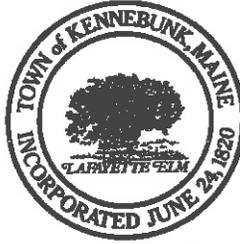


# Town of Kennebunk, Maine



## Historic Preservation Commission

### MEETING MINUTES

January 28, 2026

In Person Meeting 6:30 pm

Kennebunk Town Hall – 3<sup>rd</sup> Floor – Room 301

- 1) **Call to Order:** Vice Chair Barbara Fleshman called the meeting to order on January 28, 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: Barbara Fleshman (Vice Chair), Helena Gilman, John Marshman

Absent: Frances Smith (Chair), William Snow (Alternate)

Also in Attendance: John Einsiedler (Architect), Norm Laliberte, (Spang Builders representative), Anne Matelich (representing owners of 104 Summer St)

## 2) New Applications

**Application HPC260002**      **View Submittal (PDF)**

Property Owner(s):	Matt & Tracy Flanigan
Applicant(s):	John Einsiedler, Architect & Spang Builders
Property:	104 Summer Street [Map 81 Lot 16]
Date of Application:	January 8, 2026
Summary:	Exterior Trim & Heat Pumps

The property owners at 104 Summer Street, Mr. and Mrs. Flanigan, would like to replace the existing wood (rotten) trim and replace it with exact replica PVC trim. They also want to install heat pumps on side and rear of home.

Anne (Flanigan) Matelich, who lives at 37 Summer St, her parents are the next stewards of Wedding Cake House. Matt and Tracy Flanigan also own historic homes in Missouri and Charleston, SC and approach them as preservationists first. The owners are excited to invest in the rehabilitation of the Wedding Cake House so it can be enjoyed by future generations. Their goal is not alteration but restoration of the home. The existing exterior decorative trim on 104 Summer Street is not in condition to be able to be repaired. It is currently deteriorating rapidly and large sections are rotten. Some of the trim on the left side of the house has fallen off. The trim that is left is covered in peeling lead paint. The lead paint and falling trim bring up safety concerns.

Multiple contractors who evaluated the exterior independently came to the same conclusion that the trim must be replaced. The owners are proposing using a high quality PVC composite material that is produced by a company that specializes specifically in historic replication trim and has done work on Summer Street. This will allow the trim to be restored exactly as it first appeared when it was added to the home following the 1852 fire. Every detail will be faithfully replicated. Much of the exterior trim that once defined the houses character no longer exists. This restoration proposal provides an opportunity to restore the trim to what it once was.

The PVC material will be an exact replica and meet guidance from the National Parks Service and the Department of the Interior's brief on the use of substitute materials on historic building exteriors. The guidance outlines 8 circumstances in which the use of substitute material is considered appropriate, and they believe 6 of circumstances apply in the case of the Wedding Cake House. For these reasons, the owners believe restoring the house using a carefully selected composite material that can last is not only appropriate but responsible. This approach ensures the detailing will be preserved and not need constant replacement.

The owners understand that the house is not just theirs but a part of the community and they see themselves as caretakers of the home. They take that responsibility very seriously, and they welcome the opportunity to build relationship with the Brick Store Museum and host events at the house. The request is not about convenience or modernization but safety, feasibility, responsible stewardship, and community engagement so future generations may continue to enjoy the home.

The owners expressed their gratitude to the HPC board for the time, care, and passion its members contribute through their work and how it helps maintain the character of Kennebunk.

John Einsiedler, project architect, spoke about the PVC material that would be used. He brought physical samples of the composite material to show the board, which is AZEK trim. B. Fleshman noted a lot of work has been done on the Carriage House portion of the property. She also said composite materials have only been used on a limited basis in the past. However, without the availability of old growth wood, it's hard to use really good material for the trim, she said. B. Fleshman asked Mr. Einsiedler if they had considered other materials like boral. The PVC material has been used on other historical properties like the

Hartley Lord mansion. The material would be painted, wears well, and is non-toxic Mr. Einsiedler confirmed when B. Fleshman asked. The specifications of the material will be provided to the HPC board. This way the board can confirm the right PVC material is being used for the project, B. Fleshman said. All the trim being replaced is decorative and is not structural. Mr. Einsiedler also said this material has been used down at the beach.

Board members discussed waiting to decide because they want all the specifications of the material before deciding. The home owners were ok with delaying the decision on the trim until the next HPC meeting on February 11, 2026. B. Fleshman said the decision can be finalized at the next meeting once they have all the materials needed.

**Motion: Continuation of discussion for the application HPC260002 as relates to the trim until the 2/11 meeting subject to submission of specifications of the materials as presented to the Historic Preservation Commission.**

Moved: H. Gilman

Second: J. Marshman

**Vote: Roll call. 3 votes in favor, none opposed, the motion carried.**

Norm Laliberte, a Spang Builders representative, is proposing to put a forced air system into the main house (two units on left side of property and one mini-split in the barn area). None of the line sets will be exposed to the exterior. The only thing outside will be the three condensing units. They will put in heat pumps directly in the building. The only thing outside will be the condensing units. Mr. Laliberte said the heat pumps would be installed in April. The board went through each of the approval criterions on the Findings of Fact sheet for the heat pumps approval.

**Motion: Approval of heat pumps installation in application HPC260002.**

Moved: J. Marshman

Second: B. Fleshman

**Vote: Voice vote. 3 votes in favor, none opposed, the motion carried.**

The continuation for HPC260002 will be specifically for the trim aspect of the application at the following meeting on February 11<sup>th</sup>.

### **3) Approval of minutes from previous meetings**

Draft – January 14, 2026 (PDF)

B. Fleshman and H. Gilman discussed the minutes and had some corrections to make. Once they are finished making edits, they will give them to the Board Clerk to make any needed updates.

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**4) New Business**

**5) Adjournment**

There being no other business, B. Fleshman declared the meeting adjourned at 7:14 pm.

**Motion: Move to adjourn the meeting.**

Moved: H. Gilman

Second: J. Marshman

**Vote: Roll call vote, 3 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