

**York Historic District Commission Meeting Minutes**  
**Tuesday, May 6, 2025, 5:30 P.M.**  
**York Public Library**

**1. Call to Order**

**2. Roll Call**

Chair Scott Stevens called the meeting to order at 5:30 P.M. A quorum was determined with three members voting: Chair Scott Stevens, Vice Chair and Commission Secretary Kari Laprey, and Donald Rose. Patience G. Horton was the recording secretary working remotely from Town Hall Streams. Votes were taken by voice vote.

In attendance:       James Makuc  
                              Tim DeCoteau  
                              Barb Poulin  
                              Jim Regan  
                              John Covino

**3. Citizens' Forum**

**The Citizens' Forum is open to any member of the public to provide comments on topics not on the agenda. All comments should be directed to the Chair and be brief and to the point.**

No one came forward to speak. Scott Stevens closed the Citizens' Forum.

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**4. Application Reviews**

**5. New Business**

**1. Donna and James Makuc, 32 Freeman Street—Map 0023 Lot 0109**

**This application is for demolition per Section 12.17 of the York Zoning Ordinance.**

**The applicant wishes to demolish and replace a section of the home.**

Scott Stevens confirmed that neither Kari Laprey nor Donald Rose has a conflict of interest.

- Motion: Kari Laprey moved to accept the application for 32 Freeman Street, Map/Lot 0023-0109, as complete for consideration. Donald Rose seconded the motion. Without further discussion, the motion carried 3-0.

Scott Stevens opened and closed the public hearing. No one came forward to speak.

During deliberation, Kari Laprey stated that the house is not located in a designated historic district nor on the National Register of Historic Places.

- Motion: Kari Laprey moved that 32 Freeman Street, Map/Lot 0023-0109, is not of sufficient architectural or historical significance to warrant the pursuit of alternatives to

demolition per Article 12.17. Donald Rose seconded the motion. Without further discussion, the motion carried 3-0.

Scott Stevens said he will prepare the Findings of Fact. James Makuc thanked the commissioners.

**2. Tim DeCoteau representing Deborah J. Fitzpatrick, Trustee  
8 Freeman Street. Map 0023 Lot 0113  
This application is for demolition per Section 12.17 of the York Zoning Ordinance.  
The applicant wishes to demolish and replace a section of the home.**

Scott Stevens qualified that no commission members had a conflict of interest. It was determined that the agenda contained a mistake. The application is for the complete demolition of a cottage.

Scott Stevens opened and closed the public hearing for 8 Freeman Street, Map/Lot 0023-0113. No one came forward to speak.

Tim DeCoteau described the cottage's unusual construction, which would make it very difficult to bring up to code.

- Motion: Kari Laprey moved to accept the application for 8 Freeman Street, Map/Lot 0023-0113, as complete for consideration. Donald Rose seconded the motion. Without further discussion, the motion carried 3-0.

The commissioners deliberated on the significance of the cottage.

- Motion: Kari Laprey moved that 8 Freeman Street, Lot 23-113, is not of sufficient historical or architectural significance for the HDC to pursue alternatives to demolition under Article 12.17. Donald Rose seconded the motion. Without further discussion, the motion carried 3-0.

Scott Stevens said he would prepare the Findings. Tim DeCoteau thanked the commissioners.

**3. Discussion of Barrell Grove, 71 Beech Ridge Road**

The commissioners discussed this important historic house that was taken because the owner failed to pay taxes.

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**6. Old Business**

The HDC has submitted an annual report to the Maine Historic Preservation Commission.

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**7. Review Minutes 03/04/2025**

There were no Minutes to review.

**8. Adjourn 6:05**

- Motion: Donald Rose moved to adjourn. Kari Laprey seconded. All voted aye.