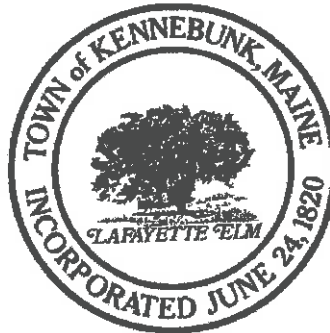


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

April 26, 2023

In Person Meeting, 3rd Floor, Town Hall, 1 Summer Street, Kennebunk

1. **Call to Order:** Chair and presiding officer Frances Smith called the meeting to order on April 26, 2023 at 6:30pm at Town Hall, Room 306, 3rd Floor, 1 Summer Street, Kennebunk. The meeting was held in-person. Those in attendance were:

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

Absent: Maria Kyriakides [Member].

F. Smith introduced the members in attendance and elevated S. Dalzell, an alternate member, to voting status for the purpose of this meeting. There were, therefore, five voting members present: F. Smith, B. Fleshman, P. Bevacqua, S. Dalzell, and J. Jandreau.

F. Smith then stated, for the record, that this was a public hearing at which all present had the right to hear all that was said and view all exhibits submitted unless the Board specifically voted to go into Executive Session. She asked that the Commission be notified if anyone could not see or hear.

The presiding officer further stated for the record that the meeting would be conducted in accordance with the published agenda. The Commission, she stated, 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*".

2. Continued Applications

There were none.

3. New Applications

a. Application 23-H-10

Property owner(s): Familie Haus Weigle Trust
Applicant(s): Darrin Weigle
Property: 19 Summer Street
Application Date: March 29, 2023
Summary: Install stone wall to replace fence

As the applicant was not in attendance, the Board postponed hearing this application until later in the meeting so Mr. Weigle could be heard if he arrived late.

b. Application 23-H-11

Property owner(s): Bibber Realty
Applicant(s): Edward Bibber
Property: 67 Summer Street
Application Date: March 30, 2023
Summary: Remove damaged tree [post-fact approval]

Applicant Edward and Patty Bibber addressed the Board next, and handed out photos of a severely damaged tree on their property which had been cut down after consultation with Code Enforcement and an arborist. Mr. Bibber, the applicant, sought post-fact approval or acknowledgement of the removal.

In response to Board questions, E. Bibber observed that he intended to replace the tree with three others: two sugar maples and one fir. F. Smith asked where the new trees would be planted, and Mrs. Bibber marked the locations on an aerial diagram of the property.

F. Smith solicited public questions or comments, but there were none.

Motion: Move to accept Application 23-H-11 as submitted for the tree removal.

Moved: P. Bevacqua

Second: J. Jandreau

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

Motion: Move to accept the planting of two [2] sugar maples and one [1] fir tree to replace the tree taken down.

Moved: B. Fleshman

Second: J. Jandreau

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

c. Application 23-H-13

Property owner(s): Bibber Realty
Applicant(s): Edward Bibber
Property: 67 Summer Street
Application Date: April 7, 2023
Summary: Install lawn sign

The Chair next led the Board in a review of an application also from Mr. Bibber for a sign he sought to install on the lawn of his mortuary. The applicant amended his original application, submitting the depiction of a somewhat different sign [image attached] measuring 30 inches by 60 inches atop a 72-inch base. This newly proposed sign, Mr. Bibber said, would be entirely made of jet-black granite and have engraved lettering stating “Bibber Memorial Chapel”.

E. Bibber acknowledged that the sign now sought was different from the one originally proposed. F. Smith asked if the lettering would be gold leaf, and P. Bibber responded in the negative. The sign, the Bibbers said, would have engraved or incised lettering with silver fill.

Discussion ensued about the sign’s illumination. P. Bevacqua stated the lighting fixtures which the applicant proposed had shades and would be pointed upward and toward the sign. The lighting, P. Bevacqua concluded, should not cause light trespass. E Bibber added that the lighting would automatically turn off at 10:00pm.

F. Smith solicited public questions or comments, but there were none.

Motion: Move to accept Application 23-H-13 as modified for an all-granite, black, engraved sign, measuring 60 inches with a 72-inch base.

Moved: B. Fleshman

Second: S. Dalzell

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

d. Application 23-H-12

Property owner(s): Gena and Nathan Rawlins
Applicant(s): Same
Property: 32 Summer Street
Application Date: April 6, 2023
Summary: Repaint house and garage.

Applicant Nathan Rawlins addressed the Board next, seeking approval to repaint the exterior of his house, garage, and front door. He specifically proposed to use Benjamin Moore HC-178 [“Coal Slate”] for the house, HC-154 [“Hale Navy”] for the doors and shutters, and OC-17 [“Dove White”] for the trim.

N. Rawlins said that he and his family had recently moved into 32 Summer Street, and looked forward to changing the house's current pink color. F Smith countered that the applicant's house was the only residence painted pink in the historic district. "The [pink] color adds to the character of the neighborhood," Smith said.

J Jandreau asked if the paint currently on the house was lead. N. Rawlins replied that a specialized team would scrape the existing paint off rather than power-wash it.

F. Smith observed that the house had once been painted salmon-pink, then white, and now pink again. She spoke of the merits of possibly keeping the pink color. N. Rawlins replied that a nearby house at 37 or 39 Summer Street was painted in a slate color similar to the color he proposed.

J. Cartwright, B. Fleshman, and S Dalzell briefly discussed the colors used for Italianate houses, and concluded that pink had once been a "high-end" color for period homes. However, many were subsequently painted white.

Motion: Move to approved Application 23-H-12 as submitted.

Moved: J. Jandreau

Second: S. Dalzell

Vote: Roll call vote. 4 votes in favor, 1 opposed [Smith]; the motion carried.

The Board asked if a validity extension of the approval might be helpful, and the applicant agreed. The Board therefore informally authorized a three [3] month extension and asked the Clerk to note the extension in the formal approval documentation.

After that discussion, the applicant questioned how the Board was likely to react if he were to one day request authorization for a circular drive. P. Bevacqua observed that the Town was likely to be reluctant to authorize a second curb cut. He suggested that the applicant contact the Town's Code Enforcement Office for guidance. Members also recommended, as an alternative, that the applicant consider widening his existing driveway so cars could turnaround on the property.

4. Old Business

The Clerk presented previously approved Certificates of Appropriateness for signature.

5. New Business

B. Fleshman reported that the Historic Preservation Commission did not qualify for a CLG grant as the minimum grant award was \$5,000. P. Bevacqua suggested that the HPC seek a grant to retain a professional photographer to photograph all buildings in the Historic Overlay District as well as "those significant historic houses" outside the District.

The Board then returned to Application 23-H-10. The applicant had not joined the meeting.

Motion: Move that Application 23-H-10 be continued until the Commission's meeting of May 10, 2023.

Moved: B. Fleshman

Second: S. Dalzell

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

After the vote, the Board asked the meeting clerk to include "Findings of Fact" forms with new applications. Board members agreed that they would discuss and draft formal Findings of Fact for more complex applications.

6. Minutes of Prior Meetings

Members then reviewed the minutes of the HPC's meetings of April 12, 2023. An error was identified and corrected.

Motion: Move to approve the minutes of April 12, 2023 as corrected.

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, F. Smith declared the meeting adjourned at 7:29pm.

Motion: To adjourn the meeting.

Moved: P. Bevacqua

Second: J. Jandreau

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

Respectfully submitted by,
J. Schlagheck, Clerk

Adopted by the Commission in its meeting
of May 10, 2022

Signed by


HISTORIC PRESERVATION COMMISSION