

# Town of Kennebunk, Maine



## Historic Preservation Commission

Minutes of March 28, 2016

**MEMBERS PRESENT:** Maureen **Weaver** (Vice-Chair); Patrick **Orr**; Barbara **Fleshman**; and Maureen **Raiter**.

**MEMBERS ABSENT:** Frances **Smith** (Chair); Eliza **Chappell**; and Judee **Jandreau**.

**FROM THE TOWN:** None

**ALSO PRESENT:** Denis B. **Sousa**, Applicant, Old Port Road (16-H-05)  
Robert V. **Pilcher**, Owner, 176 Summer Street (16-H-06)  
David **Graham**, AIA, Graham Architects, Applicant, 75 Summer Street (16-H-07)

### *1) Open Meeting*

Vice-Chairperson **Weaver** opened the meeting at 6:31 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.

Vice-Chairperson **Weaver** 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."

Vice-Chairperson **Weaver** designated alternate Barbara **Fleshman** as a voting member for this meeting.

## ***2) Continued Applications***

**Application # 16-H-05:** Property located on Old Port Road (new construction), Kennebunk, Maine, and owned by Erik & Aimee Redmond **Pietsch**. The owner is proposing to construct a new replica single family Colonial Home based on the 1763 John Perkins House of Castine, Maine. Vice-Chairperson **Weaver** acknowledged applicant Denis B. **Sousa** and invited his submission comments.

Vice-Chairperson **Weaver** noted that Commissioner **Raiter** joined the meeting at time 6:34 p.m.

**Sousa** addressed the application details in the following order:

- Landscape plan:
  - Items in the landscape plan included Lilac, Arborvitae, Boxwood, Tiger Lilies, and Burning Bush.
- Deck rail:
  - **Sousa** proposed composite for the deck rail material;
  - **Weaver** replied that composite material is not allowed and recommended a Cedar product;
  - **Sousa** agreed to the same square rail design as presented substituting Cedar for composite.
- Fiberglass door:
  - The door will have a wood grain look;
  - 6 front panels;
  - Glass over the transom but not in the door.

Receiving no additional comments regarding this issue, Vice-Chairperson **Weaver** asked for a motion.

**A motion was made to approve application 16-H-05 as presented.**

**MOVED: Orr**

**DISCUSSION: Sousa noted that the door finish will be gloss instead of semi-gloss.**

**Weaver acknowledged.**

**Sousa also noted that the Anderson 400 series windows are simulated divided light not true divided light.**

**Weaver acknowledged.**

**SECONDED: Weaver**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 4 in favor, 0 opposed; the motion carried.**

Vice-Chairperson **Weaver** thanked the applicant and moved to the next agenda item.

## ***3) New Applications***

**Application # 16-H-06:** Property located at 176 Summer Street, Kennebunk, Maine, and owned by Robert V. & Deborah A. **Pilcher**. The owner is proposing to:

1. Rework stone driveway adding more stones.

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2. Add stone edging to driveway.
3. Install 4 ft. cedar picket fence at driveway entrance.
4. Replace landscaping at porch front.
5. Paint wood trim and corner boards "Classic White".
6. Install 4 new shutters in front and paint "Bunglehouse Blue".
7. Trim existing trees to allow more light on lawn.
8. Trim existing trees branches overhanging roof.
9. Trim existing dead tree branches.

Vice-Chairperson **Weaver** acknowledged owner **Pilcher** and invited his submission comments.

**Pilcher** began a presentation of the application details. Highlights included:

- The original driveway was crushed stone;
- A new gravel surface will be installed using ¾ inch crushed stone;
- Granite Belgian Block Cobblestone edging will be installed to hold in the new gravel surface;
- The flower beds will be replanted;
- The house trim will be painted classic white; and
- The blue paint tint will be Sherwin-Williams historic color palette "Bunglehouse Blue".

Receiving no additional comments regarding this issue, Vice-Chairperson **Weaver** asked for a motion.

**A motion was made to approve application 16-H-06 as presented**

**MOVED: Orr**

**SECONDED: Fleshman**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 4 in favor, 0 opposed; the motion carried.**

Vice-Chairperson **Weaver** thanked the applicant and moved to the next agenda item.

**Application # 16-H-07:** Property located at 75 Summer Street, Kennebunk, Maine, and owned by Daniel R. & Claudia G. Sayer. The owner is proposing to:

1. Remove existing western side deck.
2. Install new infill wood clapboard siding and trim matching existing exposure and color.
3. Install new Anderson casement style white vinyl divided mullions windows on southern and western sides.
4. Install new rear deck.
5. Install new French door with sidelights and transom windows on rear deck.
6. Replace roof shingles to match existing.
7. Reseed lawn in area of deck removal.

Vice-Chairperson **Weaver** acknowledged applicant David **Graham**, AIA, Graham Architects and invited his submission comments.

**Graham** introduced himself and began a presentation of the application details. Highlights included:

- Identification of the interior areas to be modified;
- Removing existing deck and replanting area with grass;

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- Install new deck in different location;
- Identified the area for two new windows, a new French door leading out to the deck, and a new door leading out to the existing stairs;
- Identified one area of the roof that will be replaced with like materials;
- The siding material will be Cedar clapboards;
- The deck material will be natural wood; and
- The windows will be Anderson SDL.

Receiving no additional comments regarding this issue, Vice-Chairperson **Weaver** asked for a motion.

**A motion was made to approve application 16-H-07 as presented.**

**MOVED: Orr**

**SECONDED: Fleshman**

**DISCUSSION: None**

**EXCEPTIONS: None**

**VOTE: 4 in favor, 0 opposed; the motion carried.**

Vice-Chairperson **Weaver** asked **Graham** if I could assist the board in acquiring a letter from Steve **Bryant** detailing the tree removal at 75 Summer Street.  
Graham agreed.

Vice-Chairperson **Weaver** thanked the applicant and moved to the next agenda item.

#### ***4) Amended Applications***

None

#### ***5) Minutes***

- **Minutes of November 23, 2015:**

Review of the November 14, 2015, November 21, 2015, and December 14, 2015 minutes was moved to the next meeting.

Due to the absence of Commissioner **Chappell**, signing of the November 23, 2015 minutes was moved to the next meeting.

Vice-Chairperson **Weaver** moved to the next agenda item.

#### ***6) New/Old Business***

- **New Business:**

Vice-Chairperson **Weaver** reported the following items:

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**1. 127 Summer Street.**

A call was received from Kathy **Clark** representing 127 Summer Street. She informed **Weaver** that the new house will not require an application because it is beyond a 300-foot Zone limit.

**2. Letter to the Board re: 44 Summer Street.**

Vice-Chairperson **Weaver** reported receiving an anonymous letter (provided as Enclosure #1, which is incorporated by reference into these minutes) regarding paint colors at 44 Summer Street. Vice-Chairperson **Weaver** read the letter into the minutes for the record.

**Weaver** suggested a letter be sent to the owners including a copy of the letter received by the board and a letter be sent to the code enforcement officer to determine if the property is in the 300-foot historical preservation overlay.

**3. 38 Summer Street, color change.**

Commissioner **Orr** reported that the owners of 38 Summer Street want to change the color of the house and requested a copy of the new owners welcome letter be sent to them.

Vice-Chairperson **Weaver** agreed and said she would speak to Fran about signing the letter.

• **Old Business:**

**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 10/14/14 – 75 Summer Street, tree removal and landscape alteration without application.**

*Subject: Waiting for the applicant to provide a copy of the letter from the tree service recommending removal and a list of landscape alterations.*

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

**3. 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.*

Vice-Chairperson **Weaver** requested email pictures of the proposed before and after gas pump change.

**4. Mtg 07/27/15 – Scott **Stevens** Historic Architectural Survey.**

*Subject: Waiting for **Stevens** to explain the scope of his project.*

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

**5. Mtg 08/24/15 – 125 Summer Street, unusual screen door color.**

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

The Recording Secretary reported that an application has been received from the owner and will be included on the next agenda.

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

*Subject: Waiting for scope of project definition.*

Vice-Chairperson **Weaver** reported that a new person is in charge of the school project.

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7. Mtg 11/09/15 – Stephen Larrabee Certificate of Appreciation.

*Subject: Waiting for Board members input.*

Commissioner **Fleshman** reported that the certificate has been submitted to Chairperson **Smith** for signature.

Vice-Chairperson **Weaver** moved to the next agenda item.

**7) Adjournment**

Vice-Chairperson **Weaver** asked for a motion to adjourn.

**A motion was made to adjourn the meeting at 7:16 p.m.**

**MOVED: Orr**

**SECONDED: Raiter**

**DISCUSSION: None**

**VOTE: 4 in favor, 0 opposed; the motion carried.**

Date signed: 6-27-2016

Signed by:

  
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Patrick Orr

  
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Maureen Weaver

  
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Barbara Fleshman

  
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Maureen Raiter

Enclosures:

(1) Letter, To Whom It May Concern, re: 44 Summer Street.

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Enclosure (1)

To whom it may concern on the Historic Preservation Board,

I am a resident on Summer Street & have been before the Board with changes for my house & property. I noticed that the house number 44 Summer Street had painted their garage that lavender/purple color that at one point the main house was painted then changed to the present day color. Did the Board approve this color, which we feel is not in keeping in the historic district? My husband also noticed there are panels on the front of the main house painted in that lavender/purple color also. We had watched as we drive by the family that lives there had done a lot of work to improving their property. Sometimes they over decorate the front of the house, but that's a matter of taste. We were also told one of the family members is on your Board. My husband & I are just wondering if one is on the Historic Preservation Board, one can by pass the rules for the Historic District? We hope this letter will be read in front of the Historic Board & have some action taken to this improper color on their garage in this Historic District.

Thank you, we are concerned residents