

**OGUNQUIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
NOVEMBER 14, 2018
11:00 a.m.
THE DUNAWAY CENTER**

MEMBERS PRESENT:

Helen Horn
Marcia Williams
Marsha Northrop
Sumner Nystedt-Chairman

The Minutes of the October 28th Meeting Minutes were submitted for acceptance. A motion was made by Helen Horn to accept. Seconded by Marsha Northrop. All agreed

PUBLIC INPUT:

None

New BUSINESS:

*An Application was submitted to move a right of way on the property located at 16 Beach Street (Circa 1920), Tax Map 7, Lots 98 & 100, Zoning District DB. The request for a hearing was submitted by Scott Vogel, represented by Jerry DeHart of Coastal General Construction. The proposed plans call for a new driveway to the right of the Beach Street structure, connecting through to the adjoining rear property. The newly formed right of way would permit the neighbors in the adjacent condominiums egress directly onto Beach Street, rather than a narrow driveway to the left of The Front Porch.

During the presentation of facts, Jerry DeHart made note that existing vegetation buffering 16 Beach Street and The Veteran's Park would have to be removed, as it would block the sight lines of exiting vehicles. He went on to explain that the removal of the vegetation was required by law due to the possible traffic hazard.

In place of the existing row of tree like shrubs, new, shorter shrubbery would be substituted.

A motion to accept the proposed plans and issue a Certificate Of Appropriateness as to be in keeping with a pre-1930's structure was made by Sumner Nystedt, with the stipulation that re-vegetation take place as soon as possible. The motion was seconded by Helen Horn.

Unanimously agreed.

*An Application was made by Pangal LLC / Rhonda DeSisto to remove part of a pre-1930's structure located at 307 Main Street (Panache), Tax Map 007, Block 019, Zoning District GBD 1. The proposed plans call for the demolition of the carriage shed, attached to the left side of the barn, at the rear of the house. A report by Code Enforcement Officer, Scott Heyland cited the area of the property in question to be a public risk due to its poor condition.

Sumner Nystedt prefaced the hearing by pointing out the historic, architectural and contextual importance of the property. In the late 1800's, it had been the home of the world renowned Captain Thomas Maxwell, who gained acclaim by setting sailing speed records. His accomplishments were chronicled in the New York Times, along with numerous other publications, bringing fame to our Seacoast Region.

In the opening remarks, it was pointed out that DeSisto, working with the OHPC, has attempted to salvage what was a derelict property, making it a focal point of Main Street.

All of the OHPC Members visited the site in the days prior to our hearing to view the property in its entirety.

Code Enforcement Officer, Scott Heyland, attended the hearing to further note the need for the carriage shed's demolition. He also pointed out the need for a temporary structural fix to the area of the barn where the wall of the carriage shed is being removed, along shoring up other walls of the main barn, pending further renovations.

DeSisto put forth her proposal to demolish the carriage shed, with the long term goal to renovate the barn and house structures.

A motion was made by Sumner Nystedt to issue a Certificate Of Appropriateness for the demolition of the area known as the carriage shed, and temporarily shoring up the barn, for the future renovations of both the historic barn and house. Seconded by Marsha Northrop. All agreed.

*The OHPC would like to thank CEO Scott Heyland for participating in the hearing process.

OLD / CONTINUING BUSINESS:

*Marcia Williams and Marcia Northrop reported on their initial review of the provenance of several pre-1930's buildings at the Alfred Registry. The goal is to build a better history of some of Ogunquit's more significant properties, particularly those related to the early Ogunquit Art's Colony.

Although the review process is ongoing, they have compiled some important information that will be submitted at the next meeting.

*The ongoing review of pre-1930's Vision Appraisal Listings:

519 SHORE ROAD

1870

Based upon the history, architecture and context, the property has a High Significance

66 PULPIT ROCK ROAD

1890

Known as Millstone Manor, the oceanside estate has become a well recognized part of Ogunquit's architectural charm. Based upon its architectural and contextual aspects, it has a High Significance.

529 SORE ROAD

1908

Once the studio of Marcia Woodbury, the house was designed and built to reflect the years that she and her husband Charles had spent in Holland. Although the house has undergone some renovations, it still reflects its original "Dutch" influence.

In the early 1900's, famed American artist Edward Hopper was a frequent guest, and used the studio to paint his famous work, "Rock And A House".

Based upon the structure meeting our three criteria of history, architecture and context, the property is of High Significance.

13 Ledge Pasture Road

1912

An oceanside summer mansion, the property hasn't been greatly altered.

Based upon context and architecture, it has a Medium/High Significance.

68 PULPIT ROCK ROAD

1913

The oceanside property has been beautifully maintained, and reflects Maine summer architecture. It has a Medium/High Significance.

555 SHORE ROAD

1928

Based primarily on the context of the property, it has a Medium Significance.

22 HIGH PASTURE ROAD

1929

A well preserved example of Maine architecture, it has a Medium Significance.

422 SHORE ROAD

1689

One of the oldest homes in the area, it perfectly reflects the colonial architecture of its time, along with being in a high context area. The property is of High Significance.

540 SHORE ROAD

1790

Once the home of noted artist, Earle Weeks, and located across from The Ogunquit Museum Of Modern Art, the structure maintains its colonial architectural origins. It has a High Significance.

136 PINE HILL ROAD

1850

Although recently restored, the property has maintained its original architecture, and is in a high context area. The structure has a High Significance.

26 YARD ARM WAY

1886

Situated in back of The Yard Arm Guest House, the simple cottage style architecture is original. It has a Low/Medium Significance.

*Marcia Northrop suggested that we cover 406 Shore Road, through 137 Pine Hill Road North for our next meeting.

ADJOURNMENT:

At 12:37, a motion was made by Marcia Williams to adjourn. Seconded by Helen Horn. Unanimously agreed.