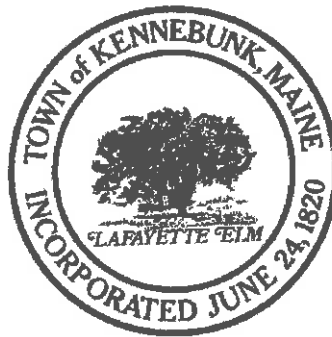


Town of Kennebunk, Maine



Historic Preservation Commission

June 14, 2023

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

- 1. Call to Order:** Vice Chair and presiding officer Barbara Fleshman called the meeting to order on June 14, 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: Barbara Fleshman [Vice Chair], Paul Bevacqua [Member], Maria Kyriakides [Member], Stephen Dalzell [Alternate]; and James Cartwright [Alternate];

Absent: Frances Smith [Chair], and Judee Jandreau [Member].

B. Fleshman introduced the members in attendance and elevated S. Dalzell and J. Cartwright, both Alternate Members, to voting status for the purpose of the meeting. There were, therefore, five voting members present: B. Fleshman, P. Bevacqua, M. Kyriakides, S. Dalzell, and J. Cartwright.

B. Fleshman 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-15

Property owner(s): Gerard and Patrice Clifford
Applicant(s): Same
Property: 13 Summer Street
Application Date: May 24, 2023
Summary: Multiple: (1) add garden shed; (2) remove trees and lilac; (3) replace drive; (4) change color of doors; (5) replace foundation plantings; (6) replace barn door; (7) replace deck lattice; (8) repaint back room exterior; and (9) add/replace gutters.

The applicants, Gerard and Patrice Clifford, addressed the Commission and explained the several modifications for which they sought approval: (1) remove three problematic trees; (2) create a landing for the back door; (3) replace the driveway, removing a lilac in the process; (4) change the color of the front and kitchen doors to “Divine Wine”; (5) remove existing holly bushes and replace them with other plants; (6) put in a brick pathway; (7) put in one-inch square lattice on the deck; (8) replace the existing barn down with two doors opening outward; (9) add a garden shed behind the barn (not visible on the street); (10) repaint the exterior back-room addition on the house in the color “Paul Revere Pewter”; and (11) add on or replace gutters.

B. Fleshman noted that there were only a limited number of door colors used in the colonial era. The color proposed by the applicants, she said, was not a Benjamin Moore “historic color”. Commission members proceeded to recommend several historic alternatives. B. Fleshman asked if the applicants would be willing to consider – “without obligation” – a Benjamin Moore historic paint color for the doors, and the applicants responded in the affirmative. Mr. and Mrs. Clifford also affirmed that the proposed barn doors would be painted “Pewter” with white trim.

B. Fleshman solicited comments or questions. P. Bevacqua asked if redwood or cedar would be used for the balustrades, and the applicants said they had not decided. There were no other comments or observations.

Motion: Move to approve Application 23-H-15 as submitted with the caveat that the applicants consider other historic paint colors (such as Benjamin Moore “Garrison Red”) and to likewise extend the validity of this approval for an additional 18 months.

Moved: P. Bevacqua

Second: J. Cartwright

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

Application 23-H-16

Property owner(s): Sheryl Miller and Michael Rideout
Applicant(s): Sheryl Miller
Property: 88 Main Street
Application Date: May 25, 2023
Summary: Change business sign.

Sheryl Miller addressed the Commission next, requesting post-fact authorization to change a business sign. The new sign fitted into the original wooden posts. The lettering was metal painted "White" and "Pearl". The sign was also double-sided.

B. Fleshman solicited questions or additional comments, but there were none.

Motion: Move to approve Application 23-H-16 as submitted

Moved: S. Dalzell

Second: P. Bevacqua

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

Application 23-H-17

Property owner(s): Helena Gilman
Applicant(s): Same
Property: 1 Portland Road
Application Date: May 26, 2023
Summary: Multiple: see below

Applicant H. Gilman addressed the Commission next, explaining the sundry authorizations she sought. During the discussions, she distributed a number of new sketches and photos. The Commission discussed with the applicant each of these proposed modifications: (1) trim existing landscaping; (2) remove the existing arborvitae (a) between the next-door church and the driveway, and (b) at the front right of the house, and replace them with boxwood; (3) remove the existing rhododendrons [identified as "#1" and "#2" in the new photos]; (4) put down "rubber mat discs" to temporarily widen the driveway; (5) replace the existing flagstone walkway with a red brick one; (6) relocate a bird bath; (7) erect two or three trellises with vines and plant a small flowering tree [possibly a weeping wisteria or dogwood] in the middle; (8) add two patios [with materials as yet to be decided]; (9) change the planting around the foundation; (10) add a new back door; (11) change the location of the rear gas tank and erect a wooden surround around it; (12) install a wrought-iron fence; (13) plant lavender and rosemary from the driveway to the side entry of the house; and (14) install two or three raised, above-ground, wooden frame planters.

Regarding the removal of the arborvitae and their replacement with boxwoods, Commission members observed that boxwoods tend to fare poorly if planted near streets that are treated with salt in the wintertime. Members agreed to authorize the boxwood as requested, and also agreed that the applicant could simply notify the HPC by email if another type of hedge or shrubbery were used instead. "No additional application or approval would be needed," B. Fleshman said.

The applicant's choice of patio materials, Commission members said, could likewise be confirmed to the HPC by email "so as to amend our approval without requiring an additional application." However, the HPC sought detail about the dimensions, materials, and locations of the two patios.

As for the driveway being widened, the applicant said she had obtained approval from Public Services for the change, and she provided a copy of the approval. No curb cut would be needed, the applicant said. The inner part of the driveway would instead be widened to enable cars to turnaround on the property. On a temporary basis, the applicant proposed to widen the driveway with "rubber discs."

Ms. Gilman then explained that she also sought to install a new door. It would be made of wood or perhaps fiberglass. The applicant had not decided on the door material as yet and, consequently, did not have a spec sheet.

Discussion next focused on the wrought-iron fence. The applicant had a sketch of a preliminary design and said that the fence would be 3 or 4 feet tall with a corner arch. The applicant asked what detail the HPC additionally needed in order to approve the fence. B. Fleshman responded that the applicant would need to provide: (1) a more detailed fence design with final dimensions; (2) confirmation of the material to be used [wrought iron or other]; (3) a spec sheet from the manufacturer; and (4) "a request to the HPC for an amendment." B. Fleshman again indicated that a new or additional application would not be needed. The applicant stated that she would investigate wrought-iron alternatives, as well.

Members then alerted the applicant that the lavender and rosemary she proposed to plant might not thrive in this climate. The applicant said she would consider alternatives. Ms. Gilman was again asked to confirm a final choice by email "for an amendment" without the need for re-appearing before the HPC.

B. Fleshman solicited additional questions and comments. HPC members discussed this application among themselves, and concluded that there were a great many details missing from this application. Rather than have the applicant supply supplemental information and spec sheets piece-meal by email over time, Commission members instead asked the applicant to provide the following information and materials "in one go" for review by the HPC at later, follow-up meeting:

Information and Materials to be Supplied

1. Specification of the kind of hedge or shrubbery to be planted [boxwood or other];
2. Detail about the walkway: dimensions, materials to be used, manufacturer, and spec sheet;
3. Details about the trellises to be installed — dimensions, sketch or photo, materials to be used, color, and ideally spec sheets — along with specification, as well, about the plants to be used on or surrounding the trellises.

4. A detailed plan of the driveway turnaround to include a sketch, dimensions, the materials to be used, and (if applicable) a spec sheet for the materials. Applicant was asked to submit additional copies of the Public Services approval of the driveway as well;
5. A "cut sheet" and photograph of the temporary rubber mats to be used for the driveway's widening;
6. Detail about the two patios proposed: (a) dimensions of each; (b) sketch of each; (c) distance of each one from the house; (d) specification of the materials to be used [flagstone, pavers, or other]; and (e) spec sheets for the materials;
7. Detail about the rear door to be installed: (a) dimensions; (b) final material choice [wood, fiberglass, or other]; (c) manufacturer; and (d) spec sheet.
8. A more detailed design, dimensions, manufacturer, and spec sheet of the wrought-iron (or other) fence;
9. Diagram identifying the location where the gas tank would be relocated on the property;
10. Detail about the wood surround meant to go around the gas tank [height, sketch or photo, paint or stain color, etc.]; and,
11. Detail about the (a) steps and (b) hand railing for the proposed back door [sketch or photo, dimensions, materials, manufacturer, and spec sheets].

The meeting clerk repeated the above items, and Commission members agreed that the list was complete.. HPC members and the applicant then agreed that these materials, spec sheets, and details were to be submitted to the HPC on or by **July 2, 2023** so they could be reviewed by members at the HPC's **July 12, 2023** meeting.

The applicant agreed to the July 12th continuance, but stated that she had an arborist ready to remove and trim the trees cited in her application. HP members agreed that the applicant could proceed with the removals and trimming as proposed.

Motion: Move to approve Application 23-H-17 as submitted for the removal and pruning of the trees cited and to otherwise continue the hearing of this application until July 12, 2023 so the applicant can provide the detail cited above.

Moved: P. Bevacqua

Second: M. Kyriakides

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

Application 23-H-18

Property owner(s): James and Elizabeth Eickmann

Applicant(s): Same

Property: 82 Summer Street

Application Date: May 31, 2023

Summary: Multiple: (1) repair siding and trim; (2) repaint exterior; (3) replace back yard fence; (4) add drainage swale; (5) add mounted farm bell; and (6) remove unsafe trees.

Applicant Elizabeth Eickmann and a relative, Nick Block, addressed the Commission next, explaining the multiple approvals sought: (1) repair siding and trim; (2) repaint exterior; (3) replace back yard fence; (4) add a drainage swale; (5) add a mounted farm bell; and (6) remove unsafe trees.

Ms. Eickmann said the same exterior colors and paint would be used. The residence's siding and trim needed repair. A rear fences near the barn was to be replaced, and HPC members briefly discussed fencing and finishing options. The applicant asked if the fence could be painted white, and HPC members answered in the affirmative.

The applicant proceeded to describe the property's drainage issues and standing water in the back yard. A specialist, Ms. Eickmann said, had been called in and suggested putting in a swale to help divert the water toward a nearby culvert. Members posed questions about the direction of the water flow and about the proposed location of the swale; the applicant provided the information. Members said the stones used for the swale should match the ones already in place.

N. Block then explained that a farm bell had a long history in the family and the applicants sought to display the bell on their property. It would be placed on a "wooden pergola", N. Block said, and would face Summer Street. J. Cartwright asked to see the design of the bell base or stand, and Mr. Block said he would provide one.

The applicant said that she and her husband had already removed the two problem trees as they were deemed by an arborist to have been hazardous. Ms. Eickmann nevertheless sought post-fact approval for the removals as well as authorization to replace them. The applicants also sought approval to remove two additional problem trees at the back of their property and replace them with apple trees.

Motion: Move to approve Application 23-H-18 as submitted with these provisos: (1) the replacement of the backyard fence may be painted white or stained; (2) the drainage swale should use the same or similar stones as the culvert; and (3) the design, a sketch, and the specific location of the bell support structure are to be provided pre-fact for approval.

Moved: S. Dalzell

Second: M. Kyriakides

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

After the vote, HPC members informed the applicants that they could provide the additional materials digitally by email. The HPC, B. Fleshman said, would review them at a future meeting. Members also asked the applicants to check with the Code Enforcement Office as regards the size and location of the bell structure. Ms. Eickmann said she would do so.

4. Old Business

There was none.

5. New Business

B. Fleshman reported that the Select Board had, at its meeting of June 13, 2023, re-appointed four HPC members for one-year and three-year terms. She noted that the Select Board had expressed concern about “automatic re-appointments”. Future appointments and re-appointments for all boards may entail more Select Board vetting and review.

6. Minutes of Prior Meetings

Members then began a review of the minutes of the HPC’s May 10, 2023 and May 24, 2023 meetings.

Motion: Move to approve the minutes of the May 10, 2023 meeting as presented.

Moved: B. Fleshman

Second: J. Cartwright

Vote: Roll call vote, 4 votes in favor, none opposed, 1 abstention [S. Dalzell had not attended the 5/10 meeting]; the motion passed.

Motion: Move to approve the minutes of the May 24, 2023 meeting as presented.

Moved: B. Fleshman

Second: M. Kyriakides

Vote: Roll call vote, 3 votes in favor, none opposed, 2 abstentions [J. Cartwright and P. Bevacqua had not attended the 5/24 meeting]; the motion passed.

7. Adjournment

There being no further business, B. Fleshman declared the meeting adjourned at 9:25pm.

Motion: To adjourn the meeting.

Moved: S. Dalzell

Second: P. Bevacqua

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 28, 2023.

Signed by


Barbara Fleshman
HISTORIC PRESERVATION COMMISSION