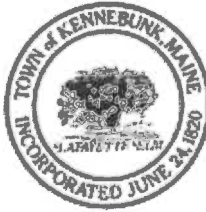


Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of March 27, 2017

MEMBERS PRESENT: Frances **Smith** (Chair); Patrick **Orr**; and Paul **Bevacqua**

MEMBERS ABSENT: Maureen **Adams** (Vice-Chair); Maureen **Raiter**; Barbara **Fleshman**; Judee **Jandreau**

FROM THE TOWN: None

ALSO PRESENT: Pamela Shangraw **Murdough** – Owner, 3 Park Street (17-H-02)
Kevin **Reilley** – Owner, 127 Summer Street (17-H-04)

1) Open Meeting

Chairperson **Smith** opened the meeting at 6:29 p.m. by welcoming all present and stated, for the record, that this was a public proceeding and unless the Commission specifically voted to go into executive session, anyone present had the right to hear everything that was being said and look at all exhibits that were offered. She asked that the Commission be notified if anyone was unable to see or hear.

Chairperson **Smith** also stated, for the record, that the Commission uses the Kennebunk Historic Preservation Overlay District Design Guidelines in their decisions and also the Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."

Chairperson **Smith** designated alternate member Paul **Bevacqua** as a voting member for this meeting.

2) Continued Applications

Application # 16-H-39B: Property located at 4 Summer Street, Kennebunk, Maine, and owned by Town of Kennebunk, Police Station. The owner is proposing to improve exterior lighting.

There being no representative present for this application, Chairperson **Smith** continued the submission until the next meeting. The Recording Secretary reported that the applicant requested to present at the

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meeting of either April 10 or April 24. Chairperson **Smith** acknowledged and moved to the next agenda item.

Application # 17-H-02: Property located 3 Park Street, Kennebunk, Maine, and owned by Pamela Shangraw **Murdough**. The owner is proposing to install 2 new parking spaces.

Chairperson **Smith** acknowledged applicant **Murdough** and invited her submission comments.

Murdough introduced herself and began a review of the application details. Highlights included:

- Total area width is 40 ft;
- The new parking spaces will be located at the rear of the structure; and
- Surface material will be gravel.

Receiving no additional questions or comments regarding this issue, Chairperson **Smith** asked for a motion.

A motion was made to accept application 17-H-02 as submitted.

MOVED: Orr

SECONDED: Bevacqua

DISCUSSION: None

EXCEPTIONS: None

VOTE: 3 in favor, 0 opposed; the motion carried.

Chairperson **Smith** thanked the participants and moved to the next agenda item.

3) New Applications

Application # 17-H-04: Property located at 127 Summer Street, Kennebunk, Maine, and owned by Kevin & Beth **Reilley**. The owner is proposing to continue renovations to include: roof replacement, trim, wood windows, wood exterior doors, wood gutters, siding, paint, new side entry porch, and new chimney.

Chairperson **Smith** acknowledged applicant Kevin **Reilley** and invited his submission comments.

Reilley introduced himself and began a review of the application details. Highlights included:

- Proposed windows for the “L” will be all wood, insulated glass, Green Mountain, 6 over 6;
- Architectural roof shingles will be used throughout, color will be defined at a later date;
- Exterior house color will be defined at a later date;
- Trim replacement will be wood, in kind material;
- The porch detail drawing was distributed to the Board members and is provided as Enclosure #1 (which is incorporated by reference into these minutes);
- Original “Indian Shutters” will be reproduced;
- The replacement chimney will be a 42 in. wood frame with brick veneer, one top decorative brick band, copper cap, and double flue;
- Three period exterior doors and one “Brosco” exterior door; and
- Pine clapboards will be used throughout.

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Summarizing the application, Chairperson **Smith** listed the following topics;

Not for consideration:

- CertainTeed Asphalt shingles

For consideration:

- Wood clapboard and trim;
- Wood gutters at side entry;
- Green Mountain windows;
- Three antique exterior doors;
- One “Brosco” exterior door; and
- Wood frame chimney box with brick exterior and a decorative brick band one panel down from the top.

Receiving no additional questions or comments regarding this issue, Chairperson **Smith** asked for a motion.

A motion was made to accept application 17-H-04 as submitted with the following conditions:

- 1) **The asphalt shingles will be architectural style but are not approved until the color is chosen and approved.**
- 2) **Wood gutters in side entries, approved.**
- 3) **Wood clapboard and trim as requested.**
- 4) **Final paint color will not be approved until a selection is made and it is reviewed by the Board.**
- 5) **“Green Mountain” windows with black exterior are approved.**
- 6) **One “Brosco” door is approved.**
- 7) **Three antique doors, two original to the home, are approved.**
- 8) **A wood frame chimney box 40 x 42 inches with brick exterior and a decorative brick band one panel down from the top is approved.**

MOVED: Bevacqua

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: As Noted

VOTE: 3 in favor, 0 opposed; the motion carried.

Chairperson **Smith** thanked the participants and moved to the next agenda item.

4) Amended Applications

None

5) Minutes

None

6) *New/Old Business*

• **New Business:**

None

• **Old Business:**

Issues:

1. Mtg 3/25/13 – Historic District Expansion.

Subject: Discuss possible ways to expand the Historic District to include all of Main Street and portions of Fletcher, Storer, Pleasant, Dane, and Park Streets.

There was no update or change reported for this agenda item.

2. Mtg 07/27/15 – 88 Main Street, Xtramart fuel dispensers logo change.

Subject: Waiting for the applicant to submit an application for the fuel dispenser modifications.

There was no update or change reported for this agenda item.

3. Mtg 09/28/15 – High School project help for the Historic Overlay Data Base effort.

Subject: Waiting for scope of project definition.

There was no update or change reported for this agenda item.

4. Mtg 06/13/16 – 125 Summer Street, unusual screen door color, Lori Wears

Subject: Waiting for the Applicant to re-submit a color change request.

There was no update or change reported for this agenda item.

5. Mtg 07/11/16 – 58 Summer Street, yoga studio.

Subject: Waiting for Board members input.

There was no update or change reported for this agenda item.

6. Mtg 08/08/16 – 95 Summer Street, Kennebunk Landing Ad Hoc Committee, Sal Gebbia.

Subject: Waiting for Board members input.

There was no update or change reported for this agenda item.

7. Mtg 11/28/16 – 38 Summer Street, front lawn hedge removed w/o HPC review/approval.

Subject: Waiting for the owner to submit an application for landscaping modification.

There was no update or change reported for this agenda item.

8. Mtg 01/23/17 – Discussion; National Historic Registry of the Mousam River Dams.

Subject: Waiting for resident request.

There was no update or change reported for this agenda item.

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Approved Applications With Additional Information To Be Provided:

1. Mtg 03/14/16 – Old Port Road, New Construction, Denis **Sousa**.
Subject: Waiting landscaping application submittal.
There was no update or change reported for this agenda item.
2. Mtg 01/25/16 – 161 Summer Street, New Construction, Grant **Lewis**.
Subject: Waiting landscaping application submittal.
There was no update or change reported for this agenda item.
3. Mtg 06/27/16 – 29 Summer Street, Garage Reconstruction, David **Graham**.
Subject: Waiting pre-deconstruction garage drawing documentation.
There was no update or change reported for this agenda item.
4. Mtg 07/11/16 – 26 Summer Street, Landscaping, Tony **Elliott**.
Subject: Letter sent to the owner and applicant, 26 Summer Street, requesting the overdue (1 year) landscape plan, agreed to by the applicant.
There was no update or change reported for this agenda item.
5. Mtg 09/12/16 – 18 Dane Street, Balustrade Replacement, Peter J. **Van Hemel**.
Subject: Applicant agreed to provide dimensional drawings, to the HPC Recording Secretary, either by mail or hand delivery at a scheduled meeting, as soon as they are completed, and prior to starting any work.
There was no update or change reported for this agenda item.
6. Mtg 12/12/16 – 34 Summer Street, Roof Replacement, Colleen **Lydon** & Ken **Strum**.
Subject: Applicant William B. Winkel – Winkel Builder, Inc agreed to provide complete details for trim, including height and thickness, molding profiles, and existing roof pitch, length, and width to the Town Clerk.
There was no update or change reported for this agenda item.

Inactive Applications:

1. Mtg 09/12/16 – 32 Summer Street, Application 16-H-18, Renee L. **Radevic**.
Subject: Placed on inactive status at the owner's request until she returns in July, 2017.
There was no update or change reported for this agenda item.

Admin:

1. Mtg 11/09/15 – Stephen **Larrabee** Certificate of Appreciation.
Subject: Waiting for Recording Secretary to mail certificate with letter of appreciation.
There was no update or change reported for this agenda item.
2. Mtg 04/25/16 – Eliza **Chappell** Certificate of Appreciation.
Subject: Waiting for Recording Secretary to mail certificate with letter of appreciation.
There was no update or change reported for this agenda item.

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Chairperson **Smith** moved to the next agenda item.

7) Adjournment

Chairperson **Smith** asked for a motion to adjourn.

A motion was made to adjourn the meeting at 7:25 p.m.

MOVED: Bevacqua

SECONDED: Orr

DISCUSSION: None

VOTE: 3 in favor, 0 opposed; the motion carried.

Signed by:

Patrick Orr
Patrick **Orr**

Paul Bevacqua
Paul **Bevacqua**

Frances Smith
Frances **Smith**

Date signed: 4/16/17

Enclosures:

(1) Updated Porch Detail Drawing Plan for Application 17-H-04

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Enclosure (1)

