

**HISTORIC PRESERVATION
MEETING MINUTES
April 8, 2026**

1. Declaration of Quorum/Voting Members

Meeting brought to order at 4:30 PM

Wesley Painter, Julie Larry, Erin Ware, Catherine Mayo, Daniel Boucher

2. Approval of Meeting Minutes

Approval of minutes from March 11, 2026

MOTIONS: 4:30

Motion- Larry- Motion to approve minutes as presented

Second- Ware

Vote-Motion passed unanimously

3. New Business

3.a. 2026.04 HPC The Historic Preservation Commission will review a request to install rooftop solar panels for Ionut Cioban. The location of the project is 1 Wentworth Street (Tax Map 38, Lot 222) in the MSRD-2 Zone.

- **Ionut Cioban (Lorenzo) represented the application**
- **Larry commented on how clear the drawings are and others agreed**
- **Product of their own time, not going to ruin a slate roof or anything**
- **Mayo agreed**

MOTIONS: 4:41 PM

Motion- Mayo - Motion to approve a Certificate of Appropriateness for Ionut Cioban to install 24 solar panels at 1 Wentworth Street, Tax Map 38, Lot 222, as presented, based on materials and assertions submitted.

Second-Painter

Vote-Motion passed unanimously

3.b. 2026.03 HPC the Historic Preservation Commission will review a request by the New Life Church to construct an accessory structure to house a refrigerator and shelves holding food for donation at 118 Alfred Street (Tax Map 38, Lot 303-1) in the MSRD-2 Zone.

*** Kate Franc Director of New Life Church**

- **For Free food for those who are food insecure**
- **Larry what kind of roofing are you going to paint the exterior plywood**
- **Metal roof with coneflower blue walls**
- **Mayo can the visibility be screened more if it's in the back of the building**

- The area is quite sloped and is nearly impossible, but they want it visible to the community members. They want it safe and accessible.
- Larry is this going to be bolted or connected to the pad, she will check with the contractor
- CEO said this was a fine location and he supported the project

MOTIONS:4:37

Motion- Boucher- Motion to approve a Certificate of Appropriateness for Justin Sweeney to construct an accessory outbuilding at 118 Alfred Street, Tax Map 38, Lot 303-1, based on materials and assertions submitted.

Second-Ware

Vote-Motion passed unanimously

3.c. Section 106, Highway Improvements for Elm Street. No adverse effects?

- Highway project mill and fill, restripe install ADA compliant features
- Number of historic buildings on the route as well as the trestle bridge
- MDOT asserts this project will not adversely affect historic properties
- Commission needs to discuss and either agree or present concerns
- Larry didn't see anything particularly concerning.

MOTION

Motion-Larry-Motion to approve

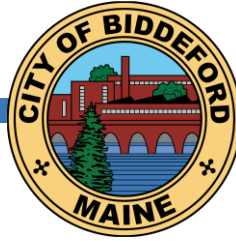
Second-Boucher

Vote-Motion passed unanimously

4. Old Business

4.a. 2026.01a HPC The Historic Preservation Commission will continue their discussion of removal from the National Register of Historic Places.

- Favreau reminded the Commission was discussed last month
- Jeremy, Janie & Lucas Berube was the builder of the structure when it was rebuilt, and is here to speak about the project
- He brought photos and drawings of the building dating back to the 30's
- He is a barn preservationist, builder referred to the owner of the Tarr House by a mutual friend.
- Owner of the Tarr House stopped at a project he was working on at the time.
- Owner had always wanted to restore the structure, Mr. Berube went over the entire house and gave them a list of what needed to be done. It took over 10 years to get started on the project.
- Mr. Berube passed out the pictures of the house. Drawings are by William Barry; they were all windows on the back of the house.
- The house was originally a tavern. People were travelling the King's Highway.
- Favreau asked about the project as he was working it and why some of the changes were made.
- Berube starts by taking the entire building down, cleaning and repairing the beams.



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- The original boards were split lathe boards, the ceiling boards didn't go together, and the tavern ceilings were different.
- They had trouble finding where the back door originally went, a "swinging wall"
- Ware asked for pictures of while the construction was going on, he has thousands.
- Ware reminded him that the commission doesn't have the final say, the National Park Service will decide.
- Some of the beautiful features were hidden behind more recent "improvements".
- Kirk Mahoney is afraid they removed the historic integrity of the house.
- Ware suggested the paneling go back to the inside or it get listed in a different category with the National Parks Service.
- Larry The Commission does not want to see this house come off the register. The Commission really appreciates all the documentation Mr. Berube brought tonight.
- When the satellite pictures showed no house, the powers that be thought it was demolished but it was being restored.
- There is not a speck of rot on the framing of that house anymore.
- The ell was cut off because it was not original only approximately 100 years old and was causing rot to the original structure. The original beam was 6 x 12 and had to be repaired.
- All buildings of this vintage have rot until he repairs them.
- Favreau asked about the house being moved gap between house and ell, building was not moved they cut the ell back, it was not original.
- The original structure had no additions; the stone foundation was completely rebuilt. The 12' stone base for the chimney has been restored.

MOTION

Motion-Boucher-Motion not to endorse removal of the John Tarr House from the National Register of Historic Buildings

Second-Mayo

Vote-Motion passed unanimously

MOTION: 5:45

Motion-Boucher-Motion to adjourn

Second-Ware

Motion passed unanimously

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