

Minutes of Meeting of the Ogunquit Historic Preservation Commission
10/14/2015

Meeting called to order at 11:11 am.

Members present are:

David Barton, Select Board Liaison

Helen Horn, Secretary

Marcia Williams

Sumner Nystedt

Newell Perkins, Chairman

Leonard Wyman

Also present was: Applicants,

Roger Lapierre

David Lapierre, both representing Leona M. Lapierre

Meeting called to order by the Chairman Newell Perkins.

The agenda item for review was:

The reconstruction of 111 Beach Street, a building erected in approximately 1908, known as Gleasons Lobster House. This building was nearly totally destroyed by fire in ~~2014~~. 2015

This property is located in The Ogunquit Beach District. It is Historically Significant, as well as having Neighborhood significance and is a very important visual asset as the gateway to Ogunquit Beach.

Full architectural plans with elevations prepared by Harvey Wells of Kennebunk Port, Maine were presented to the Commission Members.

Commission member Marcia Williams wished to recuse herself from the review of this property on the basis that she considers herself as a close family friend of the applicants. It was so noted by the Commission members.

Discussion:

It was noted that the Architect and the applicants had made every effort to recognize the architectural importance of this well known and admired Beach Street property. It was also recognized that the applicants had made changes to

the size, deck location and the window layout in order to maximize the usefulness of the structure while staying within the original building envelope.

The rental rooms have been eliminated and the restaurant seating will be increased from the former 155 to 225. Operating under the DEP 30 percent rule the first floor deck is to be enclosed for dining and the second floor will accommodate dining with a bar area and a deck covered with a awning just as the former deck on the first level was utilized.

The Commission decided to review the south side-Beach Street elevation, the west side as seen from Beach Street as well as the north side as it would have a grazing view from River Road and though distant it none the less was a part of the Ogunquit Historic Preservation Commissions required reviews under the Article 11 of the Zoning Ordinance.

Discussion of materials to be utilized:

Second floor deck railings: It was the preference of the applicant to use composite railings with the narrowest spindle available to enhance the views. It was the consensus of the commission Members that though it would be nice to see wood railings it would be an unreasonable requirement in view of the harsh weather conditions on the ocean.

It was noted that the window configuration on the Beach Street elevation with solids to voids in the all important ways gave a look back at the original building. It was also noted that the mullion arrangement of the south-Beach Street side was somewhat different than that of the west and north sides but was of only a minor detraction from the overall historic feel and appearance of the structure and was not visually disturbing.

^{by wood!}
The use cedar shingles painted white with blue awnings as the building was for so many years was acceptable to all but one of the members who thought that natural cedar shingles left to weather would be appropriate as well.

MOTION MADE: by Sumner Nystedt:

To accept the submission of the Blue Water Inn Reconstruction with the exception of the Cupola. This does not appear to add anything to the visual feature or function. Overall this feature is not objectionable.

The color scheme as proposed by this applicant is acceptable; however a recommendation was made by a Commission Member for a color that would replicate silvery, weathered shingles with white trim.

The Commission wishes to thank Roger Lapierre and David Lapierre for working with the Commission Members.

Motion Seconded by Leonard Wyman.

Vote : 4 affirmative 0 negative Motion passes.

177 Shore Road:

The Commissioners met with the Condominium Association members. This meeting was productive but the samples of the siding materials were not available and the applicants withdrew their request to give the association time to rethink the materials they wished to utilize. We expect to revisit this application in the spring of 2016.

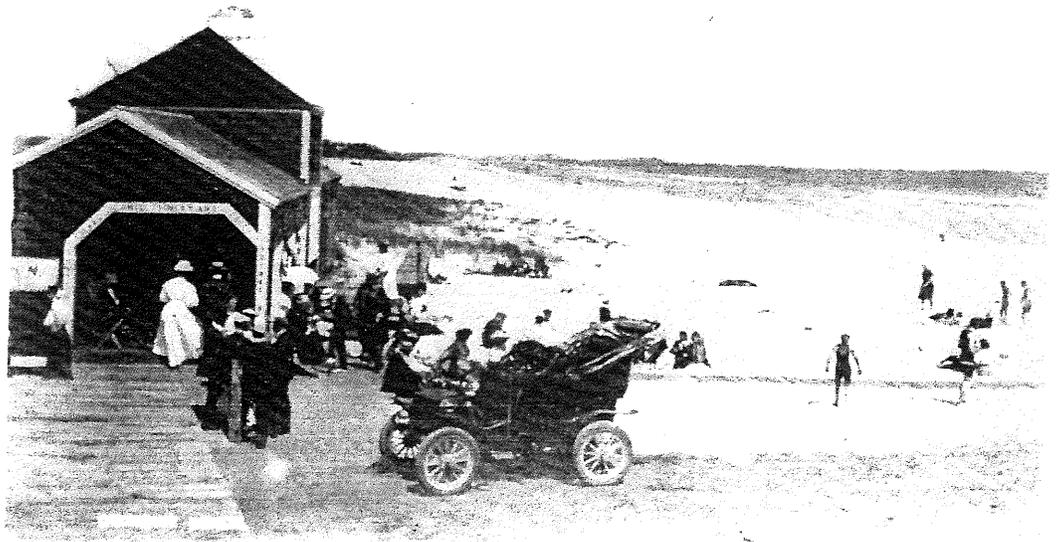
With no further business to come before this Commission a motion to adjourn was affirmed 5--0 .

Chairman of the Ogunquit Historic Preservation Commission;



Newell S. Perkins

OGUNQUIT

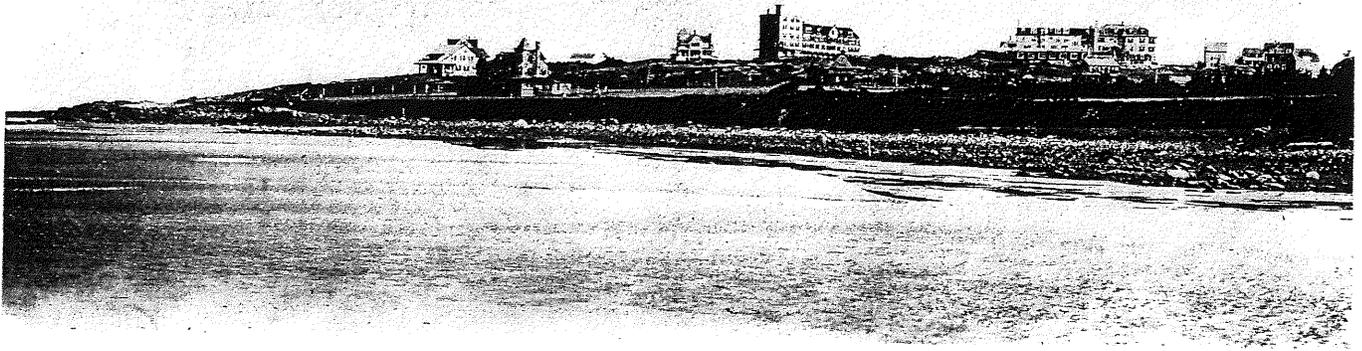


1. Postmarked August 24, 1908, this card is at Ogunquit Beach on the site of the Norseman Motor Inn. The building served the summer visitor with "Tobacco, Cigars, Confectionery and Cool Drinks." The message reads in part "Have decided to go home as I have a cold. It is cold—a frost last night and funds are getting low. Abby"



Perkins Bathing Pavilion, Ogunquit, Me.

2. In this scene from about 1918, a much larger "Perkins Bathing Pavilion" occupies the same Norseman Motor Inn site. This view is looking back toward town with the parking lot immediately to the left of the building. The first exhibits of the Ogunquit Art Association were held here in 1929.



VIEW OF ISRAEL'S HEAD AND THE LOOKOUT FROM THE BEACH.

THE BARNACLE DINING ROOM AND HOME BAKERY

Ogunquit, Me.

Those who are touring through this most picturesque section of country or who are in town for business or pleasure, will find that the "BARNACLE" Dining Room, conducted by Mrs. Catherine Ayers, is one of those places where we can have the best of "Home Cooking" and partake of a variety of dishes that are nicely served in a pleasant dining room and at a reasonable price. This restaurant is on the main street of Ogunquit, and is situated on opposite side of street from post office, but is quite near. Those who have dined or lunched at the ordinary "out-of-town" restaurant will find at the Barnacle a great difference, as a most appetizing bill of fare is served in a manner that will appeal to the best class of trade, and it is but natural that this is a popular place. The bread, cake and baked beans from this bakery have a high reputation and enjoy a large sale.

THE LOOKOUT

H. L. Merrill, Ogunquit, Me.

Ogunquit is especially well favored in the matter of hotel accommodations, it being generally agreed that no Summer Resort is better prepared to satisfy all reasonable demands in that line.

And prominent among those Ogunquit hotels which are universally conceded to be unsurpassed in their special field is The Lookout, of which Mr. H. L. Merrill is proprietor. As the name of this house indicates, it commands a most comprehensive view. And The Lookout is so designed, constructed, equipped and managed as to afford all possible comfort and pleasure to its guests. It has accommodations for 125.

Catering to select patronage, Mr. Merrill is so successful as to have caused The Lookout to be accorded a leading position among the really high-grade hotels on the Maine coast.

The Lookout has just been enlarged by the addition of 30 more rooms to meet its increasing patronage.

MOTION MADE BY SUMNER NEWELL
TO ACCEPT THE SUBMISSION OF THE BLUE
WINTER ILLU RECONSTRUCTION WITH
AN EXCLUSION OF THE CUPOLA. THIS
DOES NOT APPEAR TO ADD ANYTHING TO
THE DESIGN FEATURE OR FUNCTION. OVERALL
IT IS NOT OBJECTIONABLE

THE COLOR SCHEME AS PROPOSED IS
ACCEPTABLE. HOWEVER, A RECOMMENDATION
WAS MADE BY A ~~BOARD~~ ^{BY THE APPLICANT} COMMISSION
MEMBER FOR A COLOR ~~SCHEME~~ ^{THAT} WOULD
REPLICATE ~~NATURAL~~ SILVER, WINTERED
SHINGLES WITH WHITE TRILLI

THE COMMISSION WISHES TO THANK
ROGER LA PIERRE AND HIS NEPHEW FOR
WORKING WITH ~~THE~~ ^{THE} WITH THE MEMBERS

Sumner Leonard -

Helmer, Leonard - Sumner, Newell -

Helmer -
Leonard -
Sumner -
Newell -

The corner FS enclined
To record - That The Cupler
be left out since it offers
no historical Purpose. -

The North Felton - Discussion -
The View From River Road
will be listed at best -
however to cover all Views
From Public Streets -
The grazing View will re-
continue -
Not visually disturbing

The -
1:12 meet again -

Solids of Woods - on the Beach ST side,

The South elevation on Beach ST.
 Helen. Funder Ship with natural weather-
 bleached out - not white -

~~West~~ west elevation - From Bridge -

IT was noted that - The windows
 along the first floor ~~were~~ ^{are} to be
 be one one - This ~~is~~ is found
 to be acceptable as the
 blue awning will draw the
 eye away from the body of
 window, excepted paper as
 an add-on -

Regarding IT is noted that
 the architect desires to optimize
 the water view by using a
 composite Railing System that
 is as near as possible to
 allow the water view -

11:07.

Dans, Ofac - Leman - Jim
Marsha & Alan

Historic prison corner meets, - Rogo Lappin -
- Marsha has. focused her self fu- Dan Lappin -
- boting - Due To Close Friend Shasha
Lee & Row Lappin.

Seats 155 - be 9
225 - proposed.

- Historic sign of
- No. 4th hood sign -

Basin what was there -
Deck area enclosed with awning & rollup
vinyl weather enclosure -
There is an 30' on Row's expansion
interior space not an expansion
of the original footprint -

There will be a second floor deck
for ~~the~~ replace the ~~Basin~~
rooms with a bar area and
new out side Decks -

The first floor will be under foot
exit for fire prior exit out
Site bar area -

Jim & Shingher - some - Shingher what Jim
- Blue shirt & Blue awning.

111 BEACH ST

Location 111 BEACH ST **Assessment** \$992,200
Mblu 007/ 085/ // **Appraisal** \$992,200
Acct# 1316 **PID** 1285
Owner LAPIERRE, LEONA M **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$214,700	\$777,500	\$992,200

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$214,700	\$777,500	\$992,200

Owner of Record

Owner LAPIERRE, LEONA M **Sale Price** \$0
Co-Owner **Certificate**
Address PO BOX 2184 **Book & Page** 5224/ 323
 OGUNQUIT, ME 03907-2184 **Sale Date**

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
LAPIERRE, LEONA M	\$0		5224/ 323	

Building Information

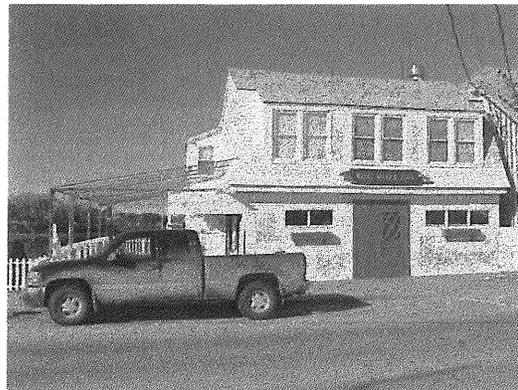
Building 1 : Section 1

Year Built: 1908
Living Area: 2800
Replacement Cost: \$325,358
Building Percent 66
Good:
Replacement Cost
Less Depreciation: \$214,700

Building Photo

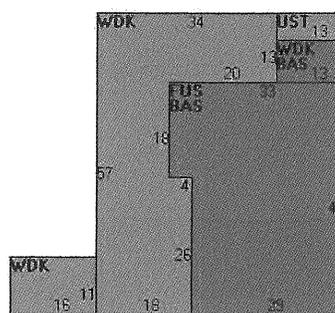
Building Attributes	
Field	Description
STYLE	Bed/Breakfast
MODEL	Commercial
Grade	Average
Stories:	2

Occupancy	8
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Bldg Use	Inns
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Conn Wall	



(<http://images.vgsi.com/photos/OgunquitMEPhotos//\00\00\18\01.jpg>)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1452	1452
FUS	Upper Story, Finished	1348	1348
UST	Utility, Storage, Unfinished	65	0
WDK	Deck, Wood	1442	0
		4307	2800

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code	3020
Description	Inns
Zone	SGD-1
Neighborhood	80
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.05
Frontage	
Depth	
Assessed Value	\$777,500
Appraised Value	\$777,500

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$214,700	\$777,500	\$992,200
2012	\$214,700	\$777,500	\$992,200
2011	\$214,700	\$777,500	\$992,200

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$214,700	\$777,500	\$992,200
2012	\$214,700	\$777,500	\$992,200
2011	\$214,700	\$777,500	\$992,200

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115 BEACH ST

Location 115 BEACH ST **Assessment** \$1,300,400
Mblu 007/ 086/ // **Appraisal** \$1,300,400
Acct# 1709 **PID** 1662
Owner LAFAYETTE OGUNQUIT LLC **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$405,000	\$895,400	\$1,300,400

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$405,000	\$895,400	\$1,300,400

Owner of Record

Owner LAFAYETTE OGUNQUIT LLC **Sale Price** \$0
Co-Owner **Certificate**
Address 155 LITTLEFIELD AVE **Book & Page** 11648/ 009
 BANGOR, ME 04401-7206 **Sale Date**

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
LAFAYETTE OGUNQUIT LLC	\$0		11648/ 009	

Building Information

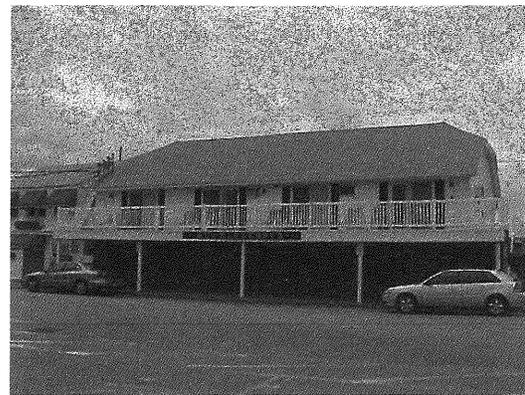
Building 1 : Section 1

Year Built: 1950
Living Area: 6070
Replacement Cost: \$562,471
Building Percent 72
Good:
Replacement Cost
Less Depreciation: \$405,000

Building Photo

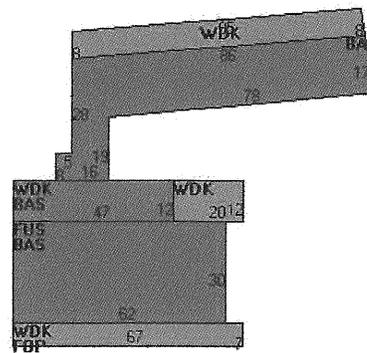
Building Attributes	
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average +20
Stories:	2

Occupancy	15
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Carpet
Heating Fuel	Electric
Heating Type	None
AC Type	Unit/AC
Bldg Use	Rest/Club
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Corn Wall	



(http://images.vgsi.com/photos/OgunquitMEPhotos/\00\00\28\38.jpg)

Building Layout



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	4210	4210
FUS	Upper Story, Finished	1860	1860
FOP	Porch, Open, Finished	469	0
WDK	Deck, Wood	1961	0
		8500	6070

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code	0326
Description	Rest/Club
Zone	SGD-1
Neighborhood	80
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.21
Frontage	
Depth	
Assessed Value	\$895,400
Appraised Value	\$895,400

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$405,000	\$895,400	\$1,300,400
2012	\$405,000	\$895,400	\$1,300,400
2011	\$405,000	\$895,400	\$1,300,400

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$405,000	\$895,400	\$1,300,400
2012	\$405,000	\$895,400	\$1,300,400
2011	\$405,000	\$895,400	\$1,300,400

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