

MINUTES OF MEETING OF THE OGUNQUIT HISTORIC PRESERVATION COMMISSION on 11/05/2014.

Meeting called to order at 11:15 am.

- Members present are:
- David Barton, Select Board Liaison
- Helen Horn, Secretary
- Leonard Wyman Vice chairman
- Sumner Nystedt
- Newell Perkins, Chairman
- Members absent are:
- David Burgess

Acceptance of the minutes of the October 22, 2014 meeting.
 Motion for acceptance as read by Helen Horn and a second by Sumner Nystedt 4 to 0 vote for acceptance.

Advisory review of the plans for an addition to property located at 213 Main Street Ogunquit and is situated in the Downtown Business district, a district that requires design review for any property built prior to 1931

This advisory design review was conducted under article 11 of our zoning ordinance and we find that this application is for a building of Neighborhood Significance as well as District Significance. The central building is a 5 over 4 center entry colonial that has existed in that spot in the town center for well over 150 years in the color of white or fish oil cream and is shown on an 1872 plan showing propertyies and their owners.

In 2007 this property was before the Ogunquit Historic Preservation Commission for a design review of the expansion and addition on the south end of the building. Facts from that review are:

One of the owners is an artist who works in vivid colors for his very popular annual 12 page calendar and he at that time stated at the planning board meeting for the addition that the vivid turquoise and electric blue along with the mustard yellow and white were necessary to draw attention to the property due to its location west of busy Main St.

At that time the Ogunquit Historic Preservation Commission recommended that the windows in the gable end of the barn-like addition should be changed to smaller lights to be in keeping with the period of the house. The owners asked that the planning board approve their submitted design due to time constraints for construction before the summer of 2007 and the board at that time agreed.

Discussion:

The members present reviewed the Visually Compatible and Complimentary building design requirements of article 11 –11.2 Definitions under design review now that a full front elevation showing all of the presently existing building and the addition on a single page. Page 1 of 3

The commission thanks the Caleb Johnson Architects for providing us with this elevation. Utilizing the 6 attached old photos and 10 new villagescape photos the commission members reviewed the following items:

Siding material and trim color for the addition, that being natural cedar shingle with white trim, this received a very positive review.

Roofing for the addition, crimped metal roofing in electric blue, probably matching the blue of the entry overhang of the existing addition, received a very negative response by all members.

Height of the addition is at first glance the same as the existing colonial with ridge pole heights appearing to be even. However, with the new storefront entry level being at side walk level and the entry for the colonial and its 2007 addition at a 3 to 3.5 foot level above the side walk, makes this gable end addition larger and taller than the existing buildings. Indentation of the proposed addition back from the colonial is approximately one half that of the setback of 8 feet for the 2007 addition and the proposed setback is 4 feet.

Windows on the front of the addition were very controversial and met with a great deal of discussion. Would the left and right first floor divided display windows usually have a single pane of glass as a dead light above it or would there be a number of smaller panes like a barn light, or would it be there at all? The upper story studio window would not be this large if it were living quarters. Or, if it were a studio loft would the window be of smaller lights as in a studio window?

The clear consensus of opinion is that the window panes are too large and that the studio window should be of smaller lights. If the dead lights over the shop display windows must exist then these likewise should be of smaller panes of glass. Also it would be ideal to change the large window panes of the 2007 addition to match the small panes studio windows in the new addition.

Building style, turn-of-the-century country storefronts were usually built on small lots with large display windows to maximize the visibility of the goods being sold, and the second story was occupied by the shop keepers. Historically Ogunquit did not have more than one or two buildings of this style. York Beach has a few and Kennebunkport has a few originals and a few that were added at later time periods in and around Dock Sq.

The Architect presenting this design to the Planning Board stated that the owners desired to have the addition look nothing like the existing colonial and its prior addition and to give an impression of being a totally separate property. Thus, the appearance of a distinctly different building would be achieved.

Regarding Visual Compatibility and Complimentary Design of the proposed addition to that of the other buildings in the village square area past and present, this section of Ogunquit has been a rich mix of residential and commercial properties for more than 200 years. The mix of design and use has allowed this area of town to achieve a balance of pleasing styles and periods of buildings. Care must be taken to maintain that balance.

The following motion was made:

To submit to the Ogunquit Planning Board the recommendations that the windows facing the street be changed by removing the dead lights over the large split display windows or at the very least adding small pane lights with mullions. On the second floor changing the design to accommodate a studio multi-light window with an actual set of mullions. Changing out the gable end window in the 2007 addition to a small pane studio window would be a good touch. The roofing material proposed is crimped metal and is not common in Ogunquit but it would be far more acceptable if the proposed color were to be of an earth tone and not electric blue. The more common roofing material would be asphalt shingles in an earth tone color. This Commission believes that these suggested changes to the proposed addition would be more in keeping with the intent of The Ogunquit Comprehensive Plan.

We are sure that the applicants and their architect have taken into consideration that the sidewalk level parking area as well as the area under the existing deck are regularly covered with water during periods of increased water runoff from the hill area behind the property. By placing the new addition on a slab level with the sidewalk may exacerbate this ongoing problem.

Motion made by Sumner Nystedt and seconded by Helen Horn. Vote 4 yes 0 no.

Minutes prepared 11/05/2014



Newell Perkins Chairman of OHPC

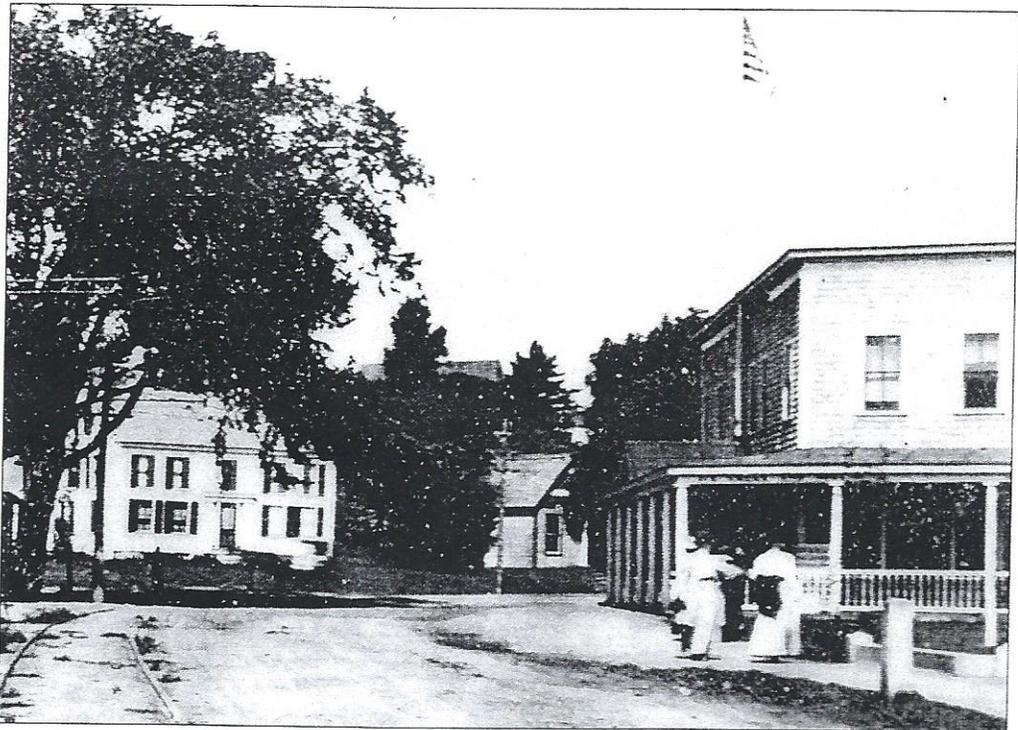
Attached are 6 old streetscape photos and 10 new photos along with 2 computer generated elevations e-mailed to the Commission on 10/28/2014



THE STONE LIBRARY IS ON THE LEFT AND THE BAPTIST CHURCH IS ON THE RIGHT in this picture of the Shore Road looking toward the center of the Village. Note the granite posts linked by chains in front of the library building. The Memorial Library was given to the Village by Mrs. George Conarroe in 1897.



ROAD.

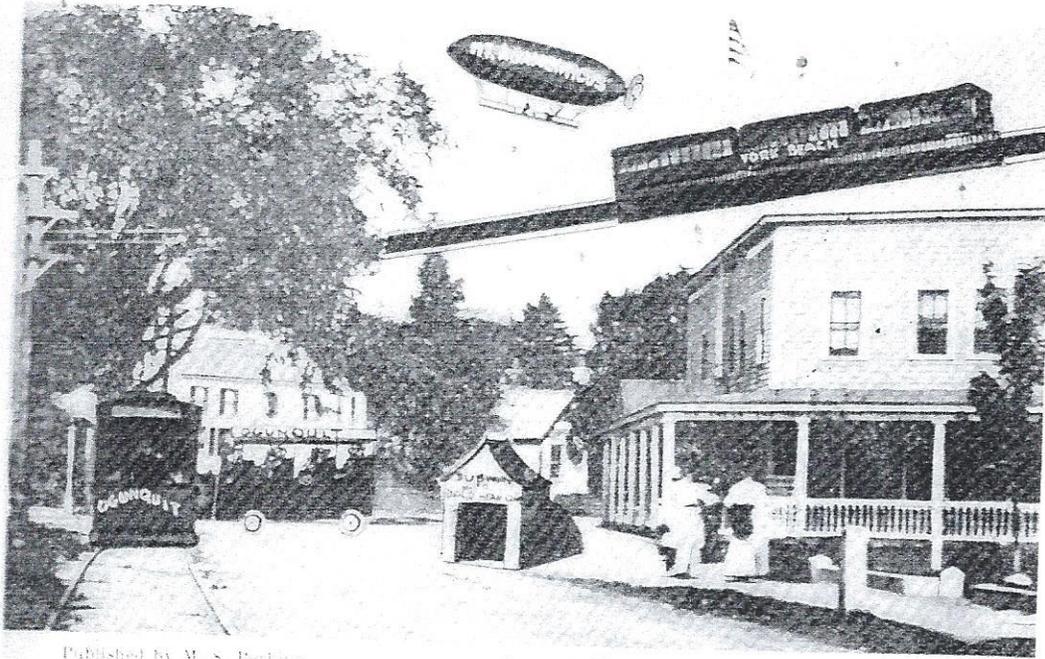


A VIEW TOWARD MAIN STREET FROM THE SHORE ROAD IN THE EARLY 1900s. The trolley car tracks on the left help date this picture.

*213 Main St. Og. - 160 Years ago This house occupied by
"Meme" Cousens - Daughter of Wilbur F. Cousens - Dry Goods & Insurance.*



the left. Village



Published by M. S. Perkins.

Ogunquit, Me., in the Future.

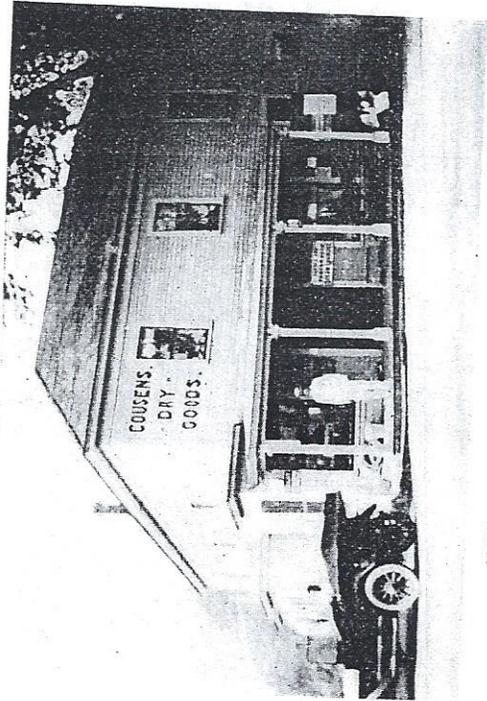
OGUNQUIT

11. Looking toward the Square from Main Street, this pre-1920 postcard takes a satirical look at Ogunquit in the future. It predicted a monorail to York Beach, a subway to Bald Head Cliff, and a dirigible to Mt. Agamenticus. These cards were produced for many towns and are very collectible today.



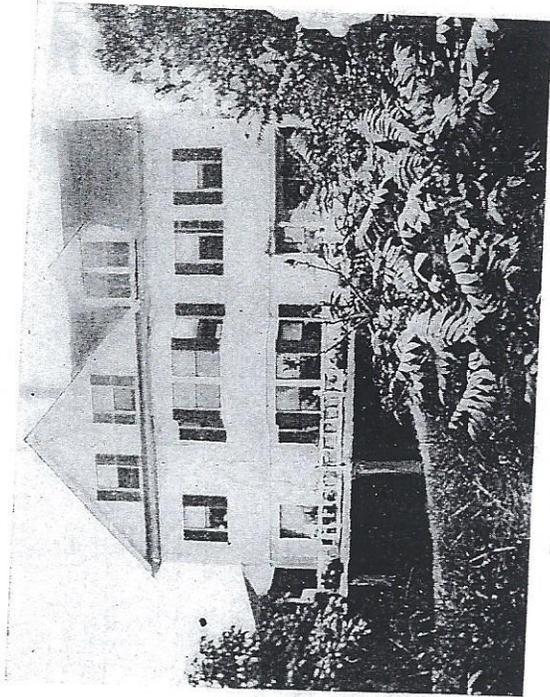
12. Built by Moses Perkins in 1907, the Old Elm served as a store, cafe, and the waiting room for the electric trolley. Passengers could travel the "Electric Railway" from Portsmouth to Cape Porpoise. A variety of businesses from china shops to dance halls sprang up along the trolley routes. The growing use of the automobile combined with low ridership in winter meant the end of the trolleys in about 1925.

Now Bossie's



WILBUR F. COUSENS, Ogunquit, Me.
Established 1869.
Dry and Fancy Goods, Clothing, etc.
Fire and Casualty Insurance.

As a dealer in General Merchandise, Mr. Wilbur F. Cousens is in a position to suit all tastes and all purses, for his stock is large, varied and complete. It is made up of goods obtained from the most reliable sources and includes full lines of Dry and Fancy Goods, Clothing, Boots and Shoes, Hats and Caps, Wall Papers and other articles literally "too numerous to mention." The prices are uniformly reasonable, and the goods are always sure to prove precisely as represented.

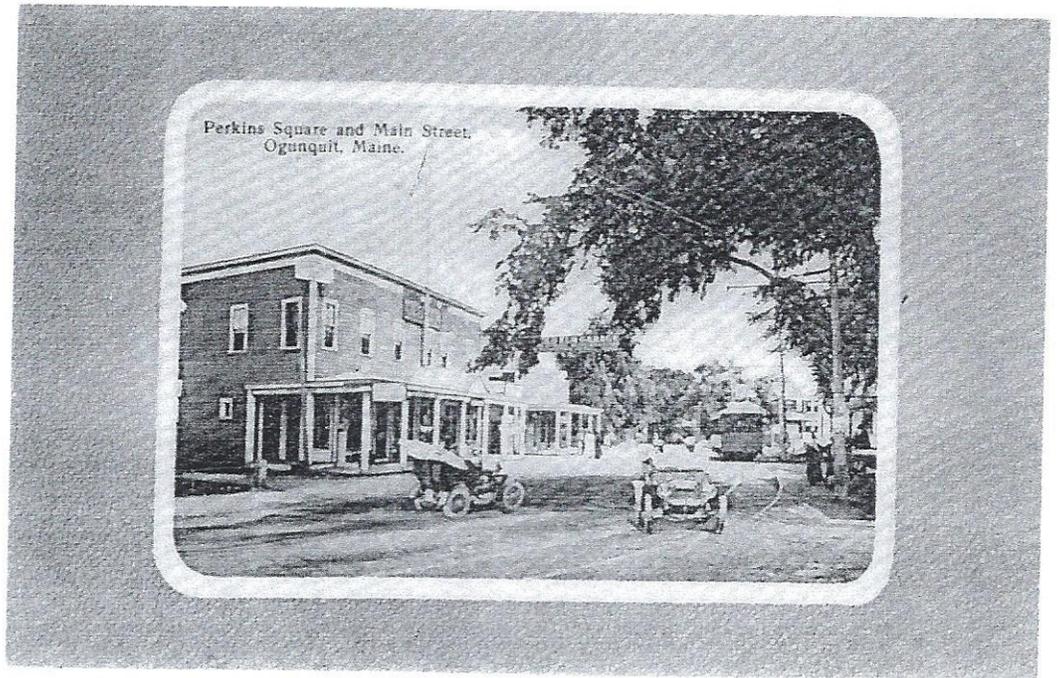


RESIDENCE OF WILBUR F. COUSENS.

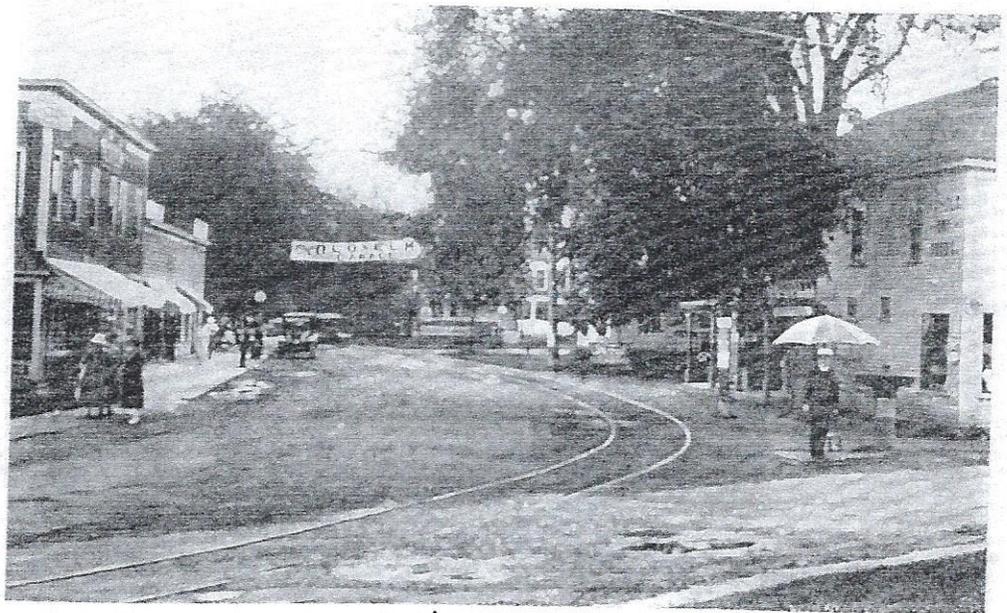
Mr. Cousens is a Notary Public. He is prepared to place insurance in large or small amounts to the best possible advantage, and his Agency has an enviable record in connection with the equitable adjustment and prompt payment of losses. He represents the following Companies: Hartford, Granite State, Connecticut, Quincy Mutual, Orient, Home of New York, Philadelphia Underwriters' Insurance Company of North America, and Fire Association of Philadelphia. For over a third of a century this has been one of the leading stores of the county, having been started in 1869, at its present location.

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OGUNQUIT



9. This circa 1915 postcard looks down Shore Road from Route 1. On the left is the Old Elm Building (now the Front Porch Restaurant). The banner across the street reads "OLD ELM GARAGE-AUTO STORAGE. SUPPLIES & SUNDRIES. CARS CLEANED WHILE YOU WAIT". The Old Elm Garage serviced Hudsons, Essex, and Fords. It also served as the first Ogunquit Playhouse from 1932 to 1936. Since 1936, it has been the Ogunquit Square Theater.



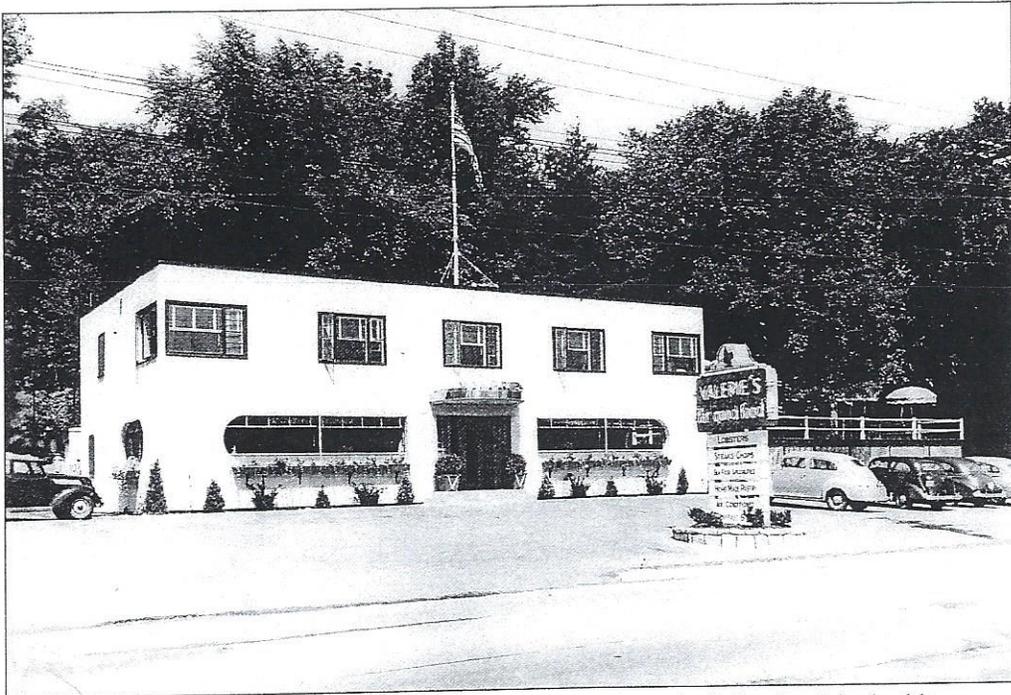
The Square, Ogunquit, Me.

10. Postmarked 1921, this view is also of "The Square." On the right corner is Wilbur F. Cousens' Dry Goods Store. The policeman in the right foreground is stationed on the corner to direct traffic. Cousens Dry Goods became Bessie's Restaurant—a favorite meeting place through the 1940's, 1950's and 1960's. Today, it is Einstein's Deli.

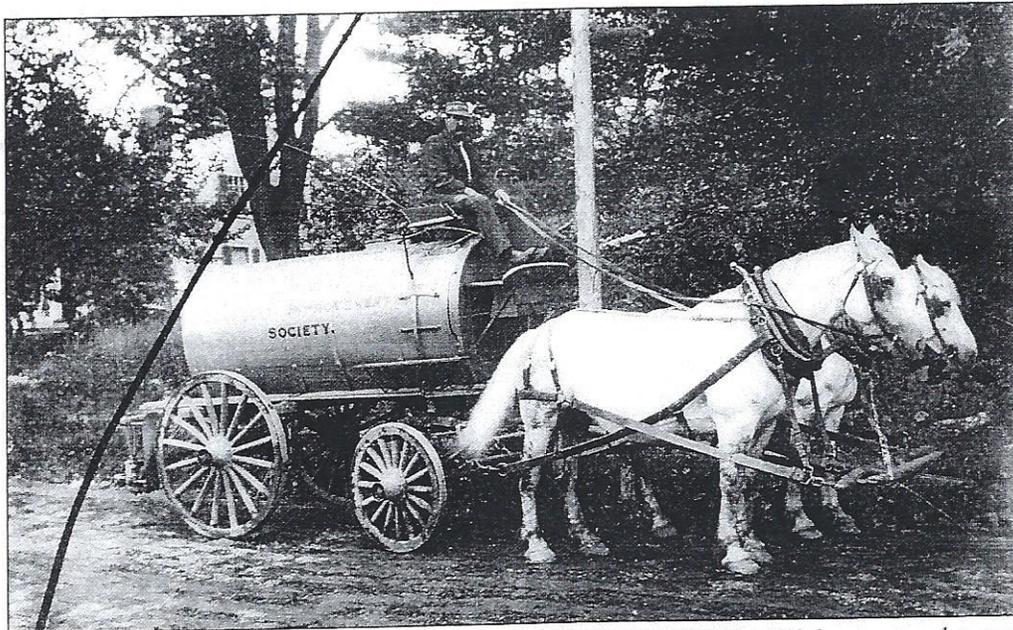


Iconic Art-Deco now Main Street

VI



VALERIE'S RESTAURANT before an addition was built on the left side of the building.



DANIEL NORTON DRIVING THE HORSE-DRAWN WATER TANK that was used to wet the dusty roads. This was a project of the Ogunquit Improvement Society.



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213 Main St. Og. 14 1925



The Front Porch
CAFE · PIANO BAR · LOUNGE

The Barrel Shop
OPEN · HOLLER · CANNON

STOP













Newell Perkins

From: "Joshua Brockman" <josh@calebjohnsonarchitects.com>
Date: Tuesday, October 28, 2014 11:24 AM
To: "Newell Perkins" <newellp@perkinsre.com>
Subject: Re: Ogunquit Historic Register

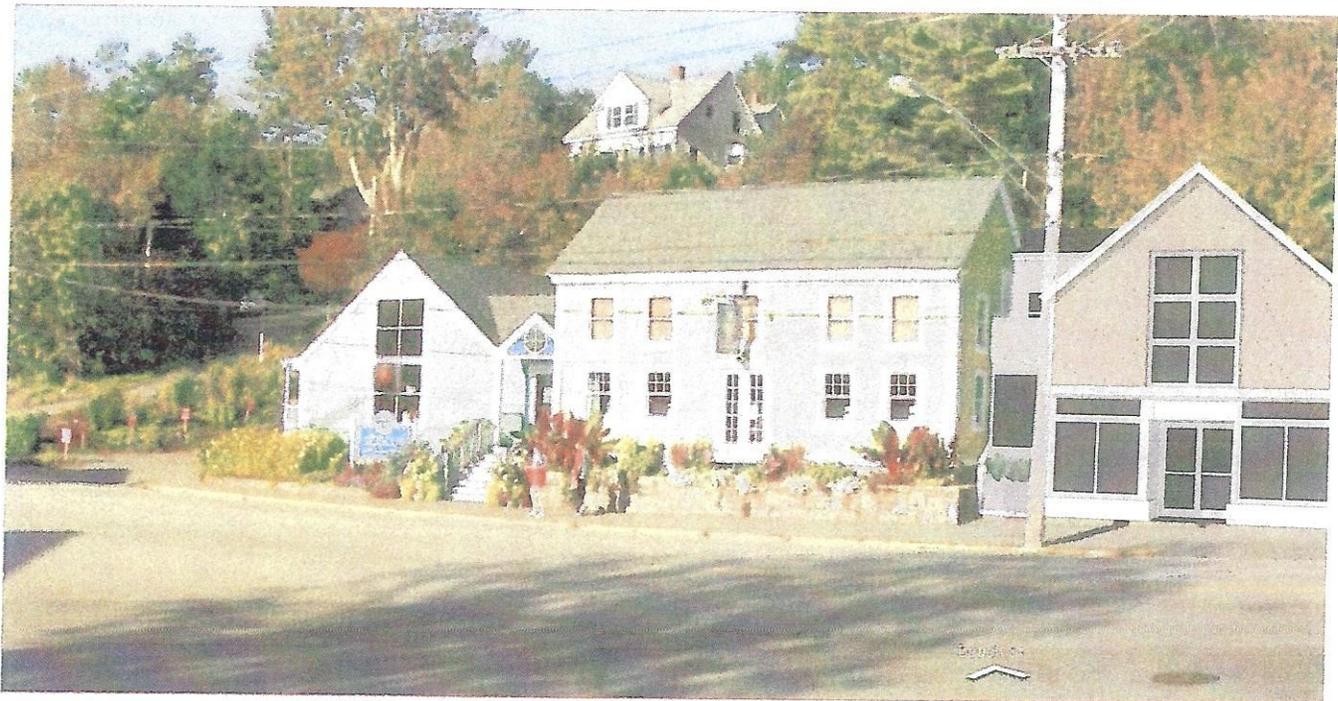
Mr. Perkins,

I have attached some renderings that I created for last night's planning board meeting, these renderings show the new Abacus addition in context with the existing building and neighborhood. Hopefully these will be helpful for you and the OHPC at your next meeting.

Thanks,

JOSH BROCKMAN
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On Oct 15, 2014, at 10:30 AM, Newell Perkins <newellp@perkinsre.com> wrote:

Dear Mr. Brockman:

The building at 213 Main St. is not listed in the National, State or Town Historic Register. As such the Ogunquit Historic Preservation Commission does not have a mandatory review of this addition, however the OHPC will have an overview of the project as an advisory body to the planning board under DESIGN CERTIFICATE requirements found in Section 11.6 of the Ogunquit Zoning Ordinance. This Design Certificate requirement may not be waived as confirmed in the May 8th, 2014 decision of Superior Court Justice Paul A. Fritzsche in the case of Hartwell v. Town of Ogunquit and W. C. Perkins. We have just received your addition application and will review it as soon as possible.

Newell Perkins Chairman of the OHPC

10/28/2014