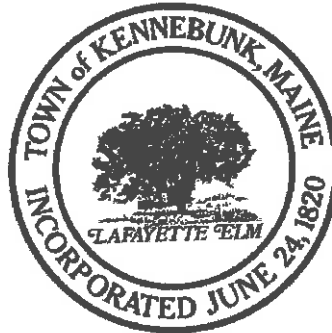


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

May 24, 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 May 24, 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], Maria Kyriakides [Member], Judee Jandreau [Member], and Stephen Dalzell [Alternate];

Absent: Paul Bevacqua [Member], and James Cartwright [Alternate].

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

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

Application 23-H-14

Property owner(s): Jonathan Quade and Danielle Lapointe
Applicant(s): David Matero
Property: 156 Summer Street
Application Date: May 5, 2023
Summary: Add dormer and change roof color

Owners Jonathan Quade and Danielle Lapointe addressed the Commission, explaining the nature and scope of their application. The HPC had approved extensive renovation work on this property at its meeting of December 14, 2022. The owners now sought two changes: (1) a different roof color, and (2) the addition of a rear dormer for ceiling height.

J. Quade said he had found a better roofing color -- "Weathered Wood" -- which will better accentuate the house's exterior colors. The inclusion of a dormer on the back of the house, he added, was needed so the interior stairs could be "stacked" and to meet Code standards. "We are low on head room on the third floor," Mr. Quade stated. A dormer would afford head clearance and give the floor more light, he said.

The owners affirmed that the same Marvin windows, which had been approved by the HPC in 2022, would be used. S. Dalzell confirmed that the same windows had been previously authorized. Dalzell also commended the owners for the high quality of the architectural renderings they had submitted.

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

Motion: Move to approve Application 23-H-14 as submitted
Moved: S. Dalzell
Second: M. Kyriakides
Vote: Roll call vote, 5 votes in favor, none opposed; the motion carried.

4. Old Business

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 HPC had originally authorized a lawn sign for 67 Summer Street at its hearing of April 26, 2023. A Certificate of Authenticity had been issued. However, it was subsequently determined that the approved sign exceeded the total size permitted by Town Ordinance. The applicant therefore came before the Board to seek approval for a different, smaller sign and for an amendment of the HPC's prior approval.

Edward Bibber showed a depiction of the smaller sign. Commission members agreed that it was "tasteful" and "more in keeping with the fine character of the building."

F. Smith asked if this smaller sign met Code standards, and the applicant responded in the affirmative. F. Smith solicited additional questions or questions, but there were none.

Motion: Move to approve Application 23-H-13 as amended.

Moved: J. Jandreau

Second: S. Dalzell

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

5. New Business

B. Fleshman reported that she had taken two preservation courses. One recommended the use of a "carbon avoidance app", a comprehensive program and app to be used by municipal officials, Code Officers, planners, and historic preservation specialists to abate climate harm. The program, Fleshman said, helps towns appreciate that "the greenest buildings are existing, retro-fitted ones." The program encourages towns *not* tear down older buildings in a wholesale fashion, but instead improve them.

A second course, B. Fleshman said, focused on seven aspects of "historic integrity": (1) location, (2) design, (3) setting, (4) materials, (5) workmanship, (6) feelings, and (7) associations.

"Historic integrity," B. Fleshman said, "is more than architecture." It also includes community character or "manner" and how residents and visitors react to it. The Vice Chair went on to report that larger urban centers were stepping up initiatives to preserve African-American neighborhoods. There is growing recognition, Fleshman remarked, of the importance of our architectural, design, and workmanship history. However, road construction and new housing developments frequently cause this record to be lost.

Discussion ensued about the quality and design of present-day "affordable" housing projects. Members noted that Europe's approach was to require developers building new housing to earmark a certain percentage of all new units for affordable use rather than create "enclaves of exclusively affordable housing."

6. Minutes of Prior Meetings

Members then began a review of the minutes of the HPC's May 10, 2023 meeting. Given the absence of several members who had been present at that prior meeting, members took up the following motion instead:

Motion: Move to continue the HPC's review of the minutes of May 10, 2023 until the Commission's next meeting of June 14, 2023.

Moved: B. Fleshman

Second: M. Kyriakides

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 6:52pm.

Motion: To adjourn the meeting.

Moved: S. Dalzell

Second: B. Fleshman

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 June 14, 2022

Signed by



HISTORIC PRESERVATION COMMISSION