

## Fences and Walls



Summer Street iron and granite fence



Summer Street wood picket fence

Fences and walls remain an important character-defining feature of a historic property and of the surrounding neighborhood. Fences were designed to complement the architecture of the building and were also intended to be functional. Prior to the 1870s, most properties in the District had painted wooden fences. The most common style was a simple picket fence, with flat, square topped picket flat rails set directly into the ground. Wooden fences remained the norm at the Landing, but in the 1870s the first iron and granite fence replaced a wooden fence on the upper portion of Summer Street. Nearby property owners soon followed this example. There are only a few historic fences remaining in the District, notably two iron and granite fences on Summer Street. These fences are constructed of wrought iron mounted into granite slabs, and provide a physical rather than a visual separation.

### Recommendations

- Existing fences should be maintained and repaired as necessary using in-kind materials. Wood fences should be painted or stained in a color that is compatible with the house's colors. Fencing material should not remain untreated.
- New fencing should be designed to be compatible with a property in material, proportions, and style. Fencing

of a period other than that of the historic structure should not be added, unless physical or photographic evidence exists to show that such a fence existed in the past.

- Chain link fence, stockade fences and solid masonry fencing that visually enclose the property from its surroundings are historically inappropriate.
- Fences around swimming pools should meet the building code, and will be reviewed on an individual basis.



Stonewall on Summer Street.

### Walkways, Driveway, Patios and Parking Lots

The original surface material of driveways and walks in the District was dirt. Over time gravel and/or asphalt has been placed over the dirt driveways to create a more finished appearance. Walkways have been covered with gravel, brick and stone. Patios also have gravel, brick or stone surfaces. Parking lots in the District are paved with asphalt. Many parking lots in the District are the sites of demolished residential and/or commercial structures. The demolition of these buildings represents an irreplaceable loss to the history of the Town and to the historic character of the District. The use of appropriate surface materials for walkways, driveways, and patios can help reinforce the character of the District.

### Recommendations

- The existing historic materials used in walks and driveways should be retained, and damaged or missing materials should be replaced in-kind, matching the original as closely as possible.
- Patios should be placed at the rear of the property, or in side yards.
- Large parking areas should be visually screened from the street by appropriate walls, fences, and plantings.

- New parking should be located to the side and/or rear of existing structures.
- Demolition of existing historic buildings or plantings is not permitted for construction of parking lots. If additional parking is needed it should be located at the side or rear of existing structures.

### **Swimming Pools**

Swimming pools are a landscape feature usually associated with modern periods of landscape design. While swimming pools would not have been found in the historic landscapes associated with the District, they may be added if care is taken to prevent them from becoming a prominent feature.

#### Recommendations

- Pools should be placed to the rear of the property, and not placed in front or side yards. Pools should be visually screened from the street by appropriate fences and plantings.
- Structures associated with a swimming pool should follow requirements for new construction within the District.

### **Lighting**

During the nineteenth century light fixtures were rarely attached to buildings. Twentieth century technology made porch-ceiling lights common. Most often these light fixtures have simple glass globes.

#### Recommendations

- Avoid exterior light fixtures that are overly ornate, such as shiny brass, pendants, and finials on light fixtures. Porch ceiling lights with simple glass globes were common on early 20th century porches and are appropriate.
- Spot lighting is not recommended. Alternative forms of lighting should be explored where this type of lighting is desired.

## Signs

Signage is an important feature of the District. Businesses, public buildings and home occupations rely on signage for building identification as well as advertisement. The installation of appropriate signs in the District is permitted and requires approval from the Commission. All signage must conform to the Sign Ordinance of the Kennebunk Zoning Code.

### Recommendations

- Advice from the Code Enforcement Officer, including recommendations for compliance with the Sign Ordinance, is suggested prior to submission of an Application for a Certificate from the Commission.
- The maximum size for signage within the District is under the jurisdiction of the Office of Code Enforcement. Signs need not be made to the maximum allowable size in order to be effective.
- Sign materials should be chosen to complement the property that the sign identifies. Wooden signs with wood or iron posts and fastenings are recommended.
- Signs that require lighting should be down lit with shielded, incandescent bulbs in order to prevent light

scatter. Neon is not an appropriate lighting material within the District.

- Temporary signs must comply with the Kennebunk Zoning Code. No Certificate of Appropriateness is required for signs that will be in place for the duration of the project, for example, real estate, construction, church fairs and yard sale signs.