

Town of Kennebunk, Maine



Historic Preservation Commission

Minutes of June 13, 2016

MEMBERS PRESENT: Maureen **Weaver** (Vice-Chair); Patrick **Orr**; Maureen **Raiter**; Judee **Jandreau**; and Paul **Bevacqua**

MEMBERS ABSENT: Frances **Smith** (Chair); Barbara **Fleshman**

FROM THE TOWN: None

ALSO PRESENT: Elizabeth **Gould**, Applicant, 52 Summer Street (16-H-10)
David **Gould**, Applicant, 52 Summer Street (16-H-10)
Julie **Grady**, Branch Manager, Berkshire Hathaway HomeServices N.E.
Prime Properties, Applicant, 1 Fletcher Street (16-H-11)
Carole D. **Miller**, Applicant, 77 Summer Street (16-H-14)
Grant **Lewis**, Owner, 161 Summer Street (16-H-01A)

1) Open Meeting

Vice-Chair **Weaver** 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.

Vice-Chair **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."

2) Continued Applications

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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.

Vice-Chair **Weaver** acknowledged owner **Jandreau** and invited her submission comments.

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

- Color choice of “Nantucket Fog” by Benjamin Moore Paints; and
- Screen door model “Monhegan”, manufactured by the “Wooden Screen Door Company”.

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

A motion was made to approve application 16-H-09 for the color choice of “Nantucket Fog” by Benjamin Moore Paints and the screen door model “Monhegan”, manufactured by the “Wooden Screen Door Company”.

MOVED: Orr

SECONDED: Raiter

DISCUSSION: None

EXCEPTIONS: None

VOTE: 3 in favor, 0 opposed, and 1 abstained (Jandreau); the motion carried.

Vice-Chair **Weaver** 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.

Vice-Chair **Weaver** acknowledged applicant Elizabeth **Gould** and invited her submission comments.

Elizabeth **Gould** began a presentation of her historical precedents research for textured concrete siding use. Highlights included:

- Citing “*Policy and Guidelines for the Replacement of Wood Clapboards in Portland's Historic Districts*” of 2013, Elizabeth **Gould** quoted the following references:
 - ✓ Page 2, “*If the need to replace the existing clapboards has been demonstrated, wood clapboards (preferably clear, vertical grain cedar) are required on all elevations readily visible from a public way. Fiber-cement clapboards may be installed as an alternative on elevations which have limited visibility.*”
 - ✓ Page 3, “*Fiber-cement clapboards are acceptable on new construction and on non-contributing buildings within historic districts.*”
 - ✓ Page 3, “*In all instances where fiber-cement clapboards are approved on historic buildings (elevations that have limited visibility or new additions), the visual characteristics of the traditional clapboards shall be matched.*”
- Referring to a fact sheet titled “*Olde Woolen Mill (North Berwick)*” (provided as Enclosure #1, which is incorporated by reference into these minutes), Elizabeth **Gould** testified that the connector building used at this facility incorporated textured concrete siding.

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- Elizabeth **Gould** added that the town of Brunswick, ME has adopted a new “Village Design Guideline” which approves the use of Vinyl, Aluminum, and Fiberboard siding in the Historic District. She identified 32 School Street as a specific example.

Commissioner **Orr** asked if the weight of the siding created any issue.
Elizabeth **Gould** replied in the negative.

The applicant provided a 5 minute DVD containing a “Hardy Board” product presentation.

Commissioner **Raiter** expressed concern that historically, textured concrete siding has not been used in the State of Maine.

Vice-Chair **Weaver** provided the following observations regarding the use of textured concrete siding for this application:

- The structure is off the beaten path; and
- It is a non-historic, non-residential business.

Commissioner **Bevacqua** noted that Portland, a very historic conscience city, has approved the use of textured concrete siding.

Commissioner **Orr** asked if the siding color was a dye.
David **Gould** replied in the negative, adding that the material is stained.

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

A motion was made to accept application 16-H-10 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

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

3) New Applications

Application # 16-H-11: Property located at 1 Fletcher Street, Kennebunk, Maine, and owned by Philip Newell & Betty Smith. The owner is proposing to replace the front storm door with an all glass panel French door.

Vice-Chair **Weaver** acknowledged applicant Julie **Grady** and invited her submission comments.

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

- Replace the existing steel interior entry door and the aluminum exterior storm door with 1 clear glass and wood storm door; and

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- The existing Berkshire Hathaway logo overlay will be relocated to the new door face.

Commissioner **Bevacqua** asked for the name of the door manufacturer.

Grady replied that she didn't have that information available but would e-mail it to the Board.

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

A motion was made to accept application 16-H-11 as submitted.

MOVED: Orr

SECONDED: Jandreau

DISCUSSION: None

EXCEPTIONS: None

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

Vice-Chair **Weaver** asked the applicant to supply the name of the door manufacturer for the record.

Grady agreed.

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

Application # 16-H-12: Property located at 25 Summer Street, Kennebunk, Maine, and owned by Patrick J. **Orr** & Peter A. **Simonetta**. The owner is proposing to remove a dying cherry tree in the front yard.

Vice-Chair **Weaver** acknowledged owner **Orr** and invited his submission comments.

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

- The tree is 10 years old;
- The tree is dying because the roots are not deep enough;
- Tamarack Tree & Landscape Co., Inc. conducted the evaluation; and
- Removal only with possible replacement at a later date.

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

A motion was made to accept application 16-H-12 as submitted.

MOVED: Jandreau

SECONDED: Raiter

DISCUSSION: None

EXCEPTIONS: None

VOTE: 3 in favor, 0 opposed, and 1 abstained (Orr); the motion carried.

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

Application # 16-H-13: Property located at 29 Summer Street, Kennebunk, Maine, and owned by Hans **Olsen** & Caroline **Simko**. The owner is proposing to remove and reconstruct the garage to match the existing structure.

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Vice-Chair **Weaver** asked those in attendance if anyone present represented this application. There were no responses.

Vice-Chair **Weaver** instructed the Recording Secretary to move the application to the continued list and proceeded to the next agenda item.

Application # 16-H-14: Property located at 77 Summer Street, Kennebunk, Maine, and owned by John & Barbara **Fleshman**. The owner is proposing to:

1. Widen the side crushed rock driveway.
2. Add a crushed rock turnaround in the driveway.
3. Install Genest "Baxter Round" (color: "Granite Mixed") stone pavers around an existing fire pit.
4. Install a Mitsubishi heat pump system with an outdoor condenser unit located under the side of the backyard deck.

Vice-Chair **Weaver** acknowledged applicant Carole D. **Miller** and invited her submission comments.

Referring to the application data, **Miller** asked if any Board members had any questions.

Vice-Chair **Weaver** asked how much driveway width will be added.

The applicant responded that the driveway width will increase by 2 feet.

Vice-Chair **Weaver** asked for the dimensions of the current driveway.

Miller replied that the current driveway is 10 feet wide.

Commissioner **Orr** asked if the landscaping continued to the end of the property.

Miller replied in the negative and provided details of landscaping locations and dimensions.

A motion was made to accept item 3 (pavers) and 4 (heat pump) of application 16-H-14 and continue item 1 and 2 for further info.

MOVED: Jandreau

SECONDED: Orr

DISCUSSION: None

EXCEPTIONS: None

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

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

4) Amended Applications

Application # 16-H-01A: Property located at 161 Summer Street, Kennebunk, Maine, and owned by Judith G. **Lewis**. The owner is proposing a re-design of the previously approved 1,850 sq. ft. residence down to a smaller house of 1,550 sq. ft. maintaining a similar look and utilizing the same exterior materials, roof, windows, and doors with relocation of the garage doors from the front to the side.

Vice-Chair **Weaver** acknowledged applicant Grant **Lewis** and invited his submission comments.

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

- The lot width is 52 feet;
- A meeting with the site planner, Town Engineer, and Town Public Works Director resolved the location of a curb cut into the property which determined the driveway location;
- A town sidewalk easement will be applied to the property which will restrict the height of all vegetation to 3 feet in order to maintain sight lines to the street;
- Due to limited lot width, the garage has been moved from the side to the front;
- Other changes include a rear dormer;
- All other exterior characteristics (windows, color, siding, and garage door) remain unchanged;
- The landscaping plan will be submitted as a new application;
- The structure will be setback an additional 10 feet;
- The driveway material will be gravel; and
- A window will be added to the garage side.

Vice-Chair **Weaver** asked how much distance existed between the structure and the property line. **Lewis** replied that the distance is 20 feet on one side and 26 feet on the opposite side.

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

A motion was made to accept amended application 16-H-01A as submitted.

MOVED: Jandreau
SECONDED: Orr
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

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

5) Minutes

- **Minutes of May 9, 2016:**

The minutes of May 9th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of May 9th, Vice-Chair **Weaver** asked for a motion.

A motion was made to accept the minutes of May 9, 2016 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The minutes of May 9th require the following signatures: **Fleshman, Smith**

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

The minutes of April 25th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of April 25th, Vice-Chair **Weaver** asked for a motion.

A motion was made to accept the minutes of April 25, 2016 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The minutes of April 25th require the following signatures: **Fleshman, Smith**

- **Minutes of April 11, 2016:**

The minutes of April 11th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of April 11th, Vice-Chair **Weaver** asked for a motion.

A motion was made to accept the minutes of April 11, 2016 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The minutes of April 11th require the following signatures: **Fleshman, Smith**

- **Minutes of March 28, 2016:**

The minutes of March 28th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of March 28th, Vice-Chair **Weaver** asked for a motion.

A motion was made to accept the minutes of March 28, 2016 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

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The minutes of March 28th require the following signature: **Fleshman**

- **Minutes of March 14, 2016:**

The minutes of March 14th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of March 14th, Vice-Chair **Weaver** asked for a motion.

A motion was made to accept the minutes of March 14, 2016 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The minutes of March 14th require the following signatures: **Fleshman, Smith**

- **Minutes of February 10, 2016:**

The minutes of February 10th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of February 10th, Vice-Chair **Weaver** asked for a motion.

A motion was made to accept the minutes of February 10, 2016 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The minutes of February 10th require the following signatures: **Fleshman, Smith**

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

The minutes of December 14th were reviewed. Vice-Chair **Weaver** asked for any comments. There were none.

Receiving no comments, corrections, or amendments regarding the minutes of December 14th, Vice-Chair **Weaver** asked for a motion.

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A motion was made to accept the minutes of December 14, 2015 as submitted.

MOVED: Orr
SECONDED: Jandreau
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

The minutes of December 14th require the following signatures: **Fleshman**

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

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

6) *New/Old Business*

• **New Business:**

1. Commissioner Bevacqua appointment.

Vice-Chair **Weaver** reported that on Tuesday, May 10, 2016, the Board of Selectmen appointed Paul **Bevacqua** to serve as an Alternate member on the Historic Preservation Commission for the remainder of a one-year term that expires on June 30, 2016.

2. Membership renewal for the *National Trust for Historic Preservation.*

Vice-Chair **Weaver** reported that a renewal notification for membership in the *National Trust for Historic Preservation* has been received. The annual dues are \$20.00, which will require an affirmative vote from the Board.

Receiving no comments regarding this agenda item, Vice-Chair **Weaver** asked for a motion.

A motion was made to renew membership in the *National Trust for Historic Preservation* for a cost of \$20.00

MOVED: Jandreau
SECONDED: Orr
DISCUSSION: None
EXCEPTIONS: None
VOTE: 4 in favor, 0 opposed; the motion carried.

3. Rain gutter replacement 34 Summer Street.

Vice-Chair **Weaver** reported that she discussed the use of molded fiberglass replacement rain gutters, which have been previously approved for other Historic District properties, with 34 Summer Street owner **Kenneth Strum**.

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4. Application 16-H-11, Newell & Smith Door Manf.

Vice-Chair **Weaver** reported receiving an email from applicant Julie **Grady** indentifying the proposed office door manufacturer as “Brosco”

• **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.

The Recording Secretary was directed to draft a letter to David **Graham**, inquiring if he had contacted Steve **Bryant** (as **Graham** agreed to do at the March 28, 2016 meeting) regarding a letter from Steve **Bryant** detailing the tree removal at 75 Summer Street.

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.

The Recording Secretary was directed to draft a letter to the applicant notifying him that the new fuel pumps require HPC approval.

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

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

The Recording Secretary reported that full documentation of the Historic Architectural Survey has been received in paper form.

Vice-Chair **Weaver** requested that the topic be added to “New Business” on the next meeting agenda to discuss various methods of getting the Town to notify the HPC about grant opportunities earlier than 1 or 2 weeks prior to the grant due date.

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.

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 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.

8. Mtg 04/25/16 – Eliza **Chappell** Certificate of Appreciation.

Subject: Waiting for Board members input.

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

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9. 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.

The Recording Secretary was directed to draft a letter to the applicant notifying her that her previous application (16-H-08) expired on May 2, 2016 without a resolution that she agreed to provide (HPC Minutes of April 11, 2016) and requesting her to re-submit.

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

7) Adjournment

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

A motion was made to adjourn the meeting at 7:35 p.m.

MOVED: Orr

SECONDED: Jandreau

DISCUSSION: None

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

Date signed: 7/11/16

Signed by: Patrick Orr
Patrick Orr

Judee Jandreau
Judee Jandreau

Maureen Raiter
Maureen Raiter

Paul Bevacqua
Paul Bevacqua

Maureen Weaver
Maureen Weaver

Enclosures:

(1) Fact sheet "Olde Woolen Mill (North Berwick)"

16-H-10



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Olde Woolen Mill (North Berwick)

10 Canal Street
 North Berwick, ME 03906

Contact

For apartment inquiries call the management office at 207-676-3234 and press "0" or email theledges@thecalebgroup.org.

You can download an application here. Please follow directions carefully. Incomplete forms will be returned. Forms can be mailed in or brought in to the management office.

Residents must income qualify.

We gladly accept Section 8 vouchers and Shelter + Care vouchers.

The Olde Woolen Mill is a community of 40 units of affordable housing for residents over the age of 55 earning less than 60% of the area median income. Residents enjoy access to the Great Works River that runs alongside the property, a town common, community center and computer learning center.

This historic mill, has always been an important focal point within the community. Originally built in 1832 and then destroyed in a fire, the existing structure was rebuilt in 1861. The mill closed in 1955 and lay vacant for nearly 40 years. Caleb rehabilitated and preserved this historic location in 2009. The Caleb Group provides resident service coordination to assist in linking residents to the services they need within the community.

- One-bedroom units: 32
- Two-bedroom units: 7
- Handicapped-accessible units: 18 one-bedroom

Managed by: The Caleb Group
 Service Coordination by: The Caleb Group
 Developed By The Caleb Group



Features

- Air-conditioning
- Community room
- Computer learning center
- Electricity included
- Heat/hot water included
- Off-street parking
- On-site laundry facilities
- On-site management
- Resident service coordinator
- Resident Groups