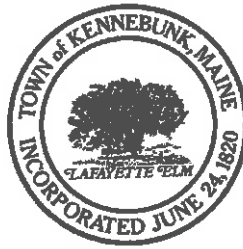


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

March 9, 2022

Remote Zoom Teleconferencing Meeting

This meeting was held via the Zoom teleconferencing platform in keeping with the Historic Preservation Commission's "Remote Meeting and Participation Policy" for COVID safety.

- 1. Call to Order:** Chair and presiding officer Frances Smith called the meeting to order at 6:30pm. Those in attendance were:

Present: Frances Smith [Chair], Barbara Fleshman [Vice Chair], Paul Bevacqua [Member], Judee Jandreau [Member], Stephen Dalzell [Alternate], and Mary Megeaski [Alternate];

Absent: Maria Kyriakides [Member];

Also Present: Karen Winton [Deputy Director, Community Development], Brittany Howard [Town Planner], Brian Paul [Code Enforcement Officer], Sally Carpenter [Select Board Liaison], Kari and Randy Gates [Applicants], Kristin Collins [Preti Flaherty], Christopher Krouse [Timber Frames by Krouse], George Burr [George Burr and Son], and Michael Goebel-Bain [Maine State Historic Preservation].

F. Smith stated, for the record, that this was a public hearing at which all present have the right to hear all that is said and view all exhibits submitted unless the Board specifically votes to go into Executive Session. She asked that the Commission be notified if anyone was unable to see or hear.

F. Smith further stated, for the record, that the meeting would be conducted in accordance with the published agenda. The Commission, she noted, is guided by the Town of Kennebunk's "*Historic Preservation Overlay District Design Guidelines*" as well as the U.S. Secretary of Interior's "*Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*".

F. Smith later appointed alternate member S. Dalzell as a voting member for the purpose of this meeting. The total number of voting members was therefore five: F. Smith, B. Fleshman, P. Bevacqua, J. Jandreau, and S. Dalzell.

2. Continued Applications

Application 22-H-03

Property owner(s): Thomas Hartfield & Mimi Gurbst
Applicant(s): Same
Property: 21 Summer Street
Application Date: January 25, 2022
Summary: Information only. Arborist report submitted to comply with condition of the COA approved February 9, 2022.

On February 9, 2022, the HPC had approved this application with the condition that "a letter from a certified arborist... be submitted attesting to the need to remove the trees before action is taken." Today the Board reviewed the email from arborist Noah Tucker submitted in satisfaction of this requirement.

Motion: Move to accept the arborist letter submitted for Application 22-H-03.

Moved: B. Fleshman

Second: S. Denzell

Vote: Roll call vote. 5 votes in favor, none opposed; the motion carried.

Application 21-H-50

Property owner(s): Randy and Kari Gates
Applicant(s): Same
Property: 9 Barnard Lane
Application Date: November 23, 2021
Summary: Deconstruct and reconstruct.

At its meeting of January 12, 2022, the HPC approved this Application subject to several conditions. Those conditions were defined in more detail at the HPC's meeting of February 9, 2022. At today's meeting, the Board reviewed the materials submitted by Ms. K. Gates on March 1, 2022 in response to these requirements.

Kari Gates itemized the materials supplied to the HPC to include elevations and a photo inventory of the existing structure. However, S. Dalzell opined that the drawings lacked accuracy and detail, and, hence, did not satisfy the HPC's conditions.

S. Dalzell specifically noted that the elevations submitted did not specify the dimensions, color, or material to be used for the clapboards. K. Gates countered that the HPC had already approved the siding material [wood] and color when it approved work on the barn months ago. The very same color and wood clapboards would be used on the adjacent structures, she stated.

Animated discussion ensued, and K. Winton urged the HPC to specify — elevation by elevation — the corrections or improvements to the Gates’ plans which the HPC required to satisfy its conditions of approval. “You already approved the reconstruction/reconstruction request,” Winton stated, “and only need to clarify what additional information you require.”

After lengthy discussions, the HPC agreed that the following plan modifications or additions would meet their requirements:

South Elevation

1. Corrected detail and depiction of the molding over the windows to the right of the door.
2. Dimensions of the chimney(s) with a note or side view confirming whether there are one or two chimneys.
3. Dimensions and confirmation of the shape [hexagonal, pentagonal, or other] of the cupola and dimensions of the adjacent windows.
4. Confirmation of whether or not the doors depicted are to be French doors.
5. Dimensions of the eaves.

North Elevation

1. Partial elevation showing how the main house and barn articulate. An “articulate note” should be added.
2. Dimensions of the building or structure between the barn and main house.

West Elevation

1. A “section” or “cut-through” drawing showing the deck and its dimensions.
2. Dimensions of the overall structure between the barn and main house.
3. Depiction of the roof lines showing the pitches and alignment with adjacent structures. (This was satisfied on a preliminary basis by the revised drawing offered by Chris Krouse, but it must be agreed upon by the Gates and a copy of the final rendering is to be included in this file and be part of the public record).

East Elevation

Not discussed.

In the course of discussing these various plan enhancements, applicants asserted that the HPC had continually created new conditions and requirements “for more than a year”. However, HPC members, the applicants, and the applicants’ legal representative ultimately agreed that the above plan adjustments could be submitted to the Town’s Code Enforcement Officer, Brian Paul, without the need for an additional

HPC meeting or further HPC vetting. Several HPC members were nevertheless adamant that they “did not want to see a significant difference of appearance” [S. Dalzell] between the existing building and the new one.

Submission of the above modifications to Code Officer Paul, the HPC agreed, would satisfy its “**Condition #2**” requiring that “**there be pre-fact presentation to and approval by the HPC of detailed architectural plans for the reconstructed building before deconstruction takes place.**” The HPC next reviewed its other conditions of approval.

Condition #1: “Deconstruction is to take place piece by piece under a deconstruction plan vetted by a deconstruction specialist or consultant.”

To satisfy this condition, the Gates introduced two deconstruction specialists — Christopher Krouse and George Burr — to answer any questions which the HPC might have. Both gentlemen offered the Commission brief verbal synopses of their deconstruction experience and expertise.

G. Burr described himself as a specialist in masonry, landscaping, and deconstruction. He had, he stated, assisted with the deconstruction of a number of historic buildings in Maine.

C. Krause and his father, Richard Krause, described themselves as timberframe specialists based in Arundel who have had extensive timber and deconstruction experience since 1984. C. Krause further asserted that he and his father were “specialists in historic homes”. R. Krause interjected that 9 Barnard Lane was “not safe and not reparable”.

G. Burr next described the deconstruction sequence which the applicants plan to undertake. The L-section will first be separated from the barn, he said, then the roof will be removed and the team will take out the internal pieces. The roof and beams of the house would next be removed, and the specialists “will salvage whatever we can” [G. Burr].

B. Fleshman inquired what will happen with materials which cannot be reused in the new structure. G. Burr responded that they would likely be transported to Simpsons and eventually be re-sold.

There were no other Board questions.

Condition #3: “Submission is to be made to the HPC of a detailed inventory with photos of the architectural elements that exist at present.”

HPC members generally assented that the photos with dimensions submitted by the applicants satisfied this condition. However, B. Fleshman asked that photos of the Barnard Road side of the “L” structure and barn be submitted with dimensions as they are missing from the portfolio provided.

S. Dalzell asserted that the HPC had not received a depiction of the specific location of the structures on the property and depiction of setbacks. Details about the existing foundation [materials and dimensions], he said, were also lacking. B. Paul, the Code Officer in attendance, affirmed that this information had already been provided by the applicants and would be contained in their forthcoming materials. K. Gates affirmed that she would submit a statement confirming that the existing foundation is granite and stone.

Motion: Move to acknowledge that the conditions laid out in the HPC’s Certificate of Appropriateness dated January 12, 2022 for Application 21-H-50 have been met and approved subject to receipt by the Code [Enforcement] Officer of the additional information identified this date.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Roll call vote. 3 votes in favor [Bebacqua, Fleshman, Jandreau], 1 abstention [Dalzell], and 1 opposed [Smith]; the motion carried.

3. New Applications

There were none.

4. Old Business

S. Dalzell reported that he had registered an official complaint about the problem trees at 35 Summer Street.

5. New Business

B. Howard introduced materials forwarded by the State of Maine’s Historic Preservation Commission regarding Kennebunk data in the National Register of Historic Places. The Kennebunk HPC, Howard advised, was meant to review the study, hold a public hearing on it, and revert to the State HPC with comments or modifications.

Michael Goebel-Bain, a representative of the State HPC in attendance, explained that the document in question was an update of the State’s master inventory of historic properties. The Kennebunk HPC, he said, is meant to review the report, correct any errors in it, and offer public feedback.

HPC members B. Fleshman and F. Smith voiced concern that — “despite having made a significant outlay to bring the house to an authentic historic period” — 127 Summer Street had been classified as “non-contributing” in the new report.

Goebel-Bain justified the 127 Summer St. classification as the house had been moved from its original location, shifted in compass-orientation, and put far back from the street. He explained that “contributing” status is important for grants and tax credits, but that all houses in the Historic Overlay District — “contributing” and “non-

contributing” – are on the National Register. B. Fleshman asked if the 127 Summer Street classification could be changed, and Goebel-Bain responded in the negative.

Commission members then agreed to identify any inaccuracies in the new report and hold a public meeting on it.

HPC members also discussed in-person versus teleconferencing meetings. Several HPC members voiced preference for returning to in-person meetings as soon as possible. K. Winton will check with the Town Manager (a) on the ability of the HPC to hold its next meeting in person at Town Hall, and (b) possibly conduct “hybrid” [i.e. joint in-person and, simultaneously, Zoom] meetings going forward.

6. Approval of Minutes

The Chair then led the Commission in a review of the minutes of the HPC’s February 9, 2022 meeting.

Motion: Move to approve the Minutes of the HPC’s February 9, 2022 meeting as amended.

Moved: P. Bevacqua

Second: S. Dalzell

Vote: Roll call vote. 5 votes in favor, none opposed; the motion carried.

7. Adjournment

There being no further business, the presiding officer declared the meeting adjourned at 9:05pm.

Motion: Move that the meeting be adjourned.

Moved: S. Dalzell

Second: J. Jandreau

Vote: Roll call vote. 5 votes in favor, none opposed; the motion carried.

Respectfully submitted by,
J. Schlagheck

Adopted by the Commission in its meeting
of April 13, 2022

Signed by



HISTORIC PRESERVATION COMMISSION