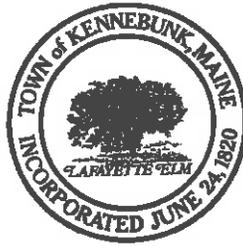


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

January 14, 2026

In Person Meeting 6:30 pm

Kennebunk Town Hall – 3rd Floor – Room 301

- 1) **Call to Order:** Chair and presiding officer Frances Smith called the meeting to order on January 14, 2026 at 6:30 pm at Town Hall, Room 301, 3 Floor, 1 Summer Street, Kennebunk. The meeting was held in-person. Those in attendance were:

Board Members: Frances Smith (Chair), Barbara Fleshman (Vice Chair), Helena Gilman, William Snow (Alternate), John Marshman

Absent: None

Also in Attendance: Lee Jay Feldman (Deputy Director Community Development), Kevin Therrien (Select Board Liaison)

2) New Applications

Application: 25-H-44	View Submittal (PDF)
	View Staff Review Worksheet (PDF)
Property owner:	Leah Carlson-Stanisic
Applicants:	Go Permits c/o Scott Doughman & Jennifer Winke
Property Location:	11 Summer Street [Map 45 Lot 34]
Requested Change(s):	Replace 4 basement windows.

Discussion: L. Carlson-Stanisic moved into 11 Summer St this past October and 4 of the basement windows are broken and need replacing. The board members asked questions about the specifics of the windows. Ms. Carlson-Stanisic stated the basement windows that are currently

there are original and wooden. The other house windows are vinyl replacement windows. The windows would be the same single panel style that are already there.

Motion: To accept 25-H-44 as presented to the Historic Preservation Commission

Moved: H. Gilman

Second: W. Snow

Vote: Voice vote. 5 votes in favor, none opposed, the motion carried.

3) Continued or Amended Applications

Application 25-H-21

[View Submission 12.29.2025 \(PDF\)](#)

[View Draft Findings of Fact \(PDF\)](#)

[View Submittal dtd 06/12/2025 \(PDF\)- review](#)

[View Supplemental Material dtd 06/17/2025 \(PDF\)](#)

[View Supplemental Material dtd 06/25/25 \(PDF\)](#)

[View Dirigo Architectural Engineering, LLC Report \(PDF\)](#)

[View L&L Structural Engineering Services, Inc. Report \(PDF\)](#)

Property Owner(s):

Croan M. McCormack

Applicant(s):

Gregory Baun, Esq.

Property:

15 Portland Road [Map 46 Lot 35]

Date of Application:

June 12, 2025

Summary:

Raze and rebuild main building.

Discussion: B Fleshman began the discussion by stating that the purpose of the HPC is preservation of historic properties/structures and that historic significance is more than just the age of a structure. It includes the significance the building holds within the community, the owner/builder of the home and his importance/significance to the community. She gave a synopsis of the history of the property and of the original owner, Capt. Thomas Lord, who was among the early Kennebunk shipbuilders and a local celebrity during the spiritualism movement of the 19th century holding regular séances attended by many Kennebunk residents. She indicated that this added to the importance of the property as a historic structure in the Historic Preservation Overlay District. She also stated that an inspection report of 15 Portland Rd. was publicly available in 2024 prior to sale of property. The report disclosed the need for extensive repair to the property with an estimated cost of \$360,000 and \$500,000. The structural engineering survey of the house conducted after the sale discussed more significant damage found at the house, including damage to the foundation and first floor framing, and that it surpassed reasonable repair due to mold, water damage and the foundation issues. She added that many of the properties within the Historic District (HD) have been in disrepair at the time of sale requiring extensive and costly restoration or rehabilitation. Fleshman noted that the property was included as a Contributing property in the 2022 updated survey of the National Register of Historic Properties in Kennebunk. (A document containing information on Captain Thomas Lord was forwarded to staff for inclusion with the application material.)

G. Baun, lawyer representing C. McCormack, submitted a legal memo supporting C. McCormack's case. Engineers who evaluated the property has stated that the property is beyond saving. Mr. Baun asks the commission to otherwise approve the submission.

B. Fleshman mentioned the importance of considering who built and owned the house originally and their significance to the Town of Kennebunk. She also said the second structural survey discussed significant damage found at the house, including damage to the foundation. The property would be considered a contributing factor to the historic district. When a historical building is demolished, they had to be reconstructed in the same style as the property that was being demolished previously.

H. Gilman then read from a document that the Waterhouse home has history back to when the Town was a trading center. (The reference document stated that the Waterhouse home remains a cherished part of the Kennebunk heritage. The home is considered to be in the 1736, originally included as part of the Historic District as belonging to the high-style house design style of the late 18th and early 19th century. (The reference document is to be included with the application's documented material.)

J. Marshman inquired as to the new structure being planned for the site. L. Feldman stated that the nature of the current meeting was the HPC review of the request for demolition of the existing structure.

F. Smith noted that most of historic homes within the HD have undergone structural changes over the years, including her own, noting some of the changes. G. Baun noted that he did not believe that her home was relevant to the application at hand. Mrs. Smith then stated that many of Baun's arguments presented in the memo actually make the case that the Waterhouse property is worth preserving and that many structural changes themselves become historic over time. Mrs. Smith also noted that many homes in Kennebunk have had the same structural and extensive foundation issues that were resolved.

L. Feldman stated what the HPC is reviewing whether or not to preserve the existing structure or tear down the existing structure.

W. Snow asked about "rehabilitation" listed in their submission. G. Baun stated that was the best way it could be worded.

K. Therrien asked about the process considering undue hardship with this property. L. Feldman and G. Baun said the appeal process from HPC it would go to the Zoning Board of Appeals. K. Therrien does not want the property to slip through the cracks and not get the desired outcome that the HPC wishes. Meeting attendee, Paul Bevacqua, addressed the issue saying the Zoning Board of Appeals or Superior Court can decide if the HPC's actions are reasonable and follow appropriate procedures.

G. Baun said if something is beyond reasonable repair then it's going to be considered an undue hardship. L. Feldman said mixed signals are being sent in terms of what is considered undue hardship. K. Therrien opined that the worst outcome for the preservation of the Town's historic

property could result if people don't want to pay to preserve a building adding that it may be difficult to find people who will be willing to invest in restoring or maintaining these buildings. Mr. Therrien asked how we come to the best outcome for the HPC.

B. Fleshman discussed how important ongoing maintenance is for historic properties and that many towns and cities have ordinances defining minimal levels of maintenance for residences and structures as well as formulas for undue hardship. The HPC has discussed these issues over the years that could help avoid properties becoming deteriorated through neglect, ultimately affecting the overall Historic District.

Heidi Kayser, audience member and local home owner, put an offer on 15 Portland Rd but offer was not accepted. Her plans were to live there with her family. She had plans to turn the barn into a non-profit for the town. Raise the funds to renovate the home while also living there. Ms Kayser explained that there are other options as to what can done with the existing property and that it would be a tragedy if the house was demolished if other options exist.

W. Snow mentioned the concept of not investing in the historic houses is not realistic, and most people who purchase in the district know they will need to invest in their properties.

H. Gilman said the HPC is to make a decision related to the request of application under the filter of HPC criteria only. If the owner wants to appeal, they have the right to appeal. C. McCormack, owner of the property, said initially he wanted to restore the home when he purchased it.

Board members discussed whether it would be a reasonable process to restore the property. F. Smith said the property is the gateway to the historic district. P. Bevacqua, resident in the historic district, noted that there was a counterpoint made to the engineering report and wanted to share, based on his experience as an engineer and builder/contractor, that what was mentioned in the Dirigo Architectural Engineering Report evaluation was not sufficient for requiring demolition. He remarked that foundation issues can be resolved often involving lifting the structure to make the repairs and stabilize the structure. He added that structures with these issues can be restored.

Chair, called for a motion.

Motion: Will Snow moved to deny the Certificate of Appropriateness as presented for application 25-H-21 to the Historic Preservation Commission.

Second: B. Fleshman

Vote: Roll call vote 4-1. John Marshman was opposed. The motion carried. COA denied.

4) Approval of minutes from previous meetings

None available.

5) New Business

B. Fleshman reported that budget numbers for the HPC have not been discussed. She explained that items discussed previously for funding could be included that involved public education issues such as the pamphlet describing the responsibilities of being an owner of historic properties within the district and yard signs signifying that an ongoing project was approved by the HPC. She also noted that Article 12 included the ability of the HPC to consult with architectural historians or other professionals on specific issues and if that might be an item considered for the budget. This is separate from any requirement for a Structural Engineering Report that is paid by the property owner.

6) Adjournment

There being no other business, F. Smith declared the meeting adjourned at 7:50 pm.

Motion: Move to adjourn the meeting.

Moved: B. Fleshman

Second: H. Gilman

Vote: Roll call vote, 5 voted in favor, the motion carried.

Submitted by J. Nerney, Board Clerk

Signed by: Barbara J. Fleshman
Historic Preservation Commission ~~Secretary~~
vice chair

25 Feb 2026
Date

