

Town of Kennebunk, Maine



Historic Preservation Commission

AGENDA

Tuesday, October 15, 2019

6:30 p.m. / Room 300 - 306

1) Open Meeting

- Greeting, Note: Time, Day, Date, Attendance
- Review Guidelines and Standards
- Appointment of Alternates as voting members

2) New Applications

- **Application 19-H-24** *Submitted: August 6, 2019 - Expires: October 16, 2019*
Property Owner: Andrea Ellen McCarthy Berlin
Applicants: Same as Owner
Property Location: 71 Summer Street, Kennebunk, Maine
Requested Change:
 1. Remove dead pine trees along driveway.

NOTE: Application 19-H-24, Owner Andrea Ellen McCarthy Berlin, is required to provide a signed, tree removal recommendation, in writing, from a licensed Arborist, to the Historic Commission as a condition of approval.

- **Application 19-H-25** *Submitted: September 19, 2019 - Expires: November 3, 2019*
Property Owner: James H. Barker
Applicants: Hunt Edwards P.O.A.
Property Location: 104 Summer Street, Kennebunk, Maine
Requested Change:
 1. Exterior restoration of house, barn, and carriage house including repair and painting.
 2. Demo and remove damaged screen house and carriage house porch.

- **Application 19-H-26** *Submitted: October 2, 2019 - Expires: November 16, 2019*
Property Owner: Daniel R. & Claudia G. Sayer
Applicants: Same as Owner
Property Location: 75 Summer Street, Kennebunk, Maine
Requested Change:
 1. Driveway:
 - Remove two trees and re-grade the swale;
 - Frame driveway with granite landscape blocks;
 - Resurface driveway with crushed gravel; and
 - Install a 4 ft. tall living hedge of bent willows along the street facing side of the driveway rear.
 2. Tree removal and pruning as detailed by licensed Maine arborist Leon Jackson in his letter of September 16, 2019.
 3. Tree replacement as detailed on page 3 & 4 of the application.

- **Application 19-H-27** *Submitted: October 2, 2019 - Expires: November 16, 2019*
Property Owner: Hope Cemetery Corp.
Applicants: Betsy T. Stevens, President, Hope Cemetery Corp.
Property Location: 2 Barnard Lane, Kennebunk, Maine
Requested Change:
 1. Install two parking directional signs on the Barnard Lane side of the cemetery property; one at the cemetery entrance pillars, and the other at the parking access road entrance.

3) Continued Applications

- **Application 19-H-10** *Submitted: May 15, 2019 - Expires: Sept 23, 2019 (60 day extn)*
Property Owner: Janet H. Perry & Jill Perry-Hurst
Applicants: Same as Owner
Property Location: 15 Dane Street, Kennebunk, Maine
Requested Change:
 1. Replace windows.

Status:

Waiting for owner to:

1. Select replacement window manufacturer, color, and model.

4) Amended Applications

- **Application 19-H-03 Amendment 1** *Submitted: Sep 19, 2019 - Expires: Nov 3, 2019*
Property Owner: Durrell's Bridge Landing LLC
Applicants: Keith & Jeri Wallace, Brian Beaudette, Architect
Property Location: 9 Durrell's Bridge Road, Kennebunk, Maine

Application 19-H-03 Amendment 1 (continued)

Requested Change:

1. The following documentation requested in Provision 2 of the COA issued on April 22, 2019 is submitted for approval:
 - 1) Photographic Inventory
 - 2) Existing Location Plat/Survey
 - 3) William E. Barry 1911 Plans
 - 4) Proposed Home Plans
 - 5) Letter Recommending Replacement

5) Minutes From

- July 8, 2019; review, approve, sign
- July 22, 2019; review, approve, sign
- August 26, 2019; review, approve, sign

6) New/Old Business

- New Business:

1. Kennebunk Baptist Church exterior refresh

The Kennebunk Baptist Church is requesting permission to refresh the exterior of the church property located at 77 Main St. as per the following plan detailed in their letter of September 24, 2019:

- ✓ Power wash the siding;
- ✓ Repair the wooden shutters;
- ✓ Repaint the shutters dark green (current color); and
- ✓ Repaint the siding white (current color).

- Old Business: **New Updates / No Response within 30 Days**

A. - ISSUES:

1. Mtg 06/13/16 – 125 Summer Street, Change door color, Lori Anne **Wears**.
Subject: Waiting for the Applicant to re-submit a color change request.
 - Notification email sent to CEO February 28, 2017
 - **Mtg 10/09/18 – Applicant will return with color choice for the door per application 18-H-25 Certificate of Appropriateness**
2. Mtg 01/23/17 – Discussion; National Historic Registry of the Mousam River Dams.
Subject: Waiting for resident request.
3. Mtg 10/09/18 – New Owner Welcome Letter.
Subject: Revision needed to correct an error regarding the historic district boundary measurement; a better distribution method needs to be developed.

4. Mtg 11/03/18 – Reservations of Trust (Massachusetts).
*Subject: Commissioner **Fleshman** to explore possible funding opportunities with Stephen P. Spofford, Kennebunk Town Historian, Brick Store Museum.*
5. Mtg 04/08/19 – #23 Portland Road, large amount of out buildings.
Subject: #21 Portland Rd. owner contacted HPC Chairperson with complaint of too many out building on the property at #23 Portland Road.
 - Update, 22 April, 2019, The Code Enforcement Officer provided a definition of building usage and animal regulations as defined by the Town Zoning Ordinance.
6. Mtg 05/13/19 – HPC Guidelines Book reprint.
Subject: HPC Guidelines book supply low, reprint needed.

B. - APPROVED APPLICATIONS WITH ADDITIONAL INFO TO BE PROVIDED:

1. Mtg 04/24/17 – Kennebunk Lndng Historic Signs, Brick Store Museum, Bruce **Jackson**
 - Waiting for the applicant to provide a list of owners that have requested a sign and to define building placement of the sign.
 - Status update letter to Bruce **Jackson**, C/O Brick Store Museum, signed and mailed November 13, 2017.
 - Update, 24 January, 2018: Cynthia at the Brick Store Museum advised Commissioner **Fleshman** that Bruce **Jackson** did receive HPC’s letter and is working on the guidelines for the placement of the Plaques. Cynthia also reported that they have a list of all the homeowners, to date, who have ordered the Plaques. We can get that sent to us as well. She will check with Bruce to see where the issue stands.
 - Update, 23 April, 2018: Cynthia **Walker**, Brick Store Museum Executive Director, reported that:
 - ✓ Bruce **Jackson** has the placement of the Plaques narrowed down to 2 locations (either side of the door , or the building corner);
 - ✓ The list of all the homeowners who have ordered the Plaques will be sent as an Excel spreadsheet via email;
 - ✓ The current owner can choose whether to have the structure named after the builder or a more well known owner; and
 - ✓ The signs are currently available for sale.
 - Update, 14 May, 2018: Chairperson **Smith** volunteered to check on the status of this issue.
2. Mtg 08/13/18 – 112 Main Street, Kennebunk Free Library, Michelle K. **Connors**
 - Waiting for the applicant to identify the replacement tree for HPC approval.
 - Update, 10 September, 2018: The application status was voted as expired due to no representative being present for the last three meetings. The issue remains on the “Old Business” list until a replacement tree is identified in a new application.
3. Mtg 04/08/19 – #31 Summer Street, fence and vegetation removal.
Subject: The CEO issued a stop work order for fence and vegetation removal until an application is approved by the HPC.

- Update, 22 April, 2019, Application 19-H-05 approved, waiting for the following conditions to be satisfied;
 - Railing photos to be provided;
 - Arborist letter verifying tree removal;
 - The fence will be replaced;
 - Tree plantings behind the fence instead of shrubs; and
 - Porch railing will be replaced with wood.
 - Update, 13 May, 2019, Chairperson **Smith** will check with the CEO regarding the status of the fence replacement.
 - Update, 10 June, 2019, CEO **Demers** agreed to meet with the applicant to establish a fence replacement deadline of “end of summer” which was defined as Labor Day.
 - Update, 26 August, 2019, the following outstanding condition have been satisfied by the Dan **Weaver** Letter dated 7/29/2019:
 - Railing photos provided;
 - Arborist letter verifying tree removal; and
 - Porch railing replaced with wood.

The following conditions remain unsatisfied:

 - Fence replacement and landscaping behind the fence

The CEO was invited to attend the next HPC meeting with the Town Attorney to provide legal advice regarding setting a deadline for the fence completion.
4. Mtg 07/08/19 – 36 Summer Street, change house color to Muralo Paints “Quincy Granite” with black shutters, white trim, and black doors. (19-H-19) Michael J. **D'Amico**
 - Waiting for the applicant to identify black shutters, white trim, and black doors color choices for HPC approval.
 - Update, 26 August, 2019, Commissioner **Kyriakides** volunteered to contact the applicant to provide the paint colors.
 5. Mtg 07/08/19 – 178 Summer Street; enlarge rear porch, add shed roof, and add screen enclosure; (19-H-20) Owner - Robert **Sinclair**; Applicant - C. E. **Wigglesworth Jr.**
 - Update, 8 July, 2019, Application 19-H-20 approved, waiting for the following conditions to be satisfied;
 - Photos and deck plan to be provided;
 6. Mtg 07/08/19 – Park Street; new construction single family home; Owner - Stephen **Dalzell** & Virginia **Healey**
 - Update, 8 July, 2019, Application 19-H-13 approved, waiting for the following conditions to be satisfied;
 - Patio details to be provided;
 7. Mtg 08/26/19 – 27 Summer Street; replace dead weeping cherry tree with a star magnolia. Owner – Frances & Richard **Smith**.
 - Waiting for owner to present an application with a picture of the replacement tree for documentation;

7) Adjournment