



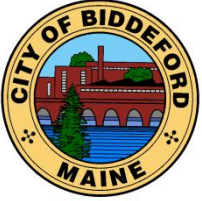
City of Biddeford
Historic Preservation Commission

December 11, 2024 at 4:00 PM
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799
Meeting ID: 984 3528 4216
Passcode: 267967

1. Declaration of Quorum/Voting Members
2. Adjustment(s) to Agenda
3. Consent Agenda
 - 3.a Review of Meeting Minutes for October 9, & 17, 2024, & November 20, 2024
4. Unfinished Business
5. New Business
 - 5.a 2024.48 HPC Review for Seeds of Hope and the City of Biddeford to install new windows and one new door at 35 South Street (18 Crescent St) Tax Map 38, Lot 196, in the MSRD-2 Zone.
 - 5.b 2024.45 HPC Review of Westbrook Development to construct new residential buildings at 15 Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.
6. Past Projects
 - 6.a Review of Past Project 195 Elm Street
7. Other Business
8. Adjourn



CITY OF BIDDEFORD

Planning and Development Department

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

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

Staff Members in attendance: Nan Whitten

Meeting brought to order 4:03 PM

1. Quorum/Voting Members in attendance:

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

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

3. Consent Agenda

Approval of Meeting Minutes from September 11, 2024

MOTIONS: 4:03 PM

Larry-MOTION-To approve Meeting Minutes as presented

Tobey-SECOND

Vote- Motion passed unanimously

4. Unfinished Business-none

5. New Business

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

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

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

MOTIONS:

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

Second-Tobey

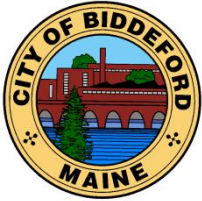
Vote: Motion passed unanimously

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

Chair: Historic Preservation Commission

Date

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



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HPC MEETING Design Guidelines October 17, 2024 Meeting Minutes 2:00

Staff Members in attendance: Brad Favreau, David Galbraith & Nan Whitten

Meeting brought to order 2:00 PM

Consultants Running the Meeting: Sarah McLachlan & Samantha Smith from Johnson, Mirmiran & Thompson, Inc.

Attendees: Aura Lee Wallach, Julie Larry, Erin Ware, Delilah Pourpoure

- Introductions were made
- McLachlan & Smith explained the company where they work and what they do
- Design guidelines were explained and the fact that they need to be updated continuously.
- Favreau talked about the proposal and the clarity and appeal of the presentation.
- Wallach asked if they wrote the ordinance and standards for the Towns in Eastern Maryland and Wisconsin used for a template-yes.
- There is interpretation with design guidelines, but they provide information, they talk about what is seen regularly for issues.
- Larry talked about the issue of historic districts to overlay district, windows & siding and explaining these things in the context of their own properties.
- Ware talked about how there is not a ton of infill, additions need to be tackled. Educating building owners of the value of what they have and how hard it is to fight against vinyl. They need to spend special attention to the materiality of historic integrity.
- Larry mentioned the sustainability plan and the fact that historic materials can be repaired, and newer fabrics cannot end up in the landfills.
- Larry mentioned that Davidson Carolina has a sustainability plan that focuses on climate change.
- Favreau talked about the Mill District and how there are 3 or 4 buildings that are still vacant, people need to pay attention to the history of the buildings and city while rehabbing.
- Larry mentioned that a lot of the Mill Buildings and Downtown Buildings have been for tax credits so historic preservation has been easier.
- Looking for when multi-family large units come in and guide them for the historic preservation.
- Have a chapter of non-contributing structures, explaining what that means. Tiering the report as to what is preferred, acceptable and a no way. This way they see that they have options and can right the mistakes of the past.
- Gathering appropriate examples for the homeowner to communicate with the contractor.
- Include as much graphic information as possible.

- Wallach suggested an outreach program at the library.
- Pourpoure mentioned they are having store front designing and this could go along with it.
- Smith said they use a lot of QR codes.
- Pourpoure suggested we add heat pumps, solar panels, ADUs, addition of stories.
- Favreau said we are talking about covering how to incorporate climate friendly issues into the report as well as hot spots & Natural gas.
- Smith there is an entire utility section, and it will include public art.
- How can you make room in designs for cultural influences. Is it reversible?
- A section of painting unpainted bricks and the pitfalls.
- Economic benefit of being in a historic section.
- The document itself-what it looks like, we suggest it goes in indesign
- Climate Plan is a PDF document, Comp Plan is in Word, we want something editable in the end.
- Make sure that the hyperlinks in the document work
- The number of pages is limited but there is so much information it often goes over.
- Is there a branding that is needed? Yes, Favreau will send it to Smith.
- Wallach asked about light fixtures, yes, they are included.
- Signage is included, and the ROW is included
- The next step is to pull together and outline. You go over it and ok or pull out what is not wanted.
- The content would take (deadline is March 31) it will be done by then. The review time takes the longest. The first review is given a month to be reviewed and returned.
- The consultants will come back late winter early spring to go over final draft.
- Brad will have to work this into a City Council Meeting prior to this going into its final form.

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Historic Preservation Commission
Meeting/Workshop – November 20, 2024
Meeting Notes

Tyler Norod, Westbrook Development
Jesse Thompson, Kaplan/Thompson Architects
Sam Bell-Hart – Kaplan Thompson Architects
Alli Tobey
Julie Larry
Erin Ware
Leah Thompson
Scott Joslin
Brad Favreau

Workshop discussion of new residential development at 15 Pearl Street by Westbrook Development and Kaplan/Thompson Architects.

This is an affordable housing development comprising 2 buildings with 45 units each. Project will proceed in two phases.

Discussion of materials, form and scale, especially regarding the adjacent garage.

Discussion of windows – rhythm and symmetry at the exterior of the building, and of type and placement in the exterior wall. Window type will be casement or tilt – unsure at this time.

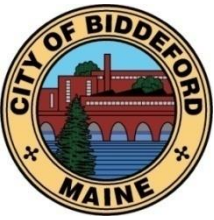
Discussion of the corner of Elm Street and Lincoln Street. This is an important gateway to downtown and the Mill District. Buildings should have strongly expressed symmetry, and landscaping should be appropriate for the corner.

Phasing – Building nearest the garage will be constructed first. Due to uncertainty of the timing of development of the second lot on site.

Discussion of material treatment of the exterior. Buildings will be different color and different treatment of canopies and cornices. This treatment helps identify each building from one another. Compliance with Build America Buy America makes certainty of materials and fixtures unsure at this time.

Courtyard will be landscaped with benches to encourage community among residents.

Rooftop mechanicals will be set back from the edge of the roof and will be screened from view. But design of mechanicals has not been completed.



2024.48

CITY OF BIDDEFORD PLANNING DEPARTMENT

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

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

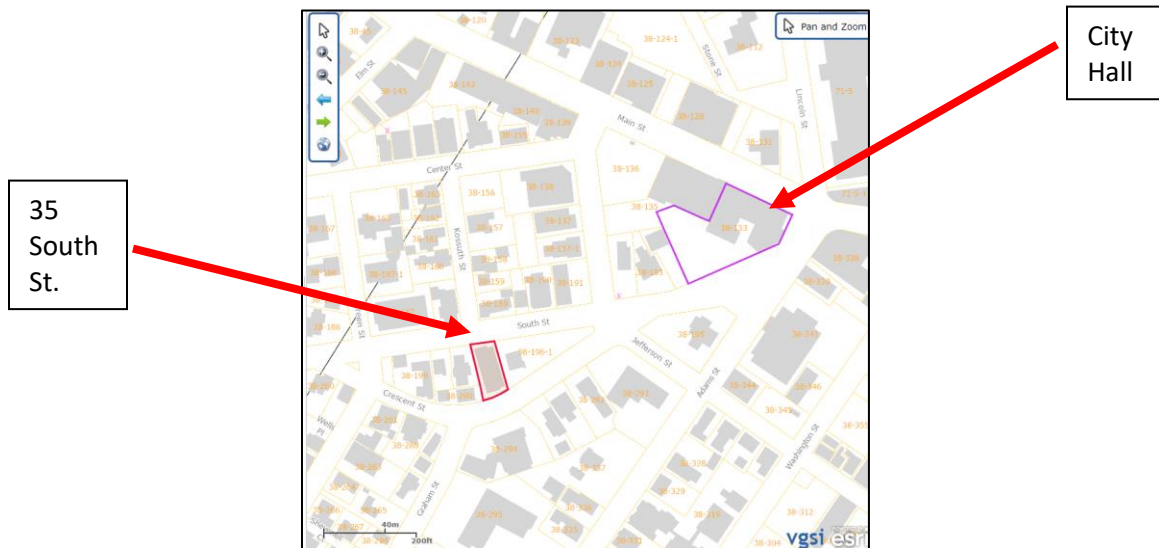
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday December 11, 2024; 4 PM

RE: **Item 5.a: 2024.48 HPC Review for Seeds of Hope and the City of Biddeford** to install new windows and one new door at 35 South Street (18 Crescent St) Tax Map 38, Lot 196, in the MSRD-2 Zone.

1. INTRODUCTION

This project is a continuation of the project reviewed by this commission on August 14, 2024. At that time, new windows on the east side of the building were replaced, a new ADA access ramp was installed at the south entrance, and a new roof vent was installed.

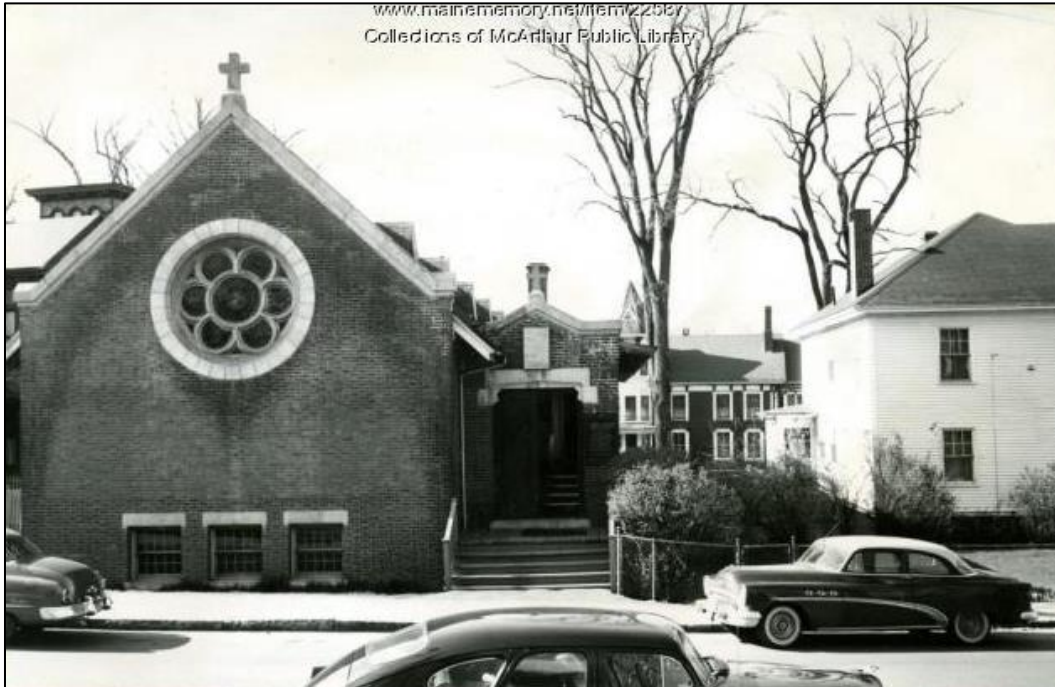


35 South Street is approximately two blocks southwest of City Hall

The new windows installed at that time were approved after-the-fact, conditioned on future replacement with more appropriate units than were installed then. This second window replacement is a part of this application.

2. EXISTING CONDITIONS

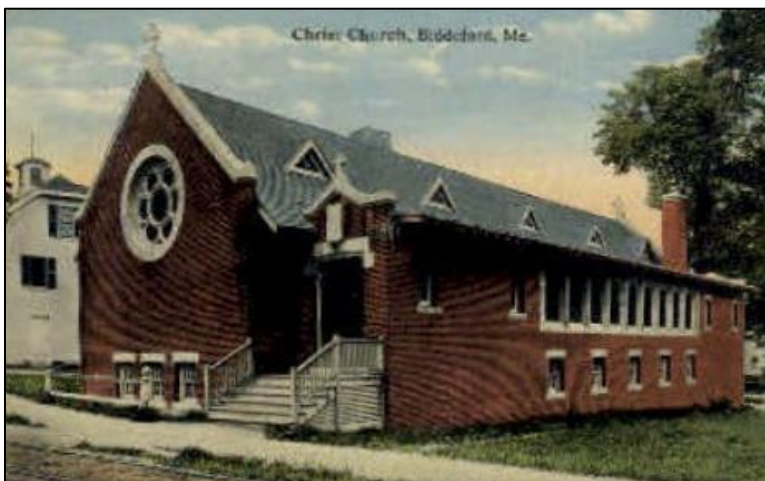
The building was constructed as Christ Episcopal Church in 1906. It served this use until 2008, when Seeds of Hope was established and began offering a neighborhood center in downtown Biddeford.



The building as it appeared from Crescent Street in 1955

The building is not Contributing, and according to the Kleinfelder Survey:

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



Undated historical post card of Christ Church



The building as it appeared in the 2022 Kleinfelder Survey



The building as it appeared in the 2022 Kleinfelder Survey

3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Seeds of Hope Neighborhood Center 35 South Street Biddeford ME 04005 Vassie.fowler@seedsofhope4me.org
2.	Owner of Property:	Seeds of Hope
3.	Agent:	Mobile Design Studio / Jessica Jolin
4.	Engineer/Architect:	N/A
5.	Project Location:	35 South Street (18 Crescent Street)
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 196
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Historic Overlay District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1906
12.	Existing Use:	Institutional
13.	Proposed Use:	Institutional
14.	Uses in the Vicinity:	residential
15.	Parcel Size:	0.16 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	10 ft.
18.	Rear Setback Requires:	10 ft.
19.	Height Requirements:	Max 3 stories or 35 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Dec. 11, 2024. Posted Dec. 4, 2024; Mail Notices to all abutters within 100'. 7 notices sent Dec. 4, 2024.

4. PROJECT PROPOSAL

New windows and one new door are proposed as part of this project:

1. Existing wood double hung windows on each of the four elevations will be replaced. See windows marked "A" on drawing packet. The new window units will be Pella Reserve Traditional aluminum clad wood windows with grille pattern to match existing. Existing aluminum storm units will be removed.



Existing Conditions: Windows "A" on South elevation

2. Windows replaced during the summer of 2024 (upper level) will again be replaced with same Pella Reserve Traditional double hung units. (“B” units as shown on elevation drawing.) This was a condition of after-the-fact approval at the August 2024 HPC meeting. The units installed at that time were a combination of fixed and double hung aluminum framed windows. New units will be all double hung with no grille pattern.



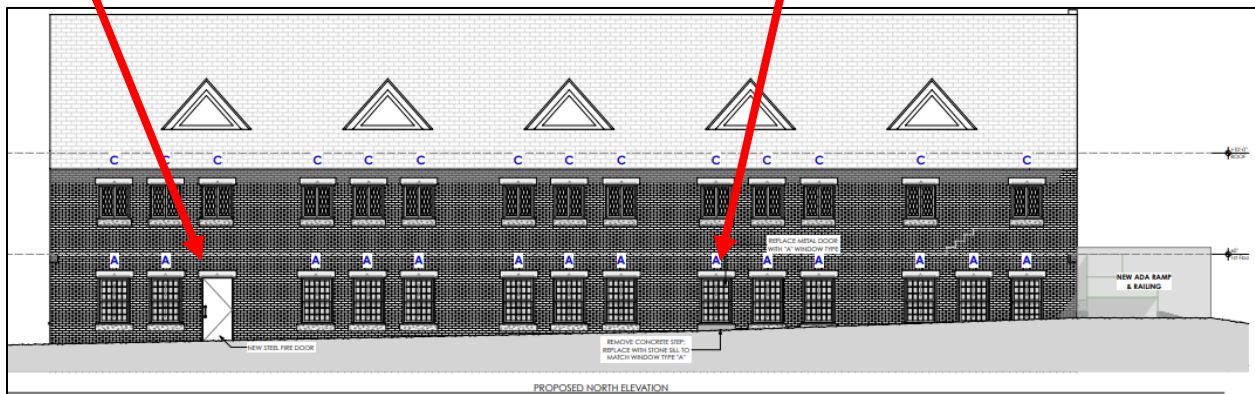
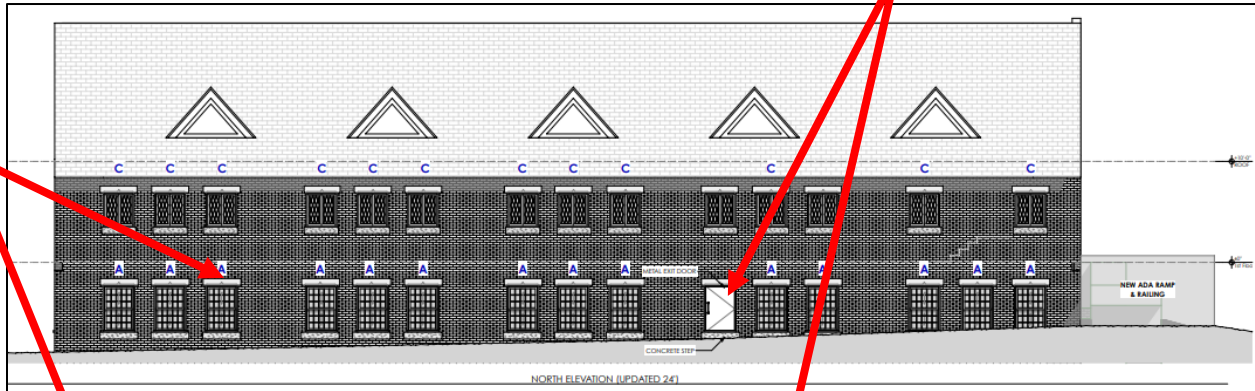
Existing Windows at South Elevation. These units were replaced during the summer of 2024.

- Existing wood windows (with diamond grille pattern) on the upper level (both north and south elevations) will be refinished as fixed units. New wood-framed plexiglass storm panels will be added to the exterior. See windows marked “C” in drawing packet.



Existing Diamond Grille Pattern Windows to be Refinished.

- Existing short door on the north elevation will be replaced by a window unit and a larger existing window opening on the north elevation will be modified to a door opening with a flush steel door installed.



New door will be similar in appearance to the following:



5. STAFF REVIEW:

This work is primarily a window replacement project. Windows on both the north and south elevations will be replaced or refinished. The aluminum windows that were installed this past summer (a mix of fixed pane and double hung) will be replaced by all double hung units. This is part of the conditional approval granted by this commission at that time.

Pella Reserve Traditional window units (for use at “A” and “B” locations) have been approved for some historic applications by the National Park Service, according to the manufacturer. Because many of the existing wood windows will be retained as part of this project, using Pella wood windows helps maintain the integrity of the building.

The work proposed here has been more thoughtfully considered by the project architect and is in keeping with the character of this former church.

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 served as a church until 2008. Since that time it has housed Seeds of Hope Neighborhood Center.

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

No historic feature or material has been substantively altered. Existing wood windows will be replaced with wood/aluminum clad windows with similar profile.

- 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;

Existing diamond grille windows will be refinished as fixed units.

- 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;

See (c.) above.

- 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;

N/A

- 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

6. SAMPLE MOTIONS

A. Motion to approve Certificate of Appropriateness for Seeds of Hope to replace and refinish windows and door at 35 South 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 Seeds of Hope to replace and refinish windows at 35 South Street, based on the following:

1. _____

2. _____

C. Motion to postpone the Certificate of Appropriateness for Seeds of Hope to replace and refinish windows at 35 South, until the following information can be provided:

1. _____

2. _____

SEEDS OF HOPE

PROJECT NARRATIVE

Overall Summary of Proposal to replace several different types of windows at Seeds of Hope:

Window Type A

- Replace original with Pella "Reserve Traditional" wood/clad double-hung units. See details.
- New grille pattern to match original (15 over 15 and 10 over 10)
- Existing storm panels will be removed and not reinstalled

Window Type B

- Address previously unapproved DH window replacements (recently installed during summer 2024 renovation) on the south facade. Replace these with Pella "Reserve Traditional" wood/clad double-hung units.

Window Type C

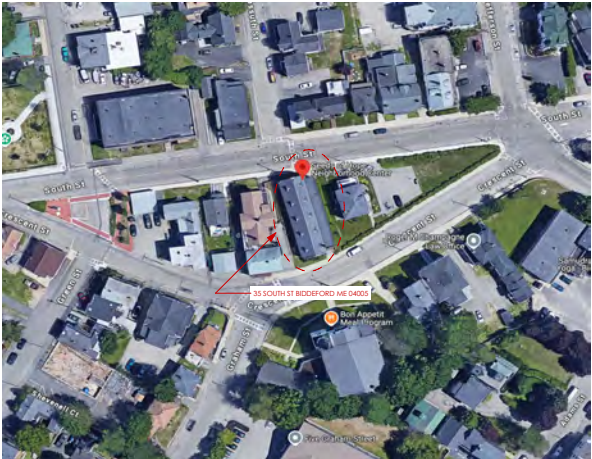
- Preserve/ refinish historic windows on the North Facade per Secretary of Interiors Standard guidelines and add a removable painted wood storm panel to the exterior of the window.

Egress Door on North Facade

- Remove the very short exit door (which does not meet egress) and install a matching "A" type window in original door location; This new steel fire door for proposed egress stair enclosure shall go in an existing window opening. See Proposed Elevations.



HISTORIC PHOTOS



LOCATION MAP



EXISTING PHOTOS 2024

SEEDS OF HOPE RENOVATION

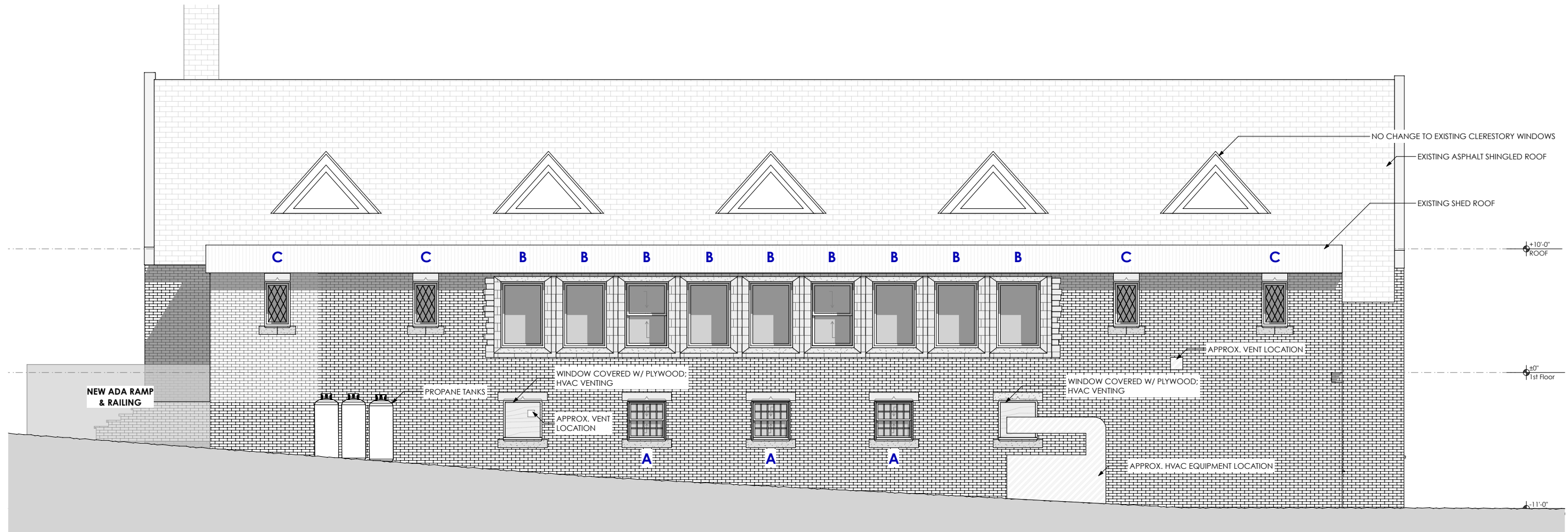
SEEDS OF HOPE
35 SOUTH ST BIDDEFORD ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
office: 207.494.8102
DATE OF ISSUE: 12/3/24

COVER SHEET,
SITE PLAN

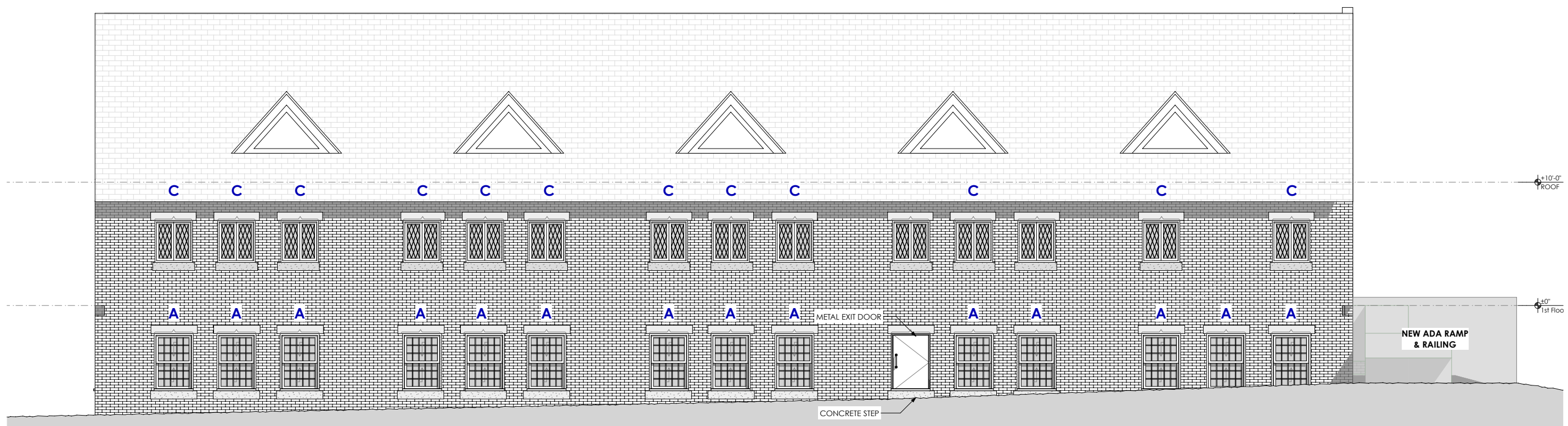


WINDOW TYPE:
A, B, C



1

SOUTH ELEVATION (UPDATED 24')



2

NORTH ELEVATION (UPDATED 24')

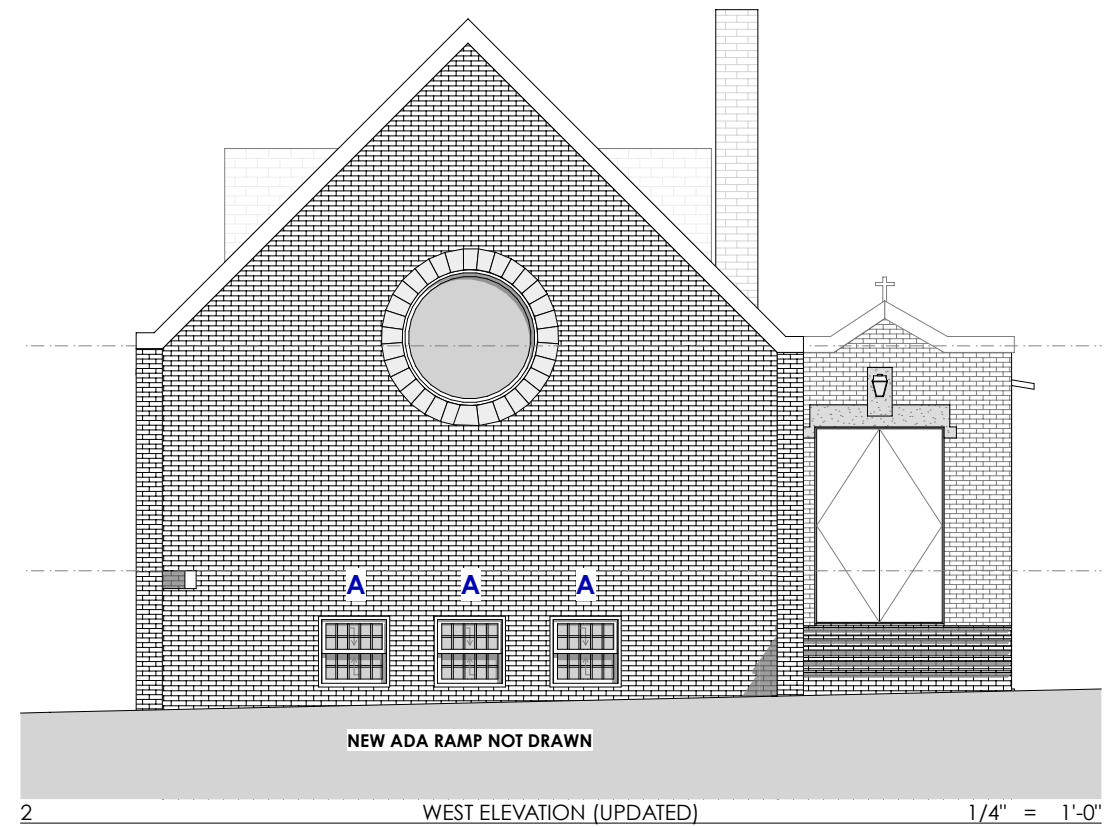
SEEDS OF HOPE RENOVATION

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128 Main Street, Unit 201
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EXISTING
ELEVATIONS

mobile
studio
design



SEEDS OF HOPE RENOVATION

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EXISTING
ELEVATIONS

mobile
studio
design

ORIGINAL & EXISTING



PHOTOS | 2024

CONFIRM EXISTING WALL CONSTRUCTION

FE01.03
FRAME EXPANDER

PELLA ROSEN
SNAP CLIP

TM03.01
ROD & SEALANT

FC01.27
SCREWS

BC05.10
SCREWS

EXTRUSION
R0ES-000095980

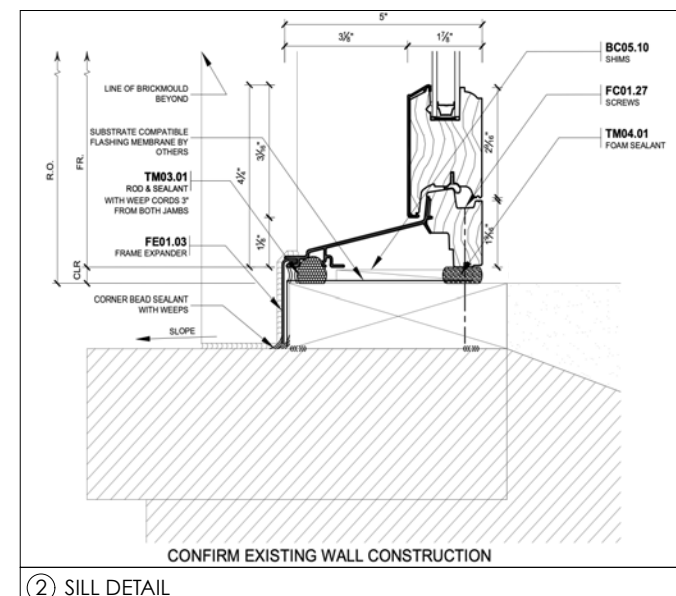
TM03.01
ROD & SEALANT

SUBSTRATE COMPATIBLE
FLASHING MEMBRANE BY
OTHERS

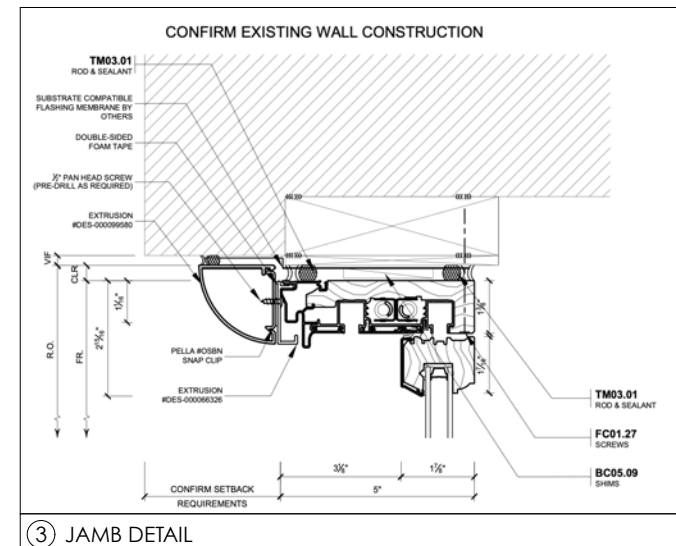
Dimensions: 1/4", 2 3/4", 1 3/8", 1 1/8", 2 5/8", 5"

Vertical dimensions: V.F., C.L.F., F.F.L., R.O.

① HEAD DETAIL



② SILL DETAIL



③ JAMB DETAIL

Architectural drawing of a window showing proposed changes. The drawing includes a stone lintel at the top, a stone sill at the bottom, and a wooden casing. The window is divided into a grid of panes. A large arrow points to the center pane, indicating a proposed change. Numbered circles 1 through 5 indicate specific areas of interest: 1 is the top center pane, 2 is the bottom center pane, 3 is the right side pane, 4 is the middle right pane, and 5 is the middle left pane. Labels with arrows point to the lintel, casing, and sill, stating "NO CHANGE TO EXISTING" for each.

NOTES:

- Replace original with Pella "Reserve Traditional" wood/clad double-hung units. See details.
- New grille pattern to match original (15 over 15 and 10 over 10)
- Existing storm panels will be removed and not reinstalled
- Exterior color to be "black" or "brick red" per historical photos

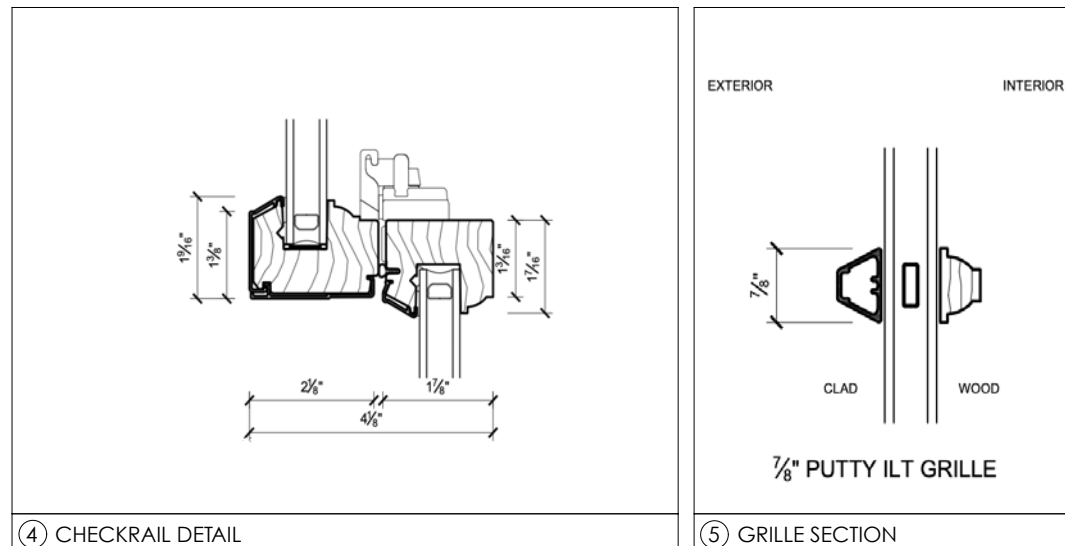


SEEDS OF HOPE RENOVATION

SEEDS OF HOPE
35 SOUTH ST BIDDEFORD ME 04005

MOBILE STUDIO DESIGN
28 Main Street, Unit 201
Biddeford, ME 04005
Office: 207.494.8102
DATE OF ISSUE: 12/3/24

DATE OF ISSUE: 12/3/24



④ CHECKRAIL DETAIL

⑤ GRILLE SECTION

WINDOW TYPE A

mobile
studio
design

WINDOW TYPE B

ORIGINAL & EXISTING

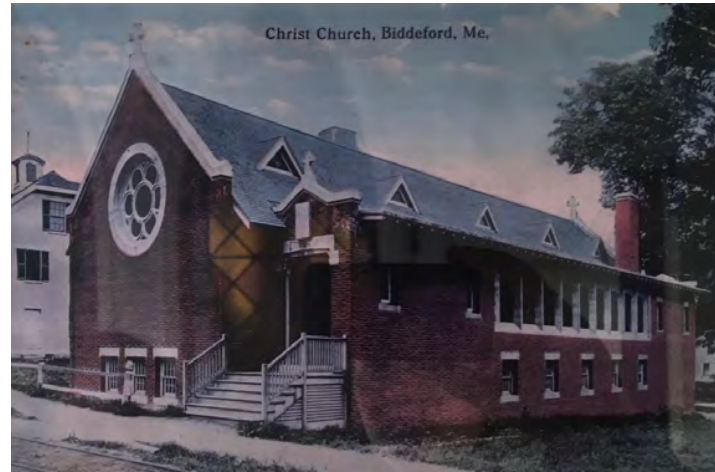


PHOTO | HISTORIC



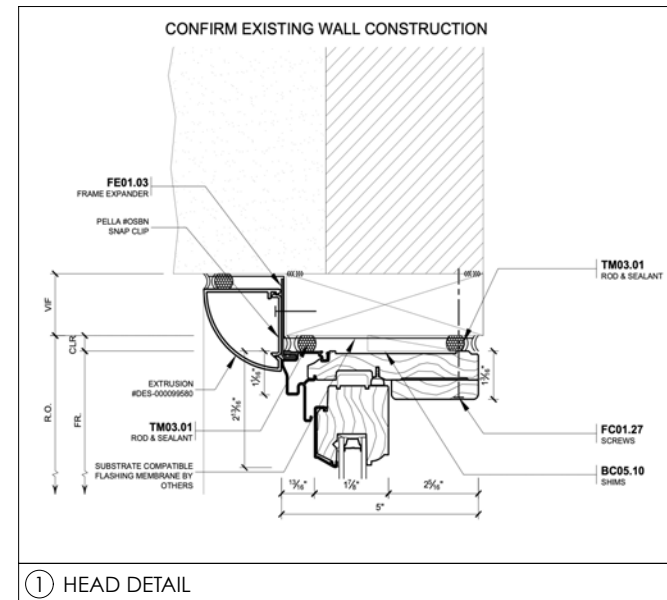
PHOTOS | 2024



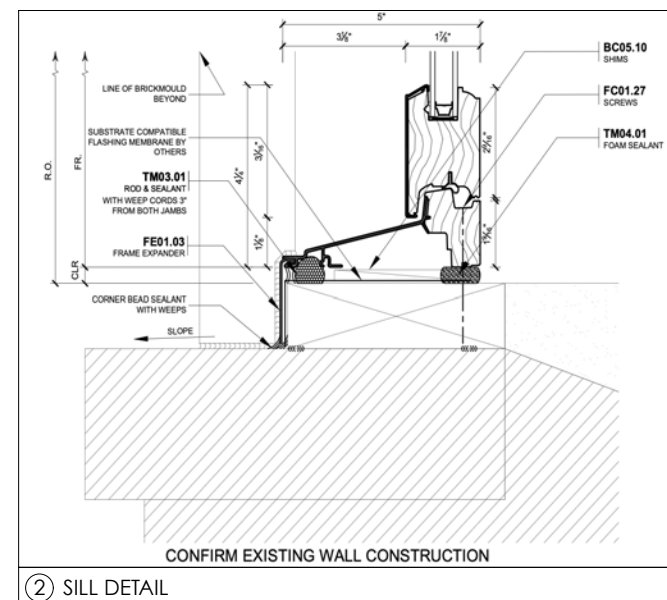
PHOTOS | 2019



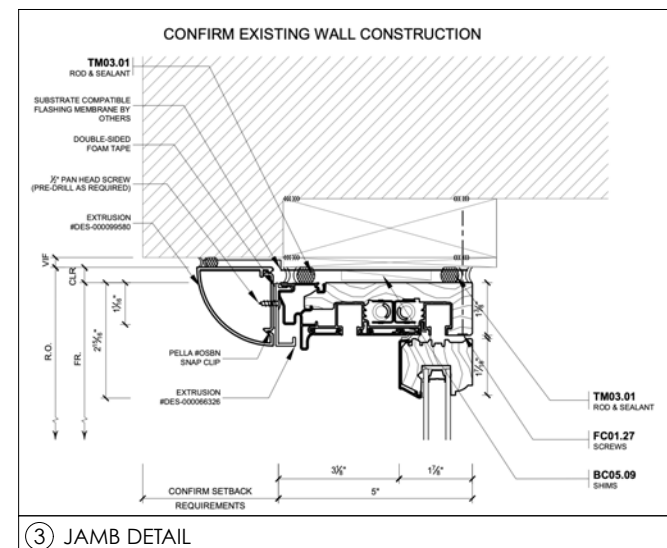
PROPOSED DETAILS



① HEAD DETAIL

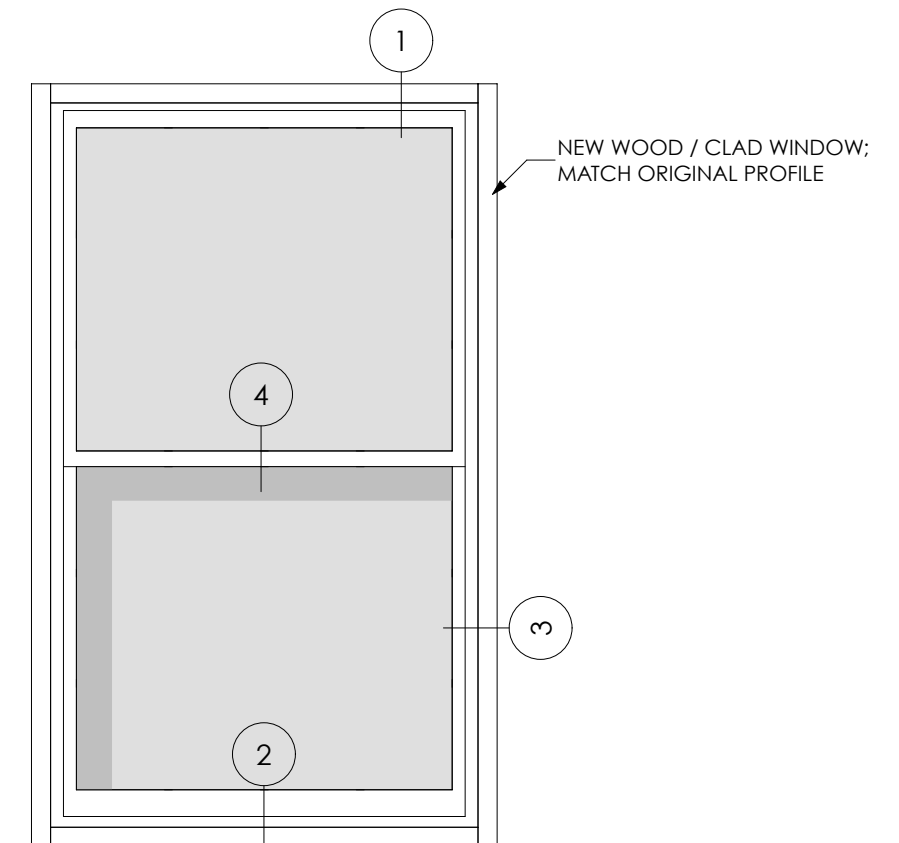


② SILL DETAIL



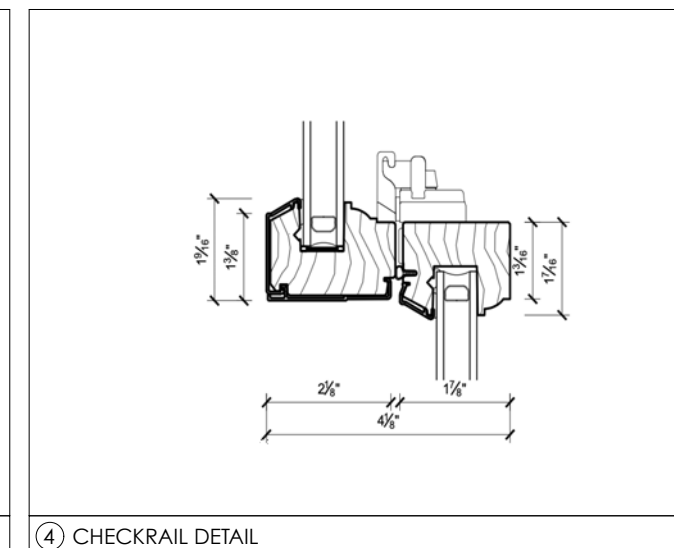
③ JAMB DETAIL

PROPOSED ELEVATION



NOTES:

- Address previously unapproved DH window replacements (recently installed during summer 2024 renovation) on the south facade. Replace these with Pella "Reserve Traditional" wood/clad double-hung units.
- Exterior color to be black to match original images
- Type B windows do not have grilles, per historical photographs.



④ CHECKRAIL DETAIL

SEEDS OF HOPE RENOVATION

SEEDS OF HOPE
35 SOUTH ST BIDDEFORD ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
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WINDOW TYPE B

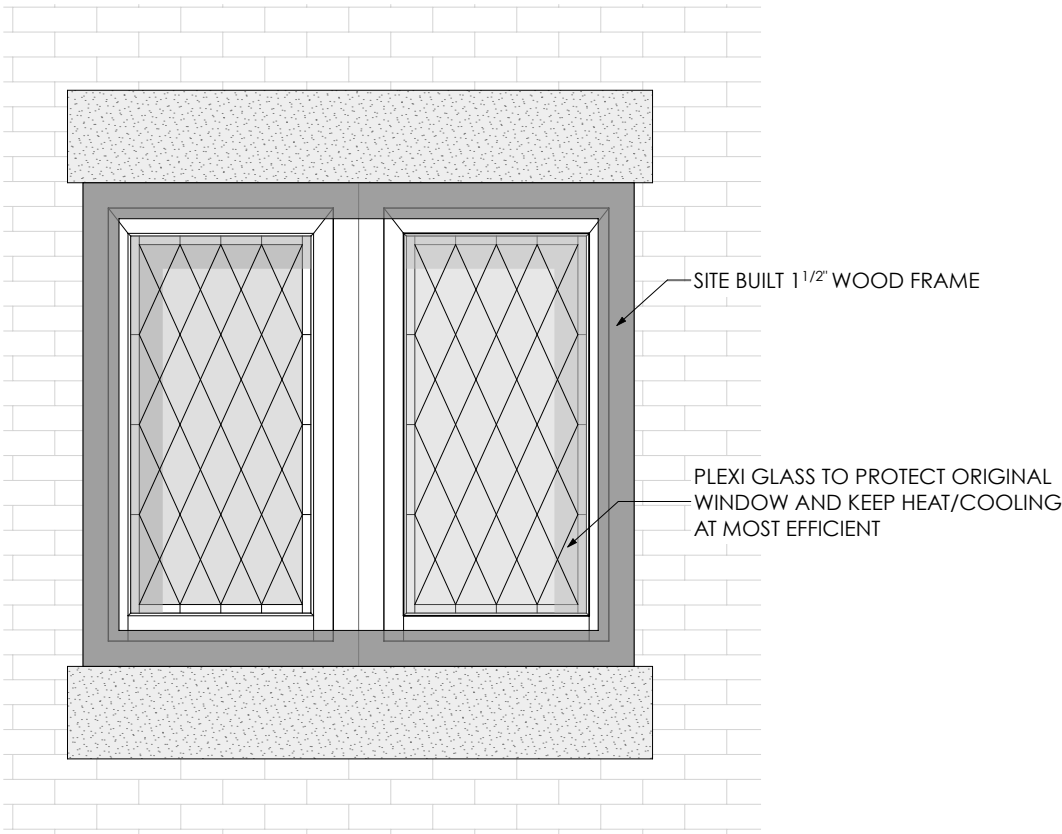
mobile
studio
design

WINDOW TYPE C

ORIGINAL & EXISTING



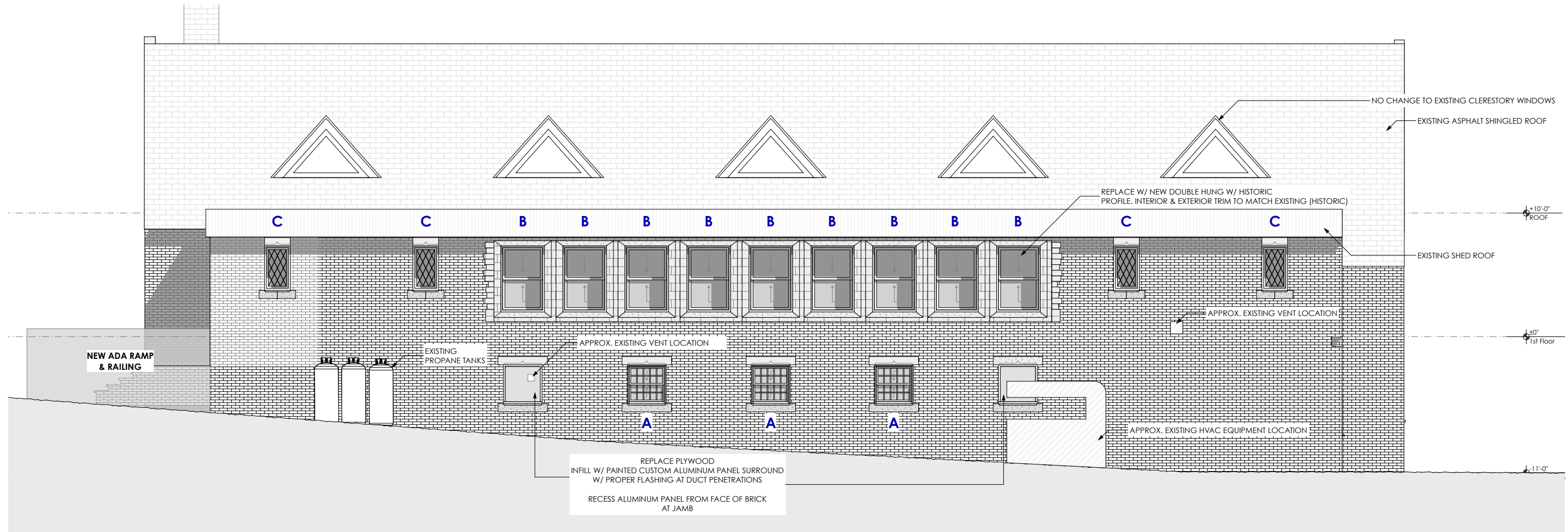
PROPOSED STORM WINDOW



- NOTES:**
- Preserve/refinish historic windows on the North Facade per Secretary of Interiors Standard guidelines and add a removable painted wood storm panel to the exterior of the window
 - Storm window unit to have vent to protect historic window from condensation
 - Paint new frame to match the existing exterior window color
 - Remove & refinish original windows
 - Reinstall as fixed unit

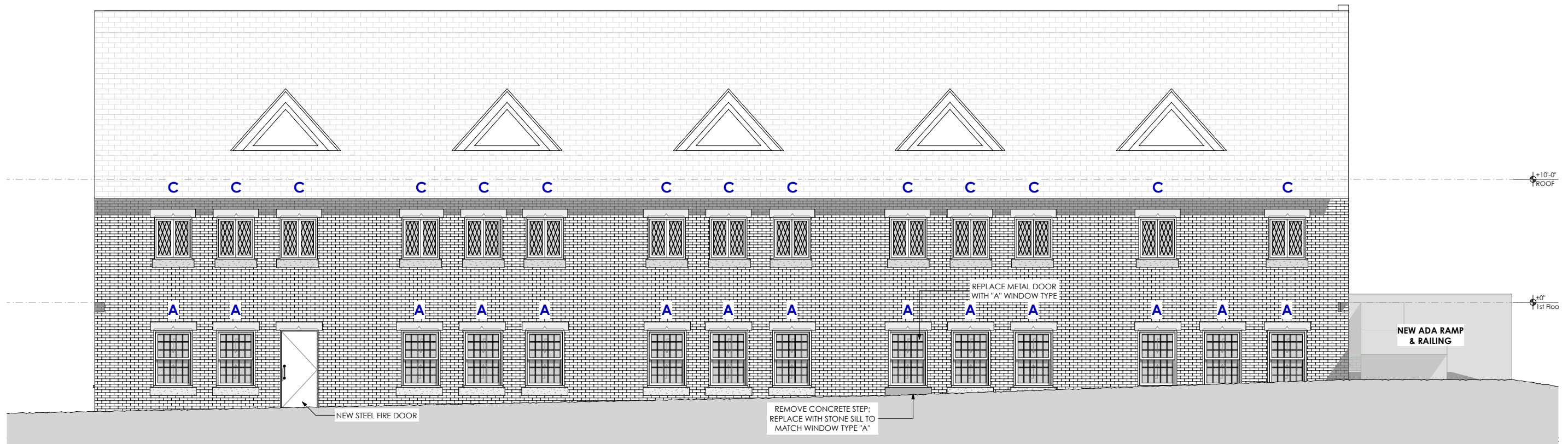
WHEN REFINISHING HISTORIC WOOD WINDOWS, THE FOLLOWING GUIDELINES WILL BE FOLLOWED, PER THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES:

- Making windows weathertight by recaulking gaps in fixed joints and replacing or installing weatherstripping.
 - Protecting windows from chemical cleaners, paint, or abrasion during work on the exterior of the building.
 - Protecting and retaining historic glass when replacing putty or repairing other components of the window.
 - Adding storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows.
- Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration.
- Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (e.g., hand scraping and hand sanding).
 - Using chemical strippers primarily to supplement other methods such as hand scraping, hand sanding, and thermal devices.
 - Using biodegradable or environmentally safe cleaning or paint-removal products.
 - Using thermal devices (such as infrared heaters) carefully to remove paint when it is so deteriorated that total removal is necessary prior to repainting.
 - Repainting historically-painted wood features with colors that are appropriate to the building or district.



1

PROPOSED SOUTH ELEVATION



2

PROPOSED NORTH ELEVATION

SEEDS OF HOPE RENOVATION

SEEDS OF HOPE
35 SOUTH ST BIDDEFORD ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Unit 201
Biddeford, ME 04005
office: 207.494.8102
DATE OF ISSUE: 12/3/24

PROPOSED
ELEVATIONS

mobile
studio
design

Colors & Finishes

Wood Types

C T

Choose the wood species that best complements your project's interior.



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Custom solutions:



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry

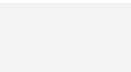


Maple

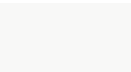
Prefinished Pine Interior Colors

C T

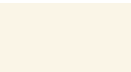
When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



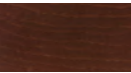
Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

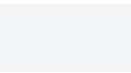
Extruded Aluminum-Clad Exterior Colors

C T

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.¹ Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



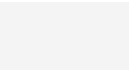
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash

Glass

InsulShield® Low-E Glass²

C T



Advanced Low-E insulating dual- or triple- pane glass with argon³

C T



AdvancedComfort Low-E insulating dual-pane glass with argon

C T



NaturalSun Low-E insulating dual- or triple- pane glass with argon³

C T



NaturalSun+ Low-E insulating dual-pane glass with argon

C T



SunDefense™ Low-E insulating dual- or triple- pane glass with argon³

C T



SunDefense+ Low-E insulating dual-pane glass with argon

C T

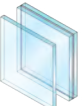
Additional Glass Options

C T



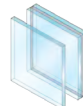
Laminated (non-impact-resistant)^{4,5}, tinted^{2,4} or obscure^{2,4} glass also available on select products

C T



STC (Sound Transmission Class)-improved dual-pane sound glass^{3,6}

C T



Impact-resistant glass^{3,4}

C T

C T

Pella® Reserve™ – Contemporary

T

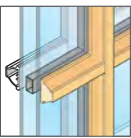
Pella Reserve – Traditional

Grilles

Grille Types

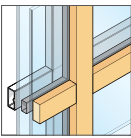
C T

Choose the look of true divided light with Integral Light Technology® or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral Light Technology® 7/8", 1-1/4" or 2"¹

T



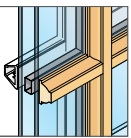
Square Integral Light Technology® 5/8", 7/8", 1-1/4" or 2"¹

C



Aluminum Grilles-Between-the-Glass 3/4"

C T



Putty Glaze Integral Light Technology® with Ogee Interior¹ 5/8", 7/8", 1-1/4" or 2"

T

Grilles-Between-the-Glass Interior Colors:²



Black



White



Brown



Fossil



Ivory



Harvest



Cordovan

Grille Patterns

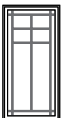
C T

In addition to the patterns shown here, custom grille patterns are available.



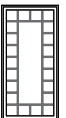
12-Lite Prairie

T



14-Lite Prairie

T



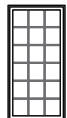
Victorian

T



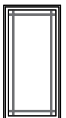
New England

T



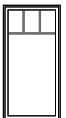
Traditional

C T



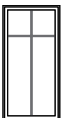
9-Lite Prairie

C T



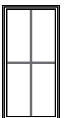
Top Row

C T



Cross

C T



Custom

C T



Diamond

T



Simulated French

T

Screens³

Rolscreen® & Integrated Rolscreen

C T

Rolscreen soft-closing retractable screens roll out of sight when not in use on Pella Reserve – Traditional casement windows and sliding patio doors and on Pella Reserve – Contemporary sliding patio doors. The Integrated Rolscreen is a fully concealed Rolscreen that moves seamlessly with the sash — appearing when you open a Pella Reserve – Traditional single- or double-hung window and rolling completely away when you close it.

Flat

C T

InView™ screens let in 14% more light and are 8% more open for improved airflow.⁴

Added Peace of Mind

Integrated Security Sensors

C T

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁵ For more information, go to connectpella.com.

¹ The highest exterior coating standard for painted aluminum exteriors is the AAMA 2605 standard. EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

² Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

³ Available on select products only. See your local Pella sales representative for availability.

⁴ Available with Low-E insulating glass with argon on select products.

⁵ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁶ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

⁴ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

⁵ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection

16

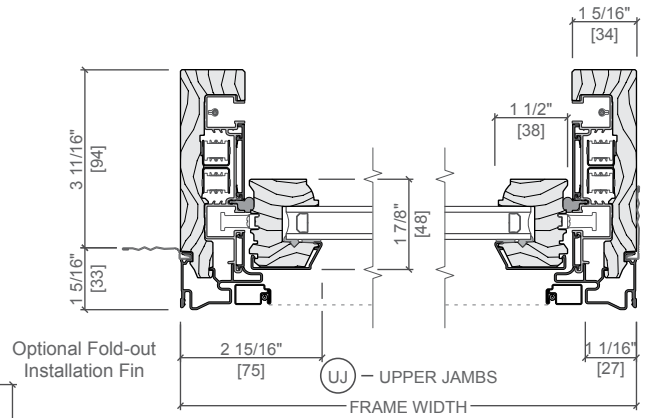
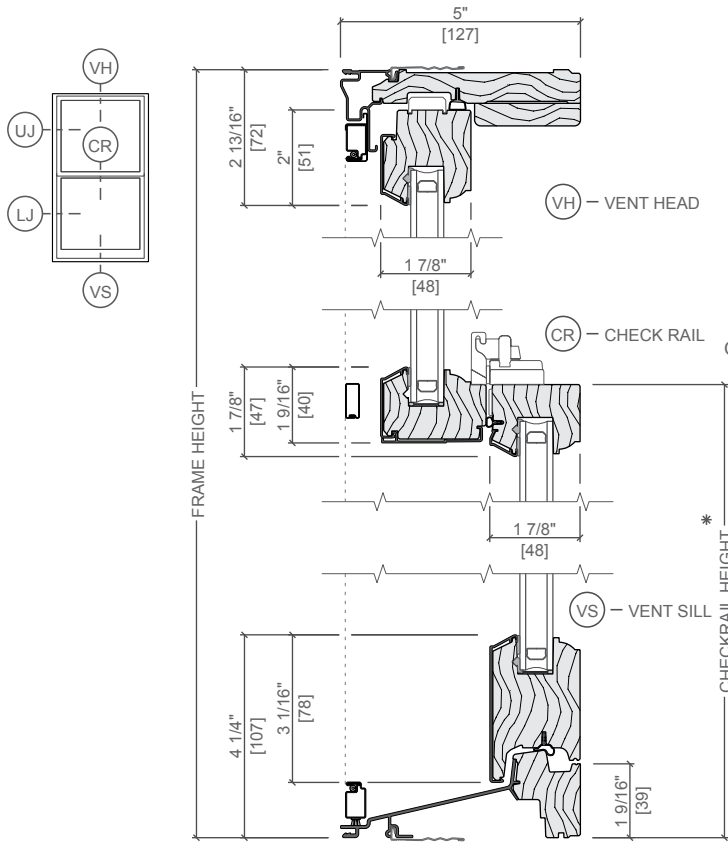
17

Page 25 of 69

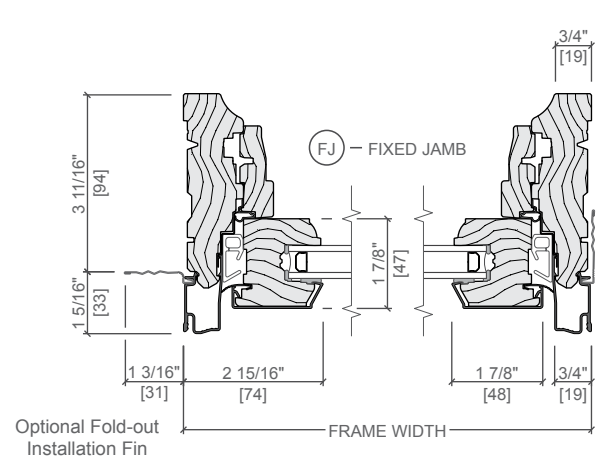
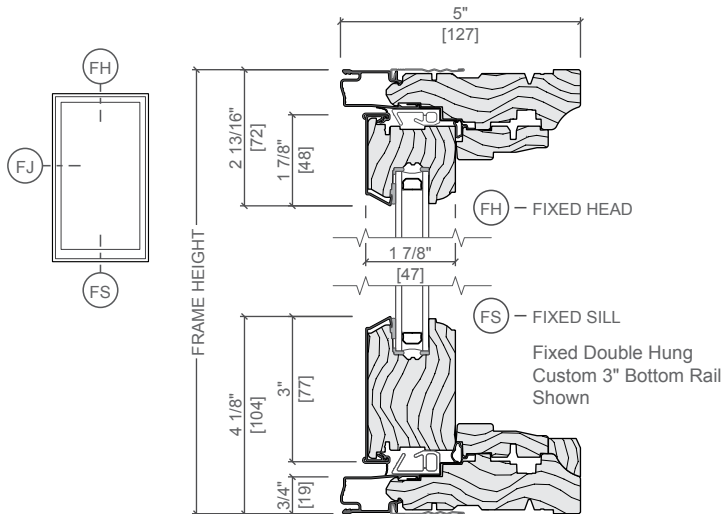
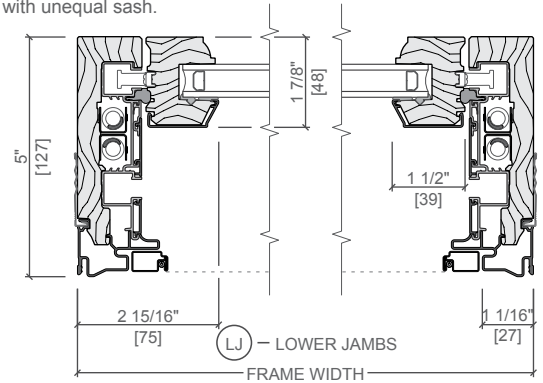


Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.



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

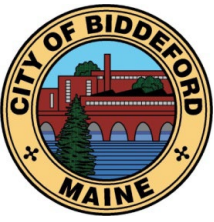
Installation of exterior access stairs or fire escapes

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

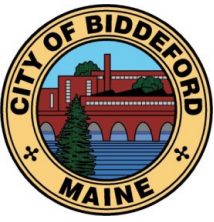
Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings

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

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:

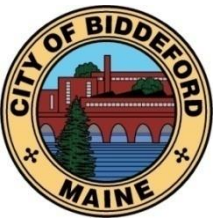
Jessica Jolin

Date: _____

Signature of
property owner (Required):

Vassie Fowler

Date: _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

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

2024.45

HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Development and Sustainability Coordinator

MEETING DATE: Wednesday December 11, 2024 PM

RE: **Item 5.b: 2024.45 HPC Review of Westbrook Development** to construct new residential buildings at 15 Pearl Street, Tax Map 71, Lot 2, in the MSRD-3 Zone.

1. INTRODUCTION

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

The concept design, "...looks to the local mill vernacular for inspiration – calm and orderly with detailing that highlights the rhythm of the façade." This project was discussed in a workshop format at the November 20 commission meeting.

Based on the limited information available at this time, only conceptual approval can be granted at this time.

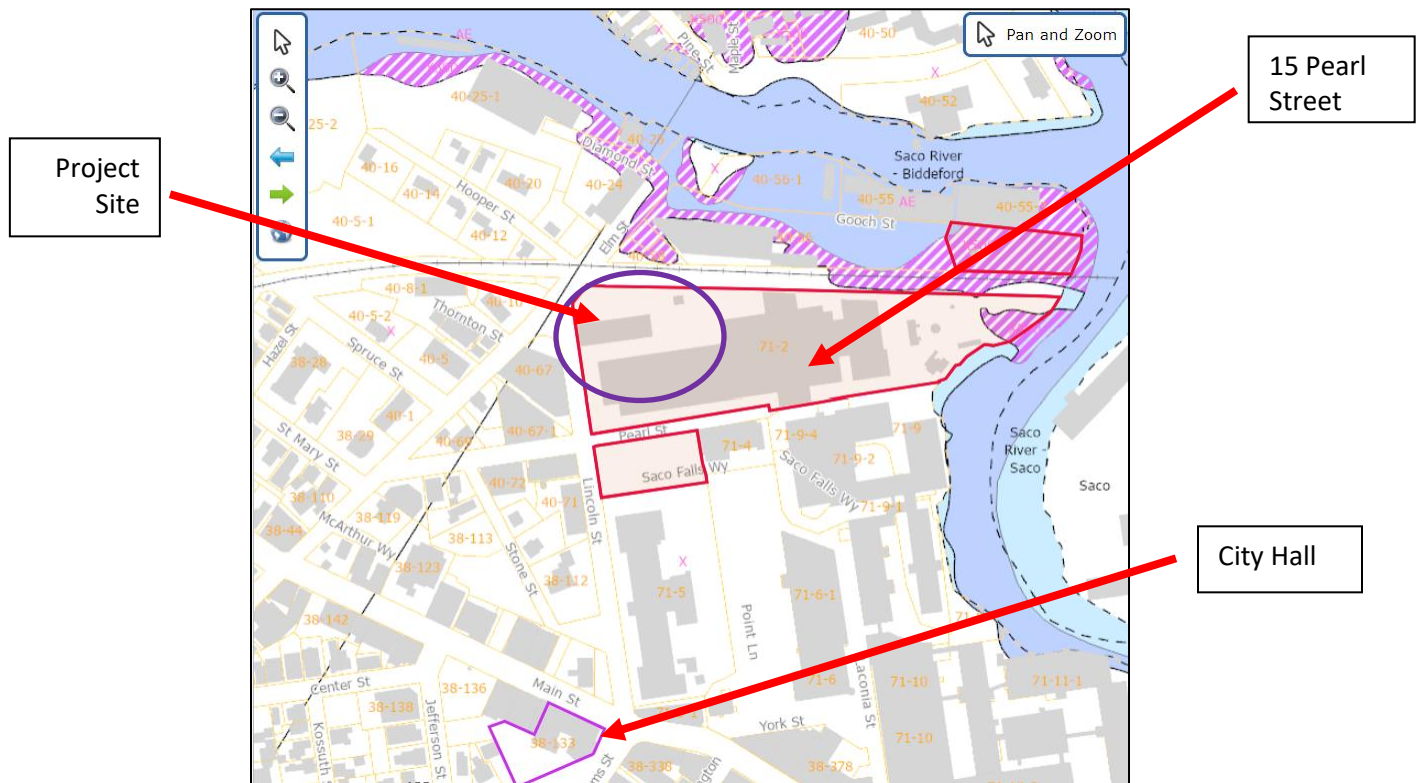
This project is within the National Register of Historic Places-listed Biddeford/Saco Mills Historic District.

2. PROJECT DATA/INFORMATION

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

3. EXISTING CONDITIONS

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



Source: "15 Pearl Street. [Vision GIS Portal](#)
Accessed November 4, 2024.

4. PROJECT PROPOSAL

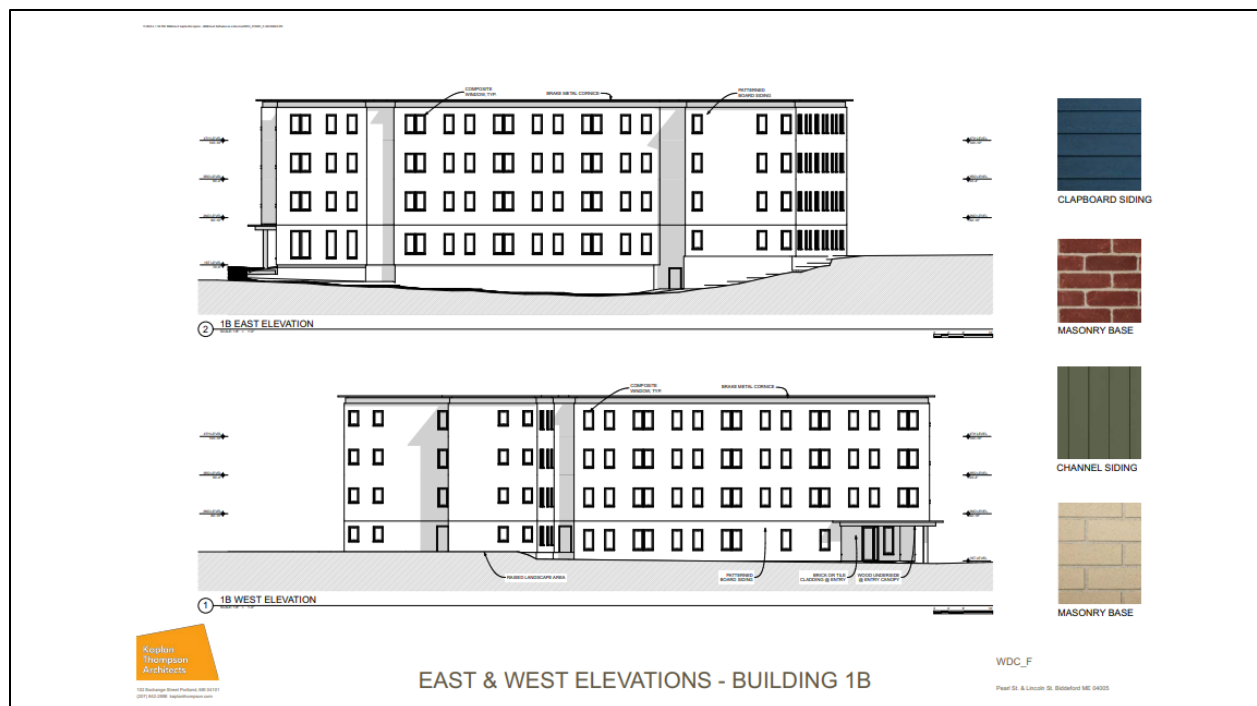
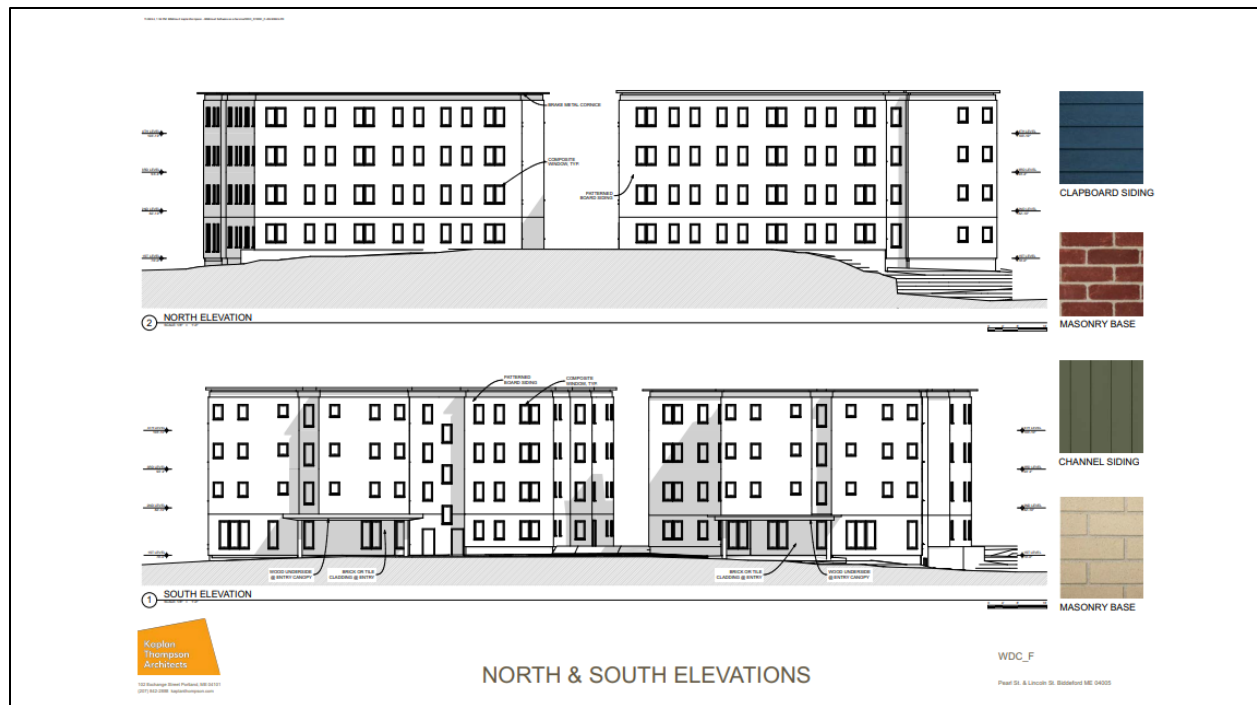
This project provides infill development of the west side of the former MERC site. The two proposed four-story buildings will, combined, offer affordable residential units for seniors.

This project will be completed in two phases. Lot B, nearest to the parking garage, will be constructed first. Lot C, fronting Lincoln Street, will follow. The project is proposed to be sited on the parcel as indicated here:



The buildings will be sided in composite or fiber cement clapboards and vertical channel siding, alternating, to create a visual texture to the facades. Masonry veneer will accentuate the entries to each building. Color and texture will be used to differentiate the buildings. According to the applicant:

“Simple extended cornices and entry elements call attention to the base and top of each building in keeping with the local context. The buildings use siding patterning and texture to create visual interest and variety without distracting from the surrounding historic context.”



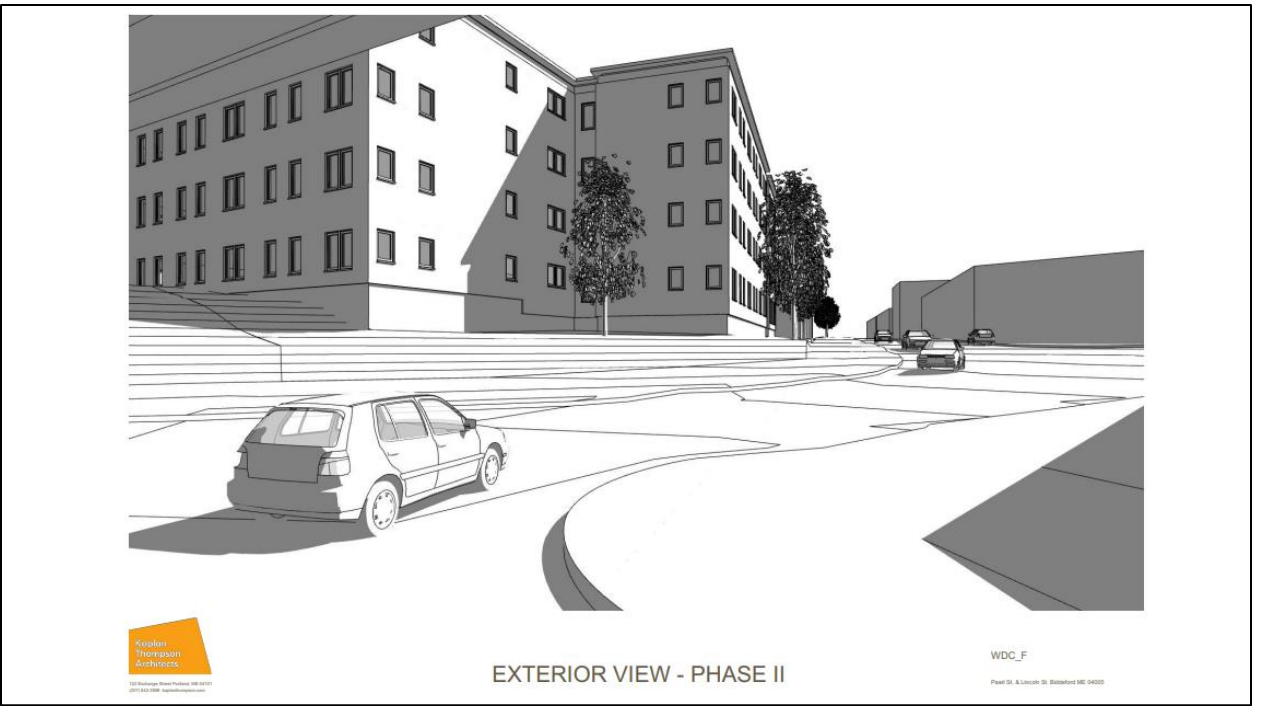
As discussed during the November 20 workshop meeting, the applicant is unable to provide definitive products and materials to be used at this time because of the provisions of the Build America Buy America Act.

Several aspects of the design have not yet been determined:

- Window type-applicant has either suggested casement or tilt type units will be used;
- Entry doors – both main entry and service doors
- Exposed part of foundation – concrete?
- Lighting
- Landscape design
- Canopy detailing



Contextually, these buildings are appropriately suited to the surrounding neighborhood, as suggested by these exterior views:



5. PUBLIC COMMENT

The notice was posted on the city website on December 4, 2024. Fifteen abutter notice were sent on December 4, 2024.

As of December 6, 2024, no Public Comments have been received regarding the proposed project.

6. REVIEW STANDARDS:

REVIEW STANDARDS: Article XV (Historic Preservation Ordinance),

Section 13. Evaluation standards for certificate of appropriateness.

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

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

At four stories and approximately 50 feet in height, these buildings are compatible with the surrounding neighborhood, including the adjacent parking garage.

*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 façade of these buildings are horizontally oriented, similar to surrounding mill buildings.

*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 window openings of these buildings are alternately single opening and double opening, creating a different, but still compatible, proportion as compared to surrounding buildings.

*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;*

Rhythm of window openings imitates those of surrounding buildings.

*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;*

The streetscape of this part of the Mill District has greatly variable building spacing.

*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;*

The entries of these buildings have substantial canopies. This is not typical for nearby mill buildings.

*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;*

While the dominant material is composite siding, an attempt has been made by the designers to provide texture and visual interest by alternating clapboard siding with vertical channel siding.

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

Like most buildings in the Mill District, these buildings have flat roofs.

*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*

Nearby buildings vary widely in size and scale. These buildings are within this range.

*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.*

These buildings are of horizontal character, like most nearby buildings.

7. STAFF RECOMMENDATION

Staff recommends reviewing this project for conceptual approval only at this time, conditioned on review of final design documents when available.

8. SAMPLE MOTIONS

- A. Motion to approve a Certificate of Appropriateness for concept design for Westbrook Development Corporation to construct two residential buildings at 15 Pearl Street, based on materials submitted and assertions made, and conditioned on the following:
1. *Applicant must submit completed design drawings, including site plan, and materials list (siding, windows, doors, lighting) when available for final approval.*
 2. *All permits must be obtained from Code Enforcement prior to beginning any work.*
 3. _____
- B. Motion to deny the Certificate of Appropriateness for Westbrook Development Corporation to construct two residential buildings at 15 Pearl Street, based on the following:
1. _____
 2. _____
- C. Motion to table the Certificate of Appropriateness for Westbrook Development Corporation to construct two residential buildings at 15 Pearl Street, 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



☐ Vacant Lots

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

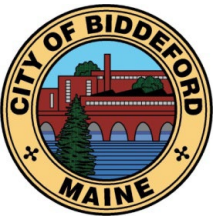
Installation of exterior access stairs or fire escapes

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

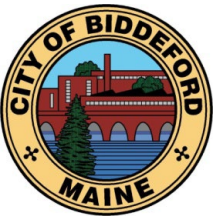
Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings

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

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

Signature of applicant: Tyler Norod

Date: _____

Signature of
property owner (Required): _____

Date: _____



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

November 27, 2024

Subject: Historic Preservation Commission – Public Hearing
Redevelopment of Pearl Street, Lot 1B & 1C, Biddeford

Members of the Commission & Mr. Favreau:

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

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

within the surrounding Mill District, this project will further increase the activity within the City's flourishing downtown.

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

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

Sincerely,

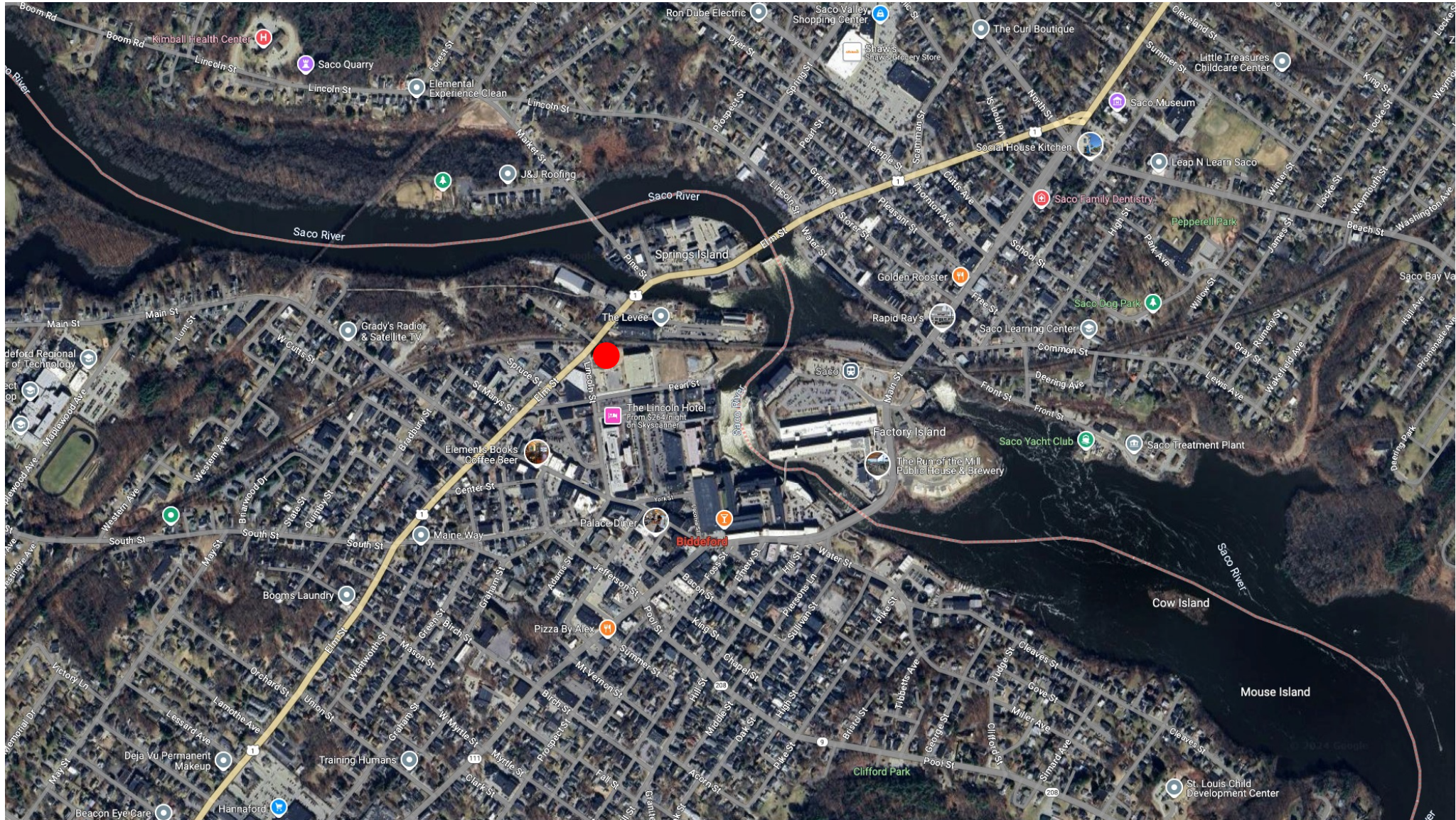
A handwritten signature in black ink that reads "Tyler Norod". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Tyler Norod

Development Director

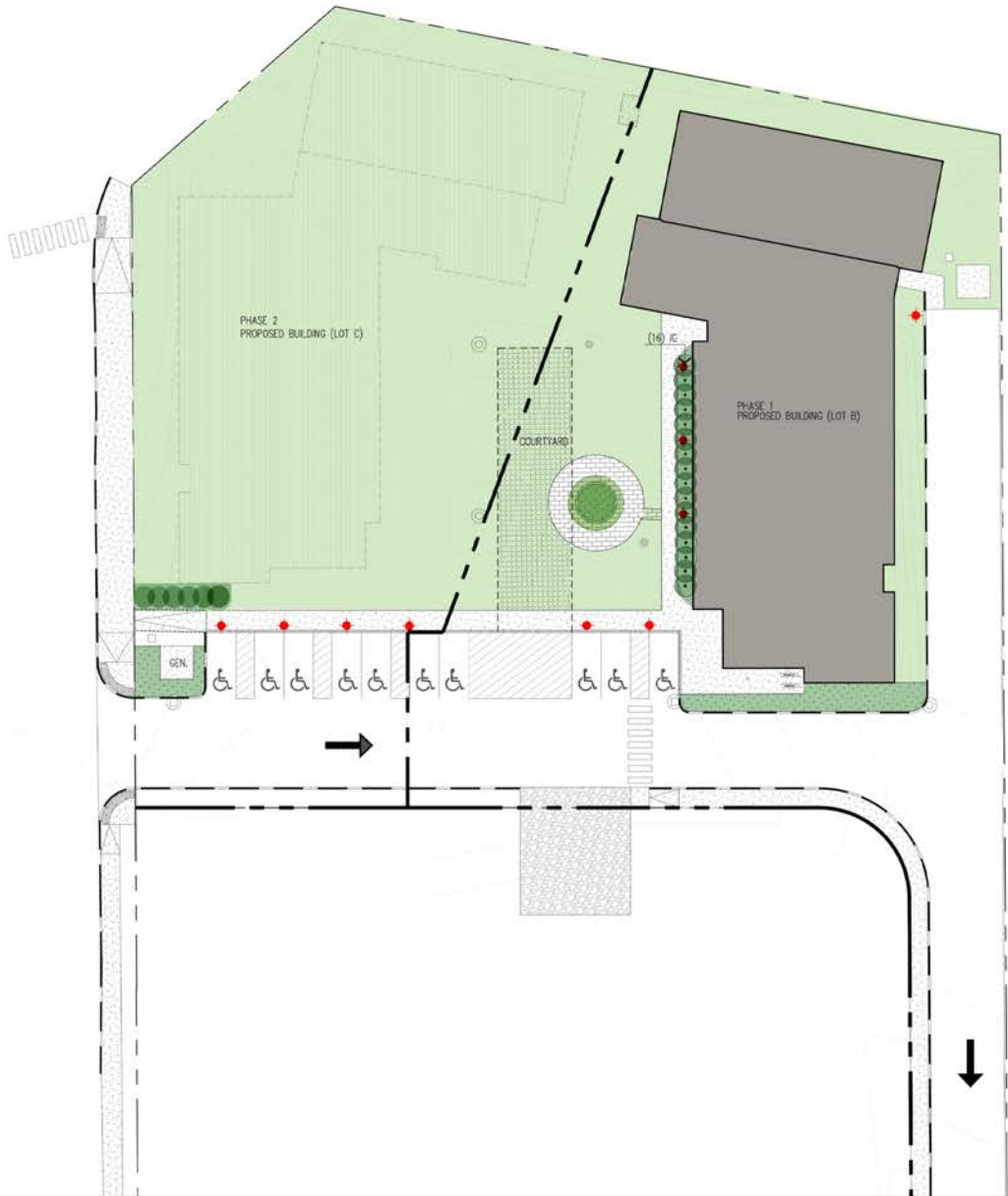
Westbrook Development Corporation

15 PEARL STREET, LOT 1B & 1C REDEVELOPMENT





Location Map



PLANT SCHEDULE			
ID	BOTANICAL NAME	COMMON NAME	QTY SIZE
DECIDUOUS TREES			
AR	ACER RUBRUM SP.	ARMSTRONG MAPLE	2.5" CAL.
CK	CORNUS KOUSA	KOLSA DOGWOOD	1 3" CAL.
QR	QUERCUS RUBRUM SP.	FASTRAGE OAK	3" CAL.
SHRUBS / PERENNIALS / GRASSES / GROUND COVER / BULBS			
AG	ALLIUM GLOBE MASTER	FLOWER ONION	BULB
IG	ILEX GLABRA	INK BERRY HOLLY	6 7 GAL.
SP	SYRINGA PUBESCENS	MISS KIM LILAC	16 7 GAL.
NR	NEPETA RACEMOSA	CATMINT 'WALKERS'	750 1 GAL.

SYMBOLS LEGEND

HARDSCAPE

- MASONRY STEPS / LANDINGS
- MASONRY PAVING
- PP CONCRETE / FLUR MASONRY EDGE
- SITE FURNISHING / BENCH
- BICYCLE PARKING

PLANTS

- PERENNIAL PLANTING BEDS
- GRASS
- REINFORCED TURF GRASS
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB

LIGHT FIXTURE LEGEND
(SEE LIGHTING PLAN FOR LUMENS)

- BOLLARD LIGHT

15 PEARL STREET (LOT 1B | 1C)

SENIOR HOUSING REDEVELOPMENT
BIDDEFORD, MAINE

revisions:
date: DECEMBER 4, 2024
scale: As Noted
drawn: SD
checked: XX

L1.0

PHASE 1
LANDSCAPE PLAN

PLANT SCHEDULE			
ID	BOTANICAL NAME	COMMON NAME	QTY. SIZE
DECIDUOUS TREES			
AR	ACER RUBRUM SP.	REDBARK MAPLE	8 2.5" CAL.
CK	CORNUS KOUSA	KOUSA DOGWOOD	1 3" CAL.
QR	QUERCUS RUBRUM SP.	POSTOAK	3 3" CAL.
SHRUBS / PERENNIALS / GRASSES / GROUND COVER / BULBS			
AG	ALLIUM GLOBE MASTER	FLOWER ONION	200 BULB
IG	ILEX GLABRA	RED BERRY HOLLY	30 7 GAL.
SP	SYRINGA PUBESCENS	MISS KIM LILAC	11 7 GAL.
NR	NEPETA RACEMOSA	CATMINT 'WALKERS'	750 1 GAL.

SYMBOLS LEGEND

HARDSCAPE

- MASONRY STEPS / LANDINGS
- MASONRY PAVING
- PP CONCRETE / FLUSH MASONRY EDGE
- SITE FURNISHING / BENCH
- BICYCLE PARKING

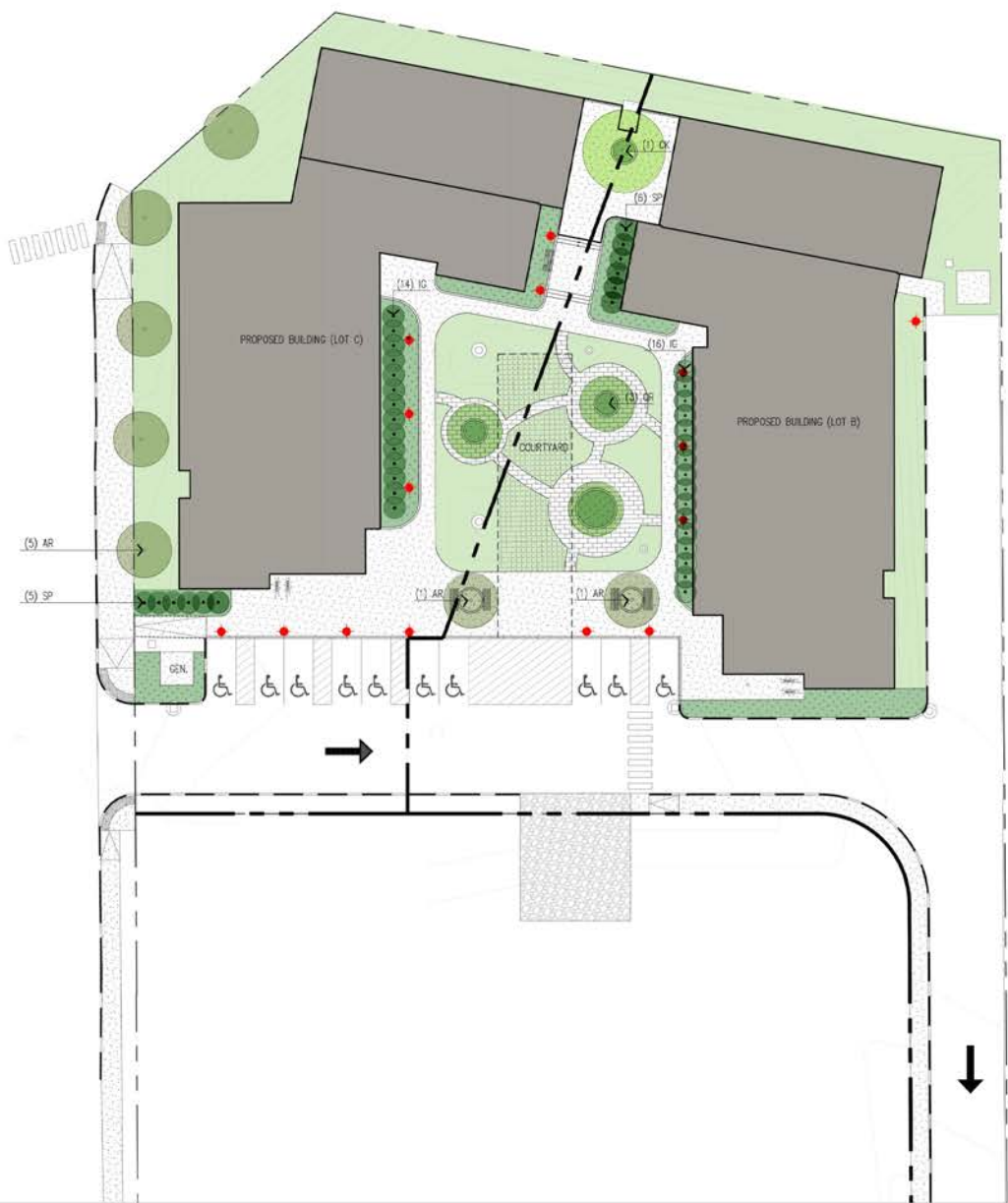
PLANTS

- PERENNIAL PLANTING BEDS
- GRASS
- REINFORCED TURF GRASS
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB

LIGHT FIXTURE LEGEND
(SEE LIGHTING PLAN FOR LUMENS)

- BOLLARD LIGHT

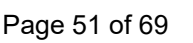
Soren deNiro Design Studio
43 Wellwood Road
Portland, ME
04103
T: 207-400-2450
E: soren@sorendeniro.com



15 PEARL STREET (LOT 1B | 1C)
SENIOR HOUSING REDEVELOPMENT
BIDDEFORD, MAINE

revisions:
date: DECEMBER 4, 2024
scale: As Noted
drawn: SD
checked: XX

L1.0
LANDSCAPE PLAN





CONTEXT IMAGES

WDC_F

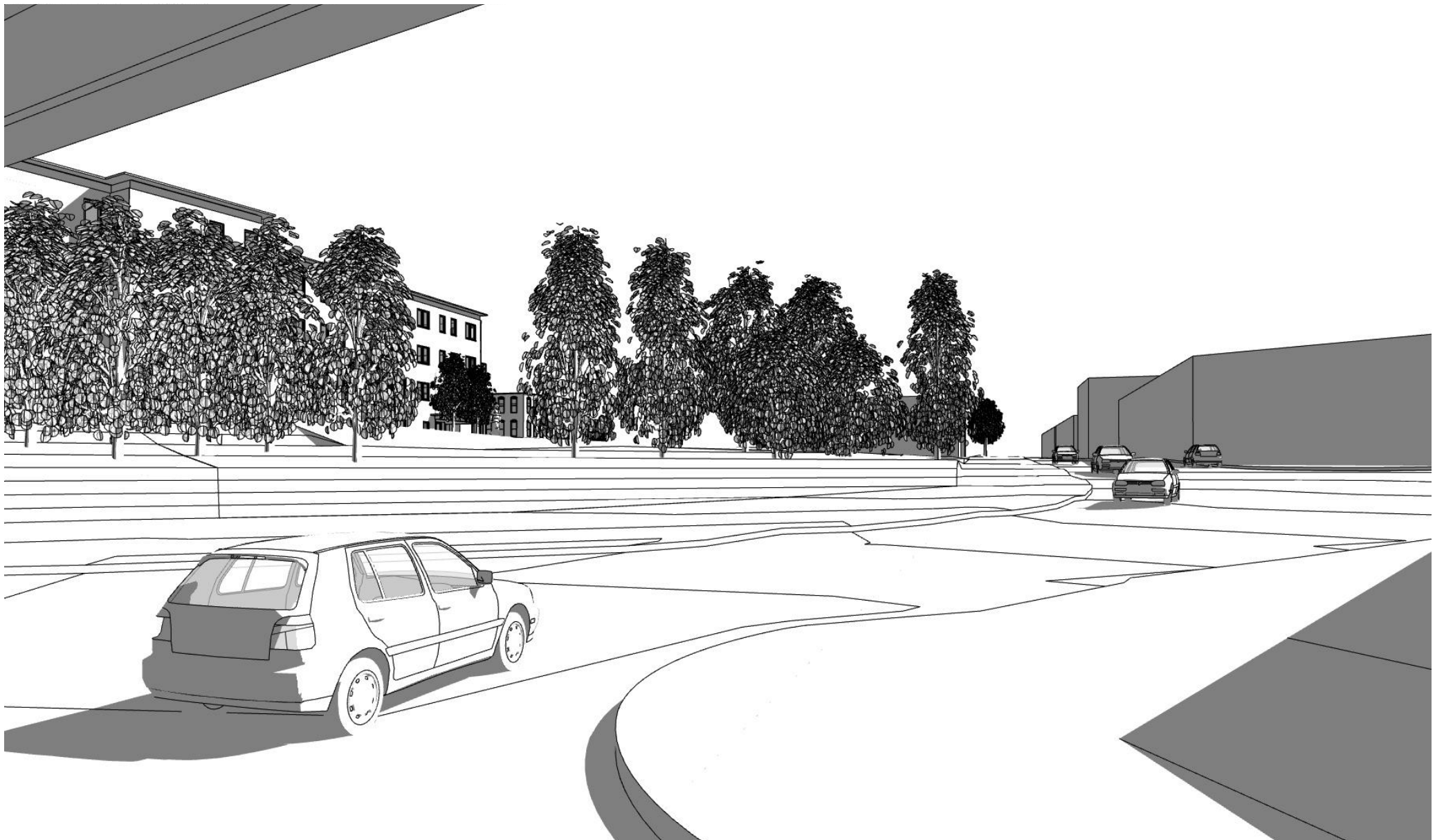


CONTEXT IMAGES

WDC_F







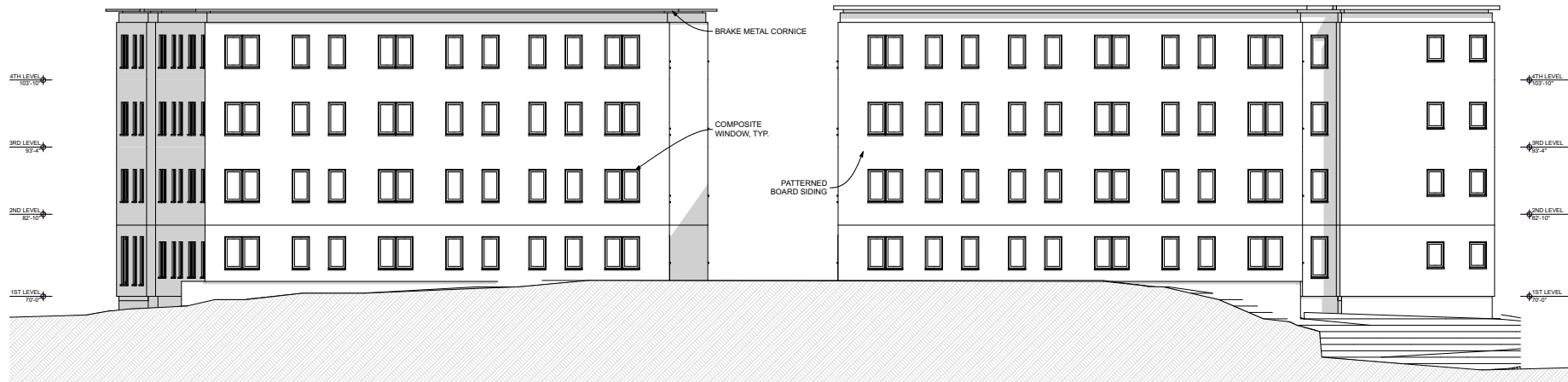


102 Exchange Street Portland, ME 04101
(207) 842-2888 kaplanthompson.com

EXTERIOR VIEW - PHASE II

WDC_F

Pearl St. & Lincoln St. Biddeford ME 04005



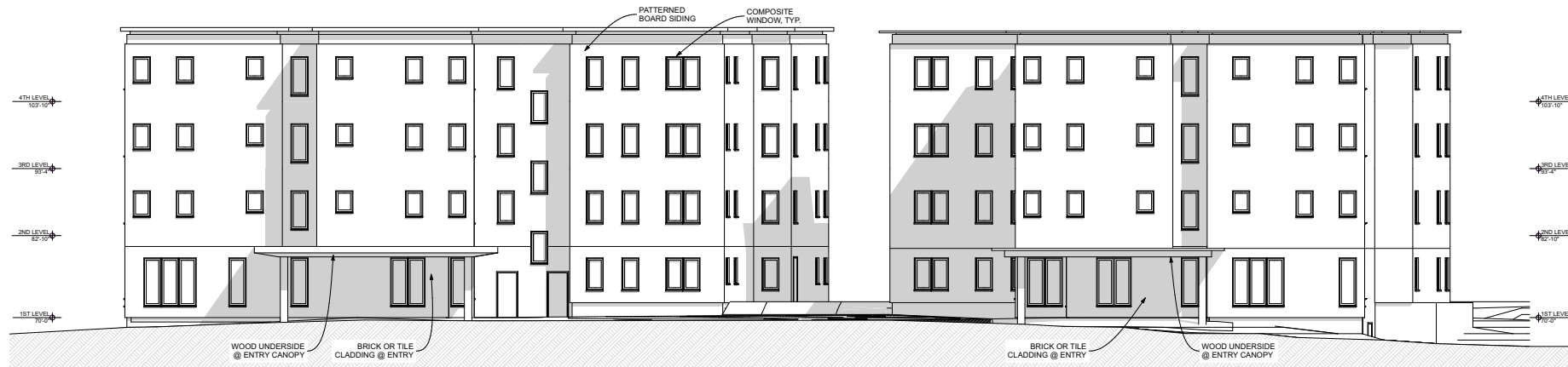
2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



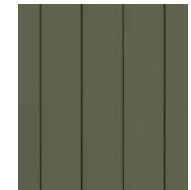
CLAPBOARD SIDING



MASONRY BASE



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



CHANNEL SIDING



MASONRY BASE



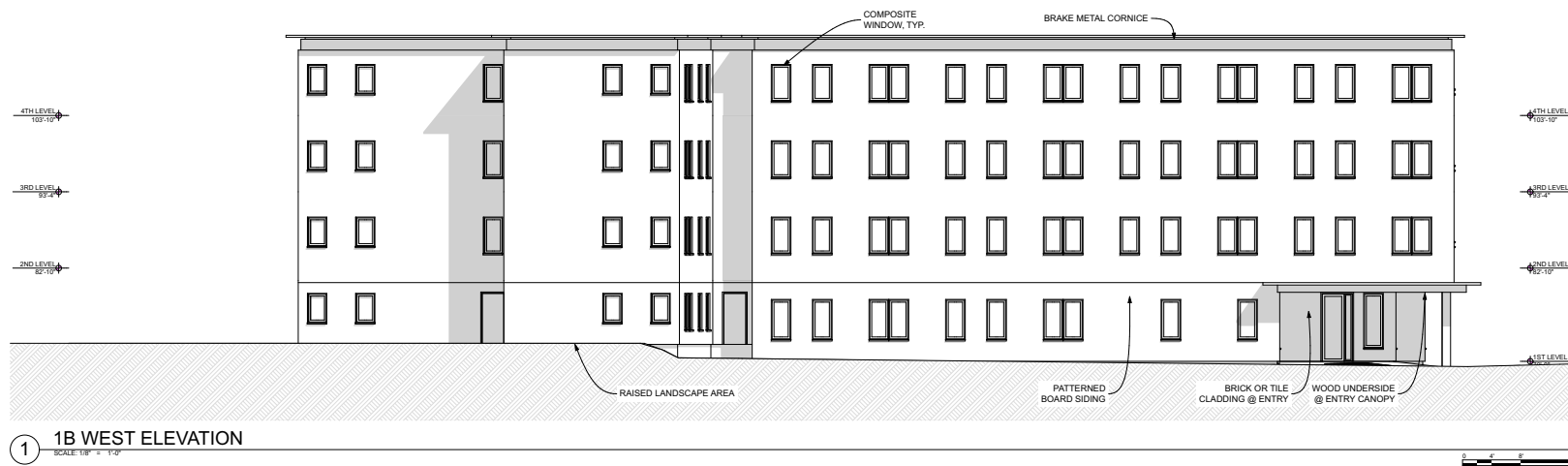
NORTH & SOUTH ELEVATIONS



CLAPBOARD SIDING



MASONRY BASE



CHANNEL SIDING



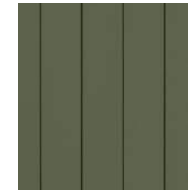
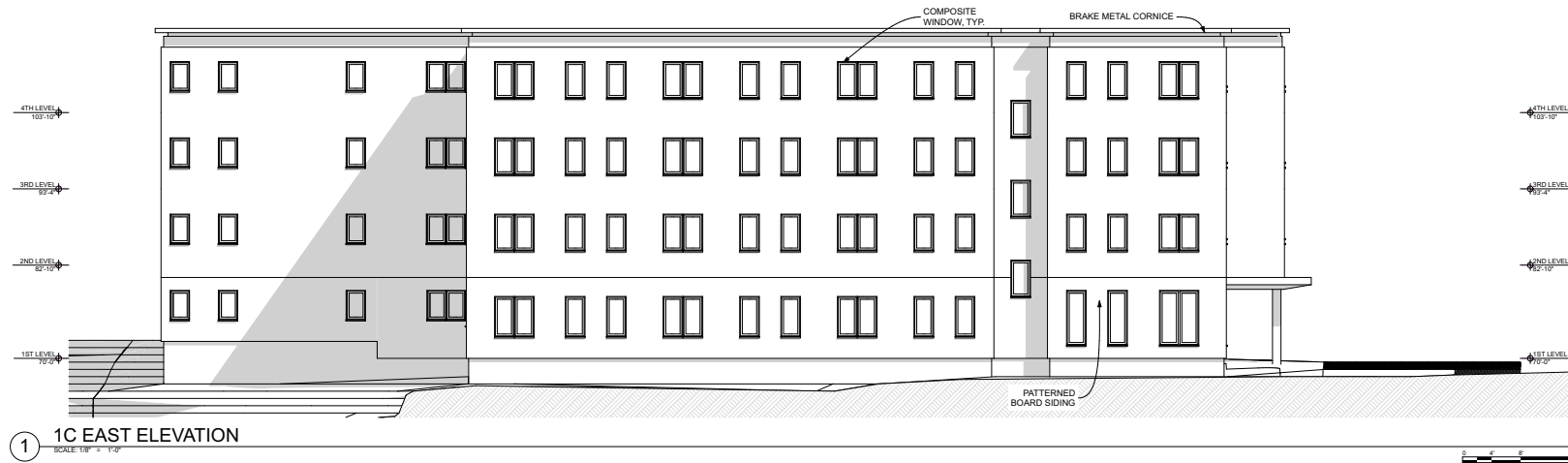
MASONRY BASE



CLAPBOARD SIDING



MASONRY BASE



CHANNEL SIDING



MASONRY BASE



EAST & WEST ELEVATIONS - BUILDING 1C



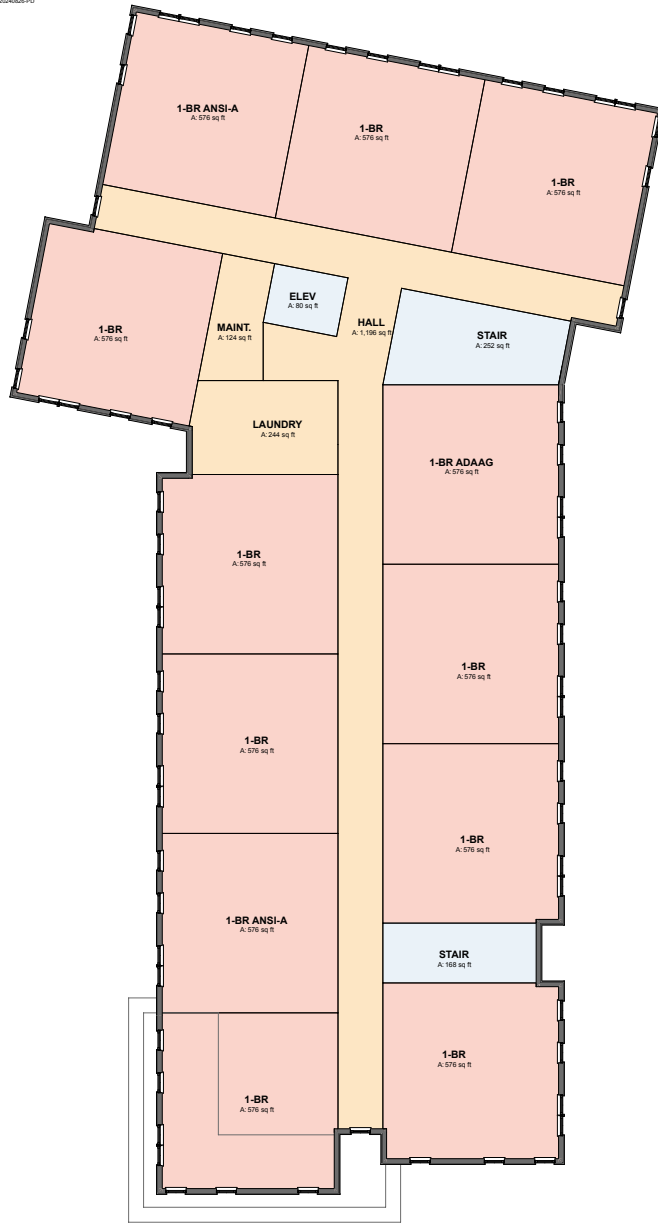
RENDERED ELEVATION - A

WDC_F

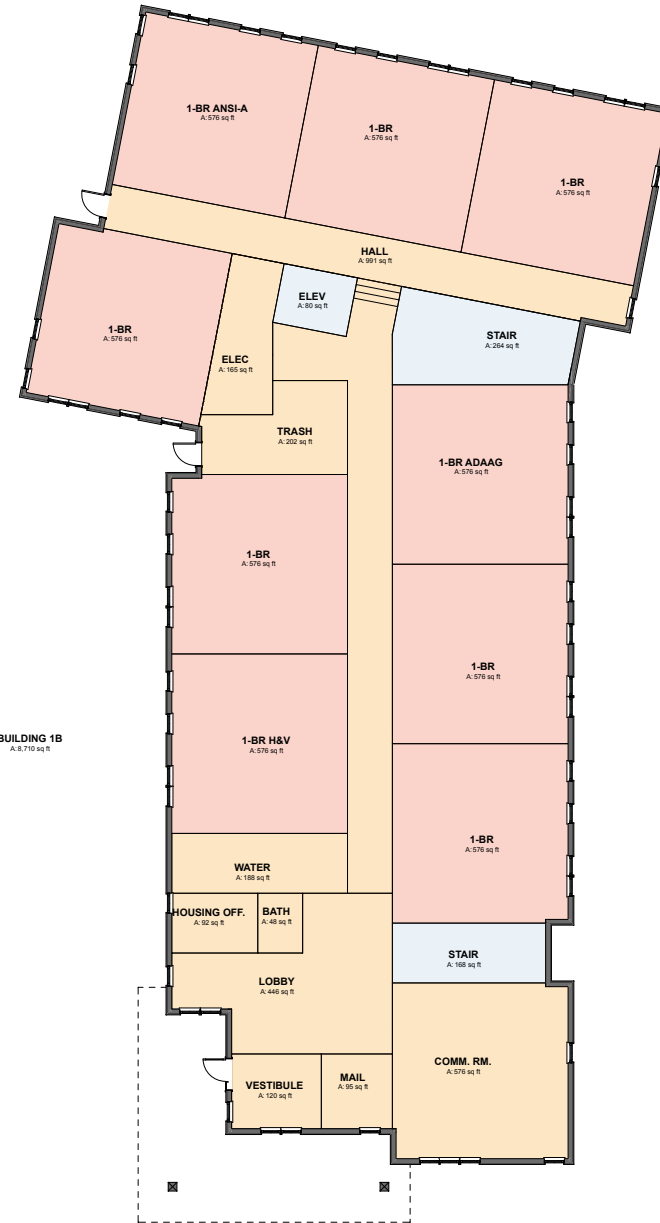


RENDERED ELEVATION - B

WDC_F



1 UPPER LEVELS - 1B
SCALE: 1/8" = 1'-0"



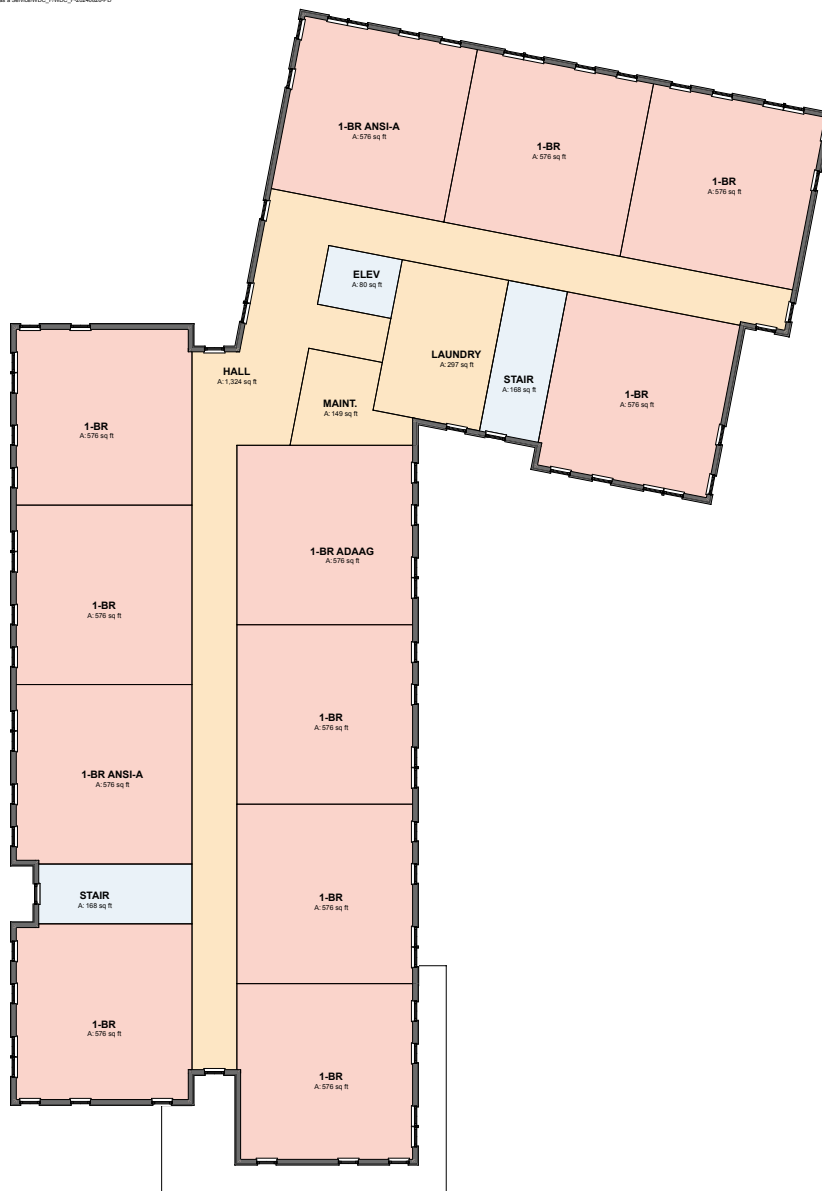
1 1ST LEVEL - 1B
SCALE: 1/8" = 1'-0"



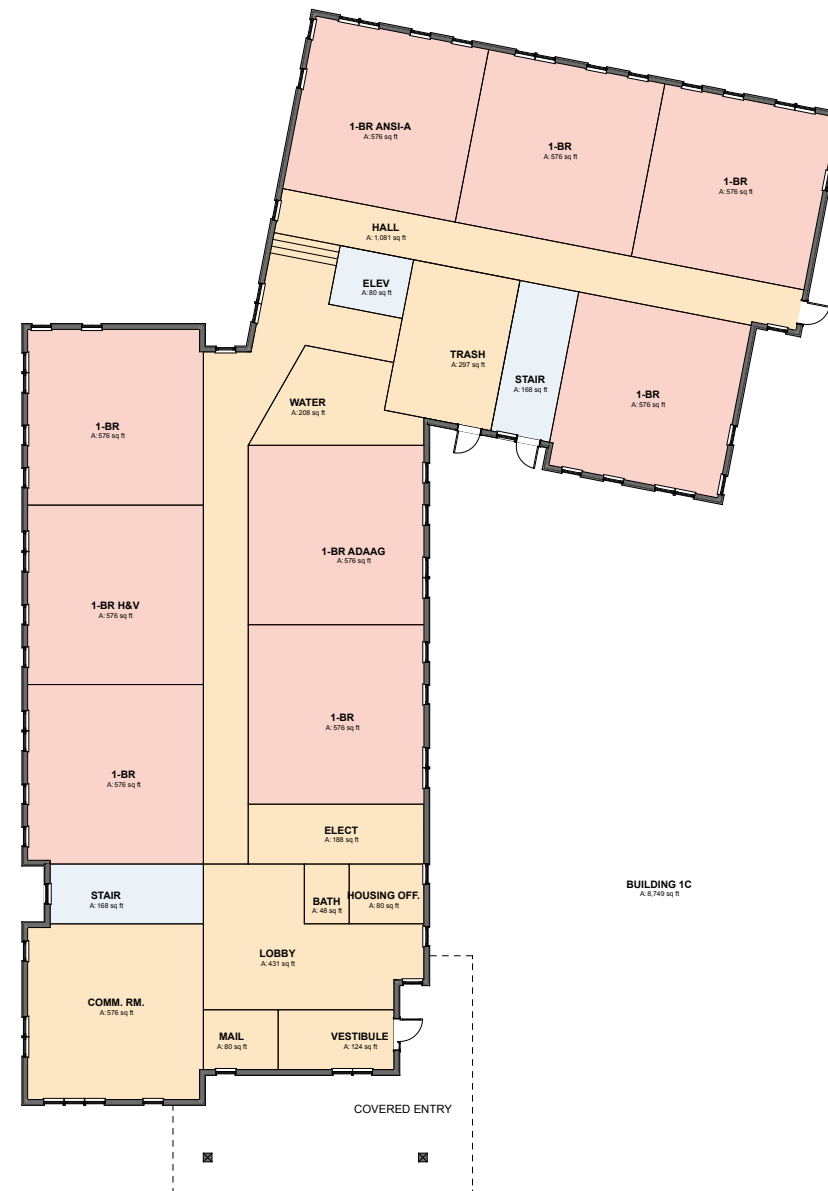
WDC_F



FLOOR PLANS - BUILDING 1B



② UPPER LEVELS - 1C
SCALE: 1/8" = 1'-0"



② 1ST LEVEL - 1C
SCALE: 1/8" = 1'-0"



FLOOR PLANS - BUILDING 1C

WDC_F

Past Projects: A Review

Has the outcome of this project protected Biddeford's historic resources?

Project: 195 Elm Street

The applicant rebuilt stairs and deck to alleviate an awkward meeting of two adjacent sets of stairs.

Project: 195 Elm Street



Project: 195 Elm Street



Project: 195 Elm Street

