

**DESIGN REVIEW BOARD**

**PACKET OF MATERIALS**

**MEETING MARCH 10, 2016**

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda  
Design Review Board  
March 10, 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 (February 11, 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 (Previously Tabled)
  - b. Certificate of Appropriateness**  
**Application:** DRB-2016-04  
**Applicant:** Judith C. Noonan  
**Project Location:** 156 Main Street, 104-496-000  
**Proposed Project:** Installation of Sign
  - c. Certificate of Appropriateness**  
**Application:** DRB-2016-06  
**Applicant:** Michael Boland  
**Project Location:** 119 Main Street, 104-402-000  
**Proposed Project:** Changes to Exterior Appearance of Non-historic Building
  - d. Certificate of Appropriateness**  
**Application:** DRB-16-07  
**Applicant:** George Sanker  
**Project Location:** 288 Main Street, 108-003-000  
**Proposed Project:** Changes in Sign (Windows)
  - e. Certificate of Appropriateness**  
**Application:** DRB-16-08  
**Applicant:** Kelly Corson – The Travelin’ Lobster  
**Project Location:** 1569 State Highway 102, 219-023-000  
**Proposed Project:** Changes in Sign and Exterior Lighting
  - f. Certificate of Appropriateness**  
**Application:** DRB-16-09  
**Applicant:** Acre, LLC Sunoco  
**Project Location:** 58 Cottage Street, 108-074-000  
**Proposed Project:** Installation or Changes in Sign

**g. Certificate of Appropriateness**

**Application:** DRB-2016-10

**Applicant:** Rev. John Skehan - Holy Redeemer Catholic Church and Parish House

**Project Location:** 56 Mt. Desert Street and 21 LedgeLawn Street, 104-419-000

**Proposed Project:** Construction of New Building and Alteration of Historic Building

**VI. OTHER BUSINESS**

**a. Discussion item: 164 Main Street Addition to Historic Building.**

**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](mailto: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, February 11, 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; Erin Early Ward, Secretary; Pancho Cole, Member and James Collier, Member. Also in attendance was Bob Osborne, Planning Director.*

**II. ADOPTION OF THE AGENDA**

*Secretary Early Ward moved to adopt the agenda. Mr. Collier seconded the motion. The Board voted five in favor and none against the motion.*

**III. APPROVAL OF MINUTES**

**a. January 28, 2016**

*Vice Chair Demers moved to approve the January 28, 2016 minutes and Secretary Early Ward seconded the motion. The Board voted four in favor and none against (with one abstention) the motion to approve the minutes.*

**IV. 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.*

**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

*Peter Hastings spoke to the Board about their project and their wish to construct a four story building for use as hotel, retail space and employee housing. The treatment of the roofing, siding and other items such as the building's profile were discussed to clarify what is proposed.*

*The Board worked through the criteria found in 125-114B Standards relating to visual compatibility. The primary issue was that the four-story building as proposed is vertically massive compared to other building in the area. A considerable amount of discussion centered on the idea that the proposed building doesn't visually relate well neighboring buildings and that a solution should be found that would allow the building to not appear as a full four-story building.*

*After a considerable amount of discussion the Board and applicant discussed tabling the item until March when a revised plan could be presented that could reduce the sense of mass that the current design conveys.*

*It was suggested that there should be both an option for four-story and three-story designs, and the Board is open to looking at both designs. It was also suggested that the transition points for building mass and setbacks in the neighborhood should be identified more clearly for the next meeting.*

*The Board indicated that they are fine with the color and surface treatments. The Board expressed no issues with the design of the breezeway.*

*No action was taken and the Chair moved on to the next item.*

**VI. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*NONE*

**VII. ADJOURNMENT**

*Mr. Cole moved to adjourn the meeting at 5:20 P.M. Ms. Early Ward seconded the motion and the Board voted five in favor and none against the motion.*

***Signed as approved:***

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

**Date**



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DF Application Number: DRB-16-3

Date: 2-1-16

Map & Lot: 104.452.000

RECEIVED

FEB 01 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

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

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                                | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building   | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building                       | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure  |
| <input checked="" type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input type="checkbox"/> 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

[Signature]  
Signature of Applicant

Design Review Board Meeting 3/11/2016

# **The Acadia Hotel – Downtown**

## **20 Mt. Desert St. Bar Harbor, Maine 04609**

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Changes made per board Requests post 2/11/2016 meeting

1. One floor has been eliminated.
2. Roof line has been lowered to better align with street view.
3. Total height has been lowered.
4. Building has been pushed to street front.
5. Building has been orientated to align with current hotel, Abbe museum and rest of Mount Desert St. heading west.
6. All parking has been relocated to rear of Building.
7. Retail store doors and windows have been differentiated from rest of building.
8. Hip roof line has been replaced with gable roof to match rest of street.
9. A street view heading west from Main Street is provided.

RECEIVED

MAR 02 2016

TOVALL  
PLANNING

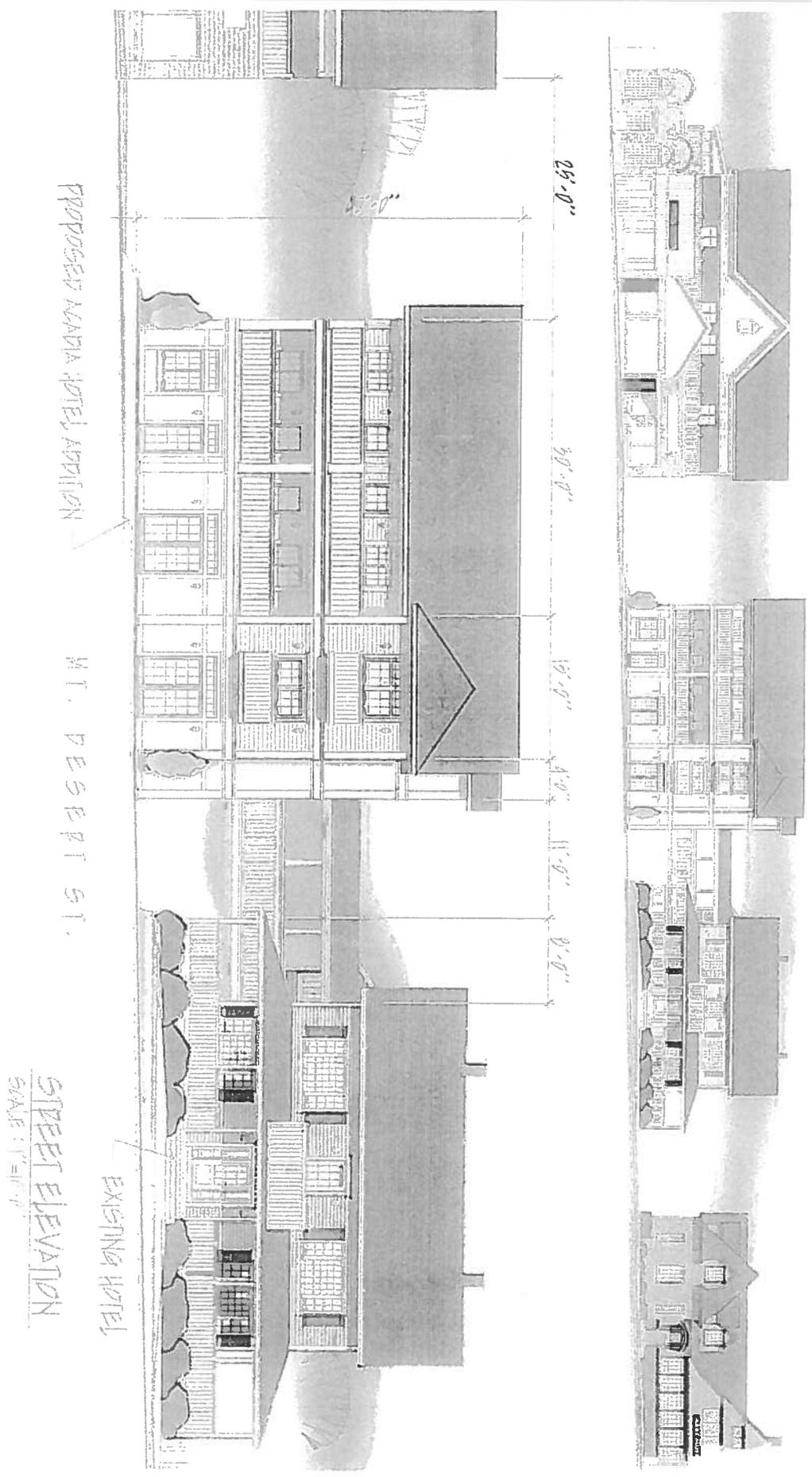


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# ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

DRAWN BY : R. HARDEI  
DATE : 2/21/10  
REVISED : 2/22/10  
REVISED :



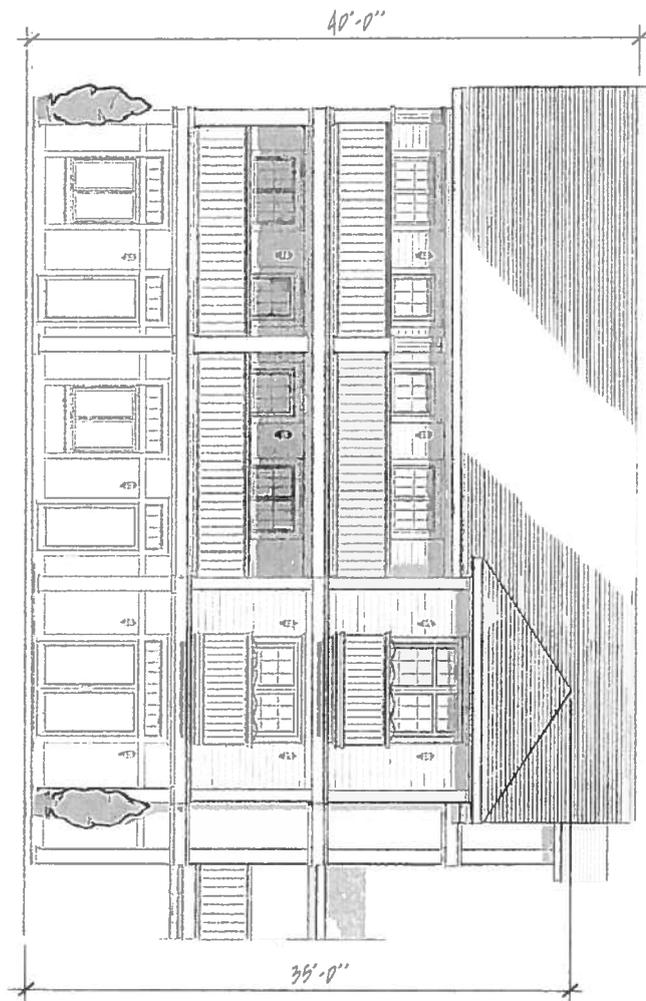
# ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN  
 DATE: 1/22/16  
 REVISED: 2/19/16  
 REVISED:

A-8

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



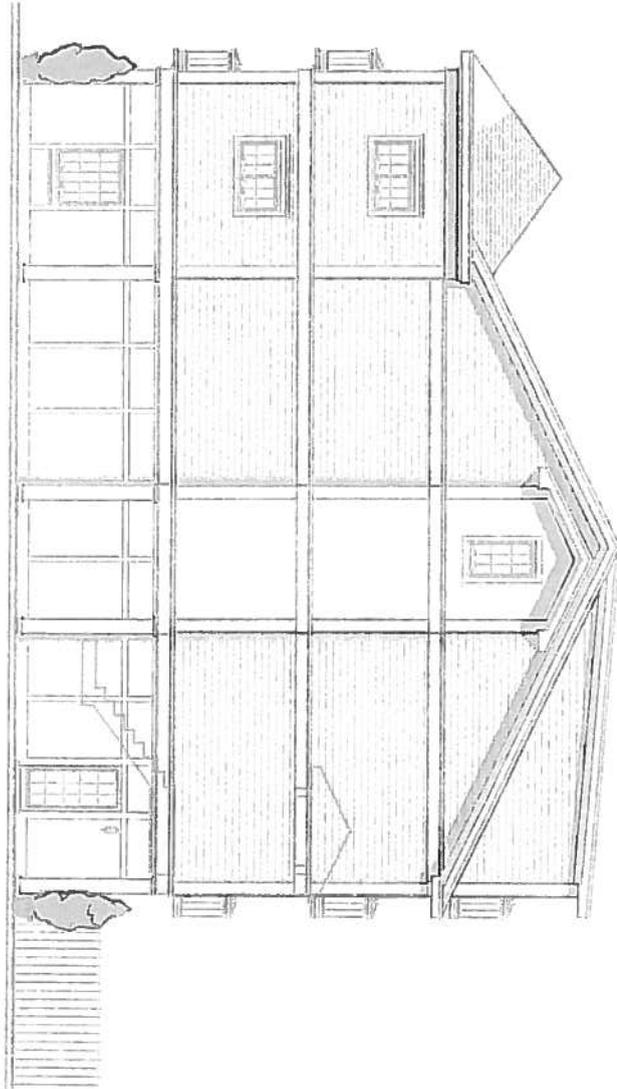
# ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN  
DATE: 1/22/16  
REVISED: 2/19/16  
REVISED: 2/22/16  
REVISED:

A-4

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

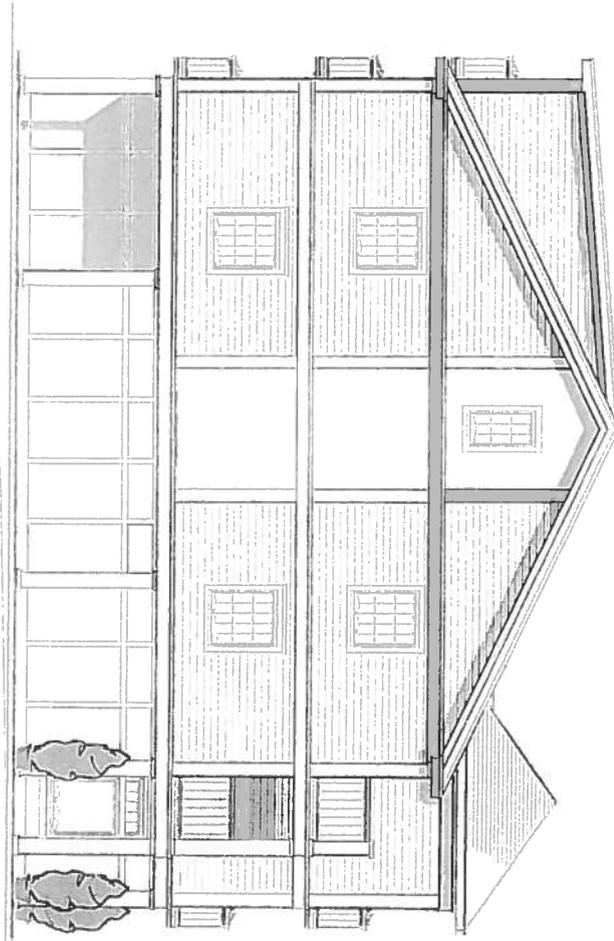


ACADIA HOTEL  
MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN  
DATE: 1/22/16  
REVISED: 2/19/16  
REVISED: 2/22/16  
REVISED:

A-5

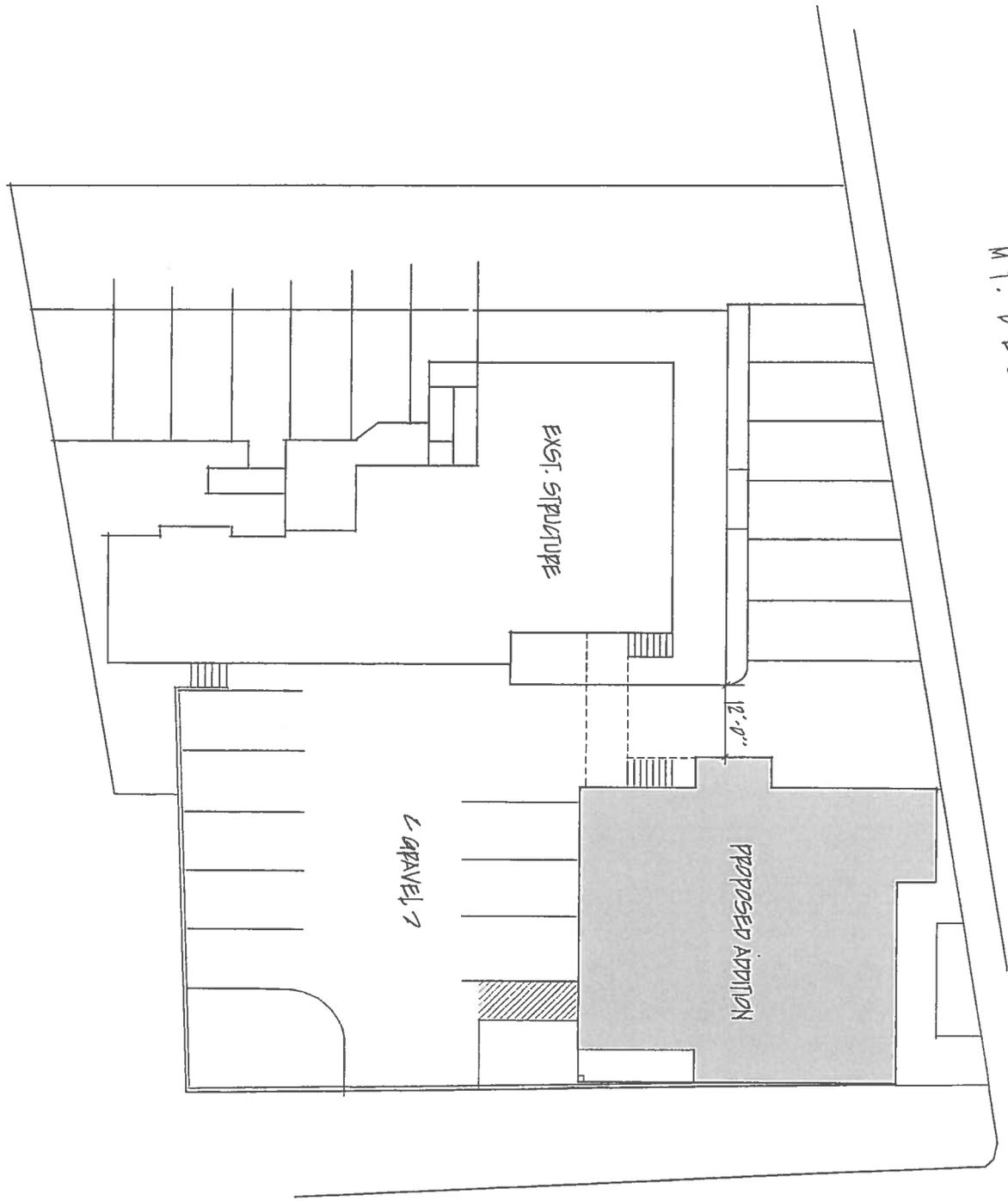
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



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

DRAWN BY: R. HARDEN  
DATE: 1/22/16  
REVISED: 2/19/16  
REVISED: 7/22/16  
REVISED:

A-6



MT. DESERT ST.

# ACADIA HOTEL

MT. DESERT ST., BAR HARBOR, ME

DRAWN BY: R. HARDEN  
 DATE: 1/22/16  
 REVISED: 2/19/16  
 REVISED: 2/22/16  
 REVISED:

A-9



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number:  
DRB-16-04

Date: 2-10-2016

Map & Lot: 104-496

RECEIVED  
FEB 10 2016  
TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location:  
Street address 156 Main St

**APPLICANT INFORMATION**

Name: Judith C. Noor Address: 6 Jordan Pl  
City: Bar Harbor State: ME  
Email: henryde4977@gmail.com  
Phone: 207-222-4977

**PROPERTY OWNER INFORMATION**

Name: David Andro Address: 3085 Rosanna St  
City: Las Vegas State: NV  
Email:  
Phone:

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: Sierra Sign Address: 887 US-1  
City: Hancock State: ME 04840  
Email: sierra@sierra.com  
Phone: 207 422 3339

**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

Judith C. Noor  
Signature of Applicant

Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)

Detailed Project Description:

*Installation of hanging sign  
per attached specifications*

CLOSURE: [ ] SEASONAL

OPEN YEAR ROUND

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

Submittals Required

Provided

	Submittals Required	Provided
	Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	
	Signage Plan – Measurements of all existing signage and total square feet of signage	
X	A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
X	A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
X	Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
	A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
X	Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
✓	Letter of Authorization if applicant is different than the building owner.	
n/a	Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	
	Details of all seasonal closures for signs and buildings.	
	<p><b>NOTE:</b> Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</p> <p>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	



27" x 40" x 1/2" Komatex double sided hanging sign with digitally printed vinyl graphics applied.

Sign: \$414.00 (includes stainless hanging hardware)

Deluxe black metal scroll arm: \$115.00



Customer: _____	Scale: <u>1/8" = 1'</u>	Notes: <u>NONE</u>
File: _____	Drawn by: <u>Tina Sargent</u>	
Folder: _____	Date: _____	Approved By: _____

10/15/2015

Town of Bar Harbor  
Signage Review board  
93 Cottage St  
Bar Harbor ME 04609

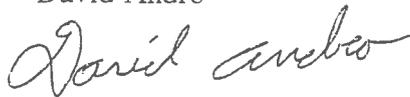
RE: BRA Harbor  
156 Main Street

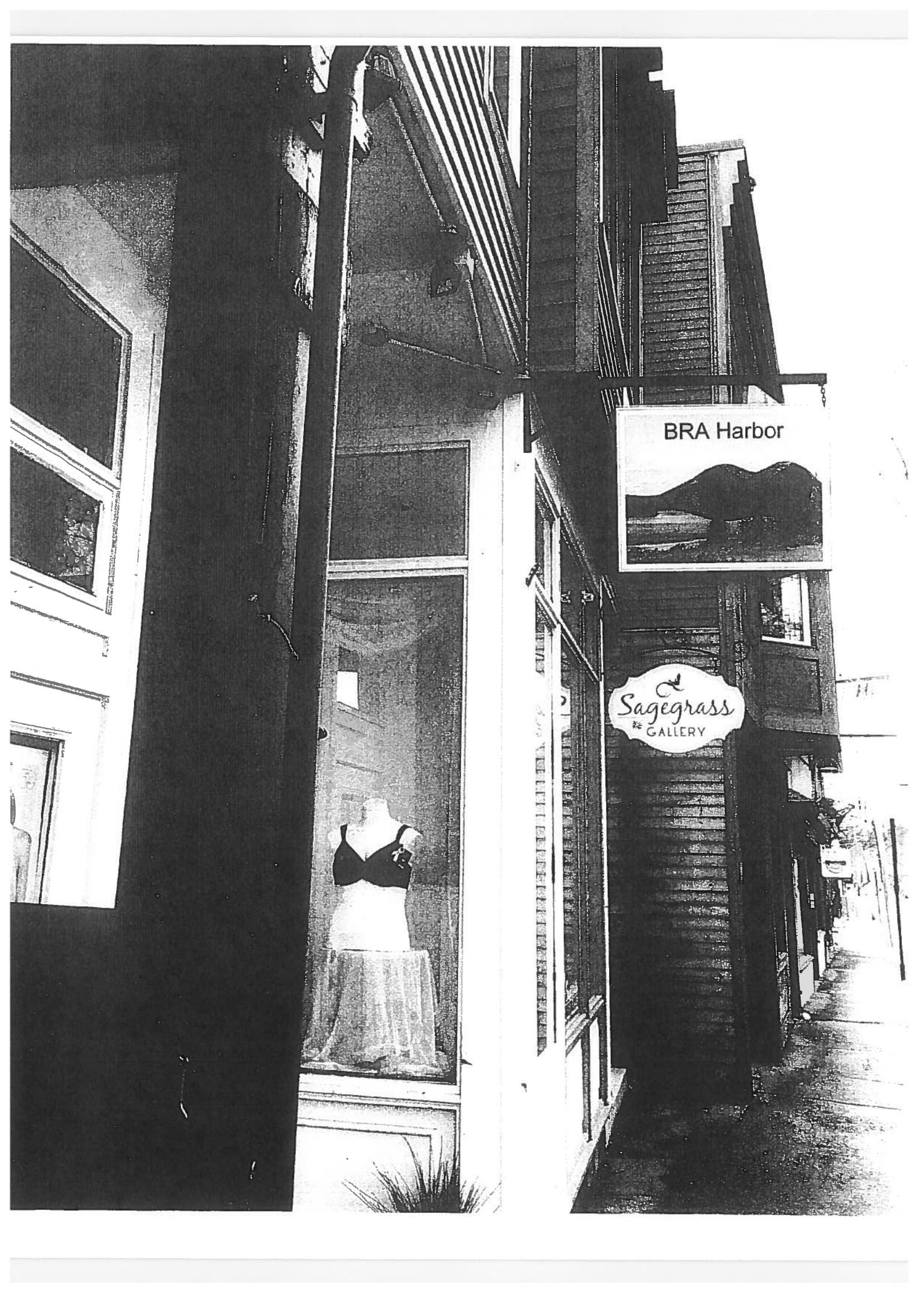
Dear Board Members:

Please be advised that I have authorized Judith C. Noonan, owner of BRA Harbor, to have an outdoor sign attached to the front of my building at 156 Main Street.

Sincerely,

David Andro

A handwritten signature in cursive script that reads "David Andro".



BRA Harbor



*Sagegrass*  
GALLERY



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DRB-16-6

Date: 2/18/2016

Map & Lot: 104-402

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FEB 18 2016

**GENERAL INFORMATION:**

Project Location: 119 MAIN STREET  
street address

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**APPLICANT INFORMATION**

Name: Michael Boland Address: 8 Barberry Lane  
City: Bar Harbor State: ME  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name: Bar Harbor Main & Newton Address: Po Box 10  
City: Bar Harbor State: ME  
Email: michael.charles.boland@gmail.com  
Phone: 207 266 0540

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: N/A  
Phone: \_\_\_\_\_

**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

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- **Applicant shall submit 10 copies of the application and \$26 for review fees.**

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Signature of Applicant:

**Changes to the Exterior Appearance of Non-Historic Building  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-114**

**Detailed Project Description:**

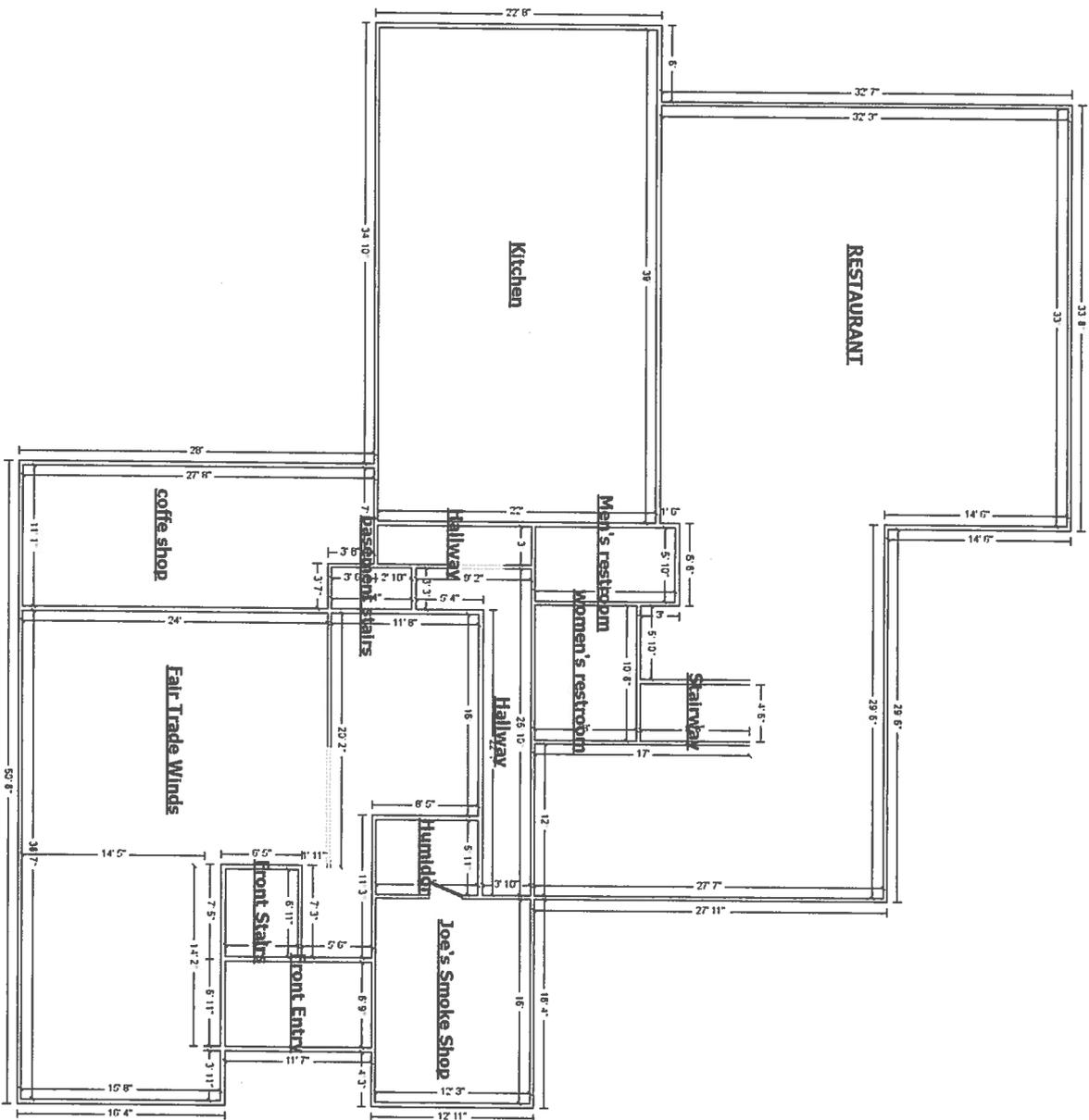
Change fixed doors to working doors.  
- put in large window panes, cottage style.

- All trim and doors remain the same, w/shingles.

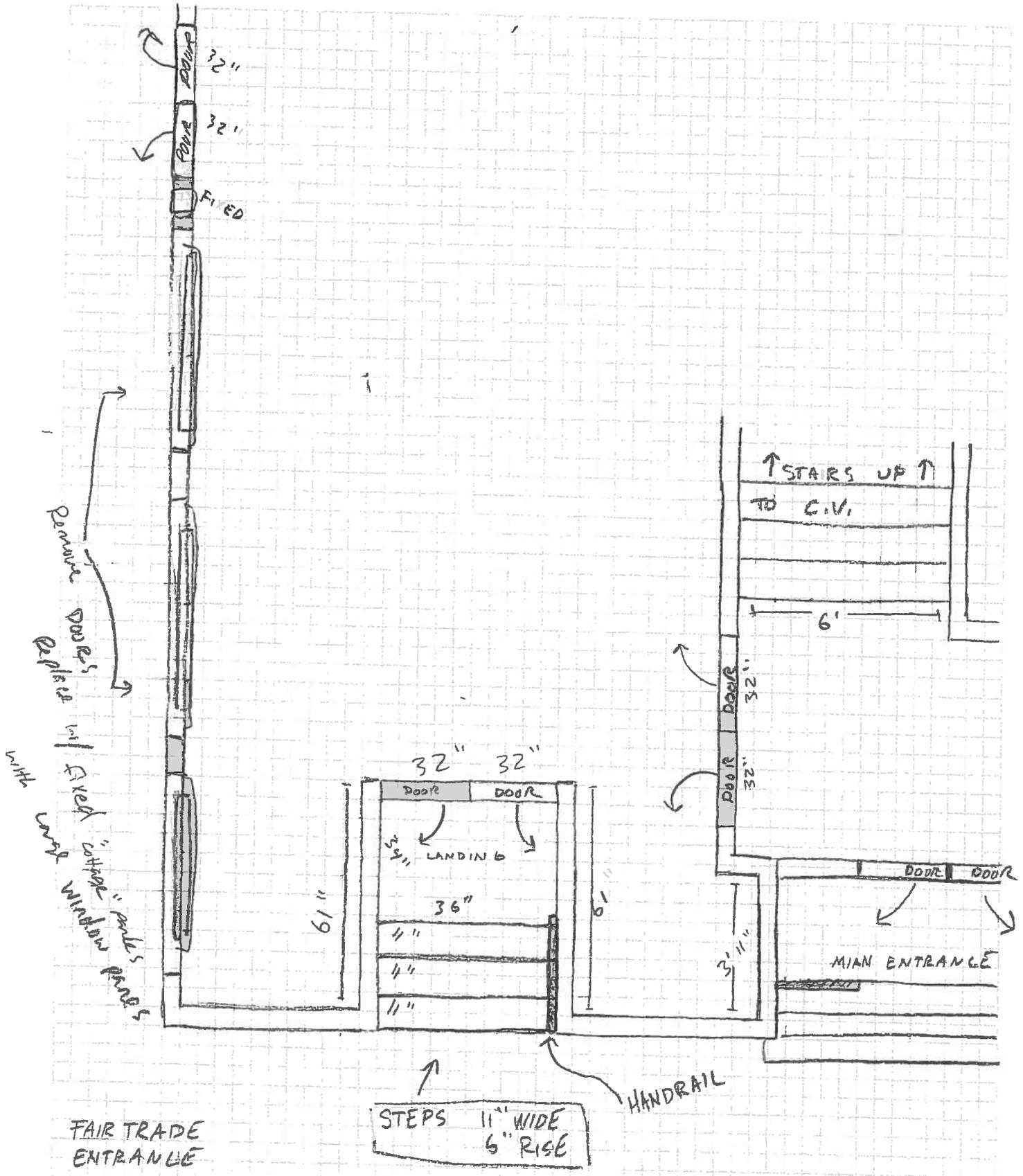
**CLOSURE:**  SEASONAL  OPEN YEAR ROUND

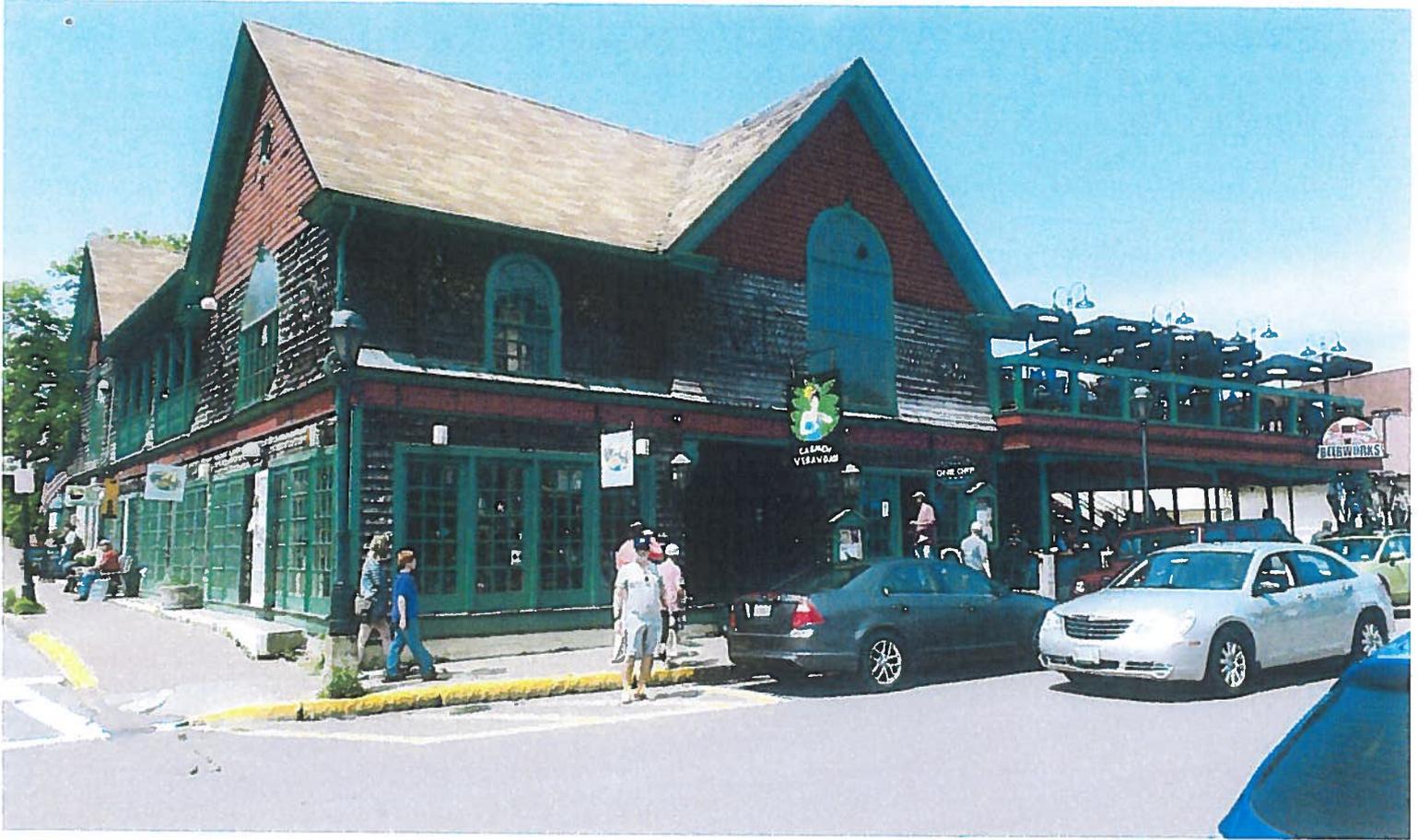
A complete application to the Design Review Board shall contain the following information:

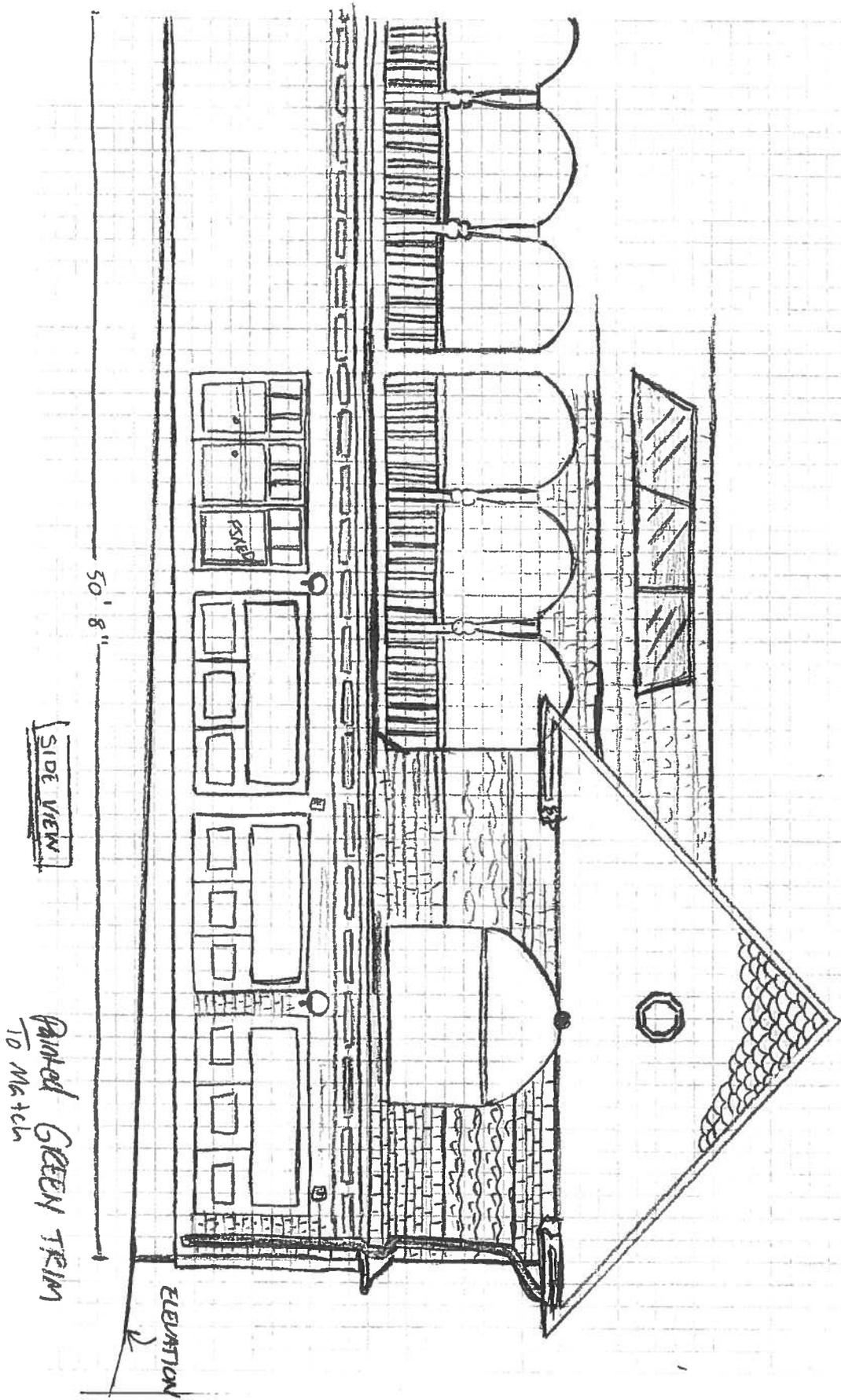
Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	-
Detailed building plans drawn to scale showing 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.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	- ✓
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.	NA
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.	NA ✓
<b>NOTE:</b> 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.	



Main Level







50' 8"

SIDE VIEW

Painted GREEN TRIM  
To Match

ELEVATION

ELEVATION

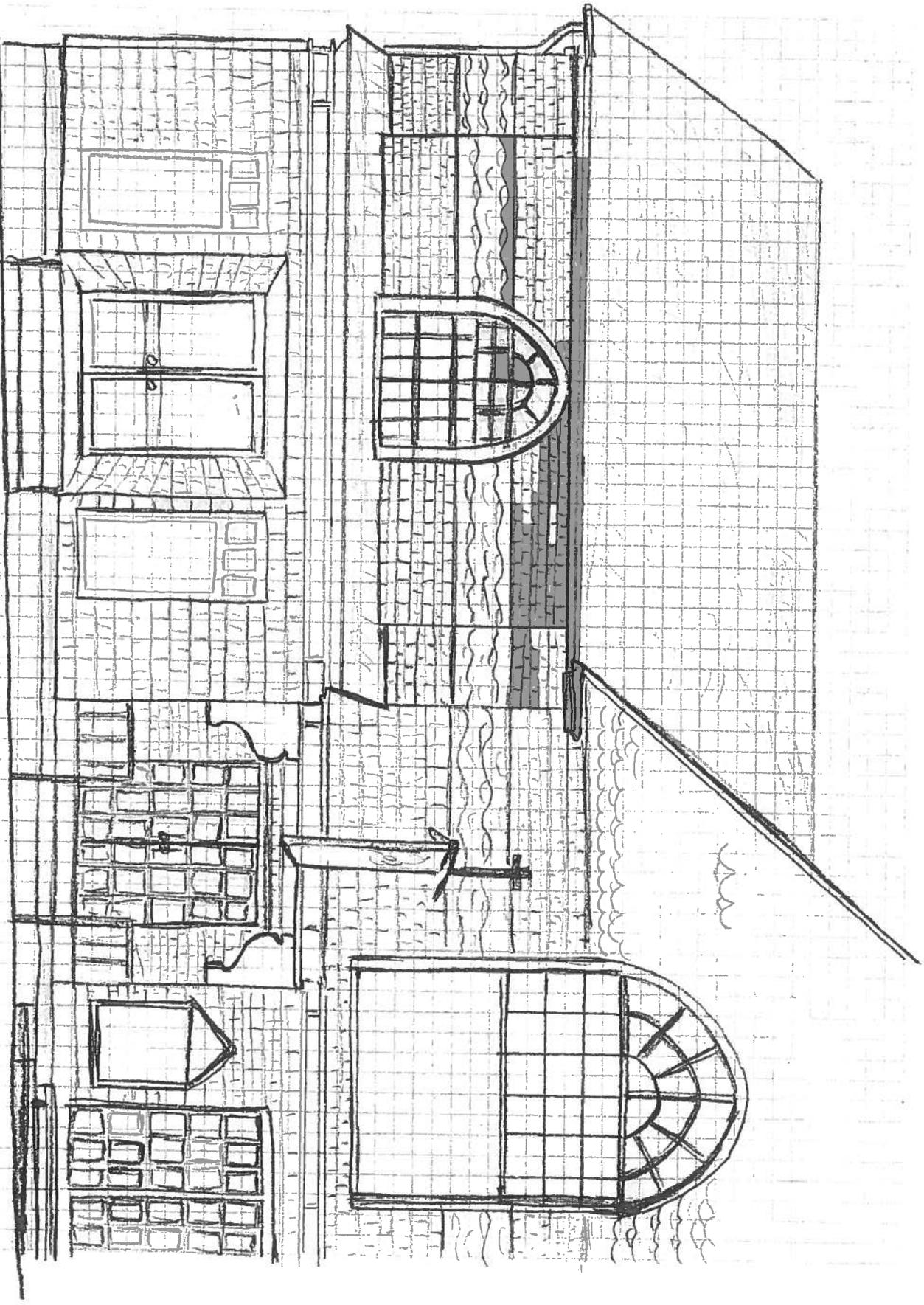
16' 4"

FAIRTRADE  
ENTRANCE

STEPS 11" WIDE  
6" RISE

MAIN ENTRANCE

\* TRIM PAINTED GREEN  
w/ shingles





Trim and colors to match existing colors

**134 Main Street**



**New windows to be installed similar in style to windows located across the street at 134 Main Street.**



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number:

DRB-16-07

Date:

2-26-2016

Map & Lot:

108-3

RECEIVED

FEB 26 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location:

street address  
258 Main Street, Bar Harbor

**APPLICANT INFORMATION**

Name: George Sanker Address: PO Box 63  
City: Bar Harbor State: ME 04653  
Email: info@acadiaframeworks.com  
Phone: 207-501-9348

**PROPERTY OWNER INFORMATION**

Name: Witham Family Partnership Address: 215 High Street  
City: Ellsworth State: ME 04605  
Email: brittany@withamhotels.com  
Phone: 207-664-1641

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: N/A Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_

**TYPE OF PROJECT**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                     | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building   | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior Appearance of Historic Building               | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure  |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in Sign or Awning     |  |

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Signature of Applicant

**Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)**

**Detailed Project Description:**

Signage on two Storefront Windows:

① Custom Framing • Fine Art • Photography

② Digital Restoration • Archival Printing

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

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	27
Signage Plan – Measurements of all existing signage and total square feet of signage	16.4
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	
<p><b>NOTE:</b> 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>	



## LETTER OF AUTHORIZATION

I/WE WITHAM FAMILY LIMITED PARTNERSHIP

the owner(s) of property located at 288 MAIN ST. BAR HARBOR, ME 04609

and Bar Harbor Tax Map 108, Block 003, Lot 000, do hereby authorize

(print name) FRED LINK telephone number 207-288-3351

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

a Building Permit required for tenant to  
put signage on inside of front windows.

Sign Name

1/13/16

Date

207-288-3351

Telephone number

# Custom Framing • Fine Art • Photography

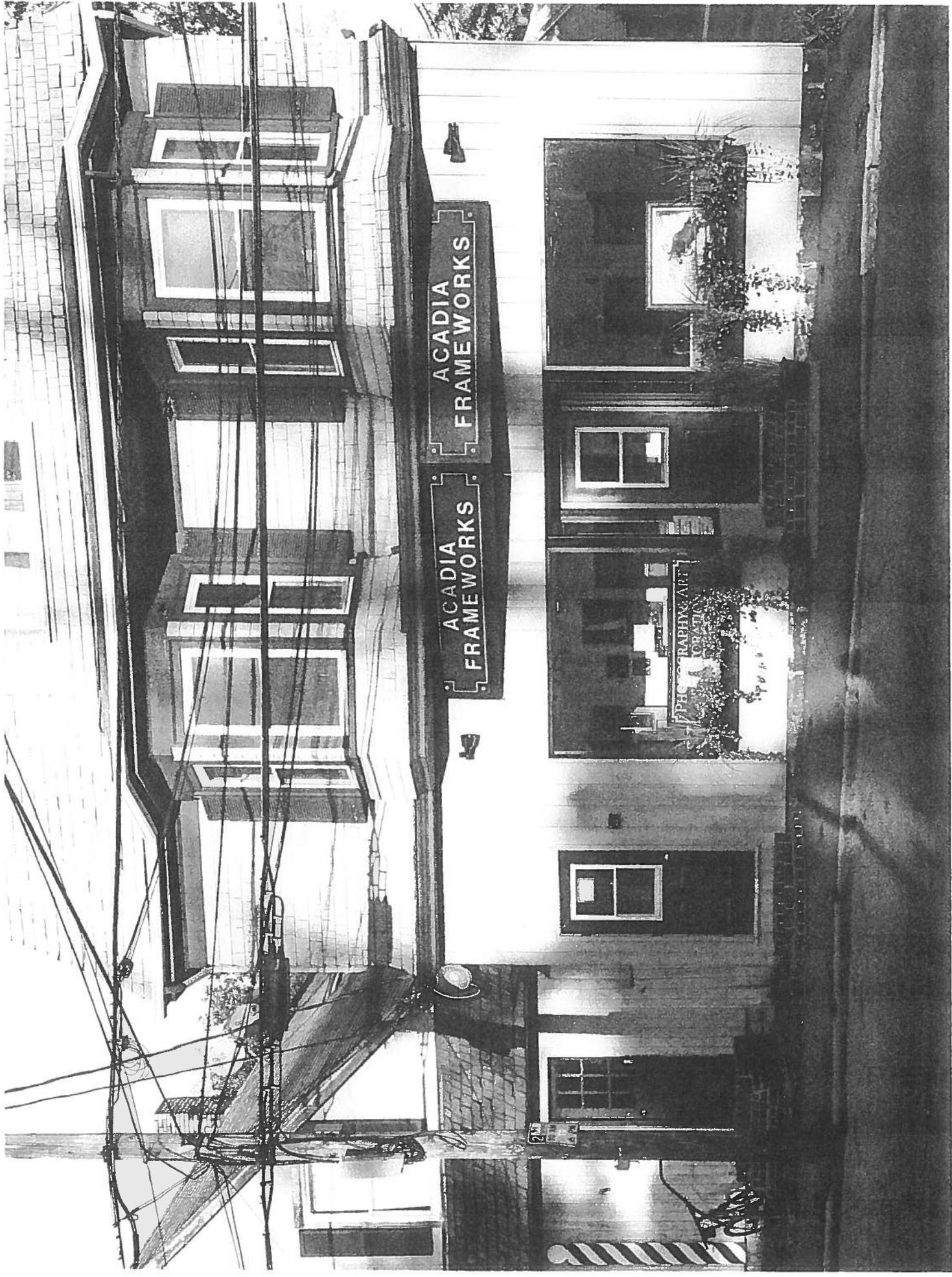
Sign Dimensions are 4 inches vertical by 72 inches horizontal - color is as printed

Window dimensions are 64 inches x 80 inches approximately

# Digital Restoration • Archival Printing

Sign Dimensions are 4 inches vertical by 72 inches horizontal - color is as printed

Window dimensions are 64 inches x 80 inches approximately



ACADIA  
FRAMEWORKS

ACADIA  
FRAMEWORKS

PHOTOGRAPHY & ART  
CRAFTS

23



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DRB-16-8

Date: 2-29-2016

Map & Lot: 219-23

RECEIVED

**GENERAL INFORMATION:**

Project Location: \_\_\_\_\_  
street address 1569 STATE Hwy 102, Bar Harbor ME 04609

FEB 29 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**APPLICANT INFORMATION**

Name: The Travelin' Lobster, LLC Address: 1569 State Hwy 102  
City: Bar Harbor State: ME  
Email: Kelly-Corson@yahoo.com  
Phone: 207-460-8028

**PROPERTY OWNER INFORMATION**

Name: Kelly Corson Address: 36 PAINS WAY  
City: Bar Harbor State: ME  
Email: Kelly\_corson@yahoo.com  
Phone: 207-460-8028

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: Tion Graphics Address: 101 MAIN ST. #C  
City: Southwest Harbor State: ME  
Email: info@tiongraphics.com  
Phone: 244-0711

**TYPE OF PROJECT**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Demolition or Relocation of Historic Building                     | <input type="checkbox"/> Changes to Exterior Appearance of Nonhistoric Building   | <input type="checkbox"/> Installation or Changes in Outdoor Storage/Display/Vending Machines |
| <input type="checkbox"/> Changes to Exterior of Appearance of Historic Building            | <input type="checkbox"/> Installation or Changes in fences and freestanding walls | <input type="checkbox"/> Seasonal Closure  |
| <input type="checkbox"/> Construction of New Building or Expansion of Nonhistoric Building | <input checked="" type="checkbox"/> Installation or Changes in Sign or Awning     | <input checked="" type="checkbox"/> Exterior Lighting  |

- 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

Kelly Corson  
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:**

---



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Completion Approval for side lights

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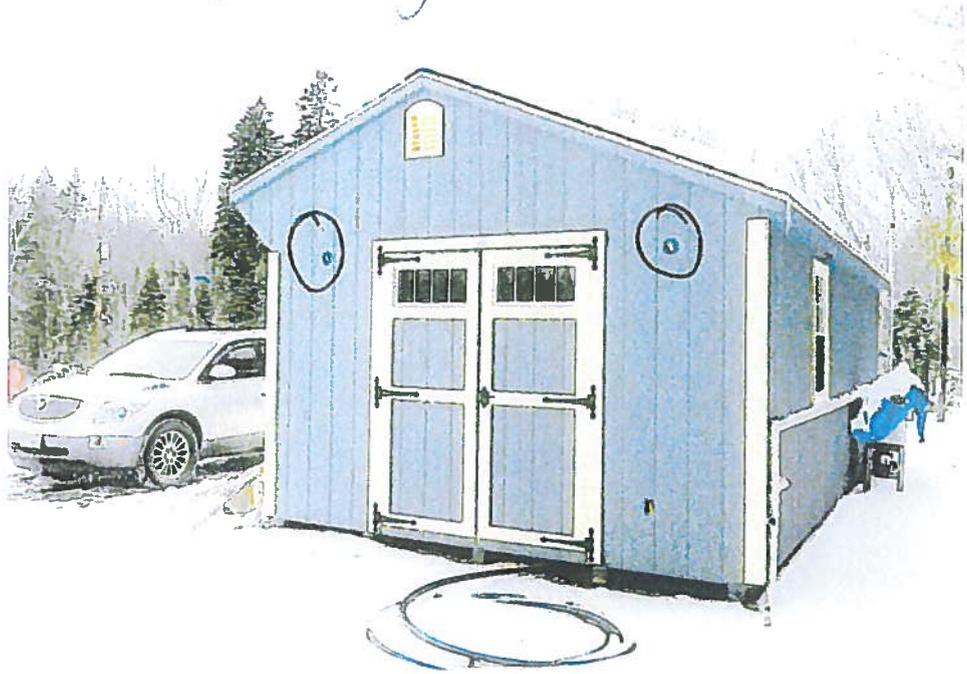


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**A complete application to the Design Review Board shall contain the following information:**

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	<input type="checkbox"/>
Color photographs or photo simulations of the buildings adjacent to the subject property.	<input type="checkbox"/>
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.	<input type="checkbox"/>
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.	<input type="checkbox"/>
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>
<p><b>NOTE:</b>  <b>Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</b>  <b>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</b></p>	

Side lights



Got an update or addition to this product's details? Share it here.

#### Ellicott 13.12-in H Galvanized Dark Sky Outdoor Wall Light

- Galvanized steel fixture is weather-resistant and sturdy
- 60-watt medium base incandescent bulb required (not included)
- 10.5-in W x 13.12-in H x 12.62-in D
- 3-year base warranty on the parts and labor gives you peace of mind
- ETL safety listing demonstrates this product has met minimum requirements of widely accepted product safety standards
- Hardware included for easy setup
- Lantern style offers a traditional look
- Dark sky design minimizes upward glare, preventing light pollution
- Ideal for entranceway lighting

Side Lighting



Signage Review  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-67(BB)

**Detailed Project Description:**

\* Completion of Approval For Exterior building lights

\* Design + install of business sign, ROAD SIDE

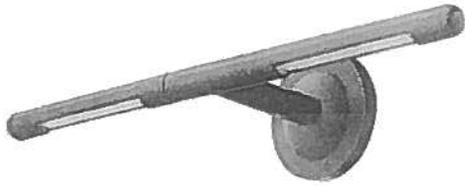
A complete application to the Design Review Board shall contain the following information:

Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	✓
Signage Plan – Measurements of all existing signage and total square feet of signage	✓
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. If the drawing is not in color, color samples for each principal color must be provided.	✓
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	✓
Details of all sign and mounting materials, including type, color, and composition. If a colored rendition of a sign is not submitted, paint chips or product samples must be provided for each proposed sign.	✓
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	✓ PREVIOUSLY SUBMITTED
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	✓
Letter of Authorization if applicant is different than the building owner.	
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	
<p><b>NOTE:</b> 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>	



# HINKLEY & R.

HINKLEY LIGHTING, INC.  
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012  
[PH] 440.653.5500 [F] 440.653.5555  
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



## NEXUS SM. T SIGN LIGHT 15450BZ

BRONZE

WIDTH:	19.5"
HEIGHT:	5.0"
WEIGHT:	1.6 LBS
MATERIAL:	ALUMINUM
SOCKET:	2-3 80W LED *INCLUDED
<b>LED INFO:</b>	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	80
LED WATTAGE:	4w
INCANDESCENT EQUIVALENCY:	25w
DIMMABLE:	Yes, on MLV dimmer only
NOTES:	LINEAR HEAD ROTATES 360 DEGREES FOR PRECISE ADJUSTMENTS
LEADWIRE:	48.0"
VOLTAGE:	120V
UPC:	640665154504

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW!'

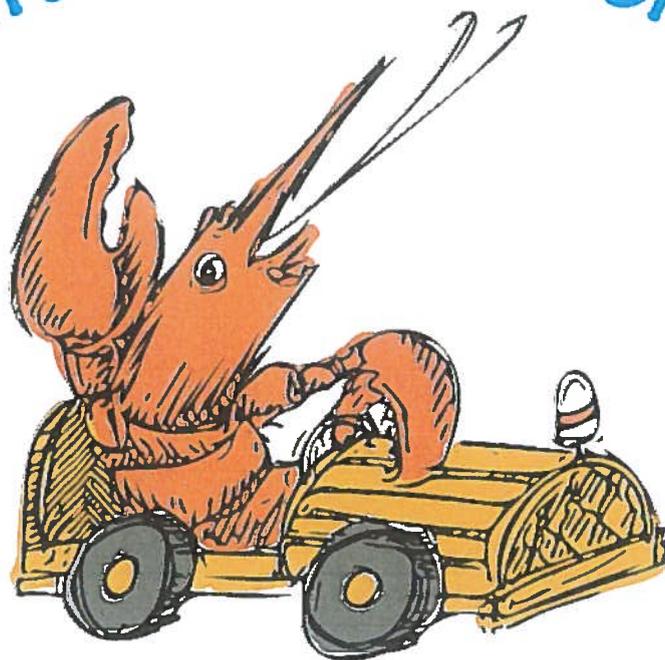
lifeAGLOW®

Sign

Clear View



# The Travelin' Lobster, LLC



Bar Harbor Caught Lobsters  
Delivered Fresh Daily  
Live - Cooked - Packed For Travel

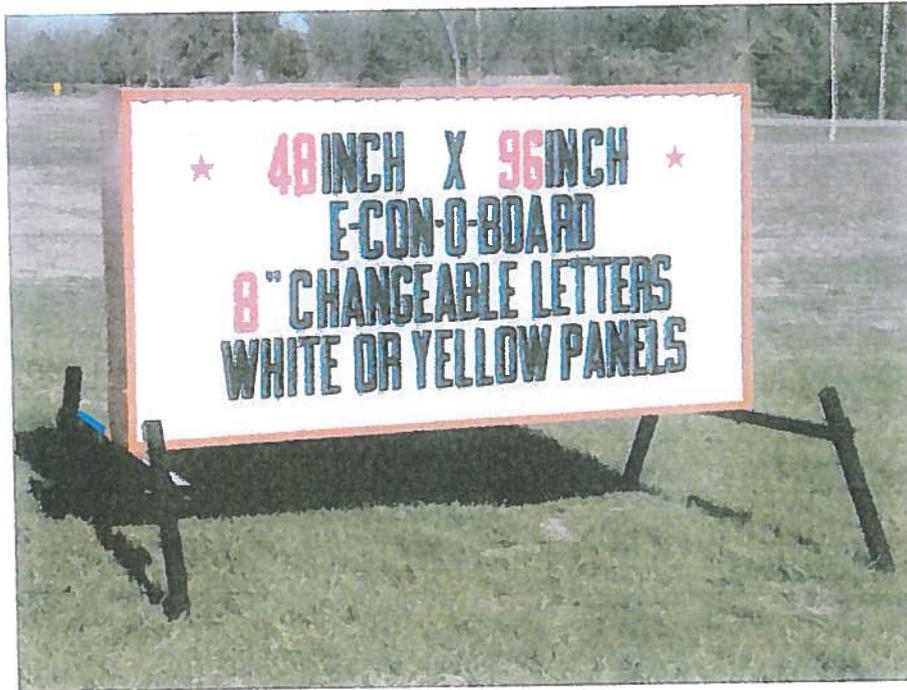
36" x 36" (9 sq ft) Double-Sided Vinyl-Wrapped Marine Plywood w/ Stainless Steel Eye Hooks  
Arion High Performance Vinyl #02 White / #221 Geranium / #52 Dark Gray / #32 Azure Blue / #280 Terra Cotta

Neighboring Right



Proposed  
Free  
Standing

### NON LIGHTED OUTDOOR PORTABLE MARQUEE ROADSIDE SIGN W/LETTERS 4'X8' NEW E-CON-O



SELLER PROVIDED 190730104524

Seller assumes all responsibility for this listing

Last updated on Feb 25, 2016 03:31:13 PST [View all revisions](#)

#### Item specifics

Condition	New A brand-new, unused, unopened, undamaged item in its original packaging (where packaging is ... <a href="#">Read more</a>	Model	E-CON-O BOARD
Country of Manufacture	United States	Message Type	CHANGEABLE MESSAGE
Brand	SIGNS LETTERS MORE	Country/Region of Manufacture	United States
MPN	4X6NLC	UPC	Does not apply

Free standing - 1st choice



### Double Side Sidewalk A Frame Sandwich Sign Message Board W/2 Protective Covers

[1 rating](#) | [Write a review](#)

[Top selling product](#)

[Add to watch list](#)

Brand New 24" x 36" A Frame Sidewalk Sign with Face Protector & 4 inch Changeable Letters Two Sided !

#### DESCRIPTION

Portable A-Frame Changeable Letter Folding Sign come with 4" letters, numbers and characters. Our Portable Indoor/Outdoor Changeable Letter Folding Signs are two sided so the message can be read either coming or going. Message board signs are simple to display, portable and extremely flexible. Our walkway folding signs are a great solution when you need to advertise or display any important message.

Free Standing - 2nd choice



Front of building



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

DRB Application Number: DRB-16-09

Date: 3-3-2016

Map & Lot: 108-74

**GENERAL INFORMATION:**

Project Location: 317 Main St.  
street address

MAR 03 2016

**APPLICANT INFORMATION**

Name: Sign Services Inc Address: 512 Wolfboro Rd.

City: Stetson State: Me.

Email: janie@signservicesofmaine.com

Phone: 296-2400

**PROPERTY OWNER INFORMATION**

Name: Aere LLC Address: 58 Cottage St.

City: Bar Harbor State: Me.

Email:

Phone: 460-9777

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: same as applicant Address:

City: State:

Email:

Phone:

**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

Jamie L. Dunkee  
Signature of Applicant



## LETTER OF AUTHORIZATION

I/WE ACRE LLC

the owner(s) of property located at 317 Main St.

and Bar Harbor Tax Map \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_, do hereby authorize

(print name) Sign Services Inc. telephone number 296-2400

to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

Certificate of Appropriateness

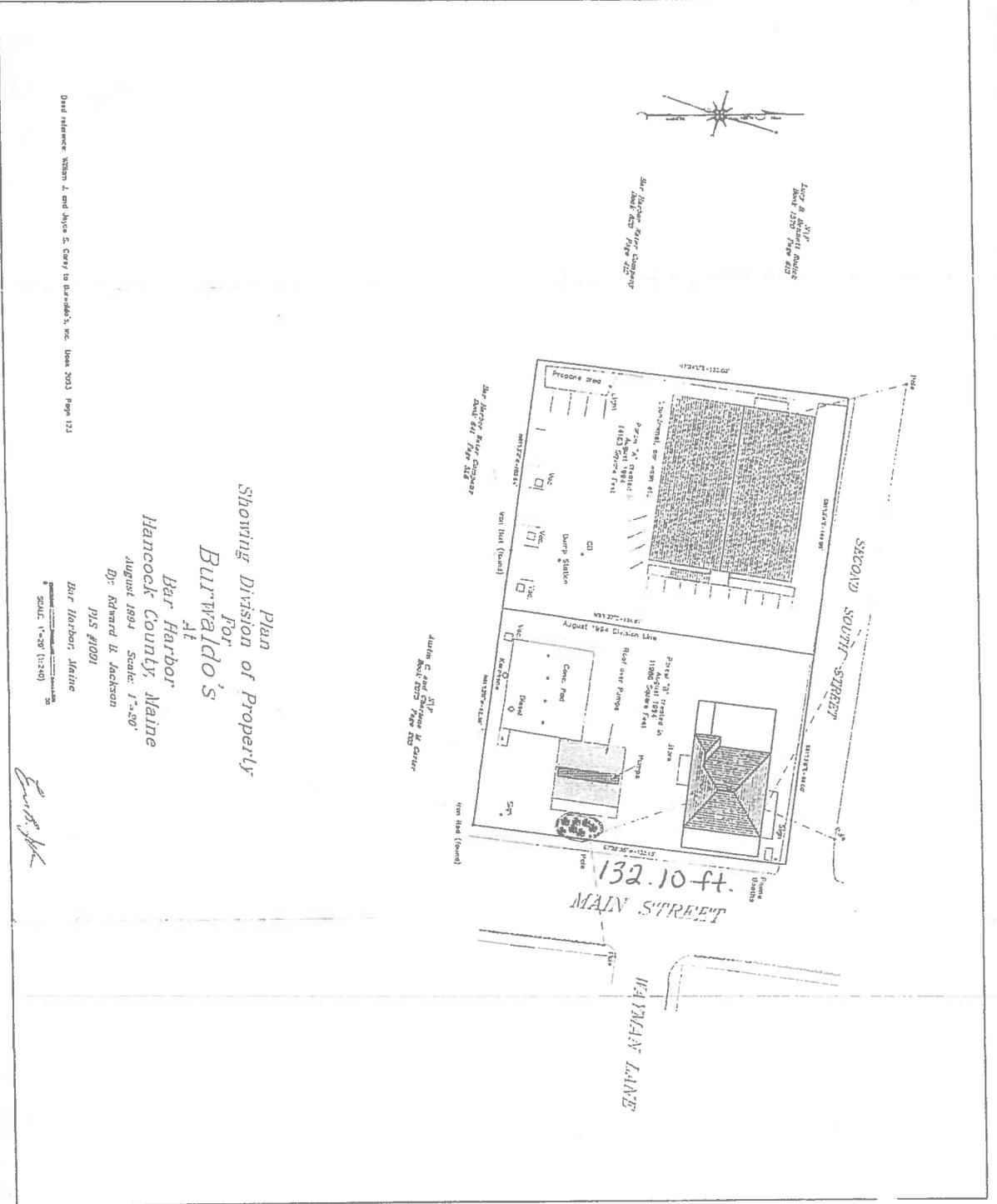
Sign Name

Date

Telephone number

2/5/16

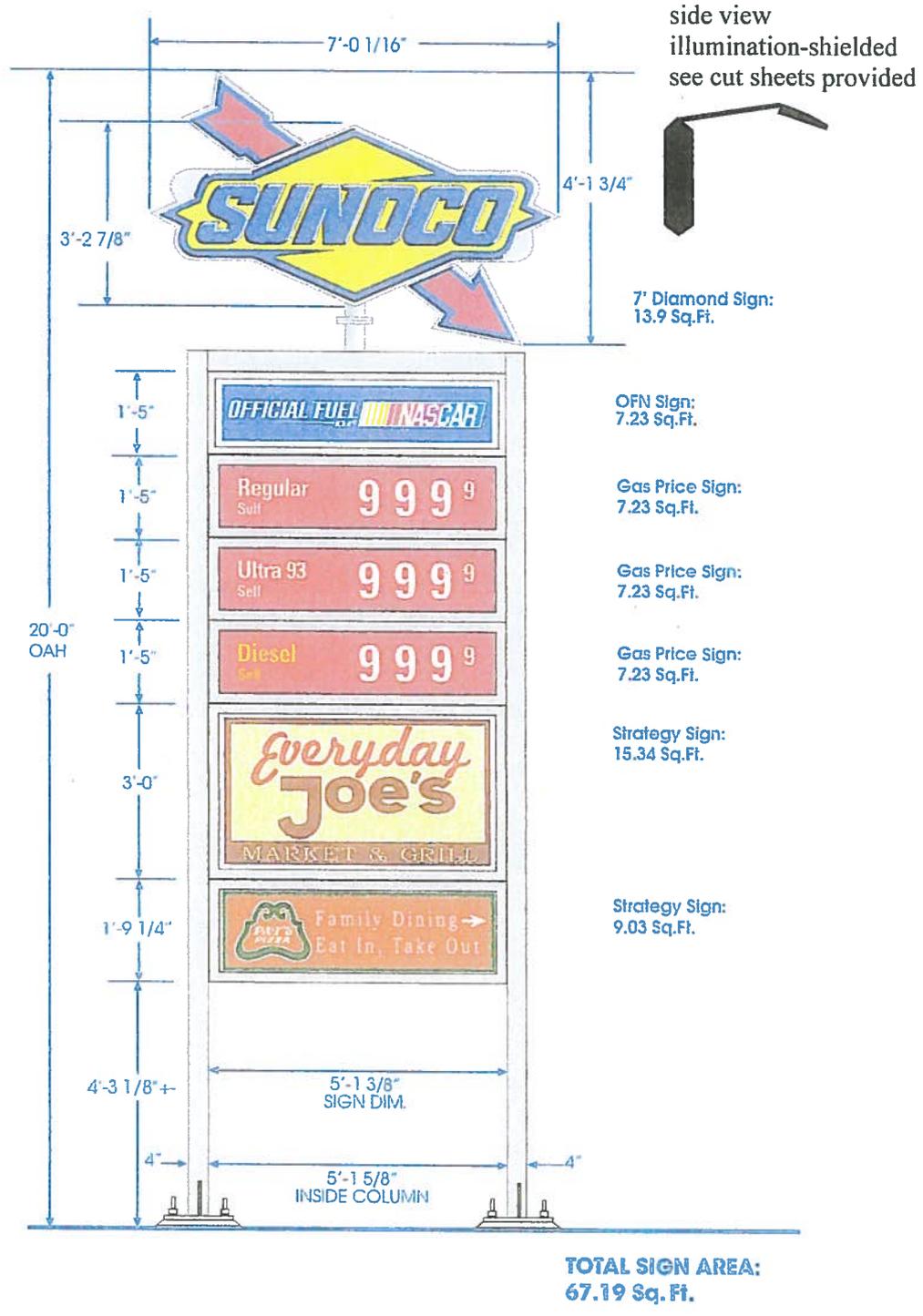
460-9772



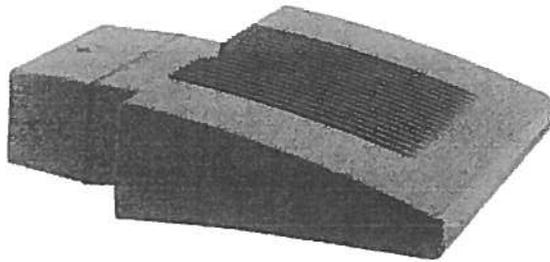
Plan  
 Showing Division of Property  
 for  
*Burwaldo's*  
 at  
 Bar Harbor  
 Hancock County, Maine  
 August 1894 Scale: 1"=50'  
 D<sup>r</sup>: Edward L. Jackson  
 PLS #4091

Date reference Nelson J. and Joyce S. Coffey to Burwaldo's, Inc. USA 2013 Page 123  
 Bar Harbor, Maine  
 PLS #4091  
 SCALE: 1"=50' (1:240)

*Edward L. Jackson*



		<small>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner, without express written permission of Everbrite LLC is prohibited.</small>	
Customer: Sunoco		Description: OPTION 1	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 341259-3	Scale: 3/8"=1'-0"	5Ft System 7Ft Diamond, Three Product	
Date: 2/4/16	Drawn By: RB		
Location & Site No: 317 Main St. Bar Harbor, ME Site: SUN07107758		Revised: 2/12/16, 2/16/16, 2/23/16	CUSTOMER SIGNATURE _____ DATE _____
		Revised:	LANDLORD SIGNATURE _____ DATE _____



**Project:**

**Type:**

**Prepared By:**

**Date:**

**Driver Info**

Type: Constant Current  
 120V: 0.26A  
 208V: 0.16A  
 240V: 0.14A  
 277V: 0.12A  
 Input Watts: 30W  
 Efficiency: 88%

**LED Info**

Watts: 26W  
 Color Temp: 5000K (Cool)  
 Color Accuracy: 70 CRI  
 L70 Lifespan: 100,000  
 Lumens: 2,662  
 Efficacy: 90 LPW

LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 7.5 lbs

## Technical Specifications

### Listings

**UL Listing:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**Dark Sky Approved:**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
 DLC Product Code: P00001701

### LED Characteristics

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

**Color Consistency:**

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

**Color Uniformity:**

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

### Construction

**IP Rating:**

Ingress Protection rating of IP66 for dust and water.

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Ambient Temperature:**

Suitable for use in 40°C ambient temperatures.

**Cold Weather Starting:**

The minimum starting temperature is -40°C.

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

**Green Technology:**

RAB LEDs are Mercury, Arsenic and UV free.

**For use on LEED Buildings:**

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

### Electrical

**Driver:**

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

**THD:**

7.5% at 120V, 11% at 277V

**Other**

**California Title 24:**

See WPLED26/PC for a 2013 California Title 24 compliant model.

**Equivalency:**

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

**HID Replacement Range:**

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

**Patents:**

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in Taiwan.

**Trade Agreements Act Compliant:**

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

**GSA Schedule:**

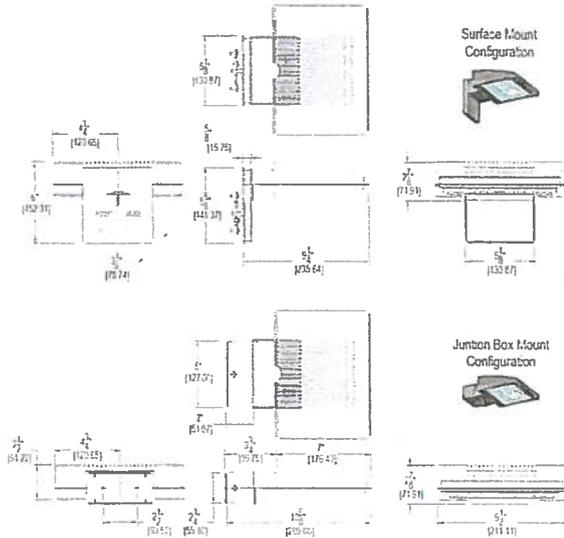
Suitable in accordance with FAR Subpart 25.4.

### Optical

**BUG Rating:**

B1 U0 G0

## Dimensions



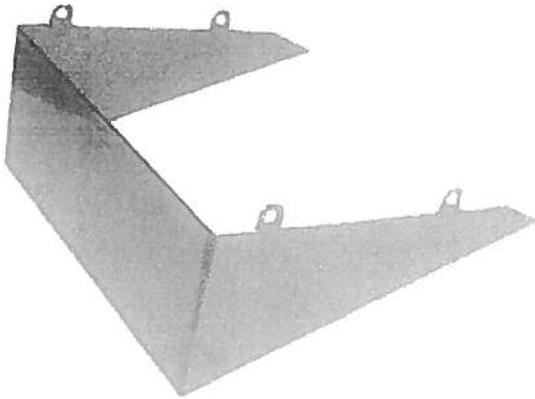
## Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

## Ordering Matrix

Family	Watts	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= No Sensor MS = Mini Sensor	= Bronze W = White	= No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button	= No Dimming /D10 = Dimmable

# SWP1CFA



Project:

Type:

Prepared By:

Date:

Add extra glare shielding to your Wallpack fixture with easy to attach visors for full cutoff or blinders for side cutoff.

Color: Bronze

Weight: 0.3 lbs

## Technical Specifications

### Construction

#### Visor:

Die formed aluminum blinder blocks side glare. Visor offers IESNA "Full Cutoff, Fully Shielded" light distribution. Limits glare and concentrates light downward. Blinders reduce light and glare to both sides while allowing forward throw.

#### Shade:

Die formed aluminum with stainless steel mounting hardware. Supplied with instructions for easy mounting.

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

### Other

#### Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

#### Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

#### Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods— Buy American Act— Construction Materials (October 2010).

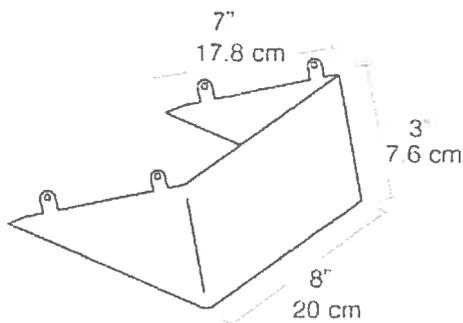
#### Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

#### GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

## Dimensions



## Features

Accessories for Wallpacks offer damage prevention, replacement parts, and options to upgrade!



street elevation 29'6"

14 SUN-SV-48-blue

**SUNOCO**

44 1/4"

18" x 106" channel letters  
side elevations 23'7" non-illuminated

rear elevation



radius corners  
not possible due  
to perimeter  
steel



**Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness**

Application Number: DRB-16-10

Date: 3-3-2016

Map & Lot: 104-419

RECEIVED

MAR 03 2016

TOWN OF BAR HARBOR  
PLANNING AND ZONING DEPARTMENT

**GENERAL INFORMATION:**

Project Location: 21 Ledgelawn Ave  
street address

**APPLICANT INFORMATION**

Name: Rev John Skehan Address: 21 Ledgelawn Ave  
City: Bar Harbor State: ME 04609  
Email: John.skehan@portlanddiocese.org  
Phone: 288-3535

**PROPERTY OWNER INFORMATION**

Name: Ron Cath Bishop of Portland Address: 510 Dean Ave  
City: Portland State: ME 04103  
Email:  
Phone: 207 773-6471

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: Carla Haskell for DGC Architects Address: 40 Church St  
City: Freeport ME State:  
Email: chaskela@dgcarchitects.com  
Phone: 207-664-0560

**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

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Rev John R. Skehan  
Signature of Applicant

March 2, 2016

Carla Haskell AIA  
Design Group Collaborative  
40 Church Street  
Ellsworth Maine 04605

Subject: Certification as agent for Holy Redeemer Church

To whom it may concern,

This letter is certification that Design Group Collaborative is an authorized agent for the Holy Redeemer Church in matters relating to property located at 21 Ledge lawn Ave. in the Town of Bar Harbor. You are authorized to act on behalf of the Holy Redeemer Church regarding all State and Local Permitting matters.

Sincerely,

DESIGN GROUP  
COLLABORATIVE



ARCHITECTURE  
DESIGN + PLANNING

www.dgcahitects.com

March 2, 2016

Town of Bar Harbor  
Robert Osborn, Planning Director  
93 Cottage Street  
Bar Harbor, Maine 04609

RE: Design Review Board – Alteration of a historic building (with demo permit attachments)  
Holy Redeemer Catholic Church Rectory, 21 LedgeLawn Avenue

Dear Mr. Osborne,

The Parish of the Transfiguration of the Lord is proceeding with the renovation and restoration of the existing Holy Redeemer Church located on 56 Mt. Desert Avenue. The stone church building, built in 1906, is listed with the Town of Bar Harbor's list of historic buildings and it's restoration is being supervised by the Catholic Church Diocese. The church building is located on Mount Desert Street, while the entrance to the attached Rectory and church office is located on LedgeLawn Avenue.

The Catholic diocese is exploring the renovation of the Rectory, a three story wood frame building with a link directly attached to the south side of the church's stone façade. Due to the amount of time required for construction and cost of the work required, the Diocese is now considering removing the existing rectory structure and replace it with a smaller building that will meet their current space needs more appropriately. If the Diocese decides to remove the existing building we recommend as a first option, that existing building be sold (or donated) and transferred to a different location. If this is not possible, the second option would be to remove as much as possible from the existing building, (ie: doors, mouldings, railings, etc.) from the Rectory and utilize those parts into a new Rectory building.

A new rectory building would be a smaller, energy efficient building that provides appropriate space for the current needs of the occupant, Father Skehan. The exterior of the new building would match the colors of the current structure, in order to create a natural progression for the neighborhood. The existing trees that are currently on the east side of the existing building will remain, maintaining the current arbor framing of the public way. We look forward to discussing this project with the Board. Please do not hesitate to call if you require any additional information.

Sincerely,

Carla Haskell, AIA, LEED AP  
Maine Licensed Architect  
Principal  
Design Group Collaborative

40 CHURCH STREET  
STUDIO A  
ELLSWORTH, MAINE  
04605  
TEL 207-664-0560

# Existing Building Report

DESIGN GROUP  
COLLABORATIVE



ARCHITECTURE  
DESIGN + PLANNING

www.dgarchitects.com

February 22, 2016

Fr. John Skehan  
Parish of the Transfiguration of the Lord  
Holy Redeemer Church  
Bar Harbor, Maine 04609

### Building Assessment for the Holy Redeemer Rectory

Design Group Collaborative was asked to provide information relating to the existing structural and mechanical system conditions of the Rectory located at 21 Ledge lawn Avenue. The Catholic diocese has decided to renovate the Rectory, a structure currently attached to the Holy Redeemer Catholic Church. The Church is located on 56 Mount Desert Street, while the entrance to the attached Rectory is located on 21 Ledge lawn Avenue.

The Rectory needs major renovations due to lack of maintenance over the past years. Water pours between the connection of the Rectory to the Church building during rain and snow events. The heating system is steam. It is not regulated properly and some of the areas are too hot while other areas are very cold. The building is also too big for your current space needs. The combination of issues results in the recommendation removing the connector, (currently an office on the first floor, and a second floor sitting area). The removal of the connecting structure will result in stone repairs on the south side of the Church, and major construction on the rectory.

The resulting free standing Rectory requires a complete renovation, from the roof to the basement, with all aspects of the building considered.

### SCOPE OF WORK FOR RENOVATIONS

#### EXTERIOR:

- Repair and paint all shingles, and repair and paint all trim. Lead paint to be removed by a Hazardous Material certified contractor.
- Excavate perimeter of Rectory to place exterior drain tiles to end flowing water in basement.
- Remove through demolition, the two-floor wing of the rectory that connects with the Church.
- Repair stone Church wall where Rectory Office formally connected to the Church.
- Rebuild two-floor Rectory wall where office and sitting area previously existed.
- Repair and check if roof at rectory needs replacing, or can be repaired.
- Repair entrance to Rectory. Replace rotten wood, and strip lead paint.
- Repair windows and place new storm windows at all exterior locations.

40 CHURCH STREET  
STUDIO A  
ELLSWORTH, MAINE  
04605  
TEL 207-664-0560

**INTERIOR:**

- Create new Rectory Office on first floor.
- Paint and repair all windows at interior locations. Repair all sash weights.
- Paint and repair all interior ceilings and walls.
- Replace cast iron pipes with PVC pipe, at all bathrooms, in order to fix existing leaks.
- Replace older shower stalls, and toilets, with low flow water use fixtures.
- Add new bathroom on second floor.
- Reconfigure walls and doors at second and third floors, to enlarge rooms, add one new bathroom and open up spaces.
- Blow in new insulation at all exterior walls, and attic space.
- Repair all cracked and failing horse hair plaster with new dry wall.
- Repair ceilings at all leak locations.
- Repair and varnish all trim work and doors.
- Repair wiring in order to bring the Rectory up to current codes.
- Replace oil fired steam heating system, with efficient gas fired hot water system.
- Replace radiators with thin efficient radiators or refurbish existing radiators with sand-blasting and new paint.
- Install new radiators on third floor. (Currently not heated.)
- Place new thermostats for efficient heating of all floors.

**OPINION OF COST**

We have placed a value of these renovations at a range of \$100 - \$150 a square foot. The square footage of the existing structure not including the removed wing and the basement is 5,277sf. The opinion of cost that we assess for the renovation is between \$527,700 - \$791,550.

Sincerely,



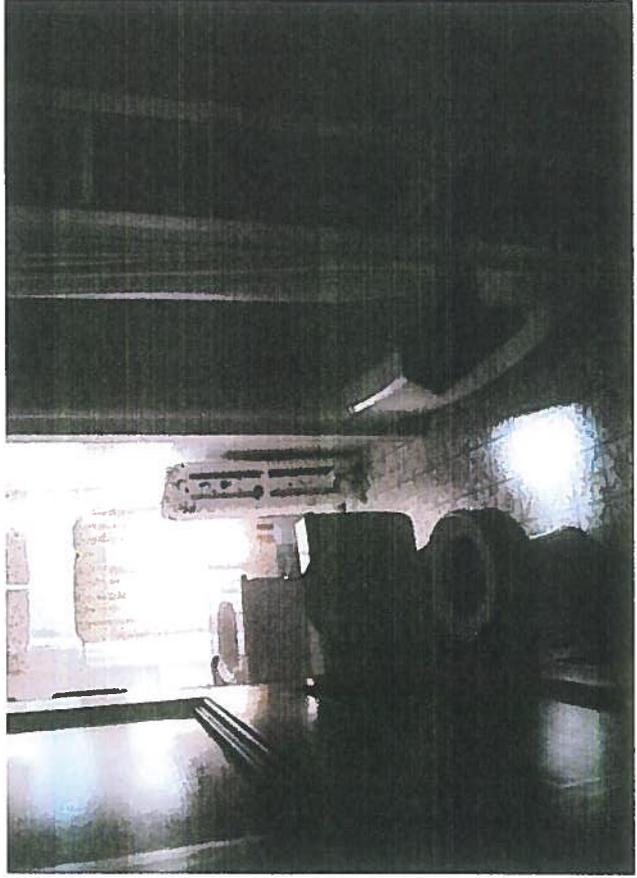
Carla Haskell, AIA, LEED AP  
Maine Licensed Architect  
Principal  
Design Group Collaborative



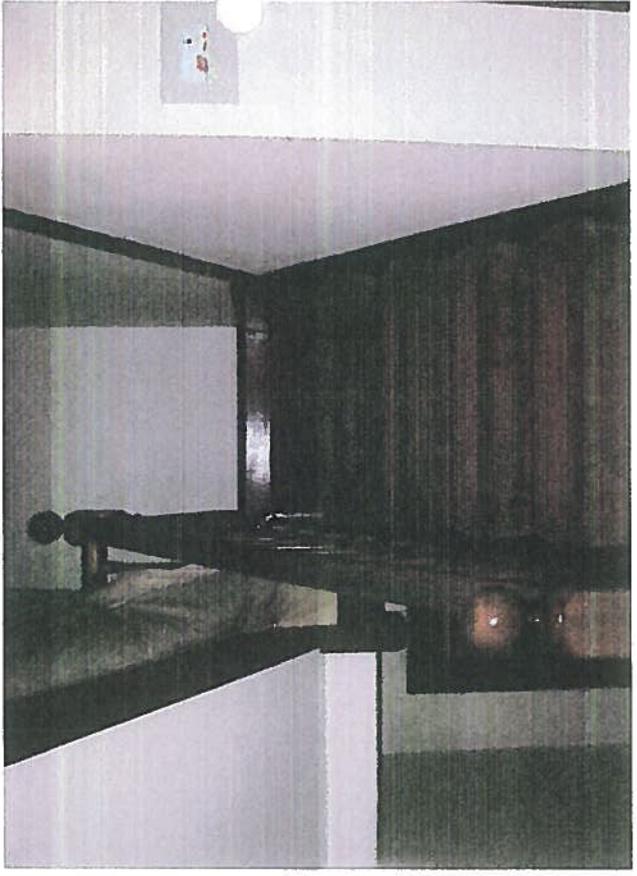
TRIM DETAILS AT RECTORY ENTRANCE



BASEMENT FLOOR AT STORAGE AREA

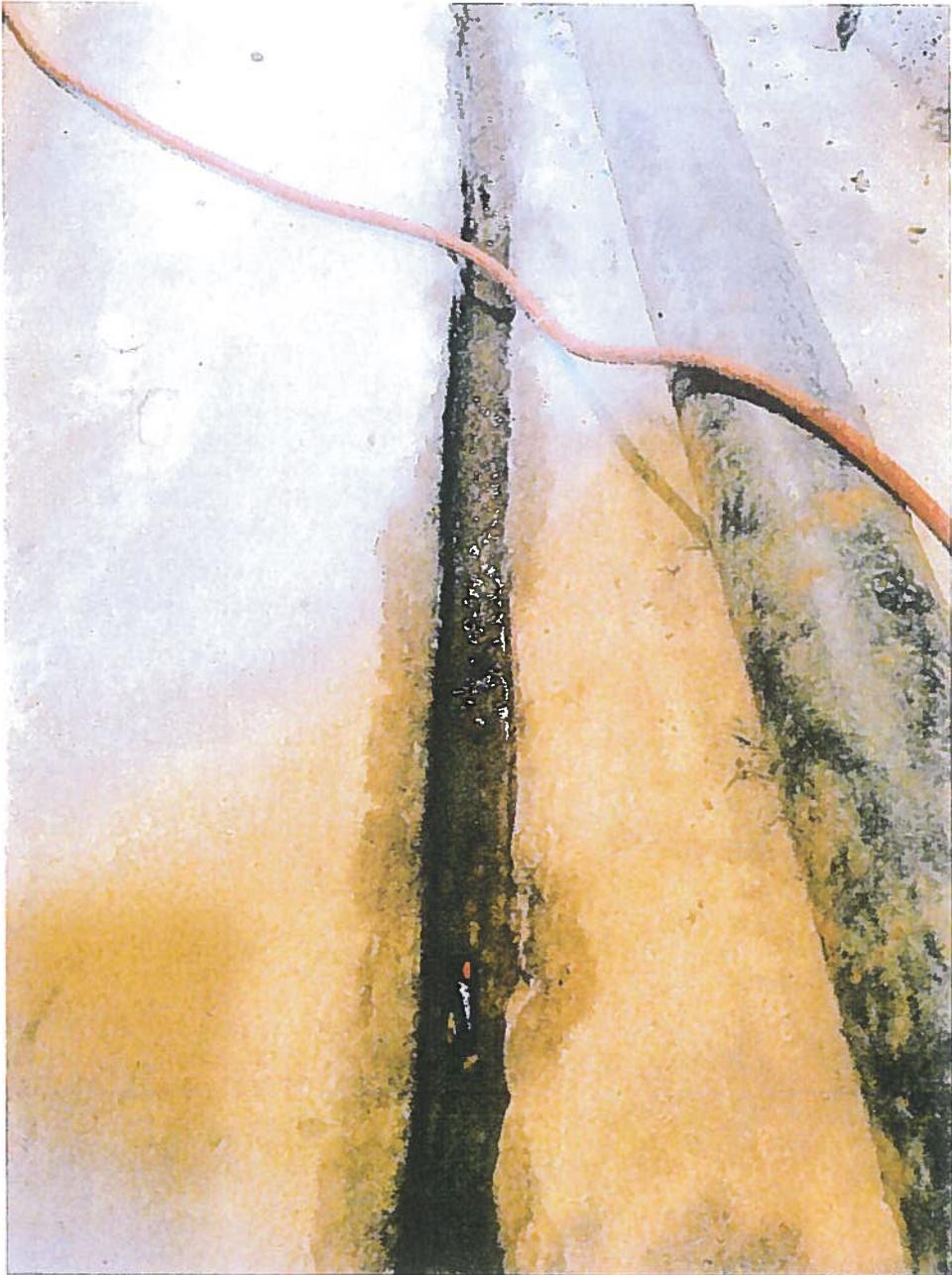


SECOND FLOOR BATHROOM

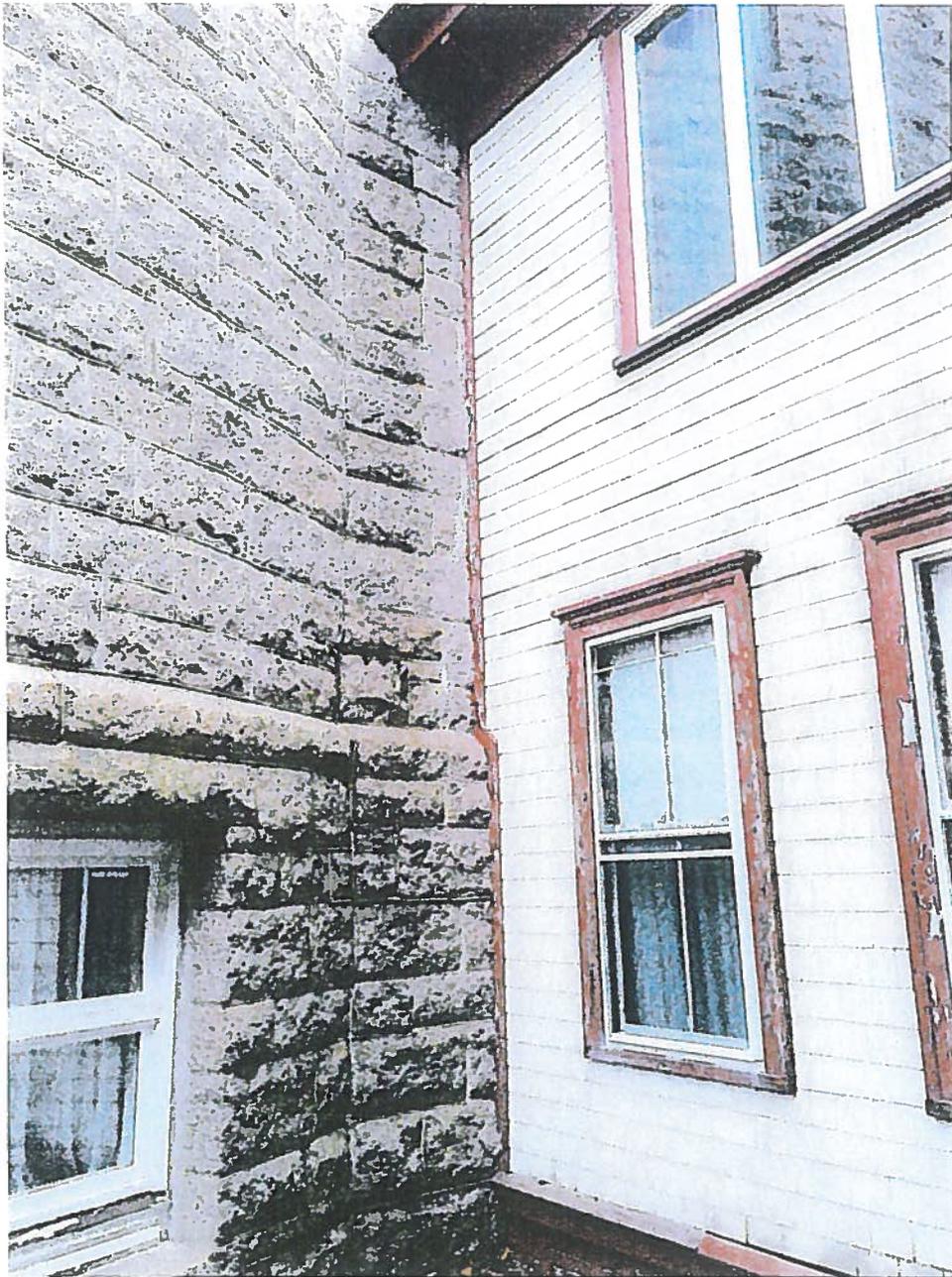


BLANKET USED TO BLOCK HEAT LOSS TO THIRD FLOOR

Water in basement



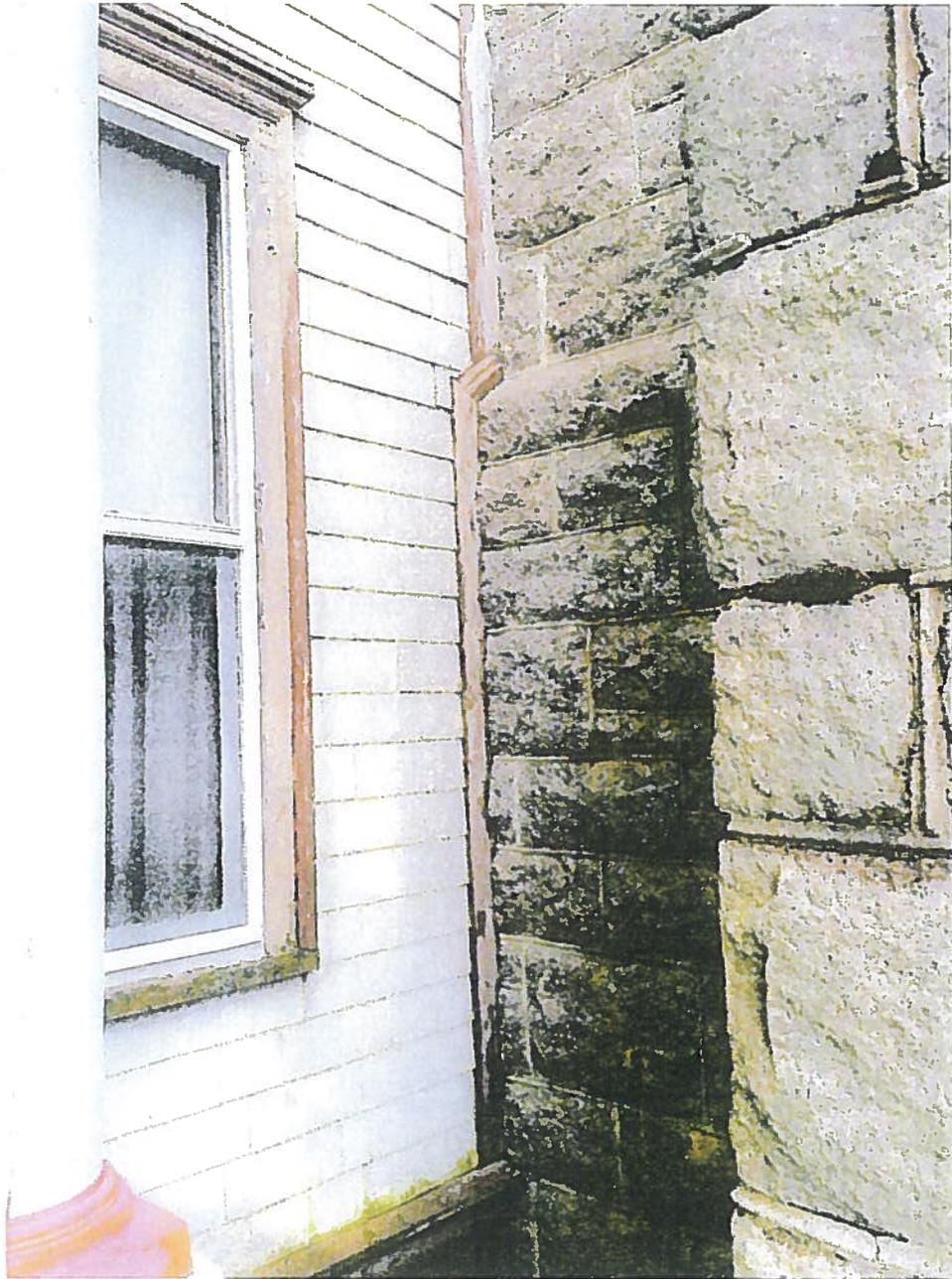
West side of rectory abutting south side of church



West side of rectory abutting south side of church



East side of rectory abutting south side of church



**Fr. John R. Skehan (Cluster 11)**

---

**From:** Reed, Robin K <robin.k.reed@maine.gov>  
**Sent:** Thursday, February 18, 2016 2:06 PM  
**To:** Fr. John R. Skehan (Cluster 11)  
**Cc:** Mohny, Kirk  
**Subject:** RE: Bar Harbor property

Dear Rev. Skehan:

We have reviewed our files, and have concluded that the Catholic Church and Rectory located on Eden Street in Bar Harbor are not presently listed in the National Register of Historic Places. In addition, we have not previously evaluated this property to determine whether it is eligible for listing in the Register.

If you or the Town of Bar Harbor wishes to have the Maine Historic Preservation Commission render an opinion as to whether the Catholic Church and Rectory are eligible for listing in the Register, please complete the National Register Eligibility Assessment Form that can be obtained at the following page of our website: [http://www.maine.gov/mhpc/national\\_register/application\\_process.html](http://www.maine.gov/mhpc/national_register/application_process.html)

Please do not hesitate to contact me if you have any questions regarding this matter.

Robin K. Reed  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, ME 04333  
phone: 207-287-2132 ext. 1  
fax: 207-287-2335  
[robin.k.reed@maine.gov](mailto:robin.k.reed@maine.gov)  
<http://www.maine.gov/mhpc>

C R. Skehan (Cluster 11) [<mailto:John.Skehan@portlanddiocese.org>]  
**Sent:** Friday, February 12, 2016 5:36 PM  
**To:** Mohny, Kirk  
**Subject:** Bar Harbor property

Good afternoon.

My name is Rev. John Skehan and I am the pastor of the Catholic Church in Bar Harbor, Maine. The church (dated 1907) and the rectory are located on Eden Street and are in a historic district, although the buildings are not on a historical register. We are planning to renovate the granite church beginning this spring, but we have applied to the town for a certificate of appropriateness to tear down the rectory and replace it with a more efficient, smaller and more practical residence for the priest living there.

The present rectory is a 3-story, 21 room house that is in need of many repairs: new roof, entirely new heating system, 30 new windows, repairing water issues in the basement, complete replacement of 3 bathrooms, and many other issues that we feel would not be an appropriate use of our limited resources. We would rather put those funds toward renovating the church building itself.

Navigation

# Contact

Bar Harbor Historical Society



View Bar Harbor Historical Society in a larger map

33 Ledgelawn Ave.  
 Bar Harbor, ME 04609  
 (207) 288-0000

### Summer Hours:

Mid-June to October

Monday-Friday 1:00-4:00 pm

### Winter Hours:

Fill out our contact form and someone will get in touch:

#### Name

Rev. John

Skehan

First

Last

#### Email \*

john.skehan@portland



## ROMAN CATHOLIC DIOCESE *of* PORTLAND

510 Ocean Avenue  
Portland, Maine 04103-4936

Telephone: 207.773.6471  
Facsimile: 207.773.0182  
Website: [www.portlanddiocese.org](http://www.portlanddiocese.org)

March 2, 2016

To whom it may concern:

On behalf of the Most Reverend Robert P. Deeley, J.C.D., Roman Catholic Bishop of Portland, Maine, a corporation sole in accordance with the laws of the state of Maine, please accept this letter as testimony that he formally appointed the Very Reverend Father John R. Skehan, VF, as pastor of the Parish of the Transfiguration of the Lord—of which Holy Redeemer Church, Bar Harbor, Maine, is a part—effective August 1, 2014. In his capacity as pastor, Father Skehan has been delegated to perform all reasonable acts of administration on behalf of the constituents of Holy Redeemer Church in the name of Bishop Deeley, which includes authority to appear before all city employees, boards, commissions and councils of the town of Bar Harbor, Maine.

Respectfully in Christ,



Reverend Msgr. Andrew Dubois  
Vicar General/Moderator of the Curia

Signed: March 2, 2016

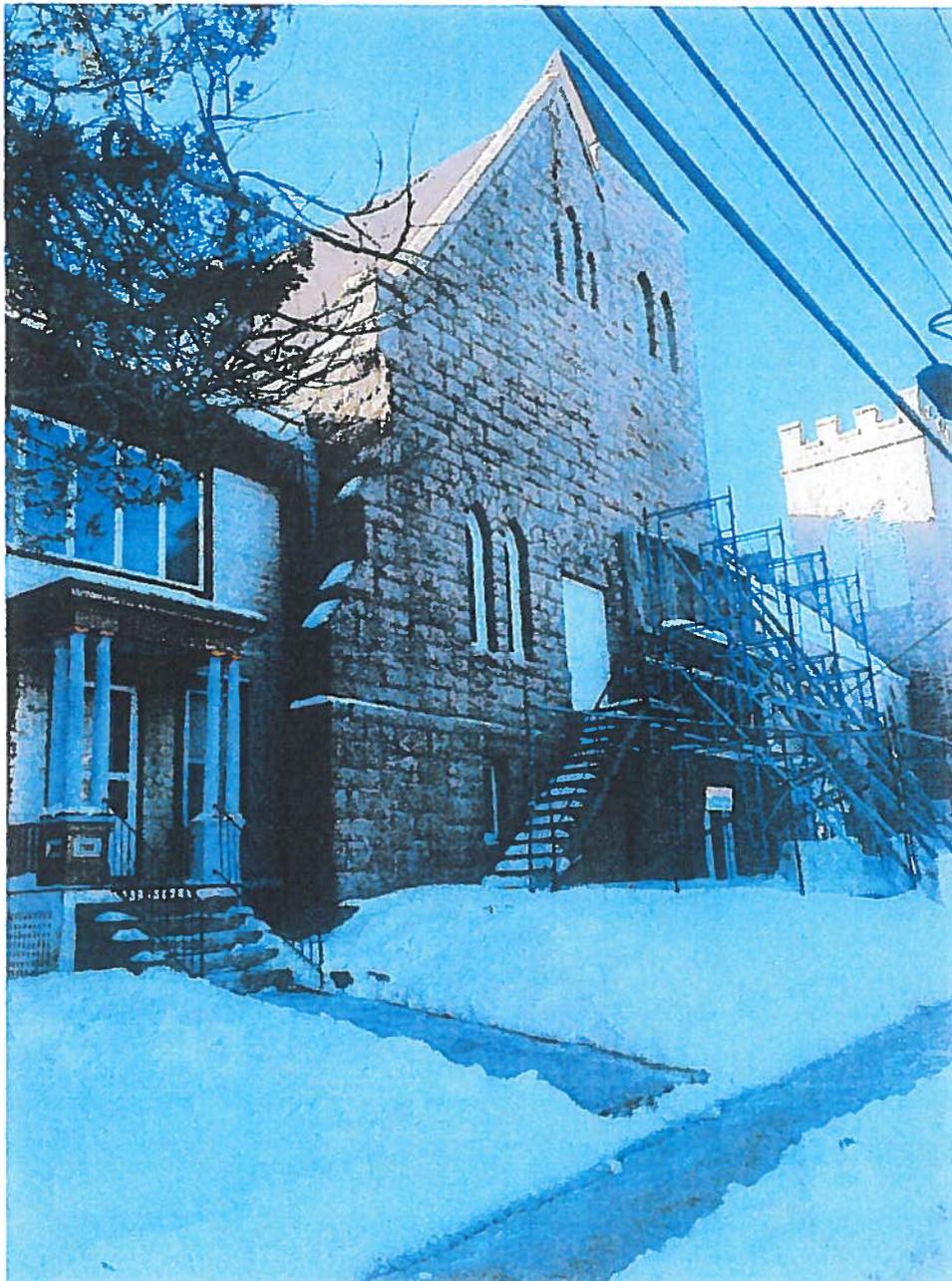
Effective Date: August 1, 2014



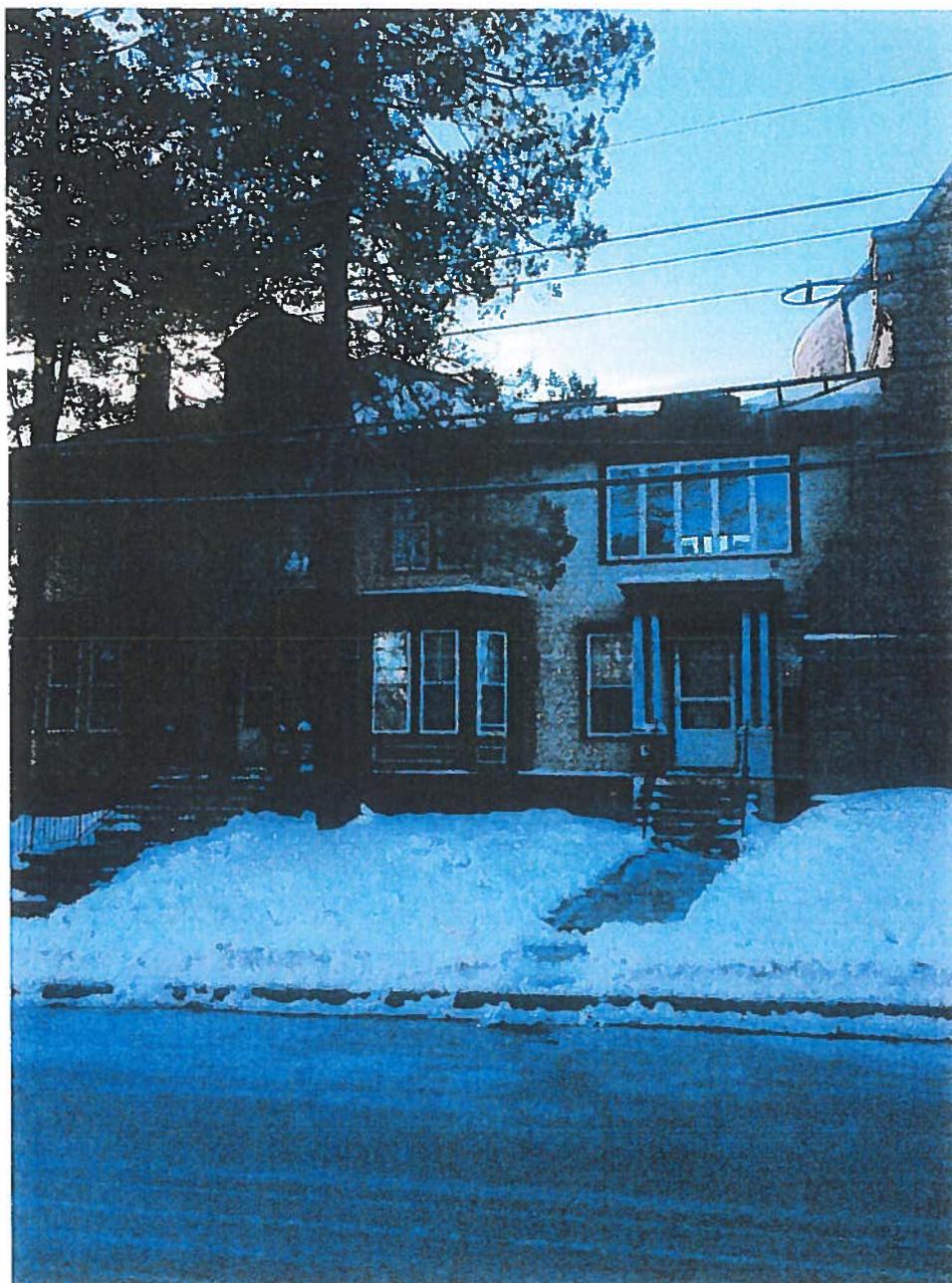
cc: Very Reverend John R. Skehan, VF  
Pastor, Parish of the Transfiguration of the Lord, Bar Harbor, Maine

# Application for Changes to Exterior Appearance of a Historic Building

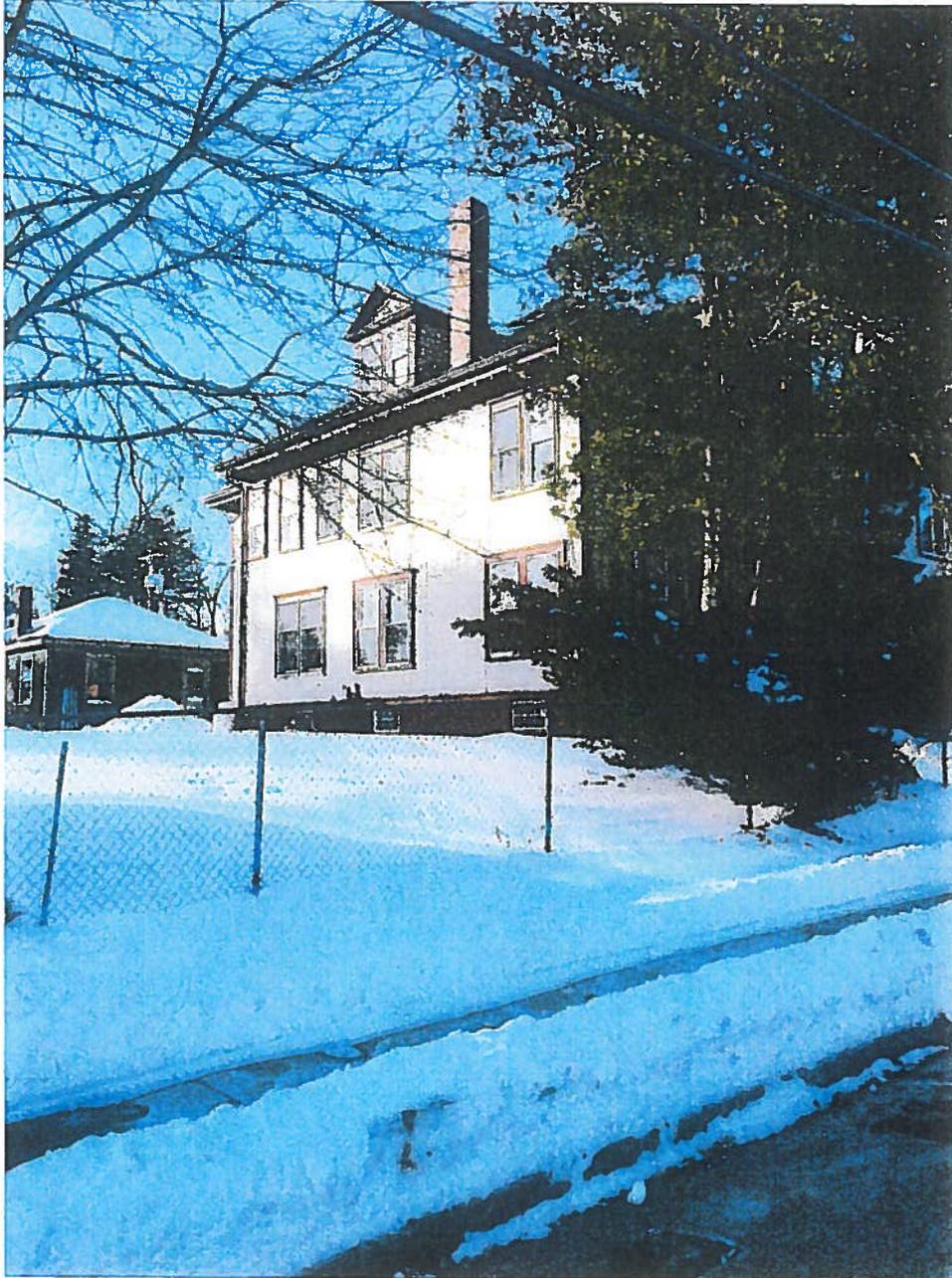
Connecting property taken from Ledgelawn Ave.



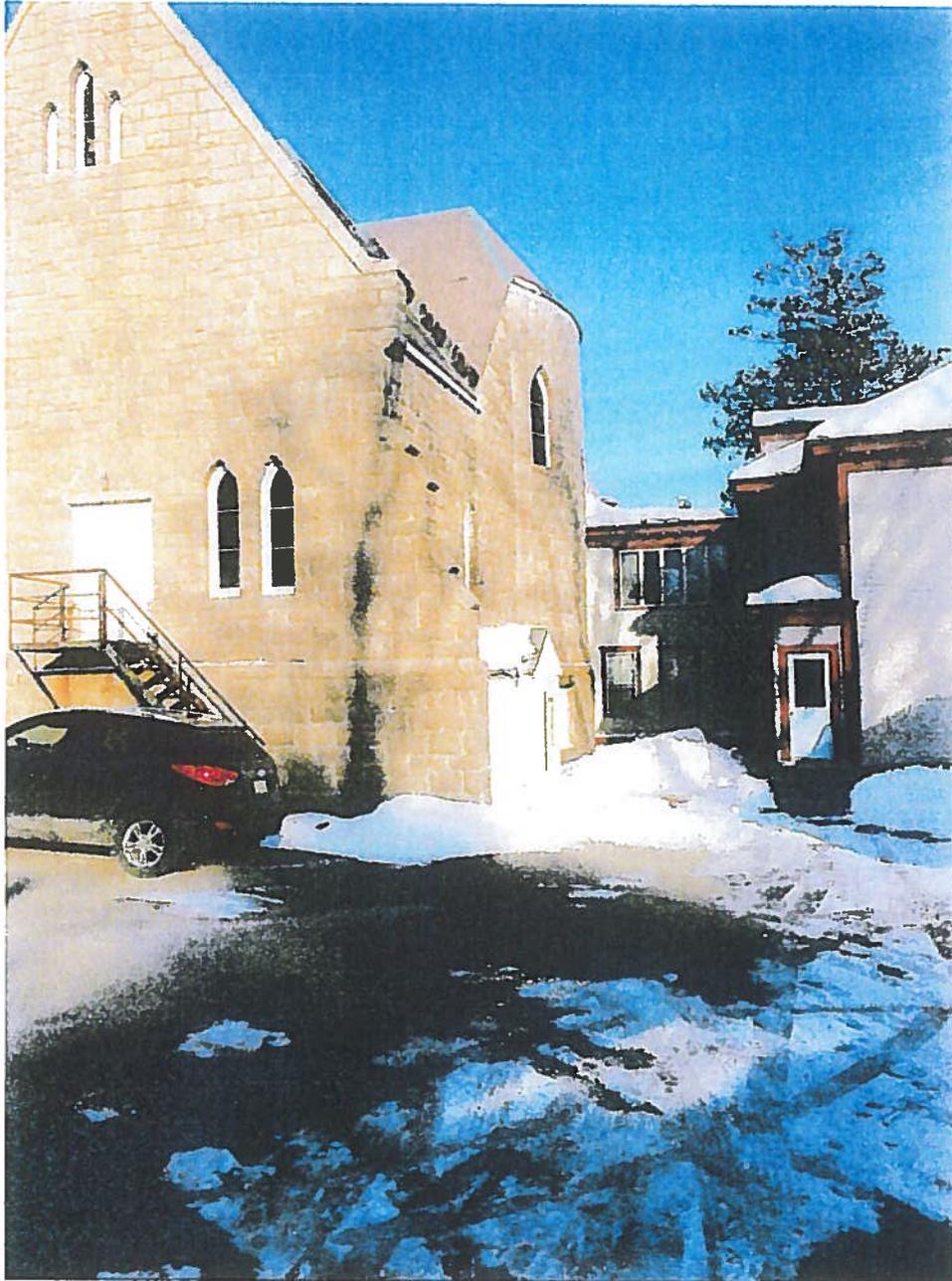
East side of property taken from Ledge lawn Ave.



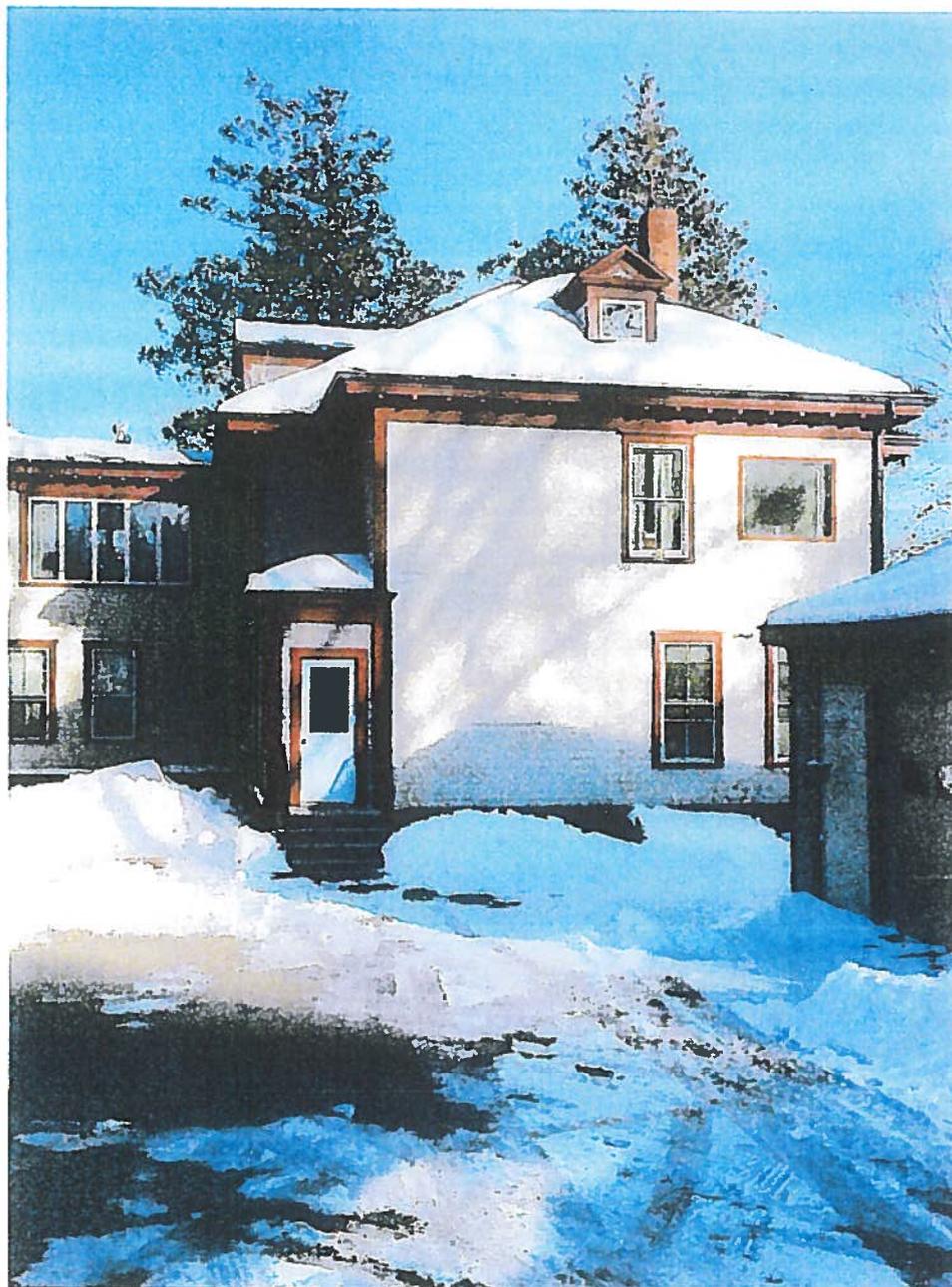
South side of property taken from Ledgelawn Ave.



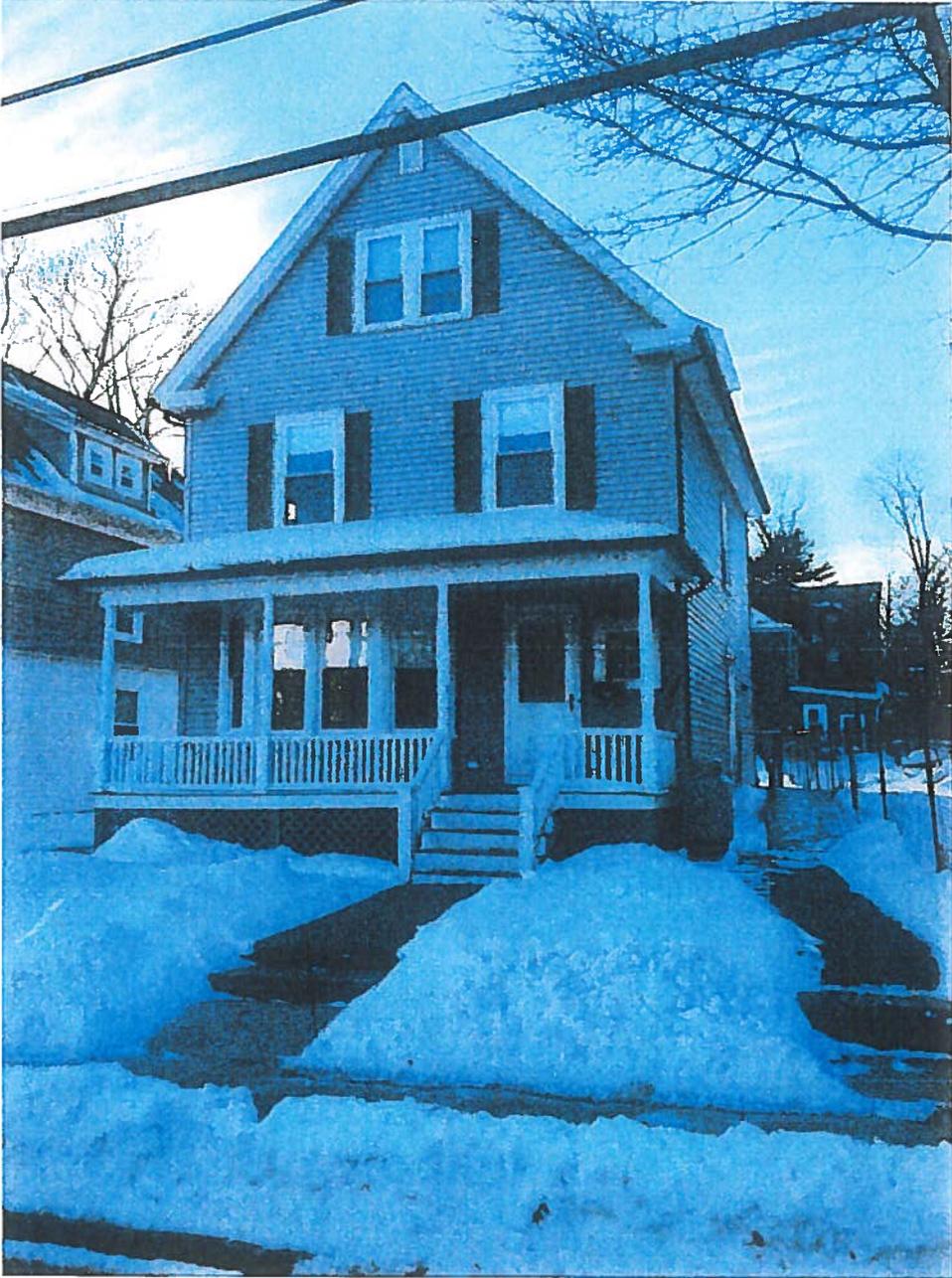
Connecting property taken from Shannon Way.



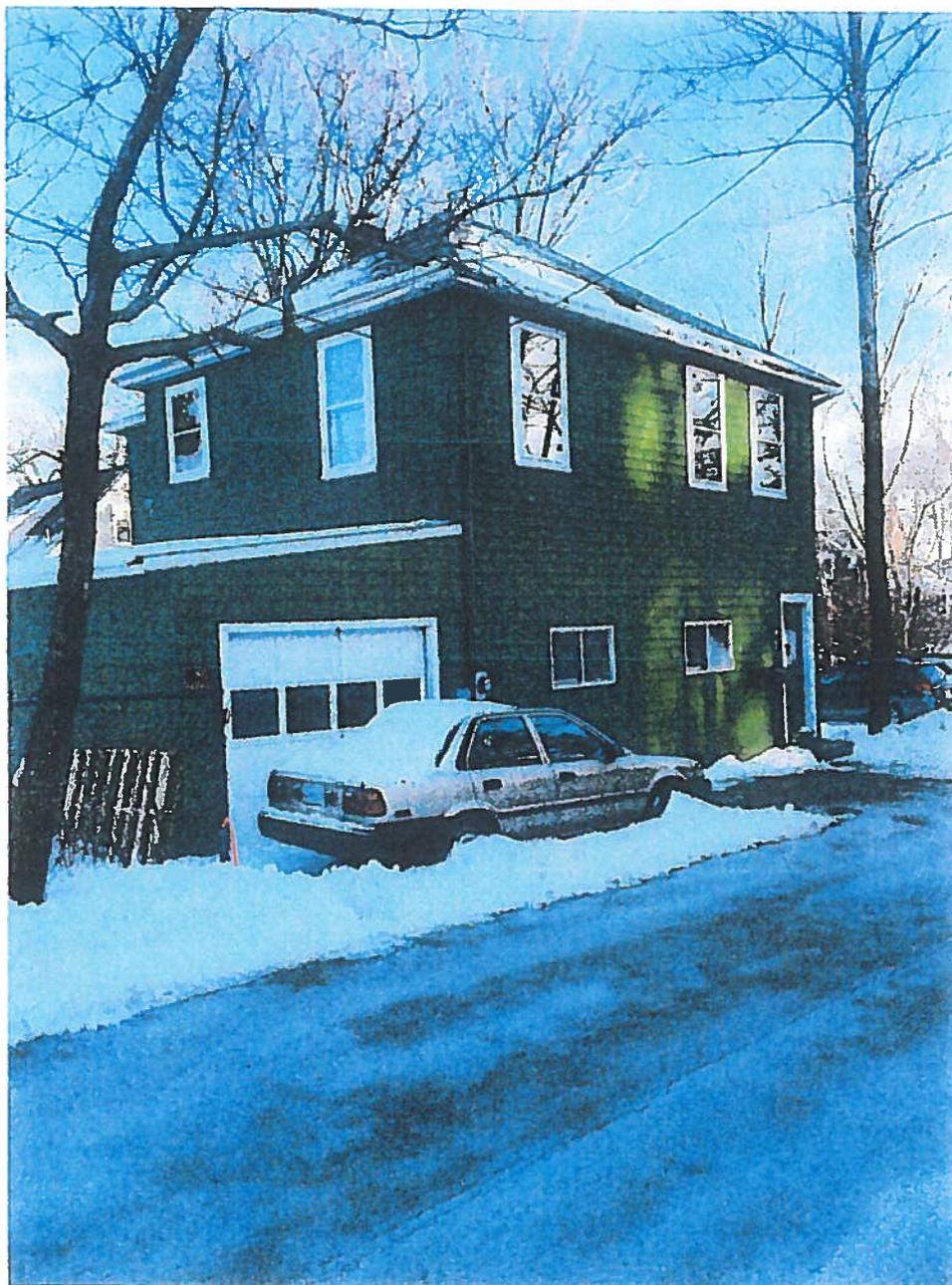
West side of property taken from Shannon Way.



Neighbor at 23 Ledgelawn Ave.

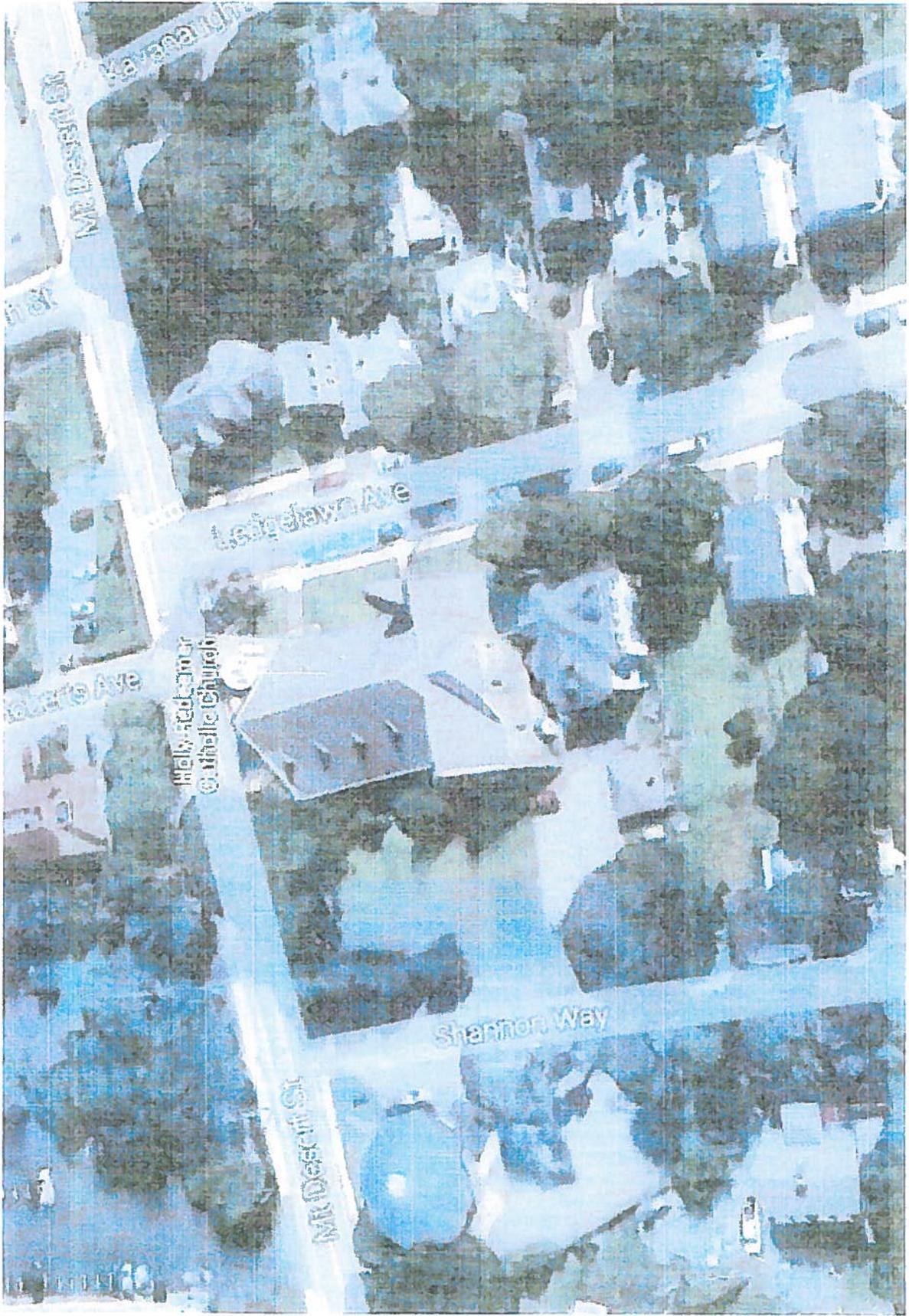


Neighboring property on Shannon Way.





TAX MAP BAR HARBOR, MAINE

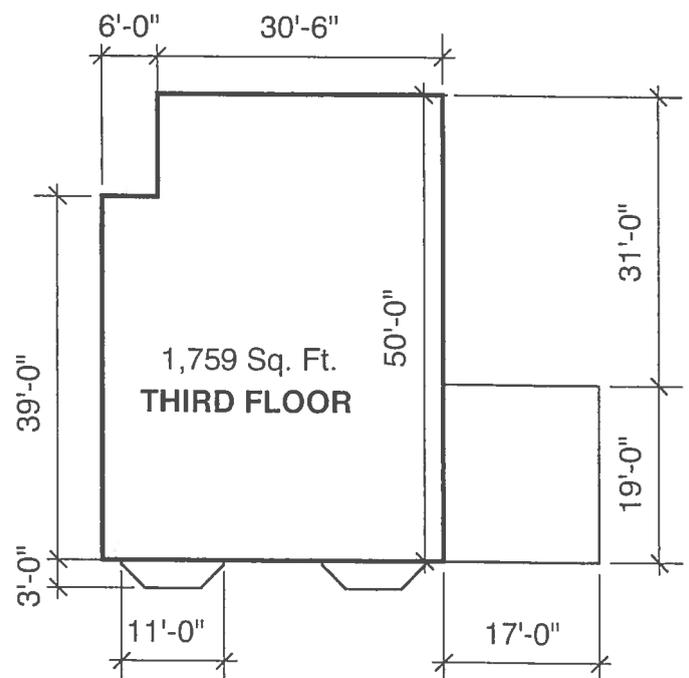
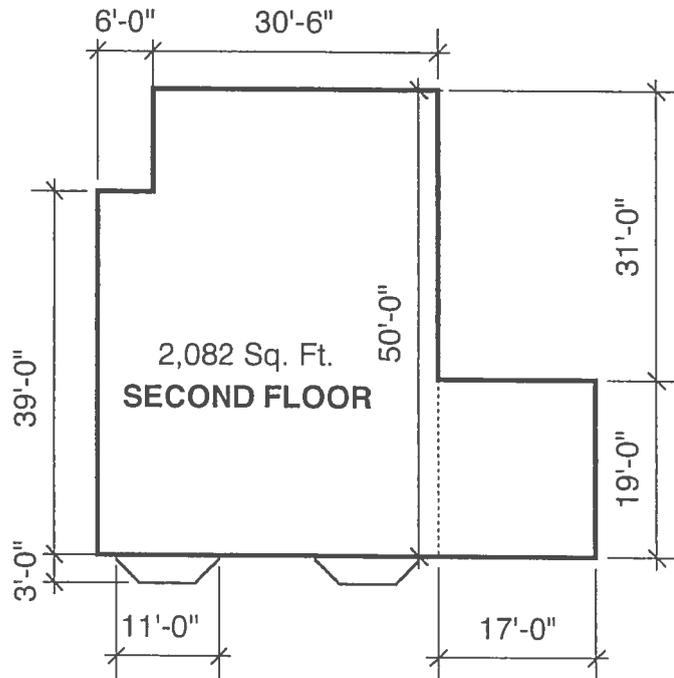
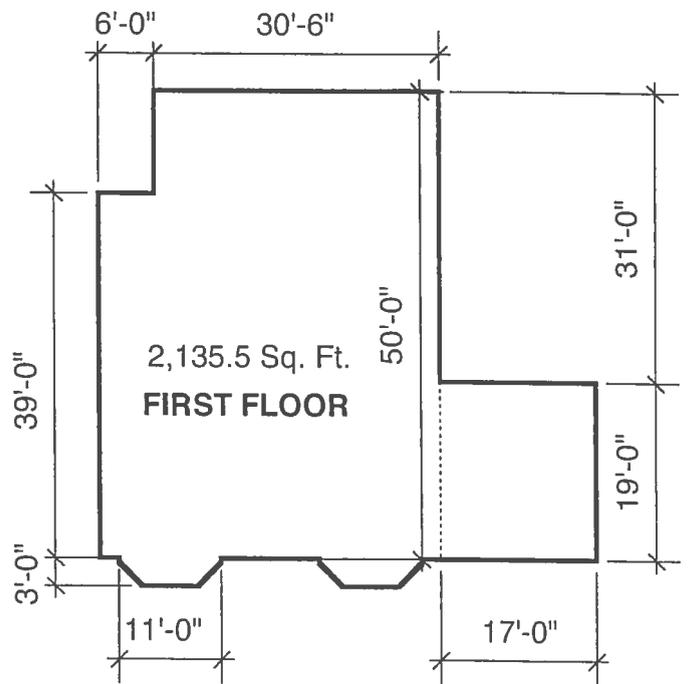
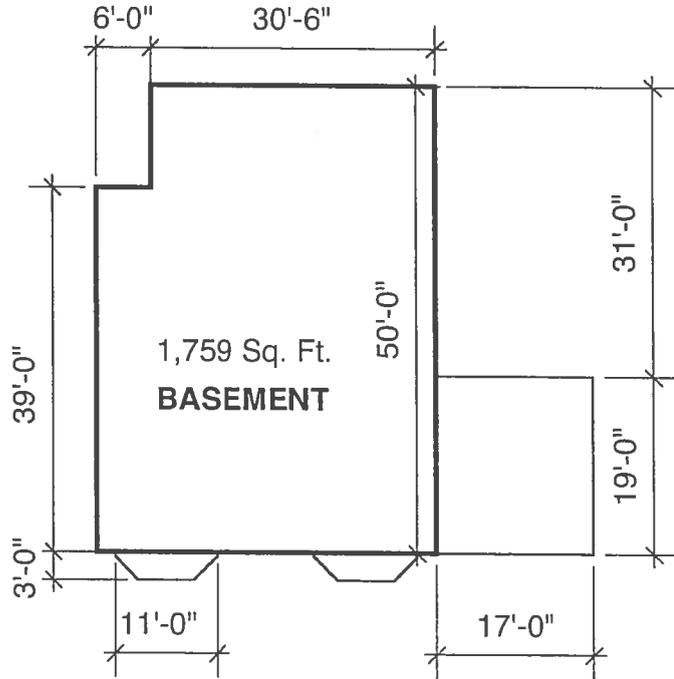


GOOGLE MAPS: HOLY REDEEMER CATHOLIC CHURCH

# Holy Redeemer Roman Catholic Church

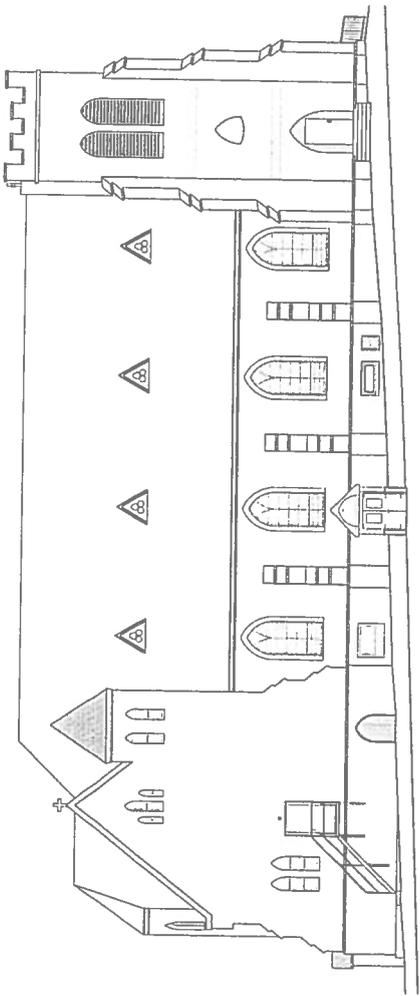
Mount Desert Street  
Bar Harbor, Maine

TOTAL RECTORY: 7,735.5 SQ. FT.

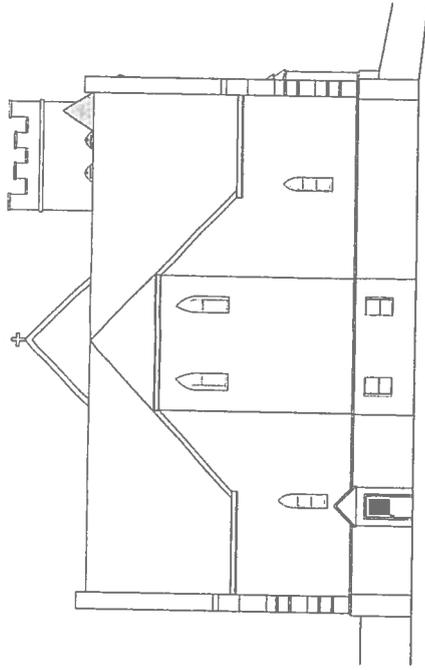


## RECTORY PLANS

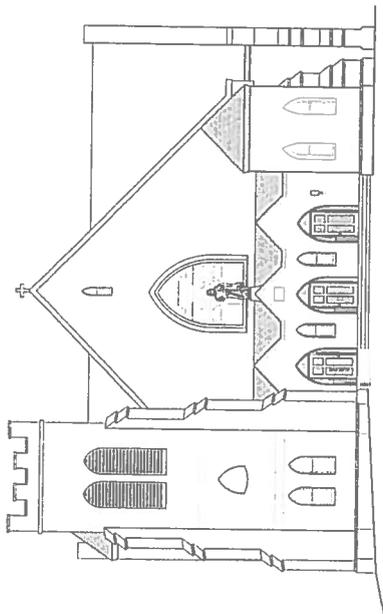
SCALE: 1" = 20'-0"



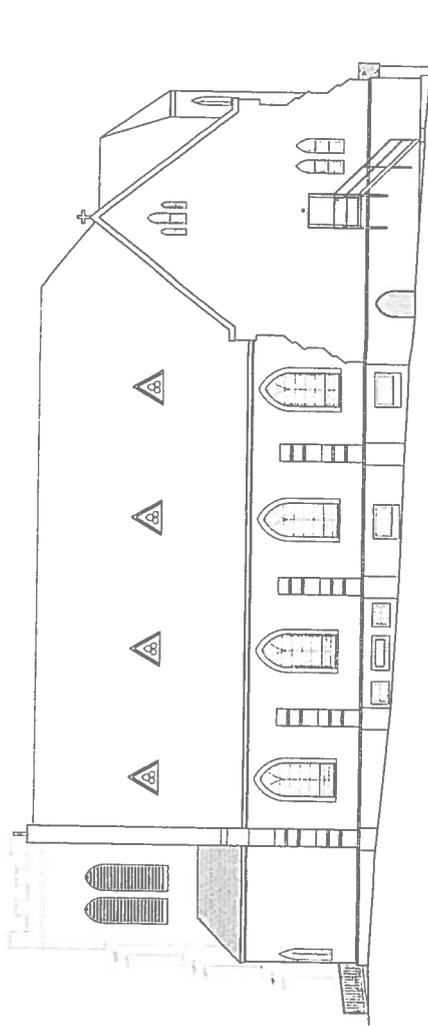
**EAST ELEVATION**  
Scale: 1/8" = 1'-0"



**SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



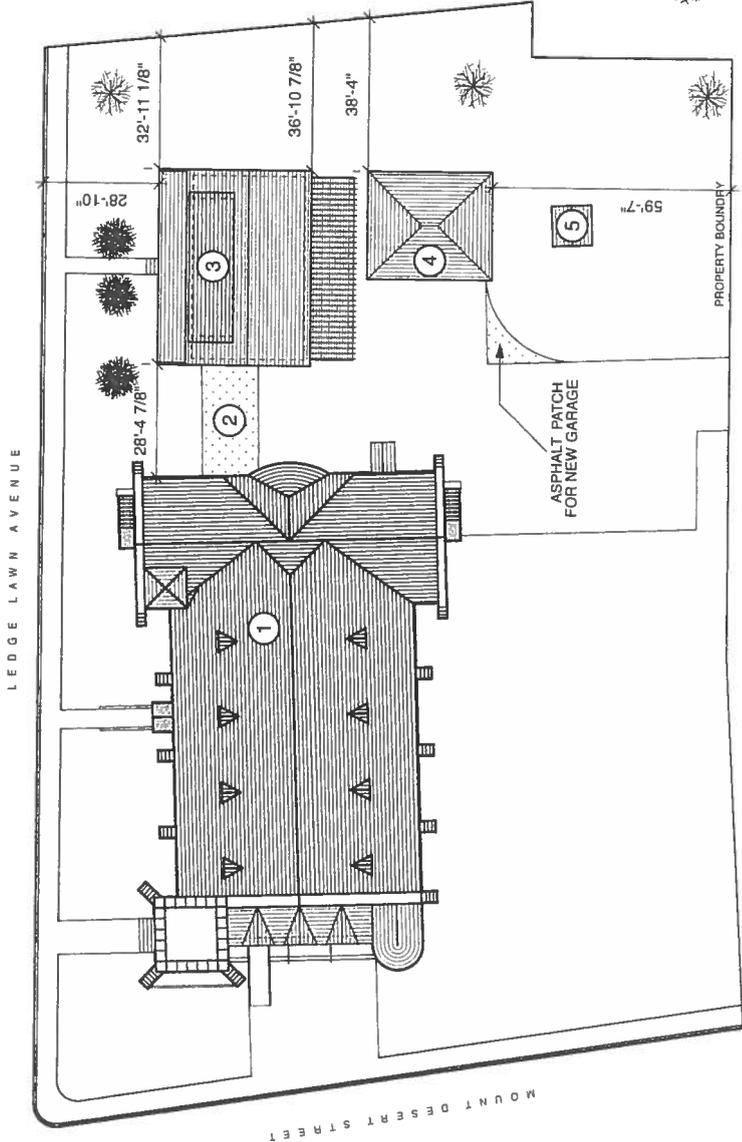
**WEST ELEVATION**  
Scale: 1/8" = 1'-0"

A2



**LEGEND**

- ① HOLY REDEEMER CATHOLIC CHURCH TO REMAIN AND TO BE RENOVATED
  - ② CONNECTOR AND FOUNDATION TO BE DEMOLISHED AND REMOVED
  - ③ RECTORY AND FOUNDATION TO BE DEMOLISHED AND REPLACED WITH NEW STRUCTURE
  - ④ SINGLE CAR GARAGE TO BE DEMOLISHED AND REPLACED WITH TWO CAR GARAGES
  - ⑤ EXISTING SHED TO REMAIN
- ALL EXISTING TREES TO REMAIN



NEW SITE PLAN  
**HOLY REDEEMER CATHOLIC CHURCH**  
 SCALE 1" = 20'-0"

S H A N N O N   W A Y

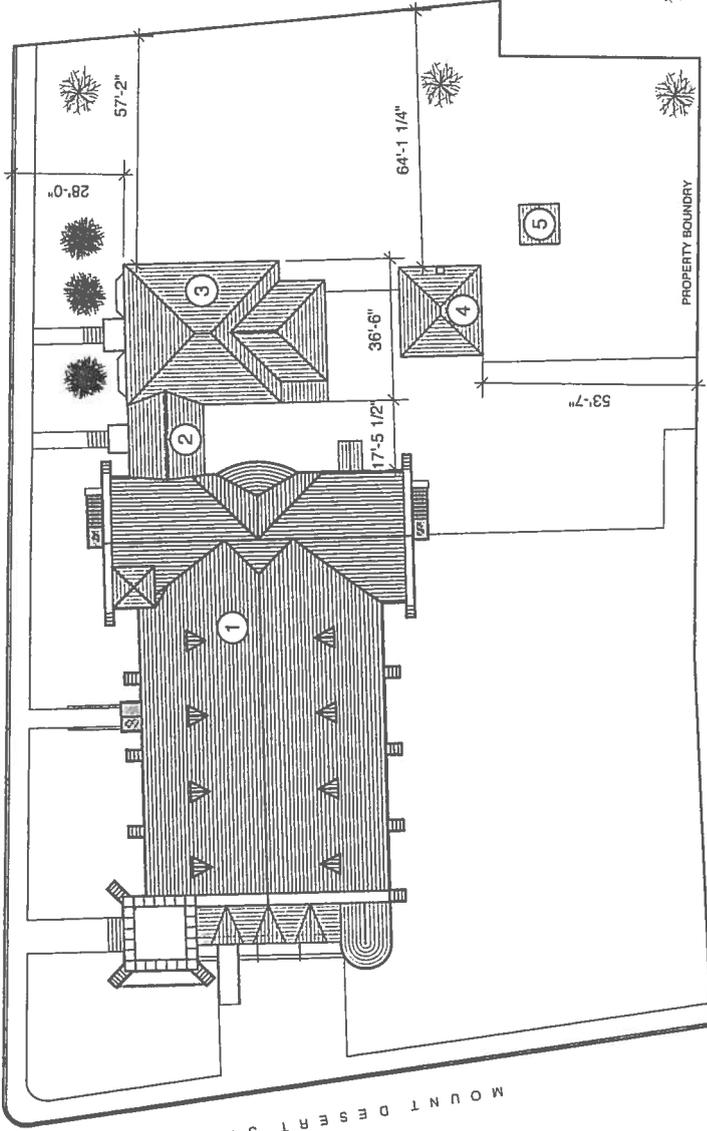
M O U N T   D E S E R T   S T R E E T

L E D G E   L A W N   A V E N U E

A1



L E D G E L A W N A V E N U E



M O U N T D E S E R T S T R E E T

**LEGEND**

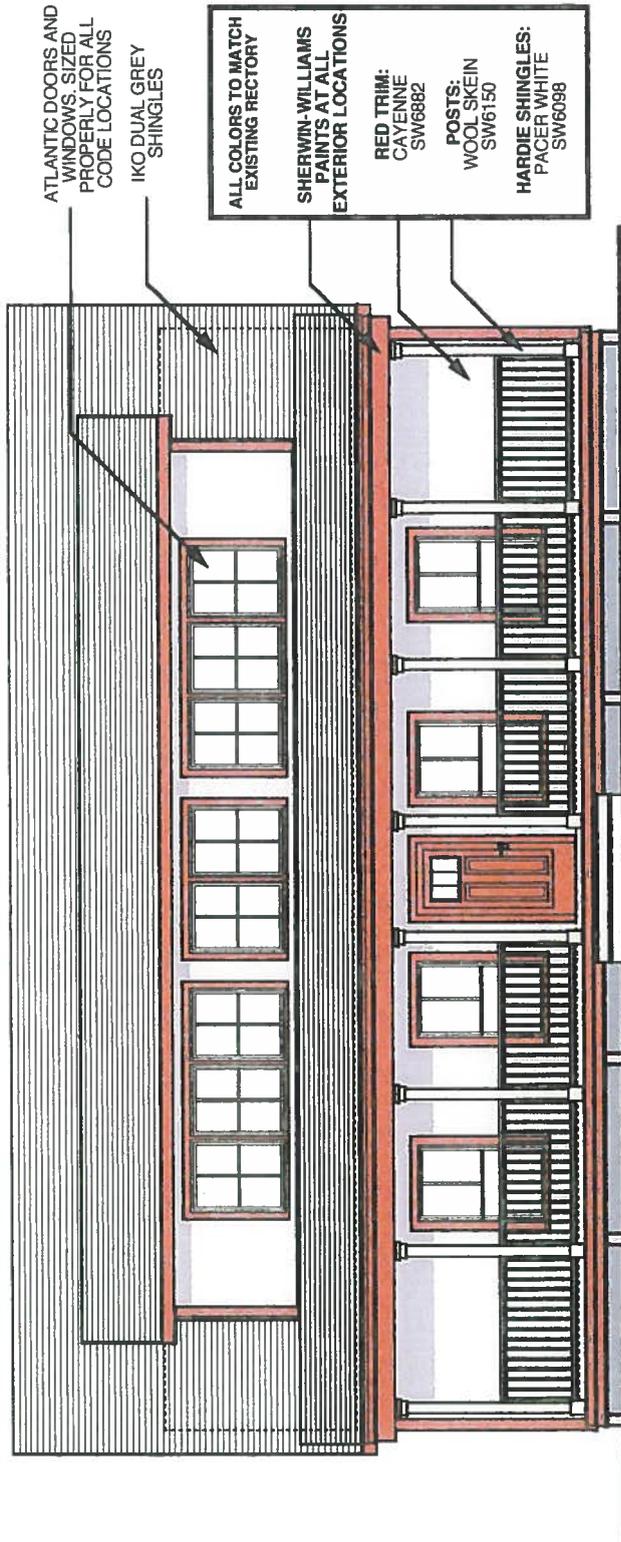
- ① HOLY REDEEMER CATHOLIC CHURCH TO REMAIN AND TO BE RENOVATED
  - ② EXISTING WOOD FRAME CHURCH-RECTOR'S CONNECTOR TO BE REMOVED
  - ③ EXISTING WOOD FRAME RECTOR'S OFFICE TO BE REMOVED AND REPLACED WITH NEW STRUCTURE
  - ④ EXISTING WOOD FRAME SINGLE CAR GARAGE TO BE REMOVED AND REPLACED WITH TWO CAR GARAGE
  - ⑤ EXISTING SHED TO REMAIN
- ALL EXISTING TREES TO REMAIN



EXISTING SITE PLAN  
**HOLY REDEEMER CATHOLIC CHURCH**  
 SCALE 1" = 20'-0"

S H A N N O N W A Y

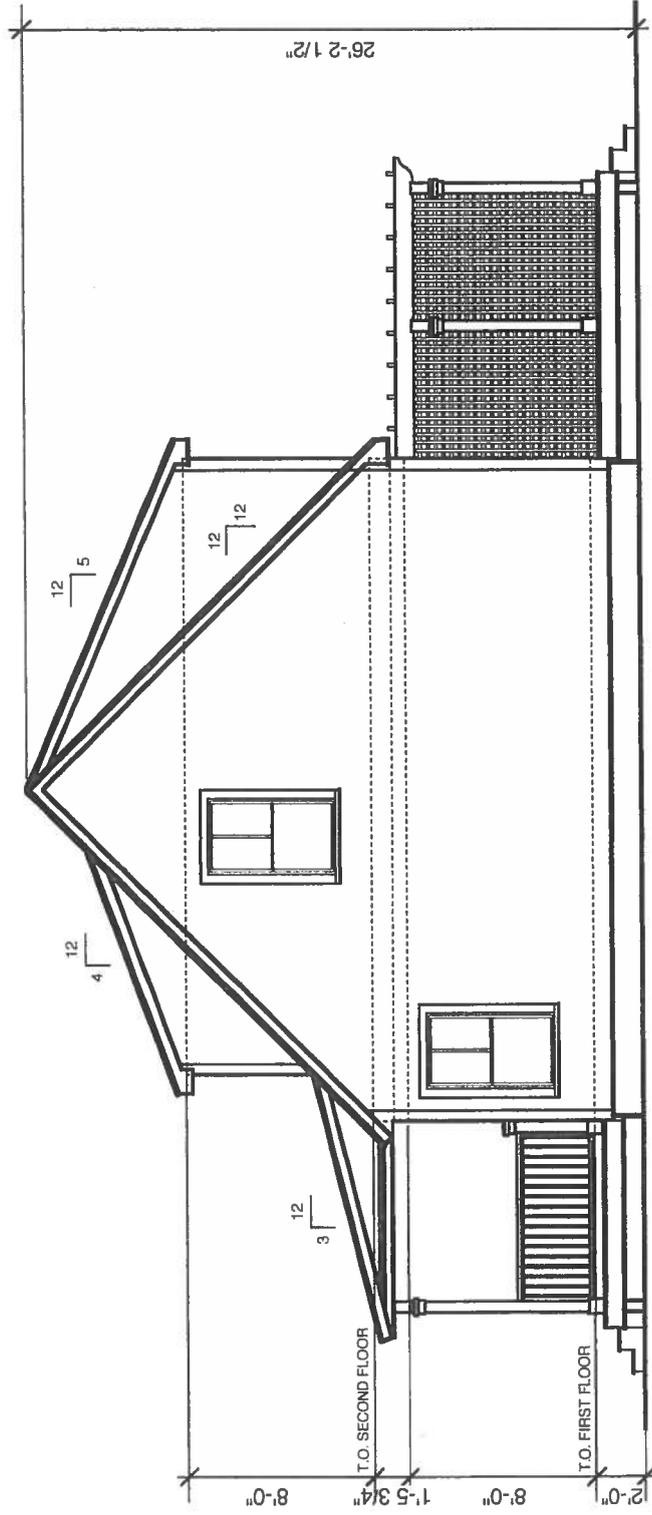
A3



### EAST ELEVATION

Scale 1/8" = 1'-0"

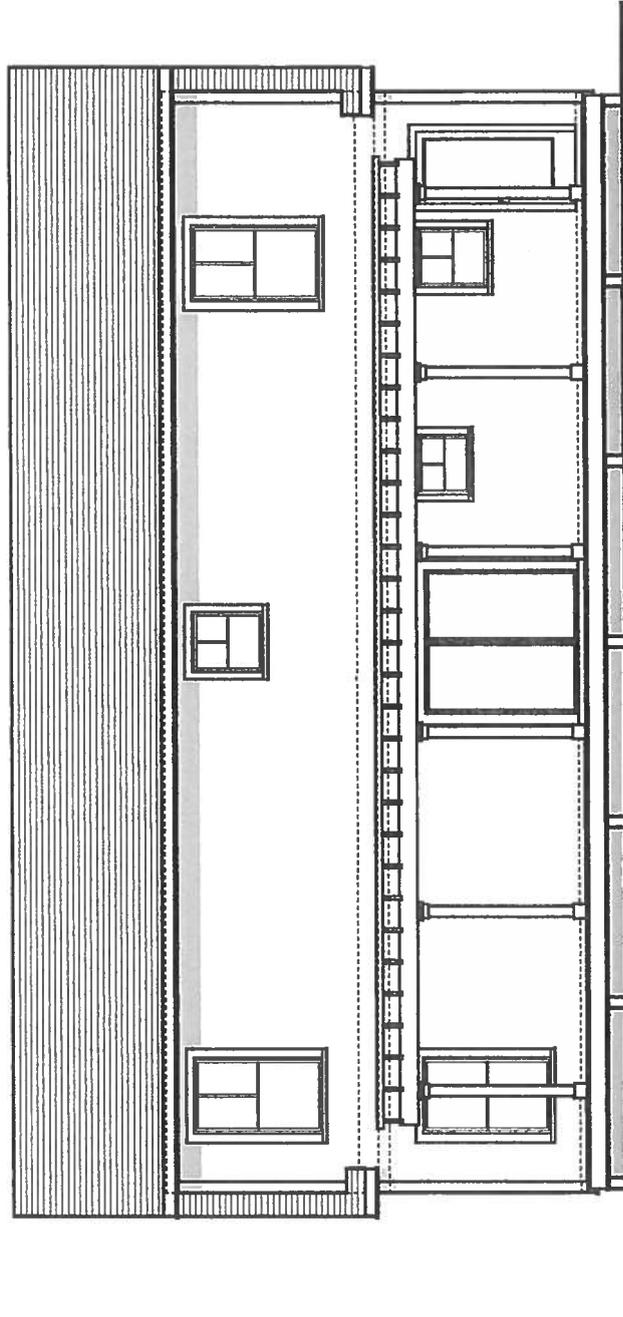
A4



**NORTH ELEVATION**

Scale 1/8" = 1'-0"

A5

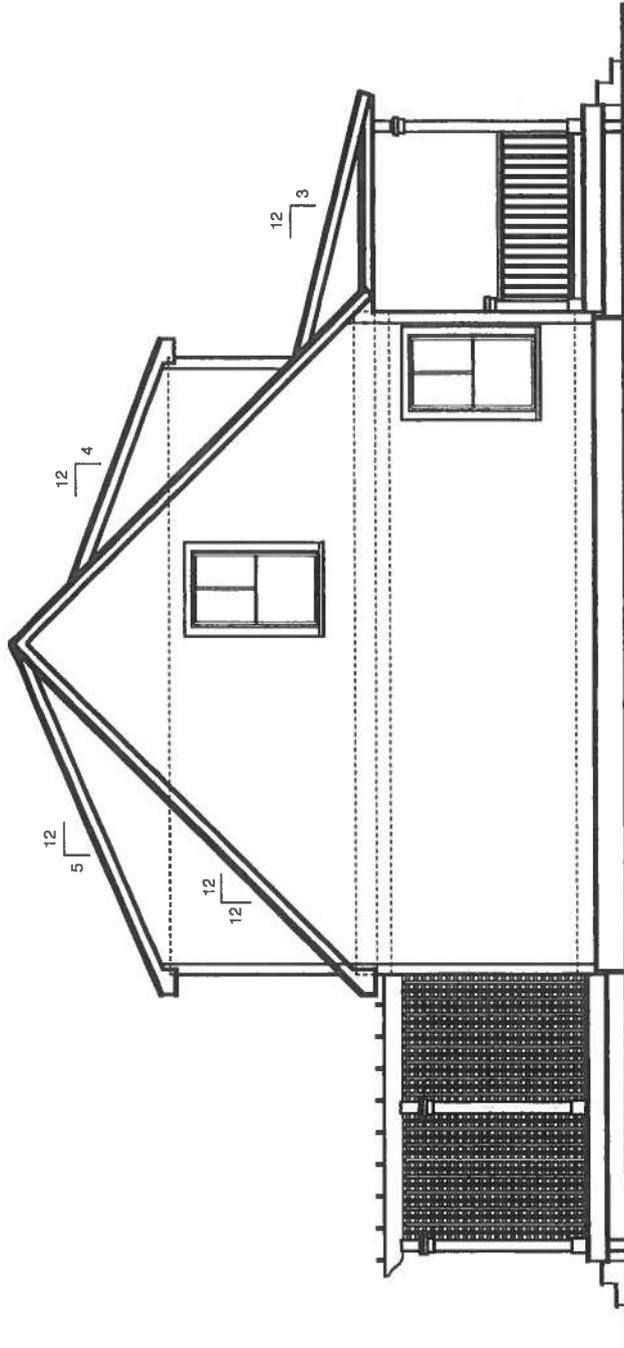


NOTE: ENTRY LIGHTS AT EACH ENTRY DOOR. 60 WATT LED 800 LUMENS

**WEST ELEVATION**

Scale 1/8" = 1'-0"

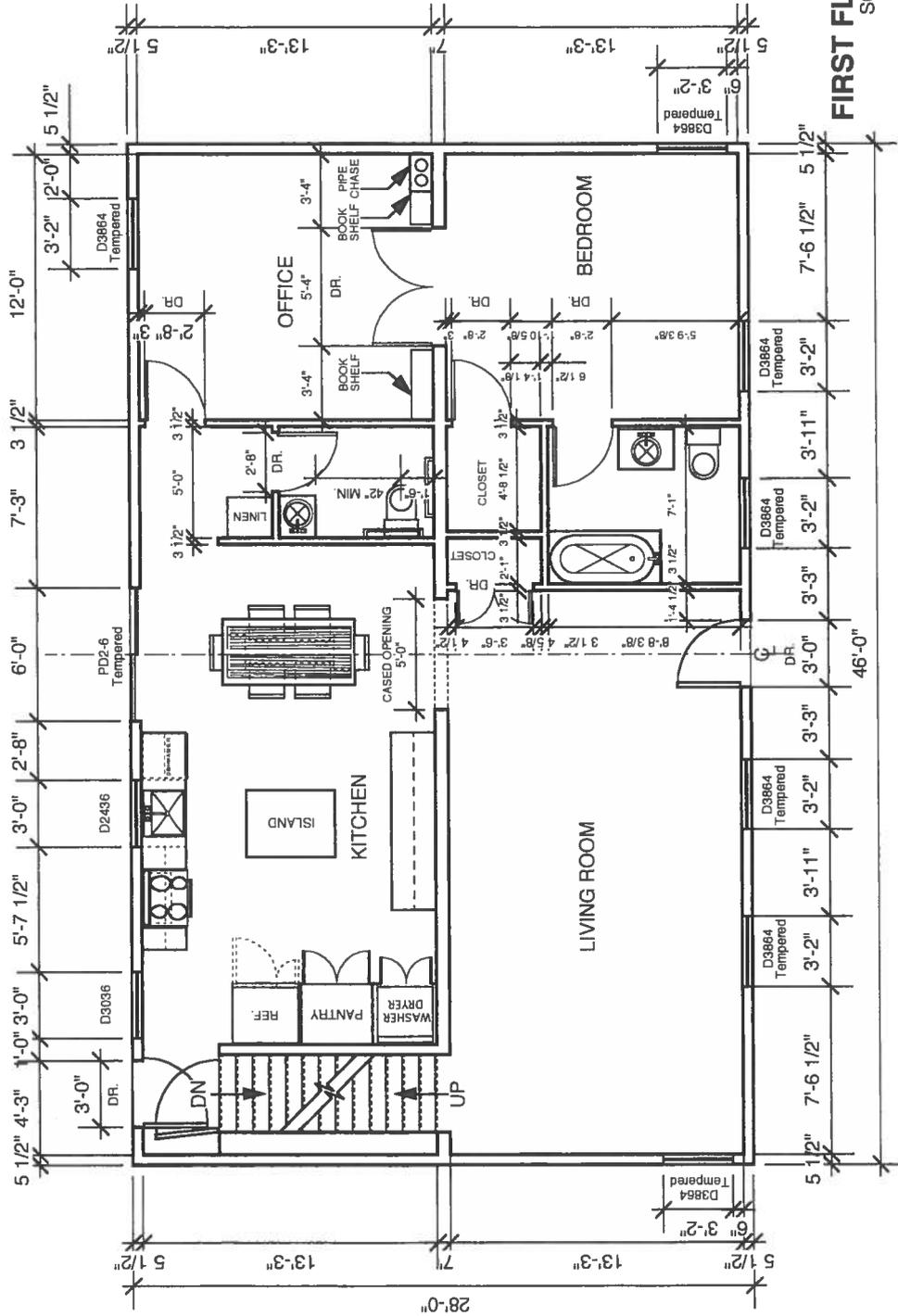
A6



**SOUTH ELEVATION**

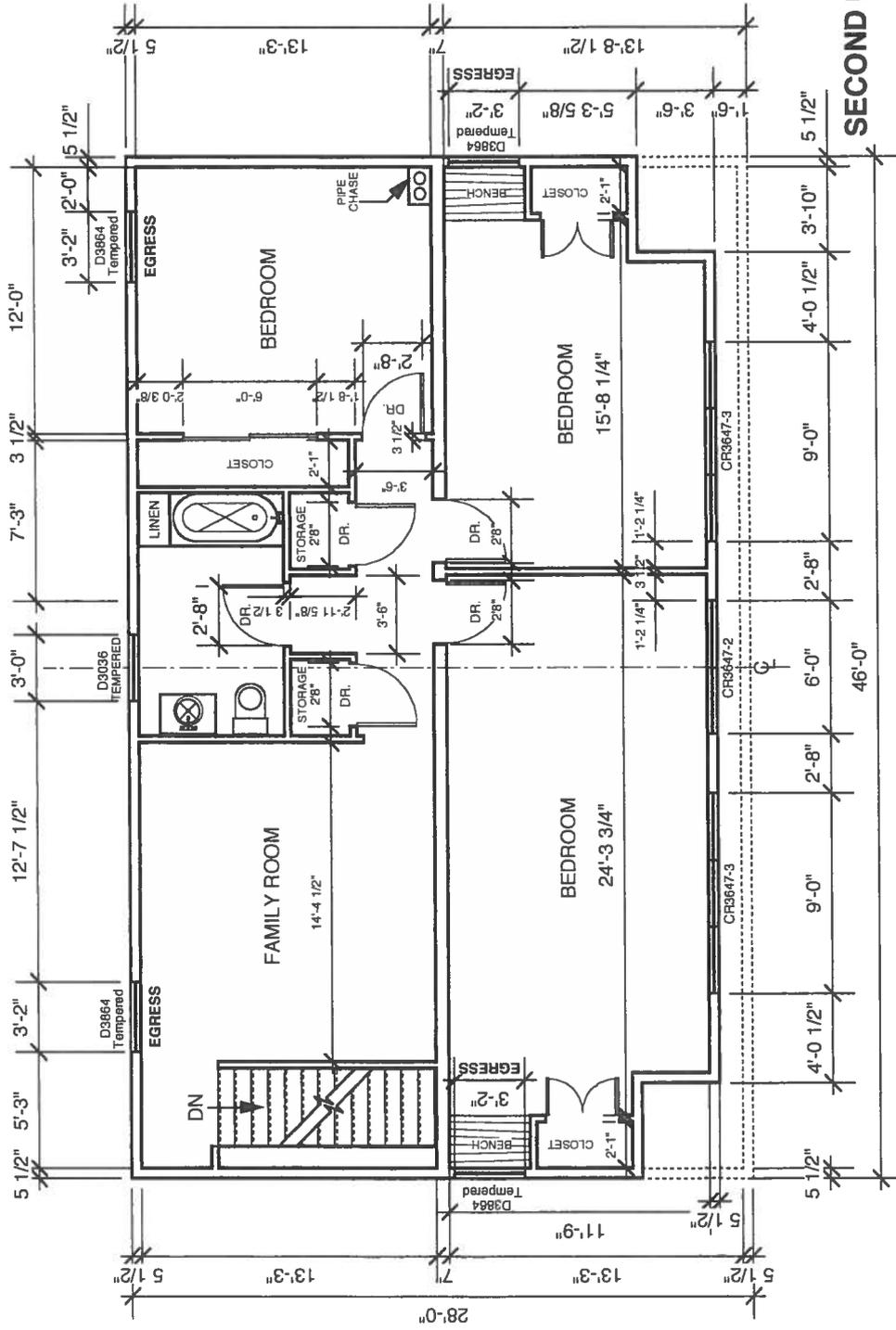
Scale 1/8" = 1'-0"

A7



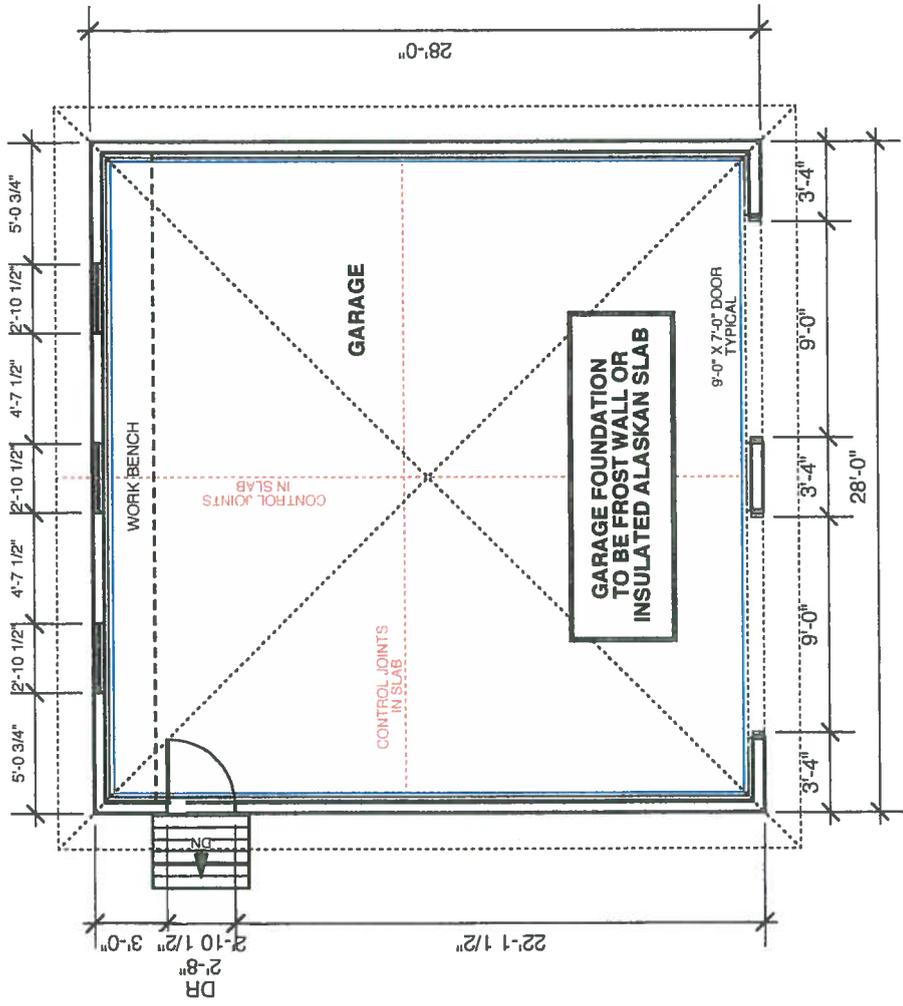
**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

A8



**SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"

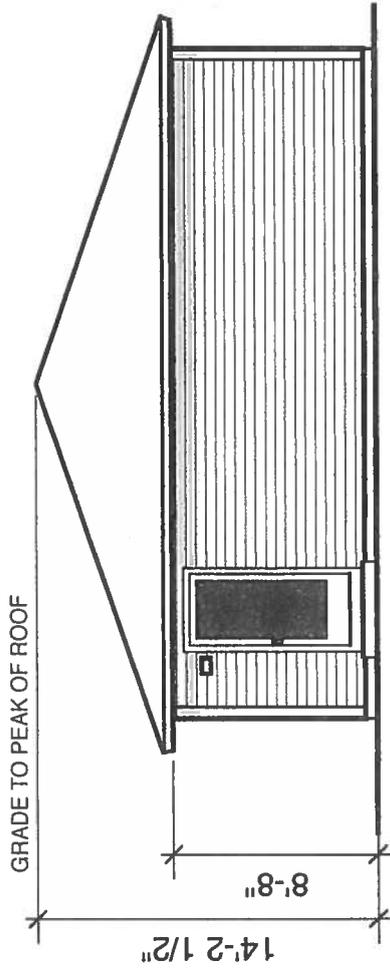
A9



# GARAGE DESIGN PLAN

Scale 1/8" = 1'-0"

A10



**EAST ELEVATION**

NOTE: ENTRY LIGHTS AT EACH ENTRY DOOR. 60 WATT LED 800 LUMENS

ATLANTIC DOORS AND WINDOWS. SIZED PROPERLY FOR ALL CODE LOCATIONS

12"  
4"

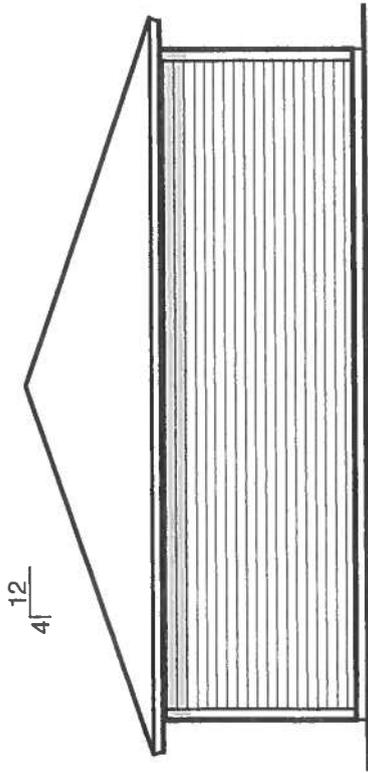
IKO DUAL GREY SHINGLES

ALL COLORS TO MATCH EXISTING RECTORY

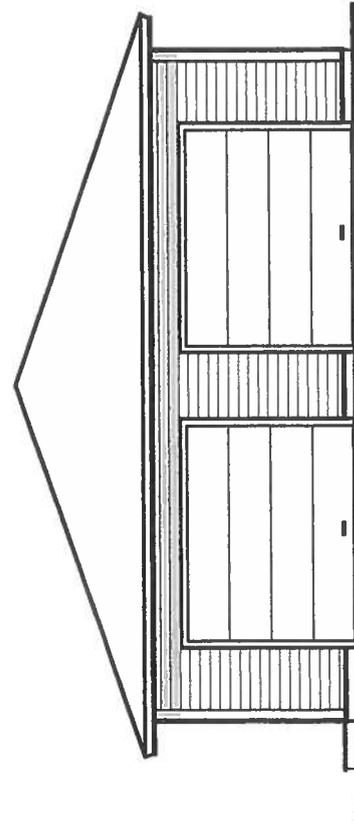
SHERWIN-WILLIAMS PAINTS AT ALL EXTERIOR LOCATIONS

RED TRIM:  
CAYENNE SW6882

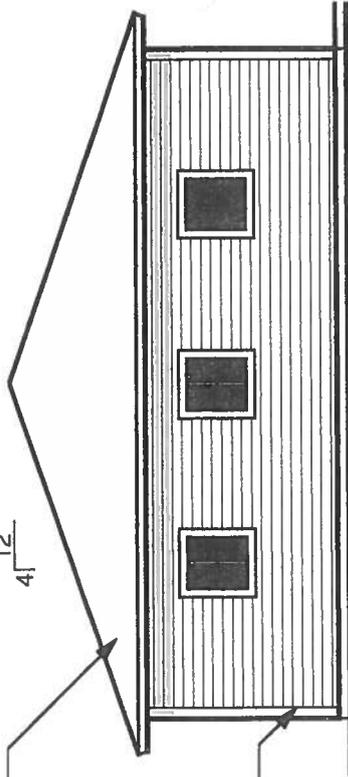
HARDIE SHINGLES:  
PACER WHITE SW6098



**WEST ELEVATION**

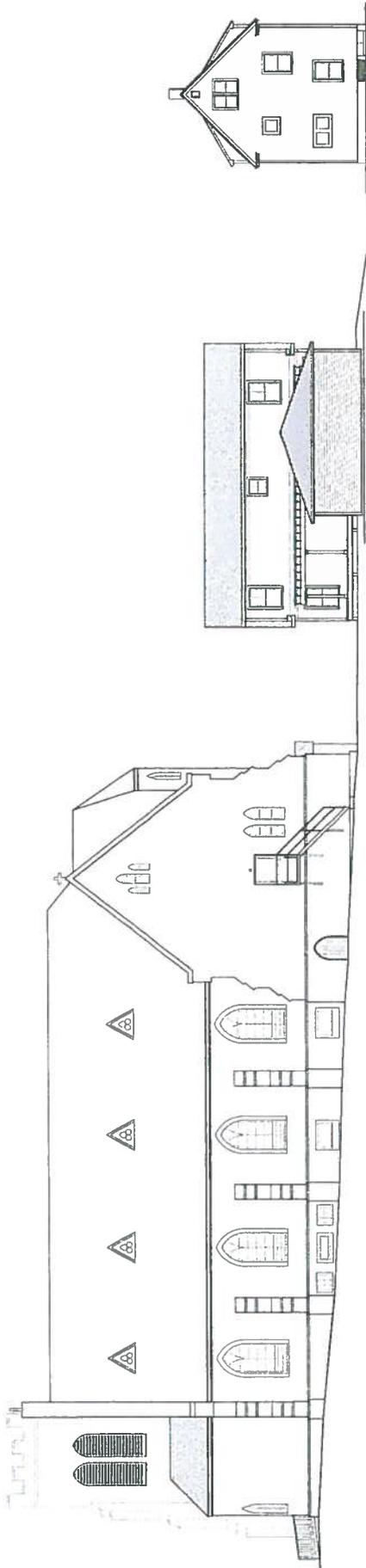


**NORTH ELEVATION**



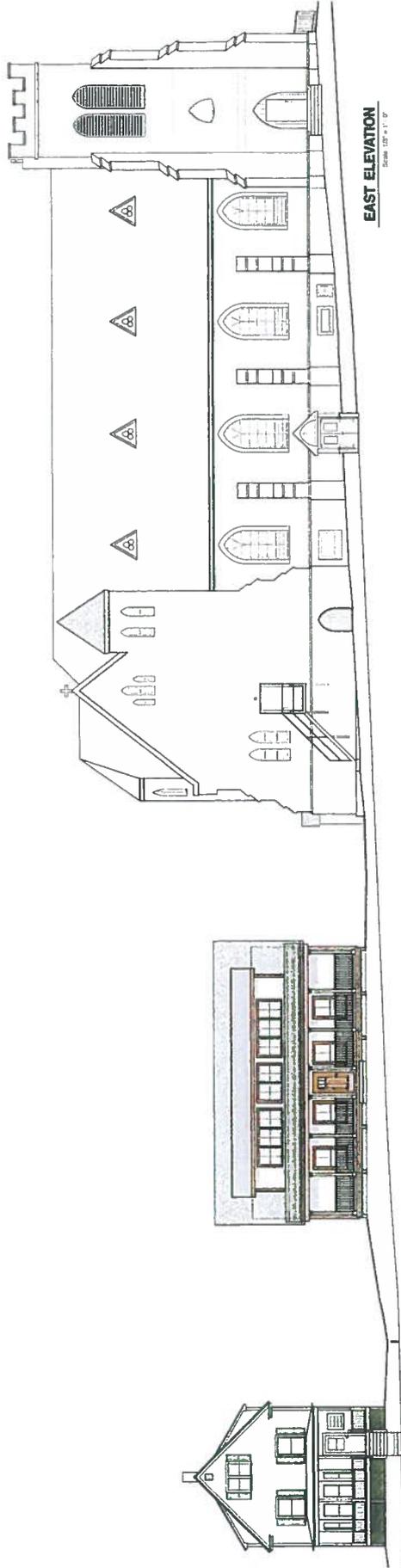
**SOUTH ELEVATION**

**GARAGE ELEVATIONS**  
Scale 1/8" = 1'-0"



**WEST ELEVATION**

Scale: 1/8" = 1'-0"



**EAST ELEVATION**

Scale: 1/8" = 1'-0"

SE OF ELEVATION  
EDGE OF PROPERTY

LOCUS MAP



GRID NORTH  
Magnetic East Zone - MAG 1983

NOTES

1. BOUNDARY AND PACE CITATIONS SHOWN HEREON REFER TO THE HANCOCK COUNTY REGISTER OF DEEDS.
2. COORDINATES AND NORTH DIRECTIONATION BASED ON NAD 83 COORDINATE SYSTEM OF 1983. EAST ZONE. COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET AND PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERSEDES SAID COORDINATE VALUES. ORIENTATION DERIVED FROM GPS OBSERVATIONS IN 2018.
3. BENCHMARK SPOT ELEVATIONS AND CONTIGUOUS BENCHMARKS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. 1' AND 3' CONTIGUOUS BENCHMARKS WERE INTERPOLATED FROM SPACING NORTH OBSERVED IN APRIL 2018 USING A TOTAL STATION INSTRUMENT. SITE BENCHMARK IS THE TOP SURFACE OF A PILE BENTONITE ON THE NORTHEAST CORNER OF MOUNT DESERT STREET WITH AN ELEVATION OF 74.98 FEET (NGVD29).
4. MOUNT DESERT STREET RIGHT OF WAY VARIES IN WIDTH. REFERENCE IS MADE TO THE LATEST LAYOUT OF SAID STREET RECORDED IN THE HANCOCK COUNTY COMMISSIONERS RECORDS, VOLUME 13, PAGE 96.
5. SHANNON WAY (i.e. "GLEN MARY ROAD") THAT ADJUTS THE SUBJECT PREMISES IS A 30 FOOT WIDE PUBLIC ACCESS RIGHT OF WAY AS DESCRIBED IN THE BAR HARBOR TOWN CLERK'S RECORDS. SAID WAY WAS ACCEPTED BY A VOTE ON ARTICLE 41 OF THE TOWN WARRANT DATED MARCH 1, 1958. THE LAYOUT OF SAID WAY SHOWN HEREON WAS BASED ON A PLAN TITLED "SHANNON ESTATE, BAR HARBOR, MAINE", PREPARED BY EDGAR L. LOGEL, L.L.C., RECORDED AUGUST 1, 1977 IN MAP FILE 61, PAGE 90.
6. LEDGELAWN AVENUE DEPICTED HEREON IS A 50 FOOT WIDE PUBLIC RIGHT OF WAY RECORDED IN THE BAR HARBOR TOWN CLERK'S RECORDS. THE ORIGINAL LAYOUT WAS ACCEPTED BY A VOTE ON ARTICLE 38 OF THE TOWN WARRANT DATED FEBRUARY 21, 1987. THE RIGHT OF WAY WAS WIDENED BY 18 FEET BY A VOTE ON ARTICLE 27 OF THE TOWN WARRANT DATED MARCH 14, 1989. THE RIGHT OF WAY WAS AGAIN WIDENED BY 12 FEET BY A VOTE ON ARTICLE 17 OF THE TOWN WARRANT DATED MARCH 8, 1994.
7. REFERENCE IS MADE TO A 18 FOOT WIDE ACCESS EASEMENT OVER THE SUBJECT PROPERTY, APPURTENANT TO THE MICHAEL A. DONAHUE & LEAH BAE DONAHUE PROPERTY. SAID EASEMENT WAS ORIGINALLY ACCEPTED BY A VOTE FROM SAID DONAHUES TO CHARLES W. LAWYER, JR. DATED NOVEMBER 8, 1974. RECORDED IN BOOK 411, PAGE 125. THE PORTION OF THIS EASEMENT SHOWN IN THIS PLAN WAS A CONCRETE SLAB CROSSING ITS PERCEIVED PATH.
8. A WRITTEN REPORT OF FINISHES AND FINISHES AS REQUIRED BY SECTION 10A.10 OF THE TECHNICAL STANDARDS OF PRACTICE OF THE STATE OF MAINE ISSUED BY LICENSED PROFESSIONAL LAND SURVEYORS WAS NOT PROVIDED.
9. SUBJECT PREMISES DOES NOT LIE IN A FLOOD HAZARD AREA AS DETERMINED BY FEMA MAP FOR THE TOWN OF BAR HARBOR, MAINE PUBLISHED AS COMMUNITY FLOODING MAP, 2004 (FIRM NO. WITH AND EFFECTIVE DATE OF MAY 2, 1991).
10. UNDERGROUND SEWER, WATER, TELEPHONE AND CABLE/COMMUNICATIONS SHOWN ARE BASED ON ANY EXISTING RECORDS. PRIOR TO ANY DESIGN, DIGGING OR CHANGING THE LOCATION OF THESE BURIED UTILITIES SHOULD BE REQUESTED. CALL 800-552-7469 TO REACHING CHIEF, BAR HARBOR WATER DIVISION CALL (207) 286-1555. BAR HARBOR WASTEWATER DIVISION CALL (207) 286-4000.

LEGEND

- IMPOUNDMENT POND AS LAMINATED
- 3/4" AND WIDER VENTILATION CAP 7/16" DIA. BT
- LEGAL/ADJUTANT NEIGHBOR
- WITH A SHIRT POOL
- SEWER MANHOLE T
- MANHOLE T
- LAYER BARRIERS
- WETLAND PERM
- STRUCTURE POLE ANCHORS
- FIRE HYDRANT
- HANCOCK PARKING
- STREET SIGN
- HANDBOOK TEST
- WETLAND FLAG
- CONCRETE
- LEGAL/ADJUTANT
- LAMINATED ASPHALT
- SPIKE ELEVATION
- PROPERTY LINE
- L&L UNDEVELOPED
- TELEPHONE WIRE/PLUMBING
- STORM DRAIN
- LAMINATED ASPHALT
- UNDEVELOPED OPEN FIRM T
- WETLAND PERM
- FENCE OF UNDEVELOPED WAY

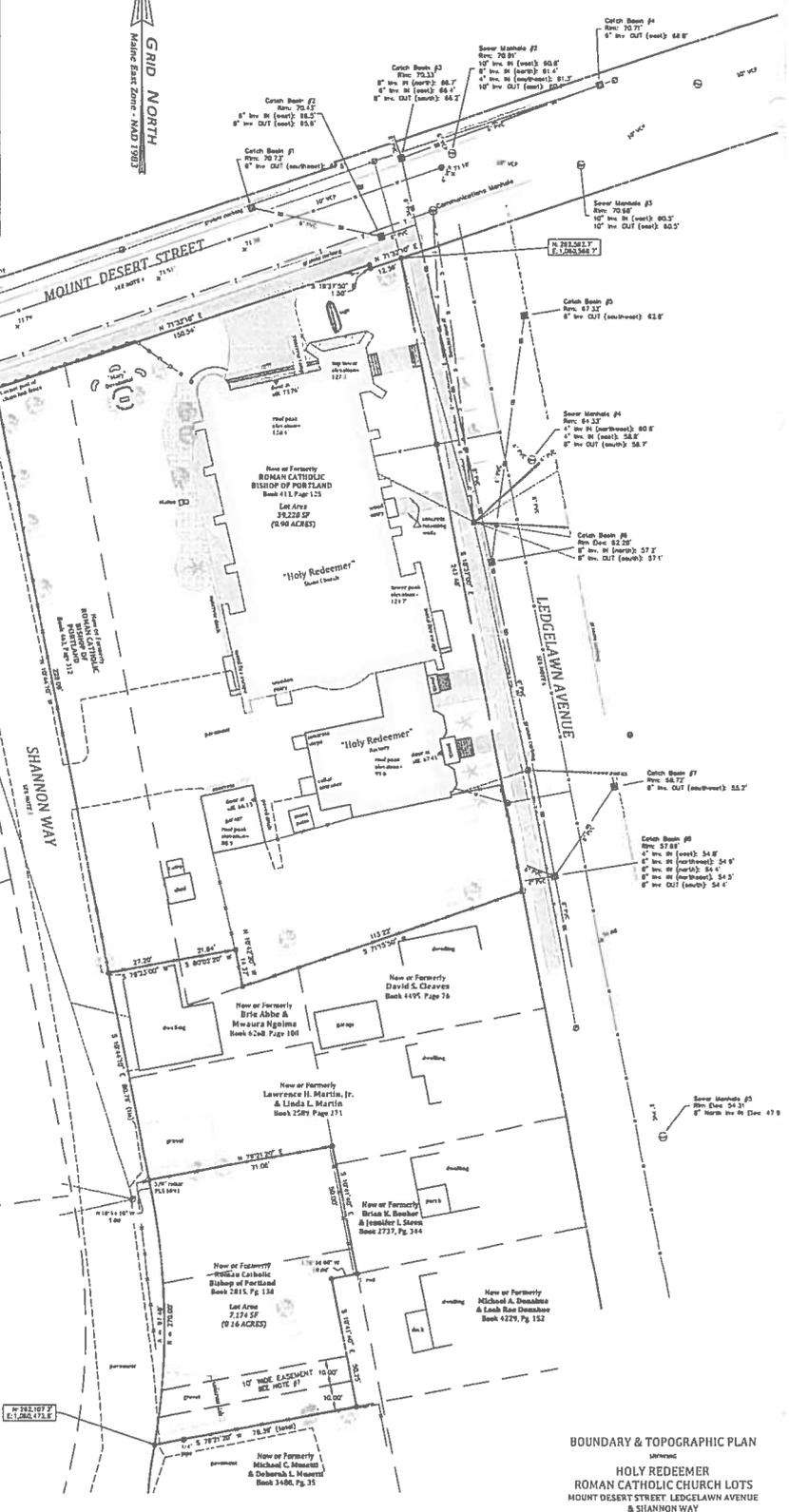
**PLISGA & DAY**  
LAND SURVEYORS  
72 MAIN STREET  
BAR HARBOR, MAINE  
DATE: April 12, 2015  
PAGE NO. 15041  
Phone: (207) 286-1555  
Fax: (207) 286-1519  
www.WeMapIt.com

**SURVEY STANDARD**  
THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 60, PART 5 OF THE RULES OF THE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.  
EDGAR L. LOGEL, L.L.C.  
PROFESSIONAL LAND SURVEYOR NO. 1337

SCALE: 1" = 20'

VERTICAL DATUM: NGVD29  
CONTINUOUS INTERVAL - 1 FOOT

**BOUNDARY & TOPOGRAPHIC PLAN**  
SHOWING:  
**HOLY REDEEMER**  
ROMAN CATHOLIC CHURCH LOTS  
MOUNT DESERT STREET, LEDGELAWN AVENUE  
& SHANNON WAY  
BAR HARBOR, MAINE  
HANCOCK COUNTY REGISTER OF DEEDS  
BOOK 411, PAGE 125  
BOOK 2811, PAGE 138  
FROM  
**ROMAN CATHOLIC**  
DIOCESE OF PORTLAND  
CLERICAL OFFICE  
ROMAN CATHOLIC BISHOP OF PORTLAND  
150 OCEAN AVENUE  
PORTLAND, ME 04103-4138



MISCELLANEOUS PAYMENT RECPT#: 309219  
TOWN OF BAR HARBOR  
93 COTTAGE STREET  
BAR HARBOR ME 04609

DATE: 03/03/16      TIME: 15:46  
CLERK: jlrichter      DEPT:  
CUSTOMER#: 0

PARCEL: 104-419-000

CHG: REVBD    REVIEW BOARD FE      26.00

AMOUNT PAID:      26.00

PAID BY:      M. J. LOFTUS  
PAYMENT METH: CHECK  
5963

REFERENCE:

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