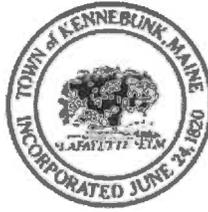


Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of April 25, 2016

MEMBERS PRESENT: Frances **Smith** (Chair); Maureen **Weaver** (Vice-Chair); Patrick **Orr**; Barbara **Fleshman**; Judee **Jandreau**; Maureen **Raiter**; and Eliza **Chappell**

MEMBERS ABSENT: None

FROM THE TOWN: None

ALSO PRESENT: Chris **Jandreau**

1) Open Meeting

Chairperson **Smith** opened the meeting at 6:28 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 alternates Barbara **Fleshman** and Judee **Jandreau** as voting members for this meeting.

Chairperson **Smith** noted that Commissioner **Raiter** is now also present at the meeting

2) Continued Applications

Application # 16-H-08: Property located at 125 Summer Street, Kennebunk, Maine, and owned by Lori Anne **Wears**. The owner is proposing to:

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1. Change door color to “Deep Sky” or “Periwinkle Blue”.
2. Replace existing windows w/ wooden, Harvey, 6 over 6.
3. Repave gravel driveway.

Status: Conditional approval granted for items # 2 & #3 on April 11, 2016. The owner agreed to provide alternate color choice for item #1.

There being no representative present for this application, Chairperson **Smith** continued to the next agenda item.

3) New Applications

Application # 16-H-09: Property located at 44 Summer Street, Kennebunk, Maine, and owned by Judee A. **Jandreau**. The owner is proposing to paint inserted molding on stairway stanchion, 3 panels on side of entryway, and new screen door.

Chairperson **Smith** acknowledged owner **Jandreau** and invited her submission comments.

Jandreau began a presentation of the application details. Highlights included:

Referring to the anonymous letter concerning her property at 44 Summer Street that was forwarded to the board, **Jandreau** requested a copy of the envelope with the return address and post mark.

The applicant was informed that the letter was hand delivered to the Town Clerk in a blank envelope and was forwarded to the recording secretary for distribution.

Jandreau questioned why the board responded to an anonymous letter.

Chairperson **Smith** replied that a need to respond existed because it was delivered to a Town Official and that it implicated a member of the Historic Preservation Commission.

Jandreau stated that the area of the house in question (the panels to the left and right of the door) are very small compared to the overall house area.

Commissioner **Weaver** noted that the garage is also painted with an unapproved color and it represents an entire building.

The applicant replied that the garage was outside the 300-foot Historic District Overlay boundary line.

Chairperson **Smith** replied that a letter had been received from the Town Code Enforcement Officer indicating that the garage building in question is inside the 300-foot boundary.

The applicant noted that the garage was going to be repainted in the summer.

Commissioner **Orr** asked if the new screen door material will be wood or metal.

Jandreau replied that the new screen door material will be wood.

A discussion developed regarding the appropriateness of three colors for a shingle style house.

The three colors would consist of the primary house color, white trim, and color being requested for the small front panels.

Chairperson **Smith** suggested that the applicant research the internet for examples of a 3 colored shingle style house.

The applicant asked the board if they had received the neighbors' letters in support of her color choice.

Chairperson **Smith** replied that she did not receive any letters.

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A discussion developed regarding colors as hues or different shades.

Jandreau pointed out that the board previously approved her house color which was not historic. The color was approved in 2012.

Commissioner **Weaver** replied that if in fact the Board did approve a non historic color, it was an oversight. **Weaver** noted that she remembers a color was approved but it was changed to a different color prior to actually painting the house.

Chairperson **Smith** recommended checking the website that gives appropriate color combinations for different styles of historic houses.

The applicant requested an email with the website link.

Chairperson **Smith** agreed to provide the information.

Summarizing, the applicant stated that she needs to find examples of 3-color shingle style houses.

Chairperson **Smith** agreed to research color combinations for shingle style houses.

An observation was made that because the house has a pitched roof, unusual details, and pillars in the front, it may not be a "full" shingle style house.

Chairperson **Smith** agreed and to determine the style of the house, she read the historic description (provided in the application package) of the Ralph Andrews house built in 1906 at 44 Summer Street.

Chris **Jandreau** asked if there were any historic colors that the applicant would not be able to choose for painting her house.

Commissioner **Weaver** replied in the affirmative, adding that the colors selected must be appropriate to the style of the house.

Receiving no additional comments regarding this issue, Chairperson **Smith** continued the application until the next meeting, thanked the applicant and moved to the next agenda item.

Application # 16-H-10: Property located at 52 Summer Street, Kennebunk, Maine, and owned by Grain Station, INC. The owner is proposing to:

1. Replace pine clapboards with textured concrete clapboards.
2. Install 2 new 2nd story windows.

There being no representative present for this application, Chairperson **Smith** continued the application until the next meeting and moved to the next agenda item.

4) Amended Applications

None

5) Minutes

- **Minutes of January 25, 2016:**

The minutes of January 25th were signed by the following: **Weaver**

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- **Minutes of December 14, 2015:**

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

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

The minutes of November 23th were signed by the following: **Chappell**

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

6) *New/Old Business*

- **New Business:**

1. **Commissioner Chappell resignation.**

Chairperson **Smith** reported receiving a resignation letter (provided as Enclosure #1, which is incorporated by reference into these minutes) from Commissioner **Chappell** and read the letter into the record.

- **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.

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

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 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.

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6. Mtg 11/09/15 – Stephen Larrabee Certificate of Appreciation.
Subject: Waiting for Board members input.
There was no update or change reported for this agenda item.

7. 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.

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

7) Adjournment

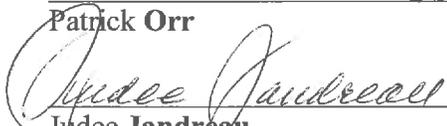
Chairperson **Smith** asked for a motion to adjourn.

A motion was made to adjourn the meeting at 6:56 p.m.

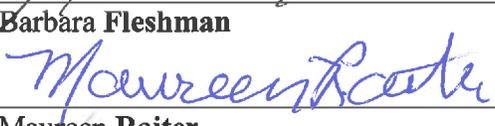
MOVED: Weaver
SECONDED: Orr
DISCUSSION: None
VOTE: 7 in favor, 0 opposed; the motion carried.

Date signed: 6-27-2016

Signed by: 
Patrick Orr

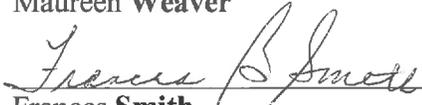

Judge Jandreau


Barbara Fleshman


Maureen Raiter

RESIGNED 4-25-16
Eliza Chappell


Maureen Weaver


Frances Smith

Enclosures:
(1) Commissioner **Chappell** resignation letter

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Enclosure (1)

Eliza Chappell
37 Summer Street
Kennebunk, ME 04043
April 25, 2016

Frances Smith
Chairperson
Kennebunk Historic Preservation Commission

Dear Frances Smith:

Please accept this as official notice of my resignation. As you know, over the last year, I have had a hard time attending meetings due the demands of my family's schedule. I feel that resigning is the best option for my family and the town. It has been a pleasure giving back to the community by working with the Commission and the towns people. I wish you all the very best of luck!

Sincerely,


Eliza Chappell