



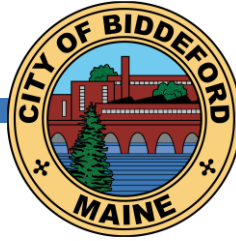
City of Biddeford
Historic Preservation Commission

July 15, 2026 at 4:00 PM

City Hall Council Chambers & Teams

[Historic Preservation Commission Meeting | Meeting-Join | Microsoft Teams](#)

1. Declaration of Quorum
2. Approval of Meeting Minutes
 - 2.a Approval of Meeting Minutes from June 10, 2026
3. Unfinished Business
4. New Business
 - 4.a 2026.15 HPC Review of Aiden Lane to expand second floor at 11 Smalls Court.
 - 4.b 2026.14 HPC Review of Coastal Oaks to Remodel the building at 12 Pearl Street for Residential Use.
5. Other Business
6. Adjourn



HISTORIC PRESERVATION MEETING MINUTES

June 10, 2026

DRAFT

1. Declaration of Quorum/Voting Members

Meeting brought to order at 4:40 PM

Wesley Painter, Erin Ware, Daniel Boucher

2. Approval of Meeting Minutes

Approval of minutes from April 15 & May 13, 2026

MOTIONS: 4:41

Motion- Ware- Motion to approve minutes as presented

Second- Boucher

Vote-Motion passed unanimously

3. New Business

3.a. 2026.11 HPC Review of a request to demolish the existing structure on 41 Main Street (Tax Map 41, Lot 138) in the MSRD-1 Zone.

- Will Hopkins from Archetype Architects represented the applicants
- The plan is to demolish the building to add 54 parking spaces for buildings 19 & 20 of the Pepperell Mill
- Boucher is very familiar building is no longer what it originally was, building is ugly. Building is a self-storage building. Boucher talked about the bowling alley and pins in the building.
- Larry asked about renderings with differences in the packet. Hopkins talked about the false façade.
- Planning wants a false façade which applicants are against. Favreau reminded the Board we are talking about demolition
- Ware asked about the quality of the existing structure.
- Nathan Bateman answered that the structure is in poor condition therefore they would like to demolish it.
- Boucher is there steel in there yes.
- Ware, can you turn it into a parking garage, cannot fit cars in
- Favreau how many units in 19 & 20, 63 units with 7 spots behind the campus, 9 internally then 54 across the street. Wouldn't it need 126 parking spots? Supposed to use the Pearl Street Parking Garage, parking study showed parking is needed closer to the structure.

- There will be 1-bedroom units where only 1 car will be needed Biddeford is more of a walking community.
- Balance of the parking will be in the garage
- Boucher thinks this building is an eye sore. This is a win win situation.
- Ware reminded the Board that we look at the historic value of the structure. We can't make decisions on whether we like a building or not.
- Favreau, have you looked at the lots on Water Street? Our tenants may use them if they don't want to walk from the garage.
- Larry will always be hesitant to approve demolition especially on Main Street. She doesn't like the thought of the demo materials going into the land fill. She does not want to approve of something the Planning Board will deny.
- Favreau suggested it be tabled until the Board can see the Market Feasibility Study and Condition of the structure.
- Favreau asked the application about Phase II
- Bateman talked about the financing being contingent on the parking.
- Phase II would be condominiums with structured parking
- The Bateman's just completed the Summer Street Block
- Larry clarified the parking; the main vehicular entrance would be on Emery Street. The pedestrian entrance is yet to be determined.
- Larry, not a fan of a false façade would rather see a new building.
- Ware agrees that tearing down a Main Street building is not wonderful but to create more housing in 19 & 20

MOTIONS: 5:15 PM

Motion-Larry-Motion to approve a Certificate of Appropriateness for the demolition of the building located at 41 Main Street, Tax Map 41, Lot 138 as presented, based on materials and assertions submitted and conditioned on the following:

- a. A review of the Historic Preservationist Report**
- b. All permits must be obtaining before beginning work.**

Second-Ware

Vote-Motion passed unanimously

4. Old Business

- Board needs to respond to the state about 29 Ferry, we did receive a letter about demolishing this structure
- Favreau will send out possible dates
- Larry cannot do the 23rd
- Everyone is available on the 24th and 22nd both at 5:00

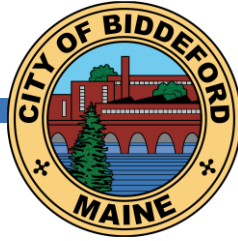
5. Adjourn 5:20 PM

Motion-Larry-Motion to adjourn

Second-Ware

Vote Motion passed unanimously

NAME & TITLE (or DEPARTMENT)



EMAIL ADDRESS (optional)

205 Main Street / PO Box 586 • Biddeford, ME

 City of Biddeford Government

(207) 571-0700 • www.biddefordmaine.org

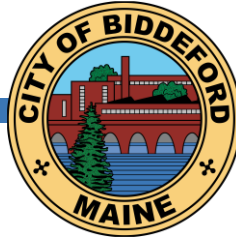
 @CityofBiddeford

Chair: Historic Preservation Commission

Date

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

DRAFT



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

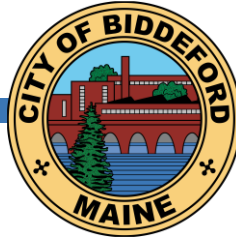
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday July 8, 2026; 4:30 PM

RE: **Item 3.a: 2026.15 HPC Review for Aidan Lane to expand the second floor of the house at 11 Smalls Court, Tax Map 38 Lot 229, in the MSRD-2 Zone.**

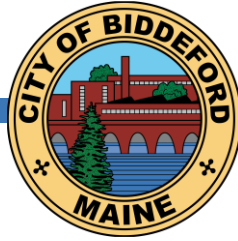
INTRODUCTION

The applicant proposes to expand the second floor at the rear of the house at 11 Smalls Court to increase interior living space.

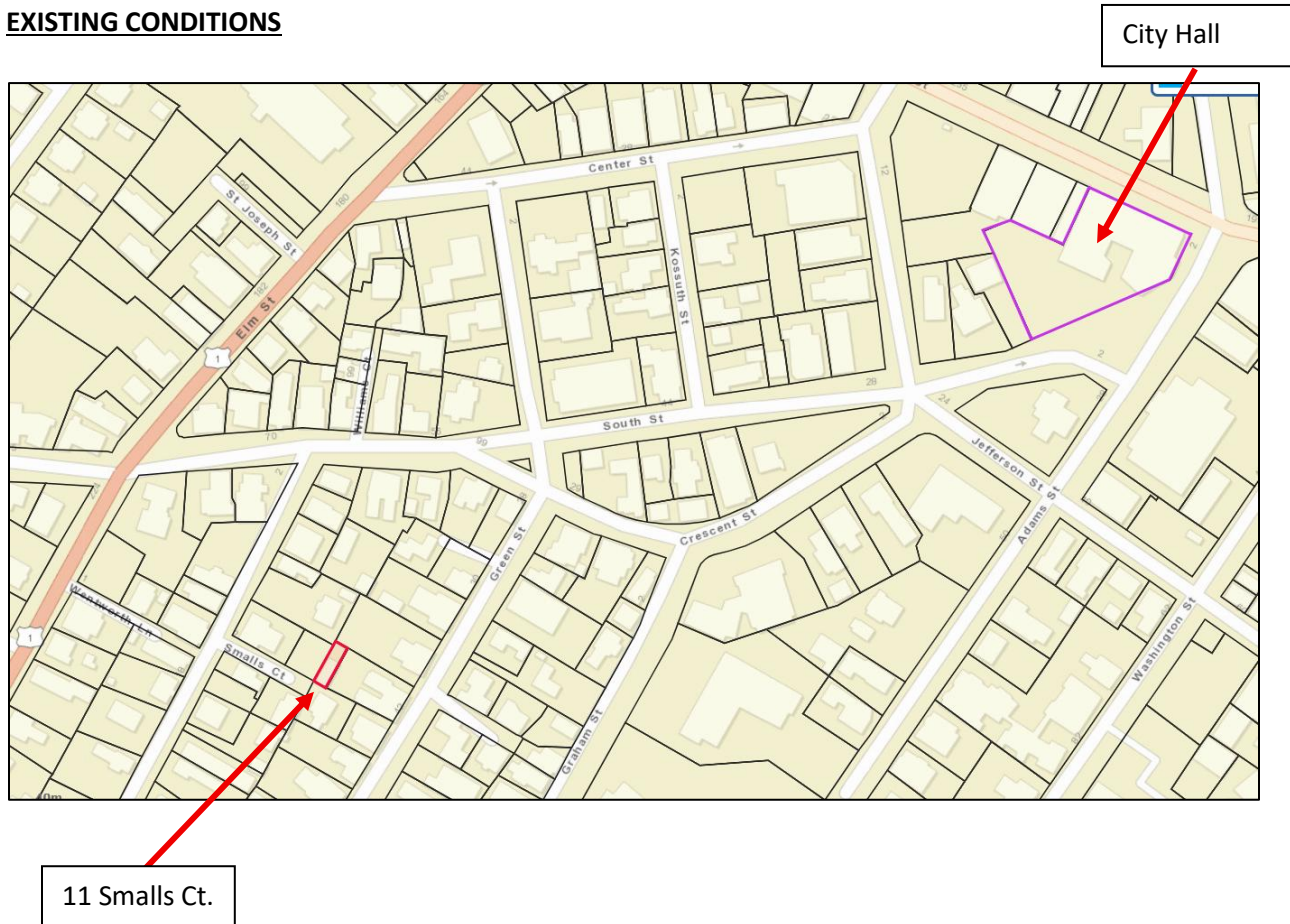


PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Aidan Lane 11 Smalls Court Biddeford ME 04005
2.	Owner of Property:	Same as Above
3.	Agent:	N/A
4.	Engineer/Architect:	N/A
5.	Project Location:	11 Smalls Court
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 229
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic Overlay District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1900
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Residential
15.	Parcel Size:	0.03 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 July 15, 2026. Posted July 8, 2026; Mail Notices to all abutters within 100'. 13 notices sent July 8, 2026.



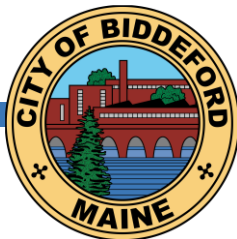
EXISTING CONDITIONS



This house was built circa 1900. It is a 2-1/2 story, front-gable, 976 square foot house with a rear ell. Currently it has vinyl siding and vinyl replacement windows.

According to the Kleinfelder Survey of 2022:

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

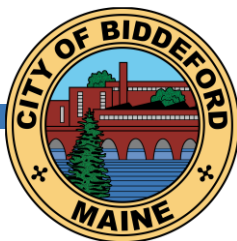


The house looking east:



The house has not changed noticeably in appearance in decades. Below, the house as it appeared in 1998.

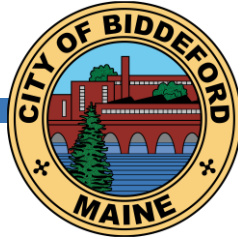




The front of the house, looking northeast:



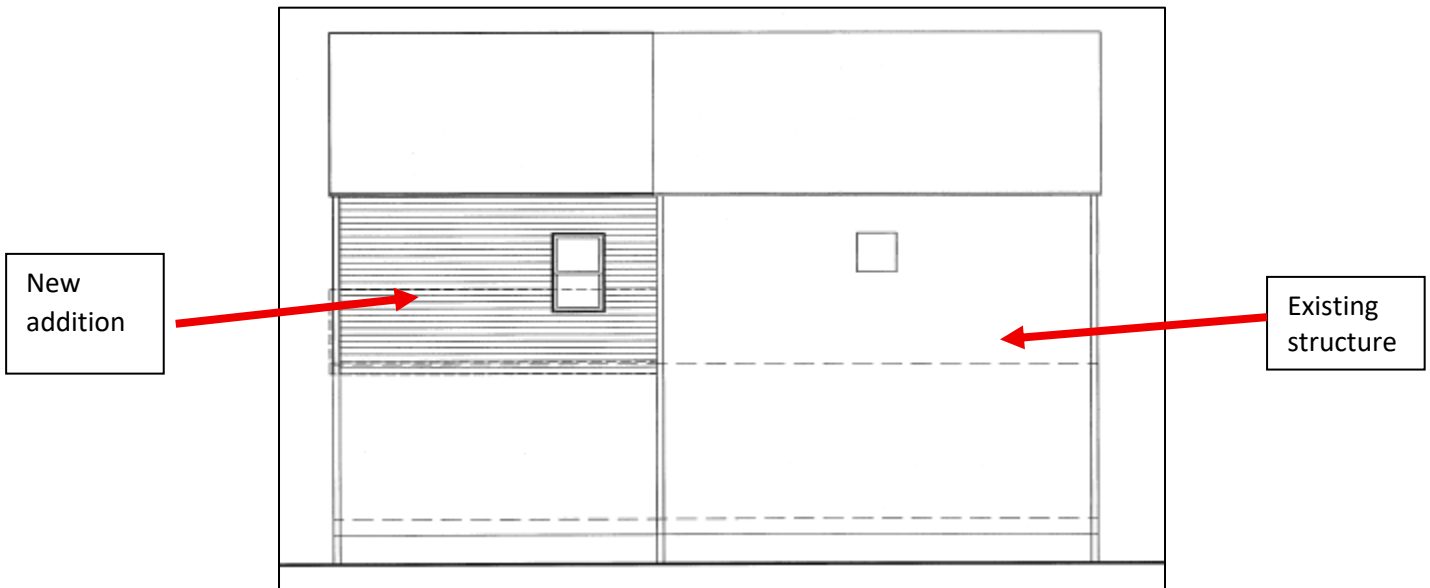
New addition is proposed as a second-floor addition at the rear of the house



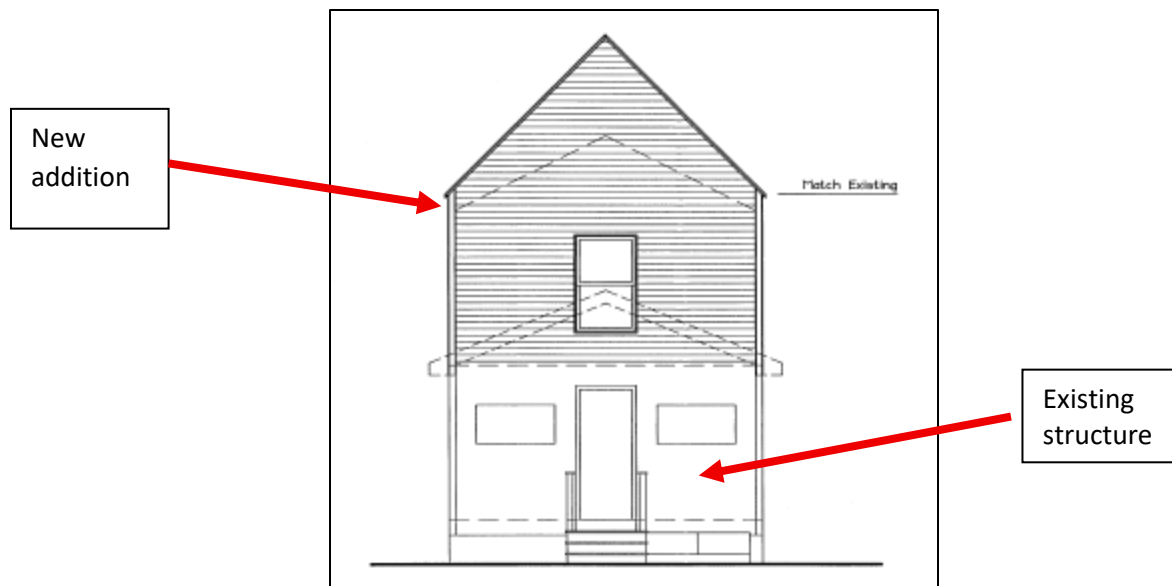
PROJECT PROPOSAL

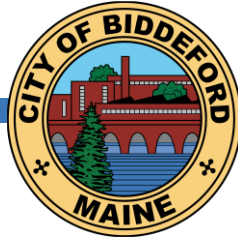
The applicant proposes to build a second story above the rear ell to increase interior living space.

West Elevation (left side) showing proposed extended second floor:

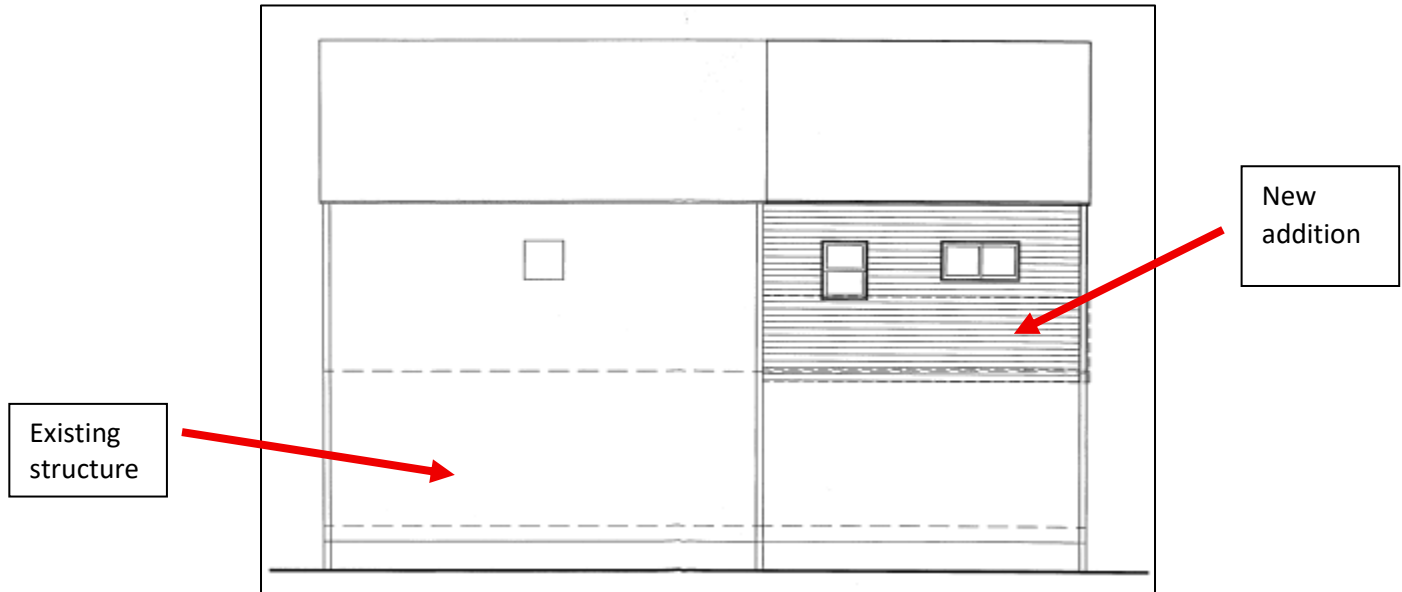


North Elevation (Rear – not seen from street)





East Elevation (right side – not seen from street)



Materials

Siding: Georgia Pacific "[Compass](#)," 4" Double traditional

Roofing: GAF [Timberline HDZ](#) architectural shingles

Windows: [American Craftsman](#), [Andersen](#) and [Iris double hung](#) vinyl and [Iris lift out slider](#) replacement windows

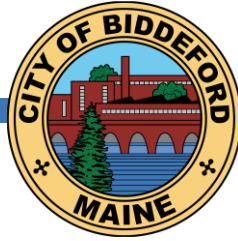
PUBLIC COMMENT

On July 8, 2026, 14 abutter notices were sent. As of July 13, 2026, no public comment has been received.

STAFF REVIEW

The proposed addition is proposed at the rear of the house and therefore has somewhat limited visibility.

This addition preserves the essential form of the house and is compatible with the existing structure, but it will not be differentiated in any way from existing house.



Vinyl is proposed for the siding and windows of the new addition, but this material is already used liberally in the existing house. Certainly, no harm can come from a few extra square yards of vinyl here.

STAFF RECOMMENDATION

Staff recommends the approval of a Certificate of Appropriateness for this project.

SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for Aidan Lane to construct a second floor addition at 11 Smalls Court, Tax Map 38, Lot 229, as presented, based on materials and assertions submitted and conditioned on the following:
 - a. All permits must be obtaining before beginning work.
 - b. _____
 - c. _____
2. Motion to deny a Certificate of Appropriateness for Aidan Lane to construct a second floor addition at 11 Smalls Court, Tax Map 38, Lot 229, as presented, based on the following:
 - a. _____
 - b. _____
3. Motion to postpone a decision for a Certificate of Appropriateness for Aidan Lane to construct a second floor addition at 11 Smalls Court, Tax Map 38, Lot 229, based on the following additional information or materials required for further review:
 - a. _____
 - b. _____

11 Smalls Court Proposed Addition - Building Narrative

The above property is a single residence home currently occupied by my family of 5 soon to be 6. Mom, Dad, and 3 (almost 4!) kids. The house at 11 Smalls Court boasts an open concept kitchen/dining room and a modest living room and $\frac{3}{4}$ bathroom on the first floor, with 2 small bedrooms and a small full bath on the second floor. This 970sq foot house is full of charm and simplicity, but also it is full of my growing family!

As a blue collar worker here in Biddeford, I take great pride in owning a small piece of this town's history. The original 11 Smalls Court house was probably owned by a mill worker who walked to work every day—which is almost exactly what I do, albeit the metal shop I work at is 3 miles away via my e-bike.

The changes that I am proposing for this application are modest and rather simple. The current construction has a long rectangular footprint on the first floor. The second floor only covers half of the first floor's footprint. (see picture #1)

I would like to extend the second floor living space to match the size of the first floor's total living space. This addition to the second floor would not extend or increase the foundation size.

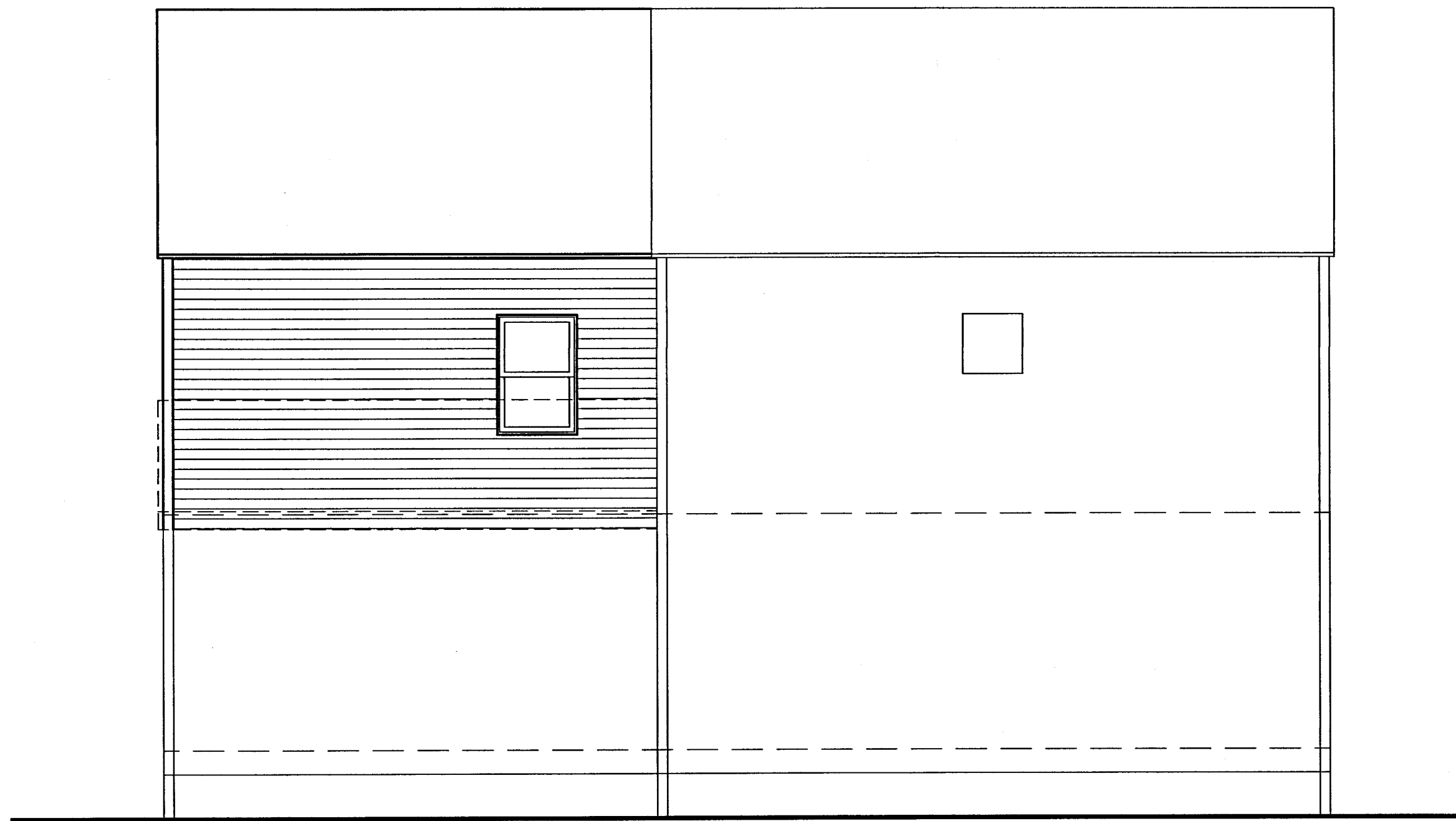
To achieve this, I would like to remove the roof of the back half of the house, build 3 walls and a new roof to match the height of the current second floor living space, and build an addition that contains a master bedroom and bathroom. Aside from the removal of portions of roof, this addition would require the relocation of an upstairs bedroom window to an opposite wall to maintain safe living space, the removal of the current exterior wall on the back side of the second floor to add interior flooring and doors to access the new master suite.

The interior renovations to accommodate this addition will include altering the upstairs bathroom into a laundry room, and adding a pocket door to an upstairs bedroom to the new master bathroom.

Because the house is so small, and this addition would be adding roughly 25% more exterior walls to the current construction, I would remove and replace the current vinyl siding with new but identical in style vinyl siding.

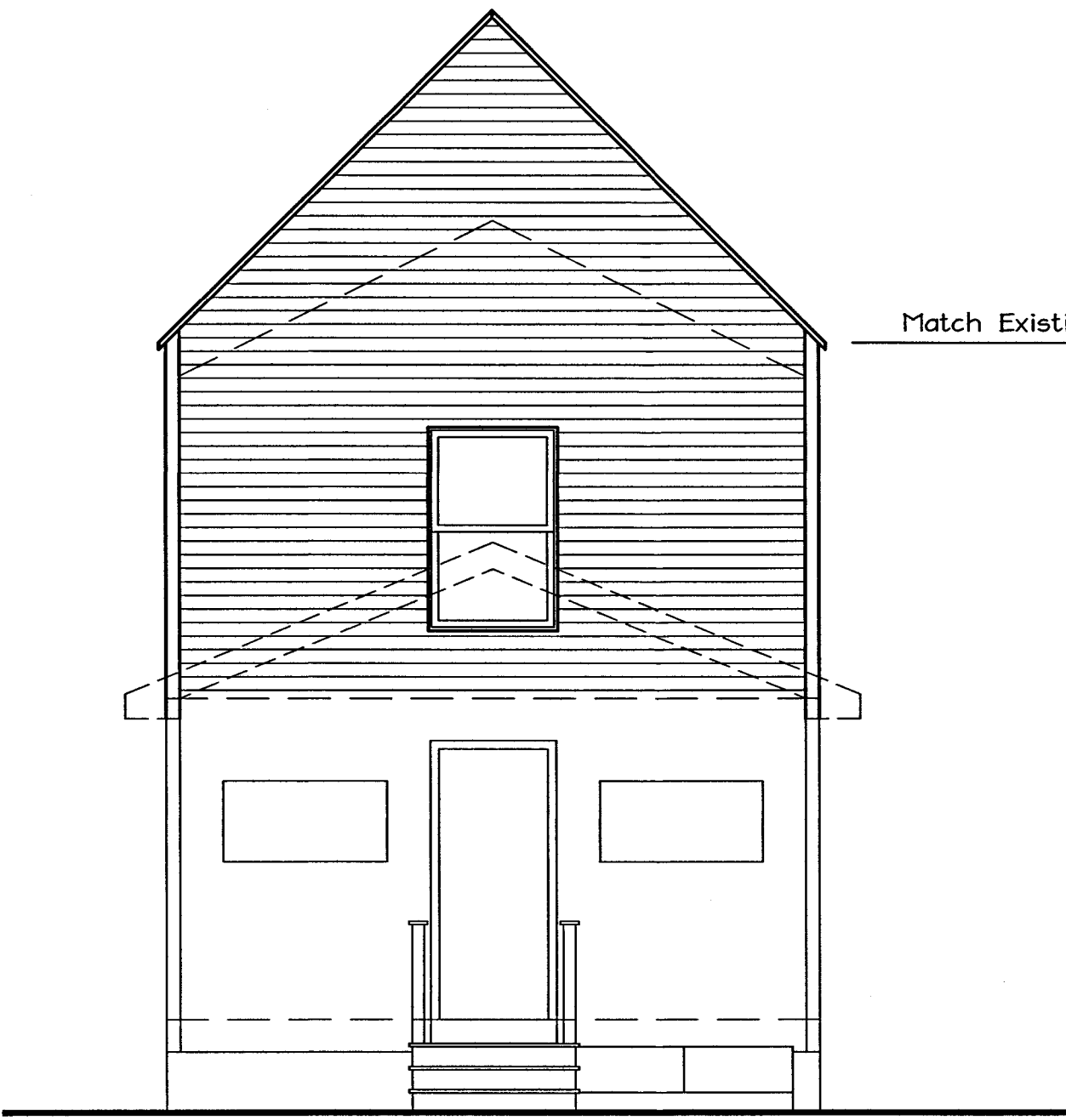
The addition of a master bedroom would entail the addition of 4 new windows (labeled DH38x60, DH32x48, G48x24, and DH28x36 on the included blueprints). Any exterior trim/fascia on the addition would match the original structure. There is no historical architecture or handmade fixtures on the exterior of the house, and the proposed addition would be built to match the preexisting structure.

In short, I propose to increase the size of the second floor of the house at 11 Smalls Court, adding an addition over top of the roof space that the first floor offers. This addition would increase the number of bedrooms and give me and my family valuable living space and storage, while remaining true to the spirit and usage of the original structure. The city of Biddeford was built on the labors of blue collar men like myself, and I aim to keep that spirit alive as long as I live here.



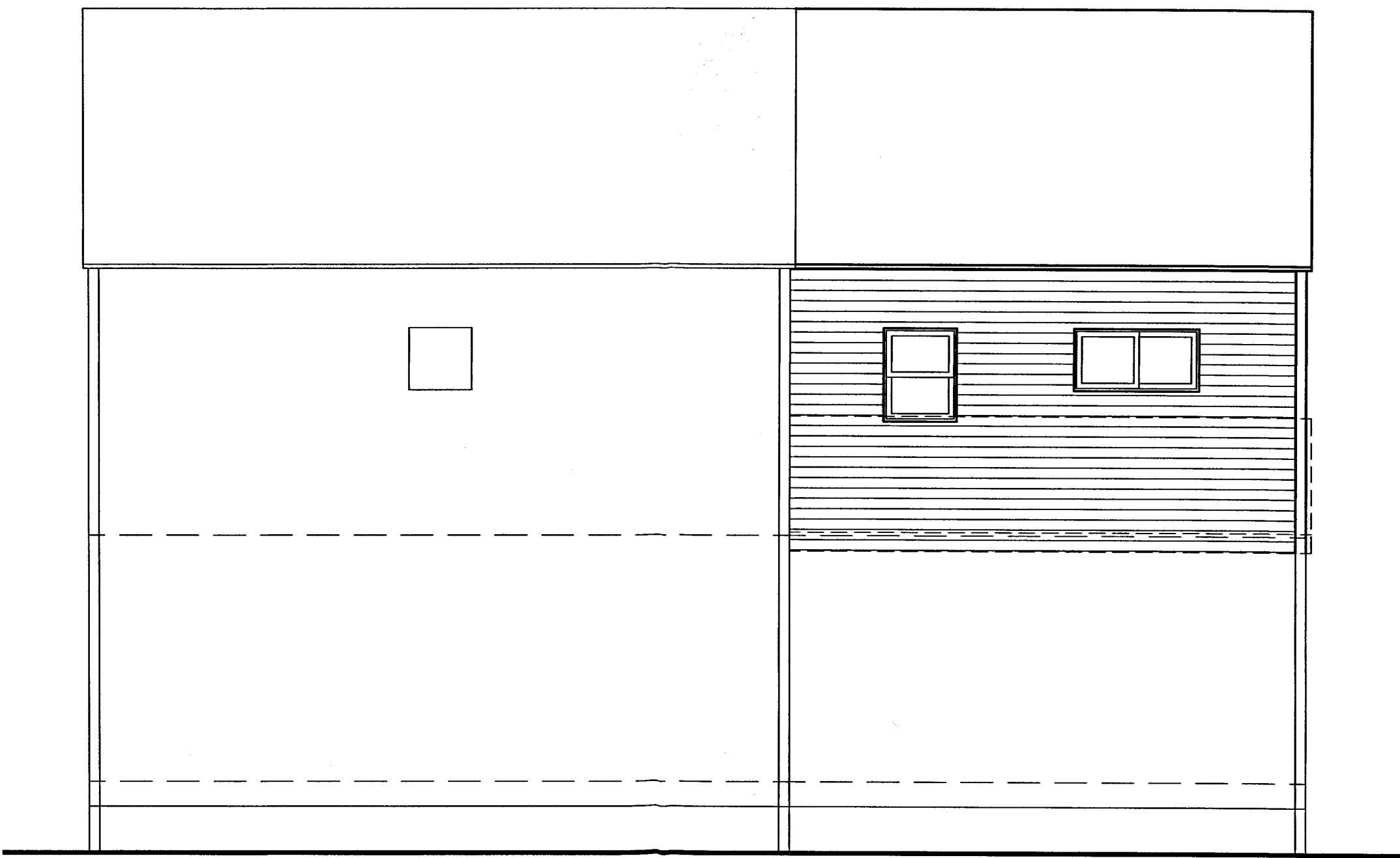
Left Elevation

Scale: 1/4" = 1'-0"



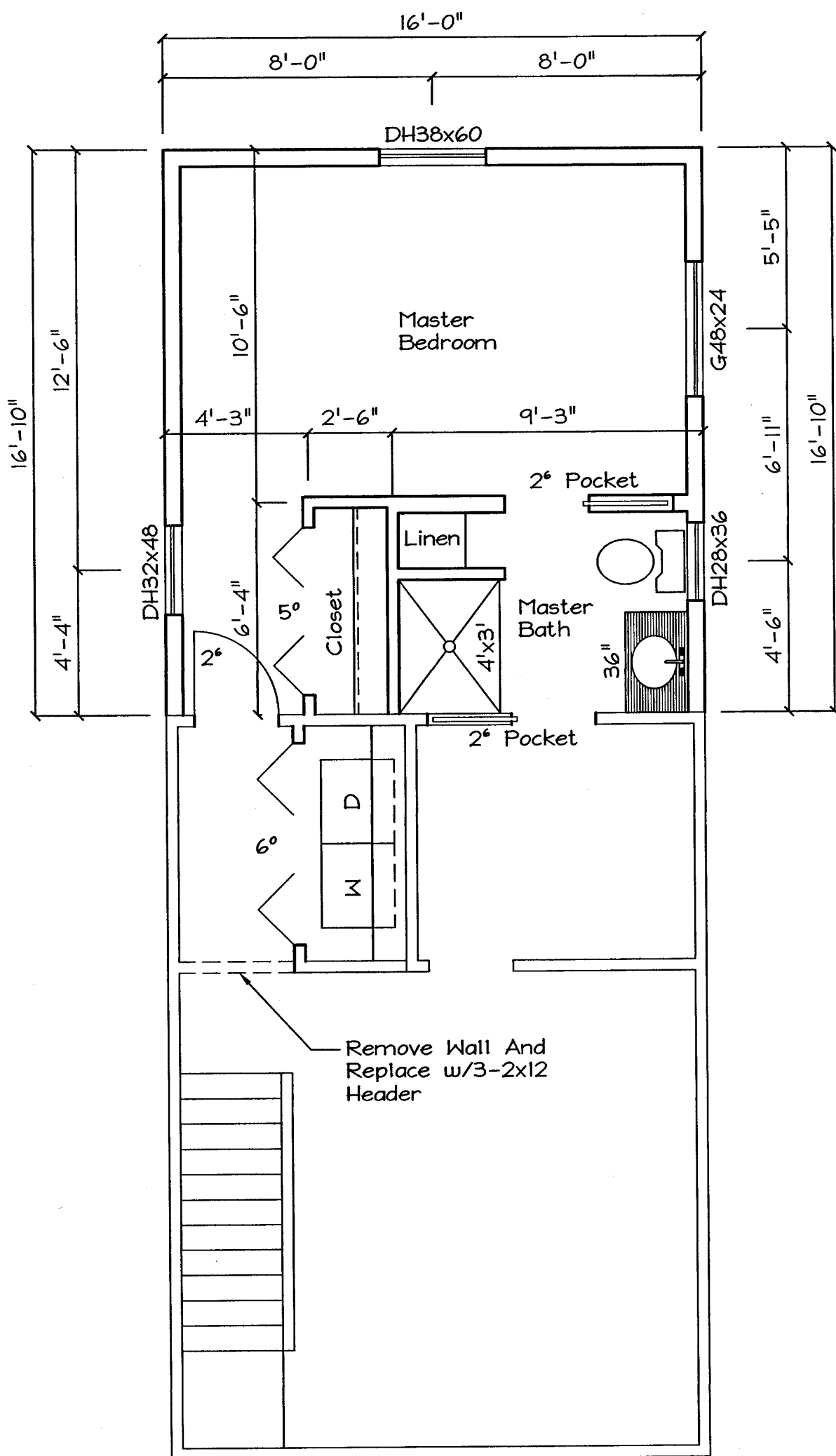
Front Elevation

Scale: 1/4" = 1'-0"



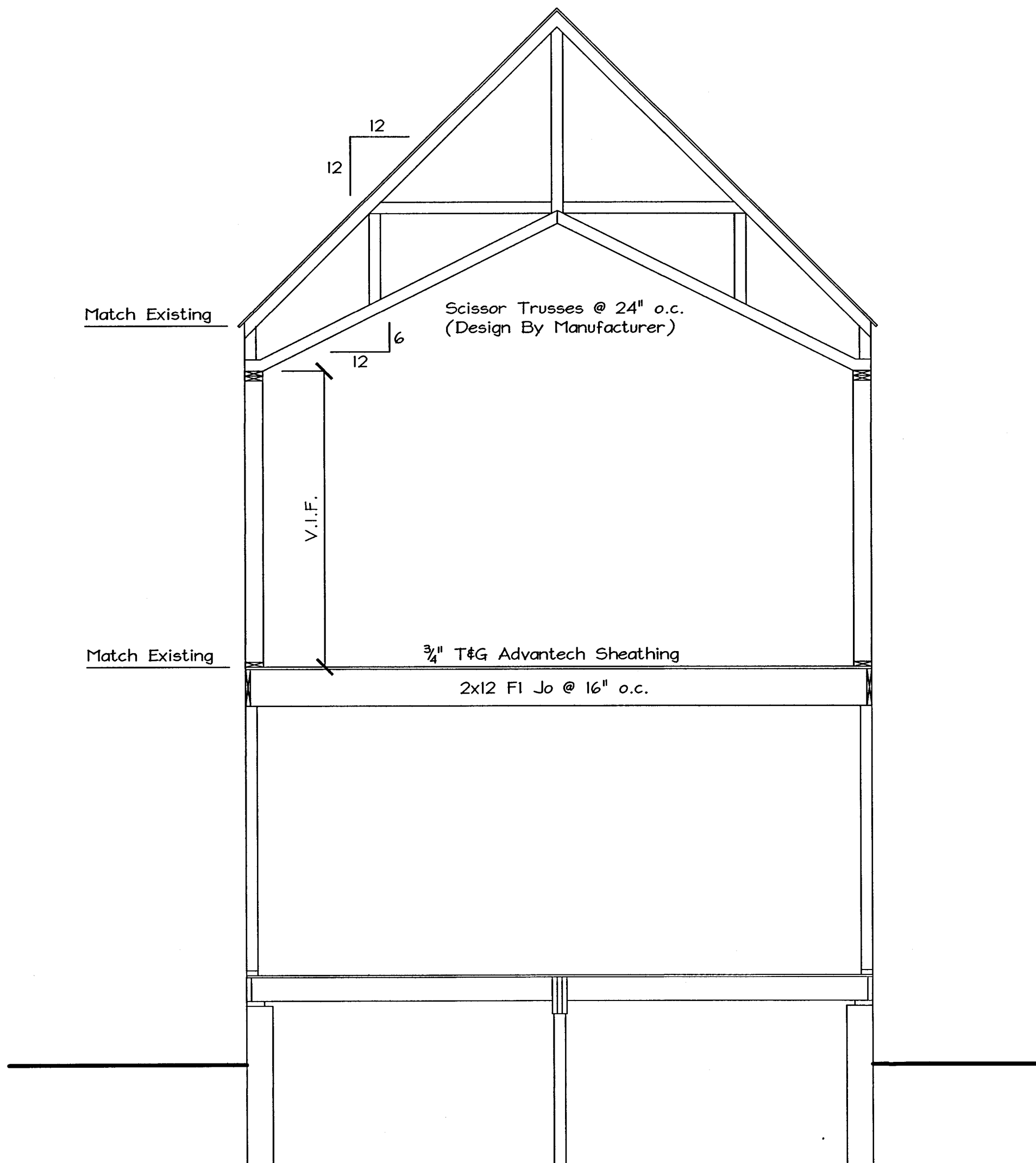
Right Elevation

Scale: 1/4" = 1'-0"



Partial Second Floor Plan

Scale: 1/4" = 1'-0"



Section A-A

Scale: 3/8" = 1'-0"

Typical Roof Construction:

Asphalt Shingles
15# Felt Paper
3/8" T&G Advantech Sheathing
Scissor Trusses @ 24" o.c.

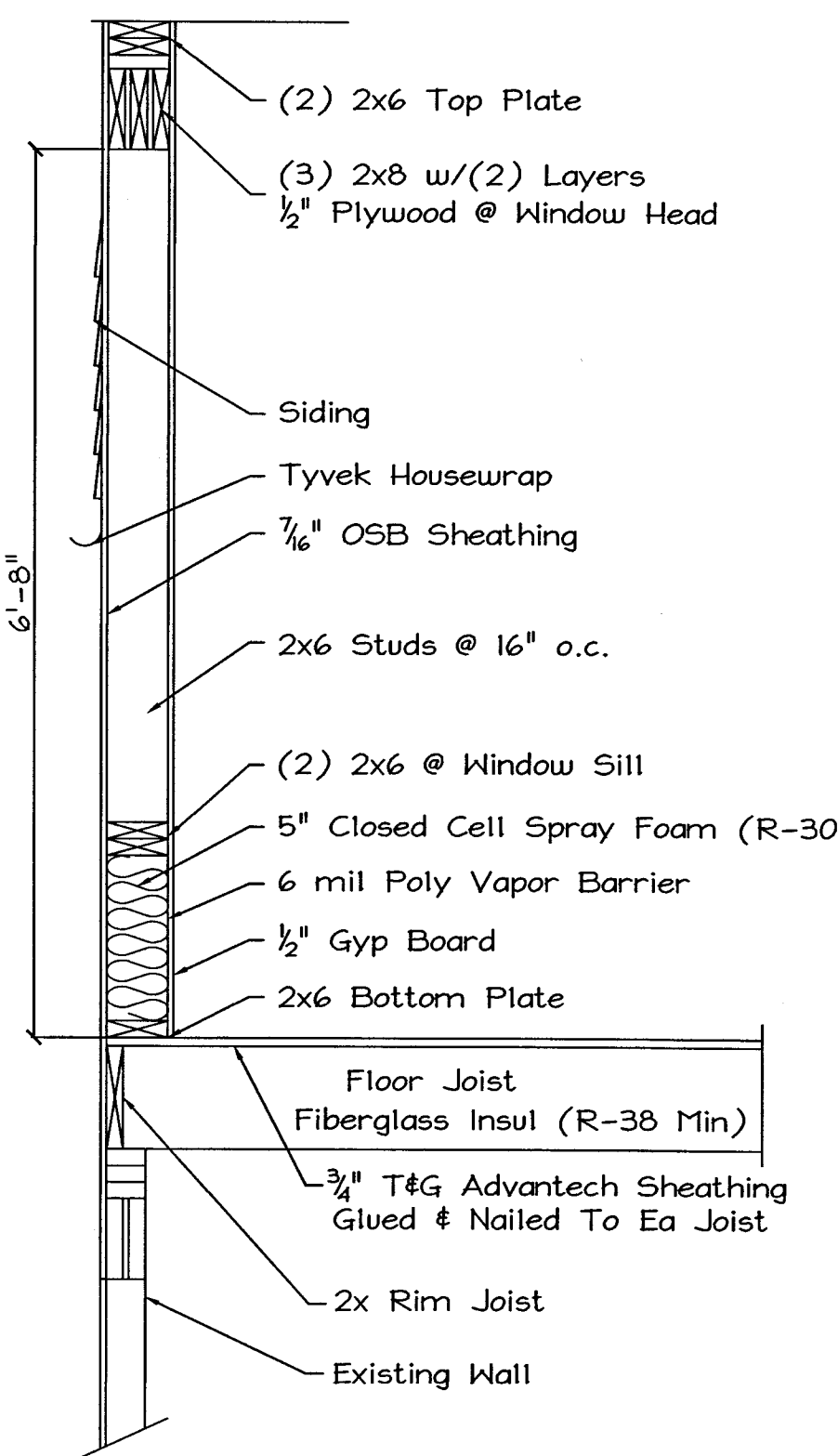
Eave/Fascia Construction:

Ice & Water Shield (First 3')
8" Aluminum Dripedge
1x8 Pine Fascia (wrapped)
Vented Soffit

Exterior Wall Header & Girder Schedule			
Supporting Roof & Ceiling (Up To 28' Wide)			
(2) 2x6	Up To 4'-1"	(1) 2x6 Jack Stud Plus (1) 2x6 King Stud	
(3) 2x8	Up To 6'-5"	(2) 2x6 Jack Stud Plus (1) 2x6 King Stud	
(3) 2x10	Up To 7'-10"	(2) 2x6 Jack Studs Plus (2) 2x6 King Studs	
(3) 2x12	Up To 9'-2"	(2) 2x6 Jack Studs Plus (2) 2x6 King Studs	
Supporting 1 Center Bearing Floor, Roof & Ceiling (Up To 28' Wide)			
(2) 2x6	Up To 3'-7"	(1) 2x6 Jack Stud Plus (1) 2x6 King Stud	
(3) 2x8	Up To 5'-8"	(2) 2x6 Jack Stud Plus (1) 2x6 King Stud	
(3) 2x10	Up To 6'-11"	(2) 2x6 Jack Studs Plus (2) 2x6 King Studs	
(3) 2x12	Up To 8'-0"	(2) 2x6 Jack Studs Plus (2) 2x6 King Studs	
Supporting 2 Center Bearing Floor, Roof & Ceiling (Up To 28' Wide)			
(2) 2x6	Up To 3'-2"	(1) 2x6 Jack Stud Plus (1) 2x6 King Stud	
(3) 2x8	Up To 5'-1"	(2) 2x6 Jack Stud Plus (1) 2x6 King Stud	
(3) 2x10	Up To 6'-2"	(2) 2x6 Jack Studs Plus (2) 2x6 King Studs	
(3) 2x12	Up To 7'-2"	(2) 2x6 Jack Stud Plus (2) 2x6 King Studs	

Insulation Schedule		
Exterior Walls	5 1/2" Closed Cell Spray Foam	R-30
Attic	Unfaced Or Blown-In Fiberglass	R-49

Fastening Schedule		
Framing To Framing	16d @ 12" o.c.	
Sheathing To Framing	8d @ 12" o.c. (midspan) 8d @ 6" o.c. (edges)	



Typical Exterior Wall

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

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to size structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Prepared For: Sarah Lane
11 Smalls Court
Biddeford
Maine

Approvals

Revisions

DRAFTING PLUS LLC
ARCHITECTURAL
DESIGN & DRAFTING
BIDDEFORD, ME
207-229-4587
SPECIALIZING IN YOUR DREAM HOME

Date: 6/11/26
Issued: 6/15/26
Dr. By: John A. Perron
Sheet No. 1/1

Aidan and Sarah Lane
11 Smalls Ct.
Biddeford, ME 04005

Cut Sheet for Siding:

- Double 4" vinyl siding, net area 1668 sq. ft
- Estimated Siding needed: 1900 sq. ft, 19 squares
- Georgia-Pacific Compass double 4" vinyl siding
- Color: Bayou Blue

Cut Sheet for Shingles:

- Timberline HDZ Shakeswood Algae resistant Laminated High Definition Asphalt Shingles
- 9 bundles/units for estimated 300 sq. feet

Cut Sheet for Fascia:

- Ice and Water Shield (First 3')
- 8" Aluminum Dripedge (17' along 2 new roof ridges)
- 1x8 Pine Fascia (wrapped)
- Vented Soffit

Cut Sheet for Windows (5):

- Iris 32" x 48" White uPVC Vinyl DH Window
- American Craftsman 27.75" x 37.25" Pro Series White Vinyl DH Window
- Iris Single Lift Out Slider Window 48"x 24" White Vinyl Window
- Anderson 27.5" x 35.5" 200 Series White Vinyl DH Window
- American Craftsman 35.75" x 53.25" 70 Pro Series White Vinyl DH Window



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Aidan Lane
Applicant's Address: 11 Smalls Court Biddeford, ME 04005
Applicant's Phone(s): 312-576-5940
Applicant's E-mail: atlane01@gmail.com

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



Tenant - Lease/Rental Agreement

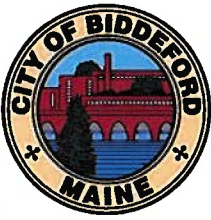
Owner's Name: Aidan Lane
Owner's Address: 11 Smalls Court Biddeford, ME 04005
Owner's Phone(s): 312-576-5940
Owner's E-mail: atlane01@gmail.com

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

Agent's Name: ARCHITECT John A. Perron
Agent's Address: Biddeford, ME
Agent's Phone(s): (207) 229-4587
Agent's E-mail: draftingplus@maine.rr.com

Attach separate pages where multiple representatives are involved.

circa 1901



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 11 Smalls Court Biddeford, ME 04005
Project Zone: MS RD2 Property Map & Lot Number(s): 38-229

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

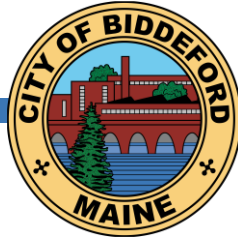
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

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.



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

FROM: Brad Favreau, Economic Development Coordinator

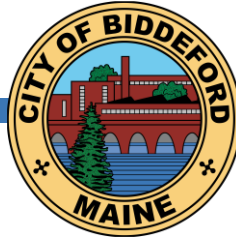
MEETING DATE: Wednesday July 15, 2026; 4:00 PM

RE: **Item 3.b: 2026.14 HPC Review for Coastal Oaks, LLC to remodel the building at 12 Pearl Street, Tax Map 40 Lot 72, in the MSRD-1 Zone.**

INTRODUCTION

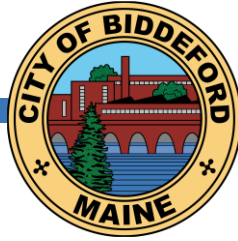
The applicant proposes rehabilitate and remodel the building for residential purposes.

This project has obtained preliminary approval only from the Planning Board.

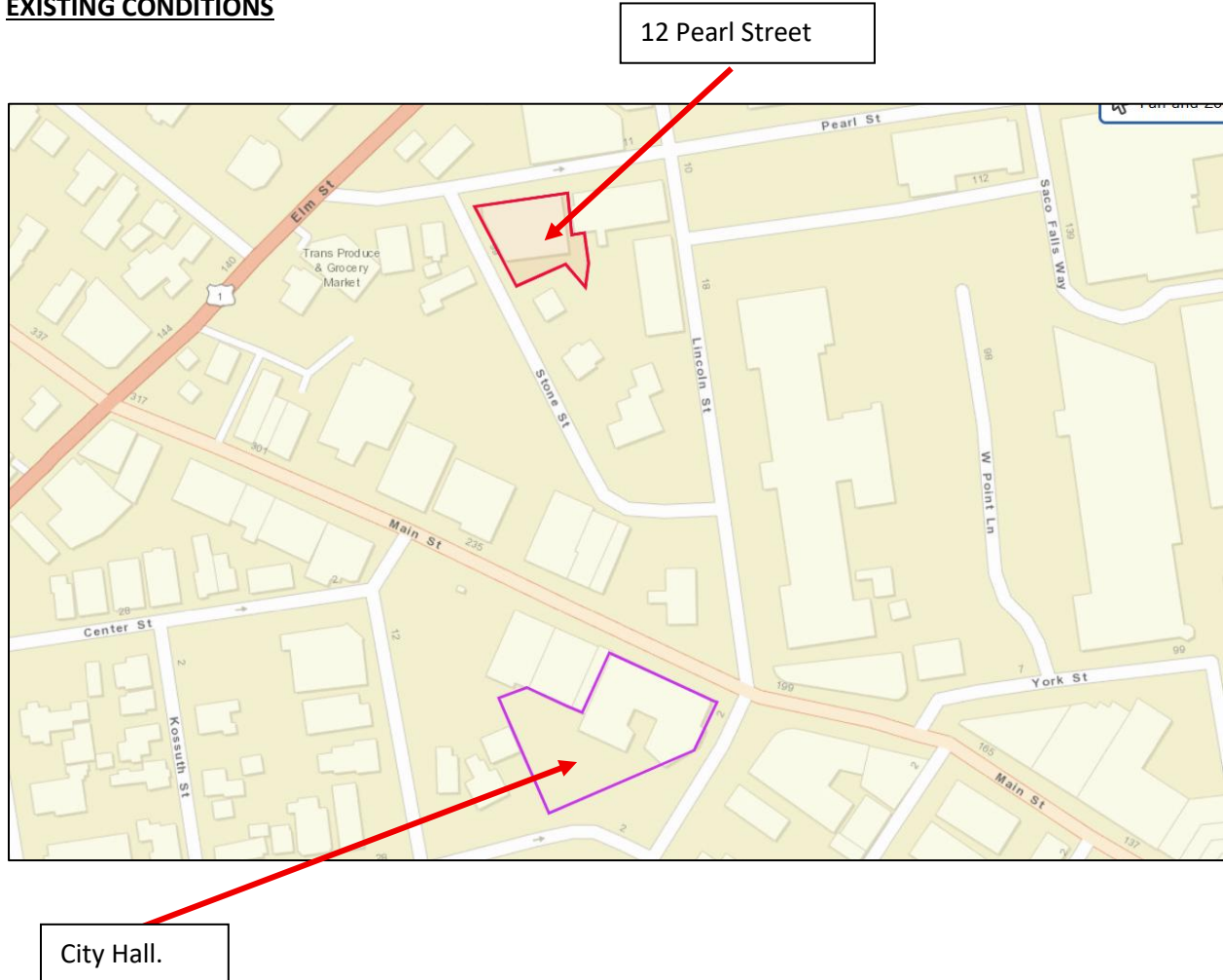


PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Coastal Oaks LLC 198 Saco Avenue Old Orchard Beach
2.	Owner of Property:	Same as Above
3.	Agent:	Bateman Partners
4.	Engineer/Architect:	Chuck Campbell Architect
5.	Project Location:	12 Pearl Street
6.	Project Tax Map #/Lot #:	Tax Map 40, Lot 72
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Saco Mills Historic District
9.	Contributing?	Yes
10.	National Register of Historic Places?	Yes
11.	Approximate Date of Construction	Circa 1880
12.	Existing Use:	Vacant
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed
15.	Parcel Size:	0.30 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 Stories or 26 feet
20.	LDR Attachment A: Fees Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date July 15, 2026. Posted July 8, 2026; Mail Notices to all abutters within 100'. 12 notices sent July 8, 2026.



EXISTING CONDITIONS

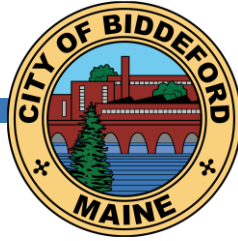


The subject building is located on the corner of Pearl Street and Stone Street in the MSRD-1 zone. Its original purpose was likely storage and warehousing.

According to the Kleinfelder Survey of 2022:

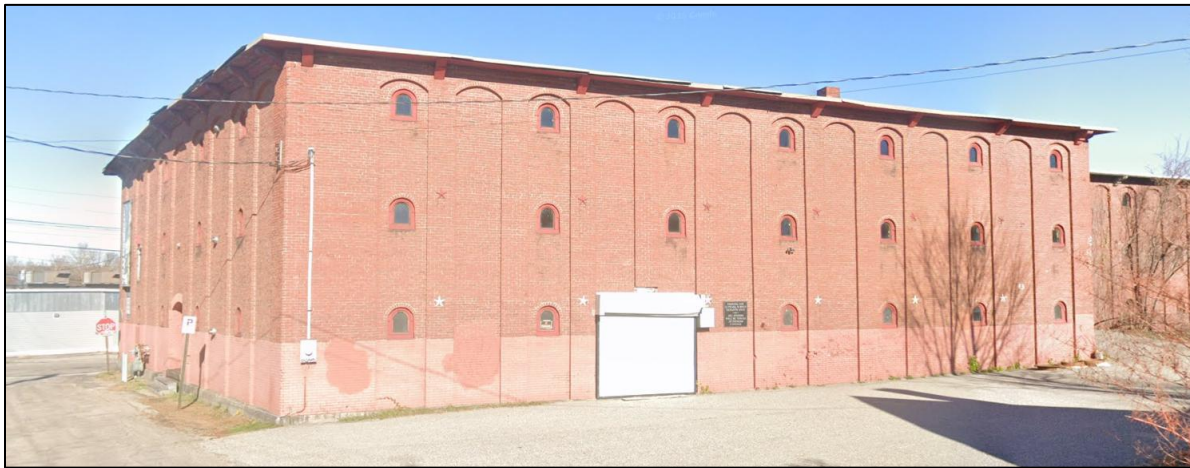
Contributes to listed-Biddeford Saco Mill HD under Architecture and Engineering. Pepperell Store House #2.

It is a contributing building within the Biddeford-Saco Mills Historic District. It is an integral part of the Mill District and possesses integrity of location, design, materials, workmanship, feeling, setting and association.



The National Register Nomination from 2008 describes the building:

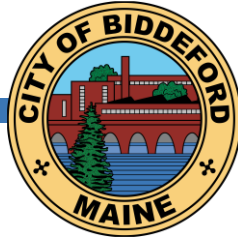
Pepperell Store House #2, c. 1880 - C 12 Pearl Street - Biddeford Pepperell Store House #2 is nearly identical to the neighboring Store House #1. It is a three-story red brick structure with a wedge-shaped plan (18 bays along Pearl Street, 13 bays along the south elevation, and 9 bays deep) and a low pitched roof. Like the neighboring manufacturing buildings, they have deep overhanging eaves supported on wide brackets. Exterior walls are divided into narrow bays by brick pilasters that rise to form arches beneath the cornice line. Its small arched windows are sparse, occurring in alternating bays only. Windows have slightly projecting brick heads, the only suggestion of architectural ornament on the building. Small arched windows of this type were used on most of the storage buildings in the district.



South Elevation from Stone Street, looking North



North elevation from Pearl Street looking South



Details of Existing Conditions



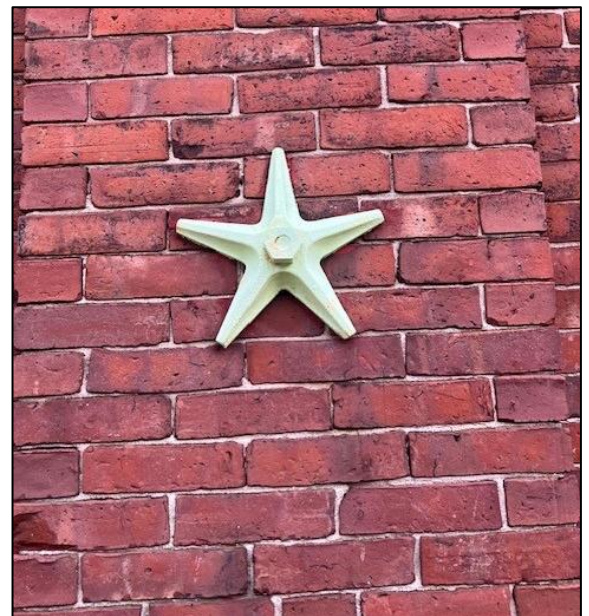
East Elevation Existing Conditions to Remain



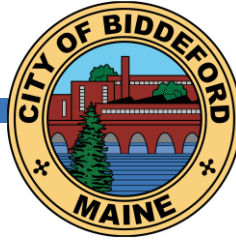
Existing Corbels (Typical)



Existing Portal Windows Measures 24" x 32" Approx.



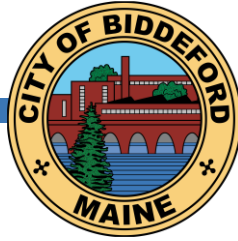
Existing Anchor Plate (Typical)



Existing Entry Doors, West elevation



Existing Overhead Door, South Elevation



Area of Damaged Brick/Masonry



Area of Damaged Brick/Masonry



Area of Damaged Brick/Masonry

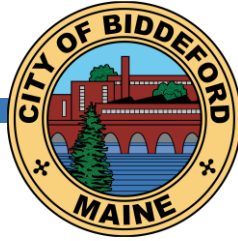
PROJECT PROPOSAL

The applicant proposes to remodel the building for residential use, with 20 new housing units in the three-story building. According to the applicant:

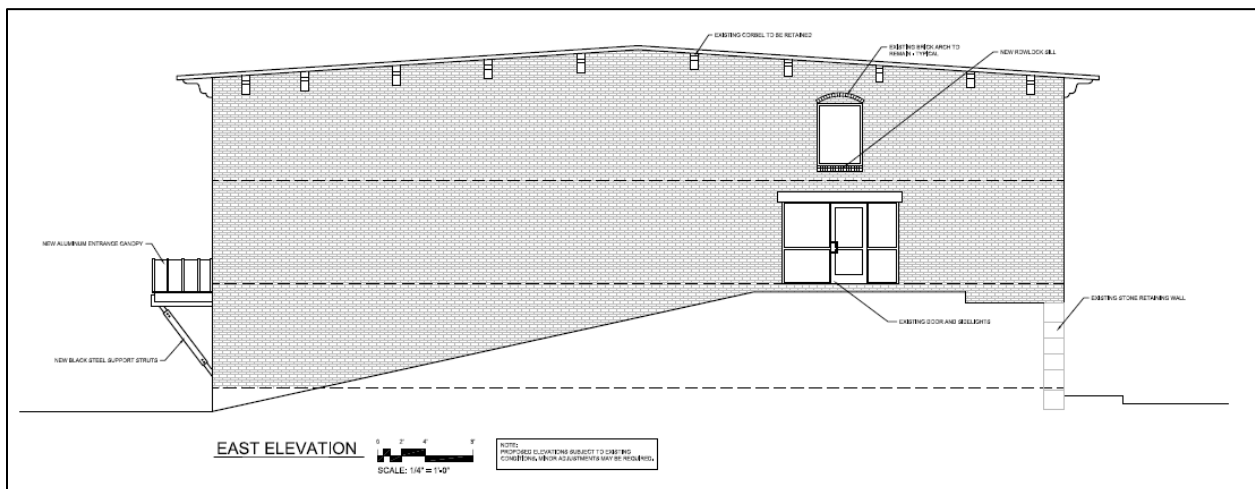
...Our intention is to retain the building's original aesthetic wherever possible, carefully preserving its masonry, proportions, and distinctive architectural elements so that its industrial heritage continues to be expressed in the revitalized space.

As part of our rehabilitation, the major aesthetic change will be modifying window sizes to meet current safety and egress requirements. These adjustments are being approached with sensitivity to the building's history: we plan to preserve the existing arched window openings in select areas, while introducing larger glass panels that echo the rhythm and detailing of the original fenestration. Similarly, storefront-style windows and doors will be incorporated at the ground level to enhance accessibility and visual connection to the street, balancing a historically respectful appearance with the demands of modern use.

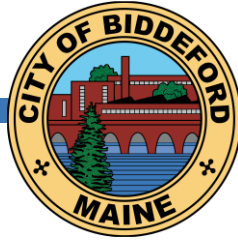
Our overall goal is to highlight the building's past while providing a fresh, functional, and visually appealing presence for its future.



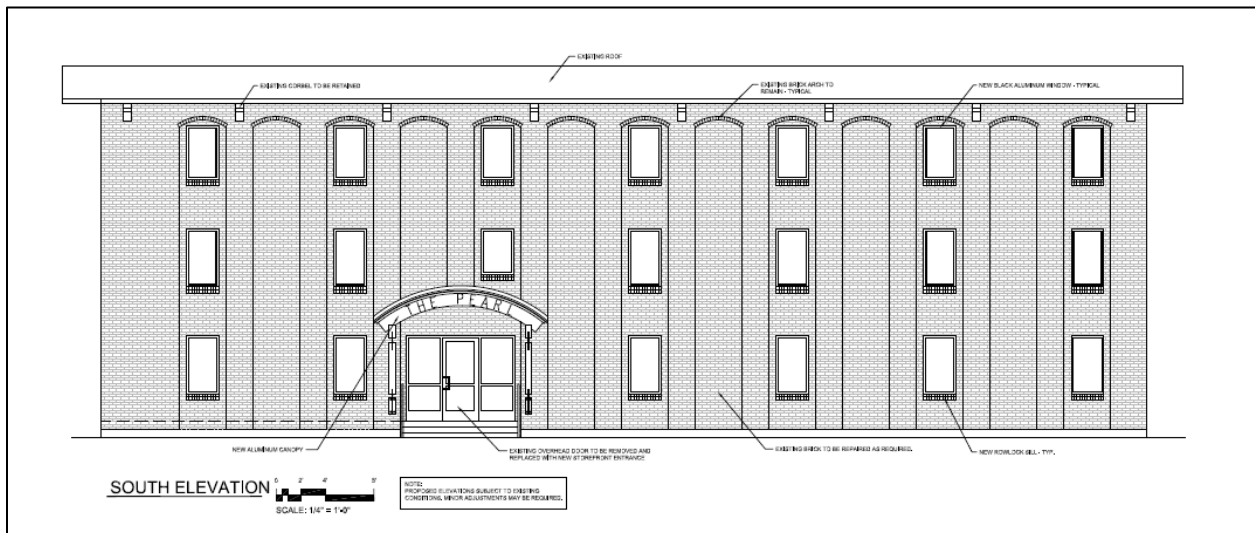
Existing East Elevation. Note existing door at top of ramp to remain.



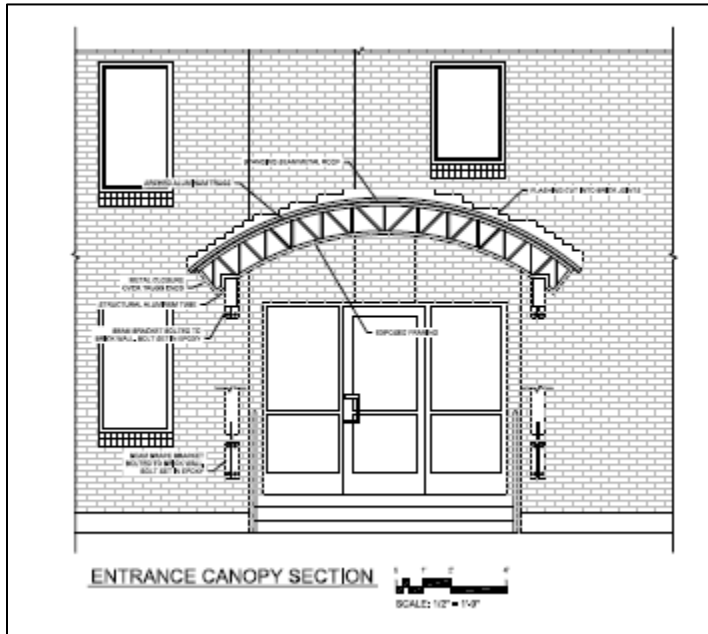
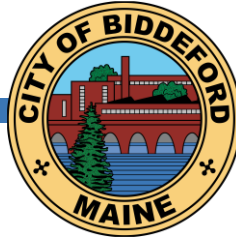
East Elevation: Existing Conditions to remain, with brick and mortar repair as needed.



South elevation. New windows will replace portals. Storefront entry with Canopy will be installed in place of existing overhead door.



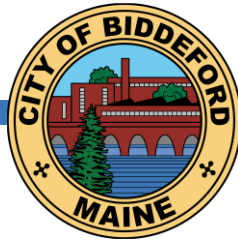
South Elevation: New storefront entry will replace existing overhead door;
Existing portal windows will be enlarged to fit conventional Jeld-Wen aluminum-clad egress windows;
Canopy will be arched aluminum truss with standing seam metal roof;
Support brackets and struts will bolted into masonry with epoxy. See detail drawings below.



Canopy Detail. South Elevation.



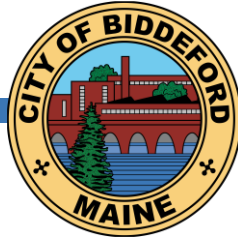
The canopy will resemble this image, according to the applicant's architect



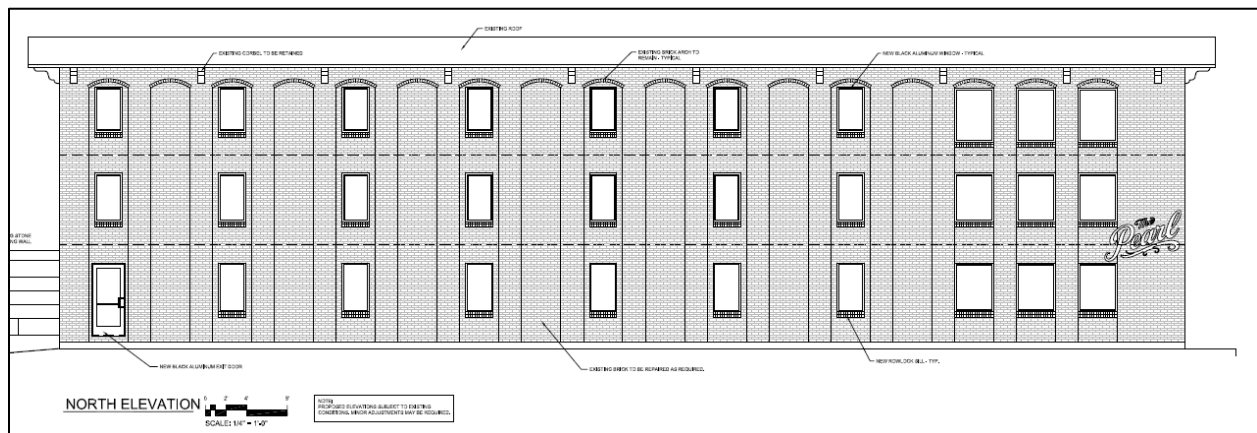
Existing West Elevation



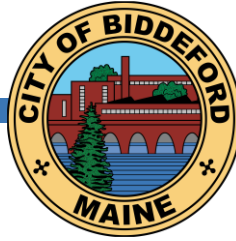
West Elevation. Note new storefront entry at center bay and new windows installed in bays currently solid (no portals) at left side of building.



Existing North Elevation



North Elevation. Note new single-leaf door at far left. New windows will be installed at existing solid bay second from the right, and bays with existing portals.



Additional Resources

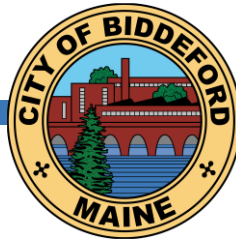
Interpreting the Standards 14 New Openings in Secondary Elevations or Introducing New Windows in Blank Walls

From SOI *Standards for the Treatment of Historic Properties*:

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR	
RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.	Altering masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic masonry features instead of repairing or replacing only the deteriorated masonry. Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated. Removing paint from historically-painted masonry.
Stabilizing deteriorated or damaged masonry as a preliminary measure, when necessary, prior to undertaking preservation work.	Failing to stabilize deteriorated or damaged masonry until additional work is undertaken, thereby allowing further damage to occur to the historic building
Protecting and maintaining masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.	Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.	Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, thereby needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted.	Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.



[1] A test patch should always be done before using a chemical cleaner to ensure that it will not damage historic masonry, as in this instance, terra cotta.



WINDOWS

RECOMMENDED

NOT RECOMMENDED

Alterations and Additions for a New Use

Adding new window openings on rear or other secondary, less-visible elevations, if required by a new use. The **new openings** and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

Cutting **new openings** on character-defining elevations or cutting **new openings** that damage or destroy significant features.

Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.

Replacing windows that are too deteriorated to repair using the same sash and pane configuration, but with new windows that operate differently, if necessary, to accommodate a new use. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows, or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes.

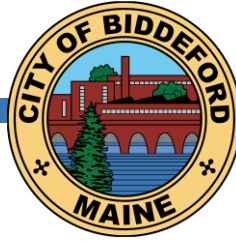
Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building.

Installing impact-resistant glazing, when necessary for security, so that it is compatible with the historic windows and does not damage them or negatively impact their character.

Installing impact-resistant glazing, when necessary for security, that is incompatible with the historic windows and that damages them or negatively impacts their character.

Using compatible window treatments (such as frosted glass, appropriate shades or blinds, or shutters) to retain the historic character of the building when it is necessary to conceal mechanical equipment, for example, that the new use requires be placed in a location behind a window or windows on a primary or highly-visible elevation.

Removing a character-defining window to conceal mechanical equipment or to provide privacy for a new use of the building by blocking up the opening.



CODE-REQUIRED WORK	
RECOMMENDED	NOT RECOMMENDED
Upgrading historic stairways and elevators to meet life-safety codes so that they are not damaged or otherwise negatively impacted.	Damaging or making inappropriate alterations to historic stairways and elevators or to adjacent features, spaces, or finishes in the process of doing work to meet code requirements.
Installing sensitively-designed fire-suppression systems, such as sprinklers, so that historic features and finishes are preserved.	Covering character-defining wood features with fire-retardant sheathing, which results in altering their appearance.
Applying fire-retardant coatings when appropriate, such as intumescent paint, to protect steel structural systems.	Using fire-retardant coatings if they will damage or obscure character-defining features.
Adding a new stairway or elevator to meet life-safety code requirements in a manner that preserves adjacent character-defining features and spaces.	Altering, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.
Using existing openings on secondary or less-visible elevations or, if necessary, creating new openings on secondary or less-visible elevations to accommodate second egress requirements.	Using a primary or other highly-visible elevation to accommodate second egress requirements without investigating other options or locations.
Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition located on a secondary or minimally-visible elevation.	Constructing a new addition to accommodate code-required stairs or an elevator on character-defining elevations or where it will obscure, damage, or destroy character-defining features of the building, its site, or setting.
Designing a new exterior stairway or elevator tower addition that is compatible with the historic character of the building.	

PUBLIC COMMENT

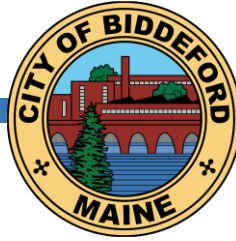
On July 8, 2026, 12 abutter notices were sent. As of June 8, 2026, no public comment has been received.

STAFF REVIEW

The overall visual character of this building will be altered significantly by this remodeling, with the removal of existing portal windows (a character-defining feature) and installation of new full-size windows and storefronts doors.

However, to accommodate modern residential usage, these changes are necessary to comply with building code requirements and to provide convenience to new users of the building.

The sensitivity with which these changes are made will determine the degree to which these changes successfully maintain this building's historic significance.



While the applicant is eager to gain necessary approvals for this project, the design is somewhat under-developed. Specifically, the following questions remain:

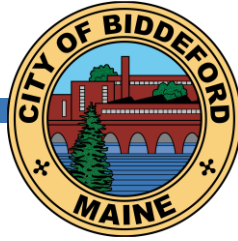
- The masonry is presumably load-bearing. Can new window openings be done safely and sensitively?
- How will existing damaged brick and mortar be repaired?
- Will work be needed at the roof? If so, what work will be needed?
- What will new lettering for “The Pearl” be?
- Will there be a grille pattern to the windows? Are they casement or double hung?
- Will new lighting be installed? If so, what?
- Will any work be needed to existing corbels?

STAFF RECOMMENDATION

There are several vacant buildings in and around this block of Pearl Street/Elm Street/Lincoln Street. Activation of at least one of these, 12 Pearl Street, will be a net benefit for the City. However, Staff recommends postponing approval of this project until construction drawings are completed and final design is submitted to the Planning Department.

SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for Coastal Oaks, LLC to rehabilitate the building at 12 Pearl Street, Tax Map 40, Lot 72, as presented, based on materials and assertions submitted and conditioned on the following:
 - a. All permits must be obtaining before beginning work.
 - b. _____
 - c. _____
2. Motion to deny a Certificate of Appropriateness for Coastal Oaks, LLC to rehabilitate the building at 12 Pearl Street, Tax Map 40, Lot 72, as presented, based on the following:
 - a. _____
 - b. _____



3. Motion to postpone a decision for a Certificate of Appropriateness for Coastal Oaks, LLC to rehabilitate the building at 12 Pearl Street, Tax Map 40, Lot 72, based on the following additional information or materials required for further review:

a. _____

b. _____

Biddeford Historical Preservation Commission

205 Main St

Biddeford, ME 04005

RE: 12 Pearl St Mill Conversion

Dear Mr. Favreau and Members of the Historical Preservation Commission,

We, at Coastal Oaks, are preparing a submission for the conversion and restoration of the three-story building at 12 Pearl St. This existing brick building was previously used for storage, and it is our goal to convert to residential housing. We are committed to preserving the architectural integrity of the historic mill building as we undertake its conversion. This three-story brick structure has been part of many recognizable industrial features in the community, and our design approach places a strong emphasis on maintaining its historic character. Our intention is to retain the building's original aesthetic wherever possible, carefully preserving its masonry, proportions, and distinctive architectural elements so that its industrial heritage continues to be expressed in the revitalized space.

As part of our rehabilitation, the major aesthetic change will be modifying window sizes to meet current safety and egress requirements. These adjustments are being approached with sensitivity to the building's history: we plan to preserve the existing arched window openings in select areas, while introducing larger glass panels that echo the rhythm and detailing of the original fenestration. Similarly, storefront-style windows and doors will be incorporated at the ground level to enhance accessibility and visual connection to the street, balancing a historically respectful appearance with the demands of modern use.

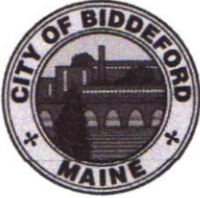
Finally, we will integrate updated building systems, efficient lighting, and tasteful signage designed in harmony with both the historic structure and the surrounding neighborhood. Our overall goal is to highlight the building's past while providing a fresh, functional, and visually appealing presence for its future. In doing so, we believe this project will serve both the community and the preservation objectives by honoring the mill's history while ensuring it remains a vibrant, usable asset for years to come.

Sincerely,



Ethan Scott

Coastal Oaks, LLC



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Coastal Oaks, LLC
Applicant's Address: 198 Saco Avenue, Old Orchard Beach ME 04064
Applicant's Phone(s): 207-710-7570
Applicant's E-mail: ethanscottdevelopment@gmail.com

Applicant's Legal Interest in the Property:



Owner



Purchase and Sale



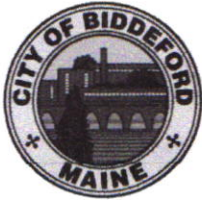
Tenant - Lease/Rental Agreement

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

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

Agent's Name: Drew Olehowski- Haley Ward
Agent's Address: 120 Main Street Suite 132, Saco ME 04072
Agent's Phone(s): 207-283-9151
Agent's E-mail: dolehowski@haleyward.com

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 12 Pearl Street
Project Zone: MSRD1 Property Map & Lot Number(s): 40/72

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☒ Industrial ☐ Institutional

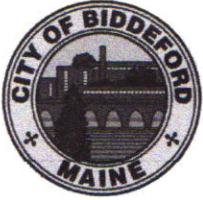
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

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

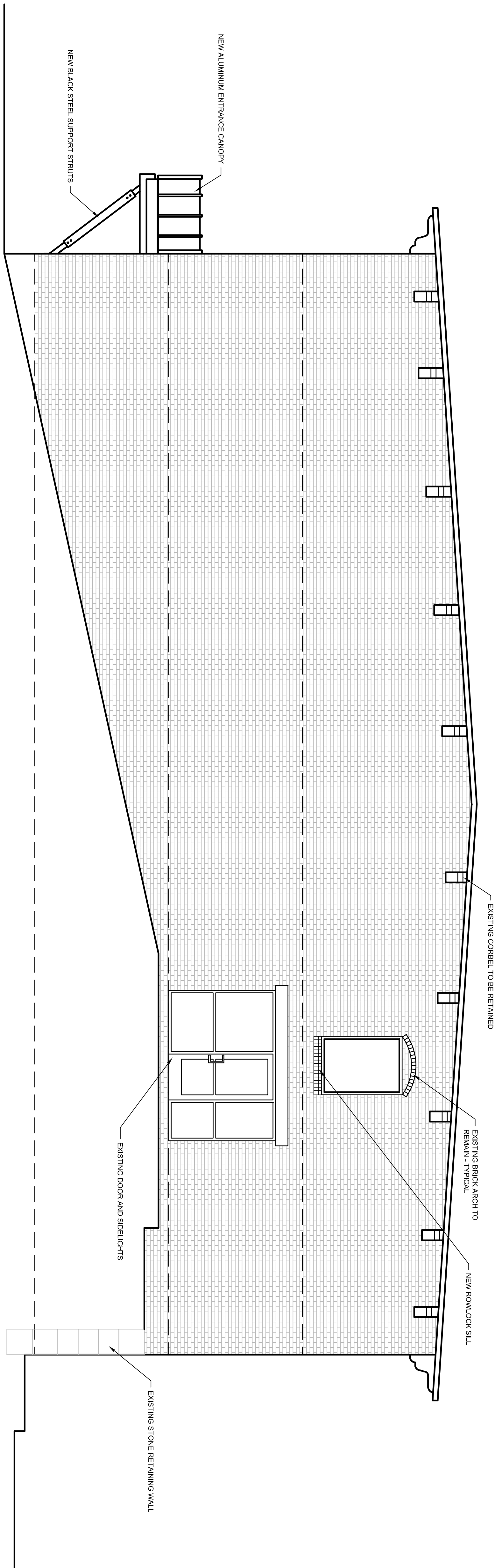
- ☒ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

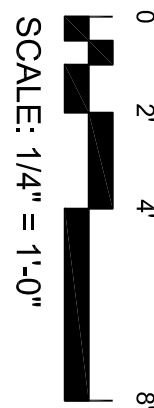
- ☒ Installation or alteration of any exterior sign, awning, or related lighting
- ☒ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades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

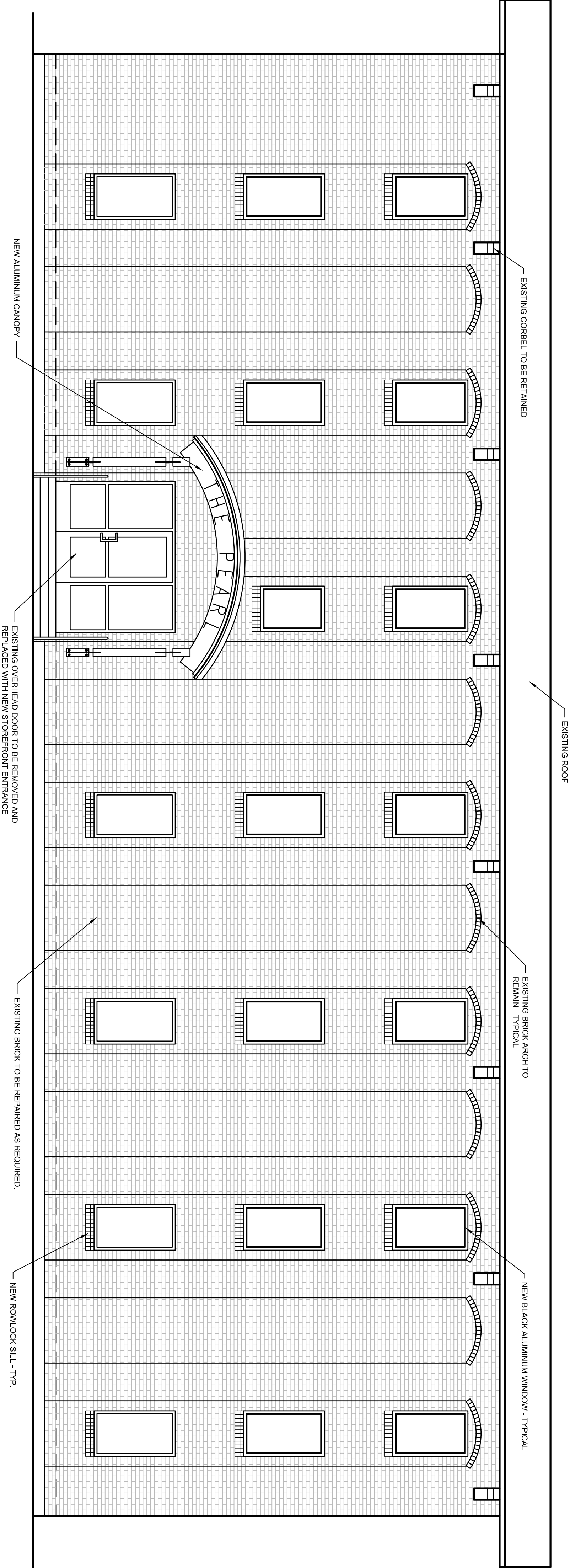
Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



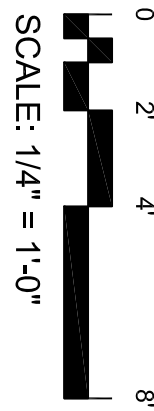
EAST ELEVATION



NOTE:
PROPOSED ELEVATIONS SUBJECT TO EXISTING
CONDITIONS. MINOR ADJUSTMENTS MAY BE REQUIRED.



SOUTH ELEVATION



NOTE:
PROPOSED ELEVATIONS SUBJECT TO EXISTING
CONDITIONS. MINOR ADJUSTMENTS MAY BE REQUIRED.

Chuck Campbell Architect PLLC
127 UNION ROAD
Waldoboro, Maine 04572
TEL (207)557-0448
e-mail chuck@chuckcampbellarchitect.com

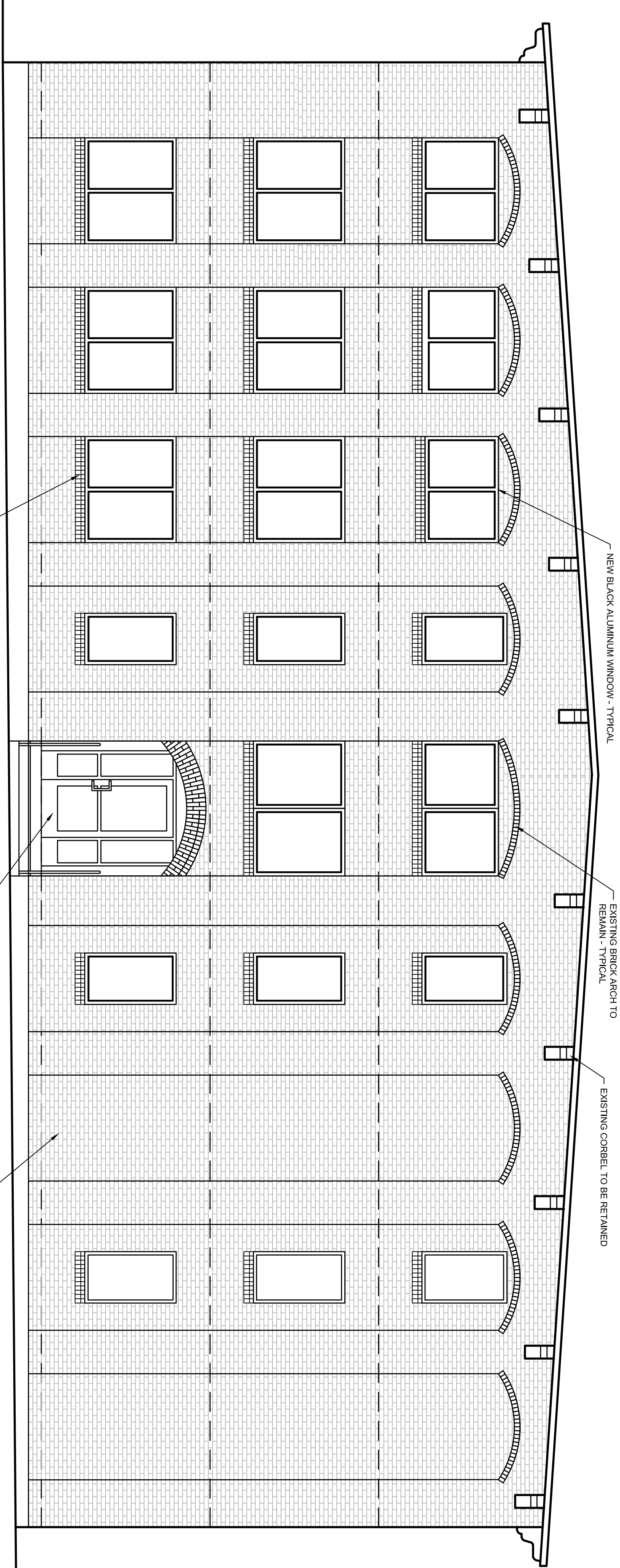
PROJECT:
THE PEARL
ADDRESS:
**12 PEARL STREET
BIDDERFORD, MAINE**

SHEET TITLE:
ELEVATIONS
AS INDICATED
SCALE:
DATE: **JUNE 11, 2026**

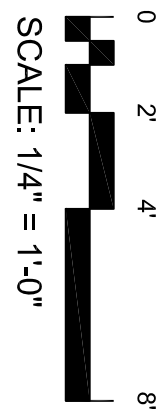
NO.	REVISIONS	DATE

PROJ. ID: PEARL ST.

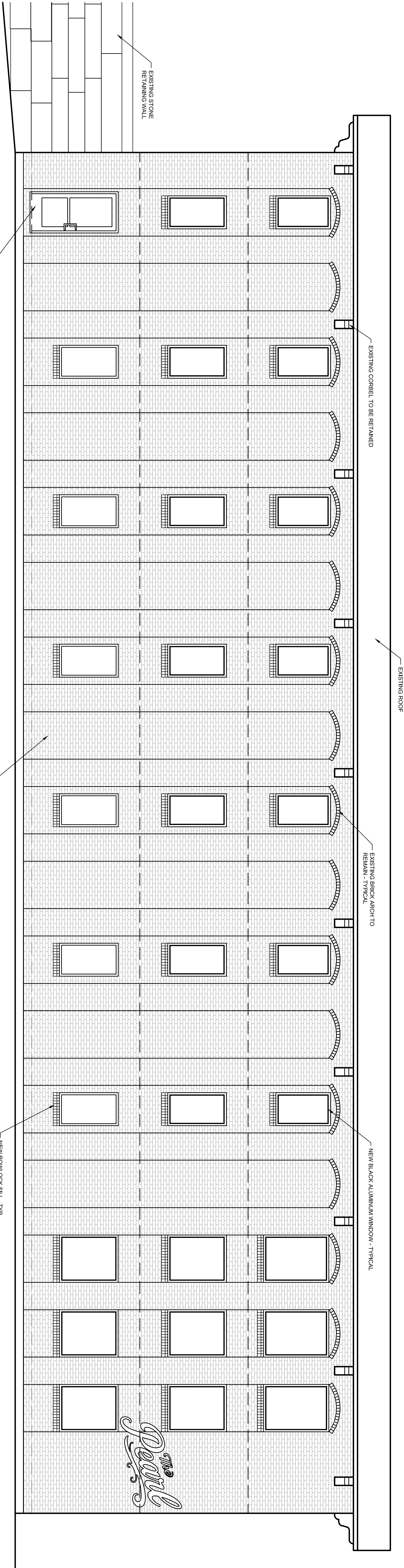
A1.1



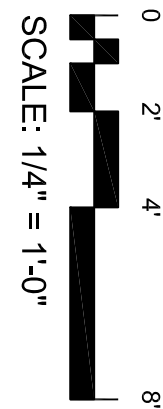
WEST ELEVATION



NOTE:
PROPOSED ELEVATIONS SUBJECT TO EXISTING
CONDITIONS. MINOR ADJUSTMENTS MAY BE REQUIRED.



NORTH ELEVATION



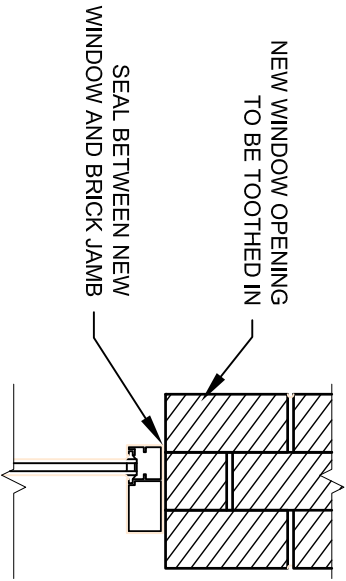
NOTE:
PROPOSED ELEVATIONS SUBJECT TO EXISTING
CONDITIONS. MINOR ADJUSTMENTS MAY BE REQUIRED.

Chuck Campbell Architect PLLC
127 UNION ROAD
Waldoboro, Maine 04572
TEL (207)557-0448
e-mail chuck@chuckcampbellarchitect.com

PROJECT:
THE PEARL
ADDRESS: **12 PEARL STREET
BIDDERFORD, MAINE**

SHEET TITLE:
ELEVATIONS
AS INDICATED
SCALE:
DATE: **JUNE 11, 2026**

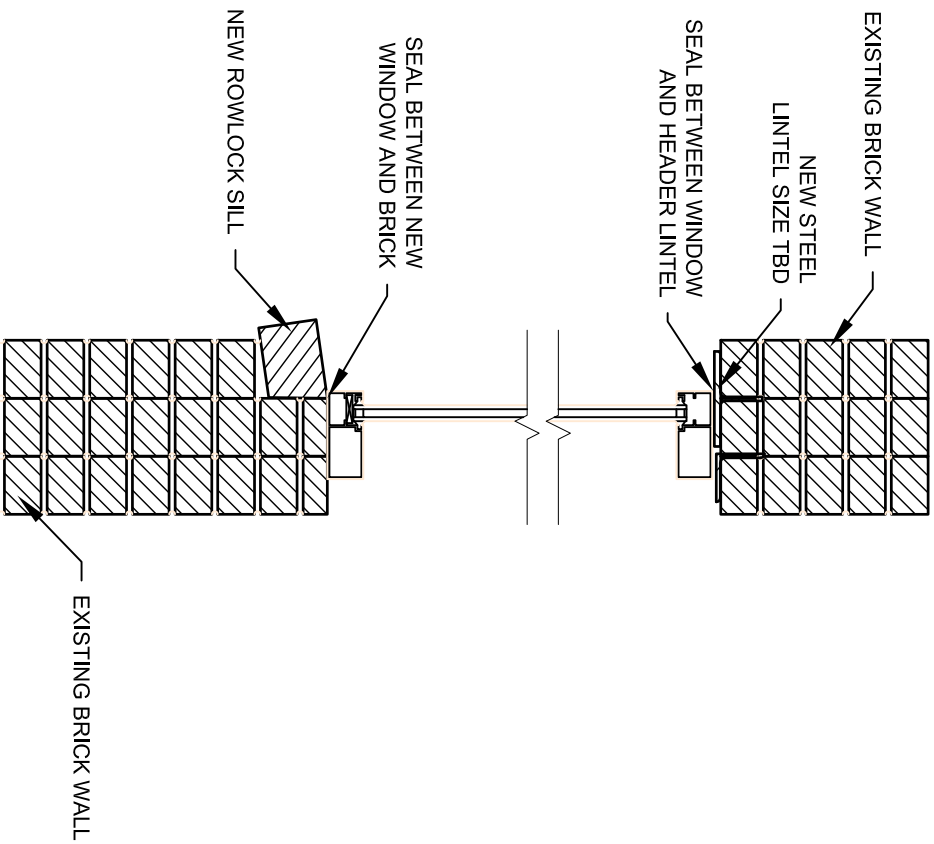
A1.2



WINDOW JAMB

0 6" 1' 2'

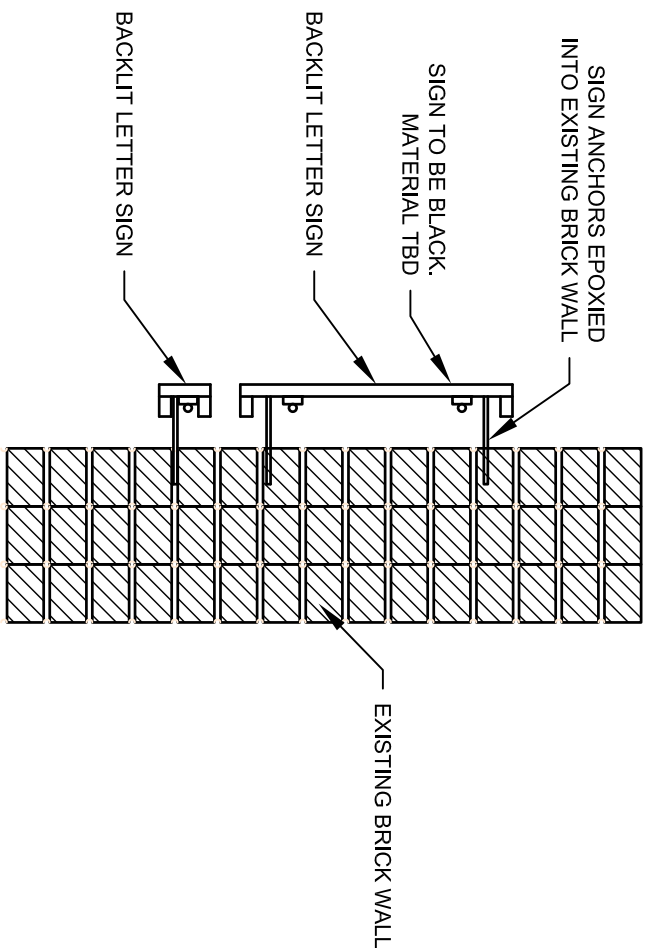
SCALE: 1" = 1'-0"



WINDOW HEAD & SILL

0 6" 1' 2'

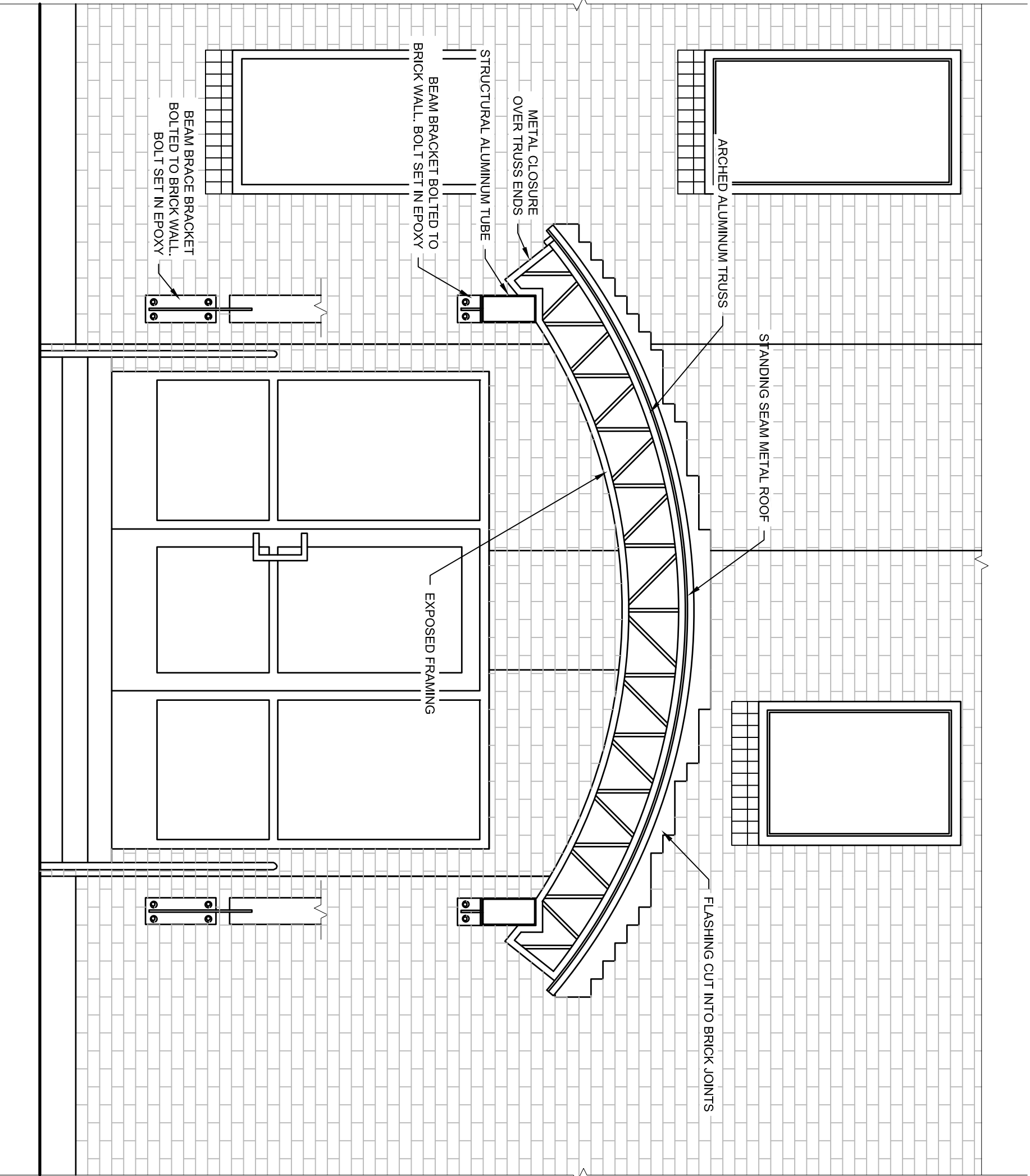
SCALE: 1" = 1'-0"



SIGN

0 6" 1' 2'

SCALE: 1" = 1'-0"



ENTRANCE CANOPY SECTION

0 1' 2' 4'

SCALE: 1/2" = 1'-0"

Chuck Campbell Architect PLLC
127 UNION ROAD
Waldoboro, Maine 04572
TEL (207)557-0448
e-mail chuck@chuckcampbellarchitect.com

PROJECT:
THE PEARL
12 PEARL STREET
ADDRESS:
BIDDERFORD, MAINE

SHEET TITLE:
DETAILS
AS INDICATED
SCALE:
DATE: **JUNE 24, 2026**

PROJ. ID.: PEARL ST.

A2.1



PROJECT/CLIENT :

DRAWING NOTES :

Drawing For Production
Interior View

SIZED BY:

Finished Assembled
Dimension

SIGNATURE:

Contact us

Website: www.luvindow.cc

WhatsApp: +86 186 00021

+86 139 1172

Email: support@doorwin

LA Showroom

1550 S Sunkist St Unit

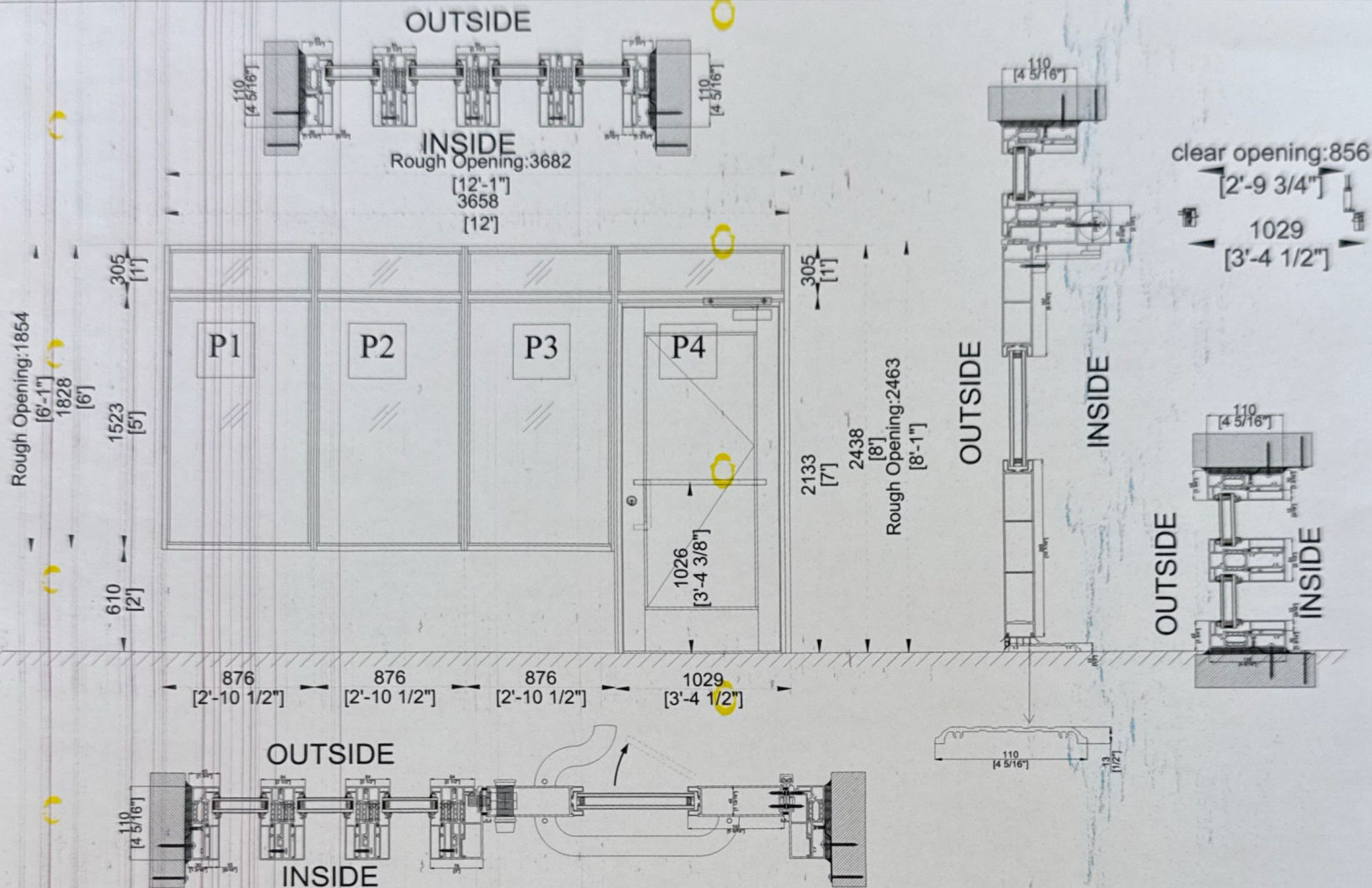
U.S. Phone: (858)260 9

Dallas Showroom

6905 K Avenue, Suite

TX 75074

U.S. Phone: (945)27



Item:	W1	Location:	W1
Quantity:	1PC	Window/Door Type:	Outswing Hinged Door
Approx Weight:	98kgs/panel	Screen:	Without Screen
Installation:	Drill Through + Metal Brackets	Profile & Color:	Thermal Break Aluminum Profiles, Exterior:Ral 9005 Black Matte, Interior: Ral 9005 Black Matte.
Threshold:	With Threshold	Hardware & Color:	China Origin Made . Exterior:Black Interior: Black.
Motor Type:	/	Glass Specification:	Fully Tempered Safety Double Glazing: 6U Low-e+12Ar+6 , Argon Filled, TGI Warm-Edge Spacer.
Wall Thickness:	/		



JELD-WEN®

RESIDENTIAL &
COMMERCIAL
WINDOWS

PRODUCTS AND SERVICES THAT HELP YOU DO YOUR BEST WORK

JELD-WEN's broad portfolio of commercial and residential windows can meet your exact requirements for great design, operational versatility, and beautiful detail — all backed with proven performance ratings.

In collaboration with our manufacturing and engineering teams, we are uniquely positioned to create custom products that match your vision and meet virtually any design specifications:

- Custom shapes, sizes, and designs
- Custom trim, including historically significant profiles
- Color matching
- Performance of all multiple configurations is proven through testing and/or professional Engineer evaluations
- Broad range of architecturally correct products

With a nationwide team of Architectural Consultants available to advise on projects and a Commercial Care Team that services projects through substantial completion, you can feel confident that your project is taken care of from initial order to post installation service.

RESIDENTIAL



BUILDERS™ VINYL

Durable, UV stabilized vinyl with a narrow frame and sash profile for a streamlined appearance.

- Class R, 1-3 stories
- Rated up to PG50
- Proven performance with AAMA 450 tested mull assemblies



BRICKMOULD VINYL

Energy efficient, strong, and durable, with the look of Georgian-style wood windows.

- Class R, 1-3 stories
- Rated up to PG50
- Proven performance with AAMA 450 tested mull assemblies

LIGHT COMMERCIAL



PREMIUM™ VINYL

Broad range of continuous head and sill (CHS) configurations and large frame sizes to stand up to the elements.

- Class LC up to 5 stories
- Rated up to PG50
- Proven performance with NAFS tested CHS configurations and AAMA 450 tested mull assemblies
- Impact-rated options available 

For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.

LIGHT COMMERCIAL



SITELINE®

High-performance windows with exceptional design flexibility.

- Aluminum-Clad Wood
- Constructed out of durable AuraLast® pine for lasting protection against wood rot, water damage, and termites.
- Class LC up to 7 Stories
- Rated up to PG60
- Proven performance with AAMA 450 tested and professional engineer evaluated mull assemblie
- Impact-rated options available 



EPICVUE®

The look of storefront with the thermal performance of clad/wood.

- Aluminum-Clad Wood
- Class LC & CW up to 7 stories
- Rated up to PG65
- Proven performance with AAMA 450 tested and professional engineer evaluated mull assemblies



CUSTOM WOOD

Historically accurate product designs with endless custom capabilities to match requirements for any residential or commercial application.

- Aluminum-Clad Wood
- Class LC & CW up to 7 stories
- Rated up to PG65
- Proven performance with AAMA 450 tested and professional engineer evaluated mull assemblies
- Impact-rated options available 

COMMERCIAL



DF™ HYBRID

Thermally and structurally driven design with aluminum exterior and vinyl interior.

- Aluminum-Clad Vinyl
- Class LC & CW up to 20 stories
- Rated up to PG60*
- Proven performance with AAMA 450 tested mull assemblies



EPIC®

Extremely large operating window sizes with thicker stiles and rails – designed for strength and beauty.

- Aluminum-Clad Wood
- Class CW up to 20 stories
- Rated up to PG65
- Proven performance with AAMA 450 tested and professional engineer evaluated mull assemblies
- Impact-rated options available 



VPI™

Versatile configurations with superior strength, thermal performance, and air/water resistance.

- Steel-reinforced Vinyl
- Class LC & CW up to 20 stories
- Rated up to PG70*
- Proven performance with NAFS tested CHS configurations

*Select DF™ Hybrid and VPI™ window types have performance ratings up to PG100. Please ask your JELD-WEN Architectural Consultant for more details.

JELD-WEN ARCHITECTURAL SERVICES GROUP

EXPERT ASSISTANCE FROM CONCEPT TO COMPLETION

Our nationwide team of Architectural Consultants and experienced Commercial Care Teams partner closely with local JELD-WEN authorized dealers and JELD-WEN territory sales managers to support your project milestones and deliver seamless service. Together, we're ready to assist you from beginning to end — from initial design ideas to specification reviews and performance verifications with regular communication every step of the way.

DESIGN CONSULTATION

- Collaborative discussions to understand design intent
- Code and regulatory reviews
- Professional product recommendations

SPECIFICATION REVIEW

- Due diligence on project specifications, performance, and product approvals
- Provide professional RFI and substitution request documents for important project communication records
- Detailed shop drawings

PROJECT APPROVAL TO COMPLETION

- Real-time support for on-site questions and concerns
- Job site visits to stay up-to-date on project development
- Mockup attendance and other project support as needed
- Compliance testing attendance, with same-visit remediation if needed
- Assigned technician teams to ensure proper installation and QC inspection of products
- Status report on warranty and non-warranty items after each on-site interaction

To connect with the JELD-WEN Architectural Consultant nearest you, please visit jeld-wen.com/en-us/for-professionals/architectural-consultants



All performance information believed to be accurate at the time of posting/publication.



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