

OGUNQUIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES AUGUST 14, 2019
11:00 AM
THE DUNAWAY CENTER

MEMBERS PRESENT:

Helen Horn
Marcia Williams
Marsha Northrop
Kerry Ellen Enright

ACCEPTANCE OF MINUTES:

Marsha Northrop made a motion to alter the June 26th Meeting Minutes, reflecting a change to the Old Village Inn findings, stating that Marsha Northrop had made the motion, declining to issue a Certificate of Acceptance, seconded by Marcia Williams. The motion to change the motion was seconded by Helen Horn. All agreed

PUBLIC INPUT:

None

NEW BUSINESS:

387 MAIN STREET

A Design Review was submitted by Applicant, Linda Briggs / Mr. T LLC PO Box 1188, Ogunquit Me for the construction of a 2 1/2 story office building for Sotheby's Real Estate, replacing the Gibbs Gas Station. The property is located at 387 Main Street, Tax Map 14, Block 13, GBD2. Representing the Applicant was Hiroko Lindsey, Lindsey Architects.

Prefacing the presentation, Lindsey made note of the limited lot space and build-able envelope in the structural design.

The proposed thirty three foot high building would be covered in a white shake style shingle, with grey metal roofing. Because of lot restrictions, there are no overhangs in the plans. The design calls for no window casings. A commercial store front door to be installed on the front.

The initial polling of the Commission Members found:

Marsha Northrop: Too tall

Marcia Williams: The design doesn't fit.

Kerry Ellen Enright: Too Tall

Helen Horn: Needs tweaking

Sumner Nystedt: Too tall, but maybe awnings in the first level would help.

After a discussion about how to soften the structure's impact, Lindsey agreed to drop the height of the proposed building one and a half feet (1 1/2), and to plant mature trees, particularly in the

northern triangle of the property. Marsha Northrop suggested Yellow Birch, while Sumner Nystedt suggested the liberal use of Arborvitae.

A motion was made by Sumner Nystedt to grant a Certificate of Appropriateness to the Applicant with the agreed upon accommodations. This motion was seconded by Kerry Ellen Enright. All agreed.

250 MAIN STREET

An Application was submitted by The Old Village Inn LLC / OVI Real Estate Holdings for the proposed construction of an additional building on the site. The existing building, The Old Village Inn, an iconic Ogunquit landmark, constructed in 1833, is located at 250 Main Street, Tax Map 7, Block 69, Zoning District DB. Representatives of the Application process were Brandon Holden of Winter Holden Architects and Design, along with Tom Busonni, a principle of OVI.

The proposal calls for the construction of a one story building, serving as a restaurant and bar. In the plans it's referred to as "The Patio", with a height of ten (10) feet along with a roof deck and smaller roofed bar area, giving the appearance of a boat's fly bridge, to be located in the area over the front entryway. The design has a nautical influence, with the outline similar to a boat. The exterior of the building will be a combination of eastern white cedar shingles, and shiplap board siding.

Enclosing the outdoor upper deck area will be a glass railing system around the dining area, and on the other side of the roof, behind the bar, camouflaging the restaurant venting systems with a screened style railing system.

The submitted plans propose the use of overhead style doors for both sides of the dining area that can completely open in appropriate weather.

At the southerly end of the building will be an exterior semi circular stairway, starting below the restaurant, providing access for a pathway from the Lower Lot, and extending to both the main and roof levels.

The entire building will be open underneath, and supported by a piling system, similar to that found on wharfs.

Brandon Holden emphasized that the new building would be forty (40) feet away from the existing historic structure, with minimal visibility from Main Street.

A concern of the OHPC Members was how the new structure would appear from the Lower Lot after the side of the hill was defoliated.

Brandon Holden explained that the exposed area under the building would be covered in a stone rip rap.

The Applicant agreed to extensively replant the hillside to soften the overall appearance, and deter erosion.

Based upon the agreement to extensively replant as a condition for approval, a motion was made by Sumner Nystedt to grant a Certificate of Appropriateness for the proposed construction project, known as "The Patio" at the rear of 250 Main Street. The Motion was seconded by Kerry Ellen Enright. All agreed.

E. OLD BUSINESS:

Tabled until the next meeting.

F. OTHER

G. ADJOURNMENT:

At 12:41, a motion was made by Sumner Nystedt to adjourn. Seconded by Marsha Northrop. Unanimously agreed.