

Minutes of Meeting of the Ogunquit Historic Preservation Commission  
12/23/2015

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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: Applicant Peter Lewis representing the Ogunquit Playhouse.

Meeting called to order by the Chairman Newell Perkins.

The agenda item for review is 10 Maine Street Ogunquit The Ogunquit Playhouse designated as a National Register of Historic Places by the National Park Service in October 15, 2014.

The Playhouse Board is requesting review and approval of the proposed addition of a canvas canopy awning measuring approximately 19.5 feet by 40 feet in one of two pitches. One with a slight pitch and the other with a steeper pitch which matches the pitch of the adjacent dressing rooms roof.

Discussion was of eye appeal and continuity of design with the plans of existing surfaces in particular with that of the dressing room roof as well as the auditorium roof above.

The second discussion was of matching the awnings on the front of the building both in color, shutter green with white fringe trim and the slope of the awning.

A motion was made by Marcia Williams and seconded by Sumner Nystedt:

To accept as presented the good design and utility of the awning proposed for the south side of the Playhouse building in the green matching the awnings now in use on the front of the building. The pitch matching the roof line of the adjacent dressing rooms with a pitch estimated to be a 1 in 8 pitch with the supports set in cylindrical cement matching the support posts on the front of the building.

Vote taken; 5 positive 0 negative votes.

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The second agenda item for review by the Commission was 177 Shore Road a property that is Historically Significant, as well as having Neighborhood Significance and is a very important visual asset to Shore Road as a whole. The 77 Shore Road Condominium Association has presented the OHPC color samples for the siding replacement vinyl clapboard look alike in the color indicated to be Sterling Gray with a contrasting shutter color in a blue that was lighter than the Commission Members were willing to recommend. The color for the shutters that the commission is recommending is shutter color # 66. The Commissioners are likewise recommending that the fascia trim board be painted this same blue to match the #66 shutter color with the Corbels retained and recreated if necessary and to be painted in the contrasting color matching the Sterling Gray siding color.

It was also recommended that the existing window casings and trim be kept with the siding not over running to the edge of the windows or as some times referred to as jumped by the siding material as this helps to retain the design of that period.

A motion by Helen Horn and seconded by Marcia Williams: That the Commission recommends that the vinyl clapboard siding in the color of Sterling Gray with shutters in a #66 dark blue be approved along with the fascia trim board painted in a dark blue to match the shutter color with the Corbels being painted in the contrasting color of a Sterling Gray matching paint. Along with every effort made to retain the window trim boards without overrunning them with the siding or jumping the trim with the siding.

Vote taken: 5 positive 0 negative votes.

The third agenda item is a review of the impact if any that the rebuilding of a proposed structure destroyed by fire in the spring of 2015 located at # 115 Beach Street will have upon the Historic abutting properties located on both sides of #115 Beach Street.

Those being # 112 Beach Street, a rebuilding of a building with Neighborhood Significance as well as Historic Significance in its role in the formation of the Ogunquit Beach as a significant resort area in the formation of Ogunquit as a world class destination resort. This building existed in 1909 and is planned to be rebuilt with the same height, 26 feet, and dimensions as the original 1909

structure. The Architect drawing these plans made every effort to retain the appearance of the original building utilizing modern materials.

# 127 Beach Street is a structure with Historic Significance as well as Neighborhood Significance. This building was built in the late teens or the early 20's as a dance hall and meeting rooms on the second floor and later as bowling lanes and shops and a restaurant on the first floor. This structure retains the design and similar building materials that were used in the now destroyed building once located at 115 Beach Street.

The attached photos of all three buildings before the fire that damaged 112 and 115 Beach Street beyond rebuilding shows the similarity of design and construction to all three properties in a row, The Blue Water Inn, Huckleberrey's and the Neptune.

This Commission has taken a look at the Ogunquit Comprehensive Plan, a document that strongly suggested that:

Article 11-Design Review be enacted and added to Ogunquit's requirements listed under Article 11- Design Review 11.1 B. Specific Intent:

#3 Assure that new buildings are designed and built in a manor compatible with the character of the District in terms of scale and visual effect, ~~add~~

#4 assure that changes to contemporary buildings and new construction in the district do not detract from adjacent buildings with historical significance.

Article 11.7 Design Guidelines C. Design guidelines for all Buildings within the District Required to Obtain a Design Review Certificate under Section 11.3, as it relates to being visible from a public Street' Beach Street" yes it is and will be visible.

This section will be filled in with each members reply to C. Design Guidelines sent to you under separate email with space to write in your reply in the hopes that we may avoid a second meeting on this issue. Please reply as soon as possible. Your thoughts on a motion are equally important to speed up this set of minutes.