

MINUTES OF MEETING OF THE OGUNQUIT HISTORIC PRESERVATION COMMISSION on  
01/28/2015

Meeting called to order at 11:20 am.

Members present are:

- David Barton, Select Board Liaison
  - Helen Horn, Secretary via speaker telephone
  - Sumner Nystedt
  - David Burgess
  - Marcia Williams
  - Newell Perkins, Chairman
- Members absent are:
- Leonard Wyman

The meeting was called to order by the Chairman Newell Perkins:

*likelyhood*  
*role*  
A discussion of the workshop meeting with the Ogunquit Planning Board scheduled for 02/09/2015 at 5:00 pm. It was noted that The Ogunquit Planning Board had just suffered the loss of two members by resignation purportedly through perception of lack of support and backing by some members of the Select Board. With just two members remaining, the discussion among members of this commission centered upon whether to ask for a postponement of the workshop or to move forward with this with the knowledge that in all likely hood the Select board will most probably appoint a minimum of one new Planning Board member. The final consensus was to ask the Planning Board to allow us to workshop with them, as planned, on the Feb. 9<sup>th</sup> date to discuss the roll each board should be playing in compliance with Zoning Article 11 and with Title 11, the Ogunquit Historic Preservation Ordinance.

Prior to entering into the Agenda item for: # 7 Oarweed Lane, <sup>✓</sup>voting members Sumner Nystedt and Newell Perkins declared that they have or may have a perceived conflict of interest sufficient for them to step away from participation in the agenda review of the # 7 Oarweed Lane property.

Since the Vice Chairman, Leonard Wyman, was not present and the commission secretary Helen Horn was on speaker phone a vote was taken by the voting members, Marcia Williams, Helen Horn and David Burgess to appoint David Burgess as temporary Chairman.

Motion by Helen, seconded by Marcia vote 3-0

Chairman Burgess called for the:

Advisory review for appropriateness of a proposed demolition of a pre 1930's cottage situated at # 7 Oarweed Road, Ogunquit Maine, tax map 03 lot91 Located in Zoning District's SLR,RP and visible from SGE.

Motion by Helen, second by Marcia: That due to the substantial deteriorated condition of the cottage, offering it to the public to be moved was out of the question.

Vote 3-0

Also to review for appropriateness of design of a replacement building on this site of a single family dwelling as it relates to the neighboring properties of The Perkins Cove District. This review is for the Ogunquit Planning Board and will include Historic Significance, Neighborhood Significance, and Visual Compatibility and is the proposed change Complimentary to the neighboring properties? As required by: The Ogunquit Zoning Ordinance Article 11- Design Review- 11.3 Design Certificate.

Surveyors plans and elevation plans for a replacement building for the cottage on Perkins Cove located at #7 Oarweed Lane, Ogunquit were in hand for all Commission members to review; A second copy was in Helen Horn's possession as well, along with a letter of transmittal to Ogunquit Code Officer Scott Heyland, dated 01/12/2015. *keep*

Discussion and findings of fact:

The Perkins Cove Zoning Districts are distinctly different and individualized from other Ogunquit Zoning Districts.

The Ogunquit Comprehensive Plan refers to this area as historically significant to the founding of the area as an artist colony along with the center of fishing.

The summary of the visioning session of April 20, 2002 indicates a strong public desire to support and require elected officials and appointed boards to work toward:

"historic preservation" for buildings

Retain current "character" of buildings

Building- architectural reviews and 'proper look' and renovations.

The dominant building finish in Perkins Cove is cedar shingles with a natural weathered finish; plain one by five or the like painted window trim and windows with divided lights.

The dominant items of discussion were: exterior finish materials, the exceptionally tall masonry support piers and two story exterior spiral stair way to a roof deck with no safety railing surrounding the deck and what would that element when added do to the overall appearance of the proposed structure.

Motion made by Helen, second by Marcia: That the exterior finish should be of natural cedar shingles left to weather naturally in keeping with the character of buildings in the Perkins Cove district. Vote 3-0

Motion made by Marcia, second by Helen that the apparent masonry pilings are so tall as to over whelm the desirable appearance of the cottage. That the better material for these supports would be marine grade piling driven and set back up to 20 percent from the water side of the building with some break-away lattice work and mature plantings of ever green bushes to soften the stark look of the gap under the building. Vote 3-0

Motion made by Helen, second by Marcia: That the exterior two story spiral stair case is out of place in this design, the stairs lead to an apparent roof deck which has no safety railing and the appearance of persons standing on a roof in the cove area would detract from the charm of this historic area. It is noted that the proposed dwelling has adequate water front decks on the East and South sides. Vote 3-0

Respectfully submitted by:

David Burgess appointed Chairman of the Ogunquit Historic Preservation Commission.

01/30/2015

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*Attachment A. Meeting notice*  
*Attachment B. 10 pages Ogunquit Comprehensive Plan revised 2004*  
*Maine Law: All zoning restrictions must be based upon that Towns Comprehensive Plan. The attached 10 pages of the Ogunquit Comprehensive Plan that relate to this review for appropriateness of design.*