Old York Historical Society

York River Watershed Grants Program – Project Summary Report

Provided to the York River Stewardship Committee

December 16, 2025

Project name: Cider House Restoration at McIntire Garrison

Project summary:
The Cider House restoration at the McIntire Garrison is a preservation project to restore and make useable by the public a rare circa 1808 timber framed structure that is part of the National Historic Landmark McIntire Garrison property in York, Maine. This initial phase stabilized the cider house, removed historic materials for re-installation, and began reconstruction of the compromised stone foundation.

Project activities:
The 2025 work encompassed phases 1 to 3 of work proposed by Contractor Steve Fifield and Historic Preservation Architect Deane Rykerson. Activities included:

A. Installing a temporary metal roof on the cider house's west side and installing temporary hemlock posts to support the two upper floors of the building.

B. Removal of the original first floor of the north end, numbering and storing the original boards for re-installation, installing 40-foot carrying timbers to support the upper two floors, and installing pine posts to support the timbers.

C. Removal of the west and north foundation stones, excavating a foundation ditch, installing a perforated drain pipe at the bottom of the ditch, lining the ditch with silt fabric and backfilling with crushed stone, pouring a concrete footing, and digging a narrow 65-foot trench to install a drainage pipe directing water away from the foundation.

Note: Replacing 60 feet of wooden sills proved to be unnecessary as the original sills were in good condition. Realigning the building's timber frame will require removing all roofing that was outside of the scope of the 2025 project. Installation of the foundation stones will be completed once the timber frame has been realigned to its original square and level configuration.

Project outcomes:
Phases 1 through 3 of the McIntire Cider House restoration secured this important landmark building from further deterioration, and literally laid the groundwork for additional work that will be performed in

2026. The temporary metal roof is keeping rainwater out of the building. Original wall and floorboards that were carefully removed and recorded will be reinstalled once the structural framing work is complete. Forty-foot carrying beams have been installed, making the upper floors structurally sound. And new foundation footings and drainage have been installed, ameliorating the water issues of the thick gray clay soil of the site. The rebuilt stone foundation, using original stone, will support the McIntire Cider House for the next two centuries.

Project budget:
For the 2025 McIntire Cider House restoration, in addition to the $10,000 grant from York River Watershed used for materials, Old York raised privately an additional $35,000. These private funds paid for labor, materials, and equipment for the work listed in "B." and "C." of the above Project activities section.

Attachments:
PDF - McIntire Cider House, York River Watershed Grant, Photos 2025.

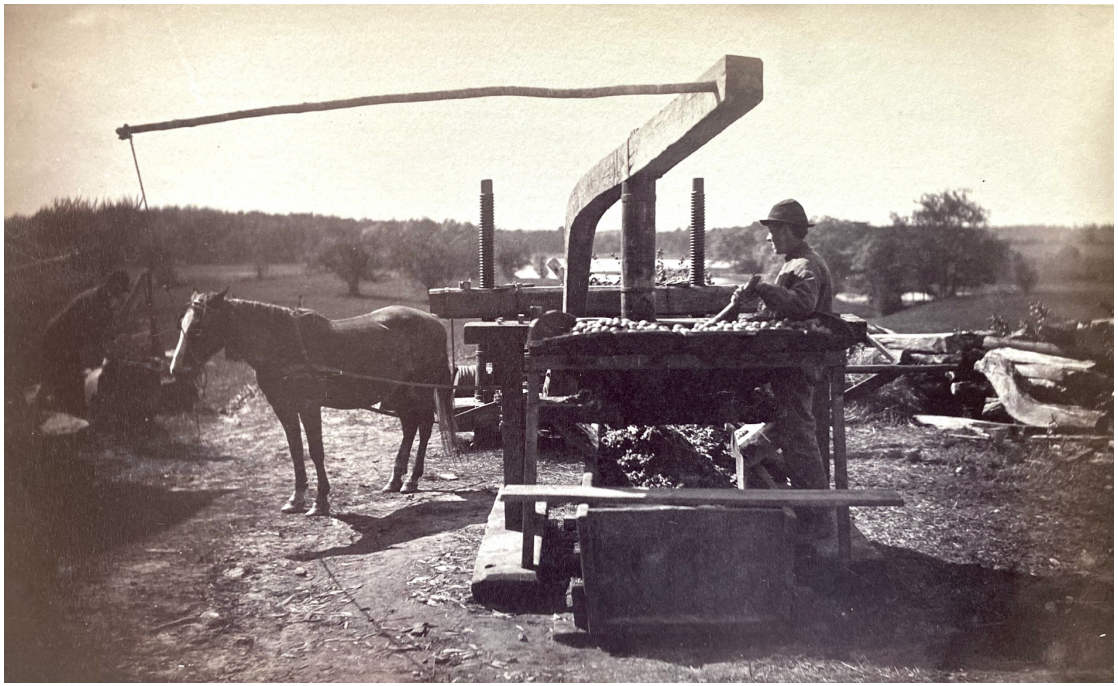
McIntire Cider House

York River Watershed Grant
Photos 2025

Joel Lefever
Old York Historical Society
12.16.2025

McIntire Cider House
Built about 1808

The McIntire Cider House



A cider mill in the vicinity of Cider Hill, York, ca. 1882.
Emma Coleman, Photographer, Old York Collection, P2011.005.089.

Structural Condition in Early 2025

Compromised roof boards due to water infiltration.

A rotted floor joist beam on the verge of collapse.

An unstable foundation with repurposed cemetery stone posts.

The 2025 Restoration Work

The NE first-floor corner of after flooring was removed.

The north wall had shifted outward off the foundation.

Removing the unstable foundation stones.

Preparing to dig foundation trench.

The trench with temporary steel support.

The completed trench with wooden support cribbing.

The completed west side concrete footing.

The 40-foot hemlock support beam on the second floor. A matching beam was installed on the first floor.

Rotted flooring was removed in preparation for work in 2026.

The collapsing floor joist beam with rotted wood removed, ready for splicing in 2026.