Biddeford
Historic Preservation Commission

November 12, 2025 at 4:00 PM
City Hall Council Chambers & Zoom

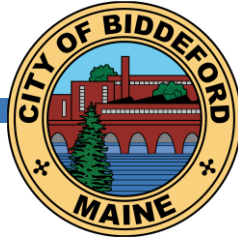
[https://biddeford.zoom.us/j/95043562174?pwd=LkYKJ6ruDBINiV83ZTmKggbnrC
YCyB.1](https://biddeford.zoom.us/j/95043562174?pwd=LkYKJ6ruDBINiV83ZTmKggbnrCYCyB.1)

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 September 10, 2025
4. New Business
 - 4.a 2025.29 HPC Review Kris Samaras to install select new replacement windows at 247 Elm Street, Tax Map 34, Lot 43, in the MSRD-2 Zone.
5. Other Business
 - 5.a 2025 CLG Grant Award for Additional Survey Work
6. Adjourn



**HISTORIC PRESERVATION
MEETING MINUTES
September 10, 2025
DRAFT**

1. **Declaration of Quorum/Voting Members**
Julie Larry, Erin Ware, Leah Schaffer via Zoom
2. **Adjustment to Agenda**
Item 4b will appear before 4a due to an error in the agenda
3. **Approval of Meeting Minutes**
Approval of minutes from August 13, 2025
MOTIONS:
Motion- Lary -Motion to approve the minutes as presented
Second- Ware
Vote-Motion passed unanimously
4. **New Business**
 - 4.a. **2025.25 HPC Review** Fathom Companies to redevelop a portion of the former Maine Energy Recovery Company (MERC) site of Pearl Street, Tax Map 71, Lot 2, in the MSR-3 Zone.
 - Marieke Thorman from Fathom and Cara Bionde from KTA represented the project
 - Little to no changes progressed to permit phase
 - NOD requires they come before the Board at each phase
 - Creating a sense of place
 - This is the old MERC site
 - Representing Building B along the railroad tracks
 - Describe the windows and siding corten or weathering , thermally modified wood, windows and doors all frames will match, bottom will be aluminum to match corten
 - Going to Planning Board next week hoping for final review
 - Metal will be pre-weathered and will continue to weather over time.
 - Entry portico constructed out of timber with metal trim
 - Window details on the storefront, currently exploring options on the CM will match the trim or the siding.
 - They are creating a mockup for sales purposes which will be on Lot 1

- No roof top mechanicals all ventilation, heating, cooling will be in the units
- There will be 2 elevators
- Potential for solar but none at this time
- Larry feels this meets the standards as this is divergent in materials and design from the mill buildings, but it does meet the standards because it does have the features of the mill buildings, reminiscent of the character defining features of the mill buildings. It is set back from the mill buildings so that it compliments it.
- Ware feels it meets standards also as it uses industrial materials by complementing it and not emulating it.
- Schaffer echoes what they said but her main concern is that the landscaping is reviewed as not sitting in fields. She wants to make sure the landscaping does not get VE'd at the end of the project.
- Larry wants to know if the other lots would remain field like if they don't roll right into the next building. They will be loaming and seeding but not doing anything extravagant.

MOTIONS 5:07 PM

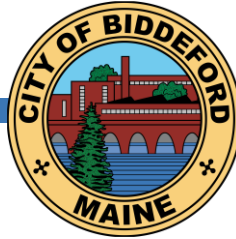
Motion-Ware- Motion to approve Certificate of Appropriateness for Fathom Companies to construct Building 3 B on Pearl Street as presented, based on materials and assertions submitted, and conditioned on the following all permits must be obtained from Code Enforcement prior to beginning any work, condition 2: sill and baseboard detail showing similar height above existing concrete as existing overhead door base, 3: Option C as presented is used.

Second-Lary

Vote-Motion passed unanimously

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.

- Favreau introduced the project
- Mark Saint Onge represented the applicant
- Door on last page of the cut sheet should not be a storm door but an insulated exterior door.
- New front door is needed owner prefers door on right of garage door up against steel column should be a 3086 door for wheelchairs
- Windows are chosen to match what is in there now
- 3 versions for the commission to look at
- Builder prefers version 1; owner is good with whichever is chosen
- Structure will be a Tai Restaurant
- Schaffer asked about differences in version drawings and top foundation at the base of the overhead doors
- This area in the building was discussed at length
- Metal flashing is needed first and foremost, this is a make-or-break detail to make sure this area is sealed right
- Fiber cement board will hold up better than plywood (MDF)



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 City of Biddeford Government

 @CityofBiddeford

- Confirmed there is only 1 door being added, there is already 1 there (on St. Mary's Street)
- This will work provided there is under 50 people
- Favreau to talk to Codes about this
- It's not perfectly symmetrical but close enough
- Glass will remain in the door as a decorative element
- Codes may ask them to do something to disable the door as it is not going to be used.
- New door will be a metal insulated door with half light
- Flat surface for dividers, hardy board close to the ground but not on the ground with a flashing on the bottom.

MOTIONS: 4:40 PM

Motion-Larry- 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. The sill & baseboard submitted must be similar height above the concrete base.
3. The applicant is to use Option C

Second-Erin

Motion passed unanimously

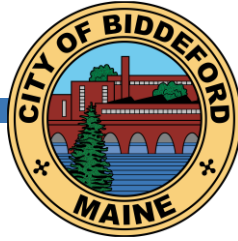
5. Other Business

- Favreau talked about the historic map and the contradiction in the ordinance resulting in an error in the map.
- He pointed out the loss of historical area he showed the area that is the correct area with the original area overlaid.
- Kleinfelder surveyed certain parts in order to encompass Spring Tavern and Trull Hospital.
- Schaffer confirmed that this is based on a map from 2011, but we have been using an older interpretation of an ordinance that included the larger area.
- Changes in zoning have impacted the HPC area
- Anything that is added to MSRD 1 & 2 from zone R1 or SR would not fall under HPC review. If a structure leaves MSRD1 or 2 but is still within the red line they would still need to be reviewed.
- Updating the HPC Ordinance is an option. Different options were discussed.
- Everything inside the red line and a little outside have been surveyed.

- Favreau asked if there is a benefit to surveying areas outside of the red lines. It is a benefit of information gathering.
- It was suggested do the 100 oldest buildings MHPC grant proposal will be applied for by Favreau
- Favreau will send everyone a blank map members mark down the areas and get it back next week as the grant application is due.
- Ware went to all of the outreach seminars she found helpful.
- The tabling at River Jam went well, they talked to a variety of people. Ware found the table placement for HPC was disadvantageous. They were tucked away off the beaten path. Favreau and Ware felt it was a very good start.
- Larry suggested the Farmers Market some night next year when they have music.
- Ware will reach out to the Heart of Biddeford.

6. Adjourn 5:50 PM

DRAFT



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission (HPC)

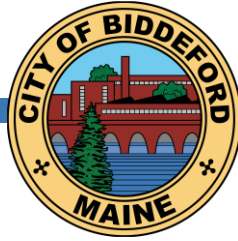
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday November 12, 2025, 4 PM

RE: **Item 3.1: 2025.29 HPC Review** Kris Samaras to install select new replacement windows at 247 Elm Street, Tax Map 34, Lot 43, in the MSRD-2 Zone.

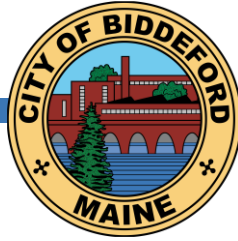
1. INTRODUCTION

The applicant proposes to install select replacement windows in this multi-family residential structure.



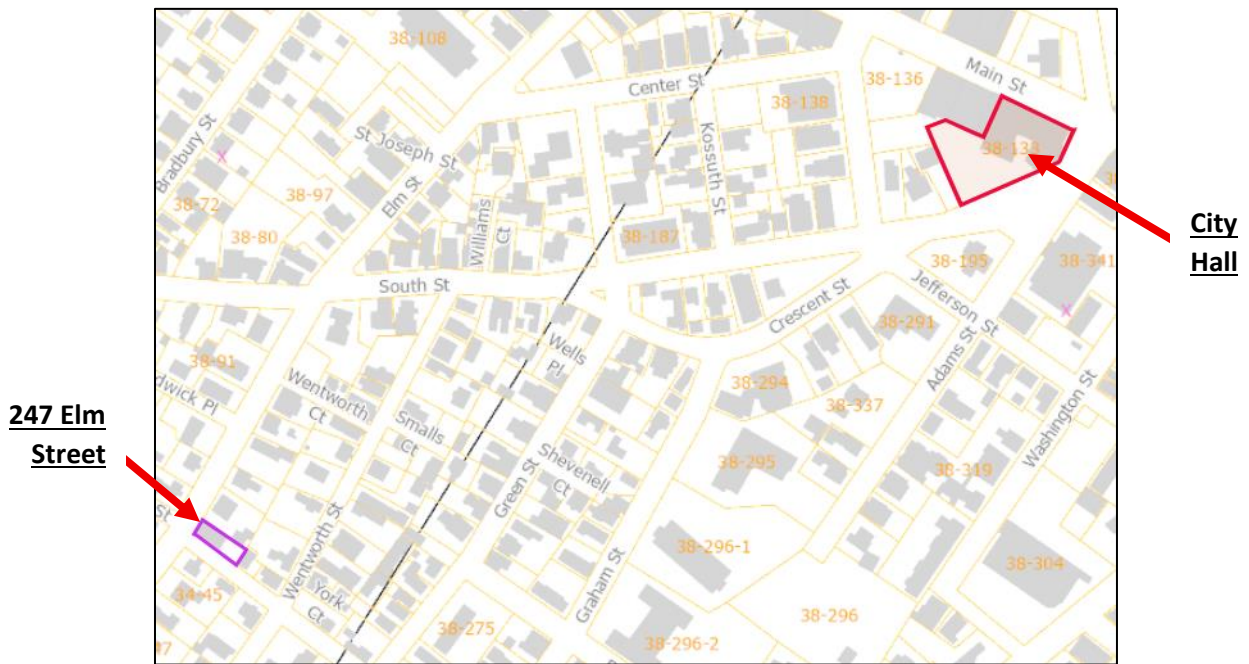
2. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Kris Samaras 1 Webster Place #2 Boston MA 02113
2.	Owner of Property:	KNS Properties
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	247 Elm Street
6.	Project Tax Map #/Lot #:	Tax Map 34, Lot 43
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Overlay Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1890
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	0.08 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Nov 12, 2025. Posted Nov. 5, 2025; Mail Notices to all abutters within 100'. 14 notices sent Nov. 5, 2025.



3. EXISTING CONDITIONS

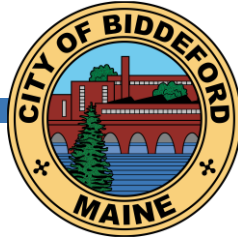
The subject property is located southwest of City Hall at the corner of Elm Street and Mason Street.



This 2-unit multi family building dates to circa 1890. Both the Kleinfelder Survey and archived Assessing information indicate that this building was originally intended for commercial purposes, perhaps with a dwelling unit above. As early as 1929 this address was listed as a residence in local newspapers.

According to the Kleinfelder Survey:

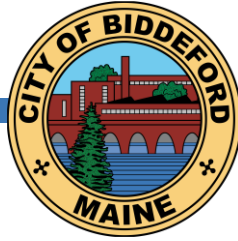
Resource lacks integrity of materials and workmanship due to use of vinyl replacement windows.



The applicant has completed a window survey form (as suggested for use at previous commission meeting). The information provided on this form indicates that seven windows will be replaced; three facing Elm Street, and four facing Mason Street. According to the applicant, the need for new windows is due to rot of existing wood units and the jury-rigged nature of two window openings facing Mason Street.

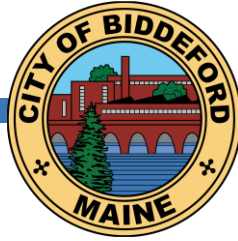
Many of the existing windows are vinyl replacement units.



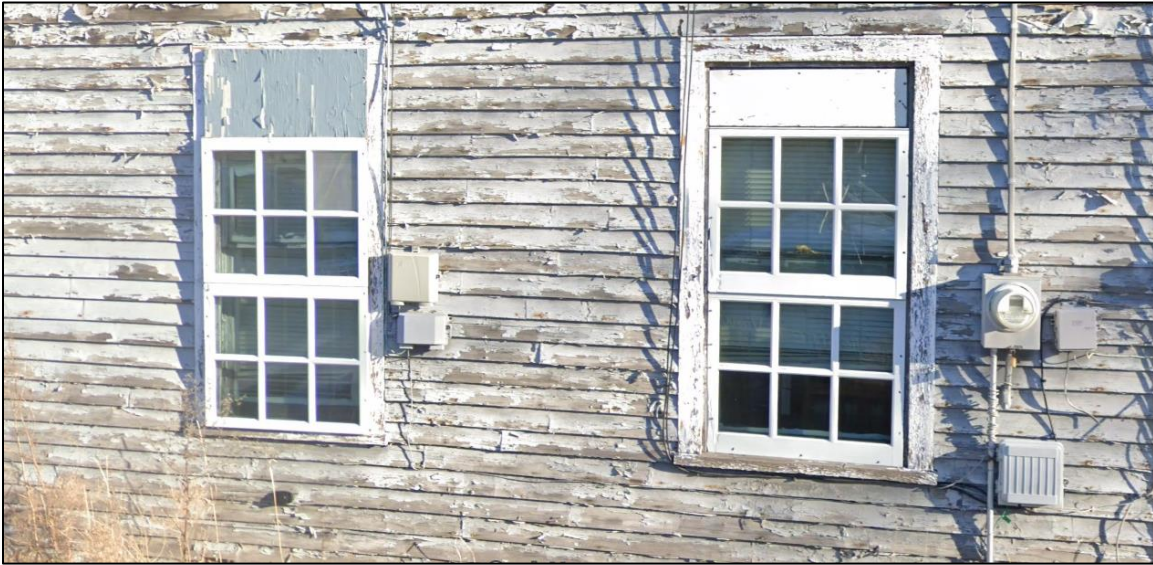


The front windows and basement windows at the side appear to be in poor condition:



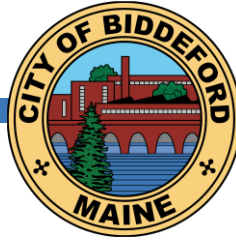


The window openings at the side are fitted with two fixed units and a filler panel at the head of each opening, instead of a proper operating window unit.



Detailed view of side windows showing the rough-constructed nature of these openings:





4. Project Proposal

The applicant proposes to install vinyl replacement windows in these seven openings. Four double hung units will be Paradigm Series 8300 and the sliding basement windows will be American Craftsman from Home Depot.

WINDOW STYLES

The 8-Series Double Hung

At Paradigm Window Solutions, we understand the importance of quality and value when it comes to one of your most valuable asset – your home. We've designed a series of premium vinyl windows to capture the look of traditional windows. Our contoured narrow-line exterior mainframe adds striking curb appeal to your home along with the beauty, craftsmanship and efficiency you deserve.

8-Series Double Hung Window Features

.070 NOMINAL WALL THICKNESS

Extrusion walls are made up of high quality virgin PVC, providing superior structural integrity.

EQUAL SIGHT LINE SASHES

Top and bottom sashes are equal for cleaner sight lines. Equal sight lines increase the visible glass area maximizing the amount of light that comes through the window.

Shown - 8300 Premium Double Hung - Exterior White with 3-Sided Offset Casing

FUSION WELDED FRAME AND SASHES

Industry-standard fusion welding system for clean, precise lines and improved structural strength.

SLOPED SILL WITH I-BEAM CONSTRUCTION

Proprietary sill design allows for increased water protection and added strength.

EXCEPTIONAL INSULATING GLASS

Standard glass includes 3/4" Insulated glass unit with Low-E/Argon for superior thermal efficiency. Many glass options available.

DURALITE® WARM EDGE SPACER SYSTEM

Polycarbonate design contains no metal and is known as the most energy efficient spacer system on the market.

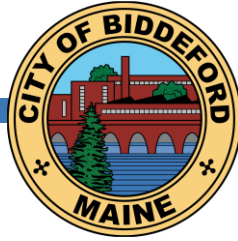
FULLY INTEGRATED COMPONENTS AND TRIPLE WEATHER STRIPPING

Keeps air leakage rates as low as .04cfm/sf - among the lowest in the industry. T-slot weather stripping design allows for easy repair and replacement.


STAINLESS STEEL CONSTANT FORCE BALANCE

This mechanism performs better than block and tackle pulley system and provides a tighter seal. This mechanism is hidden inside the balance track and ensures smooth and effortless fingertip operation to open and close your windows.

6 | Premium Double Hung Window paradigmwindows.com



No grille pattern is proposed for the new double hung units.



EXTERIOR GLAZING WITH INTEGRAL LIFT RAIL
Clean sight lines from the interior side for an architecturally correct look.

FULL INTERLOCK AT UPPER AND LOWER MID-RAIL
Creates one of the tightest seals from the outside in the industry, helping to keep air from escaping out of your home.

Shown - 8300 Premium Double Hung - Painted Interior Black

PROPRIETARY HIDDEN BALANCE CAVITY AND BALANCE COVER
Reduces air infiltration between the frame and integral components for a tight seal and a clean look.

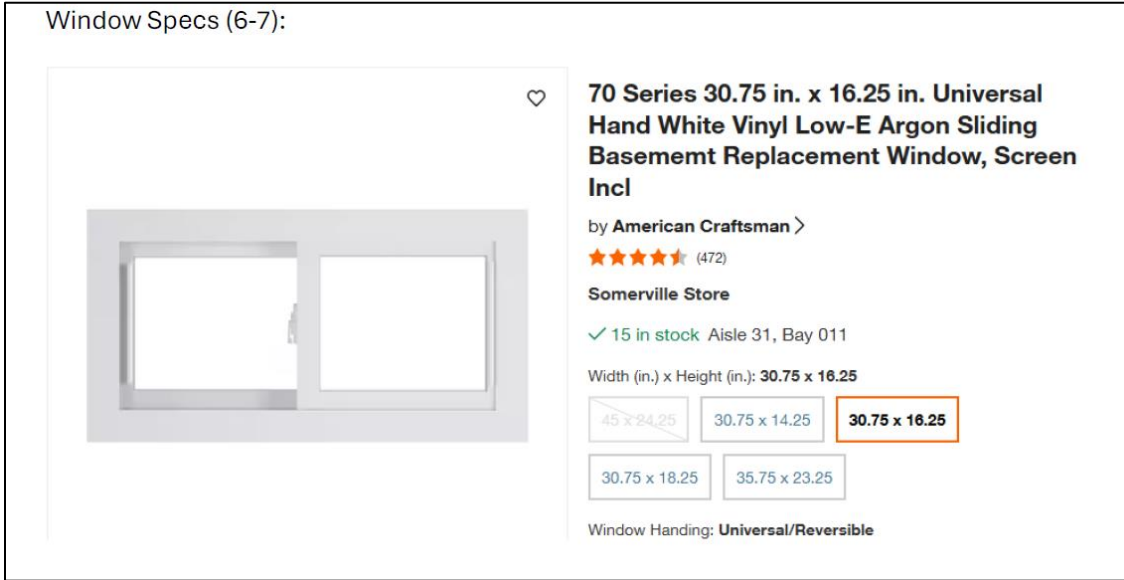
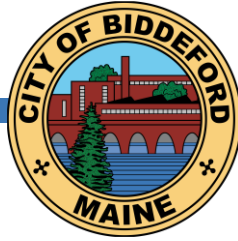
TILT-WASH CAPABILITY
Tilt function for both sashes for easy cleaning.

OPTIONAL FOAM FILLING
High density polyurethane insulated frames and extrusions provide additional energy savings. (Not available in single hung).

AVAILABLE 8 - SERIES WINDOW TYPES
Double Hung, Single Hung, Casement, Awning, Hopper, Slider, Picture, Specialty Shapes and Bays and Bows.

877.994.6369 Premium Double Hung Window | 7

Basement windows:



5. PUBLIC COMMENT

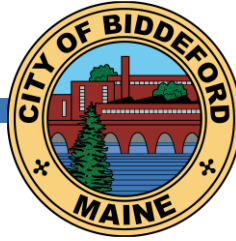
City Staff posted this notice on the city website and at City Hall on Wednesday, November 5, 2025. Fourteen abutter notices were sent, on November 5, 2025.

As of November 7, 2025, no Public Comments had been received regarding the proposed project.

6. STAFF REVIEW:

Much of the integrity of this building appears to be intact. The siding, trim, doors and steps are of historic materials. Most windows, however have been replaced with vinyl. Of special consideration, as depicted above, are the two windows at the front of the building facing Mason Street. Currently each are made up of two ill-fitting fixed units attached into the existing opening. Installing a proper double hung until will be an improvement over current conditions.

Profile of the proposed Paradigm windows do not match the profile of existing windows.



7. STANDARDS

A. Reconstruction and alterations.

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

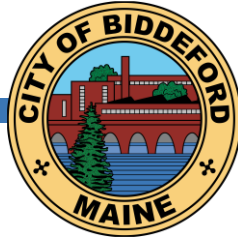
2. The standards and requirements in the United States Secretary of the Interior's Standards of Rehabilitation as well as the following factors shall be considered when reviewing applications for reconstruction or alteration of buildings or structures subject to review under this ordinance:

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

The building will continue as residential.

- 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;

Vinyl replacement windows will not destroy distinguishing qualities nor character of the structure; most existing windows are now vinyl replacement units.



- 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;

New vinyl windows will match existing windows in design, composition and other visual qualities. However, profile of new windows will not match existing. Existing windows have no grille pattern, nor will the proposed replacement windows.

- 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;

No examples of skilled craftsmanship will be compromised by this project.

- 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;

Many existing windows are vinyl.

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

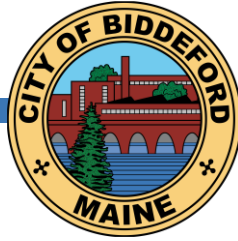
N/A

- 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.

N/A



8. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Kris Samaras to replace seven windows at 247 Elm 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 Kris Samaras to replace seven windows at 247 Elm Street as presented based on the following objections:

1. _____
2. _____

C. Motion to postpone the Certificate of Appropriateness for Kris Samaras to replace seven windows at 247 Elm Street as presented based on the following:

1. _____
2. _____

COA—
 Applicant Name: Kris Samaras

Date Received: _____
 Received by: _____

Window Survey Form

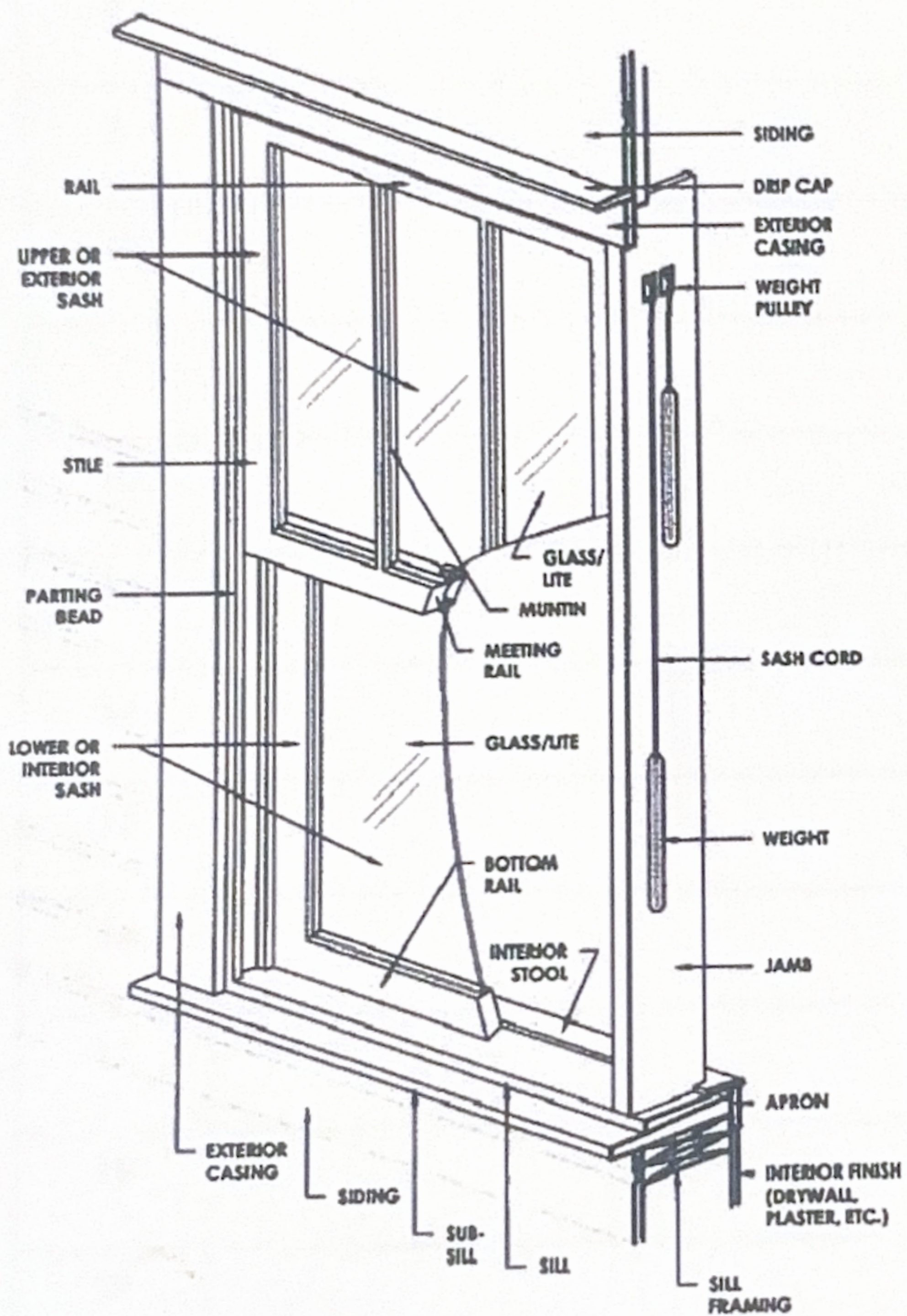
Have	Basic Requirements
<input checked="" type="checkbox"/>	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
<input checked="" type="checkbox"/>	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
<input checked="" type="checkbox"/>	3. Condition Evaluation of each window (see reverse).
<input checked="" type="checkbox"/>	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
<input checked="" type="checkbox"/>	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
<input type="checkbox"/>	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. **Additional close-up photographs**, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.



Total Number of Window Openings on the Structure	25
Number of Historic Windows on the Structure	TBD
Number of Existing Replacement/Non-Historic Windows	18
Number of Windows Completely Missing	0
Total Number of Windows to be Replaced	7

COA—
Applicant Name: Kris Sumner

Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Old / wood / Rot
2	old / wood / Rot
3	old / wood / Rot
4	old / wood / Rot
5	old / wood / Rot
6	old / wood / Rot
7	old / wood / Rot
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Window #	Window Condition
21	
22	
23	
24	
25	
26	
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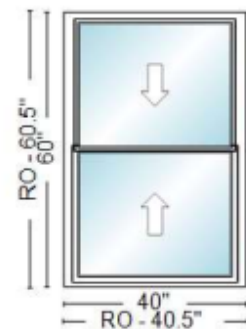
247 Elm Street Window Replacement

Windows to be Replaced:



Window Specs (4&5):

Product: 8300 Series, Double Hung, NC
RO: 40.5" x 60.5"
TTT Overall Size: 40" x 60"
TTT Unit Size: 40" x 60"
Sash Split: Equal
Performance Level: Standard,
Glass Options: Double Glazed, LowE, Argon, Annealed, SS
3/4" IG Thickness, Clear Opening: 34.625" x 24.585", 5.911Sq ft
Ratings: U-Factor = 0.27, SHGC = 0.28, VT = 0.53
Vinyl Color: White
Locks: Standard, Double
Hardware: White,
Screen: Full Screen, Extruded- Fiberglass,



Window Specs (6-7):



70 Series 30.75 in. x 16.25 in. Universal Hand White Vinyl Low-E Argon Sliding Basement Replacement Window, Screen Incl

by **American Craftsman** >

★★★★★ (472)

Somerville Store

✓ 15 in stock Aisle 31, Bay 011

Width (in.) x Height (in.): **30.75 x 16.25**

45 x 24.25 30.75 x 14.25 **30.75 x 16.25**

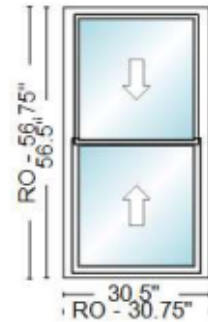
30.75 x 18.25 35.75 x 23.25

Window Handing: **Universal/Reversible**

Window Specs (1-3):

Product: 8300 Series, Double Hung, Rpl
 RO: 30.75" x 56.75"
 TTT Overall Size: 30.5" x 56.5"
 TTT Unit Size: 30.5" x 56.5"
 Sash Split: Equal
 Performance Level: Standard,
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS
 3/4" IG Thickness, Clear Opening: 25.125" x 22.835", 3.984Sq ft
 Ratings: U-Factor = 0.27, SHGC = 0.28, VT = 0.53
 Vinyl Color: White
 Locks: Standard, Single
 Hardware: White,
 Screen: Full Screen, Extruded- Fiberglass,

Installation Options: Standard Sill Angle,



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): 041-0507
3. STREET ADDRESS: 247 Elm Street, US Route 1
4. TOWN: Biddeford 5. COUNTY: York
6. DATE RECORDED: 11/11/2022 7. SURVEYOR: Taylor, Amanda
8. OWNER NAME: 9. ADDRESS:

- 10. PRIMARY USE (PRESENT):
SINGLE FAMILY AGRICULTURE COMMERCIAL/TRADE FUNERARY
[X] MULTI-FAMILY GOVERNMENTAL EDUCATION HEALTH CARE
INDUSTRY RELIGIOUS HOTEL LANDSCAPE
TRANSPORTATION DEFENSE SUMMER COTTAGE/CAMP SOCIAL
RECREATION/CULTURE UNKNOWN
OTHER

- 11. CONDITION: GOOD [X] FAIR POOR DESTROYED, DATE

ARCHITECTURAL DATA

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

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

- 14. HEIGHT:
1 STORY 1 1/2 STORY [X] 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 REAR ELL FRONT ADDED STORIES SHED
DORMERS [X] PORCH TOWER CUPOLA 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 _____

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 _____

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: _____ 27. ESTIMATED DATE OF CONSTRUCTION: c. 1900

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: Based on massing and door placement, building likely originally served a commercial function.

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: 5387053.91269284 43. UTM EASTING: -7843878.35666463

44. FACADE DIRECTION (CIRCLE ONE): N S E W NE **NW** SE SW

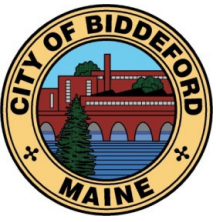
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MHPC USE ONLY

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: _____

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:

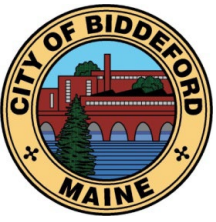
Agent's Name: _____

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: MSRD2 Property Map & Lot Number(s): 34/43

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

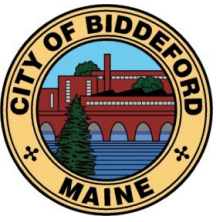
Installation of exterior access stairs or fire escapes

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.



JANET T. MILLS
GOVERNOR

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

KIRK F. MOHNEY
DIRECTOR

October 30, 2025

Mr. Brad Favreau
City of Biddeford
PO Box 586
Biddeford, ME 04005

Dear Mr. Favreau:

It is a pleasure for me to inform you that the Maine Historic Preservation Commission has awarded the City of Biddeford a federal fiscal year 2025 Historic Preservation Fund (FY2025 HPF) Certified Local Government grant for the following project:

- \$14,375 to conduct the Biddeford Architectural Survey – Beyond the Historic Districts. The required minimum match for this grant is \$4,792.50;

The above grant funded activities may neither begin, nor may you incur any costs for which reimbursement will be sought, until formal contracts between the Commission and the City of Biddeford has been executed. We expect to send the contracts for signature within the next week or two. Please note that these projects must be completed by 15 March 2027.

If you have any questions about the grant requirements, please do not hesitate to contact me.

Sincerely,

Kirk F. Mohney
Director