

MINUTES OF MEETING OF THE OGUNQUIT HISTORIC PRESERVATION COMMISSION on  
11/21/2016

Meeting called to order at 11:06 am.

Members present are:

Helen Horn

Sumner Nystedt

Leonard Wyman

Newell Perkins , Chairman

Member absent:

Marcia Williams.

Also in attendance were: Applicants from the Puffin Inn, Michele Tourangeau and Tim Pasterczyk, owners of the Inn and the general contractor/builder Tracy Charpentier.

Present in the audience were Marsha Northrop, Linda Kahn and David Barton.

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

The Chairman asked the Commission Members if there were any ex parte contacts or conflicts of interest that needed to be disclosed at this time. With none noted the meeting proceeded.

Agenda review of a proposed replacement of an existing oversized two car garage which has two bedrooms above and a stairway on each end of the building with interesting cutout railing trim a faxes barn loft door with wrought iron hinges and garage doors with faxes wrought iron hinges for interest and detail.

The proposed new structure is approximately double the size of the existing building. It was noted that the existing structure was most likely built in the 1980's and that the Inn building was built in approximately the 1920's and this building has Neighborhood Significance as well as Architectural Significance which enhances the charm and ambiance of this section of Main Street. This emphasizes the importance of blending this new structure blends in with the charm and character of the 1920's Inn structure.

With the CAD drawings and elevations in hand Michele, Tim and Tracy presented the full size elevations showing all four sides of the proposed new structure. The siding proposed is a composite of a cement material that looks like clapboard and cedar shingle to be used as the gable siding material. The windows will be two over one to match the Inn.

It was noted that the architectural elevations as presented were of minimal detail CAD productions which displayed little in the way of architectural detail of interest to tie this proposed structural design to the Puffin Inn building which was built in about the 1920's and plainly displays charm and interest through it's distinct period detail.

The Commission members, the owners and the builder engaged in discussions of what possibilities existed in tying the proposed structure in with the 1920's Inn building by utilizing the three attached photos and the CAD elevations as references to the Inn buildings enhancing details. Photo #1 shows the Inn and the detached two car garage as it now exists as views from Main Street looking west and north. Photo #2 shows the north side of the Inn and the rear of the garage building as viewed from Main St. looking south and west. #3 the existing oversized two car garages as viewed from its south side.

By utilizing photo #1 it became clear that the color band on the upper second floor elevation of the Inn added interest to the building while drawing the eye down to reducing the height to be more or less equal with the porch height less the porch roof area. It was noted that the proposed structure shows a small over hanging roof just above the single garage door and two sets of double hung windows. It was agreed by the builder and the owners to utilize the same color banding that is on the Inn around this structure to reduce the apparent height to the viewers eye.

By utilizing photo #3, the existing building, by adding detail of interests such as black shutters the windows will more closely compliment the shutters on the Inn.

With the single garage door in the proposed building the sense of balance with one door in a large space leaves the eye looking for something that is missing. It was proposed that by taking a look at the faux barn or shed door on an over head exterior track such as was utilized by the builder/developer of the Wisteria house and most recently of the addition to the Abalonia. Commission member Helen Horn drew a free hand sketch of one possibility, that being a full coverage barn door on an overhead track which could be split in half with one half stored on the right and one half on the left of the garage door. This door could show the cross buck or be of vertical boarding design as the owners and builder wishes.

The design of the stairway railings was discussed and it seemed to be the opinion of all that the wood cut out balusters shown in photo #3 was interesting. The life safety code requirements requiring an increase in height would not be as appealing in a taller version and since the exterior stair way and deck area was on the west side of the new building facing away from Main Street a simple spindle railing would be acceptable.

The Commission asked if anyone wished to speak in opposition or in favor of this application for change to this building:

Marsha Northrop spoke in favor of the process that lead to the motion and noted that the quality of the CAD designs needs to improve in the future.

A motion was made by Sumner Nystedt and seconded by Helen Horn: To send our recommendation of approval to the Ogunquit Planning Board of the proposed design and construction of a structure to replace the existing over sized two car garage with the building presented to this commission and here on attached along with three photos of the site with the following stipulations.

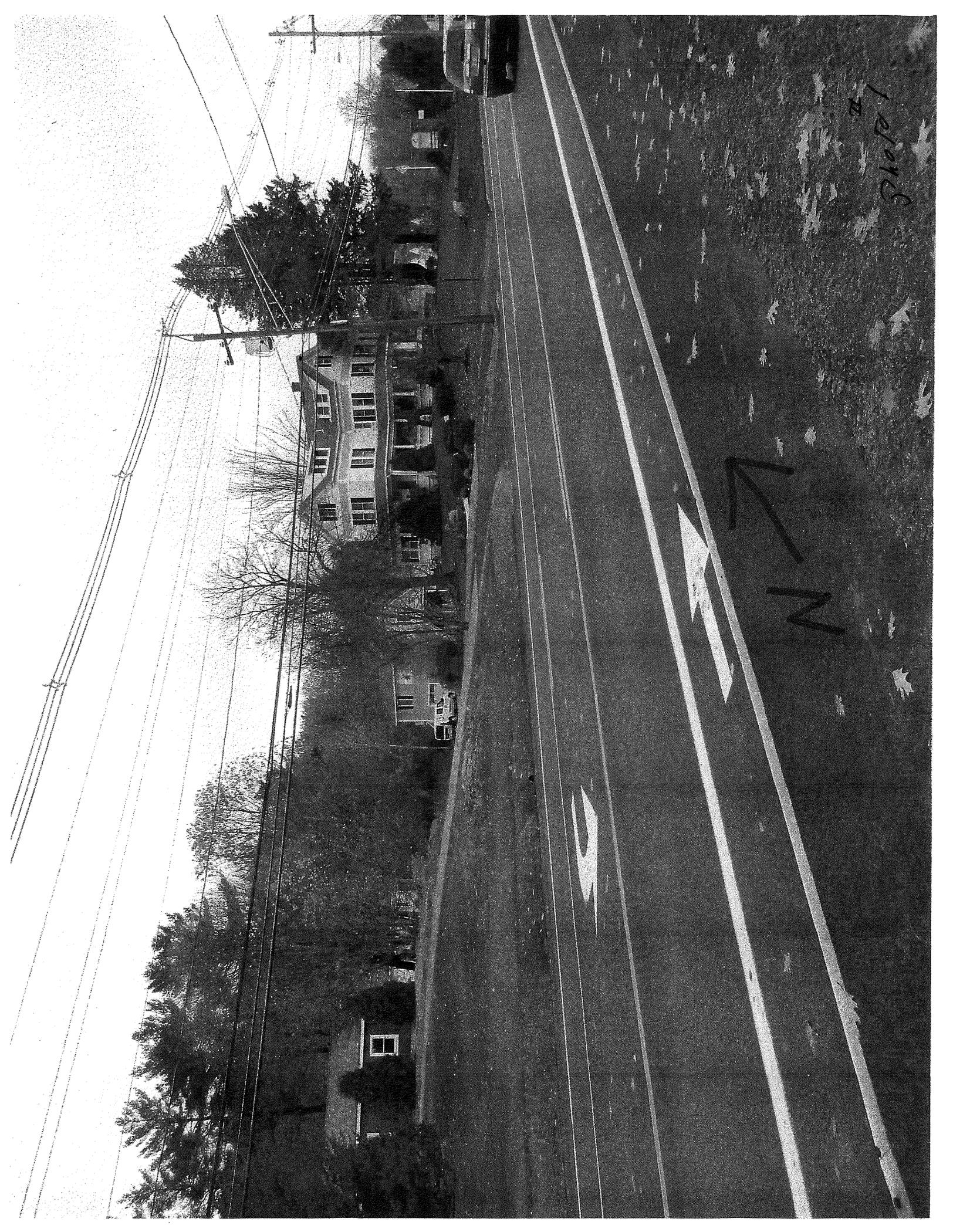
- A. That the Owners and builder will utilize black decorative shutters on the windows in order to tie in with the Inn's existing shutters.
- B. That the Owners and builder design a set of barn or shed doors on an over head track to minimize the appearance of the single garage door in the center of this proposed building.
- C. To add a color band to the proposed structure to match and tie in with the gold band now existing on the Inn in an added effort to tie the new structure to the 1920's Inn.

Vote taken with 4 positive votes for approval and no votes of opposition.

With no further business vote to Adjourn 4-0  
Newell Perkins, Chairman.



Attached 6 pages  
11/21/2016 As submitted.



12/10/88

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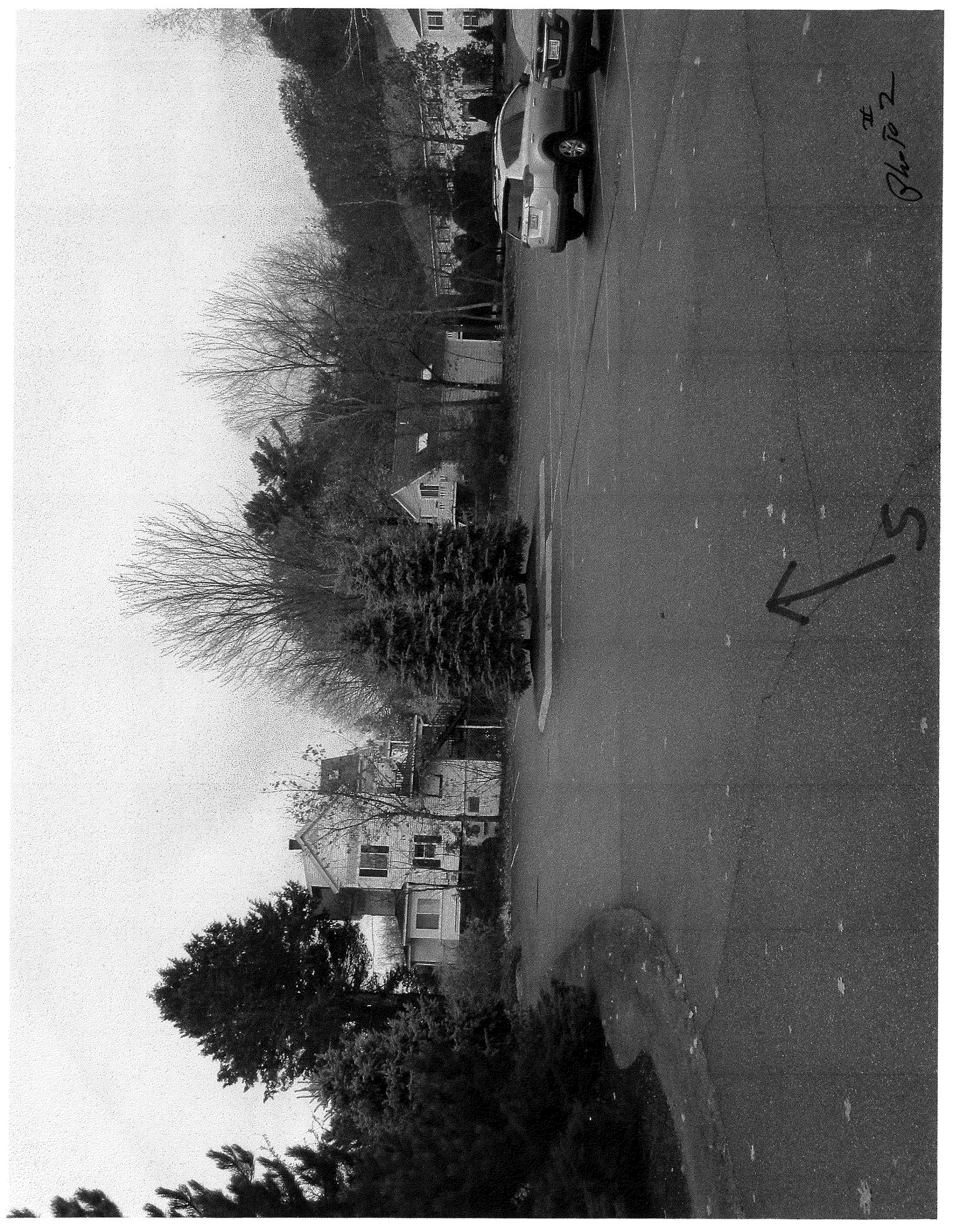
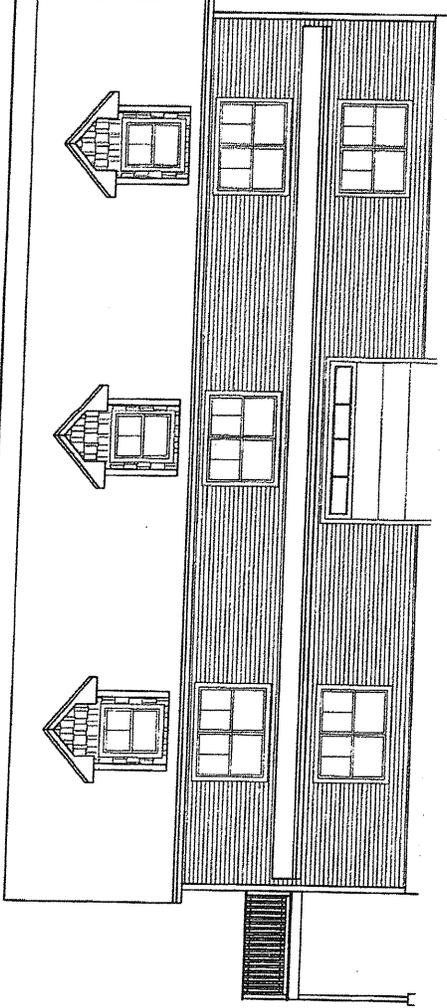


Photo 2

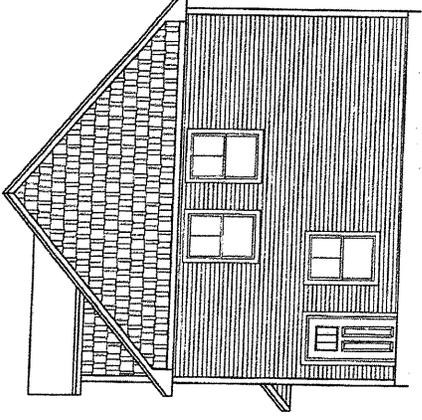




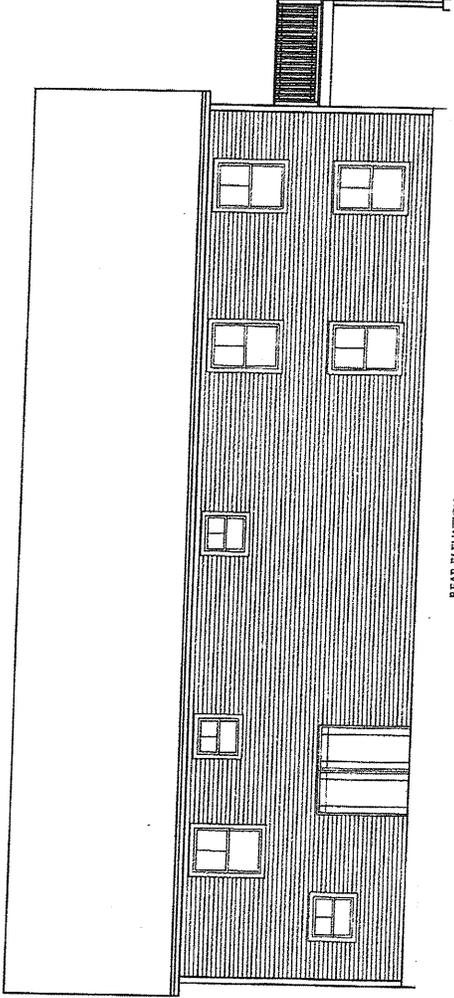
1917



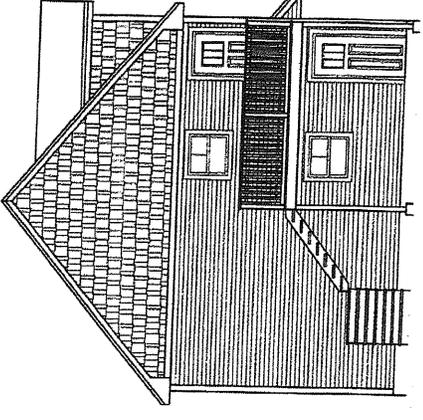
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

GLENN SMITH DESIGNS  
 11600 W. 10TH AVE. SUITE 100  
 DENVER, CO 80231  
 (303) 751-1111  
 WWW.GLENNSMITHDESIGNS.COM

THESE DRAWINGS ARE PREPARED BY A PROFESSIONAL ARCHITECT ONLY AND  
 SHOULD BE USED ONLY FOR THE PROJECT AND LOCATION FOR WHICH THEY  
 WERE PREPARED. ANY OTHER USE IS UNLAWFUL AND WITHOUT LIABILITY.

DATE: 08/11/10  
 DRAWING NO: 101

CLIENT: MICHELLE TOURANGEAU - PUPPIN INN  
 433 MAIN STREET  
 OCLAND, VT 05470

TITLE: PUPPIN INN - 433 MAIN STREET  
 OCLAND, VT, AGRIE  
 ELEVATIONS

**433 MAIN ST**

**Location** 433 MAIN ST

**Mblu** 014/ 016/ //

**Acct#** 2491

**Owner** RENATA MOON, LLC

**Assessment** \$958,100

**Appraisal** \$958,100

**PID** 2417

**Building Count** 1

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$577,000	\$381,100	\$958,100

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$577,000	\$381,100	\$958,100

**Owner of Record**

**Owner** RENATA MOON, LLC  
**Co-Owner** C/O CORELOGIC TAX SERVICES  
**Address** PO BOX 961009  
 FORT WORTH, TX 76161-0009

**Sale Price** \$1,200,000  
**Certificate**  
**Book & Page** 16634/ 53  
**Sale Date** 06/27/2013  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RENATA MOON, LLC	\$1,200,000		16634/ 53	00	06/27/2013
BRUNELL, MARK S AND SOUSA STEVEN S	\$985,000		14432/ 640	00	04/30/2005
WILLIAMS, MAURICE A AND LEONA	\$0		3795/ 94		04/01/1996

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1920  
**Living Area:** 3,171  
**Replacement Cost:** \$793,746  
**Building Percent** 68  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$539,700

**Building Photo**

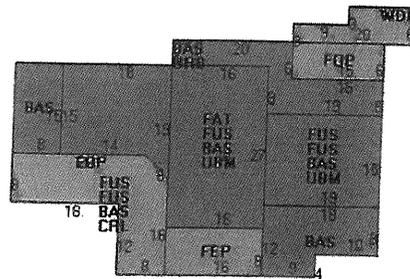
Building Attributes	
Field	Description

STYLE	Bed/Breakfast
MODEL	Commercial
Grade	Good+10
Stories:	3
Occupancy	11
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Bldg Use	Inns
Total Rooms	14
Total Bedrms	9
Total Baths	9
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8
% Comn Wall	



(<http://images.vgsi.com/photos/OgunquitMEPhotos/\00\00\28\50.jpg>)

**Building Layout**



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	1,558	1,558	
BAS	First Floor	1,505	1,505	
FAT	Attic, Finished	432	108	
CRL	Crawl Space	278	0	
FEP	Porch, Enclosed, Finished	128	0	
FOP	Porch, Open, Finished	386	0	
UBM	Basement, Unfinished	717	0	
URB	Basement, Unfinished, Raised	202	0	
WDK	Deck, Wood	93	0	
		5,299	3,171	

**Extra Features**

Extra Features		Legend
No Data for Extra Features		

**Land**