

DESIGN REVIEW BOARD
PACKET OF MATERIALS
MEETING FEBRUARY 11, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Design Review Board
February 11, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.**

- I. CALL TO ORDER**
 - II. ADOPTION OF THE AGENDA**
 - III. APPROVAL OF MINUTES (January 28, 2016)**
 - IV. BUILDING PERMIT REMINDERS**
 - V. REGULAR BUSINESS**
 - a. Certificate of Appropriateness**
 - Application:** DRB-2016-03
 - Applicant:** H&P Enterprises, LLC
 - Project Location:** 16 Mt. Desert Street, 104-452-000
 - Proposed Project:** Construction of New Building
- VI. OTHER BUSINESS**
- VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**
- VIII. ADJOURNMENT**
- IX. Workshop for Land Use Ordinance Appendix A and Appendix B**

The Design Review Board strives to hold meetings that are accessible to all. Please contact Bar Harbor Planning Department, 93 Cottage Street, Bar Harbor, by calling 288-3329 or emailing planner@barharbormaine.gov if you have any questions about this process or to let us know what accommodations you may require to facilitate your participation.

Minutes
Design Review Board
Thursday, January 28, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 4:00 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; Pancho Cole, Member and Erin Early-Ward, (Secretary). Also in attendance was Bob Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda. Mr. Demers seconded the motion. The Board voted four in favor and none against the motion.

III. ELECTION OF OFFICERS (Secretary)

Chair Sassaman called for nominations for Secretary. (Martha Searchfield recently resigned from the Board).

Mr. Demers moved to nominate Erin Early-Ward to be Secretary for the Board. Mr. Cole seconded the motion. There were no other nominations. The Board voted four in favor and none against the motion.

IV. APPROVAL OF MINUTES

a. December 10, 2015

Secretary Early-Ward moved to approve the December 10, 2015 minutes and Mr. Cole seconded the motion. The Board voted four in favor and none against the motion to approve the minutes.

It was noted that there is a correction to the minutes recommended. Where the minutes note the proposed changes to the Reznik plan it should say there are four changes, with the fourth change being the fenestration changes.

Mr. Cole moved to amend the minutes with the noted change. Ms. Early-Ward seconded the motion which passed unanimously.

V. BUILDING PERMIT REMINDERS

The applicants were reminded that they would need to apply for and receive a building permit prior to commencing any of the activities approved at the meeting.

VI. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2016-01

Applicant: Mathilde A Reznik, DMD

Project Location: 333 Main Street, 108-070-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building (revision of previous approval)

Dr. Mathilde Reznik spoke to the Board about their project and their wish to essentially revert back to the original approved plan and what was liked about the original application. The colors were the primary item to finalize.

Dr. Reznik indicated that the siding would be light gray and the trim would be white. She noted that the reveal of the siding would be different up and down on the building. A four inch reveal would be utilized on the upper building and a seven inch reveal would be utilized on the lower building. There will be no windows on the north side of the building. The roof is a raised seam metal roof that is charcoal gray in color. The lighting is consistent with the original submission.

Mr. Cole made a motion to approve the revisions with the noted colors of siding, trim and roof. Mr. Demers seconded the motion. The Board voted four in favor and none against the motion to approve the revision with the noted colors.

b. Certificate of Appropriateness

Application: DRB-2016-02

Applicant: Bar Harbor Savings and Loan

Project Location: 103 Main Street, 104-383-000

Proposed Project: Changes to Exterior Appearance of a Non-Historic Building

Mr. Cole indicated that he needed to be recused for this item.

Chair Sassaman made a motion to recuse Mr. Cole. Mr. Demers seconded the motion which was approved three in favor and none against.

Geoff Frasier of Bar Harbor Savings and Loan spoke representing the application. He indicated that they wish to enlarge the windows in the third floor apartment at the front of the building. The shutter would be dark green to match the roof color of the bay awning. He indicated that the siding would be worked back in in its current color and form.

Mr. Demers made a motion to approve the application as submitted. Ms. Early-Ward seconded the motion which was approved three in favor and none against.

c. Certificate of Appropriateness

Application: DRB-2015-42

Applicant: Brian Moon (firewood stand)

Project Location: Next to 1552 State Highway Rt. 102, 219-007-000

Proposed Project: Installation of Outdoor Storage/Display

Brian Moon described the project as a small firewood stand and showed the Board photos of the stand and the sign.

Ms. Early Ward moved to approve the certificate of appropriateness as presented. Mr. Cole seconded the motion. The Board voted four in favor and none against.

VII. OTHER BUSINESS

- a. Kyle Shank to present the HUB's Housing Survey Project and how it may be of use to the Design Review Board.**

Mr. Shank spoke to the Board about the HUB's Housing Survey Project. He indicated that the goal would be to collect a considerable amount of information about homes in the Town. The initial purpose of the research is to quickly identify potential properties that could be acquired and made available for rehabilitation. The project would also be a mechanism by which historical research and recollections could be collected on individual properties which would make that information available without disturbing the owners of the property.

- b. Land Use Ordinance proposed revisions to Appendix A and Appendix B**

The Board continued to discuss portions of the Land Use Ordinance contained in Appendices A & B. Chair Sassaman noted a number of errors in the existing appendices. Each property on the lists was briefly discussed and a set of recommendations will be the outcome of the discussion. "

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

NONE

IX. ADJOURNMENT

Mr. Demers moved to adjourn the meeting at 5:40 P.M. Mr. Cole seconded the motion and the Board voted four in favor and none against the motion.

Signed as approved:

Erin Early-Ward, Secretary
Design Review Board, Town of Bar Harbor

Date



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number:
DRB -16-03

Date: 2-1-16

Map & Lot: 104.452.000

REC

GENERAL INFORMATION:

Project Location: 16 Mt. Desert St.
street address
Bar Harbor, ME 04609

FEB 01 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

APPLICANT INFORMATION

Name: H&P Enterprises LLC Address: P.O. Box 551
City: Bar Harbor State: ME
Email: henryhotelsinc@gmail.com
Phone: 207.841.1586

PROPERTY OWNER INFORMATION

Name: H&P Enterprises LLC Address: P.O. Box 551
City: Bar Harbor, ME State: ME 04609
Email: henryhotelsinc@gmail.com
Phone: 207.841.1586

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Robert Harden Address: _____
City: Lamoine State: ME
Email: robert.harden@gmail.com
Phone: 207.288.5721

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in fences and freestanding walls
- Seasonal Closure
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in Sign or Awning

- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a Letter of Authorization from the property owner which states the applicant is approved to seek permits for the project.
- **Applicant shall submit 10 copies of the application and \$26 for review fees.**

PLEASE BE ADVISED: A building permit must be obtained prior to the installation of DRB or CEO approved signage. Contact the Code Enforcement Office with any questions regarding the building permit process at (207) 288-3329

Justin Z
Signature of Applicant

Construction of New Building or Expansion of Nonhistoric Building
 Town of Bar Harbor
 Design Review Board
 Required Application Materials
 Section 125-114

Detailed Project Description: *After the combination of lots we will be demolishing the existing building at 16mt. Desert st. & constructing a new 4 story building that will house 10 new guest rooms, apartments, employe housing, retail space & required parking.*

CLOSURE: [] SEASONAL [X] OPEN YEAR ROUND

A complete application to the Design Review Board shall contain the following information:

	Submittals Required	Provided
1	Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
2	Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
3	A site plan drawn to scale and meeting the requirements of Section 125-66 and showing the location of the building on the lot all site improvements, and the relationship of the proposed building to adjacent buildings.	✓
4	Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	✓
5	Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	✓
6	Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	✓
7	A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	✓
<p>NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>		

Exhibit 1



North Face
As Seen from street



North East Face



West Face
As Seen from current
building



Exhibit 2

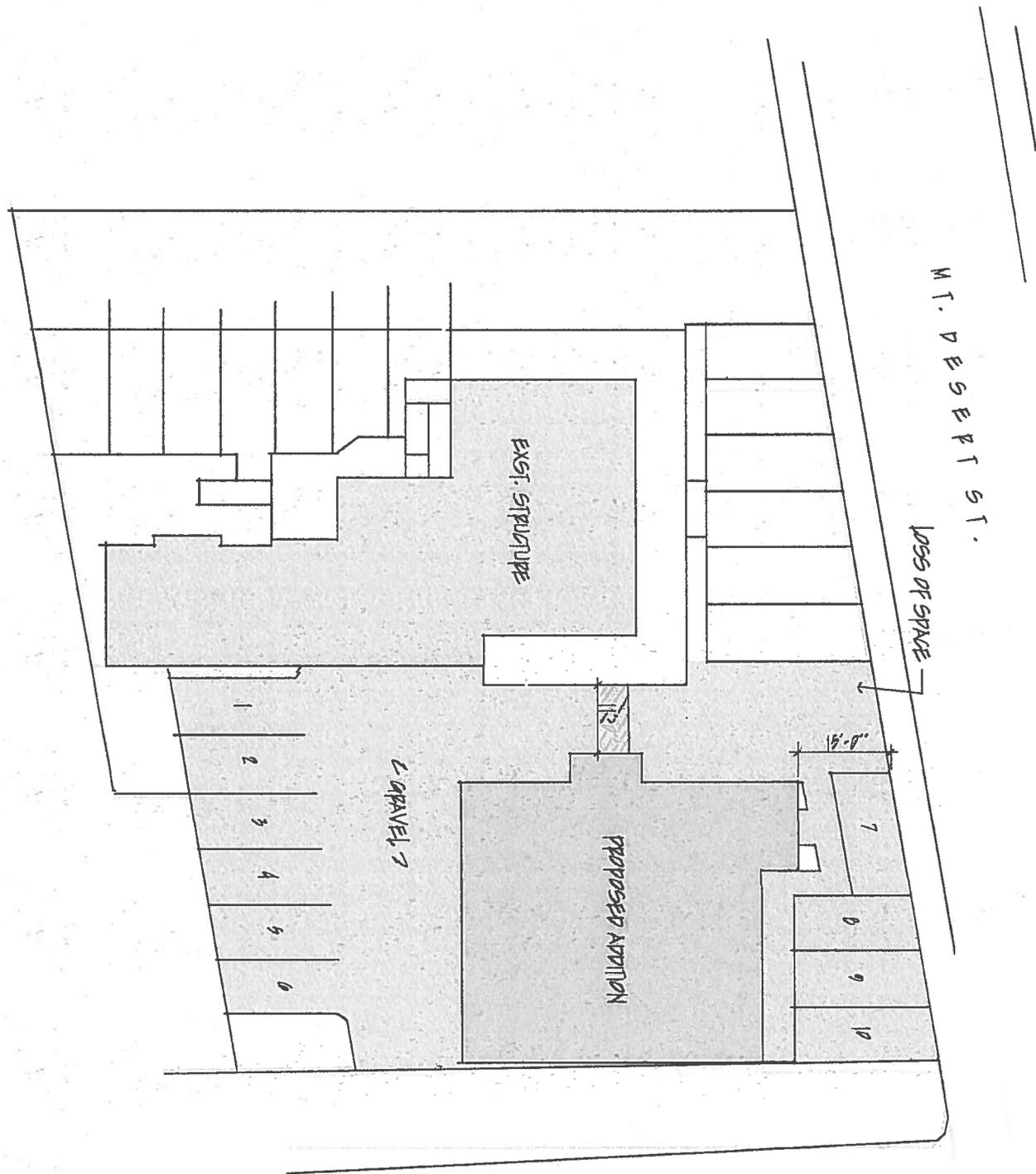
West Side



East Side



Exhibit 3



ACADIA HOTEL
MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN
DATE: 1/22/10
REVISED:
REVISED:

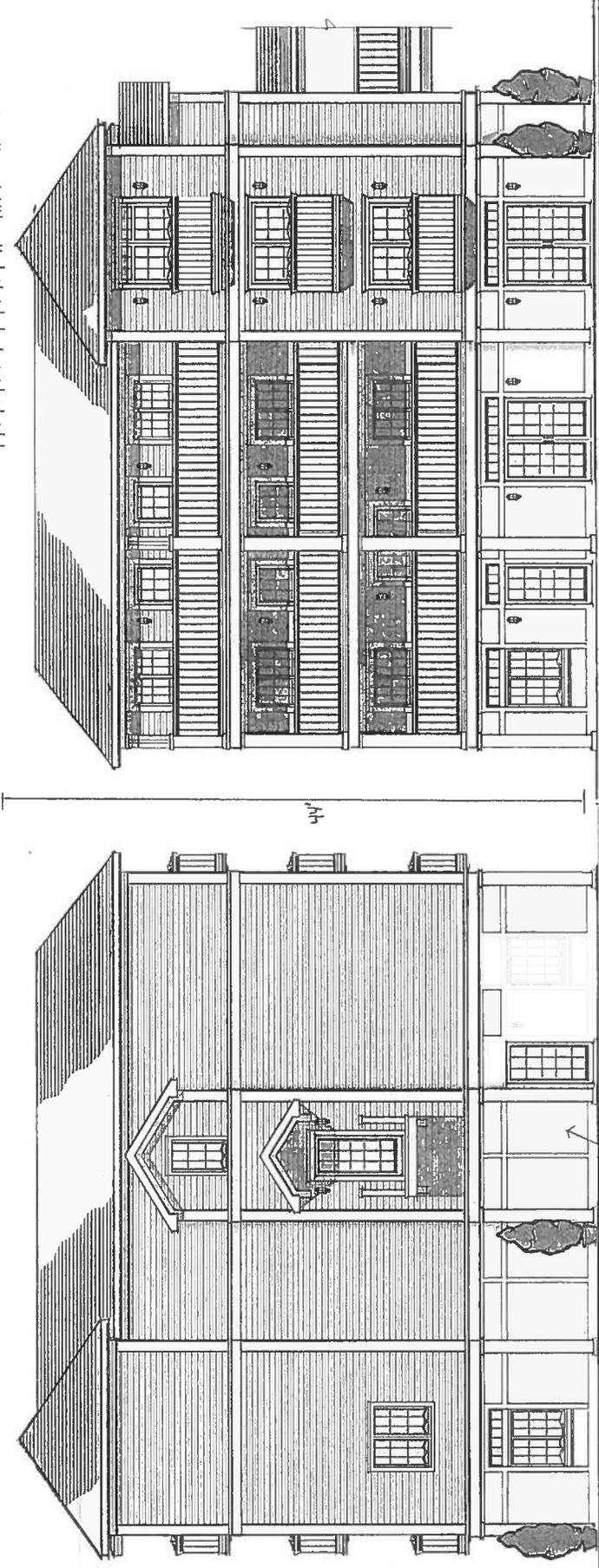
A-6

DATE: 11/19/19
DRAWN BY: R. HARDEN
REVISIONS:
REVISED: 11/19/19
REVISED: 11/19/19

ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

ACADIA HOTEL, CONCEPT
PREPARED FOR PETER HASTINGS: 11/19/19



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

45' 5'

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

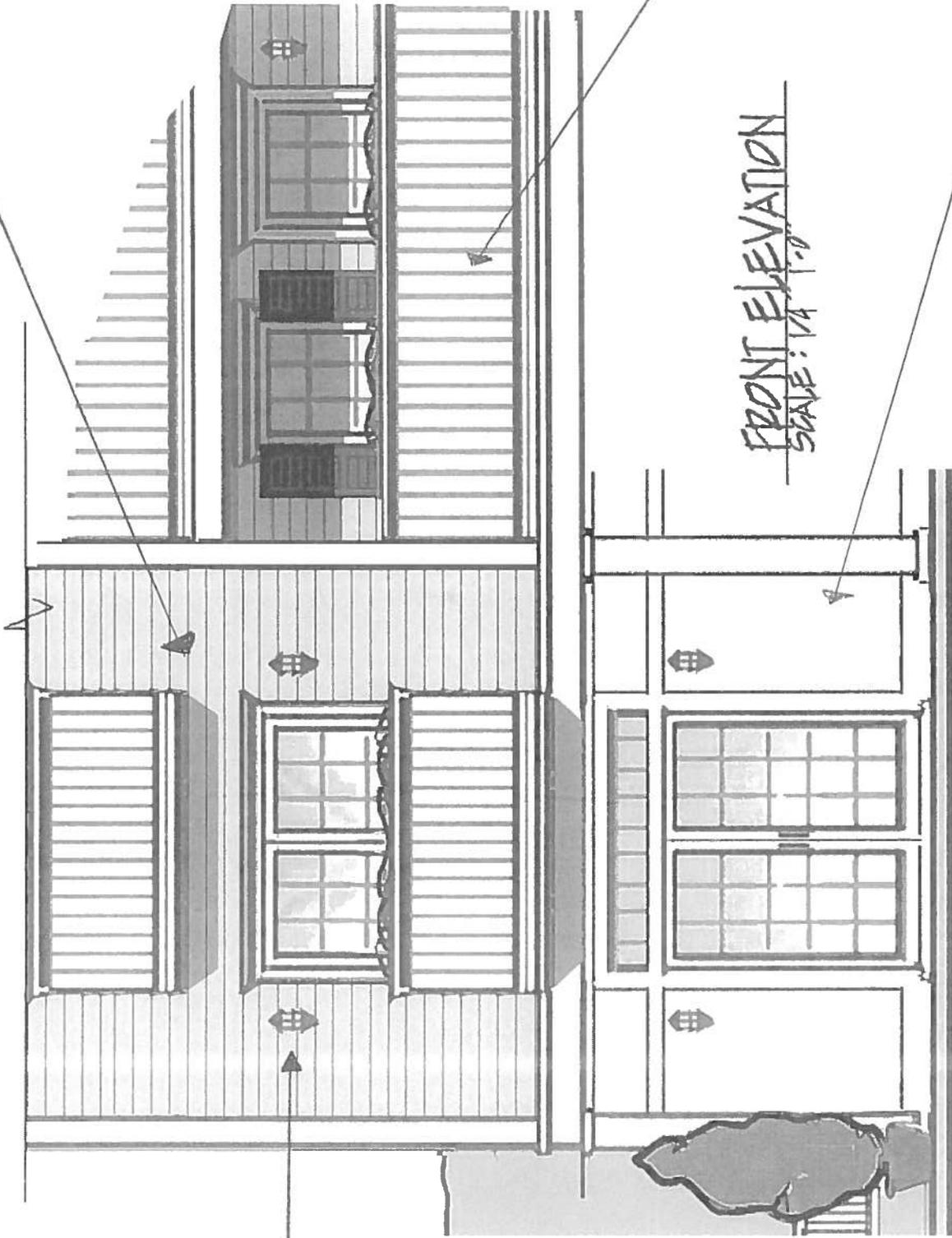
50'

2ND STAIR CATION

Exhibit 5

ACADIA HOTEL CONCEPT
PREPARED FOR: PETE HASTINGS 11/6/16

James Hardie Siding
Cable Stone - gray



Support Coastal
Marina, Black
Jellicott
light

White PVC
Railings

1st Floor Quarter
wainscot, Wood/White

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit 6



More saving.
More doing.

Your Store: Ellsworth #2408
Use Current Location or find store

Newport Coastal Model # 7972-04SN Internet # 202038360
Bayview Satin Nickel Outdoor Wall-Mount Lantern

★★★★☆ (6) Write a Review Questions & Answers (1)



\$39.97 /each

PRODUCT NOT SOLD IN STORES

Open Expanded View

Click Image to Zoom



PRODUCT OVERVIEW Model # 7972-04SN Internet # 202038360

The Newport Coastal Bayview Wall-Mount Outdoor Satin Nickel Lantern is made from durable plastic and finished in satin nickel. Its simple lines help it blend with many architectural styles and diffuse light through a clear lens. This corrosion- and weather-resistant fixture accepts a single 40-Watt equivalent CFL bulb (not included).

- Corrosion-resistant plastic construction with a satin nickel finish
- Clear diffuser
- Classic lines blend well with many home styles
- Wall-mount design for porches, patios and facades
- Weather resistant
- Uses a single 40-Watt equivalent CFL bulb (not included)
- Home Depot Protection Plan:

- 40watt
- Night-sky Compliant



Protect your investment!
Add a Protection Plan to your purchase.
[Learn more >](#)

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	7.48	Product Length (in.)	9.75 in
Product Height (in.)	7.5 in	Product Width (in.)	8.25 in

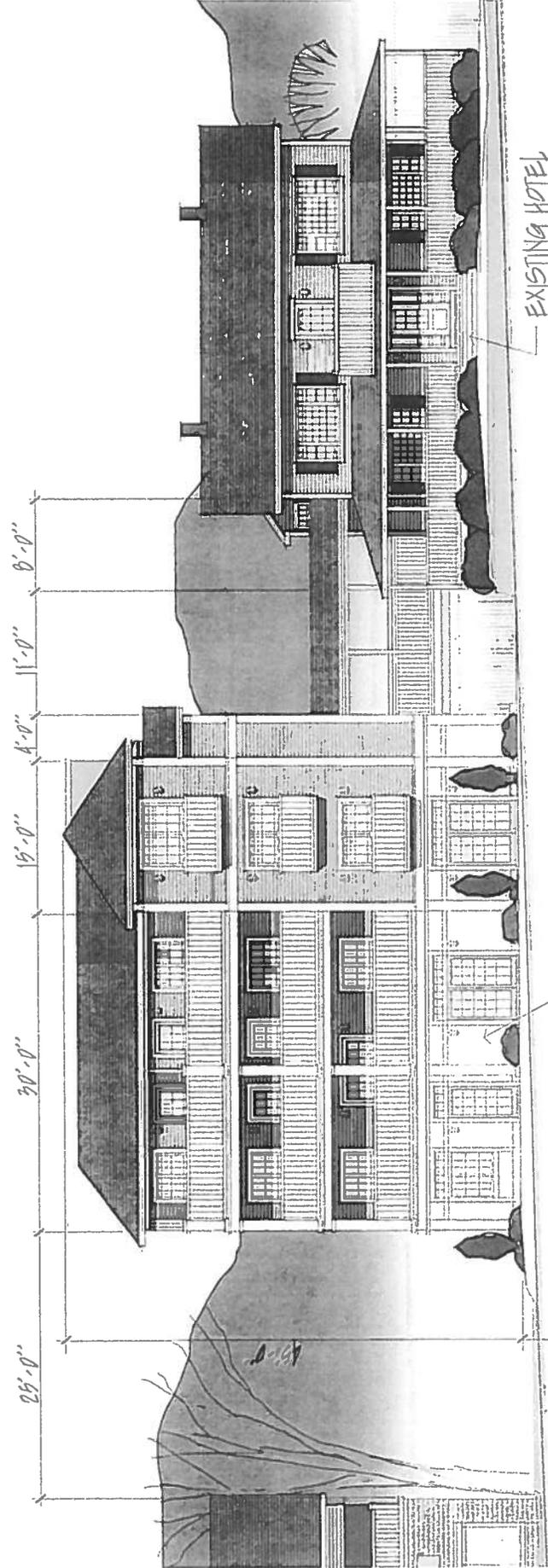
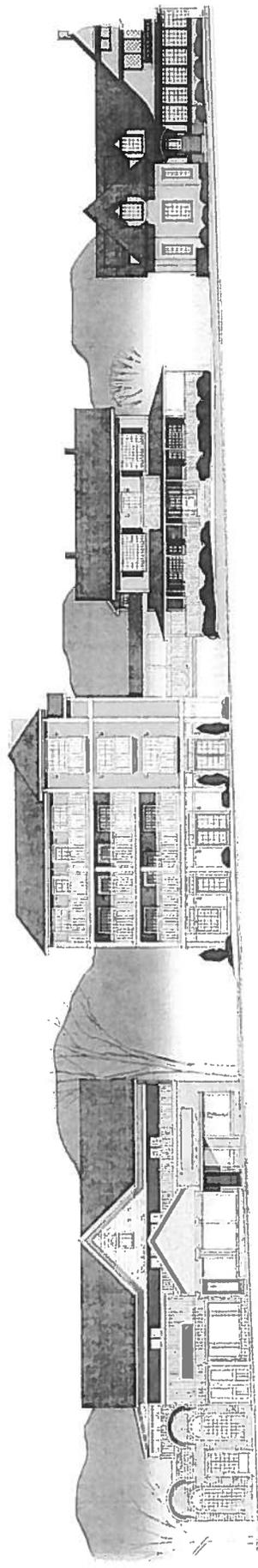
EXHIBIT 2/1

A-5

DRAWN BY: R. HARDEN
DATE: 1/22/16
REVISED:
REVISED:
REVISED:

ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME



25'-0"

30'-0"

15'-0"

4'-0"

11'-0"

8'-0"

PROPOSED ACADIA HOTEL ADDITION

MT. DESERT ST.

EXISTING HOTEL

STREET ELEVATION

SCALE: 1"=10'-0"

MISCELLANEOUS PAYMENT RECPTH: 307186
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 02/01/16 TIME: 15:13
CLERK: lfrost DEPT:
CUSTOMER#: 0

PARCEL: 104-452

CHG: REVBD REVIEW BOARD FE 26.00

AMOUNT PAID: 26.00

PAID BY: H&P ENTERPRISES LLC
PAYMENT METH: CASH

REFERENCE: DRB-16-3

AMT TENDERED: 26.00
AMT APPLIED: 26.00
CHANGE: .00

Robert Osborne

From: Barbara Sassaman <sass@gwi.net>
Sent: Saturday, February 06, 2016 2:05 PM
To: erinearlyward@gmail.com; jwjcollier@gwi.net; panchocole@gmail.com; sdemers27@roadrunner.com; rosborne@barharbormaine.gov
Subject: Appendix A
Attachments: 20160206 Appendix A.pdf; 103-014-000.jpg

Dear DRB -

Attached is the complete list of Appendix A properties as of today (with two exceptions.) This list includes all the National Register properties as well as all the properties that were originally on the list.

The first exception is the removal of the old Rose Olstead building, which was just demolished. The other exception is Map/Lot # 103-014-000, which is an empty lot on Eden Street across from the Wonderview. (see attached site plan) I have checked with Dick Cough (former DRB chair) on this and he does not know why this lot is on the list.

Before the next meeting please review this document and see which properties you think should be removed from Appendix A. Discussions so far have noted the following:

Possible remove from list for "lost integrity":

- 104-181-000 - Dobbs Productions
- 104-244-000 - Salon Naturelles
- 104-374-000 - Acadia Park Wear
- 108-003-000 - former E.G.Jordan Building

Possible remove or move to Appendix B:

- 104-413-000 - Holbrook House Inn
- 104-487-000 - Adelman's
- 104-494-000 - Adler's Building

Possible move to Appendix B:

- 104-268-000 - American Legion Hall
- 104-375-000 - Gonya's Corner (original demolished since list was made)
- 104-392-000 - Old Police Building (now Coston & McIsaac)

I think none of the other buildings are in question.

Appendix A



Map/Lot: 101-009-000
Name: "Sea Fox" (COA)



Map/Lot: 101-032-000
Name: Davis Cottage" (COA)



Map/Lot: 101-035-000
Name: "Witch Cliff" (COA)



Map/Lot: 102-001-000
Name: "Westbridge"



Map/Lot: 103-012-000
Name: "Villa Mary"



Map/Lot: 103-015-000
Name: "Bagatelle"

Appendix A



Map/Lot: 103-016-000
Name: "Fenwold"



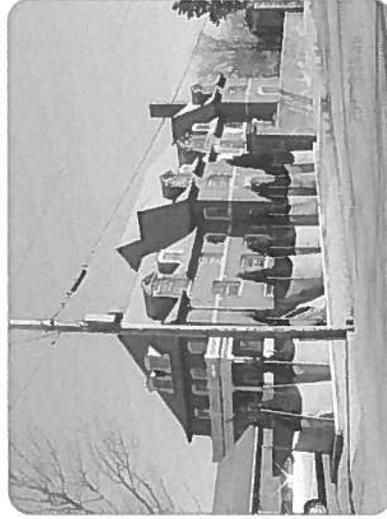
Map/Lot: 103-021-000
Name: "Greencourt"



Map/Lot: 103-022-000
Name: "Anchor Hold"



Map/Lot: 103-023-000
Name: "Reverie Cove"



Map/Lot: 104-001-000
Name: Seacoast Mission



Map/Lot: 104-002-000
Name: "The Breezes"

Appendix A



Map/Lot: 104-003-000
Name: "Greenlawn"



Map/Lot: 104-004-000
Name: "Saltair"



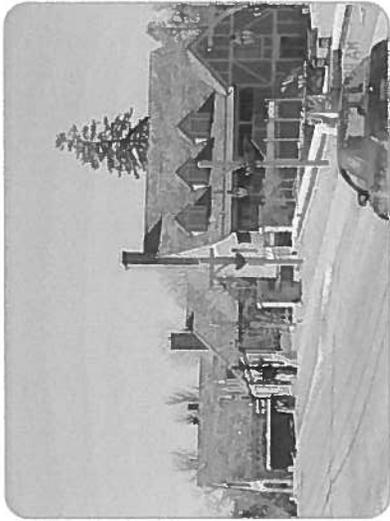
Map/Lot: 104-005-000
Name: "The Tides"



Map/Lot: 104-007-000
Name: "The Sunset"



Map/Lot: 104-009-000
Name: Bar Harbor Club (1875)



Map/Lot: 104-009-000
Name: Bar Harbor Club (1906)

Appendix A



Map/Lot: 104-037-000
Name: "The Crossways"



Map/Lot: 104-038-000
Name: "Westfield Cottage"



Map/Lot: 104-039-000
Name: "Maisonette"



Map/Lot: 104-040-000
Name: "Chantier"

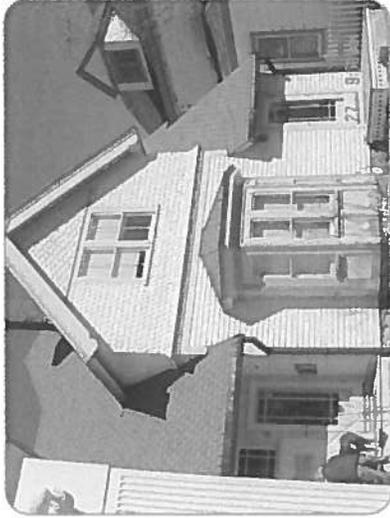


Map/Lot: 104-041-000
Name: "The Kedge"



Map/Lot: 104-058-000
Name: Municipal Building

Appendix A



Map/Lot: 104-061-000

Name: Cottage on Cottage



Map/Lot: 104-068-000

Name: "Frost Cottage"



Map/Lot: 104-069-000

Name: "Foster Cottage"



Map/Lot: 104-070-000

Name: Manor House Inn (1887)



Map/Lot: 104-092-000

Name: (Dr. Norton's office)



Map/Lot: 104-097-000

Name: "Thankful Cottage"

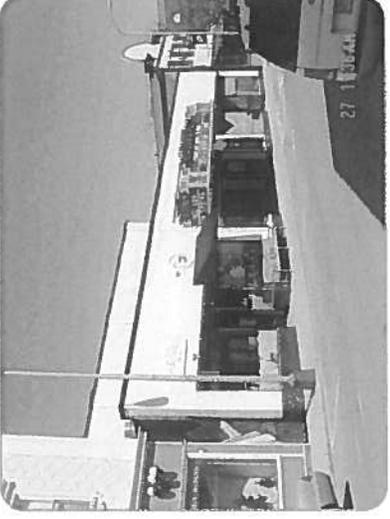
Appendix A



Map/Lot: 104-112-000
Name: Post Office



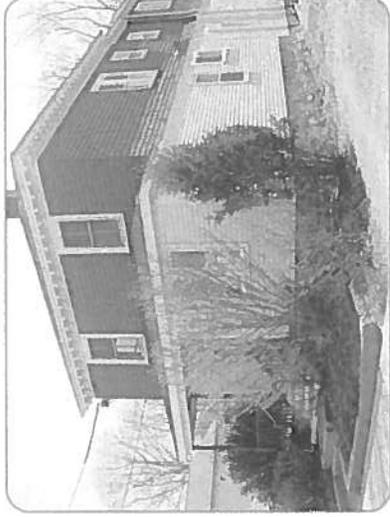
Map/Lot: 104-121-000
Name: Galyn's



Map/Lot: 104-140-000
Name: Criterion Theatre



Map/Lot: 104-157-000
Name: Two Cats



Map/Lot: 104-181-000
Name: Dobbs Productions



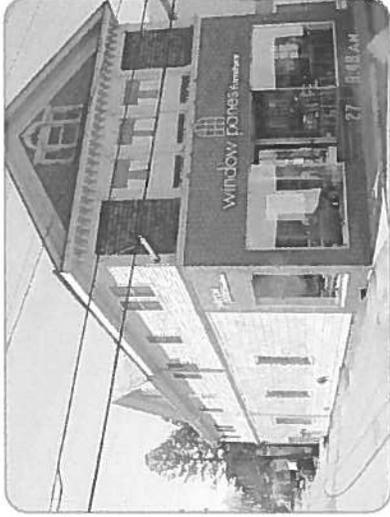
Map/Lot: 104-237-000
Name: Primrose Inn

Appendix A



Map/Lot: 104-238-000

Name: Mira Monte Inn



Map/Lot: 104-244-000

Name: Salon Naturelles



Map/Lot: 104-254-000

Name: White Columns Inn



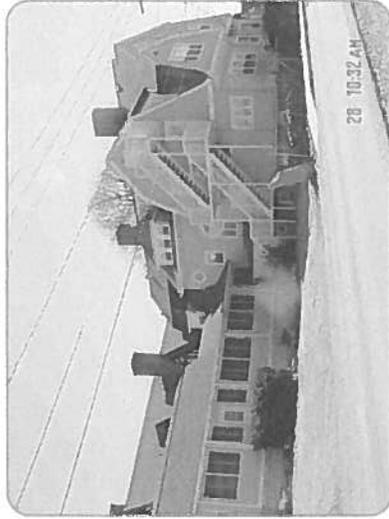
Map/Lot: 104-255-000

Name: "Stonethrow"



Map/Lot: 104-268-000

Name: American Legion Hall



Map/Lot: 104-297-000

Name: Thornhedge Inn

Appendix A



Map/Lot: 104-317-000

Name: Stratford House Inn



Map/Lot: 104-318-000

Name: St. Saviour's Church



Map/Lot: 104-326-000

Name: Briarfield Inn



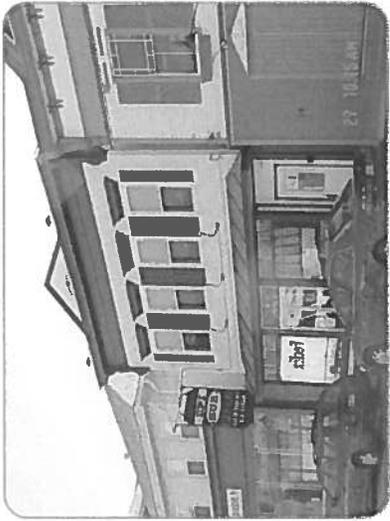
Map/Lot: 104-342-000

Name: Congregational Church



Map/Lot: 104-355-000

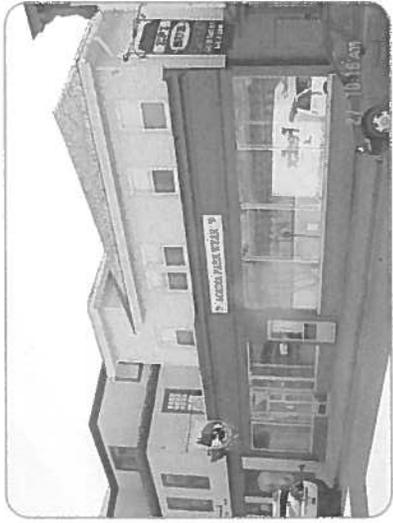
Name: Rosalie's



Map/Lot: 104-373-000

Name: Epi

Appendix A



Map/Lot: 104-374-000

Name: Acadia Park Wear



Map/Lot: 104-375-000

Name: Gonya's Corner



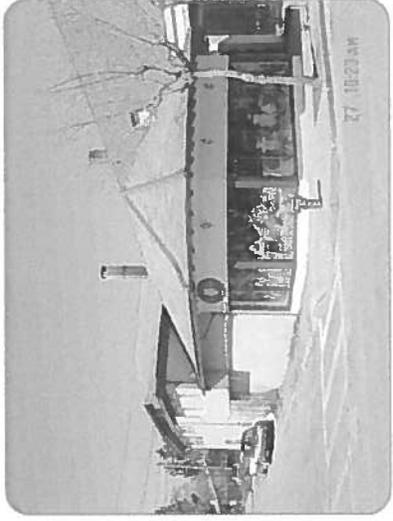
Map/Lot: 104-383-000

Name: Emory Block



Map/Lot: 104-386-000

Name: Lyford Woodward Building



Map/Lot: 104-387-000

Name: Stone Soup



Map/Lot: 104-392-000

Name: Old Police Station

Appendix A



Map/Lot: 104-401-000

Name: Old Comfort Station



Map/Lot: 104-401-000

Name: Bar Harbor Fire Station



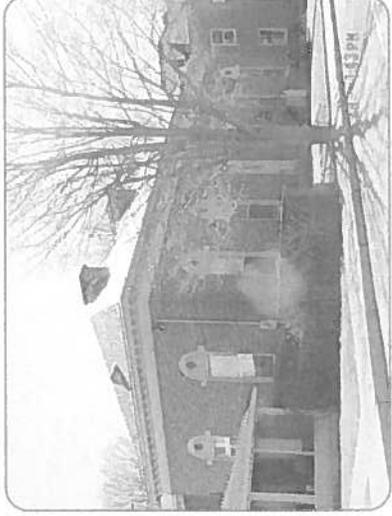
Map/Lot: 104-413-000

Name: Holbrook House Inn



Map/Lot: 104-419-000

Name: Holy Redeemer Church



Map/Lot: 104-433-000

Name: Jesup Memorial Library



Map/Lot: 104-450-000

Name: Abbe Museum

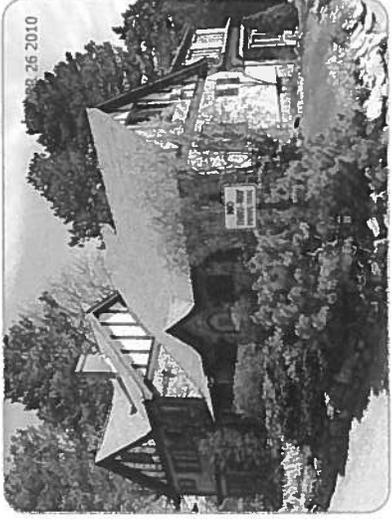
Appendix A



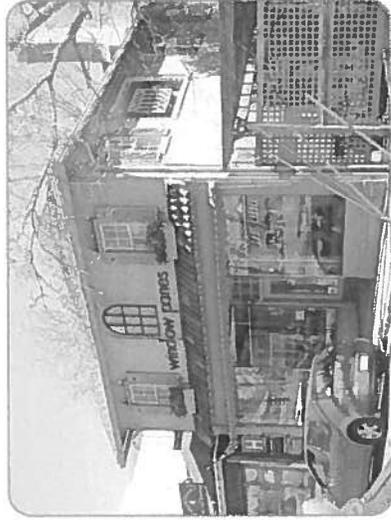
Map/Lot: 104-481-000
Name: McKay's Pub



Map/Lot: 104-487-000
Name: Adelman's



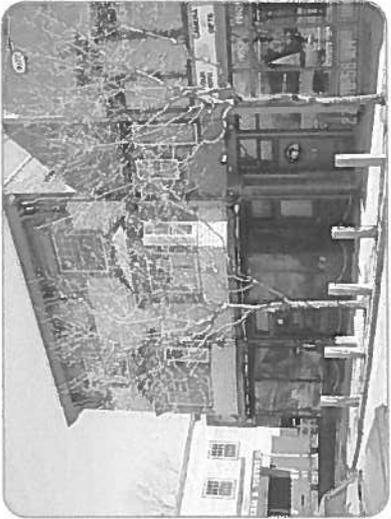
Map/Lot: 104-492-000
Name: Ivy Manor Inn



Map/Lot: 104-493-000
Name: Window Panes

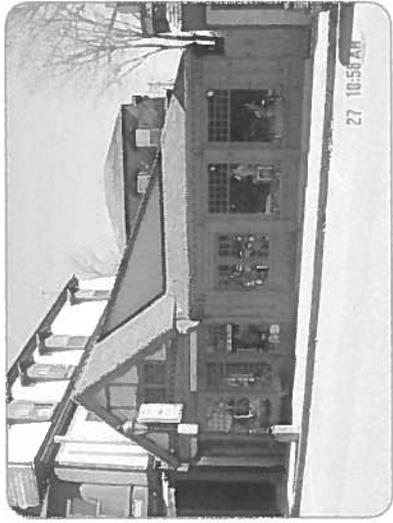


Map/Lot: 104-494-000
Name: Adler Building



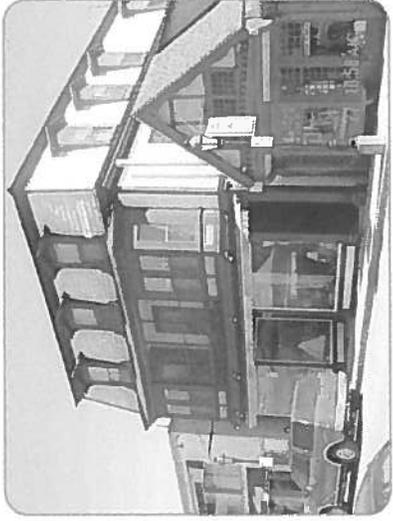
Map/Lot: 104-497-000
Name: Butterfield's

Appendix A



Map/Lot: 104-504-000

Name: Domus Isle



Map/Lot: 104-507-000

Name: Ward Building



Map/Lot: 104-509-000

Name: Hemporium



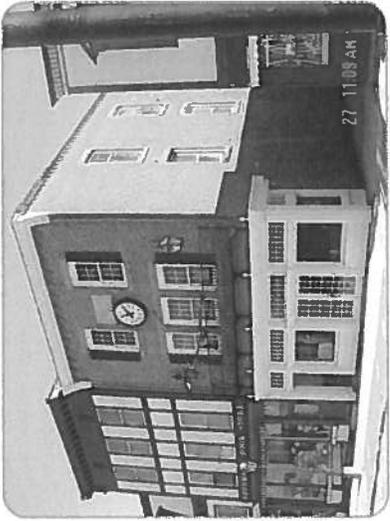
Map/Lot: 104-512-000

Name: First National Bank



Map/Lot: 104-519-000

Name: Christmas Shop



Map/Lot: 104-525-000

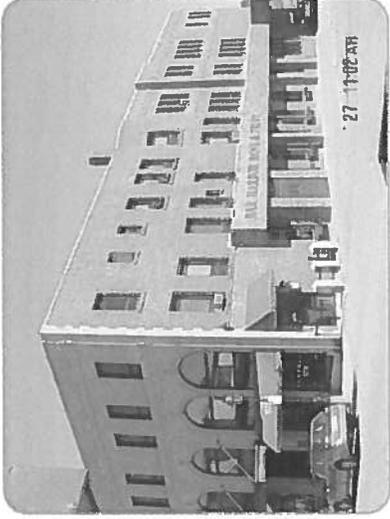
Name: Morrison Building

Appendix A



Map/Lot: 104-528-000

Name: Sherman's



Map/Lot: 104-531-000

Name: Bar Harbor Banking & Trust



Map/Lot: 107-219-000

Name: Bangor Hydro Building



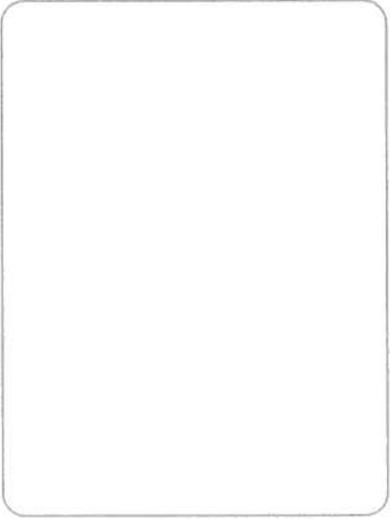
Map/Lot: 108-003-000

Name: E.G.Jordan Building



Map/Lot: 108-068-000

Name: Anchor Space



Map/Lot:

Name:

Robert Osborne

From: Barbara Sassaman <sass@gwi.net>
Sent: Saturday, February 06, 2016 2:35 PM
To: erinearlyward@gmail.com; jwjcollier@gwi.net; panchocole@gmail.com; sdemers27@roadrunner.com; rosborne@barharbormaine.gov
Subject: Appendix B
Attachments: Appendix B with photos.pdf

Dear DRB -

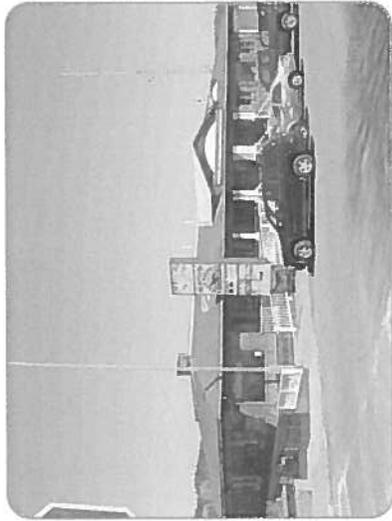
These are the five buildings now listed on Appendix B. I've included 104-375-000 - the old Gonya's corner building, which I think should be added to Appendix B...being that it is a recreation of the building that was formerly on the site, as was the case for listing Ben & Bills on App. B.

I think we should be able to quickly deal with Appendices A & B at 2/11 meeting. We should probably also discuss how these appendices should be presented in the Land Use Code and on the website.

At the 2/25 meeting (and the March meetings) we should look at other properties to be added to the appendices. Erin and I have been condensing a list of other buildings we feel should be considered for either Appendix A or Appendix B listing. We've removed all the buildings that do not fall into the Design Review Overlay District. (We'll keep a file of those properties so we can discuss ways to protect them at a later date.) This "Possible Additions" list comes to around 50 properties and signs. Once it's all sorted I'll make up a document similar to the one attached here so we can all work with decent info and photos.

- Sass

Appendix B



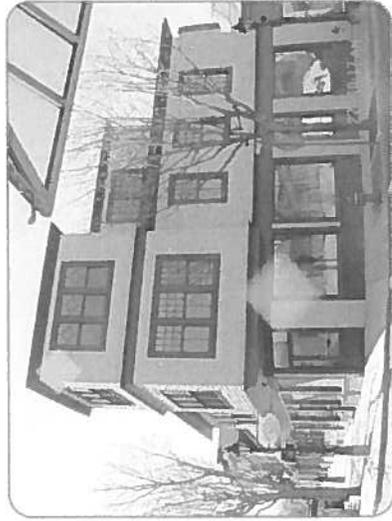
Map/Lot #: 102-004-000
Address: 1 West Street



Map/Lot #: 104-024-000
Address: 123 Cottage Street



Map/Lot #: 104-131-000
Address: 53 Main Street



Map/Lot #: 104-375-000
Address: 65 Main Street



Map/Lot #: 104-402-000
Address: 119 Main Street



Map/Lot #: 104-521-000
Address: 66 Main Street

