

MINUTES OF MEETING OF THE OGUNQUIT HISTORIC PRESERVATION COMMISSION on  
04/08/2015

Meeting called to order at 11:10 am.

Members present are:

David Barton, Select Board Liaison

Helen Horn, Secretary

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:

Agenda item review of removal of a building that has Neighborhood Significance and the proposed replacement single family building on that footprint at # 7 Oarweed Lane Ogunquit.

A discussion of the question regarding of demolition of the building situated with frontage on Perkins Cove Road but is on land with a second building with an address of #7 Oarweed Lane. Road, Ogunquit and the proposed replacement building for that site.

Sumner Nystedt and Newell Perkins declared that they may have a conflict of interest or a perceived conflict of interest and for this reason recues themselves from participating in the review of this proposal.

The co-chair was not in attendance. David Burgess was nominated as temporary chair for this review, motion by Marcia and seconded by Helen, vote 3 -0 to appoint.

Discussion among the Commission Members brought forth Planning Implications from Community Character section of the last Comprehensive Plan of 2004 as well as the community desires for planning brought forth in the Summary of the public Visioning Session of April 20, 2002 as this application relates to the Perkins Cove area as a historic part of Ogunquit's past history as a fishing and later as an artist colony.

A quote from the planning implications is:

"The design review process coupled to the enlightened stewardship of historic properties by both the residential and business communities will be needed if the historic character of the community is to be preserved and more importantly, contribute to the contemporary resort character of town".

Motion made by Helen and seconded by Marcia:

The commission members understand that the present structure is challenged by its condition and layout for use as a single family dwelling for this reason we approve the demolition of the building.

The commission members find the building design and the elevations to be acceptable.

That this Commission must point out and The Ogunquit Planning Board should, recognize that the location of this building is highly visible as it is the Gateway to Perkins Cove and is one of the first buildings that come onto view representing the historic Perkins Cove District.

That the Cove District absolutely needs to maintain the character and flavor of the fishing village as well as the artist colony and that is so dependent on the authenticity of the fishing shacks that have evolved into the Cove as we know it today. Cedar shingles finished natural with white painted trim is the signature siding and trim. To deviate from using natural woods in favor of manmade plastic siding is to set the wrong precedent for the Perkins Cove District.

This Commission recognizes that The Ogunquit Planning Board disregarded this commission's recommendations for natural wood siding for the approval of the new cottage on the Cove front. It also important to remember that that manmade siding on that building will be viewed from a distance and not up close and personal as this new building will be. This commission recognizes the extra up-keep needed for natural wood as compared to plastic, manmade materials are a consideration that we feel is minor compared to the responsibility of the owner to not detract from the Historic Significance as well as the Neighborhood Significance of The Perkins Cove District.

We recommend that the applicant and the members of the Planning Board take a walk through Perkins Cove and carefully look at the Perkins Cove Candy building renovations, the Laurent home renovations and to look at the dominance of natural cedar siding with white trim throughout the Cove.

To be submitted to the Ogunquit Planning Board and the applicant prior to the Planning Board meeting of 04/13/2015

Vote 3 in favor and 0 opposed

Commission Chairman, Newell Perkins returned to chair the meeting at 11:45 am

Discussion for the review of change in use and change in the exterior character of 53 Shore Road Ogunquit. Tax map 7 lot 114.

This commission finds that this center entry Cape Cod built in about 1760, it and its setting contributes Historic Significance and Neighborhood Significance to the Shore Road District in which it is located and as such every effort must be made to preserve the character and dignity of the building as viewed from the street and for pedestrians walking on the sidewalk.

Attached you will find a photo of the property before the planning Board allowed dining on the

street side of this property which the board required the yard to be fenced to separate and screen the diners from the pedestrians on the side walk. It was also noted that the required fencing erected was of a low quality.

The applicant here wishes to remove the fencing on both the front-street side and on the north side of the property to open diners and pedestrians up to open street side views of one another. It is the opinion of this commission that the charm and dignity of this Historic Cape Cod will be greatly diminished by removing the fence from the requirements of the Boards approval conditions to the approval of serving food and alcoholic beverages on the front lawn of this property.

It was noted that fencing is a reviewable item in the Title 11 Historic Preservation Ordinance and that in the Zoning Ordinances of Ogunquit fences may be a reviewable issue if the Planning Board deems it appropriate.

Motion made by Helen and seconded by Marcia:

To strongly recommend that the Ogunquit Planning Board, as a part of their approval process, require that the serving of food and alcohol on the front and side lawn, now patio areas that the applicants will maintain a traditional picket fence of a good quality painted wood of a height that screens the food and alcoholic beverages being consumed from the view of the general public passing by this property.

It is felt that the fencing will lessen the detraction of the diners from the Historic charm of this property and will not detract from the appearance of the quaint Village setting that the visitors have come to so admire in Ogunquit.

It was also noted that in the Select Board's approval of licensing for the serving of alcohol came prior to the Planning Board approval of the change in use requested by the applicant without a site layout and without provision being made for the separation of persons consuming alcoholic beverages and the general public. The Select Board's did put forth the requirement that signs be posted stating no alcoholic beverages beyond this point along the front line with the sidewalk and the side line. Please let it be known that this commission objects to signs posted announcing liquor law requirements without those signs being screening by a picket fence.

Vote 5 in favor 0 opposed.

These minutes are submitted on 04/10/2015

By The Ogunquit Historic Preservation Commission.

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