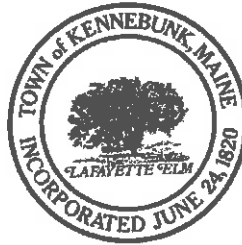


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

June 8, 2022

In Person Meeting, Town Hall, 1 Summer Street, Kennebunk

- 1. Call to Order:** Chair and presiding officer Frances Smith called the meeting to order on June 8, 2022 at 6:30 pm at Town Hall, 1 Summer Street, Kennebunk. Those in attendance were:

Present: Frances Smith [Chair], Paul Bevacqua [Member], Judee Jandreau [Member], and Stephen Dalzell [Alternate];

Absent: Barbara Fleshman [Vice Chair], Maria Kyriakides [Member], and Mary Megeaski [Alternate];

Also Present: Cyrus Chilton and Richard Smith.

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 then elevated alternate member S. Dalzell to voting status for the purpose of this meeting. The total number of voting members was, therefore, four: F. Smith, P. Bevacqua, J. Jandreau, and S. Dalzell. In view of the fact that only four voting members were present, the presiding officer explained the right of applicants to request a continuance of their hearings until a later date when five or more voting members were present. The Chair then polled all applicants individually, and each confirmed his or her willingness to proceed this evening with only four voting members.

2. Continued Applications

There were none.

3. New Applications

Application 22-H-21

Property owner(s): Geoffrey and Deborah Tudhope
Applicant(s): Same
Property: 102 Summer Street
Application Date: May 12, 2022
Summary: Add rear extension

Applicants' representative, Cyrus Chilton, briefly described the project. Applicants seek to add an extension at the rear of their property. C. Chilton submitted additional photos of the proposed brick and roofing materials to be used.

In response to questions from P. Bevacqua and S. Dalzell, C. Chilton confirmed that the bulkhead would be completely removed and one new "Brosco" window would be added in the addition. Mr. Chilton provided a cut sheet of the window. He also confirmed that the new window would be the same as the other existing windows in place – i.e. six over six with a flat casing and historic sill nosing.

Commission members posed other questions about the paint colors and proposed roofing shingles to be used, and C. Chilton provided the information. That detail was incorporated in the motion which followed.

Motion: Move to approve Application 22-H-21 with the following clarifications: (1) the proposed window will be Brosco with historic sill nosing and triple-track storm feature; (2) the roof shingles will be "Estate Grey" by Owens Corning; and (3) the body and trim color will be Sherman Williams SW 7568 "Neutral Ground".

Moved: P. Bevacqua

Second: S. Dalzell

Vote: Roll call vote. 4 votes in favor, none opposed; the motion carried.

Application 22-H-022

Property owner(s): Walter Olihvik and Janet Atkinson
Applicant(s): Same
Property: 25 Summer Street
Application Date: May 25, 2022
Summary: Patio, drive, porch lights, light posts

Applicant W. Olihvik came before the Commission seeking approval of "two main projects": (1) a new patio, and (2) the installation of two granite lamp posts along his driveway.

The patio, applicant explained, will have two tiers, one with a fire pit. The base of the patio would have a boulder retaining wall on a crushed stone foundation. The pavers would be Cambridge "Limestone XL". The patio, Mr. Olihvik also confirmed, would be located approximately 34 feet from the house and the two tiers would have slightly different dimensions. Dimension details are cited in the plans and diagrams previously submitted by the applicant.

Mr. Olihvik provided additional photos of the stone to be used, which Commission members examined and the meeting clerk incorporated in this application's file. In response to questions from J. Jandreau and P. Bevacqua, the applicant also confirmed that the patio would be approximately 15 feet from his property line.

There being no additional questions or comments regarding the patio, the applicant next described the granite posts to be installed. They would be 8 feet tall, he said, but be fixed approximately 2 feet into the ground. There would be 10" by 10" caps on the posts. The lights on them would be hard-wired into the house. The applicant then provided a photo of the two post lighting fixtures and of the hanging light to go above the door.

Richard Smith, a direct abutter, next addressed the Commission to "wholeheartedly endorse this project". However, Smith also suggested that the applicant consider having a screen for the fire pit to prevent "spark problems", and the applicant concurred with the suggestion.

Motion: Move to approve Application 22-H-22 as submitted.

Moved: J. Jandreau

Second: P. Bevacqua

Vote: Roll call vote. 4votes in favor, none opposed; the motion carried.

Application 22-H-23

Property owner(s): Paul and Mary Beth Bevacqua

Applicant(s): Same

Property: 46Summer

Application Date: May 26, 2022

Summary: Gravel drive, granite walkway, landscaping

HPC member P. Bevacqua recused himself from this hearing as he is also the applicant. The number of voting members was therefore three.

The applicant then proposed several improvements to his property: (1) removal of all asphalt from the driveway and replacement with gravel; (2) replacement of the existing wooden side stoop with granite steps; (3) the addition of a granite walkway and aprons at both ends of the driveway; and (4) installation of two wooden lamp posts.

P. Bevacqua then provided cut sheets of the proposed lights, which will be "Newbury" Series fixtures by Quoizel.

In response to questions from F. Smith and J. Jandreau, P. Bevacqua confirmed that he would use “Granite Blend” and “Katahdin” composite stone for the walkway. The light posts, he said, will be standard, 6-ft. cedar posts.

Discussion about landscaping ensued, and applicant confirmed that, at this initial stage, he proposes to relocate one lilac plant and possibly create two small beds with transplants of existing plants. However, P. Bevacqua also affirmed that he intends to submit a later, more detailed landscaping plan to the HPC for separate approval later in the year.

F. Smith asked if there would be an apron by the side door, and applicant responded in the negative. Aprons, he stated, would only be installed on the driveway. The side door would have a granite sidewalk only.

Motion: Move to approve Application 22-H-23 as presented.

Moved: J. Jandreau

Second: S. Dalzell

Vote: Roll call vote. 3 votes in favor [Smith, Jandreau, Dalzell], none opposed; the motion carried.

After the vote, P. Bevacqua resumed his voting role on the Commission and the number of voting members was again four.

4. Old Business

The meeting clerk then presented materials submitted by Mr. David Crevadi, 174 Summer Street, to demonstrate his satisfaction of the conditions of approval stipulated in the HPC’s Certificate of Appropriateness dated October 27, 2021 [Application 21-H-46]. No motion was made or formal vote taken. However, Commission members informally agreed that the applicant had satisfied the conditions stipulated.

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 (a) May 11 and (b) May 25, 2022 meetings.

Motion: Move to approve the Minutes of the HPC’s May 11, 2022 meeting as submitted.

Moved: P. Bevacqua

Second: S. Dalzell

Vote: Roll call vote. 4 votes in favor, none opposed; the motion carried.

However, the HPC tabled its review of the minutes of May 25, 2022 as the presiding officer of that meeting, Barbara Fleshman, was not in attendance today. The minutes of May 25, 2022 will instead be reviewed at the HPC’s June 22, 2022 meeting.

7. Adjournment

There being no further business, the presiding officer declared the meeting adjourned at 7:25pm.

Motion: Move that the meeting be adjourned.

Moved: J. Jandreau

Second: S. Dalzell

Vote: Roll call vote, 4 votes in favor, none opposed; the motion carried.

Respectfully submitted by,
J. Schlagheck

Adopted by the Commission in its meeting
of June 22, 2022

Signed by


HISTORIC PRESERVATION COMMISSION