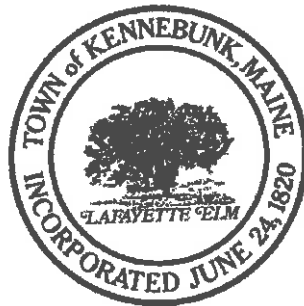


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

June 22, 2022

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 June 22, 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], Stephen Dalzell [Alternate], and Mary Megeaski [Alternate];

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

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

- 2. Continued Applications**

There were none.

3. New Applications

Application 22-H-24

Property owner(s): Edward and Nadine Rosenthal
Applicant(s): Same
Property: 39 Summer Street
Application Date: May 27, 2022
Summary: Repaint exterior

Applicant E. Rosenthal addressed the Commission, seeking authorization to repaint his residence in the following colors:

- Primary exterior: "Amherst Gray", HC-167;
- Primary trim: "Harwood Putty", CW-5;
- Shutters and garage door: "Black", HC-190
- Side and front doors: "Country Red", HC-183; and,
- Secondary trim: "Puritan Gray", HC-164 or "Boothbay Gray", HC-165.

The color scheme, Mr. Rosenthal affirmed, "is basically the same as the one in place now" and "the paints will be Benjamin Moore." S. Dalzell recommended that "Boothbay Gray" be used for secondary trim [i.e. for the wooden stairs at the front and side doors], and applicant concurred.

Motion: Move to approve Application 22-H-24 as submitted with the owner's decision noted to use "Boothbay Gray" for secondary trim.

Moved: S. Dalzell

Second: P. Bevacqua

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

Application 22-H-025

Property owner(s): Cheryl and David Ernst
Applicant(s): Same
Property: 168 Summer Street
Application Date: June 3, 2022
Summary: Remove tree

Owner Cheryl Ernst next addressed the Commission, explaining that a spruce tree was dangerously and directly abutting her residence. She showed photos of the tree, and Commission members agreed that the tree needed to be removed. Commission members had no other comments or questions.

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

Moved: J. Jandreau

Second: S. Dalzell

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

Application 22-H-26

Property owner(s): Familie Haus Weigle Trust
Applicant(s): David and Lisa Weigle
Property: 19 Summer Street
Application Date: June 6, 2022
Summary: Backyard picket fence

Applicant David Weigle then came before the Commission, seeking to install a picket fence in his back yard to replace an earlier one erected in the 1950s. That original fence had rotted away in 2008-9, he said,

The new fence would be 390 linear feet long, 4 feet high, and painted white. Applicant said he was considering two options: (1) a fence made of cedar facing the street and vinyl at the back; or (2) an all-vinyl fence. Mr. Weigle stated he preferred the first, vinyl-plus-wood option.

F. Smith asked for confirmation that the fencing facing Summer and Park Streets would be wood painted white "if the wood-and-vinyl option were approved", and applicant responded in the affirmative. The gates, he added, would be wood as well.

Several HPC members voiced initial concern about any use of vinyl. However, P. Bevacqua and F. Smith reminded members that prior approvals had been granted for vinyl fences in the past. "We do have a precedent," P. Bevacqua stated.

The owner also reported that he was delaying installation of the flowering hedges (which had previously been approved by the HPC) until the new picket fence is installed, and Commission members concurred.

Motion: Move to approve Application 22-H-26 as submitted with the understanding that it is the option with vinyl [fencing] facing the interior property lines that is approved.

Moved: P. Bevacqua

Second: J. Jandreau

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

Application 22-H-27

Property owner(s): Judith O'Donnell
Applicant(s): Same
Property: 9 Dane Street
Application Date: June 7, 2022
Summary: Repaint exterior

Applicant Judith O'Donnell next addressed the Commission, seeking authorization to paint the shutters of her home "Limousine Leather Black" [MQ5-05] and her front door "Indian Summer" [M170-5]. She distributed paint chips for the Commission's consideration. The paint, however, was not Benjamin Moore Historic.

P. Bevacqua said the applicant could use a Benjamin Moore Historic paint color which was similar. Commission members agreed that applicant should use a “historic” color, but said that Ms. O’Donnell would not need to return to the HPC for any additional approval.

The applicant then stated that she also sought to replace her wooden garage door as it has suffered substantial water damage. The garage-door request was not cited in the application submitted. At tonight’s meeting, however, Ms. O’Donnell additionally asked for approval to install an 8’ by 10’ steel door “in the Shaker style with small windows”.

In response to HPC member questions, the applicant affirmed that her garage is attached to her house, but not visible from the street. The present garage is in a dangerous state, Ms. O’Donnell re-iterated, and HPC members agreed to amend the applicant’s application to include the garage-door replacement.

Motion: Move to approve Application 22-H-27 as submitted with the door color to be as close as possible to “Indian Summer” and the garage door replacement is also approved.

Moved: S. Dalzell

Second: J. Jandreau

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

After the vote, F. Smith asked the applicant to provide a paint chip of the final paint selected and also a photo or spec sheet of the garage door to be installed. These materials, F. Smith stated, could simply be submitted to the meeting clerk. [Following the meeting, Ms. O’Donnell submitted a rendering of the garage door and paint chip for Benjamin Moore 2171-40 “Passion Fruit”.]

4. Old Business

There was none.

5. New Business

A public commentator at the meeting asked if a house in the Historic Overlay District could use roofing shingles different from those in place, and P. Bevacqua and F. Smith urged the speaker to (1) contact the Town’s Code Enforcement Office for guidance to see if a building permit would be required, and (2) simply notify the HPC of the final roofing material used. No formal HPC application, F. Smith affirmed, would be needed.

F. Smith then reported that she, herself, is installing a stove exhaust ventilation “hood” and vent. She will, she said, submit an HPC application for approval of the vent at the next HPC meeting.

F. Smith and all other members of the HPC then thanked M. Megeaski, who is leaving the Committee. Members commended Ms. Megeaski for her service.

6. Review and Approve Minutes

The Chair then led the Commission in a review of the minutes of the HPC's (a) May 25, 2022 and (b) June 8, 2022 meetings. However, Commission members elected to again postpone their review of the minutes of the May 25th meeting since the presiding officer at the May meeting, B. Fleshman, was not in attendance tonight. Instead, HPC members reviewed the minutes of June 8th meeting. Several errors in the June 8th minutes were identified and duly corrected.

Motion: Move to approve the Minutes of the HPC's June 8, 2022 meeting as corrected.

Moved: P. Bevacqua

Second: S. Dalzell

Vote: Roll call vote. 4 votes in favor, none opposed, 1 abstention [M. Megeaski had not attended the June 8th meeting]; the motion carried.

7. Adjournment

There being no further business, the presiding officer declared the meeting adjourned at 7:10pm.

Motion: Move that the meeting be adjourned.

Moved: J. Jandreau

Second: S. Dalzell

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 July 13, 2022

Signed by



HISTORIC PRESERVATION COMMISSION