

TOWN OF OGUNQUIT
TITLE XI- HISTORIC PRESERVATION ORDINANCE

Chapter 1 Title, Purpose, Authority and Definitions

101 Title

This Title shall be known as the “Ogunquit Historic Preservation Ordinance” and may be referred to herein as the “Ordinance”.

102 Purpose

The purposes of this Ordinance are:

102.1 To provide a legal framework within which the residents of the Town of Ogunquit can protect the historic, architectural, and cultural heritage of historically significant sites, landmarks and structures in the community, while accepting as appropriate, compatible new construction;

102.2 To prevent the loss of architectural history which serves to give beauty and pleasure to residents, attract visitors and new residents, give the Town a particular character, and educate the community about its past;

102.3 To protect the outward appearance and architectural features of designated sites, landmarks and structures within the Town;

102.4 To prevent the demolition or removal of designated sites, landmarks and structures within the Town;

102.5 To preserve the essential character of the Town by protecting relationships of groups of buildings and structures; and

102.6 To accept buildings and structures in the Town of Ogunquit, which are designed and built in a manner that is in compliance with the character of the Town.

103 Authority

Town authority to enact this Ordinance is found generally in Title 30-A of the Maine Revised Statutes Annotated, the police power to enact ordinances.

104 **Definitions**

As used in this Ordinance, unless the context otherwise indicates, the following words shall have the following meanings:

Building: Any structure having a rigid roof supported by columns or walls. Each portion of a building on separate lots and separated from other portions by a firewall, or a common wall, shall be considered a separate structure.

Certificate of Appropriateness: The certificate issued by the Historic Preservation Commission approving exterior alteration, rehabilitation, restoration, construction, reconstruction or demolition of a historic site, historic landmark or historic structure.

Certificate of Demolition: The certificate issued by the Historic Preservation Commission approving the demolition or removal of a historic site, historic landmark or historic structure.

Commission: The Historic Preservation Commission of the Town of Ogunquit.

Construction: The act of either building, erecting, enlarging, installing or moving.

Demolition: Any act or process that partially or totally destroys a structure or building.

Exterior Architectural Feature: The architectural style and general arrangement of the exterior of a site, building or structure, including, but not limited to, (a) the kind, color, and texture of the building materials, (b) the type and style of all windows, doors, lights, dormers, gable cornices, porches, decorative trim, etc., and (c) the location and treatment of any vehicular access or parking space.

Historic Landmark: A property, site or structure determined by the Commission to be historically, archaeologically, architecturally, or culturally significant, and which has been designated and approved as a historic landmark under this Ordinance.

Historic Site: Any improvement parcel of parcels which contain a historic structure or which has historic significance due to identification with historic personages, with important events in the history of the Town, state or nation, or has substantial value in tracing the history or prehistory of man; and which has been designated and approved as a historic site under this Ordinance.

Historic Structure: Any improvement which has a special character, historic interest, aesthetic interest, or other significant value which reflects the Town's cultural, social, economic, political, engineering or architectural history, and which has been designated and approved as a historic structure under this Ordinance. Where the context requires, the word “structure” shall mean building.

Improvement: Any place, structure, building, fixture, object, landscape, or topographic feature, which in whole or in part constitutes an exterior betterment, adornment, or enhancement of any real property.

Material: A substance or substances out of which a building or structure is constructed.

Structure: Any object which requires location on the ground, which utilizes ground area, or which is attached to something having location to the ground, including buildings, commercial park rides and games, satellite receiving dishes, antennae, carports, decks, and other building features, but not including fences, lampposts, sidewalks, patios, driveways and signs.