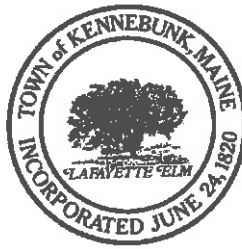


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

April 27, 2022

In Person, Town Hall Meeting

- 1. Call to Order:** Vice Chair and presiding officer Barbara Fleshman called the meeting to order on April 27, 2022 at 6:30 pm at Town Hall, 1 Summer Street, Kennebunk. Those in attendance were:

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

Absent: Frances Smith [Chair] and Maria Kyriakides [Member];

Also Present: David Matero and Sophi Swain [David Matero Architecture].

B. Fleshman 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.

B. Fleshman 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*".

B. Fleshman then elevated alternate members S. Dalzell and M. Megeaski to voting status for the purpose of this meeting. The total number of voting members was, therefore, five: B. Fleshman, P. Bevacqua, J. Jandreau, M. Megeaski, and S. Dalzell.

- 2. Continued Applications**

Application 22-H-05

Property owner(s): Meaghan Agnew & Dan Tobin

Applicant(s): Joe Little, contractor
Property: 141 Summer Street
Application Date: March 28, 2022
Summary: Remove vinyl siding and replace one window with a Jeld-Wen, all-wood, double hung window.

As neither the owners nor applicant were present at the HPC's April 13, 2022 meeting, the HPC had continued the hearing of this application until today's date. Applicants' representative, J. Little, addressed the Commission today, explaining that the applicants sought to (1) remove the vinyl siding of their home, and (2) replace one, double-hung, all-wood window on the second floor front.

B. Fleshman inquired when the siding was put on, and J. Little said the owners did not know as they had purchased the home with the siding already in place. P. Bevacqua asked if all the windows were wood, and J. Little replied that there were a mix of vinyl as well as all-wood windows at present.

In response to other questions by P. Bevacqua, Mr. Little confirmed that the replacement window would be one-over-one with insulated glass. B. Fleshman asked the contractor to fill out one of the Commission's "window forms" providing more dimensional detail, and J. Little agreed to do so.

Motion: Move to approve Application 22-H-05 as submitted with the following stipulations: (1) the window specs are to be changed so the new window matches the existing one to the extent possible; (2) the replacement window will have a divider for a two-over-two pattern; (3) the existing trim is to be re-installed or replicated; and (4) the applicant will submit a completed "window form" providing additional window detail.

Moved: P. Bevacqua

Second: S. Dalzell

Vote: Show-of-hands vote. 5 votes in favor, none opposed; the motion carried.

3. New Applications

Application 22-H-07

Property owner(s): Jonathan Quade and David Quade

Applicant(s): David Matero, architect

Property: 156 Summer Street

Application Date: April 1, 2022

Summary: Repair and repaint exterior, replace windows, construct new barn, relocate driveway, expand lawn.

Architect David Matero next addressed the Commission, explaining the 156 Summer Street project with aerial diagrams of the property as well as detailed renderings of the proposed house and barn. The owners, D. Matero said, specifically propose to: (1) demolish the existing barn; (2) build a new barn with a garage underneath; (3)

relocate the driveway to the south; (4) refurbish or replace all of the existing wood windows on the first floor; (5) replace all windows on the 2nd floor with aluminum clad; (6) repaint the exterior; and (7) replace the roof using “Pewter Wood” shingles.

B. Fleshman and P. Bevacqua commended the architect for his “thorough application package”. B. Fleshman noted that while the plans give the dimensions of the final house and barn, they do not provide the dimensions of the existing structures. D. Matero agreed to provide that information.

S. Dalzell observed that the new barn would be located closer to the street. D. Matero explained that the new barn will have a great room and connect to the house via a mud room. The location of the barn facilitates those features as well as under-barn garage space.

B. Fleshman asked to conduct a site walk to see the condition of the existing barn and determine whether it is at all salvageable. She reminded the applicant that it is the Commission’s policy to require salvaging of as much material as possible from a structure authorized for demolition and to reuse or recycle post-demolition materials to the greatest extent possible.

D. Matero called the HPC’s attention to the contractor’s statement submitted with this application confirming that the barn could not be salvaged. However, Mr. Matero agreed to a site walk, and Commission members and the architect tentatively agreed to conduct one on Thursday, May 5th at 3:30pm providing the owners concur.

Commission members proceeded to pose other questions about the project. P. Bevacqua inquired about the rationale for using a stainless steel chimney in the new barn. D. Matero responded that there were two reasons for the choice — precedent [the existing chimney is metal] and cost. P. Bevacqua also asked about the gutters to be installed, and the applicant confirmed they would be aluminum.

In response to other questions by P. Bevacqua, D. Matero confirmed that both of the paint colors to be used are “historic” Sherman-William colors and paint chips had been provided. There was also a discussion about the Marvin windows and trim to be used, and D. Matero affirmed that he would look for “the closest matches” to the existing window. However, Mr. Matero also noted that the second floor windows, in any event, “are hardly visible from the street.”

S. Dalzell posed questions about the roof line, and D. Matero explained the barn and house connection in more detail. Mr. Matero confirmed that the new barn would not be higher, but rather wider than the existing one. Commission members then moved to continue this hearing.

Motion: Move to continue Application 22-H-07 until the HPC’s meeting of May 11, 2022 to afford time to conduct a site walk on May 5th, 2022.

Moved: P. Bevacqua

Second: J. Jandreau

Vote: Show-of-hands vote. 5 votes in favor, none opposed; the motion carried.

Application 22-H-08

Property owner(s): Mary Jo & Erik Van Der Kaay
Applicant(s): Same
Property: 23 Summer Street
Application Date: April 1, 2022
Summary: Change garage door, repair/replace garage ramp.

Applicant Erik Van Der Kaay then addressed the Commission, seeking approval to change his garage door and replace his garage ramp. The new garage door, he said, will “replicate the existing one in most ways”. However, applicants also propose to install an additional beam over the garage door opening to help secure the new door and install a new, outdoor electric outlet on one side of the garage.

In response to other Committee member questions, Mr. Van Der Kaay affirmed that his home’s original concrete ramp dates to the 1870s. Since the new garage door will only be available in August, Committee members also recognized the need for a longer COA validity period.

Motion: Move to approve Application 22-H-08 as presented with a six [6] month extension of the Certificate of Appropriateness.

Moved: J. Jandreau
Second: B. Fleshman

Vote: Show-of-hands vote. 5 votes in favor, none opposed; the motion carried.

Application 22-H-09

Property owner(s): Town of Kennebunk
Applicant(s): Same
Property: 1 Summer Street
Application Date: April 12, 2022
Summary: Remove two trees, new flagpole, landscaping.

As the Town’s Director of Public Services could not attend the hearing at the last minute for COVID reasons, the meeting clerk exceptionally explained this project instead. The Town, he said, seeks authorization to: (1) remove two diseased trees at the front of Town Hall; (2) replace the flag pole with a new one which exactly replicates the old; and (3) make “the Town’s traditional landscaping improvements” on the site.

Motion: Move to approve Application 22-H-09 as presented with the condition that a photo be submitted marking, for the record, the two trees to be removed.

Moved: P. Bevacqua
Second: S. Dalzell

Vote: Show-of-hands vote. 5 votes in favor, none opposed; the motion carried.

4. Old Business

B. Fleshman reported that she had drafted a response to the questions raised by Select Board member Sally Carpenter regarding the State's classifications of historic properties in Kennebunk. Ms. Fleshman also observed that there could be "local" classifications of historic properties that differed from federal and State ones.

5. New Business

There was none.

6. Review and Approve Minutes

The Chair then led the Commission in a review of the minutes of the HPC's April 13, 2022 meeting.

Motion: Move to approve the Minutes of the HPC's April 13, 2022 meeting as submitted.

Moved: S. Dalzell

Second: P. Bevacqua

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 7:49pm.

Motion: Move that the meeting be adjourned.

Moved: P. Bevacqua

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 May 11, 2022

Signed by


HISTORIC PRESERVATION COMMISSION