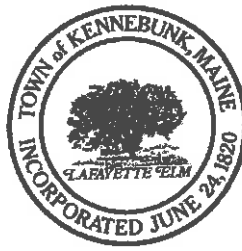


Town of Kennebunk, Maine



Historic Preservation Commission

MEETING MINUTES

July 14, 2021

Room 300-301, 3rd Floor, Town Hall, Kennebunk

- 1. Call to Order:** The meeting was called to order at 6:30pm by presiding officer Frances Smith. Those in attendance were:

Present: Frances Smith [Chair], Barbara Fleshman [Vice Chair], Paul Bevacqua [Member], Stephen Dalzell [Alternate], and Mary Megeaski [Alternate]

Absent: Judee Jaudreau [Member], and Maria Kyriakides [Member],

Also Present: Karen Winton [Deputy Director, Community Development], Dana Crowley [Applicant], Christopher MacClinchy [Applicant], and Cassandra Van Winkler [Applicant]

The presiding officer stated, for the record, that this 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 formally noted, is guided by the Town of Kennebunk's "*Historic Preservation Overlay District Design Guidelines*" as well as the Secretary of Interior's "*Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*".

F. Smith designated Commission alternates S. Dalzell and M. Megeaski as voting members for the purpose of this meeting

2. New Applications

Application 21-H-27

Property owner(s): Dana Crowley
Applicant(s): Same
Property location: 103 Main Street
Summary: Replace two windows.

Applicant D. Crowley addressed the Board, requesting authorization to replace two windows with Andersen 400-Series, 6-over-6 windows to conform with all other windows of the house. The two windows to be replaced are 8-over-8 units which, Ms. Crowley said, had been mistakenly installed in the 1920s and do not match the others.

P. Bevacqua expressed concern that the proposed Andersen replacements will have different framing and, hence, not match the other 6-over-6 windows. For a “closer match”, Bevacqua said, custom wooden windows might be necessary. The proposed Andersen windows will also not accommodate storm windows in the manner which applicant seeks.

Commission members expressed the view that custom wooden windows might be less expensive and better suited to Ms. Crowley’s needs than the Andersen units proposed. S. Dalzell and P. Bevacqua recommended that applicant consider contacting Colby & Colby, Jeld Wen, or a local window craftsman for product and cost comparisons.

K. Winton and J. Schlagheck will also check Town Hall’s files for the names of local window makers who have made custom windows for past HPC applicants.

Motion: Move to adjourn the hearing of application 21-H-27 to afford applicant time to investigate alternative products.

Moved: P. Bevacqua

Second: B. Fleshman

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

Application 21-H-29

Property owner(s): Christopher MacClinchy
Applicant(s): Same
Property location: 50 Summer Street
Summary: Sundry deck, patio, and porch changes.

Applicant MacClinchy passed out supplemental support materials and photos, then explained the extensive structural, patio, porch, and landscaping changes he seeks to make:

Front Yard

1. Change the exterior walkway using “BLU” 80mm concrete pavers;
2. Add a walkway extension to the street;
3. Plant boxwood and hydrangeas in place of existing plants;
4. Put crushed stone or gravel along the drip edge.

Side Yard

5. Remove a grass strip and replace with BLU pavers;
6. Replace the side porch;
7. Create a 4-ft. walkway with 10 granite steps;
8. Build a retaining wall 30-feet wide and 5-feet tall using “Brandon” product to replace an existing “timber” wall;
9. Replace the gravel in the basement exit area with a similar retaining wall and paver patio; and,
10. Put drainage rock under the existing deck.

Structural Changes

11. Remove the existing deck and replace it using composite wood-plastic material, metal-bar railings, red cedar rail tops, and a screened-in porch area [depicted in the supplemental handout];
12. Paint the exterior trim of the screened porch in “white” color; and,
13. Replace the existing sliding door with an Andersen A-Series, hinged French door.

Second Floor

14. Replace one second-floor window with an Andersen 100-Series unit to permit the construction of an upstairs bathroom; and,
15. Repaint the exterior in colors that “strictly match” those already being used.

Side Porch

16. Add a roof structure above the side porch that matches the front porch;
17. Modify the side-porch stairs; and,
18. Utilize “Fibron Symmetry” composite material in “Graphite” color as the decking material for the side porch.

B. Fleshman endorsed “the look” of the proposed BLU pavers. S. Dalzell questioned several differences between the original application and the supplemental materials offered today. Applicant noted that one change will “clip” the side of the proposed deck in the grill area to afford more visibility of the yard from the house.

Commission members also posed questions about the “street visibility” of the porches and decks and voiced concern about the use of metal railings. P. Bevacqua ventured that, based on his acquaintance with the property, the decks and porches will not be visible by abutters or passersby. Overall, B. Fleshman, S. Dalzell, and P. Bevacqua concurred that the proposed changes — and, in particular, the proposed metal

railings — “are in keeping with the style of a 1990s home.” They also thanked the applicant for his thorough application, diagrams, and support materials.

Motion: Move to approve Application 21-H-29 as submitted with the following conditions: (1) the proposed French door to be Andersen A-Series; (2) the proposed deck will have a clipped side in the grill area; (3) the proposed retaining wall will be 30ft by 5 feet; (4) the bathroom window will be Andersen 100-Series; and (5) the pavers will be BLU product in the place of EVA pavers. This approval comes with formal clarification that the metal railing system proposed by applicant is approved because it is in keeping with this particular home’s construction and remodeling dates. Approval of the metal railing system should not be construed to be a precedent for the use of metal porch and deck railings by other dwellings.

Moved: P. Bevacqua

Second: B. Fleshman

Vote: Show-of-hands vote. 4 votes in favor, 1 abstention [F. Smith], none opposed; the motion carried.

3. Previous Applications

Application 21-H-26

Property owner(s): Douglas and Cassandra Van Winkler

Applicant(s): Same

Property location: 3 Park Street

Summary: Install cedar fence and patio.

Applicant C. Van Winkler handed out a supplemental sheet, revising her application. Instead of the 8-ft cedar fence originally proposed, the Van Winklers now seek to put in a 14 ft. by 24 ft. patio using “Venetian Cape Cod Blend” pavers [depicted in the handout]. Commission members agreed to authorize both the fence and patio, with a time limit for the construction of the fence.

Motion: Move to approve Application 21-H-26 and specifically (a) approve the proposed 14’x24’ patio with Venetian Cape Cod Blend pavers, and (b) approve installation of an 8-ft cedar fence provided the latter is constructed within two [2] years of this approval.

Moved: B. Fleshman

Second: S. Dalzell

Vote: Show-of-hands vote. 5 votes in favor, none opposed; the motion carried.

4. Approval of Prior Minutes

F. Smith led board members in a review of the June 23, 2021 minutes.

Motion: To accept the Minutes of June 23, 2021 as submitted.

Moved: S. Dalzell

Second: M. Megeaski

Vote: Show-of-hands vote. 5 votes in favor, none opposed, the motion carried.

5. Other Business

S. Dalzell reported that the "Hardy Lane" case has been resolved as the parties have agreed to a right-of-way. He called on K. Winton to check with a Code Enforcement Officer to confirm that the right-of-way is, indeed, in place and to call for removal of the boulders that are in place.

S. Dalzell and F. Smith questioned the status of the problem trees at 35 Summer Street. K. Winton provided an update, but will monitor the case and report back.

6. Adjournment

There being no further business, the presiding officer declared the meeting adjourned at 8:00pm.

Motion: Move that the meeting be adjourned.

Moved: P. Bevacqua

Second: S. Dalzell

Vote: Show-of-hands vote. 5 votes in favor, none opposed; the motion carried.

Respectfully submitted by,
J. Schlagheck

Adopted by the Commission in its meeting
of July 28, 2021

Signed by



HISTORIC PRESERVATION COMMISSION