

Minutes of the meeting of the Ogunquit Historic Preservation Commission on:
May 10, 2017.

Members present were:

Helen Horn

Marcia Williams

Leonard Wyman

Newell Perkins

Not present:

Sumner Nystedt

The meeting was called to order at 11:06

#632 Main Street is one of four units of a condominium association which was described to the commission members as being a condominium land association with each owner maintaining the buildings and grounds around the individual units outside of the association.

Present representing the owner of 632 Main Street, Ogunquit is Michael Connell of Arcadia Builders.

Contractor Mike Connell presented the changes to the elevations and explained the primary focus of his work as being stabilization and repair of the failing underpinning of this, over 120 year old structure.

To date he has replaced all of the sills and replaced and strengthened the floor supports. It is the intent of the owner to repair and rebuild the first floor this year and to tackle the second floor in the next two or three years as finances will allow. It is the intent of the owner to replace all windows with Anderson 2 over 1 double hung window's within the two or three year time period. The siding will be white cedar shingles left natural. The windows will have shutters matching the shutters now on the building on all windows that will be able to accommodate shutters. The color is left to the owner's choice. The changes to the rear, east elevation will have decks and patio doors but this is not in the OHPC's review as it is not visible from a public way.

Attached is a elevation drawing for the West side or Main Street side of the building. It is the plan to remove one door on the left side which enters the kitchen and to relocate the window on the right side of that door. The door on the right side will move to the left and a window will

replace that door location. For improved architectural balance, a farmer's porch will be added to the right half of this elevation.

The North elevation was not presented on a elevation proposed sheet however the Commission members review this change as being the same as exists with the exception of a set of French doors with mullions in the form of sliding French doors added on the right side of that elevation. Motion made by Helen Horn and seconded by Marcia Williams:

To recommend approval of this set of proposed changes to the elevation of a pre 12/31/1930 building located at #632 Main Street with the understanding that:

1. All windows widows will be 2 over 1 double hung.
2. The siding will be of white cedar shingle finished natural.
3. That the west elevation be built as drawn with the addition of a temporary freeze board running along the first floor level to separate the new first floor shingles from the old second floor shingles which will be replaced at a future time. It should be noted that the farmer's porch will be built during the second phase of this project.
4. That the North elevation shall have a set of lookalike French doors on the right side of this elevation which is visible from Riverbank Road.
5. That all windows shall have shutters of same design as are now on this building. Vote taken on the motion: 4 yes 0 no.

In discussions with the builder and commission member Leonard Wyman concerning the original materials used in construction of portions of this building a case can be made that portions of this structure may in fact be dated back to the late 1790's.

It also was noted that the stones placed to represent the grave site of three of the Revolutionary war solders believed to be buried on this property, may in fact not be located in the true location of the actual grave sites. It was compared to the Buffums Hill Cemetery in Wells Maine in which ground disturbances seeking radar was used to locate the actual locations of the Revolutionary War Solders buried in that location. In Wells this lead to reestablishing the Ancient Veterans Cemetery as prescribed by Federal and Maine Law.

This would be a concern of the Condominium Association along with the Select Board of the Town of Ogunquit and not of this building application.

For the OHPC:

Newell Perkins Chairman Attached 6 pages of photos and elevations.





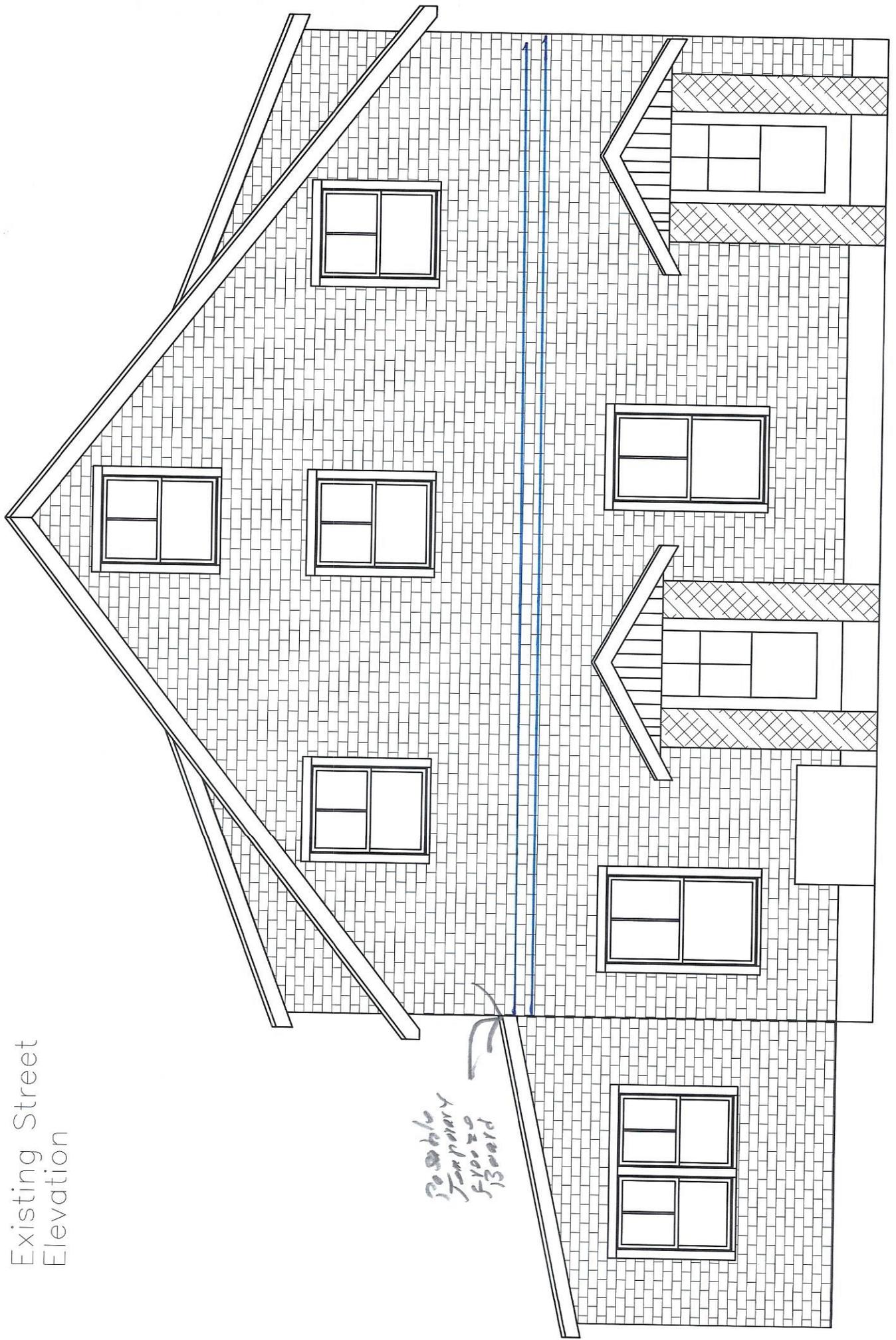
#- 632 Main St. of

West Side from Main Street



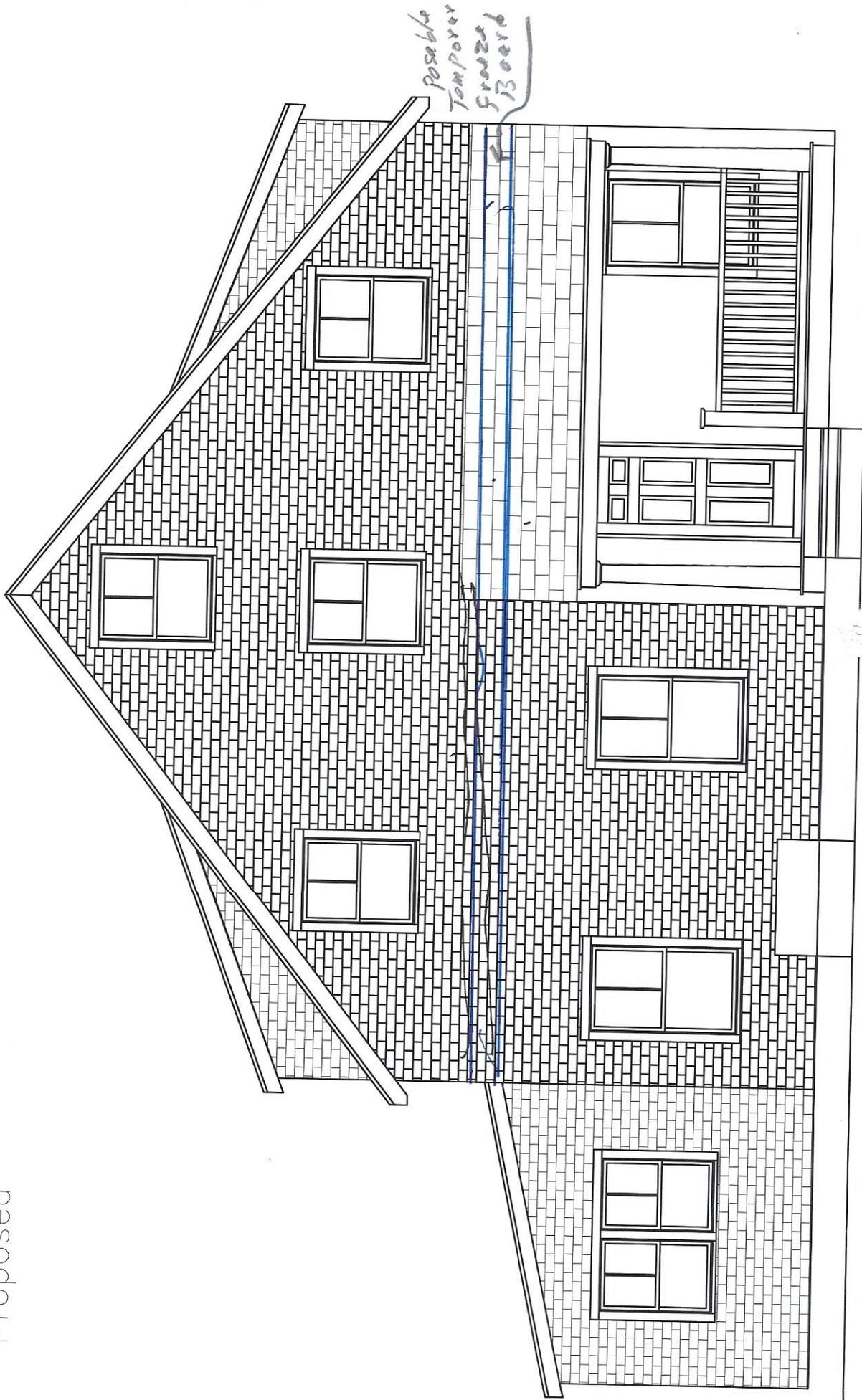
near Veterans Cemetery
Abetting 632 Main Street.

Existing Street
Elevation



Possible
Addition
Forward

Street Elevation
Proposed



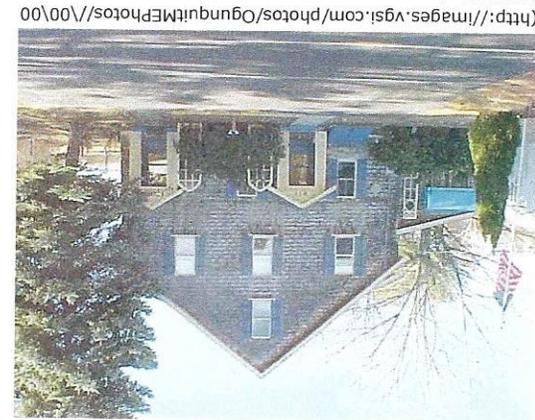
possible
Temporary
Freeze
Board



North Side From Riverbank Road.

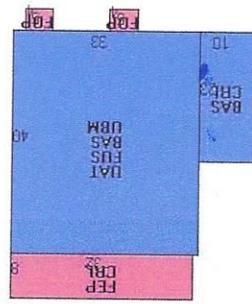
Field	Description
STYLE	Bed/Breakfast
MODEL	Com Condo
Stories:	2
Grade	Good
Occupancy	6
Interior Wall 1:	Plastered
Interior Wall 2:	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Hardwood
Heat Fuel:	Oil
Heat Type:	Hot Water
AC Type:	None
TU Bedrooms:	6 Bedrooms
TU Bathrms:	5 Full
TU Half Bths:	
Xtra Fixtres:	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Grade	Average
Stories:	02
Residential Units:	3
Exterior Wall 1:	Vinyl Siding
Exterior Wall 2:	
Roof Structure	Gambrel
Roof Cover	Asph/F Gls/Cmp
Crnrl Units:	1
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Code	Description	Gross Area	Living Area
BAS	First Floor	1,550	1,550
FUS	Upper Story, Finished	1,320	1,320
CRL	Crawl Space	486	0
FEP	Porch, Enclosed, Finished	256	0
FOP	Porch, Open, Finished	40	0
UAT	Attic, Unfinished	1,320	0
UBM	Basement, Unfinished	1,320	0
Building Sub-Areas (sq ft)		6,292	2,870



(http://images.vgsi.com/photos/OgunquitMEphotos/\00\00\10\68.jpg)

Building Layout 632 Main. Built 71880
622 Main Built 71860



Code	Description	Size	Value	Bldg #
PFL3	2 STORY CHIM	1 UNITS	\$2,600	1

Extra Features