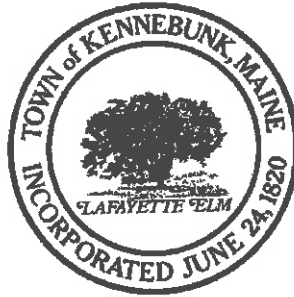


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

May 11, 2022

In Person, Town Hall Meeting

- 1. Call to Order:** Chair and presiding officer Frances Smith called the meeting to order on May 11, 2022 at 6:30 pm at Town Hall, 1 Summer Street, Kennebunk. Those in attendance were:

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

Absent: Judee Jandreau [Member],

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

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*".

After the later arrival of P. Bevacqua and M. Kyriakides, F. Smith elevated alternate member S. Dalzell to voting status for the purpose of this meeting. There were, therefore, five voting members in attendance in total: F. Smith, B. Fleshman, P. Bevacqua, M. Kyriakides, and S. Dalzell.

2. Continued Applications

Application 22-H-07

Property owner(s): Jonathan & David Quade

Applicant(s): David Matero, architect

Property: 156 Summer Street

Application Date: April 1, 2022

Summary: Remove and replace barn, new windows, repair/repaint exterior

This was a continued application. F. Smith excused herself from deliberations as she had not been present at the the HPC's prior hearing of this petition on April 27, 2022. B. Fleshman instead reported that, following the April 27th meeting, three HPC members had conducted a site walk of the property. She called on S. Dalzell to comment.

S. Dalzell first thanked the applicants and their architect for their "exceptional" help during the site walk. The HPC delegation's primary focus during the site walk, Dalzell said, had been on the barn and "L"-shaped connector. It was immediately clear, he stated, that the barn needed to be demolished. It is held up by chains, its foundation is seriously compromised, and the first floor is sagging badly. The "L" structure, Dalzell reported, is likewise in "very bad shape." Dalzell therefore urged the Commission to approve the demolition of the barn and "L".

S. Dalzell likewise commented on the main house, noting that the second-floor windows, in particular, needed to be replaced. Applicants' request for landscaping changes, a new lamp post, and the relocation of the driveway should also be approved, Dalzell opined.

However, Dalzell expressed "slight concern" about the proportions and roof pitch of the barn relative to the house. "There may be ways of altering the [barn's] roof line," he opined, for a better aesthetic.

P. Bevacqua concurred. The barn, Bevacqua observed, was not structurally sound. He also agreed with S. Dalzell about the proportions of the proposed new structures. However, Bevacqua was unsure if this shared "proportion concern" could, after all, be remedied. Architect David Matero countered that the barn's proportions and roof line were features "keeping with traditional Kennebunk architecture" for the period.

Board members posed questions about the eave-to-eave dimensions of the structures and about the columns to be used. B. Fleshman solicited public comments or questions, but there were none. S. Dalzell then asked if a granite "veneer" or fascia could be put over the barn's foundation to liken it to that of the house, and Sophi Swain responded in the affirmative.

P. Bevacqua then observed that details about the replacement windows — specifically, their specifications and manufacturer — had not been submitted and were required. Board members called on the Meeting Clerk to a copy of the HPC's "win-

dow form” to the applicants for completion. However, S. Swain explained that window deliveries were now one year out in many instances, so the applicants had yet to decide on a particular manufacturer. “It will likely be Pella or Marvin,” Swain said.

B. Fleshman stated that window particulars would be a condition for approval and could be provided as an addendum. “You do not have to create a new application,” Fleshman said. The Commission then entertained the following motion.

Motion: Move that the Historic Preservation Commission approve Application 22-H-07 as submitted with the following exceptions and/or clarifications: (1) the gutters are to be aluminum, not steel; (2) prior to final approval, the HPC is to receive an inventory of the existing windows and a schedule showing the proposed work [to be done] on each one; (3) also prior to final approval, a landscaping plan is to be submitted to the HPC for its review and approval; (4) the aluminum front doors will be removed and not replaced; and (5) this approval shall be valid for a period of eighteen [18] months from the date of the COA.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Roll call vote. 4 votes in favor, none opposed, 1 abstention [Smith]; the motion carried.

After the vote, B. Fleshman encouraged the applicants to “soft salvage” whatever materials possible from the structures that are demolished. The HPC also re-confirmed that the additional information called for in the above motion “would be an addendum”, not a new application, but would need to be presented to and approved by the HPC for final approval of the project.

3. New Applications

Application 22-H-10

Property owner(s): John Costin and Rachel Phipps

Applicant(s): John Costin

Property: 11 Dane Street

Application Date: April 14, 2022

Summary: Exterior paint color.

Applicants had initially obtained approval from the HPC on October 27, 2021 to use two Sherman Williams colors for the exterior of their home — SW 2839 “Roycroft Copper Red” and SW 2834 “Birdseye Maple”. Applicants now seek approval to use SW 2835 “Craftsman Brown” instead of “Birdseye Maple”.

Applicant Rachel Phipps stated that the “Birdseye Maple” was not a pleasing color after all. There were no Board or public questions.

Motion: Move to approve Application 22-H-10 for a change of color to “Craftsman Brown”.

Moved: B. Fleshman
Second: S. Daizeii
Vote: Roll call vote. 5 votes in favor, none opposed; the motion carried.

Application 22-H-011

Property owner(s): Paddy Creek Properties
Applicant(s): George Gifford
Property: 10 Summer Street
Application Date: April 15, 2022
Summary: Install shower vent.

George Gifford, a co-owner of 10 Summer Street, addressed the Committee next, seeking authorization to install a shower vent since his bathroom has no vent at all. He specifically proposed an unobtrusive "Hide-a-Vent", which would be painted in the existing color of the building.

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

Motion: Move to approve Application 22-H-11 as presented.
Moved: S. Dalzell
Second: M. Kyriakides
Vote: Roll call vote. 5 votes in favor, none opposed; the motion carried.

Application 22-H-12

Property owner(s): John and Karen Sprague
Applicant(s): John Sprague
Property: 12 Tidewater Court
Application Date: April 15, 2022
Summary: Re-paint exterior of home.

Applicant John Sprague then addressed the Commission, seeking permission to re-paint the exterior of his residence using Benjamin Moore "Edgecombe Grey" with "White Dove" trim. F. Smith again solicited public comment or questions, but there were none.

Motion: Move to approve Application 22-H-12 as presented for "White Dove" and "Edgecombe Grey".
Moved: B. Fleshman
Second: M. Kyriakides
Vote: Roll call vote. 5 votes in favor, none opposed; the motion carried.

Application 22-H-13

Property owner(s): Julie Beck and Chris Mattoon
Applicant(s): Julie Beck
Property: 10 Tidewater Court
Application Date: April 25, 2022

Summary: Repaint exterior of home.

Donna DeSaulnier, representing the applicants, asked for approval on their behalf to repaint their residence. The colors would be Benjamin Moore "Kendall Charcoal" with "Lancaster White" trim. There were no public comments or questions.

Motion: Move to approve Application 22-H-13 as presented.

Moved: P. Bevacqua

Second: B. Fleshman

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

Application 22-H-14

Property owner(s): Timothy Cassavaw

Applicant(s): Timothy Cassavaw and Andrew Bessemer

Property: 56 Summer Street

Application Date: April 26, 2022

Summary: Repaint exterior, replace walkway, landscaping.

Applicant Timothy Cassavaw came before the Commission next, seeking authorization to repaint his house, remake a walkway, and landscape. He offered photos of the existing and proposed paint colors, and discussed the paint chips provided. Mr. Cassavaw also requested permission to remake the walkway connecting his circular driveway to the front door. The walkway is currently made of flagstone; Mr. Cassavaw proposes to use red brick pavers instead.

The applicant then explained his landscaping plans — to include the planting of new balsams, maples, a beech tree, and dogwood. There were no public comments or questions.

Motion: Move to approve Application 22-H-14 as presented.

Moved: S. Dalzell

Second: M. Kyriakides

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

4. Old Business

There was none.

5. New Business

There was none.

6. Review and Approve Minutes

There were no minutes for review or approval.

7. Adjournment

There being no further business, the presiding officer declared the meeting adjourned at 7:33pm.

Motion: Move that the meeting be adjourned.

Moved: P. Bevacqua

Second: M. Kyriakides

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 25, 2022

Signed by



HISTORIC PRESERVATION COMMISSION