DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING MARCH 24, 2016

__X__ Cover page with date

__X__ Agenda

__X__ Minutes for approval

__X__ Applications

_____ Supporting Documents

Agenda
Design Review Board
March 24, 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 (March 10, 2016 and March 17, 2016)

IV. BUILDING PERMIT REMINDERS

V. REGULAR BUSINESS

a. **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: Changes to Exterior Appearance of Non-Historic Building, Installation of Outdoor Vending Machine, Installation of Fences.

b. **Certificate of Appropriateness**
Application: DRB-2016-11
Applicant: The Travelin' Lobster, LLC
Project Location: 1059 State Highway 102, 219-023-000
Proposed Project: Construction of New Building (Previously Tabled)

c. **Certificate of Appropriateness**
Application: DRB-2016-12
Applicant: Finback Ale House
Project Location: 30 Cottage Street, 104-396-000
Proposed Project: Changes to Exterior of Non-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 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, March 17, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 4:03 P.M. Members present: Barbara Sassaman, Chair; Steve Demers, Vice Chair; Erin Early Ward, Secretary and Pancho Cole, Memberr. Also in attendance was Bob Osborne, Planning Director.

II. ADOPTION OF THE AGENDA

Mr. Osborne noted that the Holy Redeemer Church representatives are not available at this time and that the item will be taken up on the 24th.

Mr. Cole moved to adopt the agenda and Mr. Demers seconded the motion which passed four in favor and none against.

III. 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.

IV. REGULAR BUSINESS

a. 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

Michael Boland spoke to the Board about the project and application. He discussed the details that had been provided to support the application. He provided details on the type of doors proposed and the trim surrounding those. He indicated that the proposed windows would be crafted on site and thus the size was completely under the control of the builder. He noted that some of the doors would be fixed which means that they would not open and would not have hardware.

Mr. Boland discussed the proposed lighting and brought a light fixture to the meeting. The fixtures would be elevated about 9 feet up on the building. The bulbs are led's that are 2,700K and the fixtures are dark sky compliant.

Mr. Boland discussed the veranda at the second floor would have lobster wire rather than balusters as shown in the drawing to conform to what is on the front deck of the building.

Mr. Boland indicated that there are proposed four Therma-Tru doors with 4" surround and four fixed windows with panels below. The color is National Park green. The trim is to be designed to match the other existing trim. The light fixtures are 2,700K leds.

The Board discussed the possibility of changing the last two sets of doors.

Mr. Demers made a motion to approve the application with a number of noted conditions.

Approve application as Therma-Tru doors with 4" stiles and rails with wider Therma-Tru bottom rail used as four doors and as two windows on Main Street, fixed window units with wood panels with ½ inch cove below per sketch, six new fixtures to replace existing, casings on door and windows to match and align with existing; use 2,700K LED bulbs; Match metal light fixtures to those used at BeerWorks deck, fixed flanking panels on Main Street to remain in existing location or to be centered. Center to be recessed with two of the Therma-Tru doors as shown on application; paint color and trim to match existing; handrail on new entrance to meet Code.

Mr. Cole seconded the motion.

The Board voted four in favor and none against the motion to approve the motion.

b. 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

No action was taken on this item.

V. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

It was noted that Erin Early Ward would not be available for the next meeting.

VI. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 4:57 P.M. Mr. Demers seconded the motion and the Board voted four in favor and none against the motion.

Signed as approved:

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

Minutes
Design Review Board
Thursday, March 10, 2016
Council Chambers – Municipal Building
93 Cottage Street
4:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 4:02 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

Member Cole moved to adopt the agenda. Mr. Collier seconded the motion. After some discussion it was agreed to change the order of the agenda to take items b, d and e first and then the remainder of the agenda in the order found on the printed agenda. The Board voted five in favor and none against the motion.

III. APPROVAL OF MINUTES

a. February 11, 2016

Vice Chair Demers moved to approve the February 11, 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

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

Judith Noonan spoke to the board about the proposed projecting sign. The sign tenant agreement plan allows for 32 sq. ft. and there is a 7.5 sq. ft. projecting sign proposed.

Mr. Collier made a motion that the application for Certificate of Appropriateness be approved as submitted. Mr. Cole seconded the motion which passed unanimously.

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)

George Sanker spoke to the board about the proposed window signage. What is proposed is two square feet in size and to be located near the top of the two large store front windows. The Board discussed the total amount of glass area and the percentage of coverage and determined that the proposal meets the standard.

Mr. Cole made a motion that the application for Certificate of Appropriateness be approved as submitted. Mr. Collier seconded the motion which was approved unanimously.

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

Kelly Corson spoke to the Board about the proposed lighting and signage for the Travlin' Lobster. There were two signs proposed: A freestanding sign for the graphic image of the "Travlin' Lobster" and the second sign was a message sign. The lighting was also discussed. A Hinkley light fixture with 2,700K was proposed to light the freestanding sign.

Mr. Collier made a motion to approve the lighting as proposed. Mr. Demers seconded the motion which was approved unanimously.

The message sign was discussed to be allowed as either light background or dark background. The dark background would cast less stray light.

Mr. Cole moved to accept the application as presented and to allow black message sign with light letters as an alternative to the white message sign with black letters. Mr. Demers seconded the motion which was approved unanimously.

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 the new design and the Board asked questions. Initially the questions were on the scale of the proposed building and how it compared to neighboring buildings with regard to height, bulk, setback and rooflines. It is proposed to be four feet taller than Spruce and Gussy building and is 8,000 sq. ft. in floor area.

The proposed materials are Hardie Board, wood composite trim and a grey shingle roof. The fascia board is marine grade fascia board like sign board. The Board talked about the columns being 12 x 12 at the second floor level.

The proposed lighting is a wall sconce at each door with 40 watt equivalent night sky compliant with 2,700K to 3,000K.

The plan is to be open year-round. Plantings as shown on the plans.

Mr. Collier moved to approve the Certificate of Appropriateness as presented with the clarification that the lighting be 2,700K to 3,000K and to allow arborvitae for platings. Mr. Demers seconded the motion. The Board voted four in favor and one against the motion.

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

Michael Boland spoke to the Board about the project and application. He indicated that the proposal includes a new roof of green shingles to replace the tan shingles currently on the building.

Mr. Boland and the Board discussed the proposal to replace doors and windows in the building on the ground floor. It was noted by Mr. Boland that these doors and windows are from the 1980s and are not original to the building nor are they a recreation of what was originally on the building. He noted the building across the street at 134 Main Street and indicated that what is proposed is more in keeping with that design.

After considerable discussion it was determined by the Board that more detailed drawings were necessary to make a decision on the appropriateness of the design for replacing the doors and windows and recommended that applicant return with more details at a subsequent meeting.

Mr. Cole moved to table the application pending receipt of information on doors and windows. Mr. Demers seconded the motion which passed four in favor and one against.

Upon further discussion the Board decided to act on the shingles at this time.

Mr. Cole moved to approve the application only as it pertains to roofing with green shingles at this time. Mr. Collier seconded the motion which passed unanimously.

f. Certificate of Appropriateness
Application: DRB-16-09
Applicant: Acre, LLC Sunoco
Project Location: 317 Main Street, 108-074-000
Proposed Project: Installation or Changes in Sign

Representatives from Acre, LLC spoke to the Board about the signage application.

Mr. Osborne noted that the application as presented far exceeds the 20 sq. ft. of freestanding sign that the Town can approve under the current regulation. He did note that in addition to the allowable 20 sq. ft. the Town can allow fuel pricing as noted in the exempt section of the sign ordinance which is called for in state law.

The Board discussed various alternatives but finally arrived at the idea that all the Board could do would be to allow the applicant to replace the existing sign face with a new sign face of the exact same size.

The Board also discussed the signage proposed on the canopy and determined that they could allow signage that identifies Sunoco on the canopy.

Mr. Cole made a motion to allow direct replacement of the faces of the internally illuminated freestanding sign and to allow one sign on the canopy. Mr. Demers seconded the motion. There was a clarification that the freestanding sign could not be enlarged. The Board voted five in favor and none against the motion.

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

Father Skehan and Carla Haskell spoke to the Board about the application.

The discussion started with what the application involves. Is the application for demolition of a historic structure?

Because another meeting was scheduled at 6:00 pm there was not adequate time to finish the review.

Mr. Collier moved to table the item and Mr. Cole seconded the motion. The Board voted five in favor and none against.

VI. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

NONE

VII. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 5:55 P.M. Ms. Early Ward seconded the motion and the Board voted five in favor and none against the motion.

Signed as approved:

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

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/CODE ENFORCEMENT

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: johnrskehan@portlanddiocese.org
Phone: 288-3535

PROPERTY OWNER INFORMATION

Name: Rom. Cath. Bishop of Portland Address: 510 Ocean 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: Ellsworth ME State:
Email: chaskell@dgcarchitects.com
Phone: 207-664-0560

TYPE OF PROJECT

- [x] Demolition or Relocation of Historic Building
- [x] Changes to Exterior Appearance of Nonhistoric Building
- [ ] Installation or Changes in Outdoor Storage/Display/Vending Machines
- [x] 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

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 Ledgelawn 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

DG • C
ARCHITECTURE
DESIGN + PLANNING

www.dgcarchitects.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

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

DG C

ARCHITECTURE
DESIGN + PLANNING

www.dgcarchitects.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 Ledgelawn 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 Ledgelawn 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

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

TRIM DETAILS AT RECTORY ENTRANCE

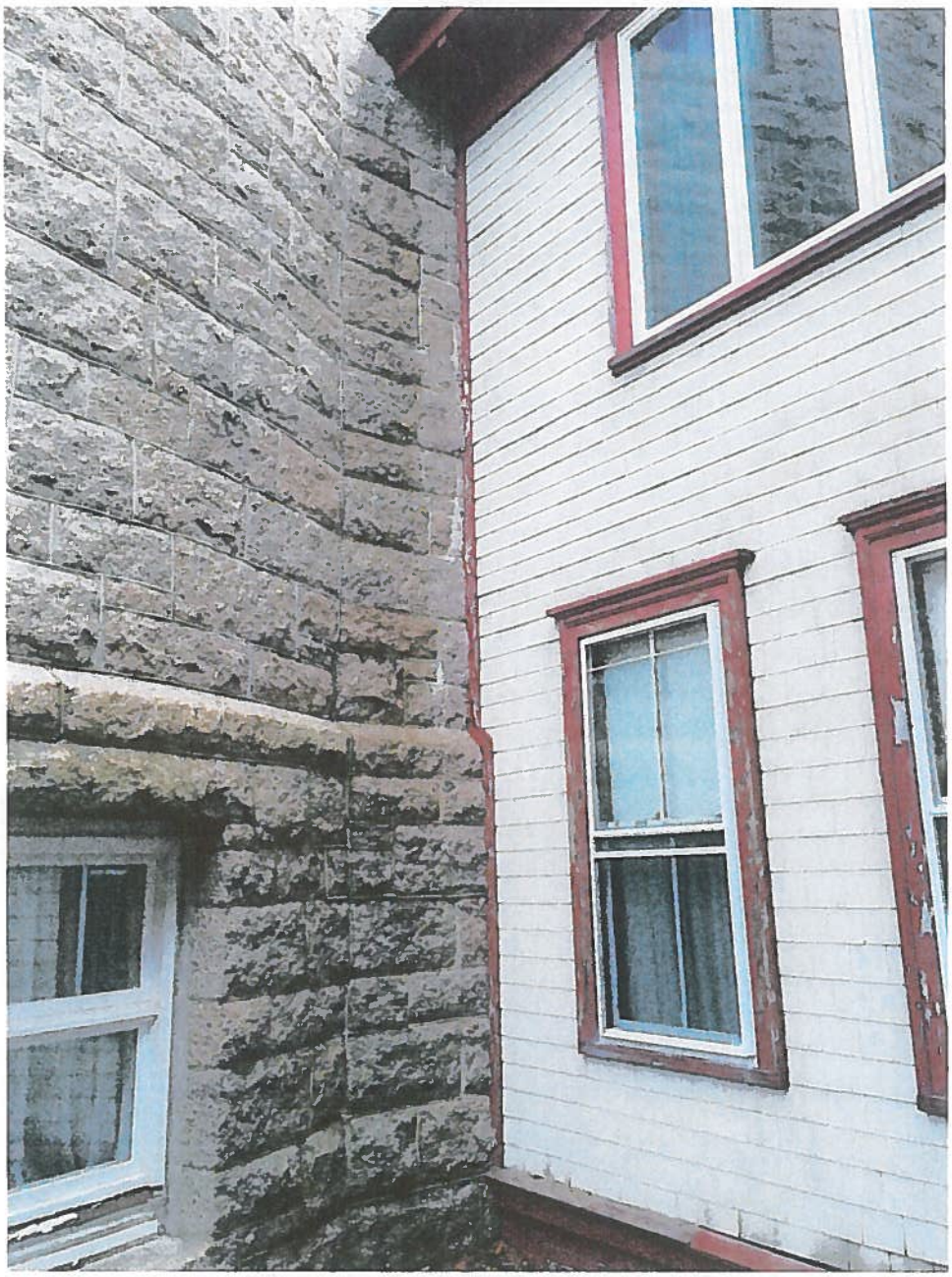
BASEMENT FLOOR AT STORAGE AREA

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: Mohney, 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

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
http://www.maine.gov/mhpc

C R. Skehan (Cluster 11) [mailto:John.Skehan@portlanddiocese.org]
Sent: Friday, February 12, 2016 5:36 PM
To: Mohney, 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

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

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,

Andrew Dubois

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

Signed: March 2, 2016

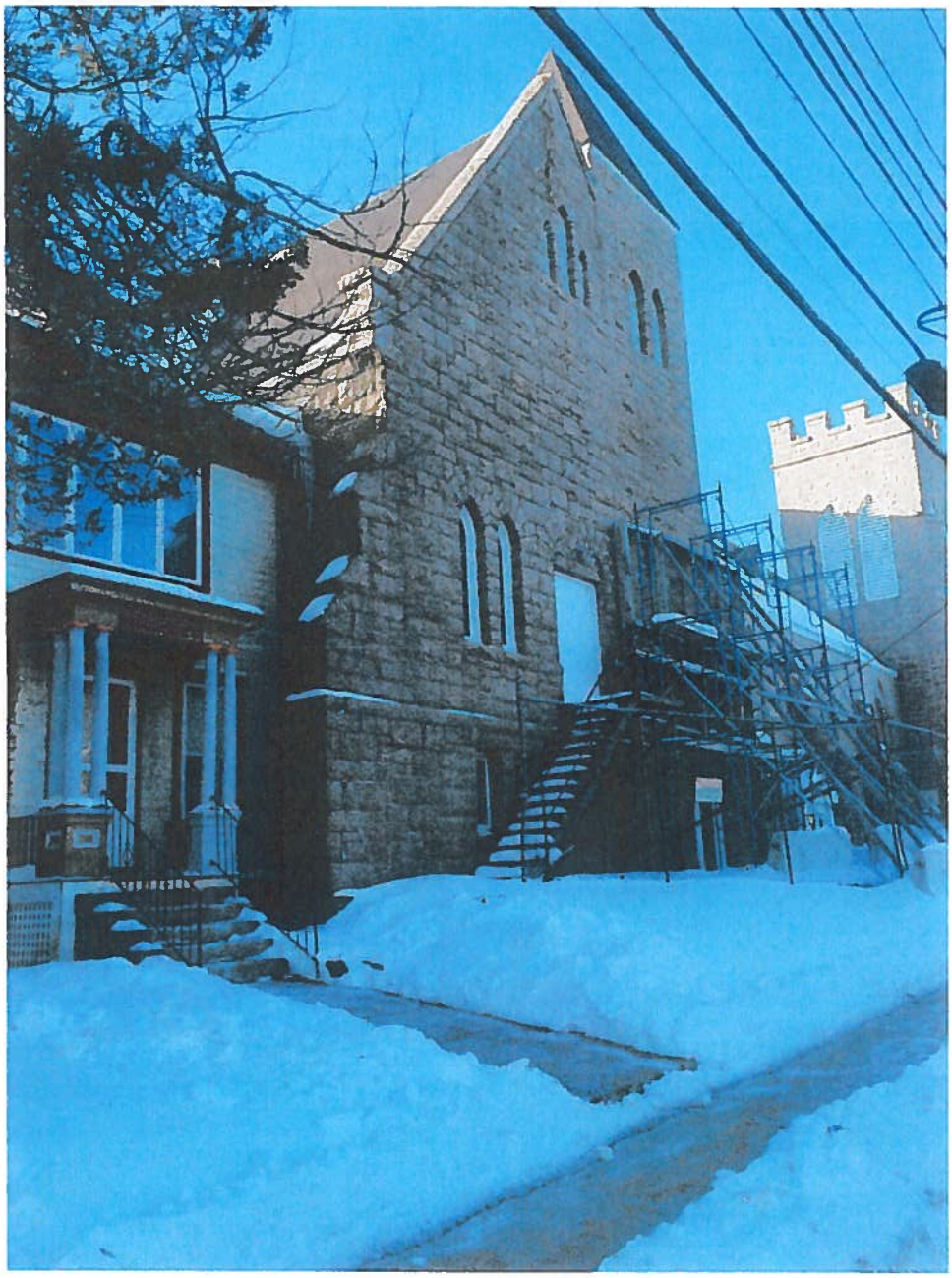
Effective Date: August 1, 2014

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

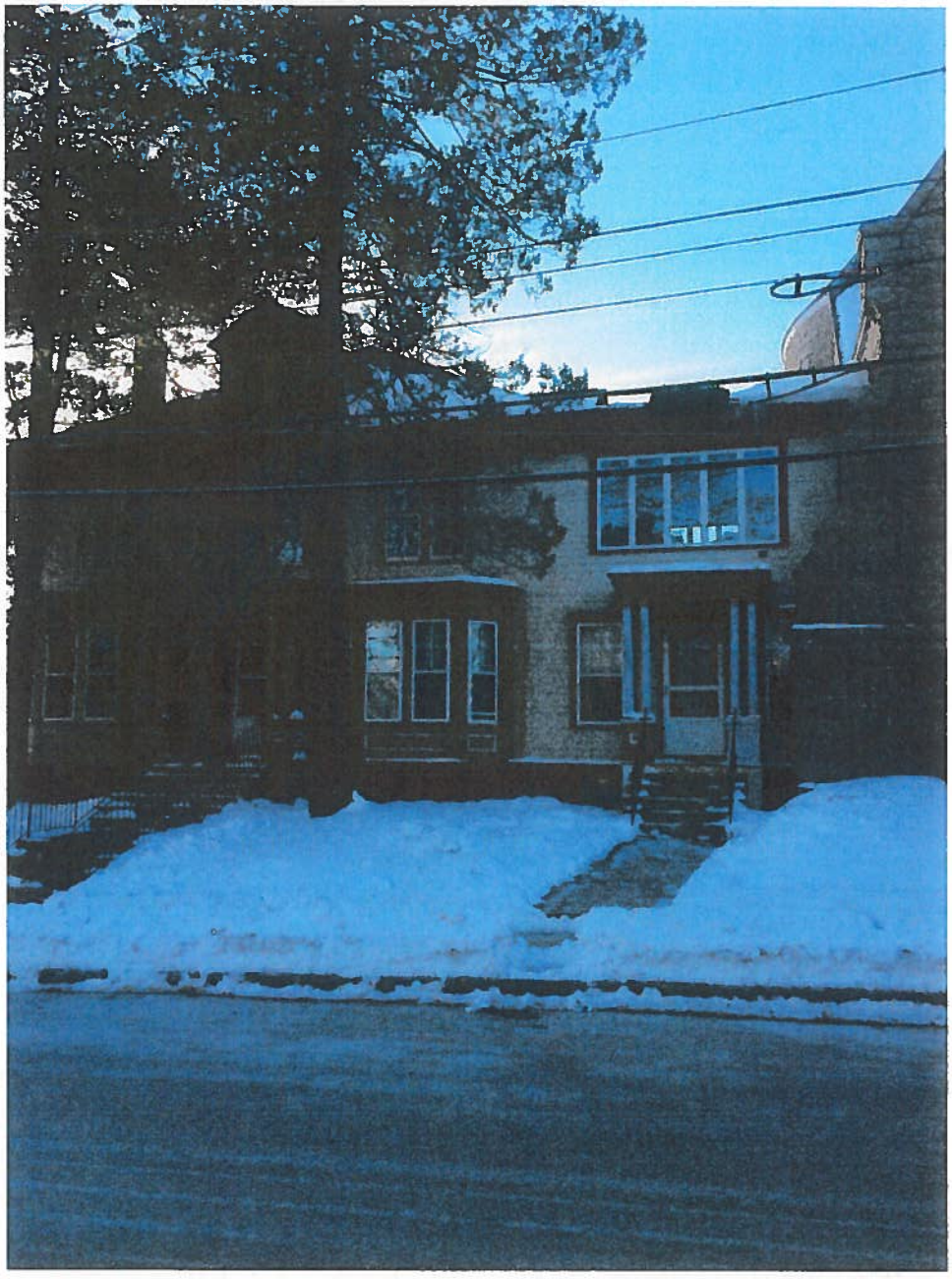
Office of the Vicar General & Moderator of the Curia
207-773-6471 Ext. 7826
andrew.dubois@portlanddiocese.org

Application for Changes to Exterior Appearance of a Historic Building

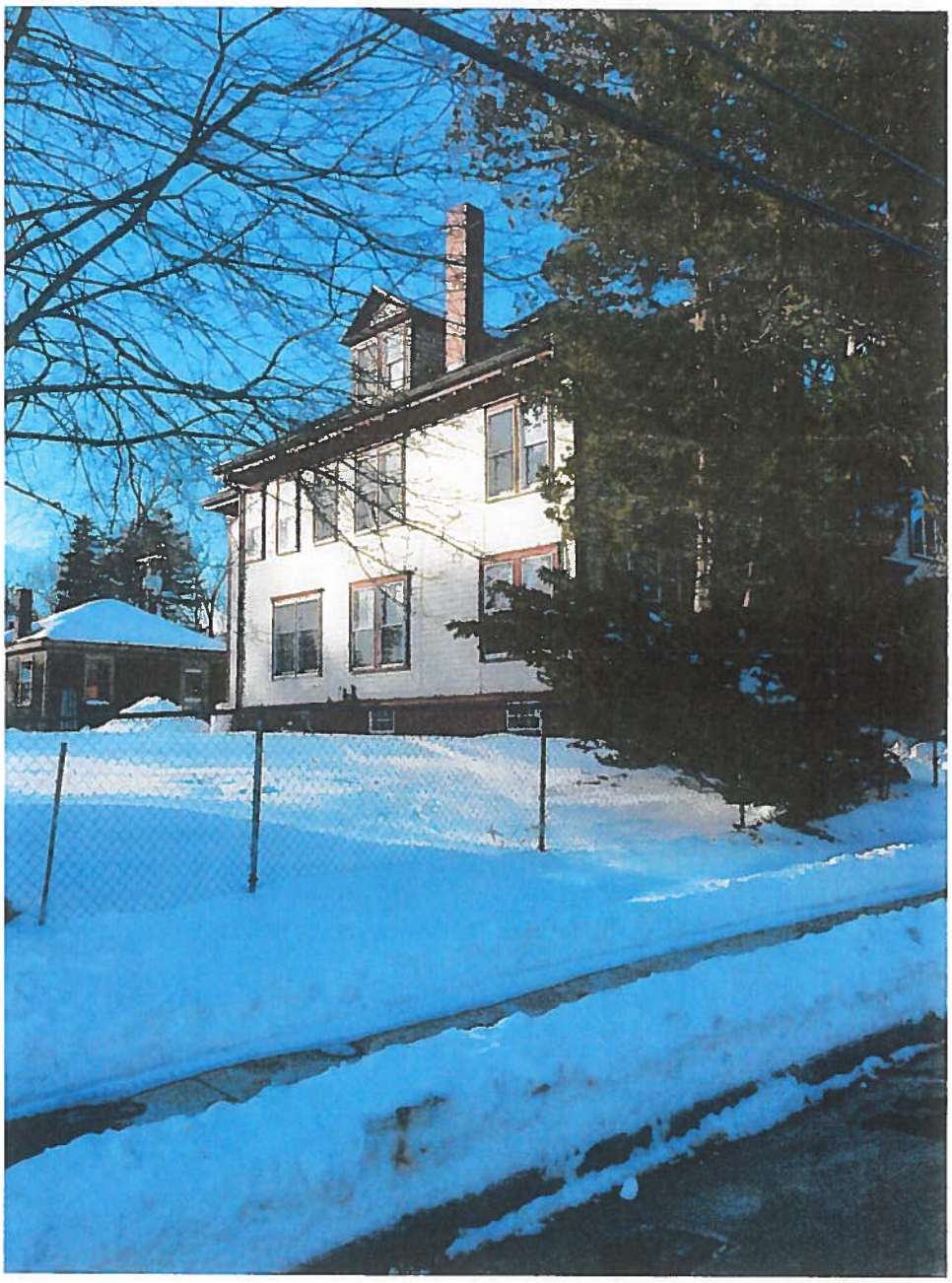
Connecting property taken from Ledgelawn Ave.



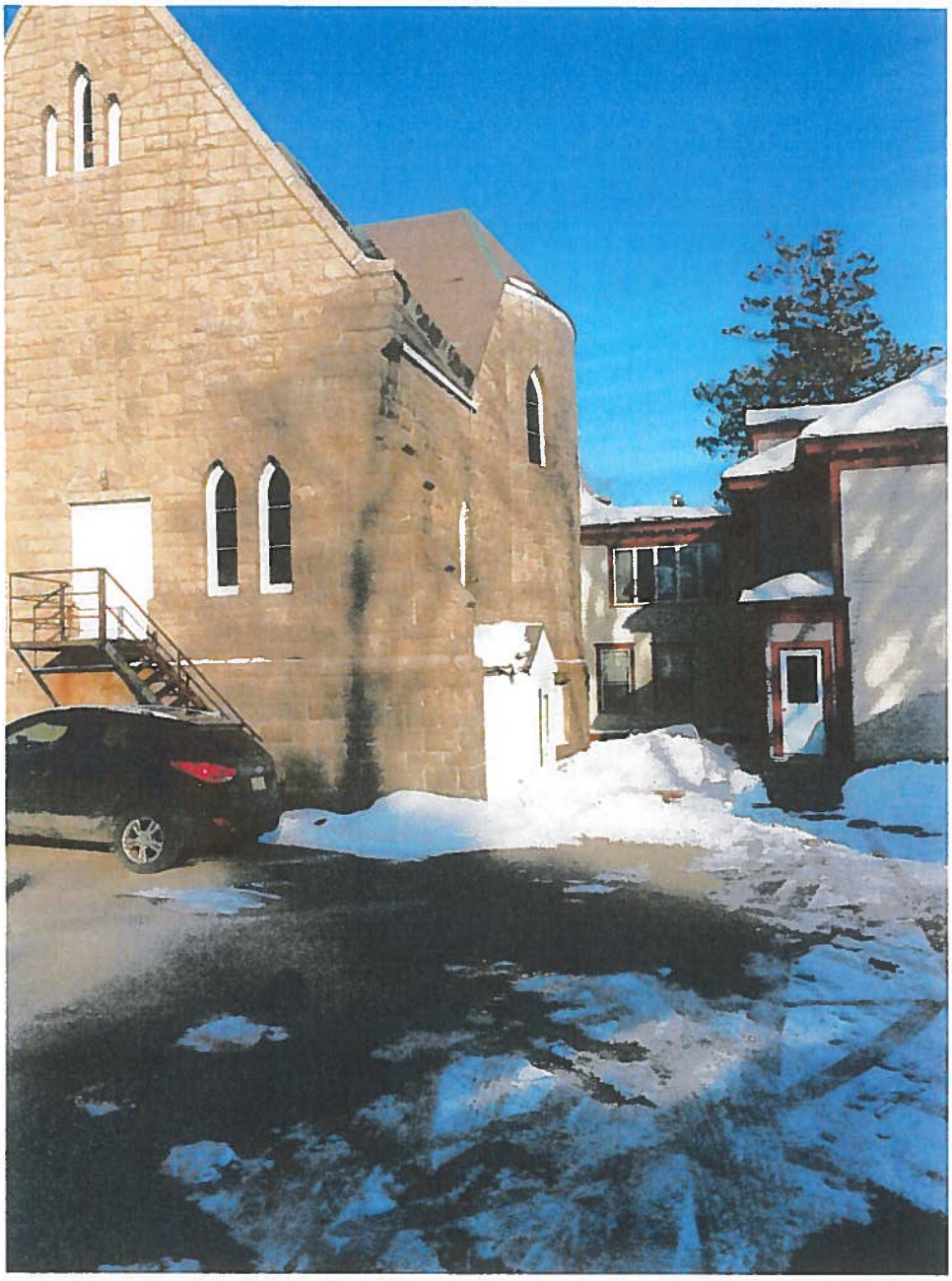
East side of property taken from Ledgelawn Ave.



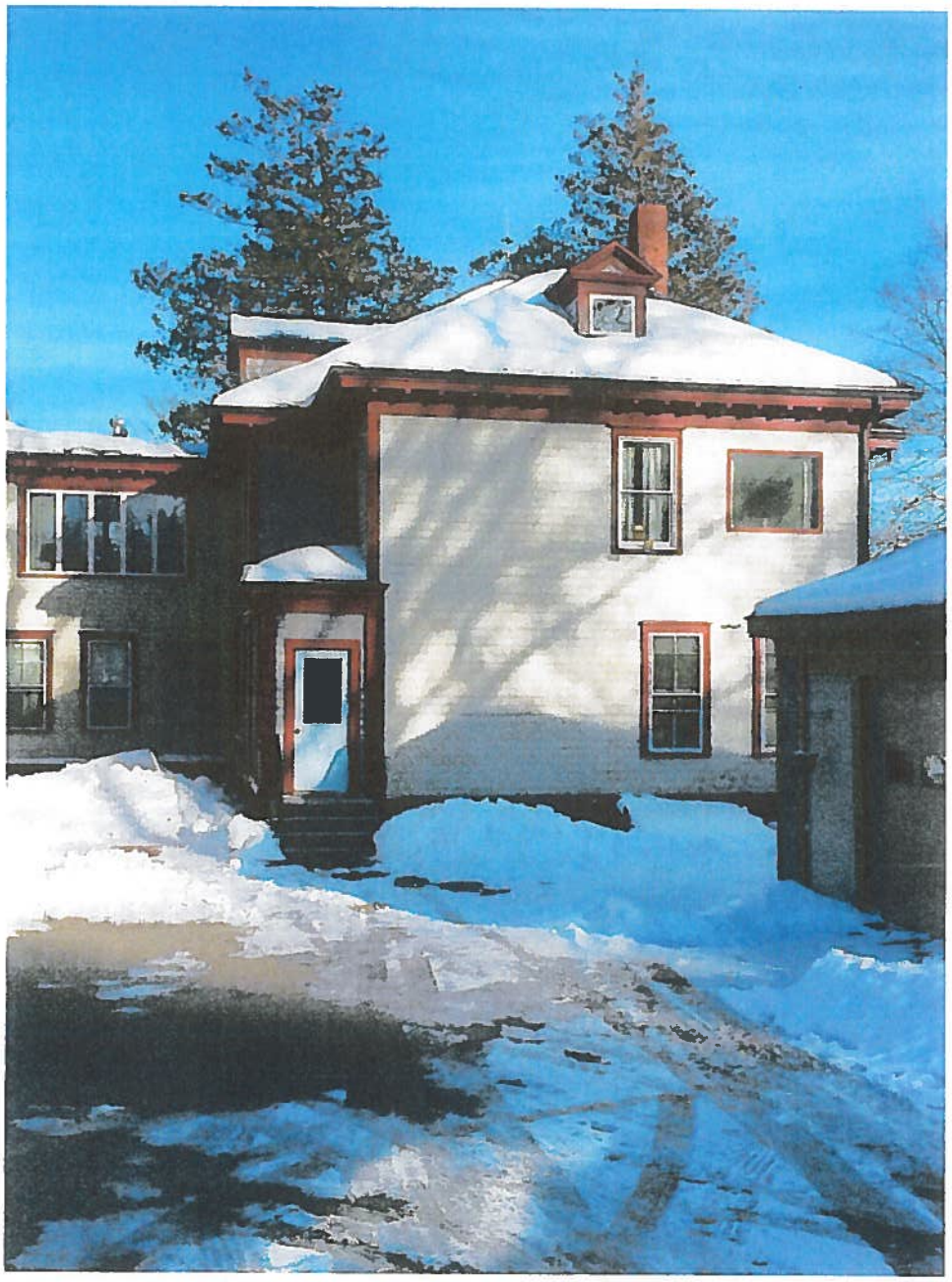
South side of property taken from Ledgelawn Ave.



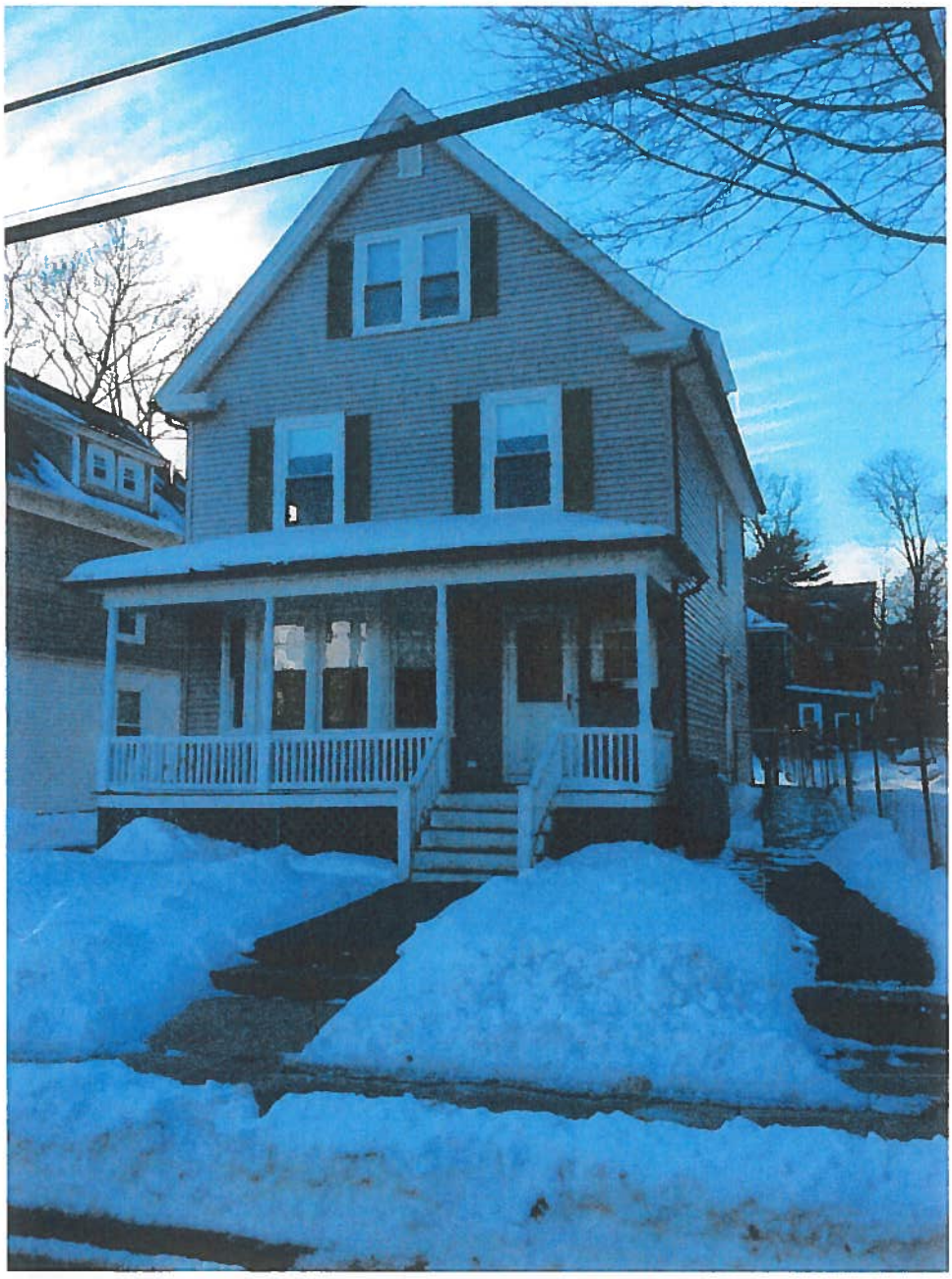
Connecting property taken from Shannon Way.



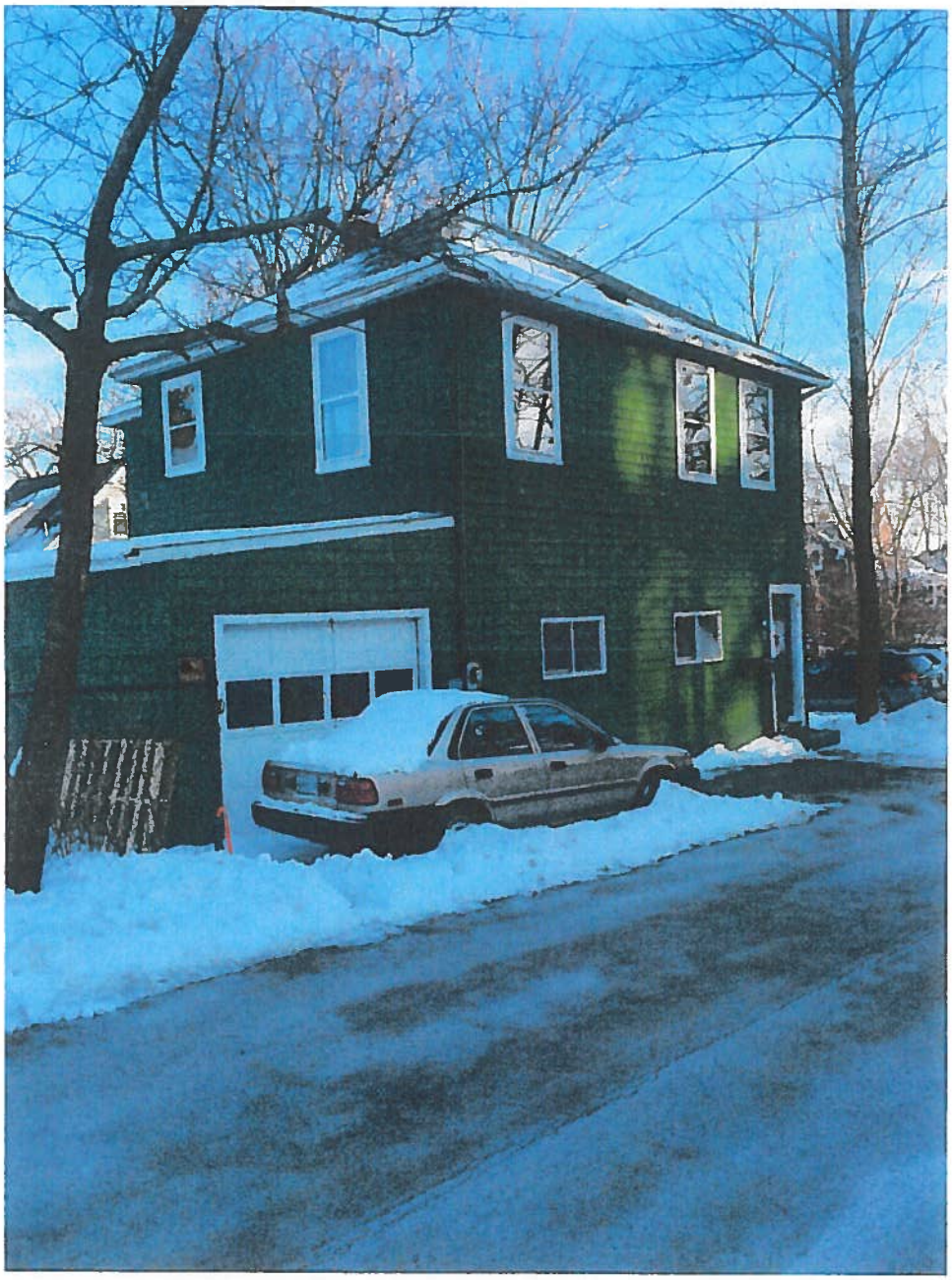
West side of property taken from Shannon Way.

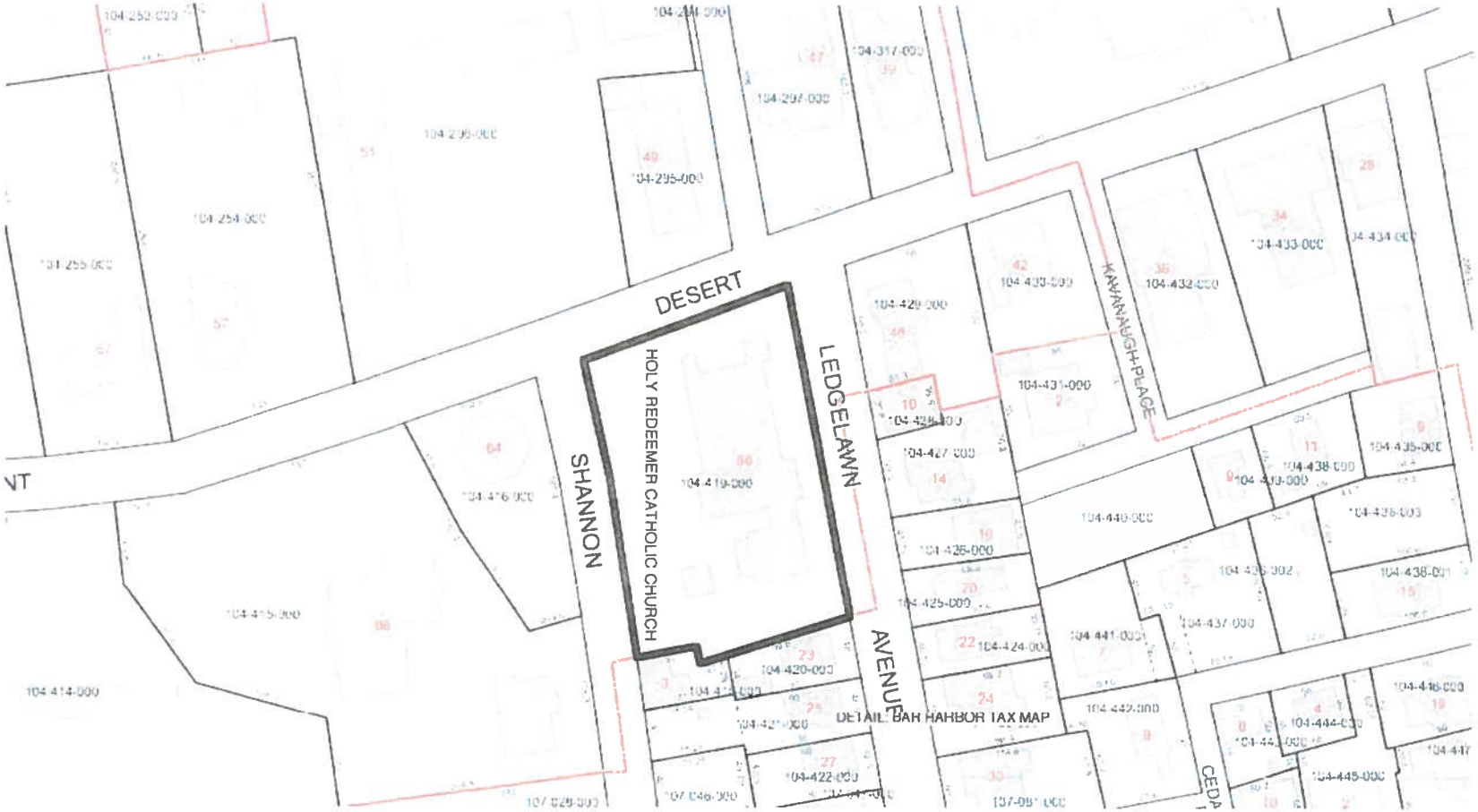


Neighbor at 23 Ledgelawn Ave.



Neighboring property on Shannon Way.





TAX MAP BAR HARBOR, MAINE

GOOGLE MAPS: HOLY REDEEMER CATHOLIC CHURCH

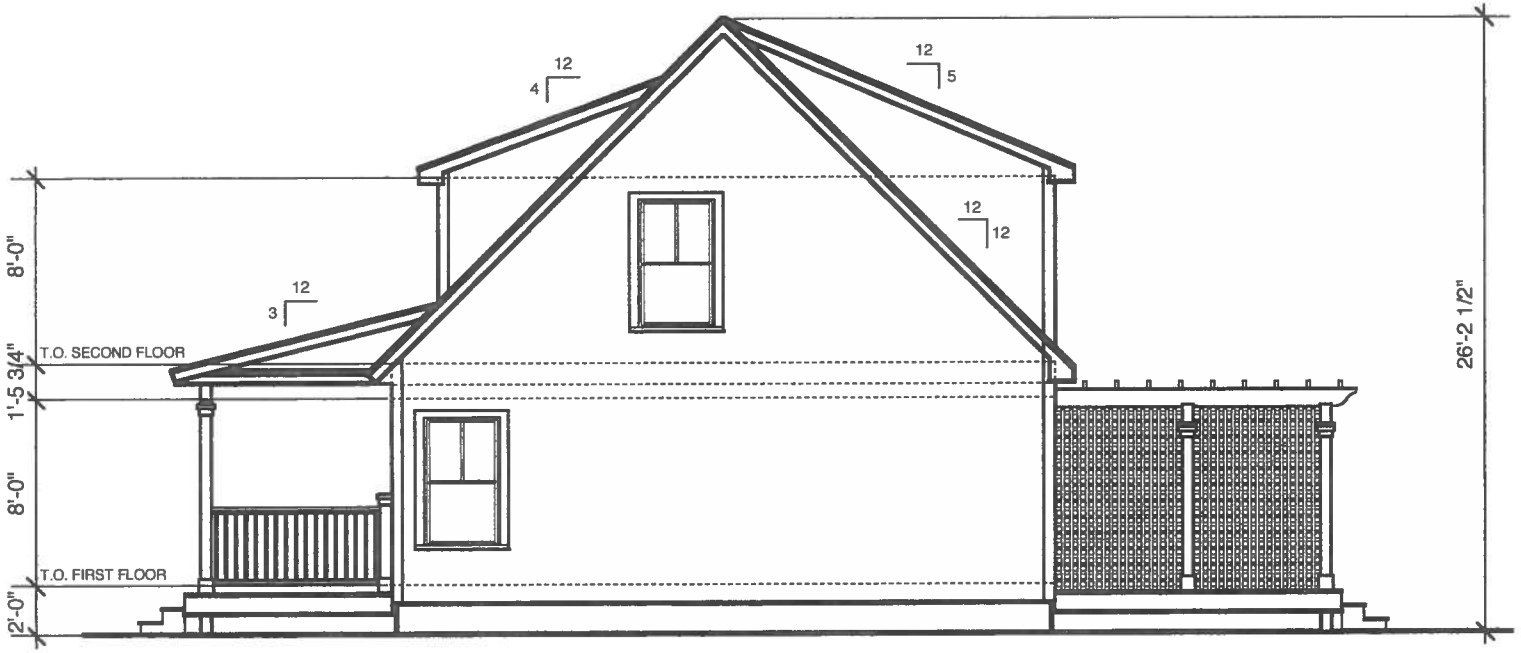
A3

NOTE: ENTRANCE LIGHT 60 WATT LED 800 LUMENS

EAST ELEVATION

Scale 1/8" = 1'-0"

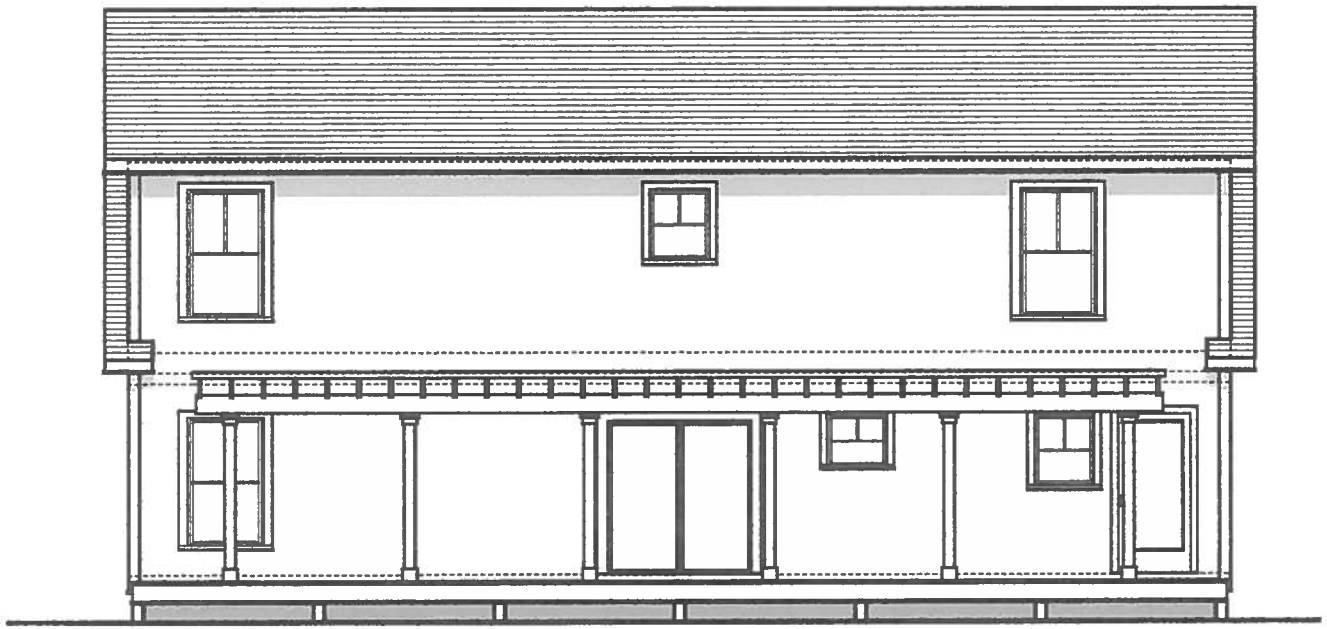
A4



NORTH ELEVATION

Scale 1/8" = 1'-0"

A5

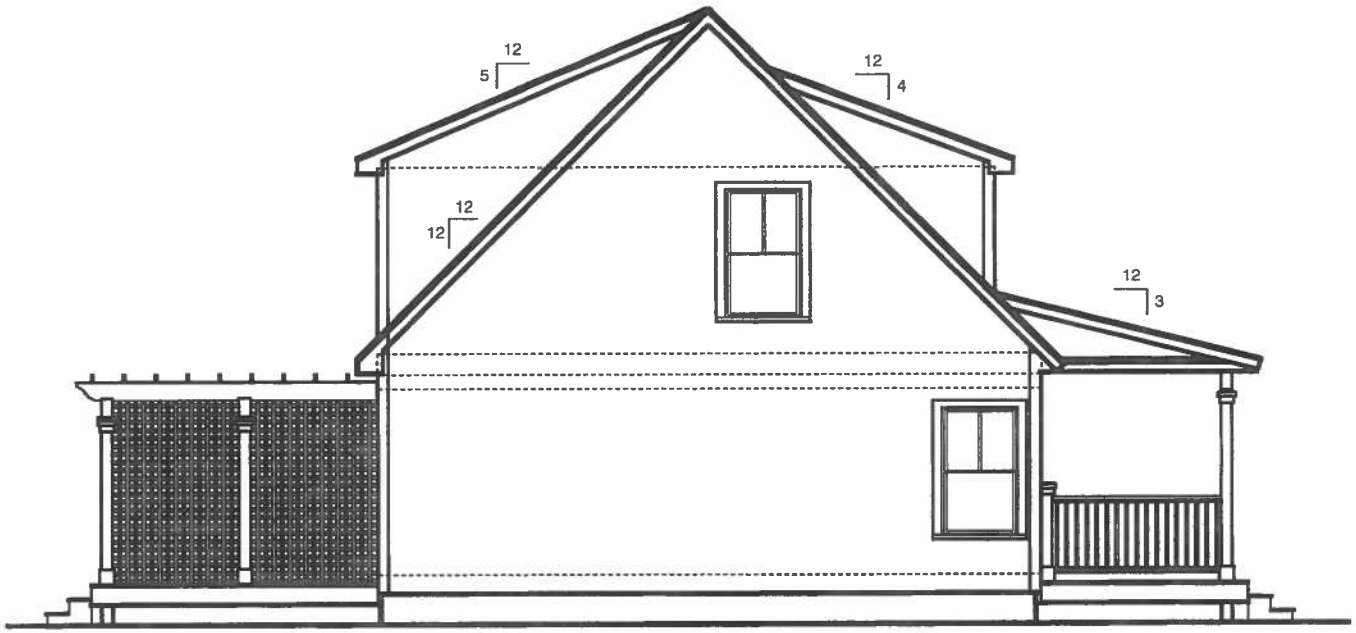


NOTE: ENTRY LIGHTS AT EACH ENTRY DOOR. 60 WATT LED 800 LUMENS

WEST ELEVATION

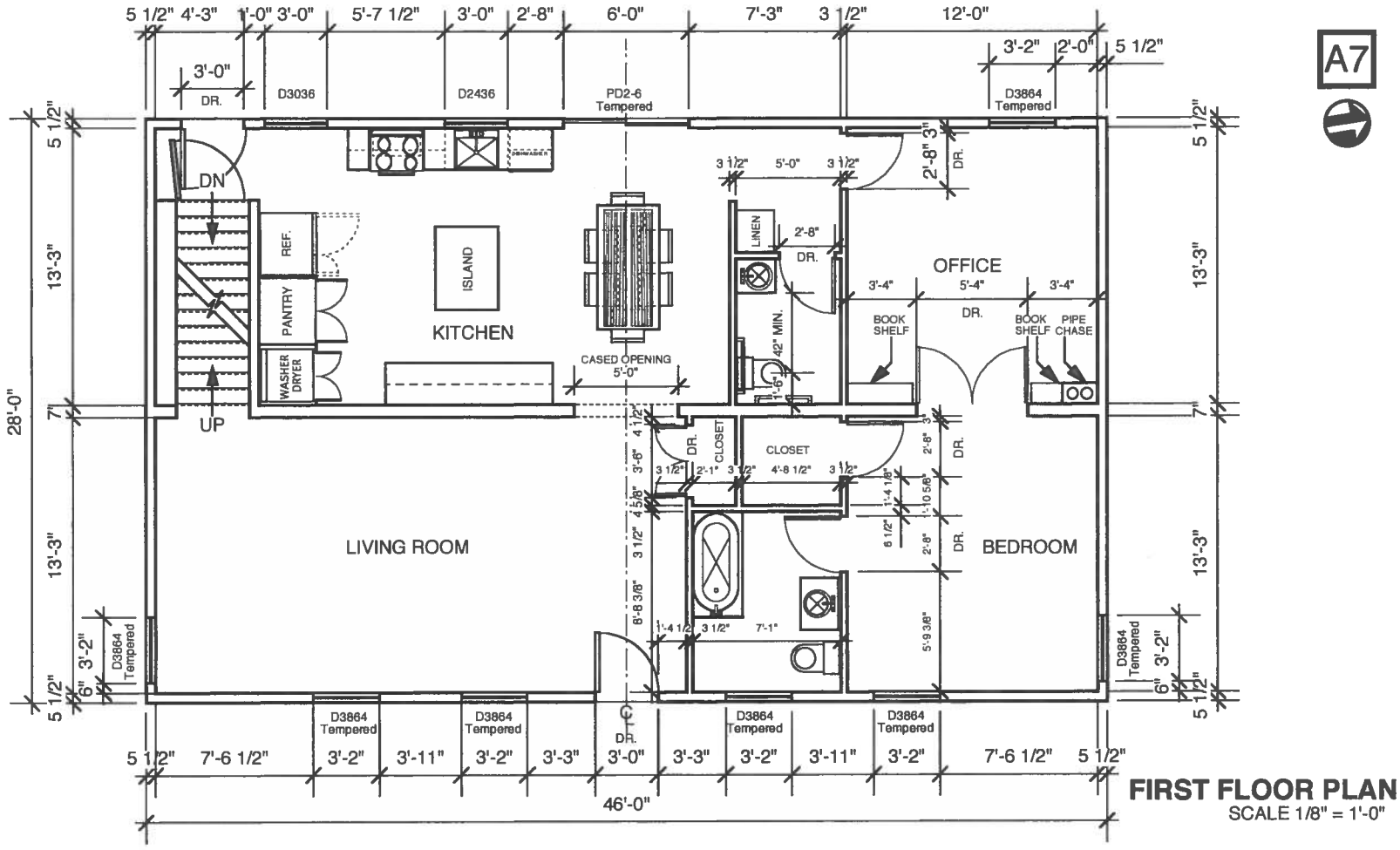
Scale 1/8" = 1'-0"

A6

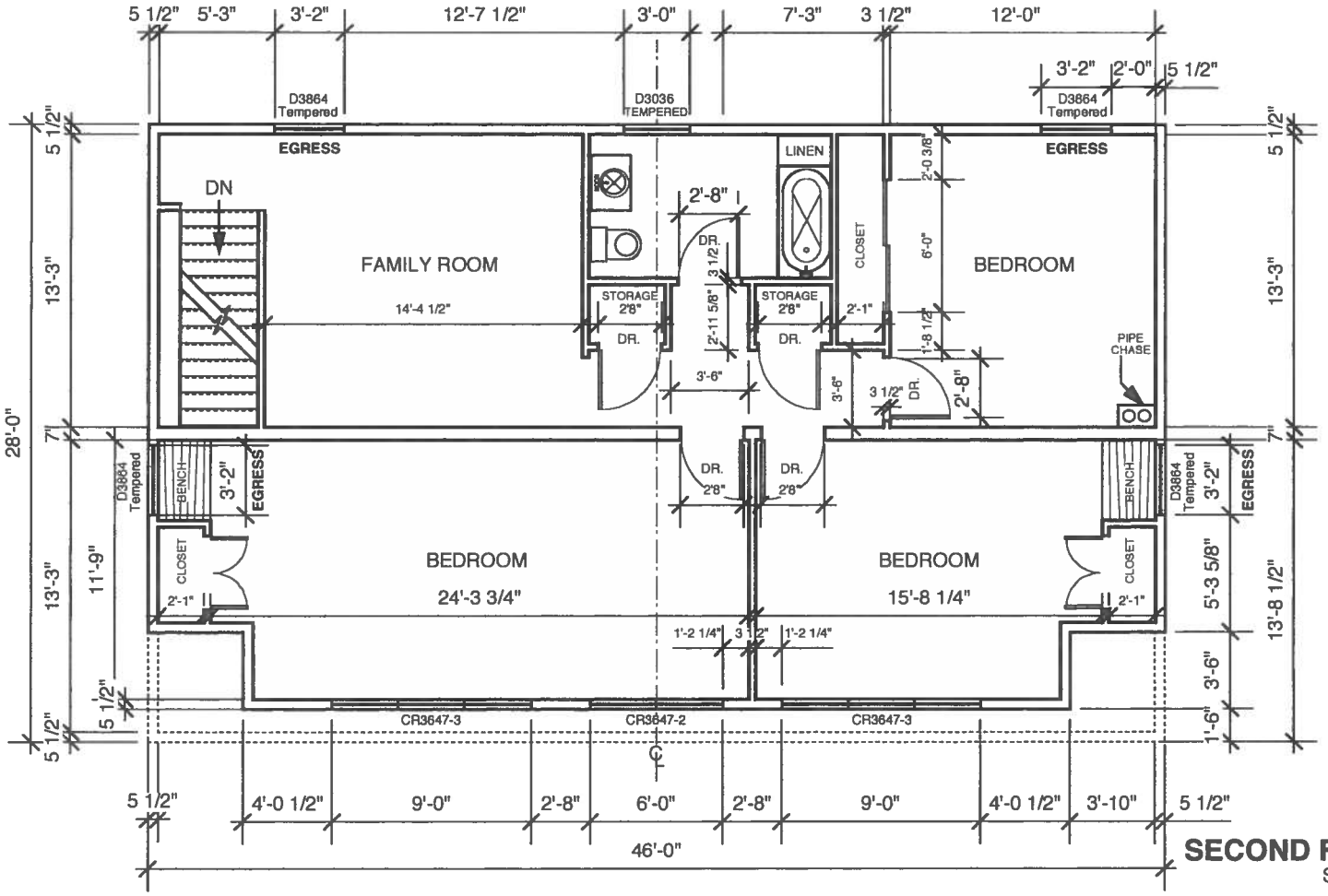


SOUTH ELEVATION

Scale 1/8" = 1'-0"



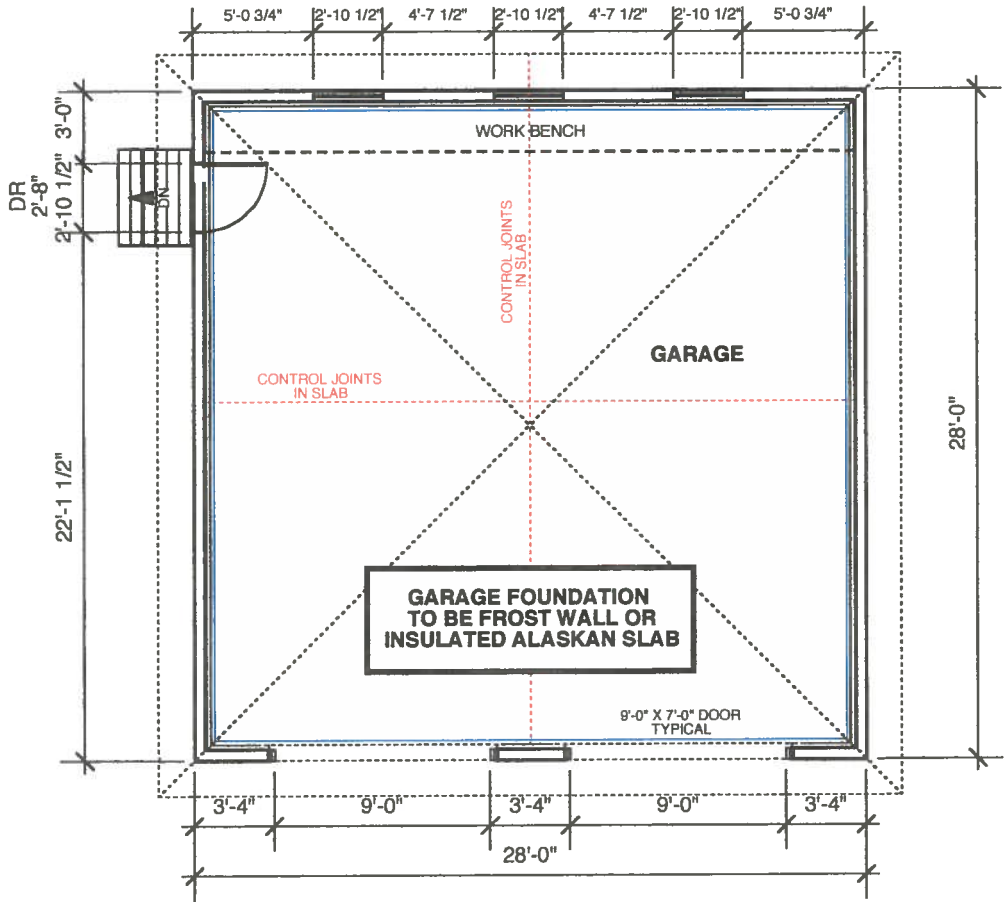
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



A8

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

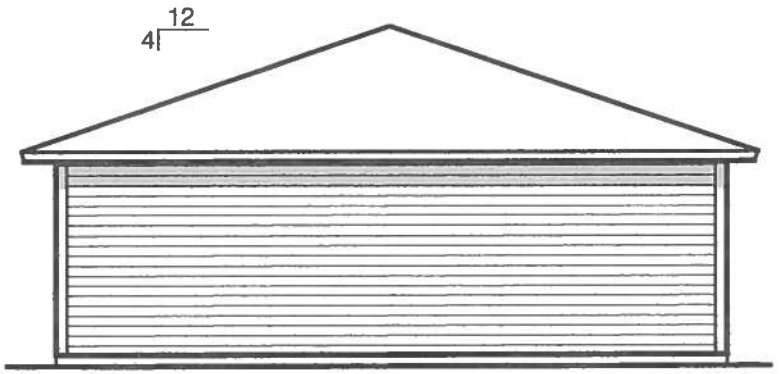


A9

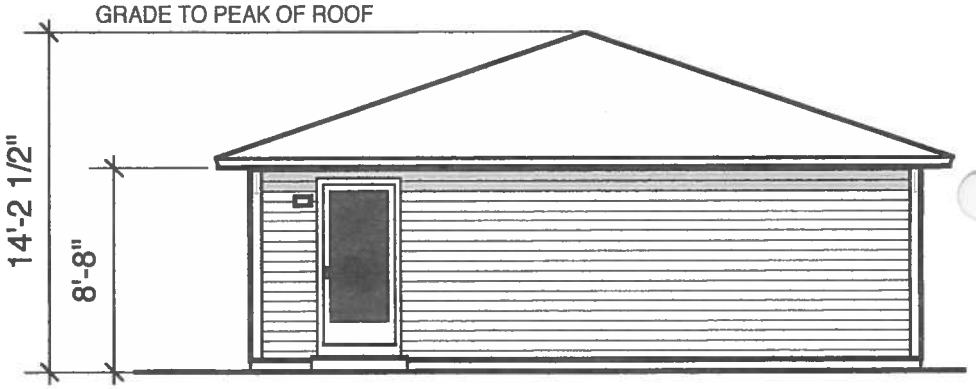
GARAGE DESIGN PLAN

Scale 1/8" = 1'-0"

A10



WEST ELEVATION

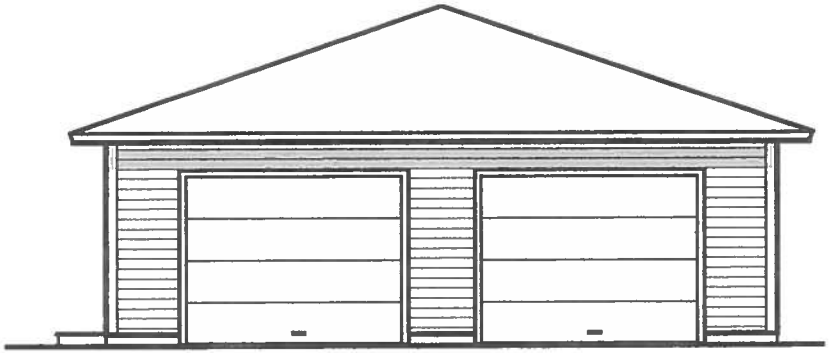


EAST ELEVATION

ATLANTIC DOORS AND WINDOWS. SIZED PROPERLY FOR ALL CODE LOCATIONS

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

IKO DUAL GREY SHINGLES



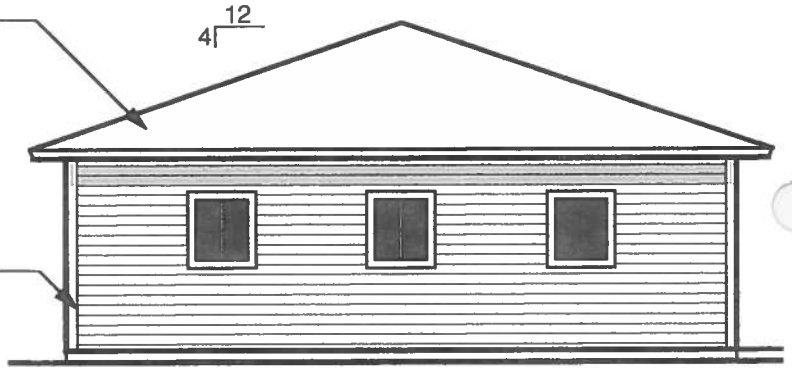
NORTH ELEVATION

ALL COLORS TO MATCH EXISTING RECTORY

SHERWIN-WILLIAMS PAINTS AT ALL EXTERIOR LOCATIONS

RED TRIM:
CAYENNE
SW6882

HARDIE SHINGLES:
PACER WHITE
SW6098



SOUTH ELEVATION

GARAGE ELEVATIONS

Scale 1/8" = 1'-0"

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

WEST ELEVATION

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

59'-0" ELEVATION
EDGE OF PROPERTY

EAST ELEVATION

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

LOCUS MAP

GRID NORTH
Maine East Zone - NAD 1983

Catch Basin #4
Rim: 70.71'
8" Inv. OUT (west): 66.8'

Sewer Manhole #2
Rim: 70.91'
10" Inv. IN (west): 60.6'
6" Inv. IN (north): 61.4'
4" Inv. IN (southeast): 61.3'
10" Inv. OUT (east): 60.4'

Catch Basin #3
Rim: 70.33'
8" Inv. IN (north): 66.7'
8" Inv. IN (east): 66.4'
8" Inv. OUT (south): 66.2'

Catch Basin #2
Rim: 70.43'
8" Inv. IN (west): 66.5'
8" Inv. OUT (east): 65.9'

Catch Basin #1
Rim: 70.73'
8" Inv. OUT (southeast): 67.5'

10" VCP
6" PVC
granite curbing
Communications Manhole
Sewer Manhole #3
Rim: 70.68'
10" Inv. IN (west): 60.5'
10" Inv. OUT (east): 60.5'

N: 282,562.7'
E: 1,060,568.7'

TBM= top nut of hydrant
Elev.=74.85'

MOUNT DESERT STREET
SEE NOTE 4
N 71°32'10" E
12.36'
S 18°27'50" E
1" rod

Bishop of Portland
Book 2815, Pg. 138

Lot Area
7,174 SF
(0.16 ACRES)

A = 97.48'
R = 270.00'

Now or Formerly
Michael A. Donahue
& Leah Rae Donahue
Book 4229, Pg. 152

dwelling
deck
pavement
gravel
S 10°41'40" E
50.25'
10' WIDE EASEMENT
SEE NOTE #7
10.00'
10.00'

N: 282,107.2'
E: 1,060,472.8'

3/4" pipe
S 78°21'20" W 78.36' (total)
pavement

Now or Formerly
Michael C. Musetti
& Deborah L. Musetti
Book 3488, Pg. 35

BOUNDARY & TOPOGRAPHIC PLAN

SHOWING

HOLY REDEEMER
ROMAN CATHOLIC CHURCH LOTS

MOUNT DESERT STREET, LEDGELAWN AVENUE
& SHANNON WAY
BAR HARBOR, MAINE

HANCOCK COUNTY REGISTRY OF DEEDS
BOOK 413, PAGE 125
BOOK 463, PAGE 312
BOOK 2815, PAGE 138

FOR

ROMAN CATHOLIC
DIOCESE OF PORTLAND

CURRENT OWNER

ROMAN CATHOLIC BISHOP OF
PORTLAND
The Chancery
510 Ocean Avenue
Portland, ME 04103-4936

SCALE: 1"= 20'

20' 0' 20' 40' 60' 80'

DISTANCES SHOWN ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET
COMBINED SCALE FACTOR IS 0.99990785 (GROUND TO GRID)

VERTICAL DATUM: NGVD29
CONTOUR INTERVAL = 1 FOOT

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: April 29, 2015
PROJ. NO. 15041
Email: info@WeMapIt.com
Phone: (207) 947-0019
Toll-Free: 1-800-734-0019
DRAWING FILE: 15041.dwg
www.WeMapIt.com

STATE OF MAINE
JONATHAN M. STEWART
NO. 2327
PROFESSIONAL LAND SURVEYOR

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

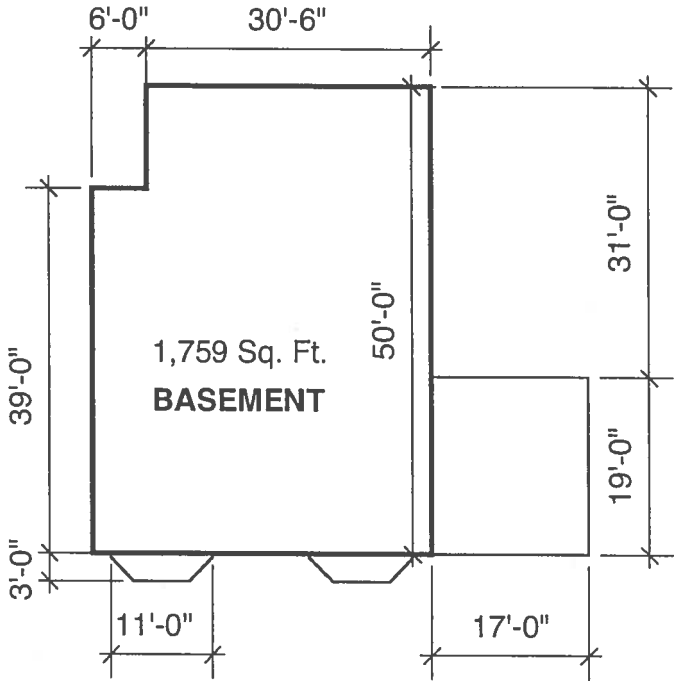
Jonathan M. Stewart

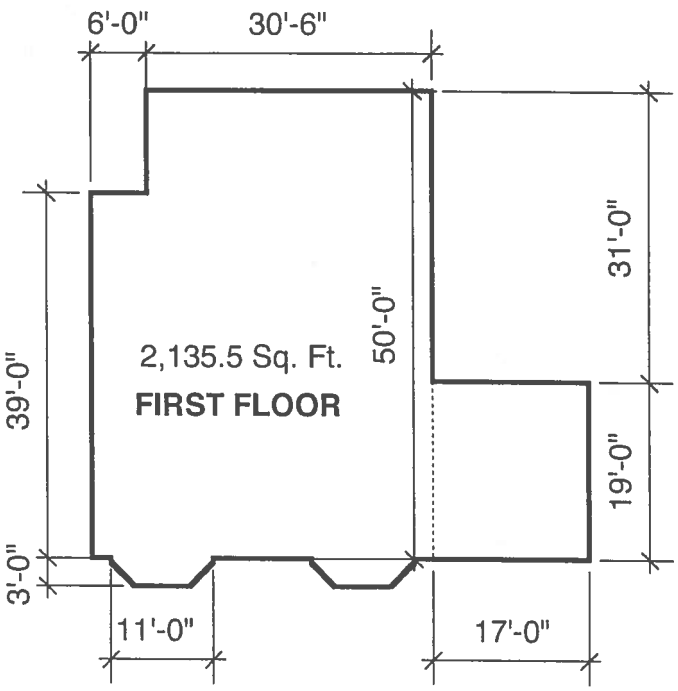
JONATHAN M. STEWART, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2327

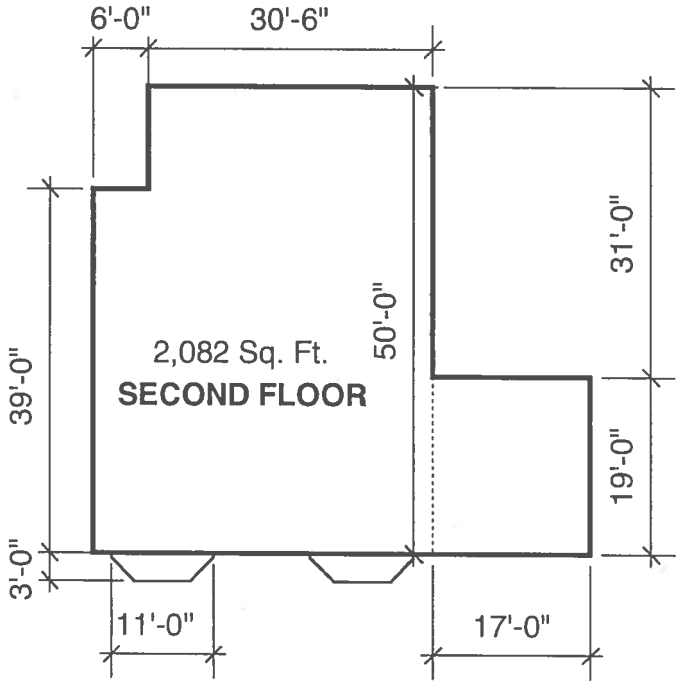
Holy Redeemer
Roman Catholic Church

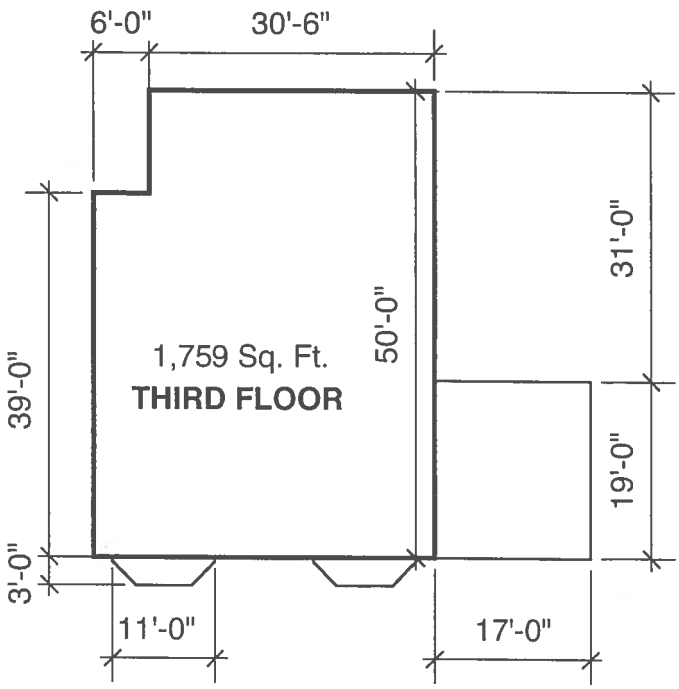
Mount Desert Street
Bar Harbor, Maine

TOTAL RECTORY: 7,735.5 SQ. FT.





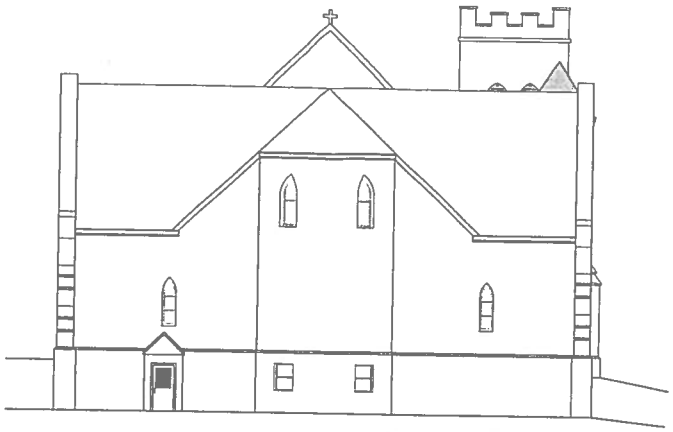




RECTORY PLANS
SCALE: 1" = 20'-0"

EAST ELEVATION

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

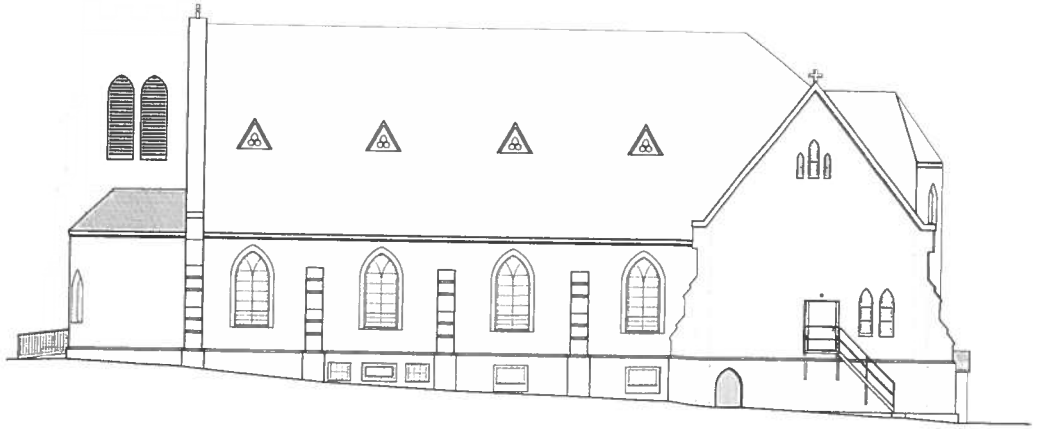


SOUTH ELEVATION

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

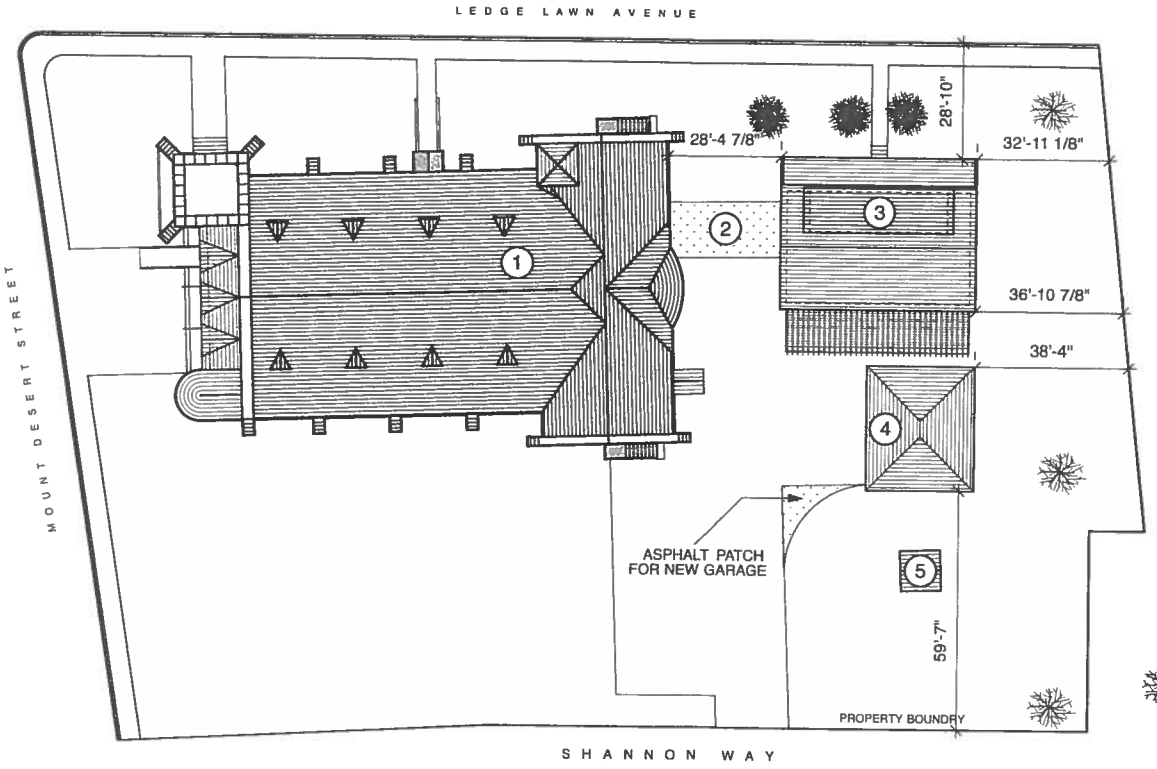
NORTH ELEVATION

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



WEST ELEVATION

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



A2

LEGEND

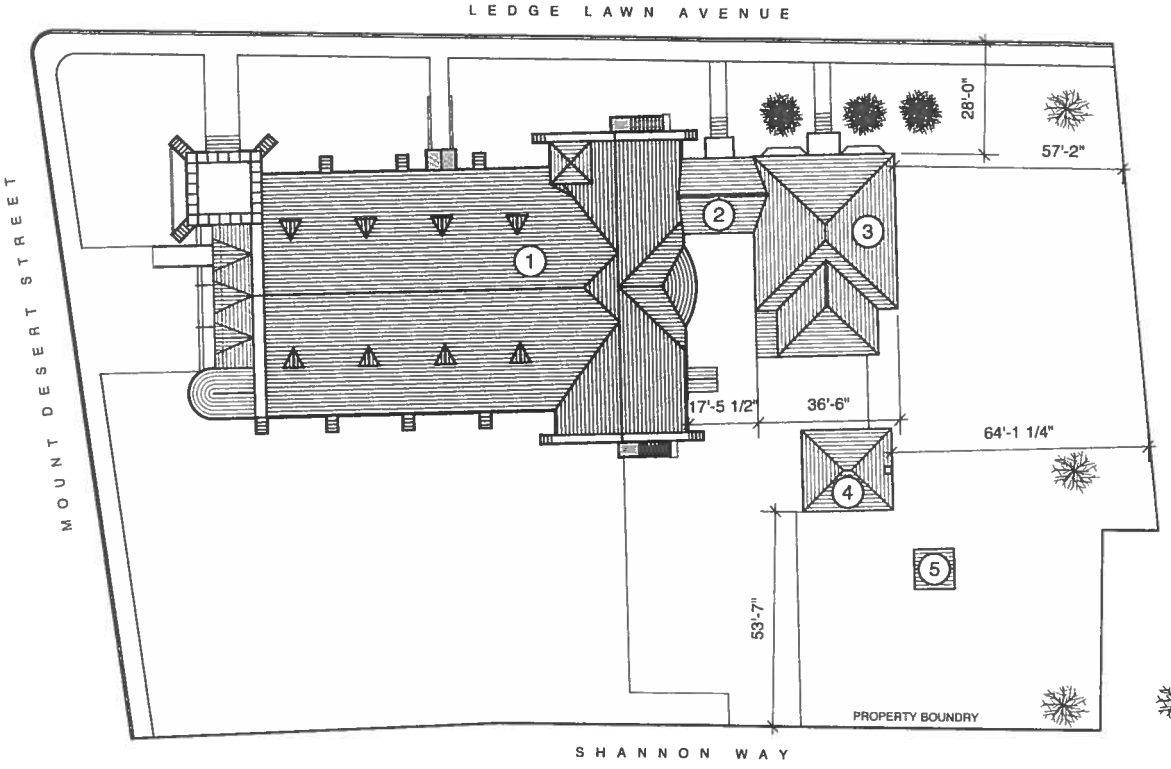
1. HOLY REDEEMER CATHOLIC CHURCH TO REMAIN AND TO BE RENOVATED
2. CONNECTOR AND FOUNDATION TO BE DEMOLISHED AND REMOVED
3. RECTORY AND FOUNDATION TO BE DEMOLISHED AND REPLACED WITH NEW STRUCTURE
4. SINGLE CAR GARAGE TO BE DEMOLISHED AND REMOVED AND REPLACED WITH TWO CAR GARAGE
5. EXISTING SHED TO REMAIN

ALL EXISTING TREES TO REMAIN

NEW SITE PLAN

HOLY REDEEMER CATHOLIC CHURCH

SCALE 1" = 20'-0"



A1

LEGEND

1. HOLY REDEEMER CATHOLIC CHURCH TO REMAIN AND TO BE RENOVATED
2. EXISTING WOOD FRAME CHURCH-RECTORY CONNECTOR TO BE REMOVED
3. EXISTING WOOD FRAME RECTORY TO BE REMOVED AND REPLACED WITH NEW STRUCTURE
4. EXISTING WOOD FRAMED 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"

WEST ELEVATION

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

EAST ELEVATION

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

LOCUS MAP

GRID NORTH
Maine East Zone - NAD 1983

NOTES

1. BOOK AND PAGE CITATIONS SHOWN HEREON REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.

2. COORDINATES AND NORTH ORIENTATION BASED ON MAINE COORDINATE SYSTEM OF 1983, EAST ZONE. COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION. THIS PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES. ORIENTATION DERIVED FROM GPS OBSERVATIONS IN 2010.

3. BENCHMARKS, SPOT ELEVATIONS AND CONTOURS SHOWN REFERENCE THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. 1' AND 5' CONTOURS SHOWN WERE INTERPOLATED FROM GROUND SHOTS OBSERVED IN APRIL 2015 USING A TOTAL STATION INSTRUMENT. SITE BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT ON THE NORTHERLY SIDE OF MOUNT DESERT STREET WITH AN ELEVATION OF 74.95 FEET (NGVD29).

4. MOUNT DESERT STREET RIGHT OF WAY VARIES IN WIDTH. REFERENCE IS MADE TO THE 1889 LAYOUT OF SAID STREET RECORDED IN THE HANCOCK COUNTY COMMISSIONERS RECORDS, VOLUME 12, PAGE 96.

5. SHANNON WAY [f.k.a. "GLEN MARY ROAD"] THAT ABUTTS THE SUBJECT PREMISES
   IS A 20 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 63 OF THE TOWN WARRANT DATED MARCH 7, 1950. THE LIMITS OF SAID WAY SHOWN HEREON ARE BASED ON A PLAN TITLED "SHANNON ESTATE, BAR HARBOR, MAINE", PREPARED BY EDGAR I. LORD, C.E., RECORDED AUGUST 8, 1927 IN MAP FILE 63, PAGE 90.

6. LEDGELAWN AVENUE DEPICTED HEREON IS A 50-FOOT WIDE PUBLIC RIGHT OF WAY DESCRIBED IN THE BAR HARBOR TOWN CLERK'S RECORDS. THE ORIGINAL LAYOUT WAS ACCEPTED BY A VOTE ON ARTICLE 20 OF THE TOWN WARRANT DATED FEBRUARY 23, 1887. THE RIGHT OF WAY WAS WIDENED BY 10 FEET BY A VOTE ON ARTICLE 27 OF THE TOWN WARRANT DATED MARCH 24, 1909. THE RIGHT OF WAY WAS AGAIN WIDEN BY 10 FEET BY A VOTE ON ARTICLE
   97 OF THE TOWN WARRANT DATED MARCH 8, 1984.

7. REFERENCE IS MADE TO A 10 FOOT WIDE ACCESS EASEMENT OVER THE SUBJECT PROPERTY, APPURTENANT TO THE MICHAEL A. DONAHUE & LEAH RAE DONAHUE PROPERTY; SAID EASEMENT WAS ORIGINALLY RESERVED IN A DEED FROM SAID DONAHUE'S TO CHARLES W. SAWYER, JR. DATED NOVEMBER 16, 1994, RECORDED IN BOOK 2329, PAGE 162. THE PORTION OF THE LOT WAS GROWN IN WITH BUSHES AND HAD A CONCRETE SLAB CROSSING ITS PERCEIVED PATH.

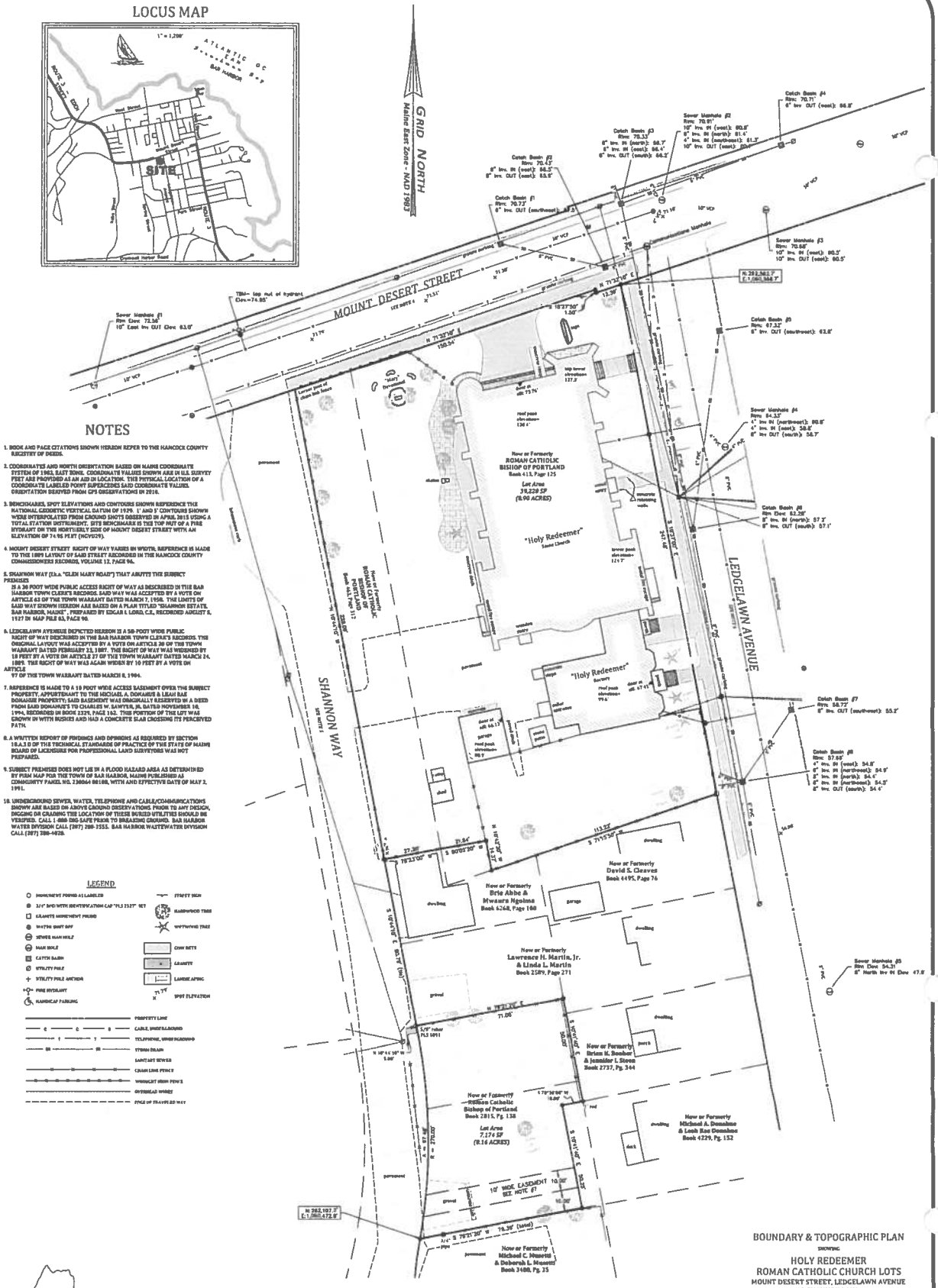
8. A WRITTEN REPORT OF FINDINGS AND OPINIONS AS REQUIRED BY SECTION 10.A.3 B OF THE TECHNICAL STANDARDS OF PRACTICE OF THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WAS NOT PREPARED.

9. SUBJECT PREMISES DOES NOT LIE IN A FLOOD HAZARD AREA AS DETERMINED BY FIRM MAP FOR THE TOWN OF BAR HARBOR, MAINE PUBLISHED AS COMMUNITY PANEL NO. 230064 0010B, WITH AND EFFECTIVE DATE OF MAY 2, 1991.

10. UNDERGROUND SEWER, WATER, TELEPHONE AND CABLE/COMMUNICATIONS SHOWN ARE BASED ON ABOVE GROUND OBSERVATIONS. PRIOR TO ANY DESIGN, DIGGING OR GRADING THE LOCATION OF THESE BURIED UTILITIES SHOULD BE VERIFIED. CALL 1-888-DIG-SAFE PRIOR TO BREAKING GROUND. BAR HARBOR WATER DIVISION CALL (207) 288-3555. BAR HARBOR WASTEWATER DIVISION CALL (207) 288-4820.

LEGEND

- MONUMENT FOUND AS LABELED
- 5/8" REBAR WITH IDENTIFICATION CAP "PLS 2327" SET
- GRANITE MONUMENT FOUND
- WATER SHUT OFF
- SEWER MAN HOLE
- MAN HOLE
- CATCH BASIN
- UTILITY POLE
- UTILITY POLE ANCHOR
- FIRE HYDRANT
- HANDICAP PARKING
- STREET SIGN
- HARDWOOD TREE
- WATTWOOD TREE
- CONC SETS
- GRANITE
- LANDSCAPING
- SPOT ELEVATION
- PROPERTY LINE
- CABLE, UNDERGROUND
- TELEPHONE, WIRES OVERHEAD
- STORM DRAIN
- SANITARY SEWER
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD WIRES
- EDGE OF TRAVELED WAY



PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: April 28, 2015
PROJ. NO. 15041
Phone: (207) 947 8819
Toll Free: 1-866 714 8819
DRAWING FILE: 15041.dwg
www.WeMapIt.com

JONATHAN H STEWART NO. 2327

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 3, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

JONATHAN H. STEWART, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2327

SCALE: 1"= 20'

DISTANCES SHOWN ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET COMBINED SCALE FACTOR IS 0.99996785 (GROUND TO GRID)

VERTICAL DATUM: NGVD29
CONTOUR 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 REGISTRY OF DEEDS
BOOK 413, PAGE 125
BOOK 663, PAGE 312
BOOK 2815, PAGE 138

FOR

ROMAN CATHOLIC DIOCESE OF PORTLAND

CURRENT OWNER

ROMAN CATHOLIC BISHOP OF PORTLAND
The Chancery
510 Ocean Avenue
Portland, ME 04103-4836

RECEIVED
MAR 15 2016
TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-11

Date: 3-15-2016

Map & Lot: 219-23

GENERAL INFORMATION:

Project Location: 1569 State Hwy 102
street address
Bar Harbor ME 04609

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 Farms Way
City: Bar Harbor State: ME
Email: Kelly-Corson@yahoo.com
Phone: 207-460-8028

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: 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

Signature of Applicant

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

Detailed Project Description:

Construction of A 11'X7' roof covered extension off of rear side of building. Placement of 4 each 3ft posts w/ rope tied to join each - breaking off parking area to lawn. Installation of Coke machine on Left side of building facing parking area

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

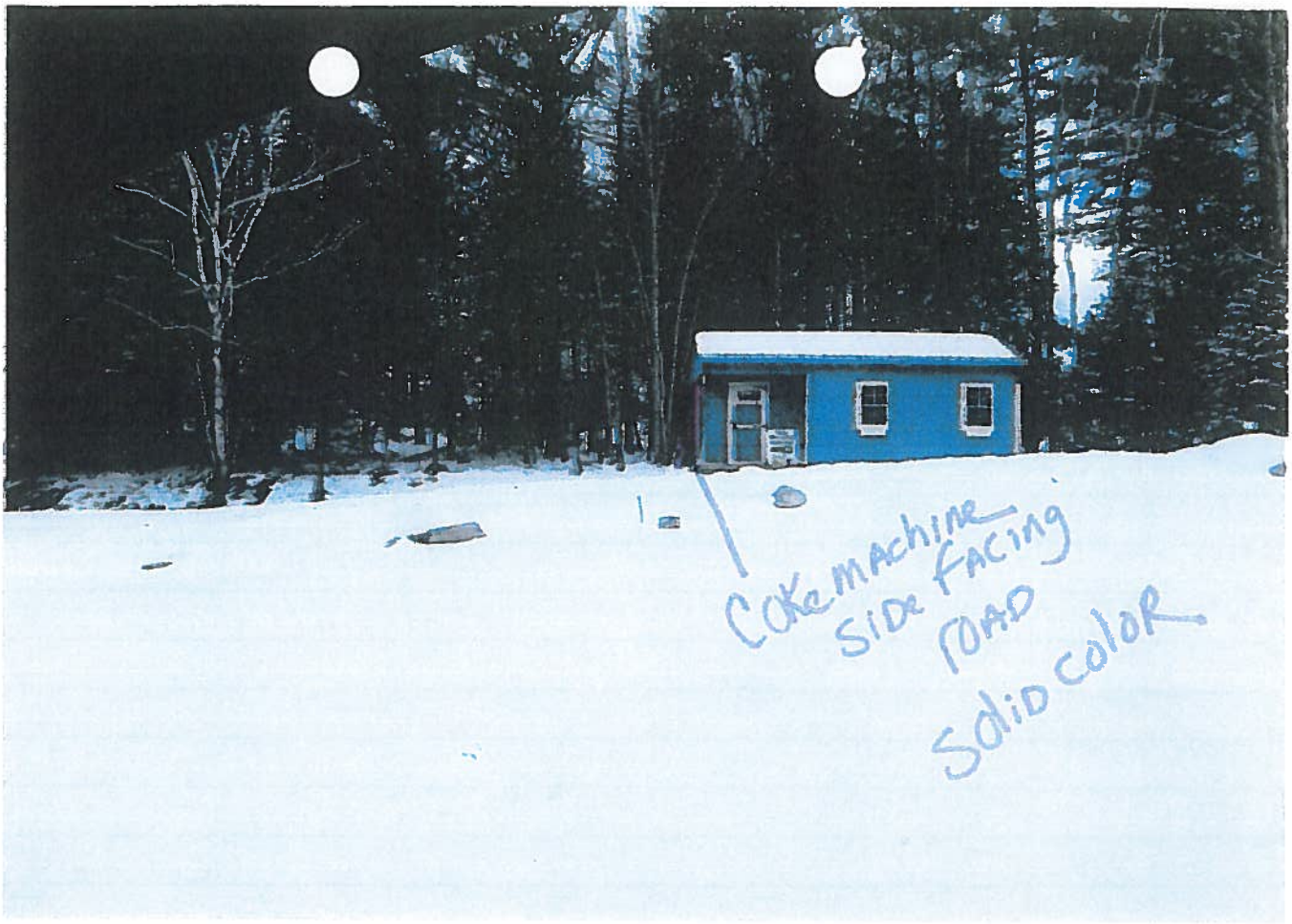
Submittals Required	Provided
Road Frontage Calculation – Length of Road in Front of Property in Linear feet.	✓
Signage Plan – Measurements of all existing signage and total square feet of signage	
A scaled drawing of each face of the sign showing the size, color, material, and design of the lettering. 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.	✓
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.	

NOTE:

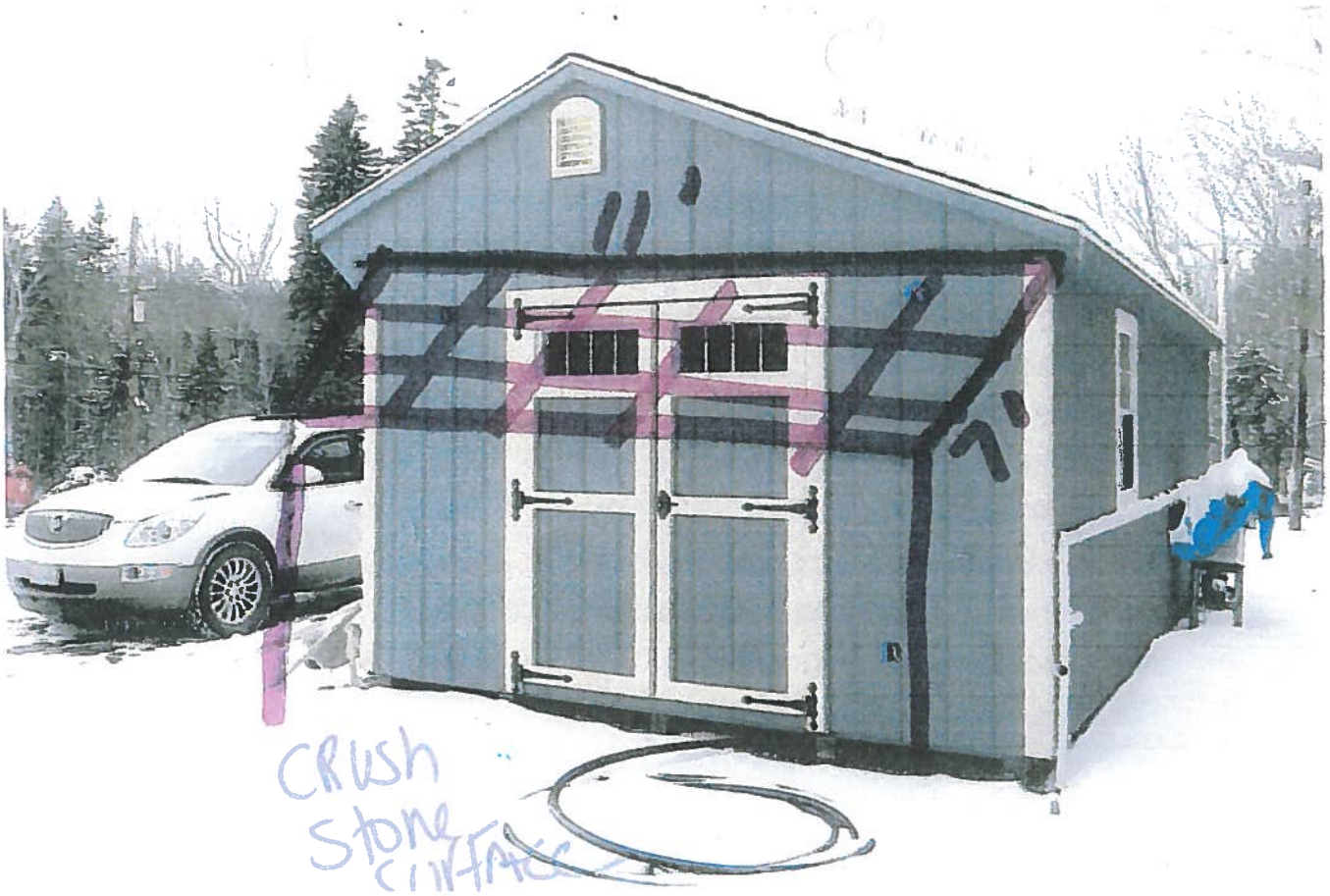
Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.

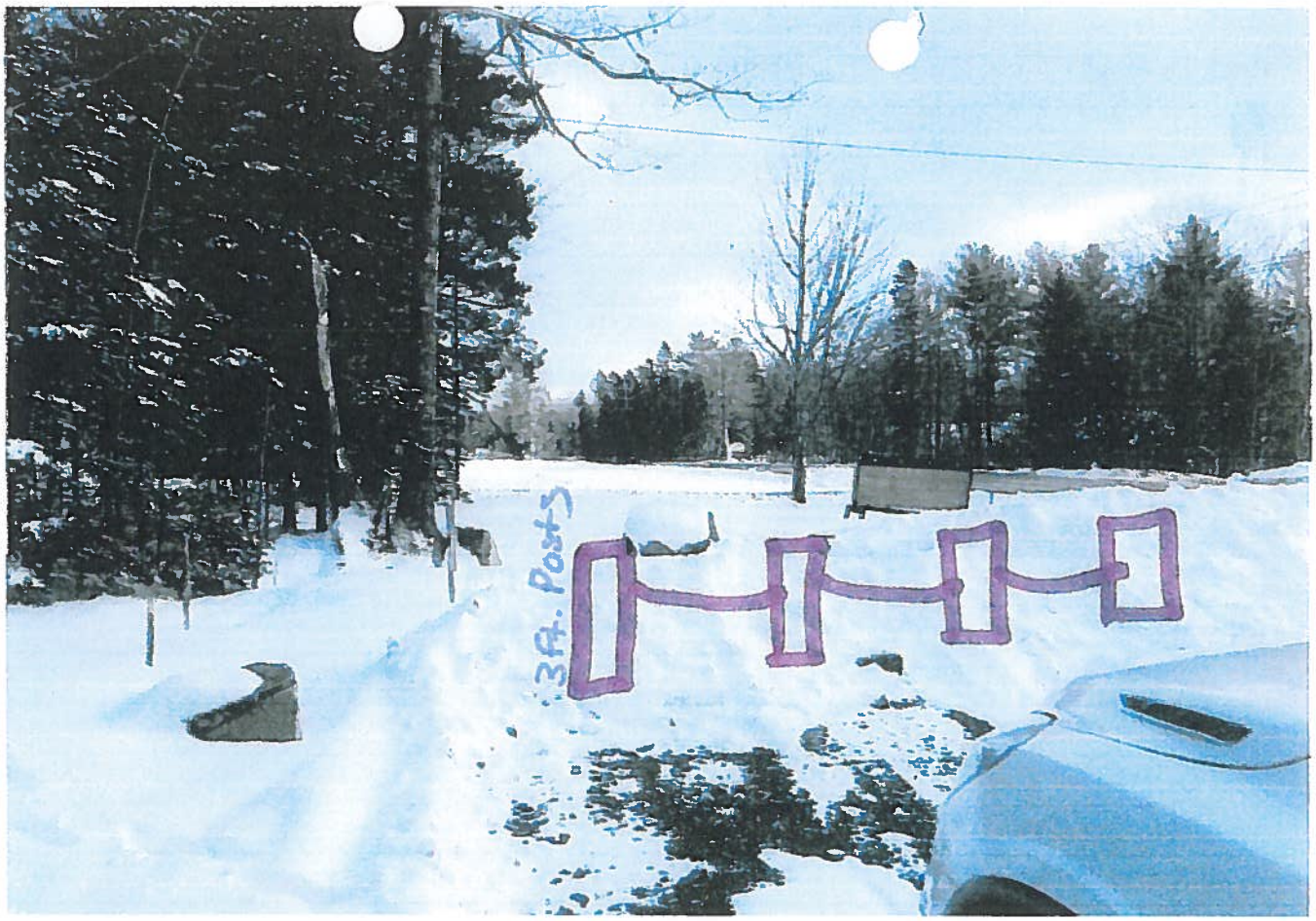
Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.

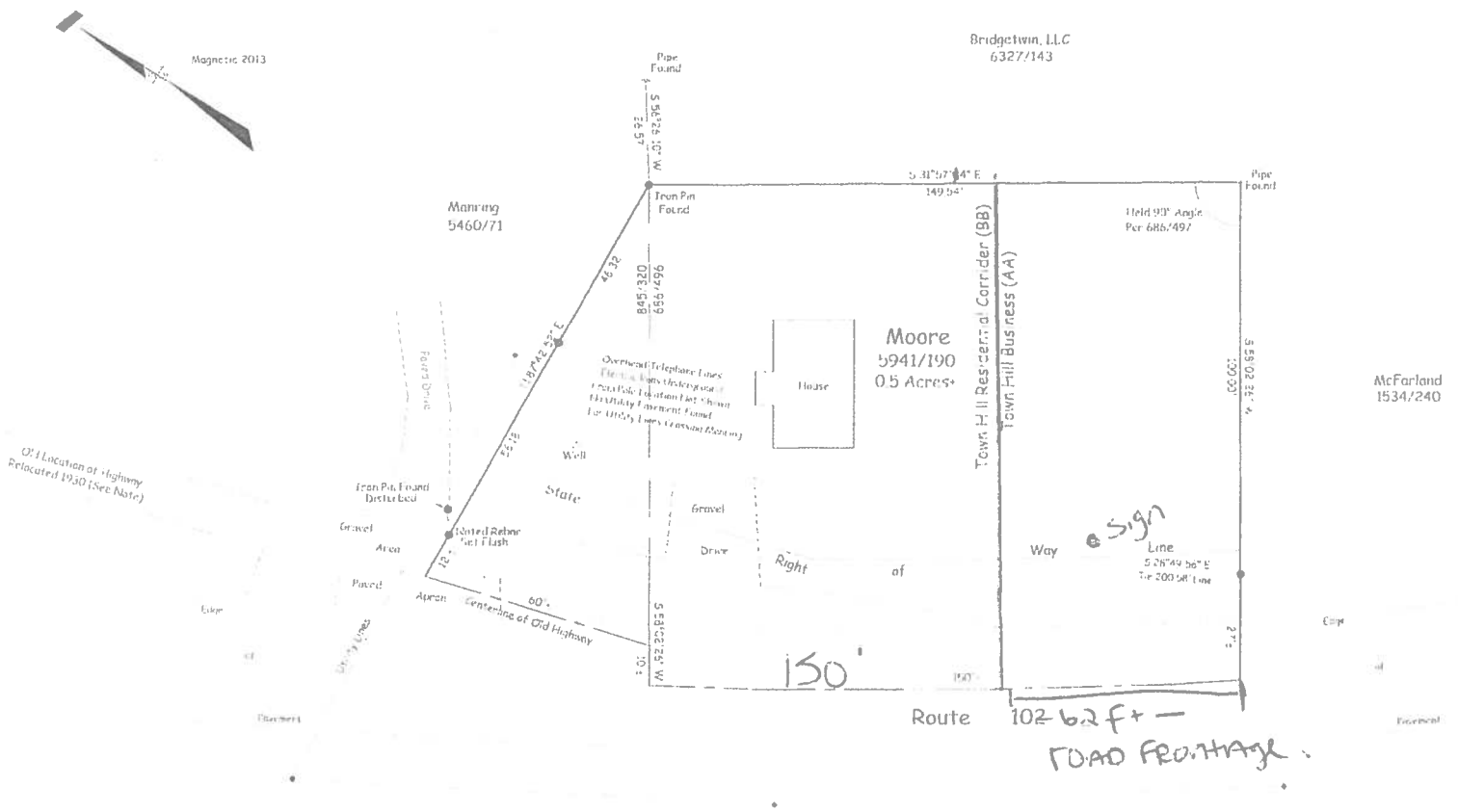
Front of building


Coke machine
side facing
road
solid color

non-lighted
Vending Machine
Looks out to.


CRUSH
Stone


3ft. Posts



The survey shown hereon conforms to the Board of Licensure for Land Surveyors Standards of Practice with the following exceptions:

All Private Records have not been identified or reviewed
All Deeds referenced are not listed hereon
No Report or Description was prepared

Thomas W. Benson, PLS #2262
T.W. Benson Land Surveying, Inc
P.O. Box 408
29 Seal Cove Road
Southwest Harbor, Maine 04679
207-244-7820

Notes:

- Denotes 3/4" rebar set in the ground with surveyors ID cap stamped "T.W. Benson PLS #2262" unless noted otherwise.

Route 102 was relocated northerly of the lot shown hereon in 1930. See DOT File No. 5-156, also see Maine State Highway Commission Relocation of Highway "M" dated April 1930, Project 113-B. The right of way width of Route 102 is 4 rods.

The northerly portion of the lot shown (845/320) hereon goes to the centerline of the old highway. The southerly portion that was described in bk6/496 goes to the centerline of the concrete highway which is the present location. The state right of way office does not have any record of the old roadway being discontinued.

Zoning lines scaled from Town of Bar Harbor tax maps from the SE corner of the lot shown hereon going 60 northerly and ninety degrees east and west from the easterly line of the lot.

Plan of Survey
For
Benjamin C. Moore
Route 102-Town Hill
Bar Harbor, Maine
Scale 1" = 20' April 17, 2013
Revised September 15, 2015

0' 20' 40' 60'

11/8 MOORE dwg, 11/8 cor cr

MISCELLANEOUS PAYMENT RECPT#: 309972
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 03/15/16 TIME: 09:36
CLERK: lfrost DEPT:
CUSTOMER#: 0

PARCEL: 219-23

CHG: REVBD REVIEW BOARD FE 26.00

AMOUNT PAID: 26.00

PAID BY: THE TRAVELIN LOBSTER
PAYMENT METH: CHECK
3631
REFERENCE: DRB 16-11

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

Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-12

Date: 3-17-2016

Map & Lot: 104-369

RECEIVED
MAR 17 2016
TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 30 COTTAGE ST.
street address
BAR HARBOR, ME 04609

APPLICANT INFORMATION

Name: FINBACK ALE HOUSE Address: 30 COTTAGE ST
City: BAR HARBOR State: MAINE
Email: Finbackalehouse@hotmail.com
Phone: 207 999 8723

PROPERTY OWNER INFORMATION

Name: ROCKY COAST REAL ESTATE Address: 30 COTTAGE ST.
City: BAR HARBOR State: MAINE
Email: Finbackalehouse@hotmail.com
Phone: 207 999 8723

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: ROBERT W. ERVIN, AIA Address: 88 HAMMOND ST. Suite 221
City: BANGOR State: ME
Email: rervin@ervinarchitecture.com
Phone: 207 808 1089

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

Matt Hasfall
Signature of Applicant

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

Detailed Project Description:

1. REMOVAL OF EXISTING ENTRY & RELOCATION, PER CODE.
2. ADDITION OF A SINGLE OVERHEAD DOOR TO ALLOW INCREASED NATURAL LIGHT & SEA BREEZES
4. WINDOW REPLACEMENT 5. NEW CEDAR SHINGLE SIDING

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 drawings, sketches, and/or photos or photo simulations of the existing historic building or structure focusing on the architectural details of any facades which are proposed to be altered.	
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.	
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all facades 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.	
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.	

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.

LETTER OF AUTHORIZATION

I/WE Matthew Haskell, of Finback Ale House

the owner(s) of property located at 30 Cottage Street

and Bar Harbor Tax Map _____, Block _____, Lot _____, do hereby authorize

(print name) Robert W. Ervin, AIA, LEED BD+C telephone number 5182075647

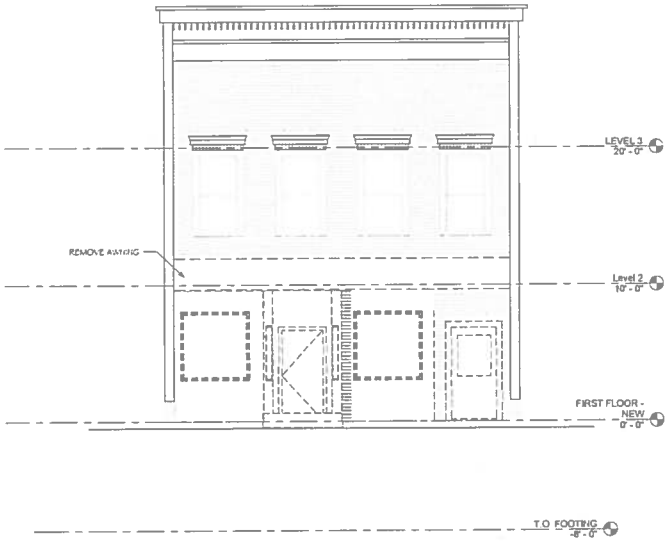
to act as my/our general agent in obtaining any and all permits and permissions for activities on the above referenced property relating to my/our application for

changes to exterior of historic building

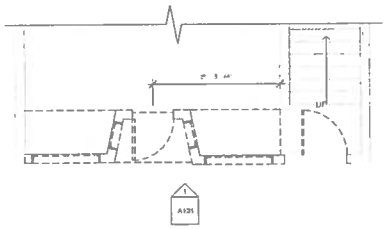
NON

Matt Haskell March 17, 2016 2079448723

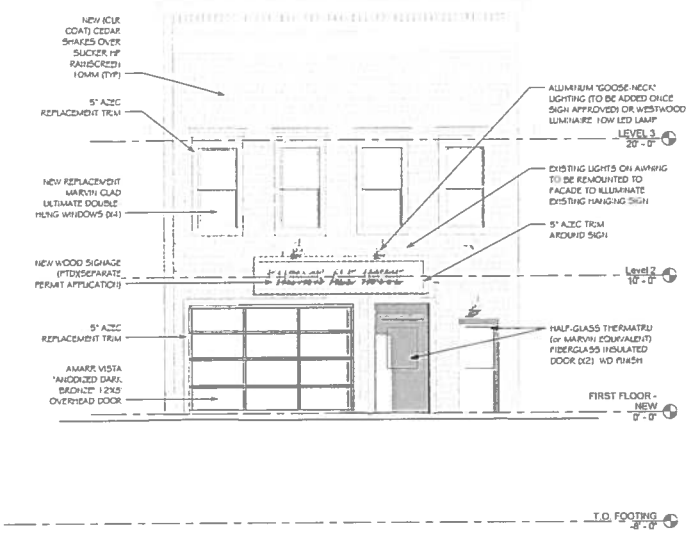
Sign Name Date Telephone number



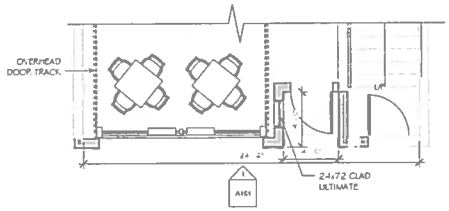
③ SOUTH - DEMO
1/4" = 1'-0"



④ FIRST FLOOR - DEMO
1/4" = 1'-0"



① SOUTH - NEW
1/4" = 1'-0"



② FIRST FLOOR - NEW
1/4" = 1'-0"

LICENSED ARCHITECT
ROBERT W ERVIN
No. 3211
STATE OF MAINE

Robert W. Ervin, AIA, LEED BD+C, NCARB
Owner, Principal

ervinarchitecture

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

FINBACK FACADE RENOVATION

PLANS/ELEVATIONS

Project number	16-010
Date	MARCH 17 2016
Drawn by	RWE
Checked by	RWE

A101

Scale 1/4" = 1'-0"

3/17/2016 11:02:19 AM

EXISTING:

ervin architecture
A MAINE-LICENSED LEED BD+C ARCHITECTURE FIRM
88 HAMMOND STREET SUITE 221 BANGOR MAINE 04401

PROPOSED:

ENTREMATIC

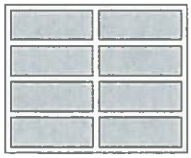
Amarr® Vista

Contemporary Aluminum Full View Garage Doors

It's the perfect reflection of your style. The modern industrial look goes residential with the introduction of the Amarr Vista Collection. From the outside, these sleek doors perfectly mirror the clean lines and glass expanses of your home's contemporary design. Inside, they transform your garage into a bright and inviting room.

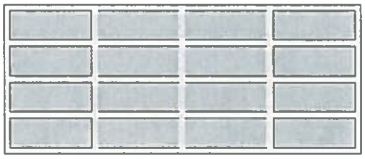
PANEL CONFIGURATION

8' & 9' WIDE – 2 Panels



10' WIDE – 3 Panels 12'

16' WIDE – 4 Panels

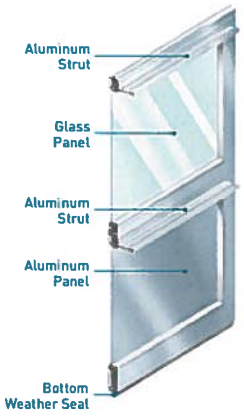


18' WIDE – 5 Panels

www.amarr.com

Amarr Vista

Construction



EXTERIOR HANDLES

An Amarr Vista full view door offers strength and beauty to match the stylish design of your home.

- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joints and bottom weather seal provide additional protection against the elements
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors; available up to 24' wide doors
- Wind load options available to meet local building codes
- Attractive, modern exterior handles (2) included
- Available in 21" and 24" section heights; and 18" for odd height doors
- Available in 1" width increments

Specifications

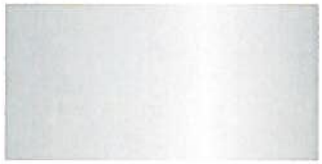
Amarr ENTRE/MATIC	AMARR VISTA VI1000
FRAME CONSTRUCTION	2" thick aluminum
SECTION HEIGHTS	21" and 24"; 18" for odd height doors
GLASS OPTIONS	
Transparent	Clear, Obscure, ThermaPro Low-E
Opaque	Frost, Snow, Whiteout
Tint	Gray, Bronze, Green
FRAME COLORS	Clear Anodized, Andolzed Dark Bronze, Anodized Black, White Powder Coat, Super Black Powder Coat, Dark Bronze Powder Coat, Bronze Texture Powder Coat
ALUMINUM PANEL COLORS	Clear Anodized, Andolzed Dark Bronze, Anodized Black, White Powder Coat
LOUVERED PANEL COLORS	Clear Anodized, Andolzed Dark Bronze, Anodized Black, White Powder Coat
PERFORATED PANEL COLORS	Mill finish only. Custom powder coat available Summer 2015.
WIND LOAD[1] AVAILABLE	•
FINISH WARRANTY[2]	5 Years
WORKMANSHIP/HARDWARE WARRANTY[2]	5 Years

[1] It is your responsibility to make sure your garage door meets local building codes.

[2] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

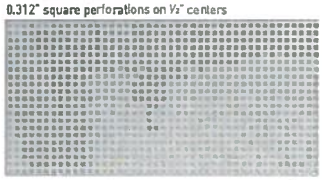
Panels

Aluminum & Insulated Aluminum



Louvered Aluminum
7 columns of (12) 3"x3/4" vents on a 4'x24" panel

Perforated Aluminum*
0.312" square perforations on ½" centers



*Mill finish only. Custom powder coat available Summer 2015.

Glass

Glass is tempered and available as single pane or insulated.

TRANSPARENT

CLEAR

OBSCURE

THERMAPRO LOW-E

OPAQUE

FROST

SNOW*†

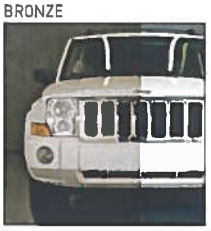
WHITEOUT*†

*Laminated, not tempered. † Insulated glass not available.

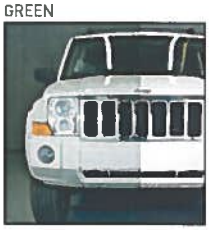
TINT

GRAY

BRONZE



GREEN



Colors

Actual paint colors may vary from samples shown. Additional powder coat colors available.

*Price upcharge applies

ENTRE/MATIC

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

MADE IN USA

YOUR LOCAL AMARR DEALER:

Entrematic reserves the right to change specifications and designs without notice and without incurring obligations.

Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.

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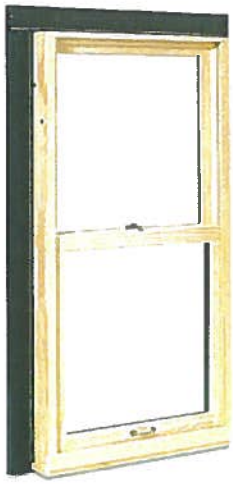
Printed in USA Form #6740615/22M/GVS

ULTIMATE DOUBLE HUNG MAGNUM

HISTORY'S MOST POPULAR WINDOW SUPER-SIZED

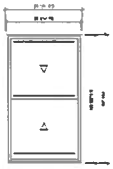
If you look out a window to think great thoughts, think big. Marvin® Windows and Doors' Ultimate Double Hung Magnum Windows can be designed as large as 5 1/2' wide x 10 1/2' tall, so you have no size barriers when it comes to beauty and protection. With commercial-grade performance, this is the ultimate window for commercial buildings, historic renovation and new construction. Round Top options are also available.

INTERIOR



EXTERIOR

CE THIS PRODUCT IS CE CERTIFIED



STANDARD SIZE

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

1/3 Head

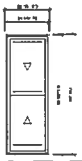
2/3 Jamb

3/3 Sill

4/3 Checkrail

SPECIFICATIONS

Line #: 1
Qty: 4
Mark Unit: Standard Size
Brand: Marvin
Series: Clad
Rough Opening: 38 1/4" X 64"
Frame Size: 37 1/4" X 63 1/2"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Primed
Product: Ultimate Double Hung - Next Generation
Unit Type: Ultimate Double Hung - Next Generation
Call Number: CN3228
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: None
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Hardware Color: Satin Taupe
Screen Type: Aluminum Screen, No Screen
Screen Surround Color: Stone White
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"
Exterior Casing: Casing Type : None
Subsill: Subsill Type : None
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



STANDARD SIZE

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

1/3 Head

2/3 Jamb

3/3 Sill

4/3 Checkrail

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: Standard Size
Brand: Marvin
Series: Clad
Rough Opening: 22 1/4" X 60"
Frame Size: 21 1/4" X 59 1/2"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Primed
Product: Ultimate Double Hung - Next Generation
Unit Type: Ultimate Double Hung - Next Generation
Call Number: CN1626
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: None
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Hardware Color: Satin Taupe
Screen Type: Aluminum Screen, No Screen
Screen Surround Color: Stone White
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: 4 9/16"
Exterior Casing: Casing Type : None
Subsill: Subsill Type : None
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

HI-LITE MFG. CO., INC.

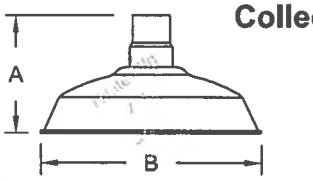
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name: _____

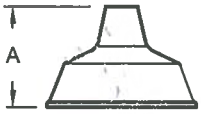
Type: _____

Quantity: _____

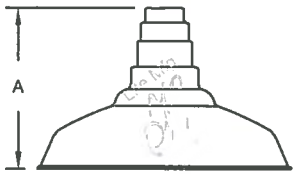
Warehouse Shade Collection



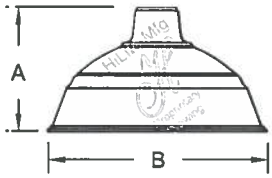
H-15112 H-15114 H-15118 H-15116 H-15120



H-15008 H-15010



H-15124 H-15127



H-15111 H-15115 H-15113 H-15117

Item Number	Height (A)	Width (B)
H-15008	7"	8"
H-15010	8"	10"
H-15111	8"	11"
H-15112	8"	12"
H-15113	8"	13"
H-15114	9"	14"
H-15115	9"	15"

Item Number	Height (A)	Width (B)
H-15116	9 1/2"	16"
H-15117	10"	17"
H-15118	11"	18"
H-15120	11"	20"
H-15124	16"	24"
H-15127	18"	27"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/ Lamp options	Ballast	Voltage
H-15008 (1) H-15010 (1) H-15111 (1) H-15112 H-15113 (1) H-15114 H-15115 (1) H-15116 H-15117 H-15118 H-15120 H-15124 H-15127	Standard (2) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded (2) Finishes **29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.** For finish specs see pages 344-348.	Mounting Options **1/2"** **3/4"** For H-15006, H-15008. H-15010 and H-15111 only. **CB7** (7' Blk Cord) **CW7** (7' Wht Cord) **CG7** (7' Grey Mesh Cord) Cord Options (3) **CB8** (8' Blk Cord) **CW8** (8' Wht Cord) **CG8** (8' Gray Mesh Cord) Custom Cord Options (3) **CB___** (Black) **CW___** (White) **CG___** (Gray Mesh) Specify length. Stem Options (Stem 1/2") **___ST** Specify length and canopy. **HSC** (Canopy) **SMC** (Canopy) Flush Mount Options **FHSC** **FSMC** Arm Options **B-1** **HL-K** **HL-A** **HL-U** **HL-H** **P-1** **HL-C** **P-3** **HL-D** For all arms and specs see pages 321-344	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) **SK** (Swivel knuckle) **FX** (Flexible tubing for cord mounted fixture only) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (7) (Fixture is standard 100W or 200W. Do not specify.) CFL (4) (7) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID (4) (High Intensity Discharge) MH (4) (7) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS (4) (7) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS** LED **20W** **30W**	Ballast option not available for INC. **RB** (5) (Remote) **BCM** (Canopy Mount) **PLB** (6) (Postline) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/240/277V) PLB **1** (120V) **2** (277V) LED See specifications for complete part number.

H-15117	-	91	/	1/2"	-	91	/	CGU-CLR	-	91	/	13/CFL	-	BCM	-	M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

(1) H-15008, H-15010, H-15111, 15113 and H-15115 available for 100W Max INC.
H-15008 and H-15010 not available with glass enclosures.

(2) For interior finish of fixture refer to color chart on pages 344-348.
H-15124 and H-15127 not available in copper or brass finish.

(3) Cord Mounting wattage not to exceed 100 for HID.
Gray Mesh Cord not available for HID.

Suitable for wet location.
(Except when cord mounted)

(4) Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are100W INC, 32W CFL and 100W HID
Max Wattages for LWGU, LCGU, ARN and LARN are
200W INC, 57W CFL, 175W HID and no changes.

(5) (RB) Remote Ballast not available for Fluorescent Lamping.

(6) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.

(7) Socket Bases: INC and HID are medium base, CFL are GX24Q.

LUMIÈRE®

DESCRIPTION

Westwood 903 and 903-2 are ultra-compact LED or MR16 line voltage fixtures with integral 12V step down transformer. Both mount directly over any standard 4" wall mounted J-box. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material
Housing, hood and mounting stem are precision machined from corrosion-resistant 6061-t6 aluminum billet, C360 brass, C932 bronze, or C110 copper. Mounting canopy is constructed from corrosion-resistant silicone aluminum, brass or copper.

B ... Finish Painted
Fixtures constructed from 6061-T6 aluminum are double protected by a chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Brass or Copper Fixtures constructed from brass or copper are left unpainted to reveal the natural beauty of the material and will patina naturally over time.

C ... Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.

D ... Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting & Adjustability
Both models mount over standard 4" J-box and are suitable for ceiling or wall mount applications. Integral 120/12V step down transformer connects directly to 120V line voltage. Fully adjustable side-mounted swivel stem provides 200° vertical tilt for easy aiming. Stainless steel aim-locking mechanisms are standard. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

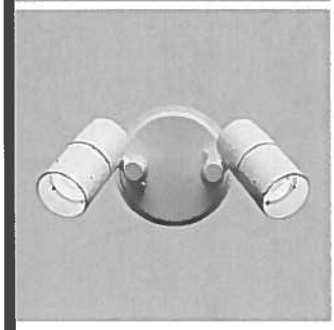
H ... Socket
Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

I ... Electrical
For halogen lamping, integral 50 VA class "H" 120/12V step down transformer is standard. For LED lamping, an integral magnetic 20VA 120 / 12V step down transformer is standard

J ... Lamp
Halogen lamp not included. Available from Lumière as an accessory - see reverse side for details and catalog logic. LED Modules are included and are available in four color temperatures (2700, 3000, 4000 and 5700) and three distributions (spot, narrow and flood). Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic.

K ... Labels & Approvals
UL and cUL listed, standard wet label. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



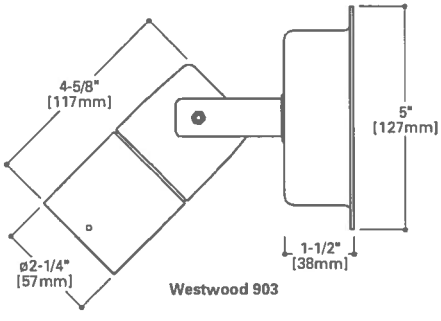
WESTWOOD

903

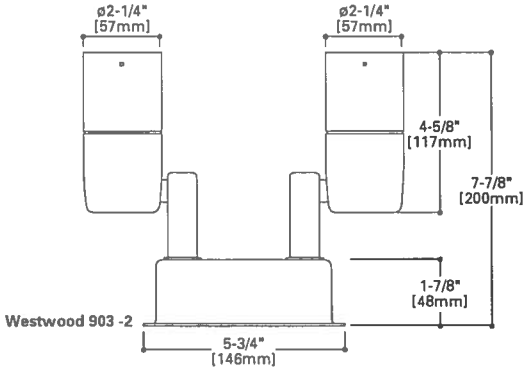
903-2

10W LED
6W LED
50W (max.) MR16
Halogen
Line Voltage
w/ Integral 12V transformer

Wall or Ceiling



Westwood 903



Westwood 903 -2

Simpson® Door Company | INSPIRATION AT YOUR DOOR®

DOOR SPEC SHEET

7118 — THERMAL SASH

SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

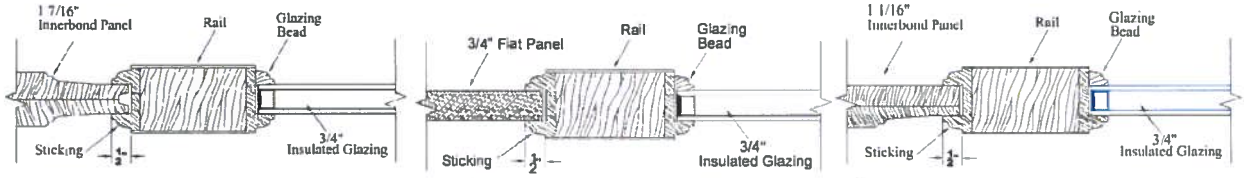
Panels: 1-7/16" Innerbond® Double Hip-Raised Panel (std) 3/4" FP (option)
Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- Glass Options
- # Privacy Rating: 1

DETAILED DRAWING

DETAILS



(Standard) (Optional) (Optional)