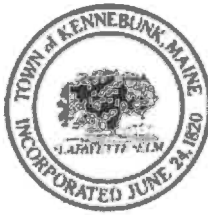


# Town of Kennebunk, Maine



## Historic Preservation Commission

Minutes of Monday, July 22, 2019

**MEMBERS PRESENT:** Frances **Smith** (Chair); Maria **Kyriakides**; Paul **Bevacqua**; Barbara **Fleshman**; Judee **Jandreau**; and Patrick **Orr**

**FROM THE TOWN:** None

**ALSO PRESENT:** Edward **Rosenthal**, Owner, 39 Summer Street, (19-H-21)  
Darrin S. **Weigle**, Owner, 19 Summer Street, (19-H-18)

### *1) Open Meeting*

Chairperson **Smith** opened the meeting at 6:28 p.m. by welcoming all attendees and stated, for the record, that this was a public proceeding and unless the Commission specifically voted to go into executive session, anyone present had the right to hear everything that was being said and look at all exhibits that was offered. She asked that the Commission be notified if anyone was unable to see or hear.

Chairperson **Smith** also stated, for the record, that the Commission uses the Kennebunk Historic Preservation Overlay District Design Guidelines in their decisions and also the Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."

Chairperson **Smith** designated alternate members Maria **Kyriakides** and Paul **Bevacqua** as voting members for this meeting.

### *2) New Applications*

**Application # 19-H-21:** Property located at 39 Summer Street, Kennebunk, Maine, and owned by Edward & Nadine **Rosenthal**. The owner is proposing to:

1. Create vehicle tracks into the backyard using granite paver stones.

**Application # 19-H-21** (cont)

2. Install groundcover (waldsteinia and ajuga) between and on both sides of the stone tracks.
3. Install stone veneer (combination of ledgerstone and ashlar) on cinderblock garage basement wall.
4. Remove dying Birch tree from back lawn.

Chairperson **Smith** announced the application particulars, acknowledged applicant Edward **Rosenthal**, and invited submission comments.

Applicant **Rosenthal** introduced himself, provided a brief description and history of the project, and began a review of the application details as submitted citing the following additions or changes:

- The paver material will be reclaimed granite laid out in an irregular pattern.

Receiving no further questions or comments regarding this issue, Chairperson **Smith** asked for a motion.

**A motion was made to approve application 19-H-21 as submitted.**

**MOVED: Orr**  
**SECONDED: Kyriakides**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 6 in favor, 0 opposed; the motion carried.**

There being no further questions or comments regarding this agenda item, Chairperson **Smith** thanked all the participants and moved to the next agenda item.

**3) Continued Applications**

**Application # 19-H-10:** Property located at 15 Dane Street, Kennebunk, Maine, and owned by Janet H. **Perry & Jill Perry-Hurst**. The owner is proposing to:

1. Replace all windows.

**Status:**

Waiting for owner to:

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

Chairperson **Smith** announced the application particulars.

There being no representative in attendance to present this application, Chairperson **Smith** moved to the next agenda item.

**Application # 19-H-18:** Property located at 19 Summer Street, Kennebunk, Maine, and owned by **Weigle**, Familie Haus Trust & Darrin S. **Weigle**, Trustee. The owner is proposing to:

1. Install new landscaping of Incrediball Hydrangea and Variegated Weigela (pink splash Weigela) around property boundary.

**Status:**

Waiting for owner to:

1. Attend meeting to present application.

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Chairperson **Smith** announced the application particulars, acknowledged owner Darrin S. **Weigle**, and invited submission comments.

Owner **Weigle** introduced himself, provided a brief description and history of the project, and began a review of the application details as submitted citing no additions or changes.

Receiving no further questions or comments regarding this issue, Chairperson **Smith** asked for a motion.

**A motion was made to approve application 19-H-18 as submitted.**

**MOVED: Bevacqua**  
**SECONDED: Fleshman**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 6 in favor, 0 opposed; the motion carried.**

There being no further questions or comments regarding this agenda item, Chairperson **Smith** thanked all the participants and moved to the next agenda item.

***4) Amended Applications***

There being no questions or comments regarding this agenda item, Chairperson **Smith** moved to the next agenda item.

***5) Minutes***

- **Minutes of June 24, 2019:**

The minutes of June 24, 2019 were reviewed. Chairperson **Smith** asked for any comments.

Receiving no comments, corrections, or amendments regarding the minutes of June 24, 2019, Chairperson **Smith** asked for a motion.

**A motion was made to approve the minutes of June 24, 2019 as submitted.**

**MOVED: Orr**  
**SECONDED: Bevacqua**  
**DISCUSSION: None**  
**EXCEPTIONS: None**  
**VOTE: 6 in favor, 0 opposed; the motion carried.**

The minutes of June 24, 2019 require signature by: **Raiter**

Chairperson **Smith** moved to the next agenda item.

***6) New/Old Business***

- **New Business:**

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1. Commissioner Resignation and Appointment

Chairperson **Smith** reported that Commissioner Maureen **Raiter** submitted her resignation on July 8, 2019; furthermore, Kathy **Nolette**'s email of Wednesday, July 17, 2019 reported that at the Selectmen's meeting of Tuesday, July 16, 2019, the Board accepted the resignation of Maureen **Raiter** and moved Commissioner Paul Bevacqua from Alternate member to Regular member to fill the vacated position with a term to expire June 30, 2021.

2. NTHP Membership Renewal

Recording Secretary **Trexler** reported that the National Trust for Historic Preservation annual membership renewal was submitted on July 11, 2019.

There being no objection from the Board, Chairperson **Smith** moved ahead to agenda item number 6).  
Old Business

**6) New/Old Business**

• Old Business:

**Approved Applications With Additional Information To Be Provided:**

4. Mtg 06/24/19 – 85 Main Street, Snapdragon Properties, LLC. (19-H-12) Howard L. **Schultz**.  
*Subject: Waiting for the applicant to identify color choices for HPC approval.*

Citing the letter received from Snapdragon Properties, LLC, (provided as Enclosure #1, which is incorporated by reference into these minutes), the Board directed the Recording Secretary to contact applicant Schultz and request the he submit a color choice for "Black".

5. Mtg 07/08/19 – 178 Summer Street, enlarge rear porch, add shed roof, and add screen enclosure. (19-H-20) Robert **Sinclair**, c/o C. E. **Wigglesworth Jr.**

*Subject: Waiting for the applicant to provide photos and deck plans for HPC approval.*  
There was no update or change reported for this agenda item.

6. Mtg 07/08/19 – Park Street, new construction single family home. (19-H-13) Stephen **Dalzell**  
*Subject: Waiting for the applicant to provide patio details for HPC approval.*

There was no update or change reported for this agenda item.

There being no objection from the Board, Chairperson **Smith** moved back to agenda item number 6).  
New Business

**6) New/Old Business**

• New Business:

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3. Election of Officers

Chairperson **Smith** recommended considering annual election of officers (ref: Town of Kennebunk Ordinance, Article 12, Section 1, Paragraph C) and asked for nominations.

**A motion was made to nominate Frances Smith, Chairperson for another term.**

**MOVED:** Orr  
**SECONDED:** Fleshman  
**DISCUSSION:** None  
**EXCEPTIONS:** None  
**VOTE:** 6 in favor, 0 opposed; the motion carried.

**A motion was made to nominate Barbara Fleshman, Vice-Chairperson for another term.**

**MOVED:** Bevacqua  
**SECONDED:** Orr  
**DISCUSSION:** None  
**EXCEPTIONS:** None  
**VOTE:** 6 in favor, 0 opposed; the motion carried.

4. Vice-Chair Fleshman Report

Vice- Chair Barbara **Fleshman** opened a discussion regarding the “Wedding Cake House” which included the following comments and highlights:

- Ongoing maintenance;
- Possible zoning change to support “Friends of The Wedding Cake House , LLC” as a non-profit org;
- A meeting was held with Town Officials including Town Manager, Town Engineer, Economic Development Coordinator, and Code Enforcement Officer; and
- Use the property for town events.

There being no objection from the Board, Chairperson **Smith** moved ahead to agenda item number 6).  
Old Business

**6) *New/Old Business***

- **Old Business:**

**Issues:**

1. Mtg 06/13/16 – 125 Summer Street, unusual screen door color, Lori **Wears**

*Subject: Waiting for the Applicant to re-submit a color change request.*

There was no update or change reported for this agenda item.

2. Mtg 01/23/17 – Discussion; National Historic Registry of the Mousam River Dams.

*Subject: Waiting for resident request.*

There was no update or change reported for this agenda item.

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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.*

There was no update or change reported for this agenda item.

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.*

There was no update or change reported for this agenda item.

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.*

There was no update or change reported for this agenda item.

6. Mtg 05/13/19 – HPC Guidelines Book reprint.

*Subject: HPC Guidelines book supply low, reprint needed.*

There was no update or change reported for this agenda item.

**Approved Applications With Additional Information To Be Provided:**

1. Mtg 04/24/17 – Kennebunk Landing Historic Signs, Brick Store Museum, Bruce **Jackson**.

*Subject: Waiting for the applicant to provide a list of owners that have requested a sign and to define building placement of the sign.*

There was no update or change reported for this agenda item.

2. Mtg 08/13/18 – 112 Main Street, Kennebunk Free Library, Michelle K. **Connors**.

*Subject: Waiting for the applicant to identify the replacement tree for HPC approval.*

There was no update or change reported for this agenda item.

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.*

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.

There was no update or change reported for this agenda item.

Chairperson **Smith** moved to the next agenda item.

**6) Adjournment**

Chairperson **Smith** asked for a motion to adjourn.

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**A motion was made to adjourn the meeting at 7:02 p.m.**


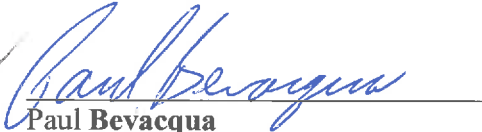

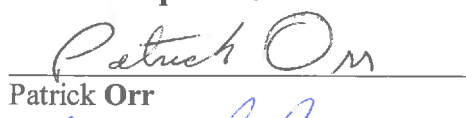
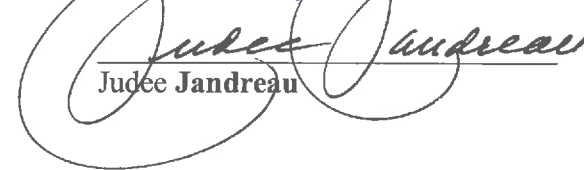
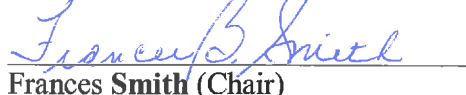
**MOVED: Jandreau**

**SECONDED: Kyriakides**

**DISCUSSION: None**

**VOTE: 6 in favor, 0 opposed; the motion carried.**

Signed by:

 Barbara Fleshman	 Paul Bevacqua
 Maria Kyriakides	 Patrick Orr
 Judée Jandreau	 Frances Smith (Chair)

Date signed: 10/15/19

Enclosures:  
(1) Snapdragon Properties, LLC. letter of "Final Color Selection"

Town of Kennebunk Historic Preservation Commission  
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Enclosure (1)



Snapdragon Properties, LLC  
85 Main Street, P.O. Box 551  
Kennebunk, ME 04043  
207-985-8550, 207-985-1510 fax  
snapdragon@gwi.net

RE APPLICATION# 19-H-12 Certificate of Appropriateness

Application was approved June 24, 2019, with revisions requested "Final Color Selection to be Presented at Next Meeting"

As amended, July 12, 2019, these are the final choices by the building owner:

- Body - Coventry Gray (HC-169);
- Shutters - Black
- Doors - Black (front door facing Main Street high gloss)
- Trim - White Dove (PM-19)

85 Main Street Summer 2019 Project - Paint

The main building was built in 1788, of the Colonial or Georgian Style, large center chimney, center entrance.

The owners of 85 Main Street would like to choose an historically appropriate color for the body of the building and are open to hearing suggestions from the Commission. Colors thought to be common at the time were dark stone colors, chocolates, oranges, ochers, grays, and red. Trim would be white. Shutter and door color would be chosen to compliment the body color. I would prefer not to paint the building white.

There are white buildings on either side of 85 Main Street; across the street is the Kennebunk Water District (Greek Revival with yellow body and green shutters), Peoples United Bank (one story 20<sup>th</sup> century red brick building), and Kennebunk Savings Bank (red brick). The Chappell house at 99 Main Street is light brown with black shutters.

Looking at Benjamin Moore's Historical Collection, the owners' preferences are below. Leaning towards black shutters and doors, body might be one of the following:

- Templeton Gray (HC-161);
- Revere Pewter (HC-172)
- Dorset Gold (HC-8)
- Concord Ivory (HC-12)
- Georgian Brick (HC-50)