MINUTES OF MEETING OF THE OGUNQUIT HISTORIC PRESERVATION COMMISSION on 01/04/2017

Meeting called to order at 11:09 am.

Members present are:

Helen Horn

Sumner Nystedt

Leonard Wyman, Co-Chairman

Newell Perkins , Chairman

In attendance were: Applicants from the Blue Water Inn Roger LaPierre and the builder Doug Gaines.

Present in the audience were Marsha Northrop, David Barton, Wendy Levine and Marcia Williams as a private Citizen not as a Commission member of the OHPC.

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.

Subject property is 111 Beach Street with a previously approved reconstruction permit for a building built in approximately 1908 and destroyed by fire in 2015 with the replacement plans reviewed and approved by the Ogunquit Historic Preservation Commission on 10/14/2015. This property possesses Historic Importance as a part of the establishment of Ogunquit Beach as a world class beach resort, along with having Neighborhood and Architectural Significance.

- Situation :The Owner of 111 Beach Street is seeking an after the fact Design Review approval for construction and material changes made without having permitting by the Ogunquit Planning Board for the alteration in window locations and a substantial increase in window sizes on the North and West first floor elevations along with the addition of two large bi-fold glass doors in the southwest corner of the building, one is a 3 glass panel bi-fold and the other is a 4 glass door bi-fold that folds out onto the public side walk that now exists and where the owner and builder believe that a yet uncompleted survey of the building under construction will show this side walk area to belong to Roger LaPierre. The South side or Beach Street front was changed from the approved plan by deletion of an indented double door entry and the removal of a large window. Also on the second story is a planed change of composite railing material to that of tempered glass panels on the North and West elevations. On the second floor the relocation of a window and the addition of a safety door with push bar as required by the State Fire Marshal.
- Presentation of changes was made by Doug Gaines, builder: Roger LaPierre the owner felt that the architectural plans upon which he obtained the permits to rebuild the Blue Water building did not accurately reflect the true image of the 1908 building as well as the Blue Water Inn as it was in the years prior to the 2015 fire. The window enlargement changes were necessary to achieve the essence of that former building. By substantially enlarging the size and number of glass panels the true feeling of openness and ambiance of the old Blue Water Inn could be recreated. The prime concern that Roger LaPierre had was that the open to the view feeling was important and that the exterior

image was not as important as the feeling that the old Blue Water Inn deck gave to the dining clients. The windows chosen and installed were Marvin Windows and bi-fold doors that had been considered by the owner and builder to be enormously expensive and would not be returnable now that they had been installed in the building. Any and all changes would be a burdensome expense for the owner to be required to make; the 4 door bi-folds costing more than $18,000.00 and were not returnable. He agreed that in hindsight he would never make changes and build without a permit again and was sorry that this had happened in this case. It was stressed that the Builder and Owner were under urgent time constraints to finish this building in time for a spring opening of the restaurant.

- The double hung windows on the west side that were shown on the approved plan were six over one and easily 24 inches or shorter in height than the presently installed double casement window units. These casement units have a plastic insert mullion covering the top one third of the glass area; this mullion gives the appearance of thin white tape applied to the glass. These window units open only four inches as a safety precaution of anyone fall out through the screen on the inside of the window. It can be opened full for cleaning and due to being used in a public area the glass is safety glass to prevent accidental breakage due to falls or trips that could allow a fall of 10 feet or more into the river or mud.
- The OHPC Members were asked by the builder to view his changes of dozens of substituted and reconfigured windows and doors in comparison to the original building rather than in comparison to the drawings of architect Harvey Wells upon which the permits to build had been obtained. Accurate measurements of the old and new windows were not made available to us.
- The Chair asked if there were questions or impute that any of the audience would like to make concerning this application.
- Marsha Northrop spoke of the importance of this building being rebuilt in a manner reflecting the historic and architectural importantance that this building has as the first building to be viewed upon crossing the bridge and that the change of windows did not add to the historic charm of this reconstructed building but in fact were a detraction. To have changed design and materials without obtaining permits is sending a dangerous message of how weak, Ogunquit's enforcement of the ordinances are.
- Wendy Levine spoke of the negative affect that this case of building without a permit for changes will have upon others who may ignore the Ogunquit Zoning Ordinances and the Code Officer in the future. It appears that a slight slap upon the wrist will be the full extent of the penalty for building without a permit and in this case building changes for the applicants desire for a better interior view with disregard for the importance of keeping the Architectural, Historic and Neighborhood Significance of the exterior that is so important to the continued viability of Ogunquit's charm and ambiance for the future.
- At 11:30 am the meeting was recessed for the applicant and some commission members to move their vehicles off School Street to allow a new property owner to enter her drive way.

- Meeting resumed at 11:45 The Commission Members discussed the possibility of reviewing the three visible sides separately utilizing the Design Review criteria of Article 11 numbers one through ten. With the front side on Beach Street, the south elevation, as having the highest rate of importance. The West side as having the second rate of importance and the North Side the lesser importance of the three. One Commission member stated that as unattractive as the North and West windows were it was the changes to the South side, the Beach Street side that should revert back to the original approved Harvey Wells plan with the removal of the two bi-fold doors, reintroducing the recessed entry with double entry French doors and putting the third large window back in to the front as it had been approved by the OHPC and the OPB.
- The Commission members began to review the changes in the front or South Beach Street In an effort to try and find compromise changes that would in some way swing this exterior elevation design to "agreed upon proposal".
- One Commission Member observed that the Design Review criteria of 1 through 10 has the specific wording that "a building shall be visually compatible with its neighbors", and since the new neighboring building is such a mongrel of poor design how on earth can you demand perfection from this owner? It was noted that this builder of the Blue Water Inn has taken credit for the design and construction of the new building next door at 115 Beach Street.
- The method that the Commission decided to employ was to follow down the Design Review Check List of 1 to 10 on the Beach Street elevation beginning with 1. Scale of building. 2. Height, 3. Proportions of building's front façade, 4. Relationship of solids in front facades, 5. Proportions of openings within the facility including windows and doors. At this point it became clear that the applicant and his builder were not prepared to make any changes back to the approved design that would involve an expenditure of more than a small amount of time and money.
- At this point Doug Gaines and Roger Lapierre were insistent that if the Commissioners would visit the site and view the windows and doors it would become clear that the change in windows and doors had been the best thing to do.
- At approximately 1:20 pm the Commission recessed the meeting to visit the Blue Water site with Doug Gaines and Roger LaPierre.
- The applicant demonstrated from the interior what a wide open view the change in window and door sizes had made. The Commission Members made suggestions for changes to the as built building that might bring the design on the exterior back to the historic appearance before the fire and as designed by a trained and professional Architect .
- At approximately 2:20pm the meeting resumed at the Dunaway Center.
- The Commission Members must be mindful of the responsibility of the Commission to act as mediators seeking to bring out the best Historic and Architectural design in an effort to achieve designs that would be in keeping with the goals of the Ogunquit Comprehensive Plan and of title 11 and Article 11, the Design Review ordinance. The Commission Members made suggestion after suggestion in an attempt to arrive at a design that would be in keeping with these goals.

- It saddens us to report that the minor concessions that Roger LaPeirre and Doug Gaines were willing to make will not, in our opinion, salvage the damage to the Ambience and Charm of this Historic Building. We as Commission Members are not an Enforcement Arm of the Ogunquit Zoning Ordinances and refuse to be put in the position of renegotiating a building design after it has been built. It is the duty of the Ogunquit Historic Preservation Commission to meet with applicants to discuss and try to influence conceptual drawings of changes and new structures that are proposed. This Commission refuses to accept responsibility or criticism for this as "built without a permit building." The responsibility lies squarely with the Code Enforcement Officer and the rectification is in the hands of the Ogunquit Planning Board. The following motion and vote reflect only the minor influence that the Commission Members have had on a improved design change the Owner and builder were willing to make.

Motion made by Sumner Nystedt and seconded by Helen Horn:

Mindful of the economic impact of changes to building and components already built the Commission has agreed to recommend to the Ogunquit Planning Board voluntary changes to the existing building that the Applicant, Roger LaPierre and his builder Douglas Gaines are willing to make.
To reduce the size of the two remaining large windows on the south elevation.
To change the proposed second floor deck glass railing facing south to a traditional composite railing with balusters.
To consider moving the 4 door Bi-fold door slightly to the west in an attempt to achieve better delineation of the new second floor deck from the two story building.
To remove the small one third of the window mullions on all west and north facing first floor windows or to obtain larger diameter mullions that in-fact give the appearance of an actual wood mullion.
To acknowledge the need to add a door and remove a window on the second floor north facing elevation do in part to the State Fire Marshals requirement that there must be two exits on the second floor deck.
On the South street side westerly corner, we acknowledge the need for a street side fence to prevent the general public from entering and leaving the building when the 4 door bi-fold door is open into the sidewalk by 3 feet or so. This is subject to a survey showing that Roger LaPierre in fact holds title to that section of the public side walk allowing the swing into the side walk when open and room to place a fence.

This is the sum total of this motion. Vote 4 in agreement and 0 in opposition.

With no further business vote to Adjourn at 3:35pm 4-0

Attached 17,
Pages.
01/04/2017 As submitted.

Newell Perkins, Chairman.

Newell Perkins

4 of 4

Final

Meeting Notice of the Ogunquit Historic Preservation Commission.

January 4, 2017 at the Judson Dunaway Center at 11:00 PM

Agenda: Review of the following with a report to the Ogunquit Planning Board.

111 Beach Street, The Blue Water Inn, Inc.

The Inn building built in about 1917, This property has Neighborhood Significance Historic Significance and Architectural Significance, the subject building is being reconstructed after a fire in 2015 and was under construction per the attached elevations approved by the Ogunquit Historic Preservation Commission and by the Ogunquit Planning Board in 2016. This application is for an after the fact permit for change of windows on the West, South and North side of the building that are different than the windows and doors previously approved and permitted by Design Review.

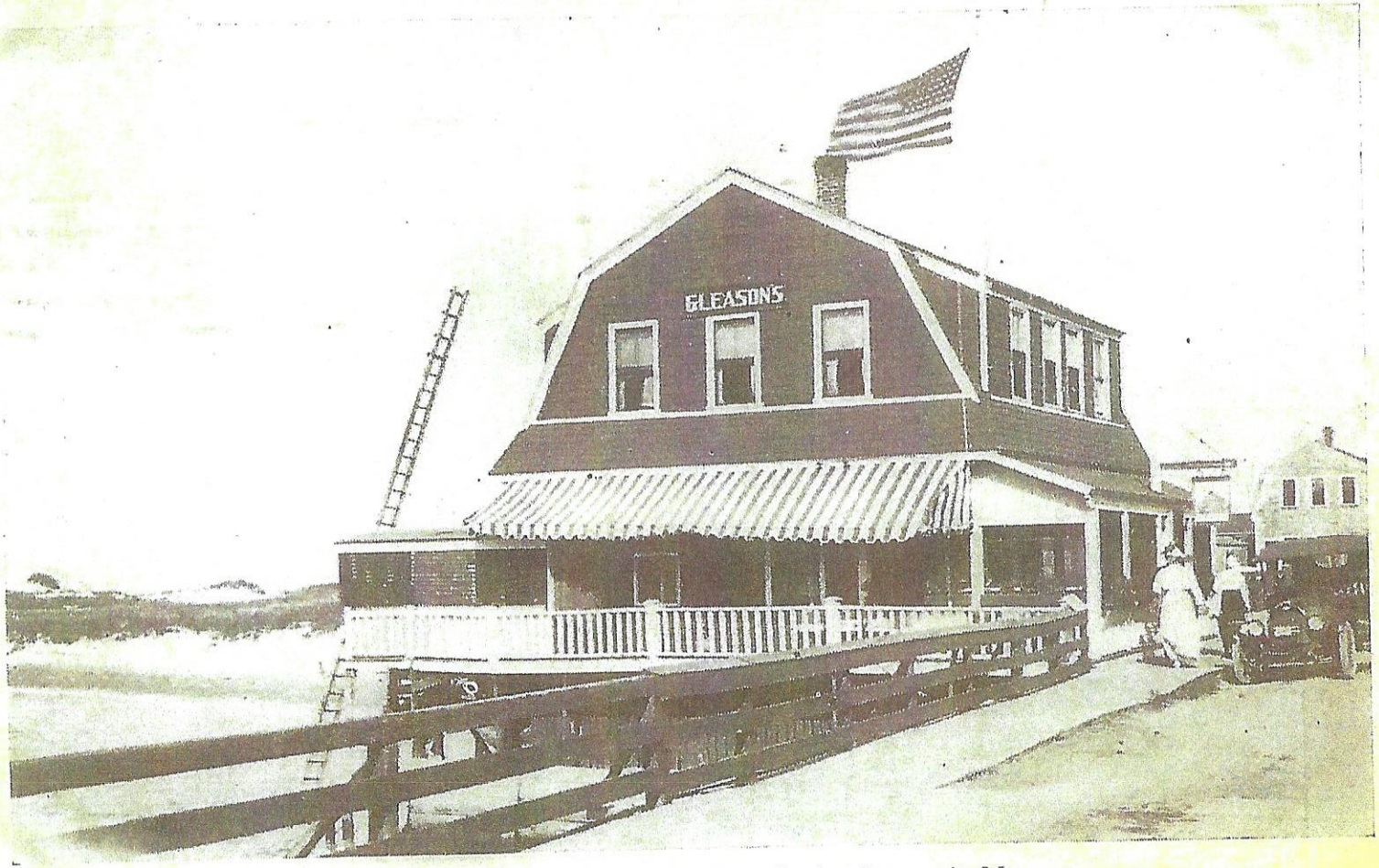
Attached are 16 pages of plans and photos necessary to properly show the design changes from the approved plans.

Any other business that may come before this Commission.

Commission Members:

Helen Horn, Secretary
Marcia Williams
Sumner Nystedt
Leonard Wyman, Vice Chairman
Newell Perkins, Chairman

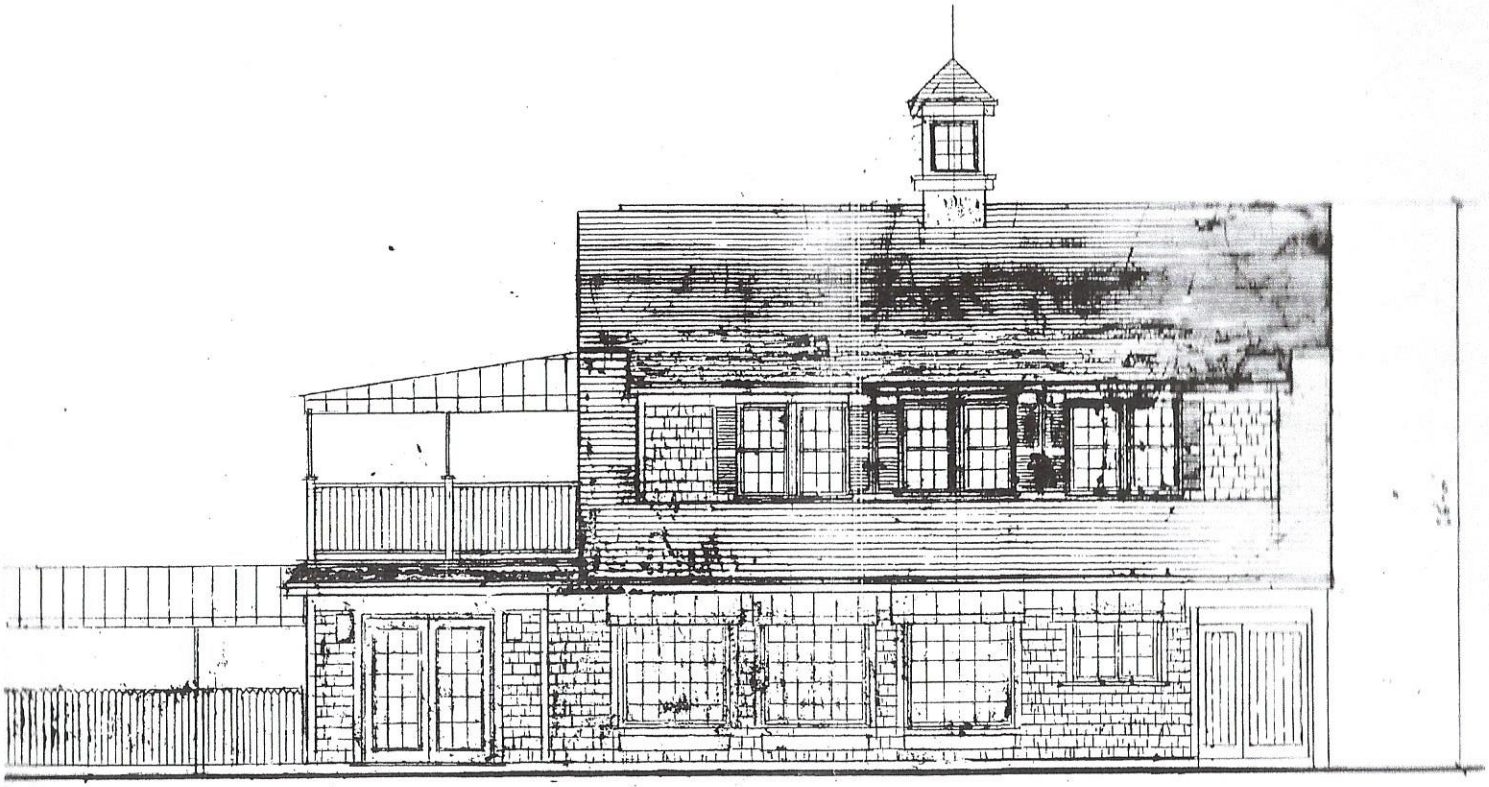
Before The Fire



Gleason's Lobster House---See Blue Book---Ogunquit, Me.

Gleason's Lobster House, Oguinquit, Me.

Penobscot Marine Museum

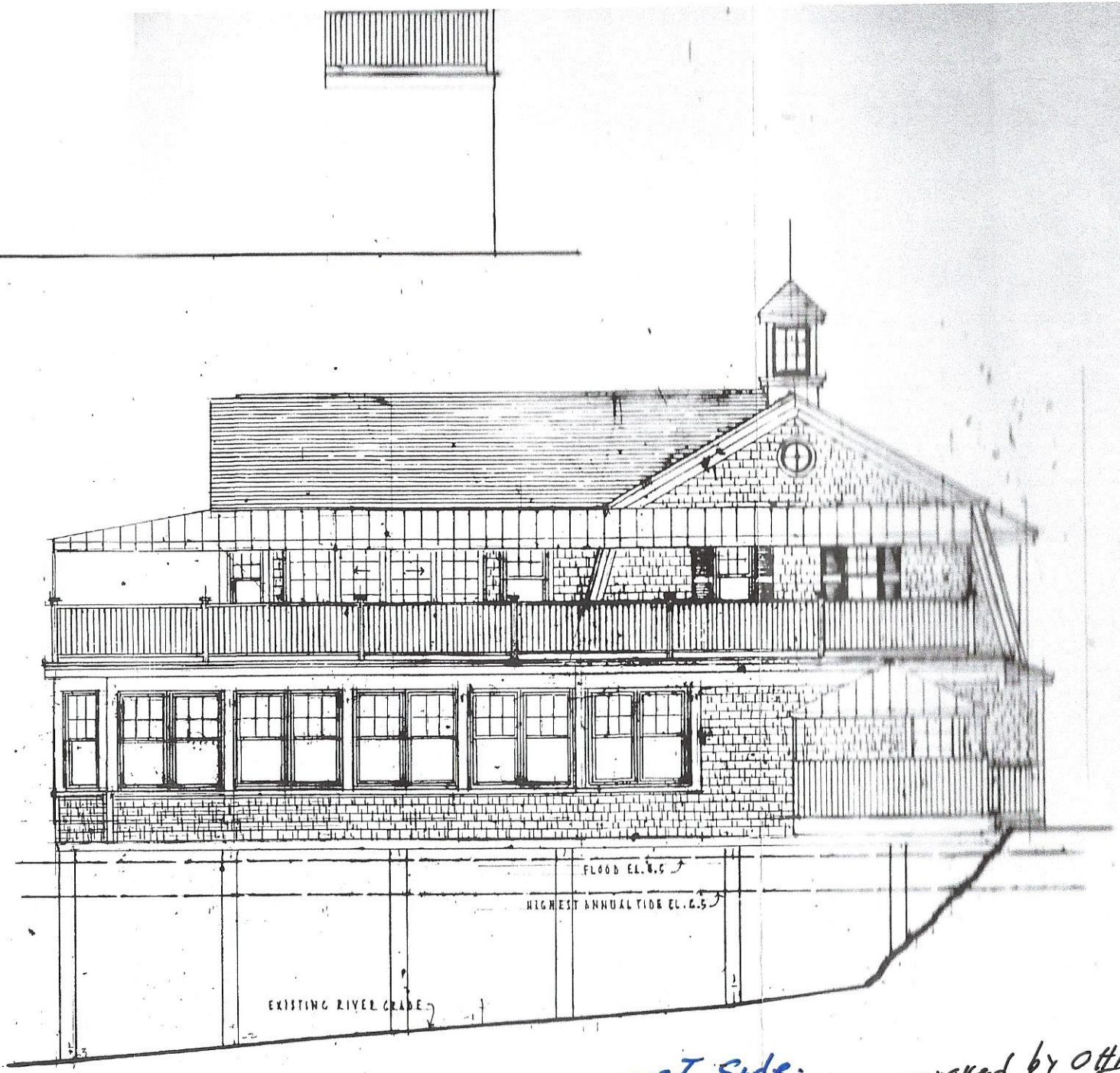


Elevation

Beach ST.

South Side

As approved by OHPC and
The Ogunquit Planning Board



West River Elevation
1/4"=1'-0"

West Side.

As approved by OHPC and The Ogunquit Planning Board.

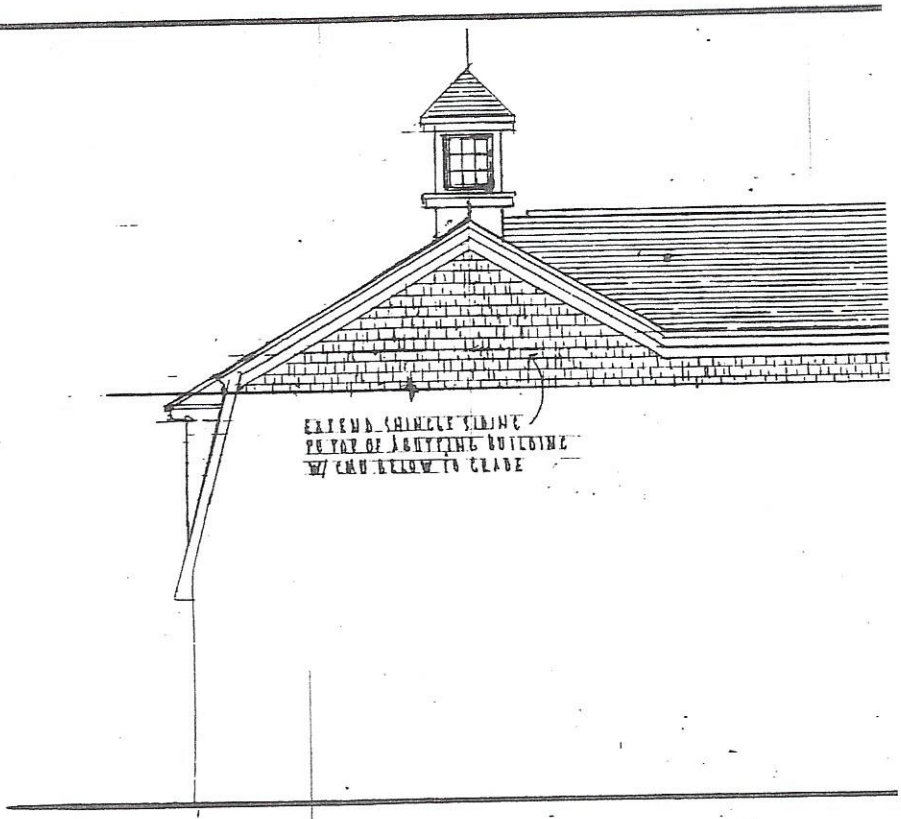
Blue Water Inn

111 Beach Avenue
Ogunquit, Maine

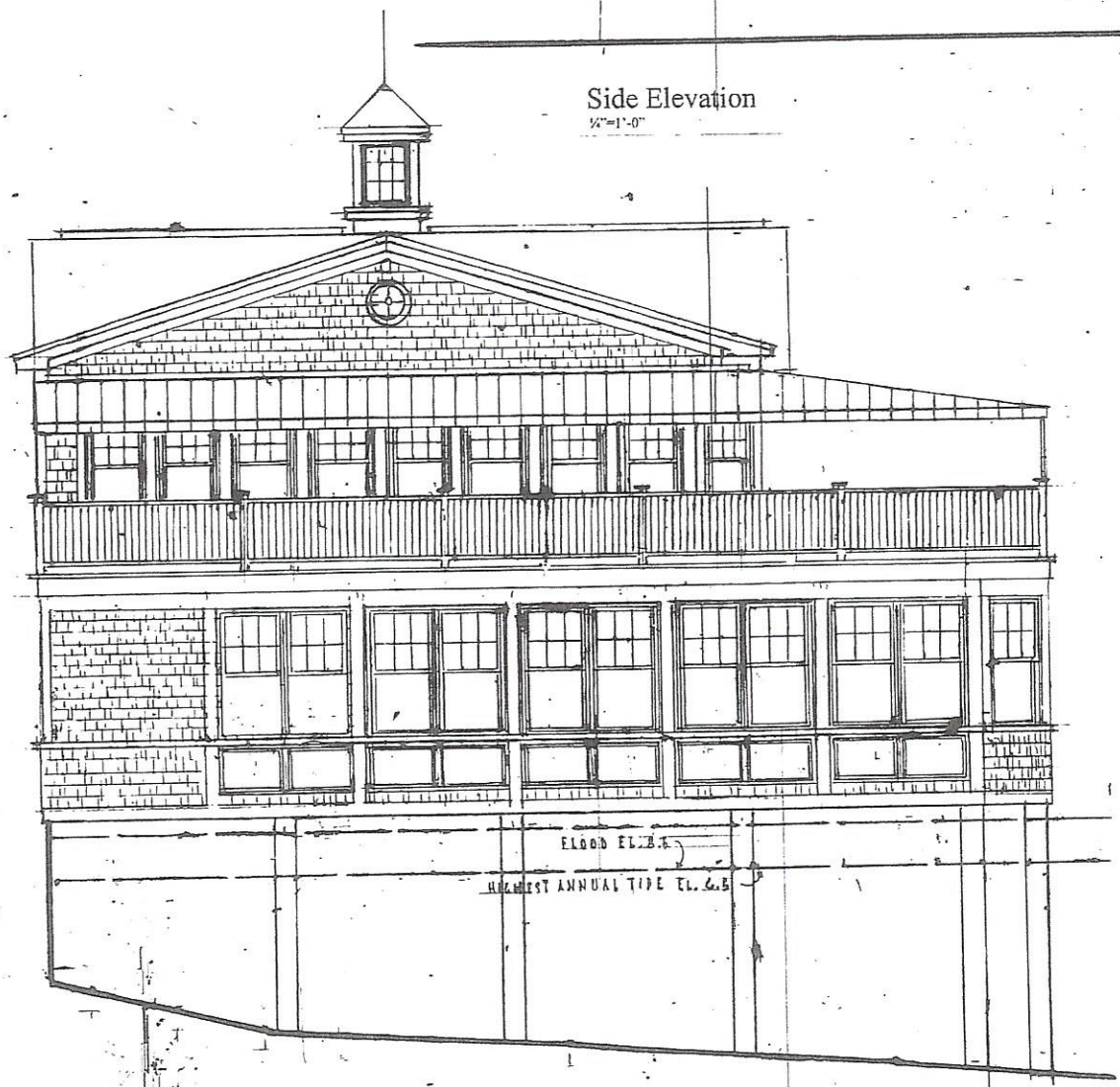
HARVEY WELLS
Architect

Date: OCT. 7, 2015
Scale: 1/4"=1'-0"
Proj. No.: 1509

A4



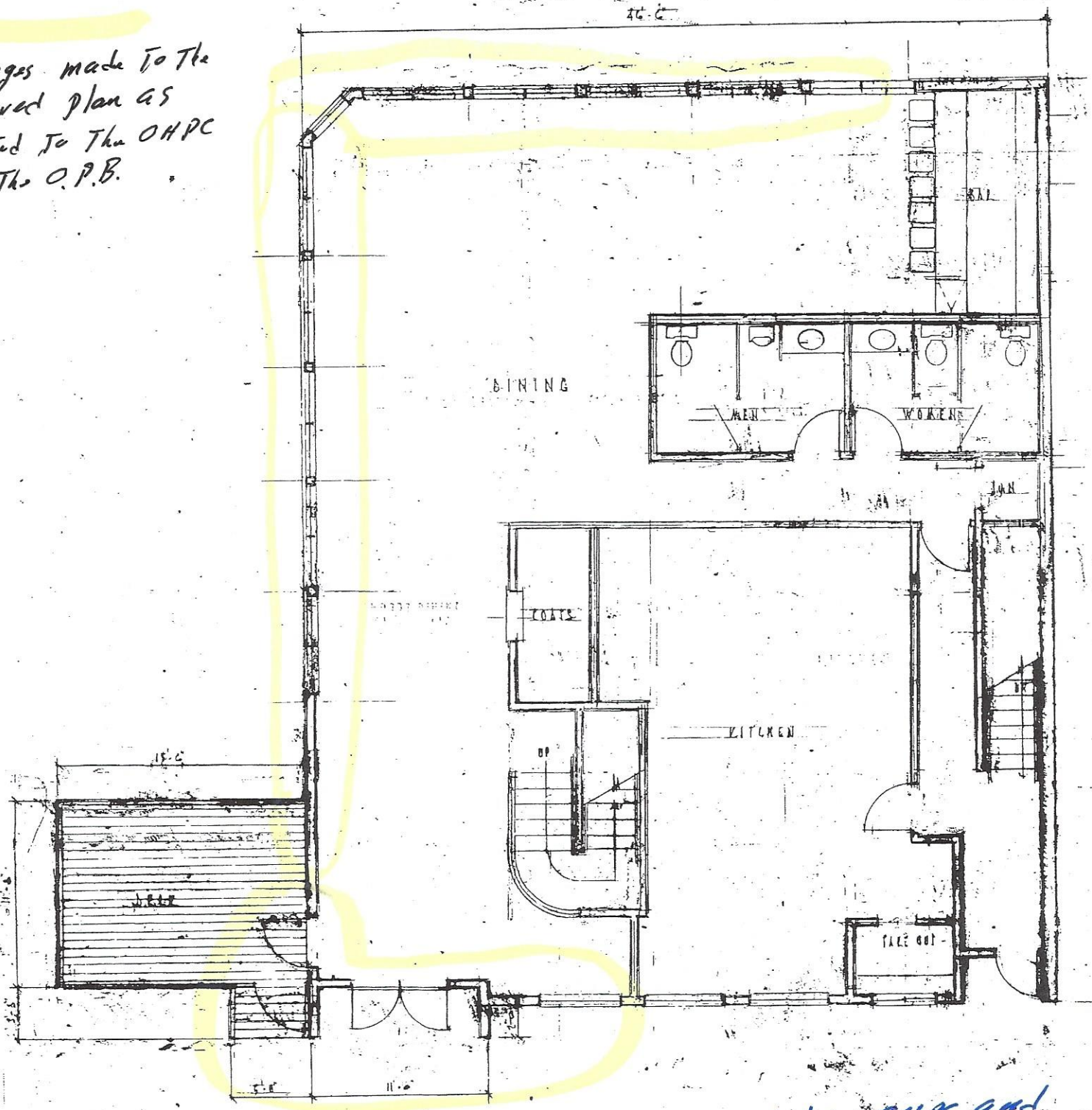
Side Elevation
¼"=1'-0"



North River Elevation
¼"=1'-0"

As approved by OHPC and
The Ogunquit Planning Board.

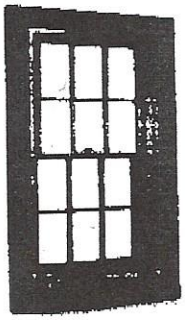
changes made To The
aprroved plan as
presented To The OHPC
and The O.P.B.



Plan 1st Floor
¼"=1'-0"

As approved by OHPC and
The Ogunquit Planning Board.

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW



INTERIOR WOOD (1)
INTERIOR FINISH (2)
HARDWARE FINISH (12)
EXTERIOR COLOR (7)
EXTERIOR TRIM COLOR (11)
EXTERIOR TRIM PROFILES (6)

MAKE IT YOUR OWN

Your home is unique and deserves customized windows and doors to match. Share your vision using this easy step by step process, and together we'll design the perfect solution.

START DESIGNING

OVERVIEW

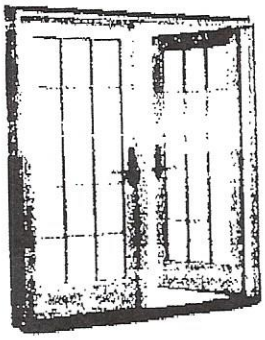
Double-hung windows have two sash in a single frame which slide up or down to provide ventilation. Because their sash remain flush with the wall while the window is open, they are a good choice for placement adjacent to patios, decks and walkways.

Our best-selling double-hung window, the Andersen® 400 Series tilt-wash double-hung window is extremely energy efficient and gives you a wide array of decorative and performance options, including Stormwatch® protection.

- Seven exterior colors
- Natural pine or white interiors
- Energy efficient
- Dual-layer, compressible bulb weatherstripping seals out dust, wind and water
- Variety of hardware styles and finishes
- Custom sizing available on replacement versions
- Tilting sash allows for easy cleaning

windows as approved by OHPC and Ogunquit Planning Board.

400 SERIES FRENCHWOOD HINGED PATIO DOOR



INTERIOR WOOD (3)

INTERIOR FINISH (2)

HARDWARE FINISH (12)

EXTERIOR COLOR (4)

EXTERIOR TRIM COLOR (11)

EXTERIOR TRIM PROFILES (6)

MAKE IT YOUR OWN

Your home is unique and deserves customized windows and doors to match. Share your vision using this easy step-by-step process, and together we'll design the perfect solution.

START DESIGNING

REQUEST A BROCHURE SHARE DESIGN A DOOR

OVERVIEW | SIZES & SHAPES | GLASS | GRILLES | HARDWARE & ACCESSORIES | PERFORMANCE | INSTALLATION & WARRANTY | TECHNICAL DOCUMENTS

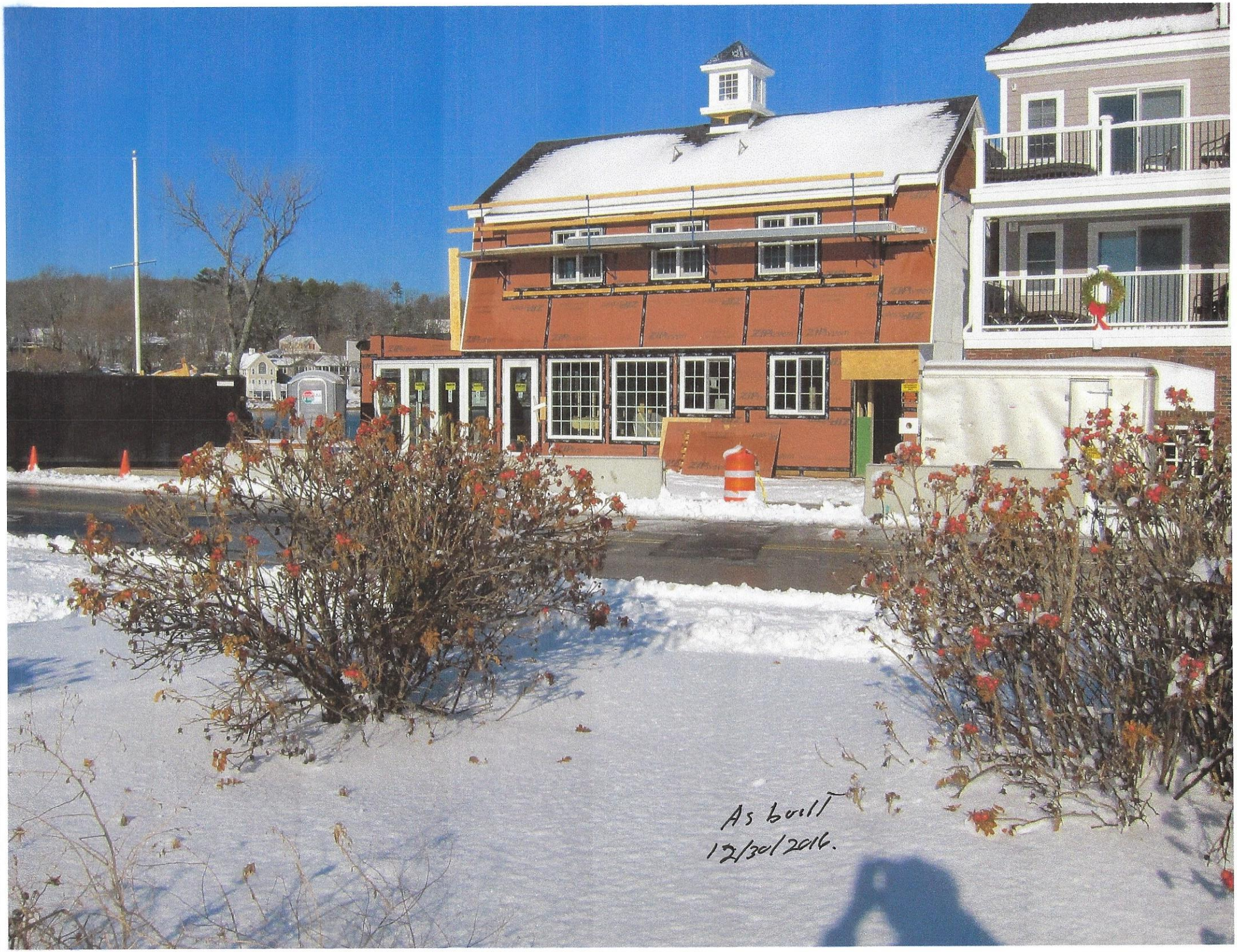
OVERVIEW

Andersen® 400 Series Frenchwood® hinged patio doors not only open your home to the world outside, they bring the beauty of nature inside. They can flood a room with sunlight and provide panoramic views, and their wide wood profiles add an undeniable elegance to their surroundings—yet they are just as effective in sealing the elements out.

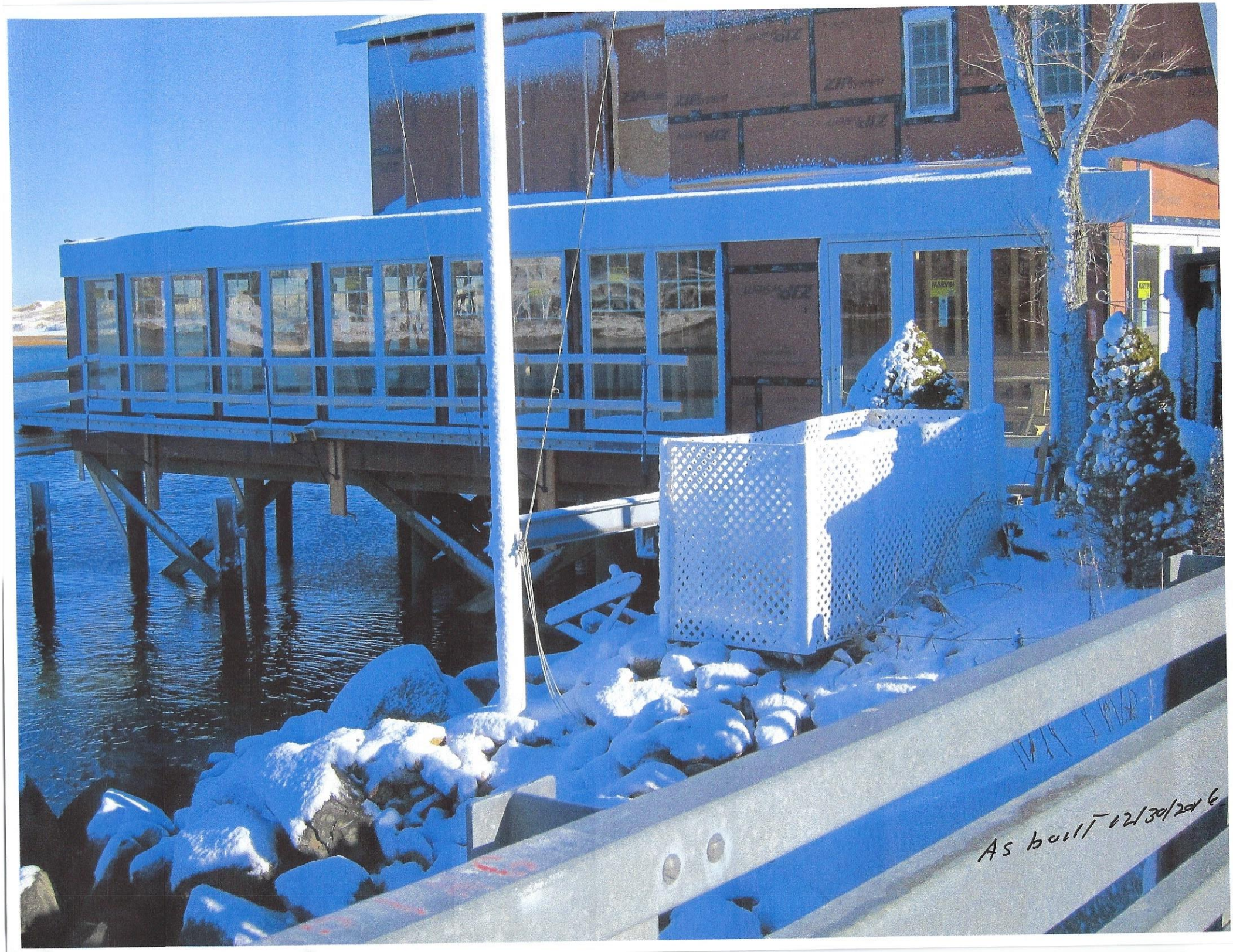
Our 400 Series Frenchwood hinged patio doors are available as inswing or outswing models with optional sidelights and transom windows. Transom windows go above a door while sidelights flank one or both sides of the door. Alone or combined, they can turn your doorway into a focal point while letting more natural light into your home.

- Traditional French door styling
- Energy efficient
- Solid wood door
- Quality construction with mortise-and-tenon dowel joints
- Multipoint locking system that seals the doors tight at the top, center and bottom
- Extensive array of options and accessories, including sidelights and transom windows
- Available in one-, two- and three-panel configurations (inswing) or one- and two-panel configurations (outswing)

Doors on Beach Street as approved by OHPC and The original Planning Board

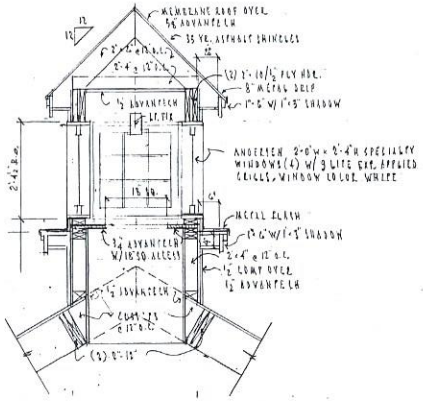

As built
12/30/2016.

As built - 12/30/2016.

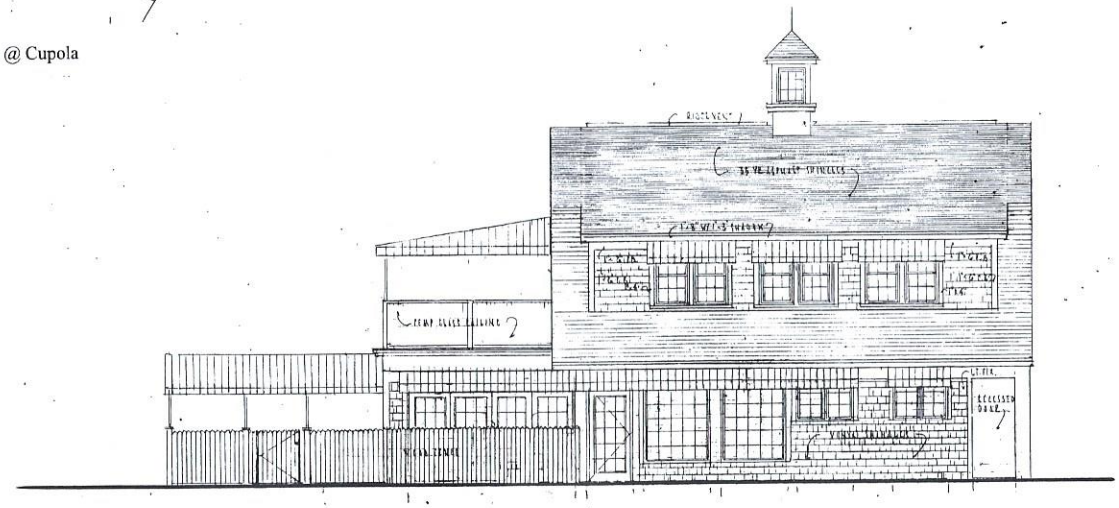

As built 12/30/2016

As Built
12/30/2016

As Built 12/30/2016



Section @ Cupola
3/4"=1'-0"



Front Elevation
3/4"=1'-0"

owner and builder request
"After The Fact" approval
for changes asbuilt.

LICENSED ARCHITECT
HARVEY B. WELLS
No. ARC1273
STATE OF MAINE

Blue Water Inn

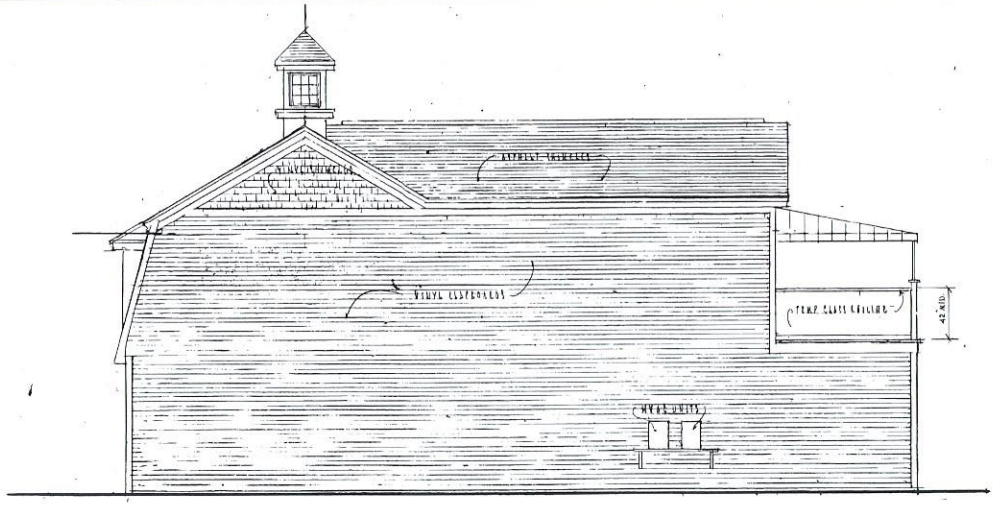
111 Beach Street
Ogunquit, Maine

HARVEY WELLS
Architect

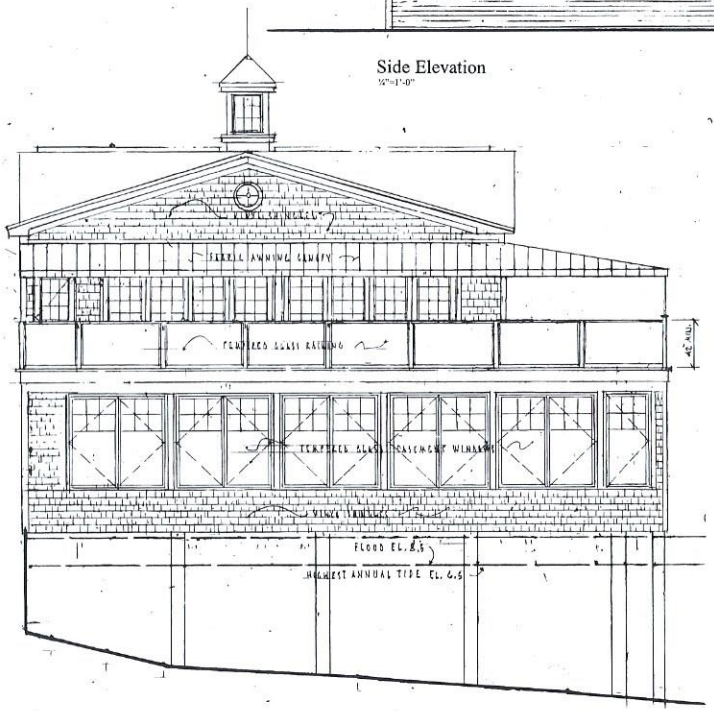
REVISED DEC. 16, 2016

Date: AUG. 30, 2016
Scale: 3/4"=1'-0"
Proj. No.: 1599

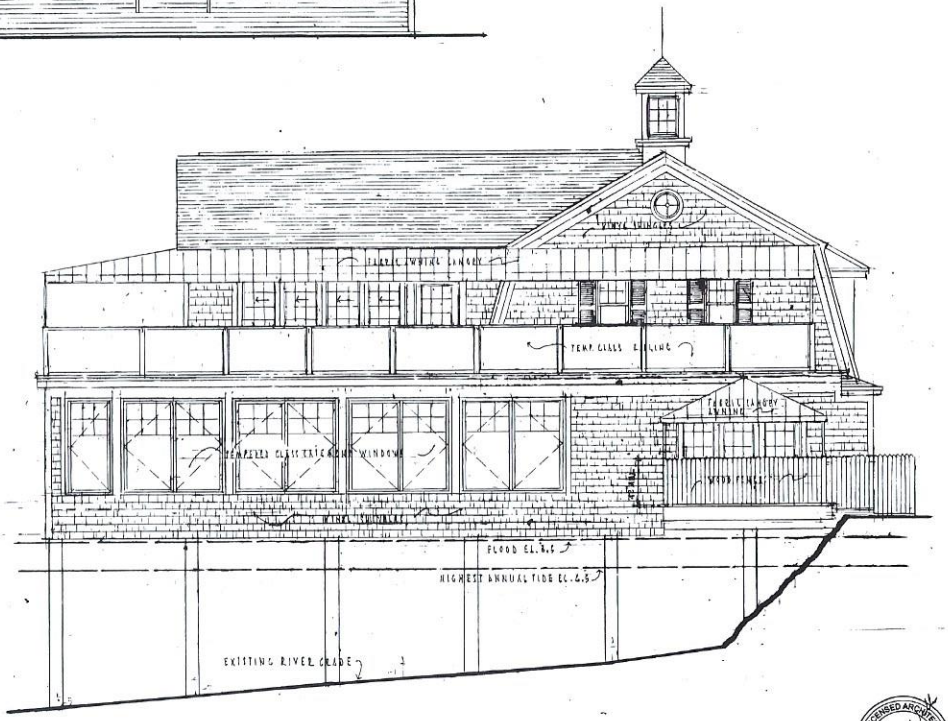
A3



Side Elevation
¼"=1'-0"



North River Elevation
¼"=1'-0"



West River Elevation
¼"=1'-0"

LICENSED ARCHITECT
HARVEY B. WELLS
No. ARC1273
STATE OF MAINE

Blue Water Inn

111 Beach Avenue
Ogunquit, Maine

HARVEY WELLS
Architect

REVISED DEC 29, 2016

Date: OCT. 7, 2015
Scale: ¼"=1'-0"
Proj. No.: 1509

A4

owner and builder request
"After The Fact" approval
for changes as built.