

**DESIGN REVIEW BOARD**

**PACKET OF MATERIALS**

**MEETING August 25, 2016**

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda**  
**Design Review Board**  
**August 25, 2016**  
**Council Chambers – Municipal Building**  
**93 Cottage Street**  
**4:00 P.M.**

- I. CALL TO ORDER**
- II. EXCUSED ABSENCES**
- III. ADOPTION OF THE AGENDA**
- IV. APPROVAL OF MINUTES (August 11, 2016)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**

**a. Certificate of Appropriateness (Previously Tabled)**

**Application:** DRB-2016-43

**Applicant:** Mount Desert Street, LLC (Cathy and Stephen Coston)

**Project Location:** 68 Mount Desert Street, Tax Map & Lot 104-414-000

**Proposed Project:** Construction of New Building.

**b. Certificate of Appropriateness**

**Application:** DRB-2016-45

**Applicant:** Eden Builders (Todd Hardy)

**Project Location:** 134 Main Street, Tax Map & Lot 104-504-000

**Proposed Project:** Demolition of Historic Building, Construction of New Building and Installation of Signs.

**c. Certificate of Appropriateness**

**Application:** DRB-2016-46

**Applicant:** Robert Rechholtz (RDR Realty, BH, LLC)

**Project Location:** 59 Cottage Street, Tax Map & Lot 104-085-000

**Proposed Project:** Installation of Sandwich Sign (and Multi-tenant sign plan over 100 sq. ft.).

**d. Certificate of Appropriateness**

**Application:** DRB-2016-47

**Applicant:** Garret FitzGerald

**Project Location:** 297 Main Street, Tax Map & Lot 107-190-000

**Proposed Project:** Installation of Sign, Fencing and Awning

**e. Certificate of Appropriateness**

**Application:** DRB-2016-48

**Applicant:** Olomana, LLC)

**Project Location:** 1334 State Highway 102, Tax Map & Lot 227-015-000

**Proposed Project:** Installation of Sign

**f. Discussion Item**

**Applicant:** Sinclair Builders, Inc. (Randy Sinclair)

**Project Location:** 27 Cottage Street, Tax Map & Lot 104-138-000

**Proposed Project:** Construction of New Building.

**VII. OTHER BUSINESS**

**VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**  
**IX. ADJOURNMENT**

*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, August 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; Emily Dwyer, Member and Pancho Cole, Member. Also in attendance was Bob Osborne, Planning Director.*

**II. EXCUSED ABSENCES (None)** *Chair Sassaman noted that the Board has two open seats and encouraged those interested to apply to serve.*

**III. ADOPTION OF THE AGENDA**

*Mr. Cole moved to adopt the agenda but to move item c to the front of the agenda. Mr. Demers seconded the motion which passed five in favor and none against.*

**IV. APPROVAL OF MINUTES (August 4, 2016)**

*Mr. Cole moved to approve the August 4, 2016 minutes as presented. Ms. Early-Ward seconded the motion which passed five in favor and none against.*

**V. BUILDING PERMIT REMINDERS**

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

**VI. REGULAR BUSINESS**

*Chair Sassaman moved this item up on the agenda as discussed.*

**c. Certificate of Appropriateness**

**Application:** DRB-2016-46

**Applicant:** Robert Rechholtz (RDR Realty, BH, LLC)

**Project Location:** 59 Cottage Street, Tax Map & Lot 104-085-000

**Proposed Project:** Installation of Fence and Sign.

*Robert Rechholtz spoke to the Board about his application. He indicated that they have installed four sections of split rail fence and are seeking approval for their signage. He indicated that the fence is required to sell alcohol outdoors.*

*The Board briefly spoke about the fence. There was general agreement that the fence was appropriate at this location.*

*The Board talked about the sign plan. They noted that the plan was out of date as well as not clear which tenants would not be entitled to signage. Generally the plan was to provide the downstairs commercial tenants with signage and some of the upstairs office tenants with signage. The Plan did not make clear what to do about certain signs such as the chalkboard menu signs.*

*Generally the tenant signs all eventually will measure 78 inch wide by 14 inch tall signs. Ten such signs would net 76 square feet and leave 24 feet for the wall signs and other signs given the overall limit of 100 sq. ft. of signage. The Board discussed the possibility that with such a large building that they have some authority to grant additional signage if it is warranted.*

*The Board discussed that the multi-tenant sign plan should note that all signs require an authorization letter from the owner.*

*Member Cole moved to accept the application with the modification that they do not need DRB approval for the replacement sign panel. Member Dwyer seconded the motion and the Board voted five in favor and none against.*

*Mr. Rechholtz indicated that he will return with a revised multi-tenant sign plan that addresses the full building and sandwich board signs.*

**a. Certificate of Appropriateness (Previously Tabled)**

**Application:** DRB-2016-43

**Applicant:** Mount Desert Street, LLC (Cathy and Stephen Coston)

**Project Location:** 68 Mount Desert Street, Tax Map & Lot 104-414-000

**Proposed Project:** Construction of New Building.

*Todd Hardy indicated that the revisions were not available at this time and asked that the application be continued to the next meeting of the Design Review Board.*

*Member Cole moved to continue the application to the next meeting of the Board. Member Dwyer seconded the motion which passed five in favor and none against.*

**b. Certificate of Appropriateness**

**Application:** DRB-2016-45

**Applicant:** Eden Builders (Todd Hardy)

**Project Location:** 134 Main Street, Tax Map & Lot 104-504-000

**Proposed Project:** Demolition of Historic Building, Construction of New Building and Installation of Signs.

*The Board determined that this would not be an application at this time rather it would be a discussion item.*

*Todd Hardy spoke representing the application. He indicated that there are two considerations here to demolish the existing building at 134 Main Street and to construct a new building. Both elements would require Certificate of Appropriateness.*

*Todd Hardy discussed the overall condition of the building. It consists of two buildings and would not be appropriate to add a second story to it as the construction technology would not be suitable.*

*Chair Sassaman discussed the building and noted that it is significant from a historical perspective. She identified the architect that designed the building around 1880 as Edgar Alan Poe Newcomb. A photo of the building appeared in an Architecture Journal in 1884 and Building News in 1884. At that time the building had a unique curved glass bay window. It also has pargeting or carved wood panels near the front door. The florist that operated for*

*many years out of the building was Fredrick H. Moses that was regarded as the florist to the hotels of Bar Harbor and the building was known as the Pine and the Palm.*

*Comparison of this proposed demolition to that at 200 Main Street came up, and Chair Sassaman noted that the applicant demonstrated it was not financially or code feasible to restore that building.*

*Discussion shifted to the possibility to save just the front façade of the building and to build a modern building behind the old façade. There was some discussion that not all of the front façade is original and half of it is modern. Member Early-Ward suggested that some foundation work was done in 1993 which may be in good shape today. Member Demers encouraged the applicant to consider saving the front façade and roofline of the building.*

*The Board discussed elements of the proposed building facade design. They noted that the areas under the storefront windows are proposed for stone work and that a much more typical Bar Harbor style would be wood panels. The front faux roof was quite steep. Mr. Hardy indicated that there were elements of the proposed building that take design elements from the existing building.*

*As no one else wished to speak Chair Sassaman indicated that she move on to the next agenda item.*

## **VII. OTHER BUSINESS**

*The Board discussed correspondence to the Town Council encouraging enforcement action on violators of Design Review regulations.*

## **VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

*none*

## **IX. ADJOURNMENT**

*Member Dwyer moved to adjourn the meeting at 5:45 pm. Mr. Cole seconded the motion which was approved five in favor and none against.*

***Signed as approved:***

---

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

**Date**



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

DRB Application Number: DRB-16-43

Date: 7-21-16

Map & Lot: 104-414

RECEIVED

JUL 21 2016

**GENERAL INFORMATION:**

Project Location: 600 MT. DESERT ST.  
street address

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**APPLICANT INFORMATION**

Name: TODD HARDY EDEN BUILDERS Address: 12 PLEASANT ST, SUITE C  
City: BAR HARBOR State: ME  
Email: todd@edenbuilders.com  
Phone: 201-2576

**PROPERTY OWNER INFORMATION**

Name: Mount Desert St. LLC Address: 600 Mt. Desert St.  
City: Bar Harbor State: ME  
Email:  
Phone:

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: Eden Builders 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]  
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:** MOUNT DESERT STREET INN  
TEAR DOWN EXISTING 1-STORY 12 ROOM MOTEL  
AND BUILD <sup>31</sup> 310 ROOM BED AND BREAKFAST.

**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 facades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
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 facade proportions, window proportions, building spacing, and materials.	✓
<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>	

RECEIVED

AUG 18 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT



Eden Builders, Inc.  
1000 Main Street, Bar Harbor, ME 04609  
Tel: 207.633.1234

TITLE

MOUNT DESERT STREET VIEW

PRODUCT

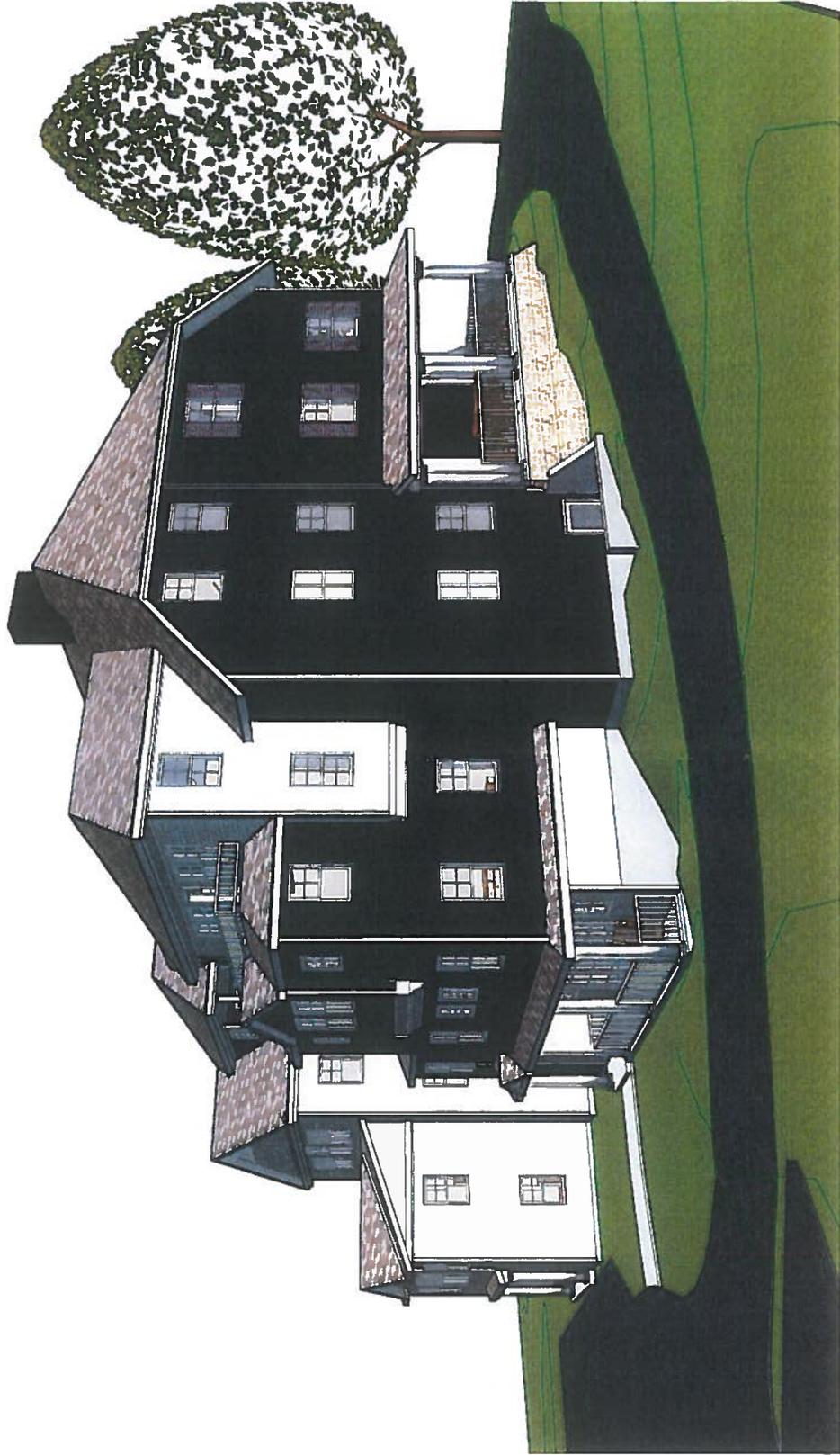
MOUNT DESERT STREET LLC  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04609

REVIEWED BY: TOWN OF BAR HARBOR  
DATE: 08/18/16

03A

3 OF





ISSUED  
03/16/19, 03B

**03B**  
4 OF 4

**MOUNT DESERT STREET LLC**  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04619

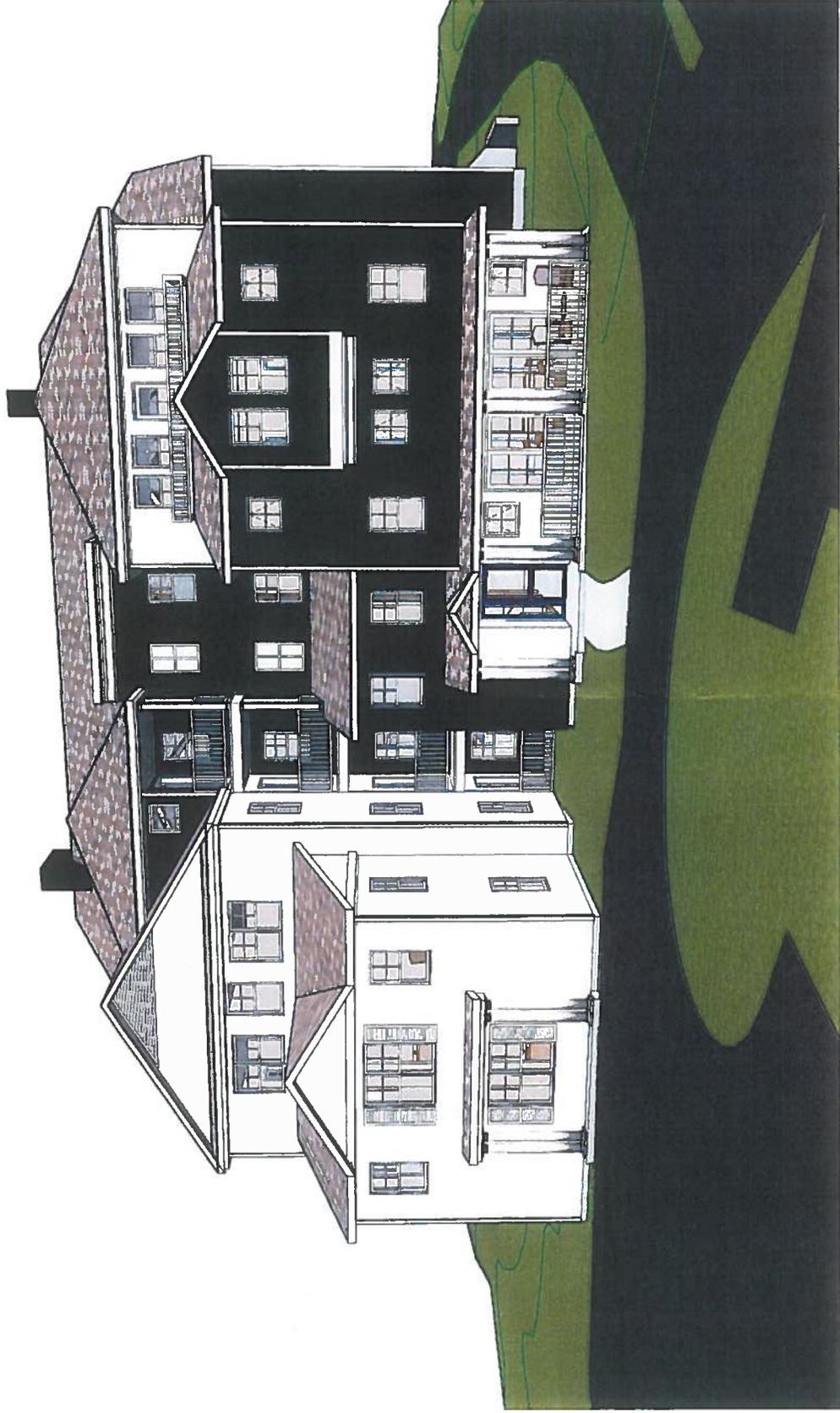
PROJECT

**VIEW FROM THE LEDGELAWN**

TITLE



Eden Builders, Inc. is an Equal Opportunity Employer. All rights reserved. © 2019 Eden Builders, Inc. All rights reserved. No part of this publication may be reproduced without prior written permission from Eden Builders, Inc. 2019



Eden Builders, Inc.

© 2014 Eden Builders, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without prior written permission from Eden Builders, Inc.

TITLE  
INTERNAL LOT VIEW FROM PARKING

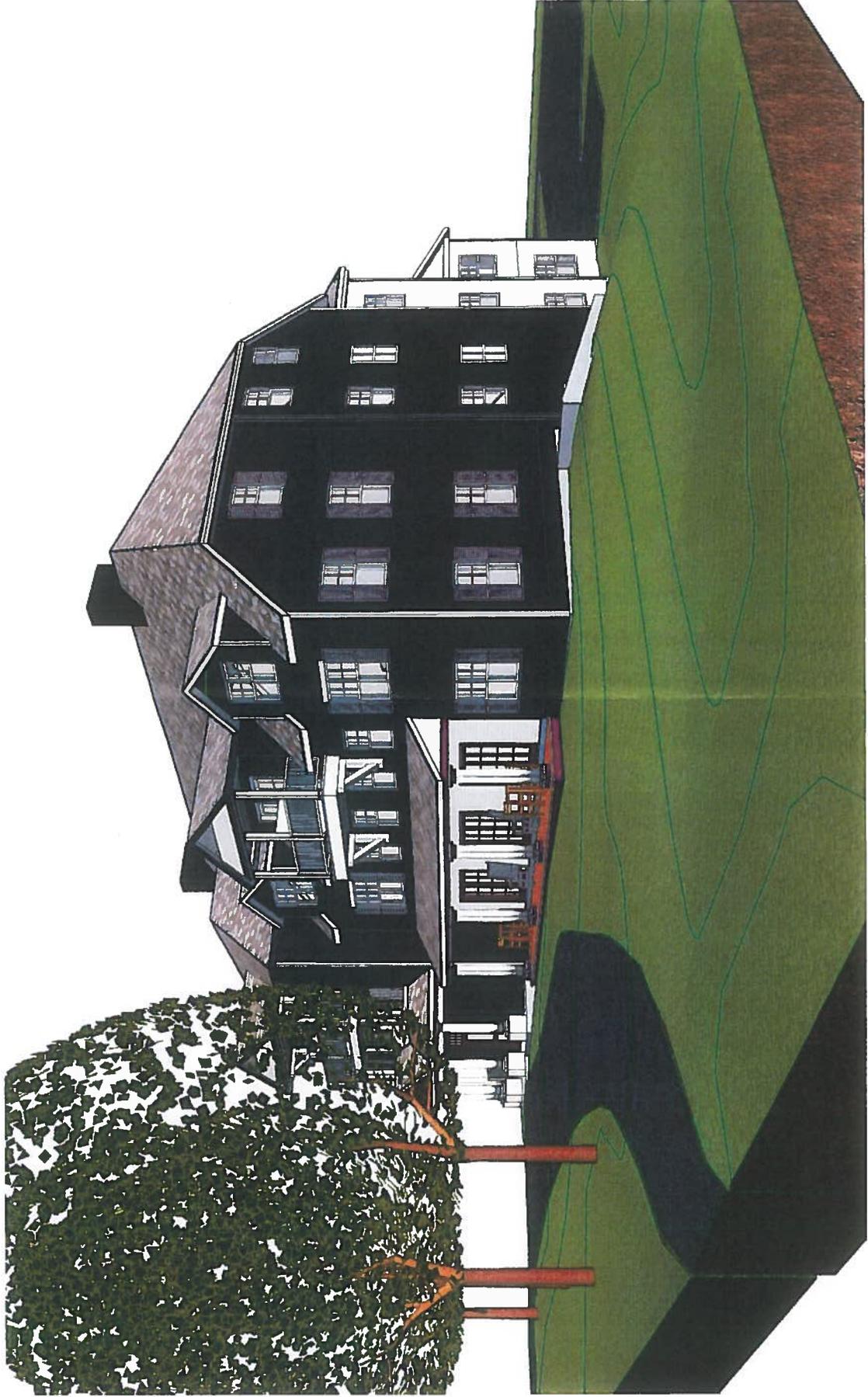
PROJECT

MOUNT DESERT STREET LLC  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04609

ISSUED  
08.18.14 DBB

03C  
5 OF





**03D**  
6 OF 6

REVISIONS  
08/18/19 DMB

**MOUNT DESERT STREET LLC**  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04609

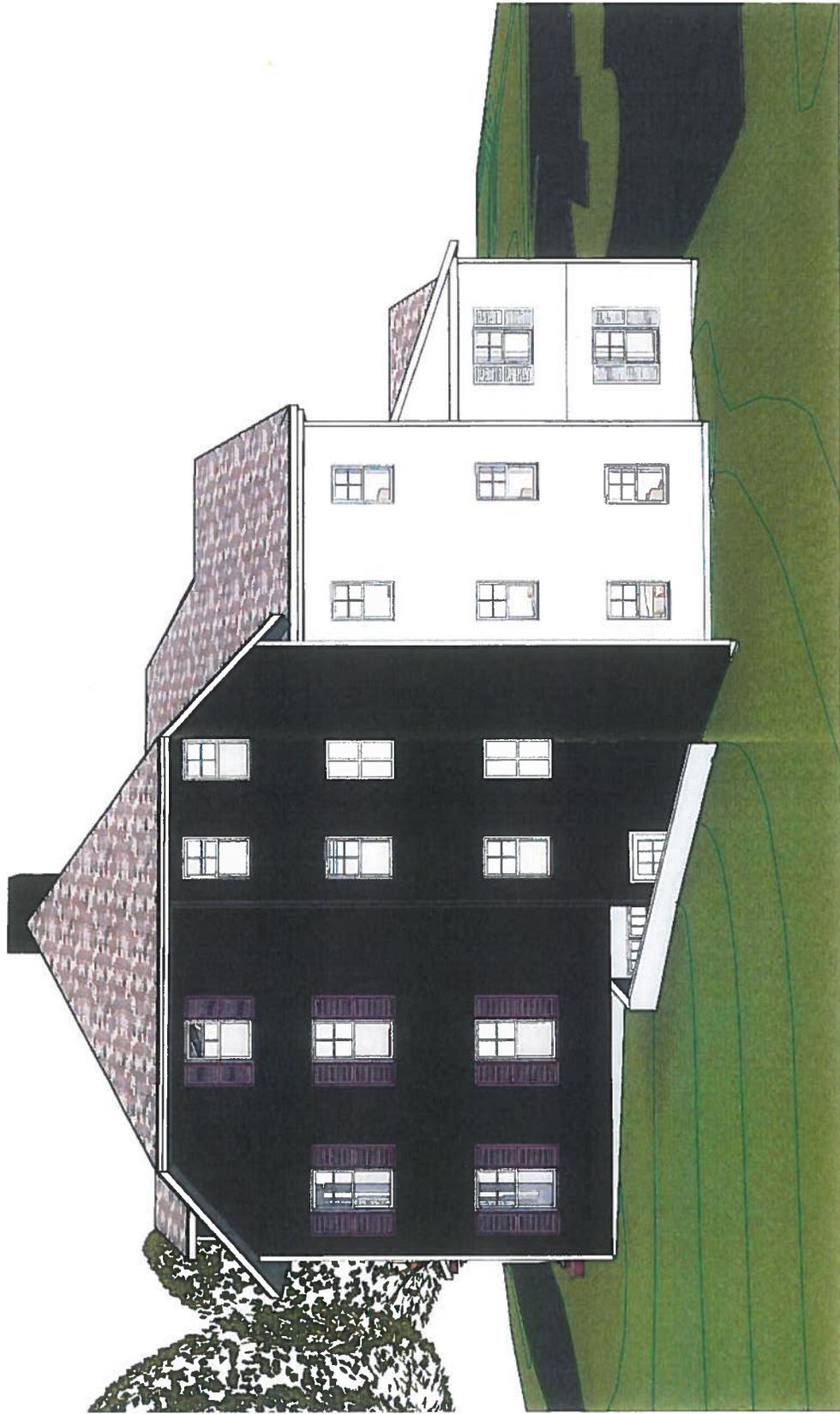
PROJECT

**MOUNT DESERT STREET ENTRY VIEW**

TITLE



Eden Builders, Inc. 1000 Main Street, Bar Harbor, ME 04609



ISSUED  
08.18.18 DRB

**03E**  
7 OF

**MOUNT DESERT STREET LLC**  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04609

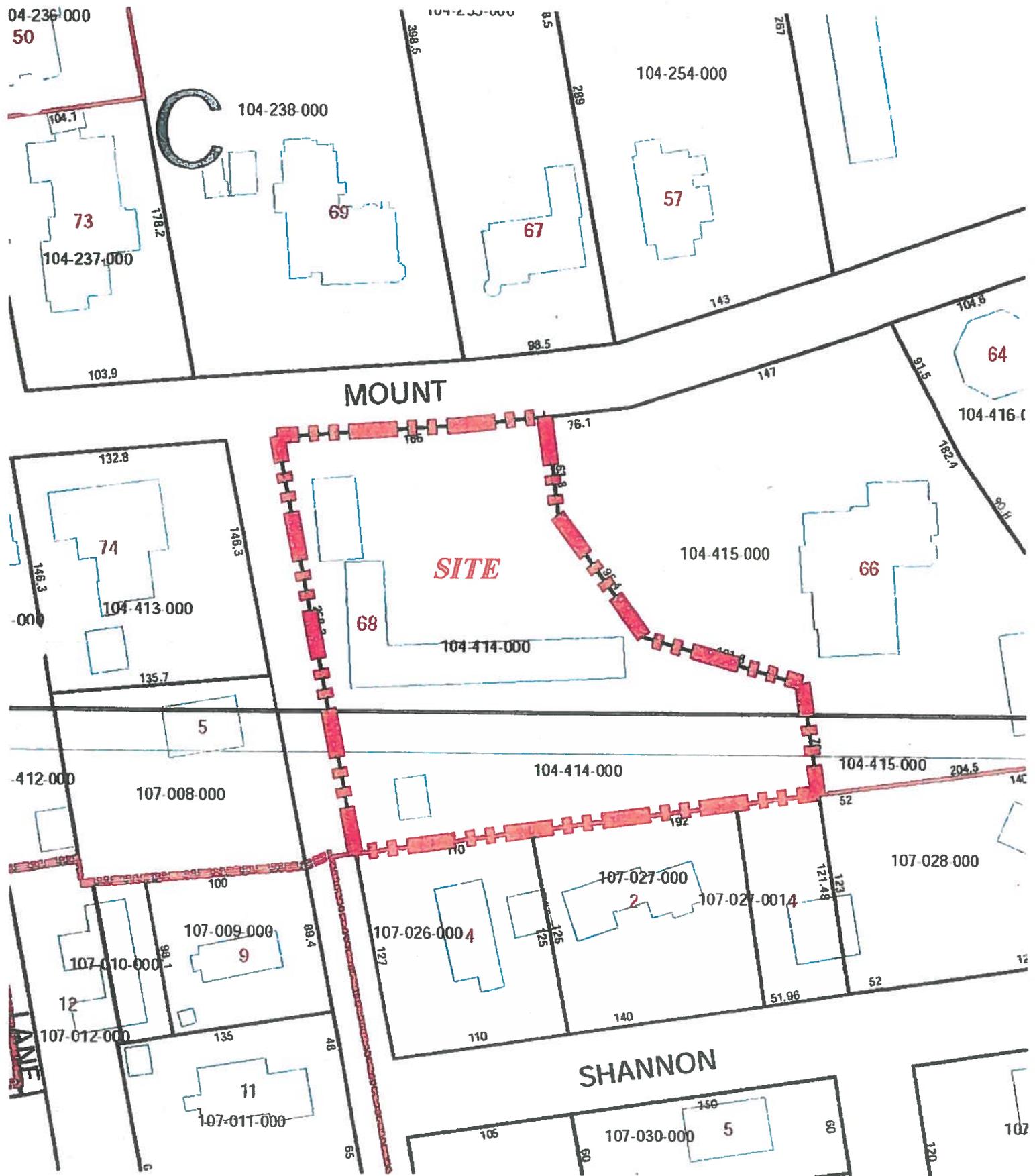
PRODUCT

**SPRING STREET VIEW**

TITLE



These drawings and all parts thereof are copyright property of Eden Builders, Inc. and shall not be made or used for any purpose without prior written consent from Eden Builders, Inc. © 2018



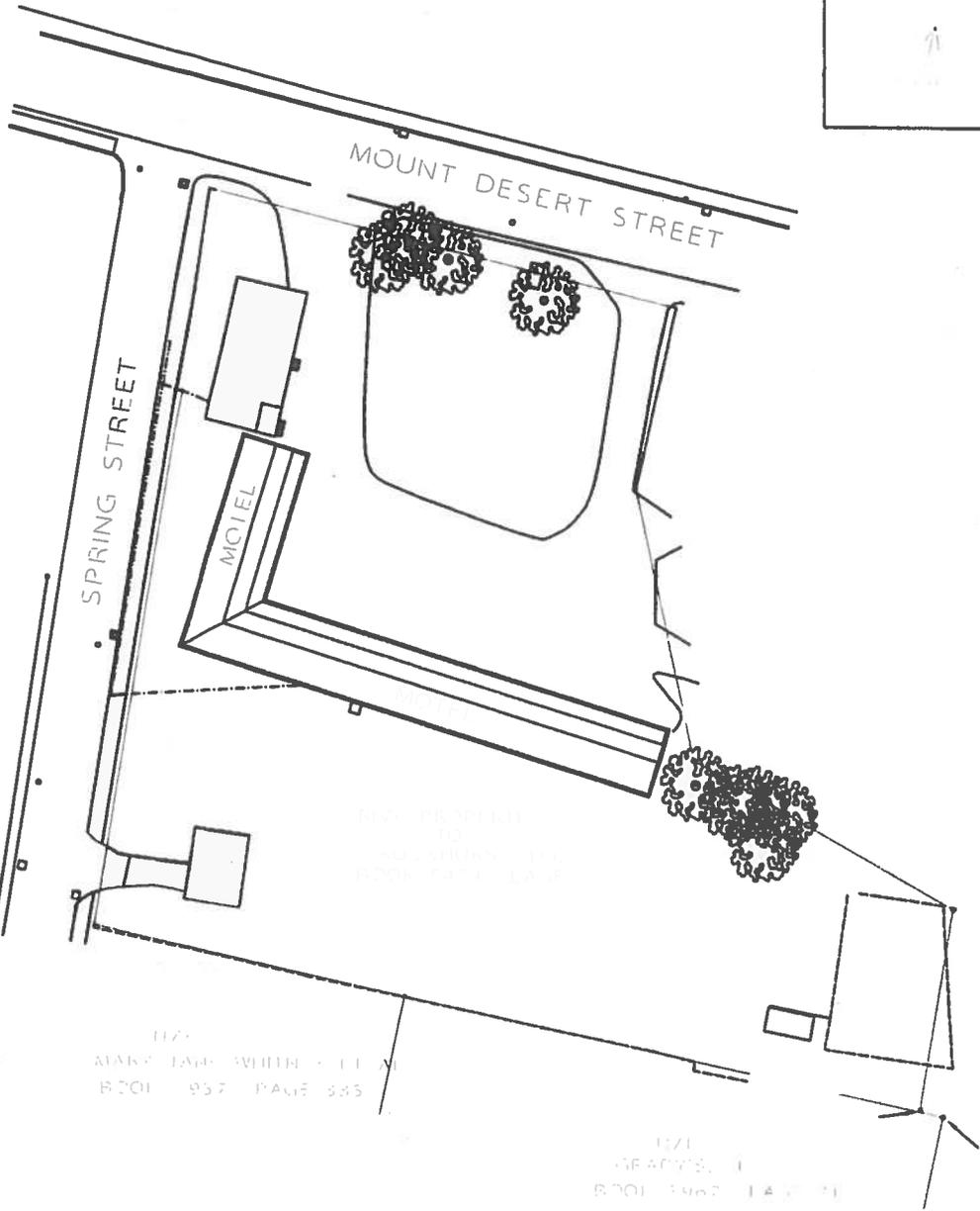
**PROJECT: 68 MOUNT DESERT ST  
 PORTION OF BAR HARBOR TAX MAP 104 AND 107  
 BAR HARBOR, MAINE**

**G.F. Johnston & Associates**



*Consulting Civil Engineers*  
 P.O. Box 197  
 Southwest Harbor, Maine 04879  
 207-244-1200

**SCALE: 1"=80'**



11/21  
 MARK JAH-SWITH, LLC  
 BOOK 1957 PAGE 385

11/21  
 SEADY'S, LLC  
 BOOK 1967 PAGE 21

STANDARD BLUEPRINT SERIES  
 FOR  
**ROCKHURST, LLC**

AT  
 BAR HARBOR  
 HANCOCK COUNTY, MAINE  
 19 FEBRUARY 2019 SCALE 1" = 20'  
 BY EDWARD B. JALANSON  
 PLS 1094  
 BAR HARBOR, MAINE





§ 125-19 Mount Desert Street Corridor District.  
[Added 11-2-2010(1)]

- Minimum lot size: 20,000 square feet.
- Minimum road frontage and lot width: 100 feet.
- Minimum front setback: 25 feet.
- Minimum side setback: 25 feet.
- Minimum rear setback: 25 feet.
- Minimum side and rear setback for accessory structures: 10 feet.
- Maximum lot coverage: 35%.
- Maximum height: 40 feet.
- Minimum area per family: 10,000 square feet.



D2.1

RECEIVED  
07.21.18 DRB

**MOUNT DESERT STREET LLC**  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04609

PROJECT

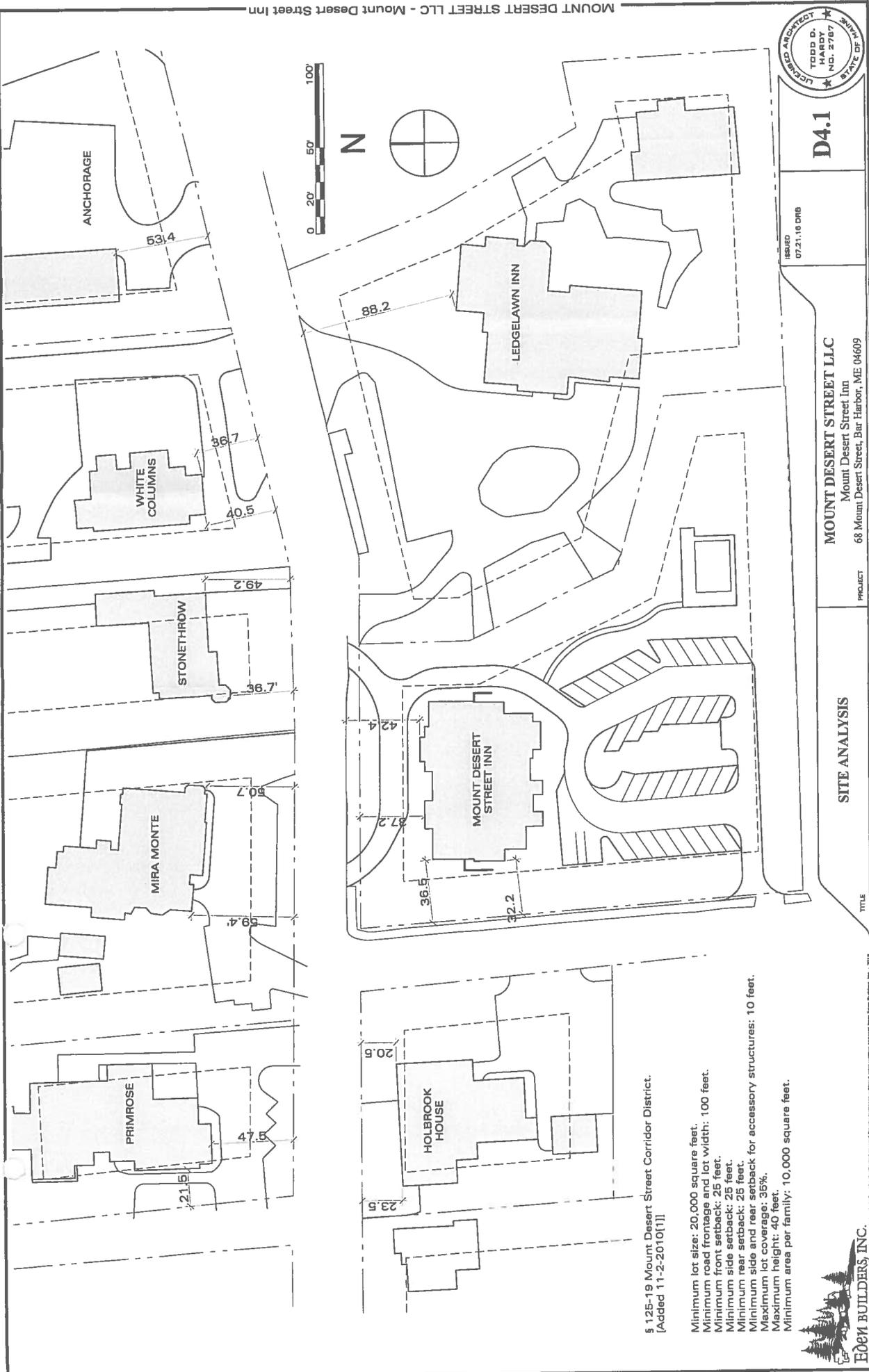
SITE PLAN

TITLE



This document is the property of Eden Builders, Inc. and shall not be distributed or used for any purpose without the written consent of Eden Builders, Inc. © 2018

MOUNT DESERT STREET LLC - Mount Desert Street Inn



**D4.1**

ISSUED  
07.21.18 DRB

**MOUNT DESERT STREET LLC**  
Mount Desert Street Inn  
68 Mount Desert Street, Bar Harbor, ME 04609

PROJECT

**SITE ANALYSIS**

TITLE

§ 125-19 Mount Desert Street Corridor District.  
(Added 11-2-2010[1])

- Minimum lot size: 20,000 square feet.
- Minimum road frontage and lot width: 100 feet.
- Minimum front setback: 25 feet.
- Minimum side setback: 25 feet.
- Minimum rear setback: 25 feet.
- Minimum side and rear setback for accessory structures: 10 feet.
- Maximum lot coverage: 35%.
- Maximum height: 40 feet.
- Minimum area per family: 10,000 square feet.



These documents and all parts thereof are copyright protected and shall not be reproduced or used for any purposes without prior written consent from Edeyn Builders, Inc., 2014.



**AERIAL PHOTOGRAPH**  
EXISTING

# EXISTING VIEWS OF PROPERTY



VIEW LOOKING SOUTHWEST FROM MOUNT DESERT STREET



INTERNAL SITE VIEW LOOKING WEST

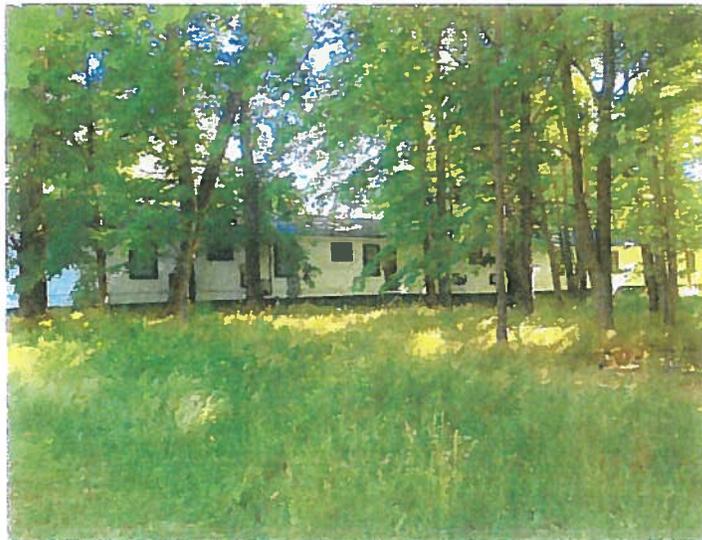


MOUNT DESERT STREET & SPRING STREET CORNER

# EXISTING VIEWS OF PROPERTY



VIEW LOOKING SOUTH DOWN SPRING STREET



BACK VIEW OF PROPERTY



LOOKING NORTH OVER ABANDONED POOL



## HOLBROOK HOUSE

TOTAL LOT SIZE:	19,306 SF
BUILDING COVERAGE:	4,606 SF
TOTAL LOT COVERAGE:	11,384 SF 58.9%
MINIMUM FRONT SETBACK:	20.5 FEET + PARKING
MAXIMUM BUILDING HEIGHT:	35 FEET



## PRIMROSE INN

TOTAL LOT SIZE:	17,592 SF	
BUILDING COVERAGE:	5,486 SF	
TOTAL LOT COVERAGE:	12,593 SF	71.5%
MINIMUM FRONT SETBACK:	21.5 FEET	+ PARKING
MAXIMUM BUILDING HEIGHT:	30 FEET	



## MIRA MONTE

TOTAL LOT SIZE:	56,734 SF	
BUILDING COVERAGE:	6,518 SF	
TOTAL LOT COVERAGE:	23,787 SF	41.9%
MINIMUM FRONT SETBACK:	50.5 FEET	PARKING
MAXIMUM BUILDING HEIGHT:	30 FEET	



## STONETHROW

TOTAL LOT SIZE:	38,632 SF	
BUILDING COVERAGE:	2,730 SF	
TOTAL LOT COVERAGE:	9,616 SF	24.8%
MINIMUM FRONT SETBACK:	20.5 FEET	SIDE SETBACK
MAXIMUM BUILDING HEIGHT:	35 FEET	



## WHITE COLUMNS

TOTAL LOT SIZE:	39,466 SF	
BUILDING COVERAGE:	4,296 SF	
TOTAL LOT COVERAGE:	14,855 SF	37.6%
MINIMUM FRONT SETBACK:	36.7 FEET	
MAXIMUM BUILDING HEIGHT:	30 FEET	



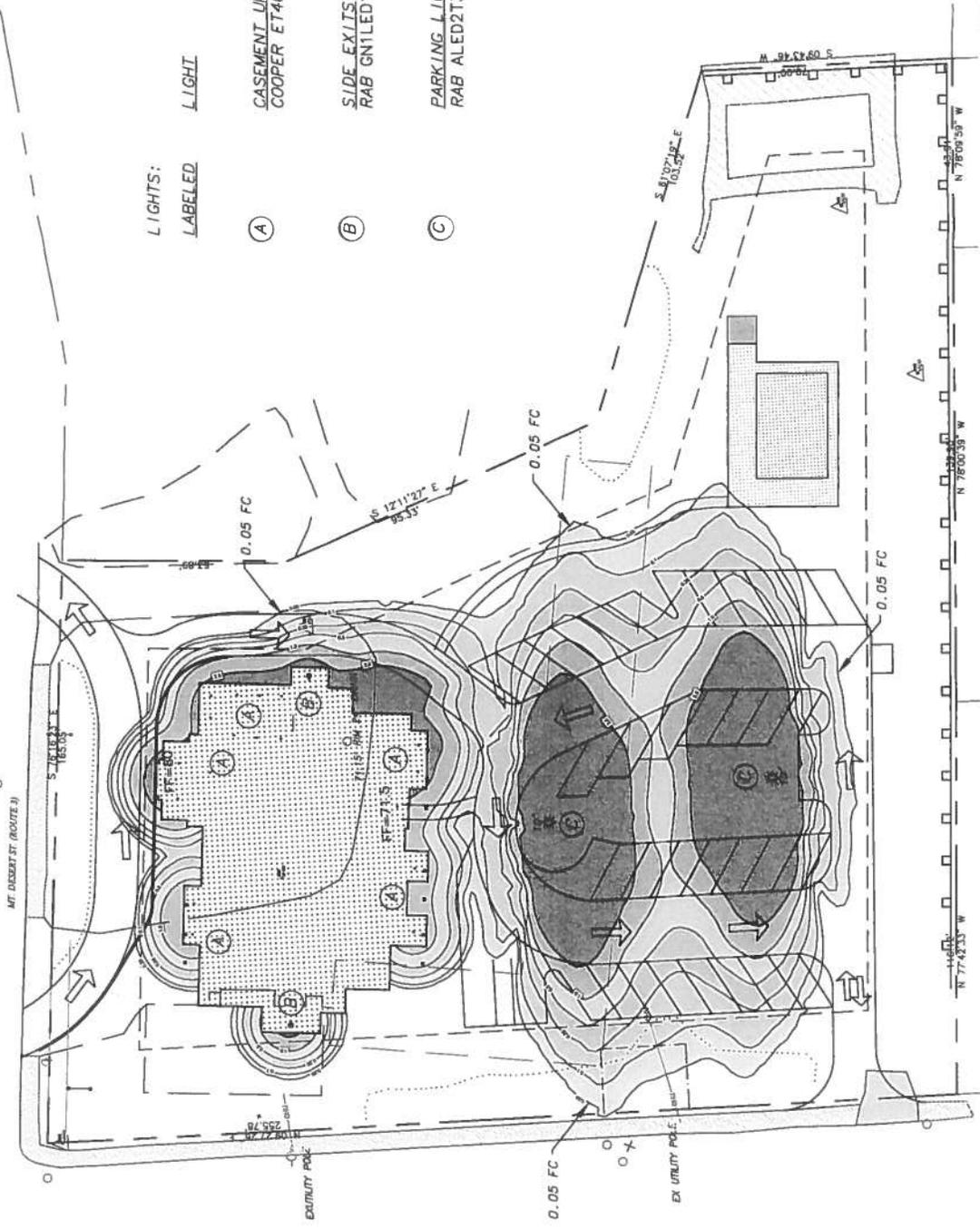
## ANCHORAGE

TOTAL LOT SIZE:	58,831 SF
BUILDING COVERAGE:	12,176 SF
TOTAL LOT COVERAGE:	32,407 SF 55%
MINIMUM FRONT SETBACK:	53.4 FEET
MAXIMUM BUILDING HEIGHT:	22 FEET



## LEDGELAWN INN

TOTAL LOT SIZE:	62,819 SF
BUILDING COVERAGE:	9,057 SF
TOTAL LOT COVERAGE:	26,554 SF 42%
MINIMUM FRONT SETBACK:	88.2
MAXIMUM BUILDING HEIGHT:	35 FEET CHIMNEY @ 40-45'



- LIGHTS:**
- LABELLED**
  - PHOTO**
- LIGHT**
- CASEMENT UNDERMOUNTED**  
COOPER ET400ATSB
  - SIDE EXITS**  
RAB GN1LED13NRST11S
  - PARKING LIGHTS**  
RAB ALED2T360/D10/PCT

**LEGEND**

[Dark Gray Box]	X > 2.5 FC
[Medium-Dark Gray Box]	1.0 FC < X < 2.5 FC
[Medium Gray Box]	0.5 FC < X < 1.0 FC
[Light Gray Box]	0.25 FC < X < 0.5 FC
[Very Light Gray Box]	0.1 FC < X < 0.25 FC
[White Box]	0.05 FC < X < 0.1 FC
[White Box]	LESS THAN 0.1 FC
[Circle with dot]	LIGHT FIXTURE

**G.F. Johnston & Associates**  
*Consulting Civil Engineers*  
 P.O. Box 197  
 Southwest Harbor, Maine 04879  
 907-544-1800



**LIGHTING AND ILLUMINATION PLAN**  
**FOR**  
**MOUNT DESERT STREET INN**

**NOTE:**  
 LIGHTING PHOTOMETRICS BASED ON PROPOSED  
 FIXTURES. THE ILLUMINATION PLAN WAS CREATED  
 USING RADIANCE SOFTWARE. THE ILLUMINATION PLAN  
 FIXTURES, PHOTOMETRICS PLAN WAS CREATED  
 USING RADIANCE SOFTWARE. IES FILES AND  
 VISUAL (TM) SOFTWARE 2018.

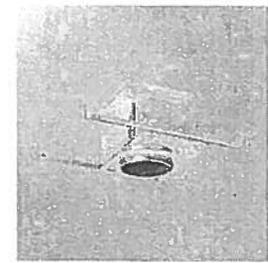
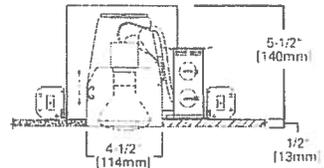
4-INCH INCANDESCENT NEW CONSTRUCTION ICAT

FEATURES

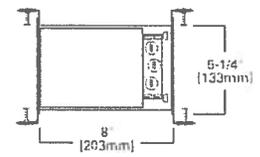
- All-Nail bar hangers
- Quick Connect wiring connectors included in junction box
- AIR-TITE™
- Bar hangers may be shortened for narrow joist spaces
- NM cable pry-outs and conduit knockouts in junction box
- Die-formed housing and plaster frame
- Housing may be removed from plaster frame for junction box access
- Adjustable socket bracket

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

COMPLIANCES: UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, UL/cUL Listed for Feed Through, UL/cUL Listed for Insulation Contact, AIR-TITE™ Certified ASTM E283



EI400ATSB



ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY\*

SAMPLE NUMBER: EI400ATSB - ERT401WHT

Housing	Trims
EI400ATSB=4" Aperture, New Construction, IC AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	<p><b>Adjustables</b></p> <p>ERT402 Eyeball - 30° Tilt, 40W R16, 45W PAR16, OD: 5" [127mm] ERT402=High Gloss Appliance White Trim Ring with White Eyeball</p> <p><b>Baffles</b></p> <p>ERT401 Plastic Step Baffle, 35W PAR20, 30W R20, OD: 5" [127mm] ERT401=High Gloss Appliance White Trim Ring with Black Baffle ERT401WHT=High Gloss Appliance White Trim Ring with White Baffle</p> <p>ERT410 Metal Baffle, 30W R20, 35W PAR20, 50W PAR20, OD: 5-1/16" [129mm] ERT410=Black Metal Baffle, Gloss White Trim Ring ERT410WHT=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring</p>
	<p><b>Lenses and Diffusers</b></p> <p>ERT455 Prismatic Glass Lens Showerlight, 30W R20, 35W PAR20, OD: 5-1/16" [129mm] ERT455=Showerlight, High Gloss Appliance White Trim Ring</p> <p><b>Reflectors</b></p> <p>ERT403 Clear Specular Reflector, 35W PAR20, 30W R20, 40W R16, 40W A19, 50W PAR 20, OD: 5" [127mm] ERT403=High Gloss Appliance White Trim with Clear Specular Reflector</p>

NOTES: \* Not to be used in direct contact with spray foam insulation. Δ UL/cUL Listed for Wet Location with select trims.

ERT401 Plastic Step Baffle



ERT401WHT High Gloss Appliance White Trim Ring with White Baffle  
ERT401 High Gloss Appliance White Trim Ring with Black Baffle

HOUSING / LAMP:  
EI400ATSB: 35W PAR20, 30W R20  
ET400RATSB: 40W R16, 50W PAR20, 50W R20  
ET400ATSB: 40W R16, 50W PAR20, 50W R20

DIMENSIONS: Height: 1-1/8" [28mm], OD: 5" [127mm]

ERT402 Eyeball 30° Tilt

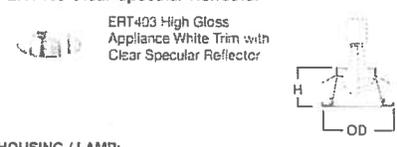


ERT402 High Gloss Appliance White Trim Ring with White Eyeball

HOUSING / LAMP:  
EI400ATSB: 40W R16, 45W PAR16  
ET400RATSB: 40W R16, 60W PAR16  
ET400ATSB: 40W R16, 60W PAR16

DIMENSIONS: Aperture: 2-1/8" [54mm], OD: 5" [127mm]

ERT403 Clear Specular Reflector



ERT403 High Gloss Appliance White Trim with Clear Specular Reflector

HOUSING / LAMP:  
EI400ATSB: 35W PAR20, 30W R20, 40W R16, 40W A19, 50W PAR 20  
ET400RATSB: 50W R20, 40W R16, 40W A19, (50W PAR20 ET400RATSB Only)  
ET400ATSB: 50W R20, 40W R16, 40W A19

DIMENSIONS: Height: 2-1/2" [63mm], OD: 5" [127mm]

ERT410 Metal Baffle



ERT410WHT High Gloss Appliance White Metal Baffle, Gloss White Trim Ring  
ERT410 Black Metal Baffle, Gloss White Trim Ring

HOUSING / LAMP:  
EI400ATSB: 30W R20, 35W PAR20, 50W PAR20  
ET400RATSB: 40W R16, 50W PAR20, 60W R20  
ET400ATSB: 40W R16, 50W PAR20, 50W R20

DIMENSIONS: Height: 2-5/8" [67mm], OD: 5-1/16" [129mm]

ERT455 Prismatic Glass Lens Showerlight



ERT455 Prismatic Glass Lens Showerlight

HOUSING / LAMP:  
EI400ATSB: 30W R20, 35W PAR20  
ET400RATSB: 40W A19, 50W PAR20, 50W R20  
ET400ATSB: 40W A19, 50W PAR20, 50W R20

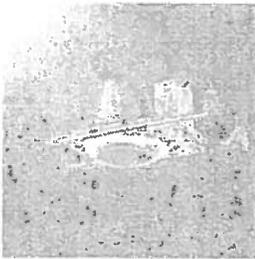
DIMENSIONS: Height: 2-5/8" [67mm], OD: 5-1/16" [129mm]

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

# CASEMENT UNDERMOUNT

ALL-PROCESSED DOWNLIGHTING - 4-INCH INCANDESCENT - HOUSINGS

## 4-INCH INCANDESCENT NEW CONSTRUCTION NON - IC



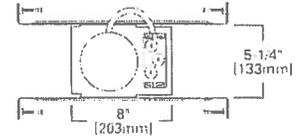
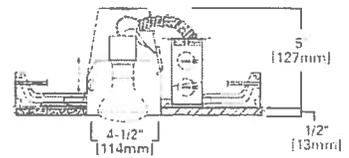
ET400ATSB

### FEATURES

- All-Nail bar hangers
- Bar hangers may be shortened for narrow joist spaces
- Quick Connect wiring connectors included in junction box
- NM cable pry-outs and conduit knockout in junction box
- AIR-TITE™
- Die-formed housing and plaster frame
- Housing may be removed from plaster frame for junction box access
- Thermally protected
- Adjustable socket bracket

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

**COMPLIANCES:** UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, UL/cUL Listed for Feed Through, AIR-TITE™ Certified ASTM E283



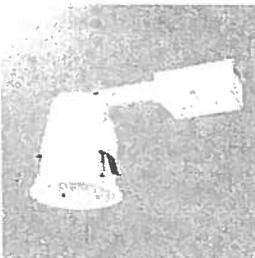
### ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY<sup>2</sup>

SAMPLE NUMBER: ET400ATSB - ERT401WHT

Housing	Trims	Lenses and Diffusers	Reflectors
ET400ATSB=4" Aperture, New Construction, Non-IC, AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	<b>Adjustables</b> ERT402 Eyeball - 30° Tilt, 40W R16, 60W PAR16, OD: 5" [127mm] ERT402=High Gloss Appliance White Trim Ring with White Eyeball  <b>Baffles</b> ERT401 Plastic Step Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5" [127mm] ERT401=High Gloss Appliance White Trim Ring with Black Baffle ERT401WHT=High Gloss Appliance White Trim Ring with White Baffle  ERT410 Metal Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5-1/16" [129mm] ERT410=Black Metal Baffle, Gloss White Trim Ring ERT410WHT=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring	ERT455 Prismatic Glass Lens Showerlight, 40W A19, 50W PAR20, 50W R20, OD: 5-1/16" [129mm] ERT455=Showerlight, High Gloss Appliance White Trim Ring	<b>Reflectors</b> ERT403 Clear Specular Reflector, 50W R20, 40W R16, 40W A19, OD: 5" [127mm] ERT403=High Gloss Appliance White Trim with Clear Specular Reflector

NOTES: <sup>2</sup> UL/cUL Listed for Wet Location with select trims

## 4-INCH INCANDESCENT REMODEL NON - IC



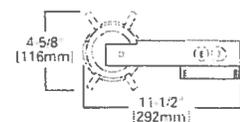
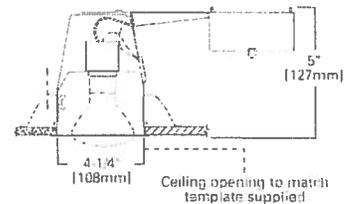
ET400RATSB

### FEATURES

- Quick Connect wiring connectors included in junction box
- Thermally protected
- Die-formed housing
- Remodel springs accommodate 1/2" and 5/8" ceiling material
- NM cable pry-outs and conduit knockouts in junction box
- Adjustable socket bracket
- AIR-TITE™

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

**COMPLIANCES:** UL/cUL Listed - Wet Location, UL/cUL Listed - Damp Location, UL/cUL Listed 1598 Luminaire, AIR-TITE™ Certified ASTM E283



### ORDERING INFORMATION: ORDER HOUSING AND TRIMS SEPARATELY<sup>2</sup>

SAMPLE NUMBER: ET400RATSB - ERT401WHT

Housing	Trims	Lenses and Diffusers	Reflectors
ET400RATSB=4" Aperture, Remodel, Non-IC, AIR-TITE™, 120V Line Voltage, Adjustable Socket Bracket	<b>Adjustables</b> ERT402 Eyeball - 30° Tilt, 40W R16, 60W PAR16, OD: 5" [127mm] ERT402=High Gloss Appliance White Trim Ring with White Eyeball  <b>Baffles</b> ERT401 Plastic Step Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5" [127mm] ERT401=High Gloss Appliance White Trim Ring with Black Baffle ERT401WHT=High Gloss Appliance White Trim Ring with White Baffle  ERT410 Metal Baffle, 40W R16, 50W PAR20, 50W R20, OD: 5-1/16" [129mm] ERT410=Black Metal Baffle, Gloss White Trim Ring ERT410WHT=High Gloss Appliance White Metal Baffle, Gloss White Trim Ring	ERT455 Prismatic Glass Lens Showerlight, 40W A19, 50W PAR20, 50W R20, OD: 5-1/16" [129mm] ERT455=Showerlight, High Gloss Appliance White Trim Ring	<b>Reflectors</b> ERT403 Clear Specular Reflector, 50W R20, 40W R16, 40W A19, 50W PAR20, OD: 5" [127mm] ERT403=High Gloss Appliance White Trim with Clear Specular Reflector

NOTES: <sup>2</sup> UL/cUL Listed for Wet Location with select trims

Specifications and dimensions subject to change without notice. Consult your Cooper Lighting Representative or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

HALO

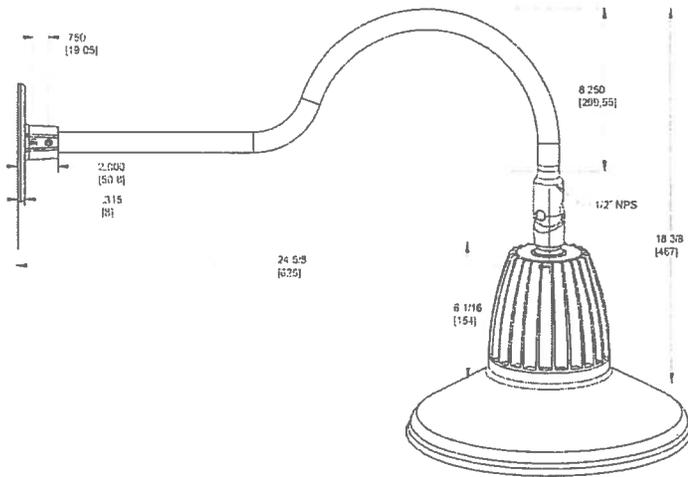
## Technical Specifications (continued)

### Other

#### GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

### Dimensions



### Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5 year LED warranty

### Ordering Matrix

Family	Watts	Color Temp	Reflector	Shade	ShadeSize	Finish
GN1LED	13	N	R	ST	11	S
	13 = 13W 26 = 26W	Y = 3000K (Warm) N = 4000K (Neutral)	= Flood R = Rectangular S = Spot	ST = Straight Shade	11 = 11" = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red

PARKING AREA  
ALED2T360/D10/PCT



Specification grade area lights available with IES Type II distribution. For use in parking lots, roadways, pathways and general area lighting. Replaces up to 1000W HID fixtures. Patent pending thermal management system. 5 Year Warranty

Color: Bronze

Weight: 79.4 lbs

Project:

Type:

Prepared By:

Date:

**Driver Info**

Type:	Constant Current
120V:	3.0A
208V:	1.8A
240V:	1.5A
277V:	1.3A
Input Watts:	360W
Efficiency:	N/A

**LED Info**

Watts:	360W
Color Temp:	5000k
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	36,664
Efficacy:	102 LPW

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations.

**DLC Listed:**

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

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

**Dark Sky Approved:**

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

**LED Characteristics**

**Lifespan:**

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

**LEDs:**

Multi-chip, high-output, long-life LEDs

**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 C78.377-2011

**Construction**

**IES Classification:**

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

**Effective Projected Area:**

EPA = 1.2

**Ambient Temperature:**

Suitable for use in 40°C (104°F) ambient temperatures

**Cold Weather Starting:**

The minimum starting temperature is -40 F / 40°C

**Thermal Management:**

Superior thermal management with external Air-Flow fins.

**Housing:**

Die cast aluminum with airflow fins for cooling

**Lens:**

Tempered glass

**Mounting:**

Heavy-duty mounting arm with "C" ring seal & stainless steel screws

**IP Rating:**

Ingress Protection rating of IP66 for dust and water.

**Reflector:**

Vacuum-metallized polycarbonate

**Gaskets:**

High-temperature silicone gaskets

**Finish:**

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

**Green Technology:**

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals

**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**

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

**Drivers:**

Constant Current: Class 1, 1560mA, 100-277V, 50-60Hz, 120V: 3.0A, 208V: 1.8A, 240V: 1.5A, 277V: 1.3A

**Power Factor:**

99.8% at 120V, 95.6% at 277V

Technical Specifications (continued)

Electrical

Surge Protection:

4KV  
For areas prone to surges, upgrade to 10KV surge protection

Photocell:

120V-277V Twistlock Photocell Included. Photocell is compatible with 120V-277V.

Optical

THD:

5.9% at 120V, 8.9% at 277V

BUG Rating:

B3 U0 G4

Other

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.

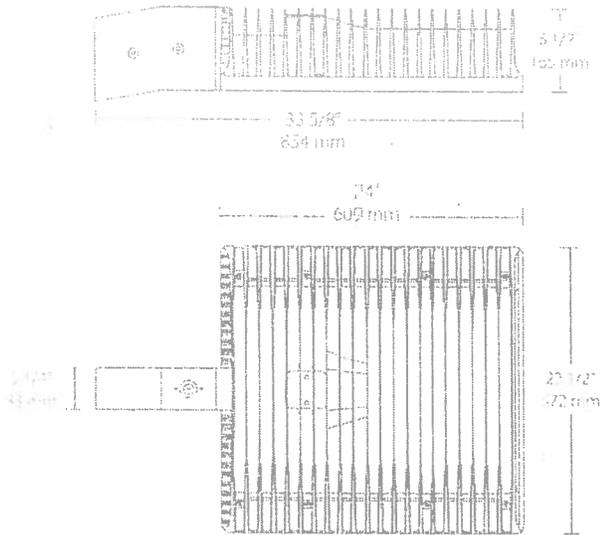
GSA Schedule:

Suitable in accordance with FAR Support 25.4.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Dimensions



Features

- 60% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 = 360W	= Arm	= 5000K (Cool)	= Bronze	= 120-277V	= No Photocell	= No Dimming	= No Bi-Level
	3T = Type III	260 = 260W	SF = Siphfliter	Y = 3000K (Warm)	W = White	/480 = 480V	/PC = 120V Button	/D10 = Dimmable	/BL = Bi-Level
	4T = Type IV	150 = 150W		N = 4000K (Neutral)	RG = Gray		/PC2 = 277V Button		
		125 = 125W					/PCS = 120V Swivel		
		105 = 105W					/PCS2 = 277V Swivel		
		78 = 78W					/PCT = 120-277V Twistlock		
							/PCS4 = 480V Swivel		
							/PCT4 = 480V Twistlock		



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DRB Application Number:  
DRB-16-45

Date: 8-4-2016

Map & Lot: 104-504

RECEIVED

AUG 04 2016

GENERAL INFORMATION:

Project Location: 134 Main Street  
street address

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

APPLICANT INFORMATION

Name: Eden Builders Address: 17 Pleasant St, suite C  
City: Bar Harbor State: ME  
Email: todd@edenbuilders.com  
Phone: 207-801-2576

PROPERTY OWNER INFORMATION

Name: Acadia Corporation Address: 14 W. Eden Ave  
City: Bar Harbor State: ME  
Email: dwoodside@thecadiacorporation.com  
Phone: 207 288-1204

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Eden Builders 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 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 checked="" 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 of Applicant [Handwritten Signature]

**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:**

CONSTRUCT NEW 2-STORY MIXED USE  
GOMA RETAIL / APARTMENT BUILDING

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 facades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
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 facade proportions, window proportions, building spacing, and materials.	
<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>	

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

Detailed Project Description:

NEW SIGNAGE AS ATTACHED FOR NEW  
2 - STORY MIXED USE RETAIL / APARTMENT  
BUILDING.

CLOSURE:  SEASONAL                      [ ] OPEN YEAR ROUND

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).	N/A 3-3 lights and 11 @ 1800 lumen
Letter of Authorization if applicant is different than the building owner.	N/A previous
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	N/A
Details of all seasonal closures for signs and buildings.	N/A
<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.	

134 Main St.

Demolition or Relocation of Historic Building  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-114

Additional Project Description:

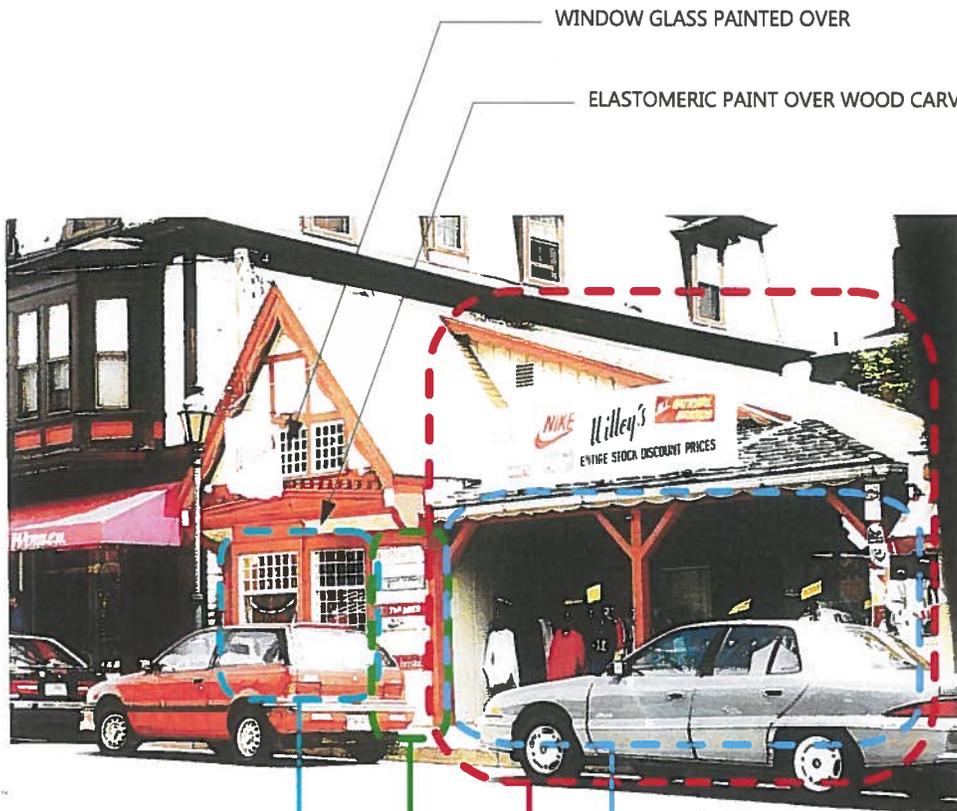
Demolish existing 1-story building and  
replace with new 2-story building per  
previous DRB submittal.

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.	✓ previous app.
If the immediate demolition or the relocation of a historic building or structure is proposed, a written statement from a registered engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovating or relocating the building.	✓
Written evidence indicating that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a certificate of appropriateness to demolish the building and copies of any correspondence with or from those groups.	in process. to be provided.
If partial demolition of a historic building or structure is proposed, building plans showing the appearance of the structure after demolition. These plans shall show any proposed improvements to the remaining portion of the building and shall show the detail outlined under the submission requirements for changes in the exterior appearance of a historic building. Building elevation drawings and/or photo simulations shall be provided for all façades visible from a public street.	✓ previous application
Color photographs or photo simulations of the existing building or site showing all façades to be altered and seen from a public street.	✓ p/a
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓ p/a
<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.	

# 134 MAIN STREET - EXISTING FACADE ANALYSIS



WINDOW GLASS PAINTED OVER

ELASTOMERIC PAINT OVER WOOD CARVINGS?

COVERED PORCH FILLED-IN IN 1993

ADDITION TO ORIGINAL BUILDING - UNKNOWN DATE

WALL WAS REPLACED WITH WINDOW - PRESUMABLY DURING PORCH PROJECT OF 1993? NOTE: NEW WINDOW DOES NOT LINEUP WITH/MATCH EXISTING

ORIGINAL CURVED BOW WINDOW FEATURE WAS DAMAGED AND REMOVED APPROXIMATELY 8 YEARS AGO

**ARE THESE THE ORIGINAL HISTORIC COLORS?**



ISSUED: 08.04.18 DRB 08.16.18 DRB	02	SHEET 2 OF
SCALE	TITLE <b>STREET VIEW 1</b>	PROJECT Acadia Park Company 134 Main Street, Bar Harbor, 04609
	CLIENT Acadia Corporation	





Eden Builders, Inc. is a registered professional architectural firm in the State of Maryland. The firm is located at 10000 Rockledge Drive, Suite 100, Rockledge, MD 21150. The firm is a member of the National Institute of Building Sciences (NIBS) and the National Institute of Standards and Technology (NIST). The firm is also a member of the American Institute of Architects (AIA) and the National Association of Professional Engineers (NAPE). The firm is a leader in the construction industry and has completed numerous projects for clients in the public and private sectors. The firm is committed to providing high-quality architectural services and is dedicated to the success of its clients.



SCALE	TITLE	ISSUED	03
CLIENT	PROJECT	DATE	
Acadia Corporation	Acadia Park Company	134 Main Street, Bar Harbor, 04609	SHEET 3 OF

## Todd Hardy

---

**From:** Todd Hardy  
**Sent:** Saturday, August 13, 2016 11:09 AM  
**To:** 'rosborne@barharbormaine.gov'  
**Cc:** David Woodside (dwoodside@theacadiacorporation.com)  
**Subject:** History Societies notifications

Hello Bob,

For the record, I sent the following info request through the Bar Harbor Historical Societies website.

I was unable to locate an direct email for Deborah Dyer.

*Hi Deborah,*

*I called again on Friday afternoon to discuss the 134 Main Street property. Since then I looked at the towns building permit file and discovered that it seems the only thing original to the building is the 13-foot wide gable above the left hand storefront. We have our next Design Review Board submission deadline this Thursday. Please call me or email the beginning of the week at your earliest convenience. Thanks, Todd*

I figure the correspondence that I have copied you from my end would serve to fulfill the requirement of "written evidence" that these agencies have been contacted. Of course I will also forward any addition correspondence that I do end up getting.

Thanks,

Todd

Todd D. Hardy, Architect  
Eden Builders, Inc.

RECEIVED

AUG 18 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

## Todd Hardy

---

**From:** Todd Hardy  
**Sent:** Saturday, August 13, 2016 3:22 PM  
**To:** 'Deborah Dyer'  
**Cc:** 'rosborne@barharbormaine.gov'; David Woodside (dwoodside@theacadiacorporation.com)  
**Subject:** RE: bldg.  
**Attachments:** 134 Main Street Facade History.pdf

Thank you.

I will stop by tomorrow.

For conversational purposes I have attached a photo I found in the Town's permit file. I marked it up as per my understanding of a simplified history of the façade.

Thanks,

Todd

-----Original Message-----

**From:** Deborah Dyer [mailto:debmdyer@gwi.net]  
**Sent:** Saturday, August 13, 2016 2:40 PM  
**To:** todd@edenbuilders.com  
**Subject:** bldg.

I found 2 small photos of the bldg. --they really aren't that plain---but you can see what you can make of them. I have to be at the museum today for the book signing of Earl Brechlin and the 2 ladies with the book of the Wild Gardens of Acadia----if you have time tomorrow I should be there from 1:30 -3

## Todd Hardy

---

**From:** Deborah Dyer  
**Sent:** Sunday, August 14, 2016 4:11 PM  
**To:** Todd Hardy  
**Subject:** Re: 134 Main Street - Bar Harbor Historical Society

Yes, as I mentioned that as a small child I remember that it being a book store--?sp Dolbeare & Brown. that is the only part that is historic that I can see.

Deborah Dyer

On Aug 14, 2016, at 1:55 PM, Todd Hardy wrote:

Hello Deborah,

Thank you for taking the time to meet with me a little while ago.

I don't want to put you on the spot, but I would like for all parties involved with the project to be in agreement with the history of the building. As per my attached analysis of the building façade and our discussion, would you please confirm as we discussed, that you agree with said analysis and that the only portion of the building that would be considered historic is the upper gable on the left (north) side of the front façade?

Thanks again,

Todd

Todd D. Hardy, Architect  
Eden Builders, Inc.

<134 Main Street Facade History.pdf>



17 Pleasant Street, Suite C  
Bar Harbor, ME 04609  
edenbuilders.com  
207-801-2576

## DESIGN REVIEW BOARD

---

TO: Design Review Board  
c/o: Robert Osbourne  
Town of Bar Harbor  
Bar Harbor, ME

DATE: August 9, 2016  
RE: Design Review Board Application  
134 Main Street

---

To whom it may concern:

The Acadia Corporation plans to demolish an existing 1-story building located at 134 Main Street, Tax Map 105-504, and replace it with a new 2-story structure as per the design plans in the Design Review Board application previously submitted.

After looking at the possibility of renovating and adding on to the existing building, it was determined that this would not be feasible. Instead we are asking to move forward with a new building design and seek a demolition permit approval. Although we recognize that there is value in preserving the architectural history of the building, the building has several major flaws which prevent its incorporation with a redevelopment plan.

- The existing building appears to be a joining of two buildings. As a result, the existing structure from top-to-bottom and side-to-side is discontinuous, resulting in an asymmetrical structure and interior spaces that are chopped up. Not only do the various planes make it difficult to add on to, but it also makes it very difficult to program the interior space from a retail standpoint.
- The north half of the building is partially upon a rubble foundation which is in poor condition. The remaining portion of the building appears to be on a block foundation. Because of the age of the building, its condition/lifespan, and the construction materials and methods employed, the existing foundations would not be capable of supporting a second floor according to current building code standards.
- Half of the foundation is semi-accessible crawl space and the other half is a very low "full-height" basement. The basement is also sometimes damp. We have both code, access, and storage problems here.
- The exterior wall on two sides (south and east) is full height concrete block. These walls would present similar structural challenges as the foundation walls. It is likely that a separate structure independent of these existing walls (i.e. a row of columns just beyond the interior walls run to new footings underneath the existing foundation walls or foundation slabs) would be required to support a second floor. This is very difficult and expensive, and further chops up the usable interior space.
- The existing ceiling height on the right ½ portion (south) of the building is very low for a commercial space at 8-foot. The ceiling structure appears to be tied to the roof structure as collar ties and thus would not be able to be raised in any

practical manner. The ceiling on the left portion on the building varies around 9'-9". To meet the new retail program requirements, the plan for the new 1<sup>st</sup> floor ceiling height is 11'-0".

- Although the building does still have some original authentic architectural details, the curved bay window - once the focal point of the facade - was previously removed (+/- 8 years ago). Additionally, the existing exterior architectural carving and woodworking details are in rough shape and the finer points are otherwise obscured by many layers of flaking paint (most of which is presumable lead).
- We believe that the existing 1 story facade would be awkward to incorporate into a 2-story design as essentially we would be trying to add another story over a roof of varying heights.
- The existing building does not meet currently ICBO and NFPA codes.

In summary, we feel that the problems associated with using the existing building were too numerous to overcome in a practical manner. In the end it makes much better aesthetic, structural, programmatic, and financial sense to proceed with a new entirely new building design. We feel the new design is respectful to the surrounding buildings on Main Street and Bar Harbor, and will be a nice new addition to the streetscape.

Sincerely,



Todd D. Hardy, Architect  
Eden Builders, Inc

## Robert Osborne

---

**From:** Robert Osborne <rosborne@barharbormaine.gov>  
**Sent:** Tuesday, August 09, 2016 4:46 PM  
**To:** Barbara Sassaman (sass@gwi.net); Emily Dwyer; Erin Early Ward (erinearlyward@gmail.com); Francis "Pancho" Cole (panchocole@gmail.com); Steve Demers (sdemers27@roadrunner.com)  
**Cc:** Todd Hardy (todd@edenbuilders.com)  
**Subject:** FW: 134 Main Street Bar Harbor  
**Attachments:** APC DEMO LETTER.pdf; APC DRB DEMO APPLICATION.jpg; IMG\_0918.JPG; APC 07 EXISTING BUILDING PICTURES.pdf

Dear Design Review Board,

Please find attached several documents related to the 134 Main Street application.

A letter from Todd Hardy explaining the rationale for demolishing the building.  
A copy of the demolition application  
An image of the front of the building  
More images of the building.

Respectfully,

Bob Osborne

---

**From:** Todd Hardy [mailto:todd@edenbuilders.com]  
**Sent:** Tuesday, August 09, 2016 4:23 PM  
**To:** kirk.mohney@maine.gov  
**Cc:** rosborne@barharbormaine.gov  
**Subject:** 134 Main Street Bar Harbor

Hello Kirk,

As per our phone conversation, we are planning on demolishing the existing building at 134 Main Street in Bar Harbor and replacing it with a new 2-story building.

As per the Design Review Board application (attached) we are required to provide written evidence that you have been notified. I have also attached a letter that I have written which explains our decision to demolish the building, and a picture which shows the front facade.

Let me know if there is anything else you should require. We are scheduled to have a Design Review Board meeting at 4pm on Thursday and it would be helpful to have your take on things by then if possible.

Thanks,

Todd

Todd D. Hardy, Architect  
**Eden Builders, Inc.**





C - STUCCO GABLE



B - ENTRY SILL



A - WOOD CARVING



E - EXTERIOR BACK WALL



D - INTERIOR AT MID BEARING BEAM



G - EXTERIOR NORTH SIDE WALL



F - EXTERIOR BACK WALL FOUNDATION CHANGE



I - OLD PROFILE OF BAY WINDOW



H - EXTERIOR SOUTH SIDE BLOCK WALL



These drawings and all parts thereof are Copyright protected and shall not be reproduced or used for any purposes without prior written consent from Edeyi Builders, Inc. 2014



SCALE  
CLIENT  
Acadia Corporation

TITLE  
PROJECT  
EXISTING BUILDING PICTURES  
Acadia Park Company  
134 Main Street, Bar Harbor, 04609

REVISED  
DATE: 01.16.18 DRS

## Todd Hardy

---

**From:** Mohney, Kirk  
**Sent:** Wednesday, August 17, 2016 3:54 PM  
**To:** 'Todd Hardy'  
**Subject:** RE: 134 Main Street Bar Harbor

Todd,

If 128 Main Street is the correct address for the National Register listed Sproul's Café building, then yes that is what I meant. The number 130 was on an architectural survey form that was completed for the building in 2001. Thank you for bringing the error to my attention, and I will correct the form accordingly.

Kirk

---

**From:** Todd Hardy [mailto:todd@edenbuilders.com]  
**Sent:** Wednesday, August 17, 2016 12:47 PM  
**To:** Mohney, Kirk  
**Subject:** RE: 134 Main Street Bar Harbor

Thanks Kirk.  
Just to clarify, you do mean 128 Main Street? We did a façade renovation to that building a few years back.

---

**From:** Mohny, Kirk [mailto:Kirk.Mohny@maine.gov]  
**Sent:** Wednesday, August 17, 2016 11:24 AM  
**To:** 'Todd Hardy' <todd@edenbuilders.com>  
**Subject:** RE: 134 Main Street Bar Harbor

Dear Mr. Hardy,

I am writing to acknowledge receipt of your notification regarding the proposed demolition of the subject property.

As you may know, the building at 134 Main Street is not presently listed in the National Register of Historic Places, and the Commission does not possess sufficient information to render an opinion as to its eligibility for listing. In addition, the commercial section of Bar Harbor – including Main Street – has not been evaluated to determine if there is a National Register eligible historic district in the area.

The Commission notes that 134 Main Street is immediately adjacent to 130 Main Street, which was listed in the National Register of Historic Places on February 4, 1982 under the name "Sproul's Café." The demolition and replacement of 134 Main Street, which has occupied the site since 1887 (seven years after 130 Main Street itself was erected) has the potential to adversely affect the historic building. Therefore, we encourage you to take into consideration the Secretary of the *Interior's Standards for the Treatment of Historic Properties* in planning alterations to or replacement of 134 Main Street.

If the Commission can be of further assistance in this matter, please do not hesitate to contact me.

Sincerely,  
Kirk F. Mohny  
Director  
Maine Historic Preservation Commission

---

**From:** Todd Hardy [mailto:todd@edenbuilders.com]

**Sent:** Tuesday, August 09, 2016 4:23 PM

**To:** Mohny, Kirk

**Cc:** [rosborne@barharbormaine.gov](mailto:rosborne@barharbormaine.gov)

**Subject:** 134 Main Street Bar Harbor

Hello Kirk,

As per our phone conversation, we are planning on demolishing the existing building at 134 Main Street in Bar Harbor and replacing it with a new 2-story building.

As per the Design Review Board application (attached) we are required to provide written evidence that you have been notified.

I have also attached a letter that I have written which explains our decision to demolish the building, and a picture which shows the front facade.

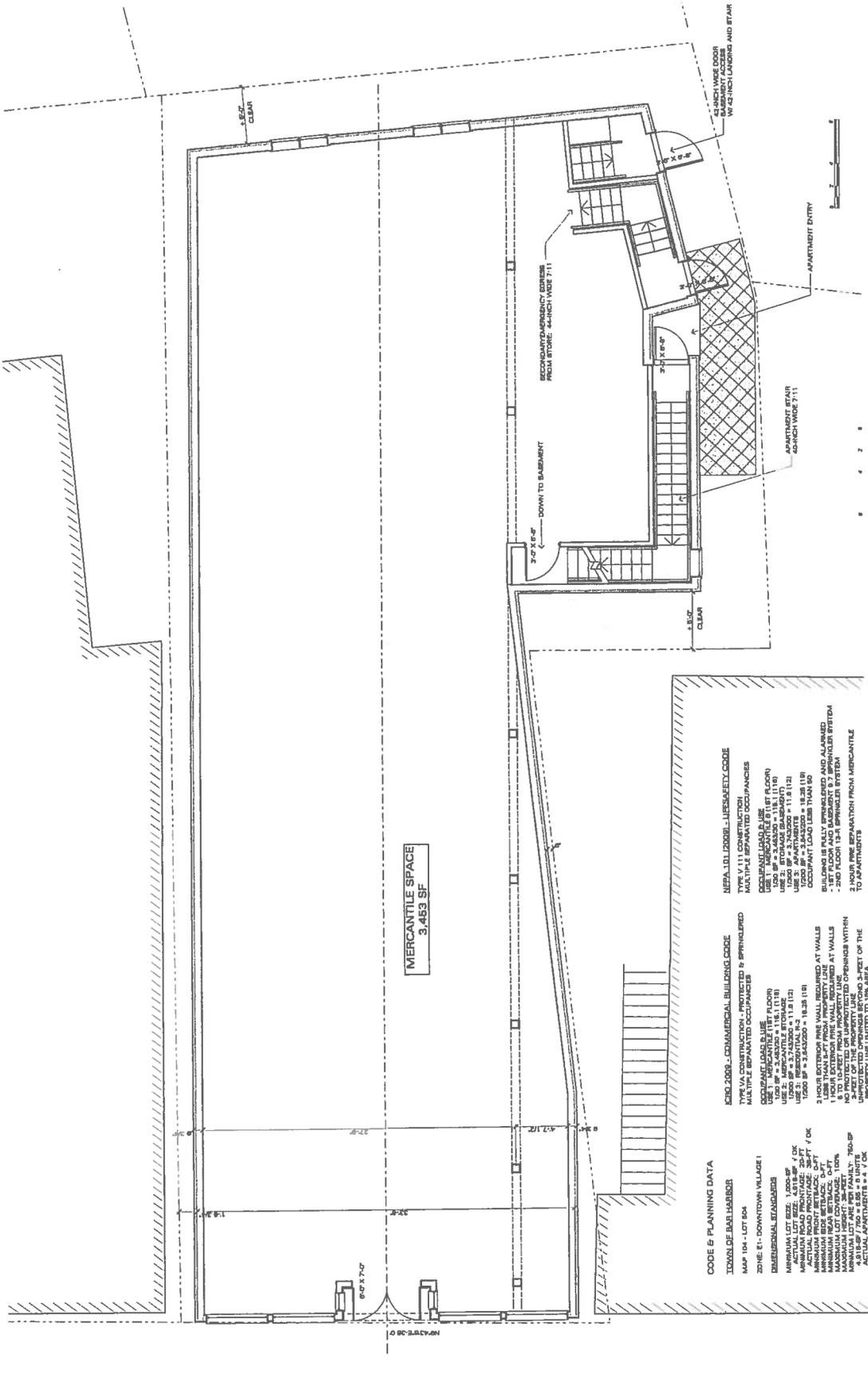
Let me know if there is anything else you should require. We are scheduled to have a Design Review Board meeting at 4pm on Thursday and it would be helpful to have your take on things by then if possible.

Thanks,

Todd

Todd D. Hardy, Architect  
Eden Builders, Inc.





MERCANTILE SPACE  
3,483 SF

**NEPA 101.10081 - LIKENESS CODE**  
TYPE 1.11 COMMERCIAL OCCUPANCIES  
OCCUPANCY CLASSIFICATION  
USE 1. MERCANTILE (1ST FLOOR)  
USE 2. STORAGE (BASEMENT)  
USE 3. APARTMENTS  
OCCUPANT LOAD USE 1.18 (12)  
OCCUPANT LOAD USE 1.19 (10)

**ICBO 2008 - COMMERCIAL BUILDING CODE**  
TYPE VA CONSTRUCTION - PROTECTED & SPRINKLED  
MULTIPLE FLOOR OCCUPANCIES  
USE 1. MERCANTILE (1ST FLOOR)  
USE 2. MERCANTILE STORAGE  
USE 3. APARTMENTS  
1200 SF = 3.543220 = 18.38 (18)  
3 HOUR EXTERIOR FIRE WALL REQUIRED AT WALLS  
1 HOUR EXTERIOR FIRE WALL REQUIRED AT WALLS  
NO PROTECTED OPENINGS WITHIN UNPROTECTED OPENINGS BEYOND 3- FEET OF THE PROPERTY LINE LIMITED TO UNAREA

**ADA**  
BUILDING IS FULLY SPRINKLED AND ALARMED  
- 1ST FLOOR AND BASEMENT & 7 SPRINKLER SYSTEM  
- 2ND FLOOR 1-5th SPRINKLER SYSTEM  
- 3RD FLOOR 1-5th SPRINKLER SYSTEM  
TO APARTMENTS

**CODE & PLANNING DATA**  
TOWNSHIP: BAR HARBOR  
MAP 104 - LOT 604  
ZONE: E1 - DOWNTOWN VILLAGE I  
DIMENSIONAL STANDARDS  
MINIMUM LOT SIZE: 1,000 SF / OK  
MINIMUM LOT AREA: 4,818 SF / OK  
MINIMUM FRONT SETBACK: 5 FT / OK  
MINIMUM REAR SETBACK: 5 FT / OK  
MINIMUM SIDE SETBACK: 5 FT / OK  
MINIMUM HEIGHT: 35 FEET / OK  
MAXIMUM HEIGHT: 35 FEET / OK  
MAXIMUM AREA: 750 SF / OK  
ACTUAL APARTMENTS: 4 / OK  
USE:  
STORAGE - BASEMENT  
APARTMENTS (MULTI-FAMILY DWELLING)  
APARTMENTS (MULTI-FAMILY DWELLING)  
DECKING BEYOND BOARD FOOT FRONT FACADE  
AND MESSAGE REQUIRED  
NO PARKING REQUIRED

TOOD D.  
HARDY  
NO. 2787  
STATE OF MAINE

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

CLIENT: Acadia Corporation

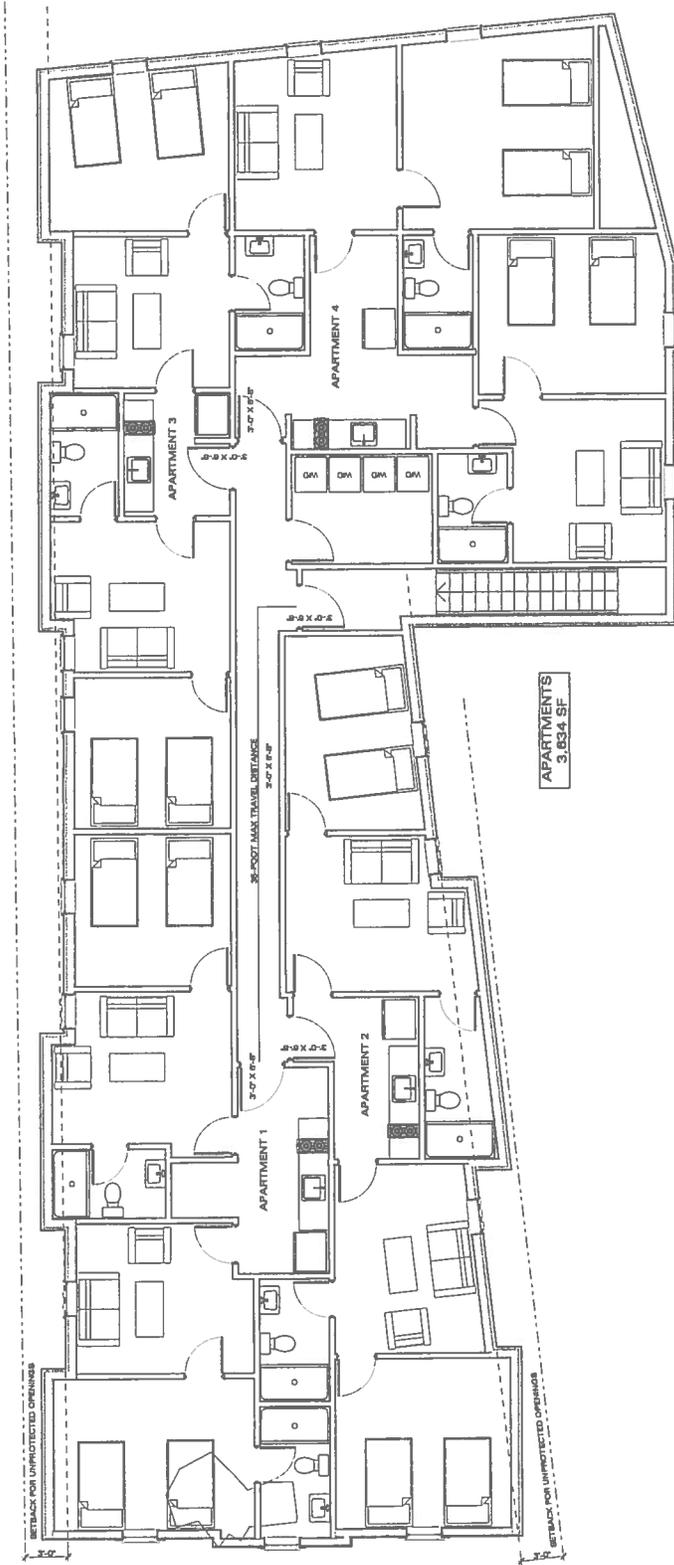
PROJECT: Acadia Park Company  
134 Main Street, Bar Harbor, 04609

TITLE: 1ST FLOOR PLAN

SHEET 4 OF 04

(ISSUED FOR REVIEW) 03/01/18  
 (REVISED FOR REVIEW) 03/01/18  
 (REVISED FOR REVIEW) 03/01/18  
 (REVISED FOR REVIEW) 03/01/18





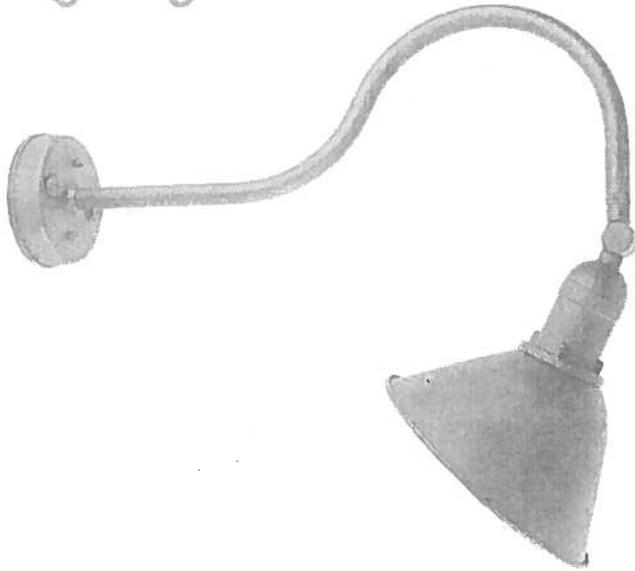
<p>ISSUED                  02.04.18 SCHEMATIC                  03.15.18 30% REVIEW                  04.11.18 60% REVIEW                  05.04.18 DMB</p>	<p>05</p>		<p>SHEET 5 OF</p>
	<p>SCALE 1/4" = 1'-0"</p>	<p>TITLE 2ND FLOOR PLAN</p>	<p>CLIENT Acadia Corporation</p>



These drawings and all parts thereof are Copyrighted material and shall not be reproduced or used for any purposes without prior written consent from Edge Builders, Inc. © 2014



# A Q L I G H T I N G



## 120V Outdoor Gooseneck Sign Light

SKU:ADLXSV930

Voltage: 12V / 120V

Material: Solid Cast Metal

Socket: E26 Medium Base

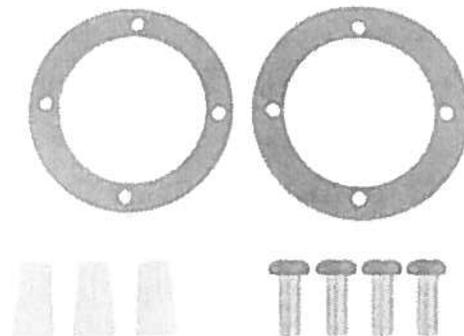
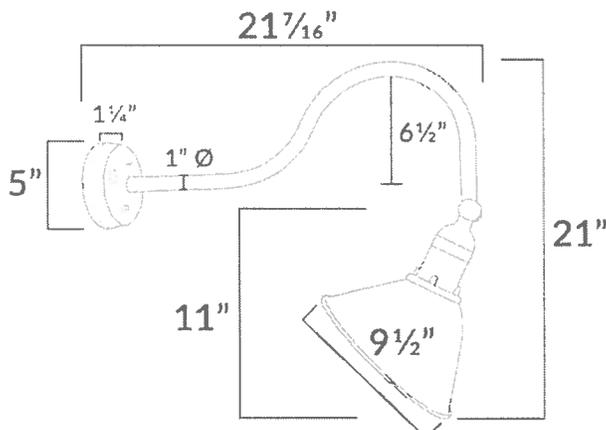
Bulb Type: PAR / BR / A19

Power Rating: 120w Max

Mounting: Wall / Surface

Weight: 4.69 lbs

The original LED outdoor warehouse gooseneck sign light is our best selling signage product. Often used on restaurants, warehouses, retailers and industrial complexes during the early 20th century, the black gooseneck sign light is now used for outdoor lighting of signs, business banner advertisements lighting, commercial lighting and restaurant sign lighting. Our black barn gooseneck sign light offers a classic and retro design for all your signage lighting needs adding personality and uniqueness to your storefront or office building. Our redesigned RLM gooseneck sign light offers great features such as a Cast Swivel enabling light to be shined where you need it on your signs and banners, two 1/2" threaded knock-outs for photocell or motion detector and it can be equipped with LED bulbs for energy savings and promotion of Eco-friendly businesses.





These drawings are of preliminary construction and are not to be used for any purpose without prior written consent from Edey Builders, Inc. 2014



SCALE	TITLE	ISSUED OR CAL. IS DWG	01 SHEET 1 OF
CLIENT Acadia Corporation	EXISTING STREET VIEW		
	PROJECT Acadia Park Company 134 Main Street, Bar Harbor, 04609		



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

DRB Application Number: DRB-2014-44

Date: 8/5/14

Map & Lot: 104-85

**RECEIVED**

AUG 05 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location: 59 Cottage St  
street address Bar Harbor ME 04609

**APPLICANT INFORMATION**

Name: Robert Reehult Address: \_\_\_\_\_  
City: 59 Cottage St State: ME  
Email: \_\_\_\_\_  
Phone: 207-664-3207

**PROPERTY OWNER INFORMATION**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Email: SAME  
Phone: \_\_\_\_\_

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: SAME 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 of Appearance of Historic Building            | <input checked="" 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                |  |

- 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: [Handwritten Signature]

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

Detailed Project Description:

*A Sign For Olive Park Cafe*

CLOSURE:  SEASONAL                       OPEN YEAR ROUND

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.	100'
Signage Plan – Measurements of all existing signage and total square feet of signage	554'
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).	N/A
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.	✓
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.	

Sign Board Display Near Sidewalk

Size 2x3 2Sided = 12th

White

Menu posted inside

Made of wood

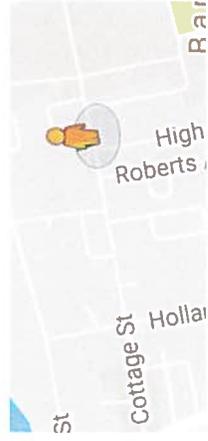
Google Maps Cottage St



Image capture: Jul 2011 © 2016 Google

Bar Harbor, Maine

Street View - Jul 2011



# Multi sign Property

RDR Realty  
59 Cottage St.  
Bar Harbor, Me

## Maximum potential of Cottage Street building.

- 9 offices
- 80 seat restaurant/café
- Salon
- 2 retail shops

## OFFICES

Seven Offices each having a sign 14 inches by 78 inches equals 7.58 Sq. feet. Total 53.06 Sq. feet  
2 other offices. (Will try to work around vacancies)

## RETAIL

### Salon space

Sign on sign post	7.58
Logo on awing	7.58
Sandwich board	6.00
Total	21.16 Sq. feet

### Bees Candy Store (2 stores into one at this time)

Sign on sign post	7.58
Other signage	6.00
Total	13.58 Sq. feet

### Bakery Location

Sign on sign post	7.58
Sand boards	12.00
Menu boards (2)	12.00
Total	31.58 Sq. feet

### Second retail space

Cross that bridge when if it happens

53.06

21.16

13.58

31.58

TOTAL 120.00 Sq. feet needed for 59 Cottage St.

Thank you  
Bob Rechholtz

S.P. ZOFFER

Driveway

Fence

Awning

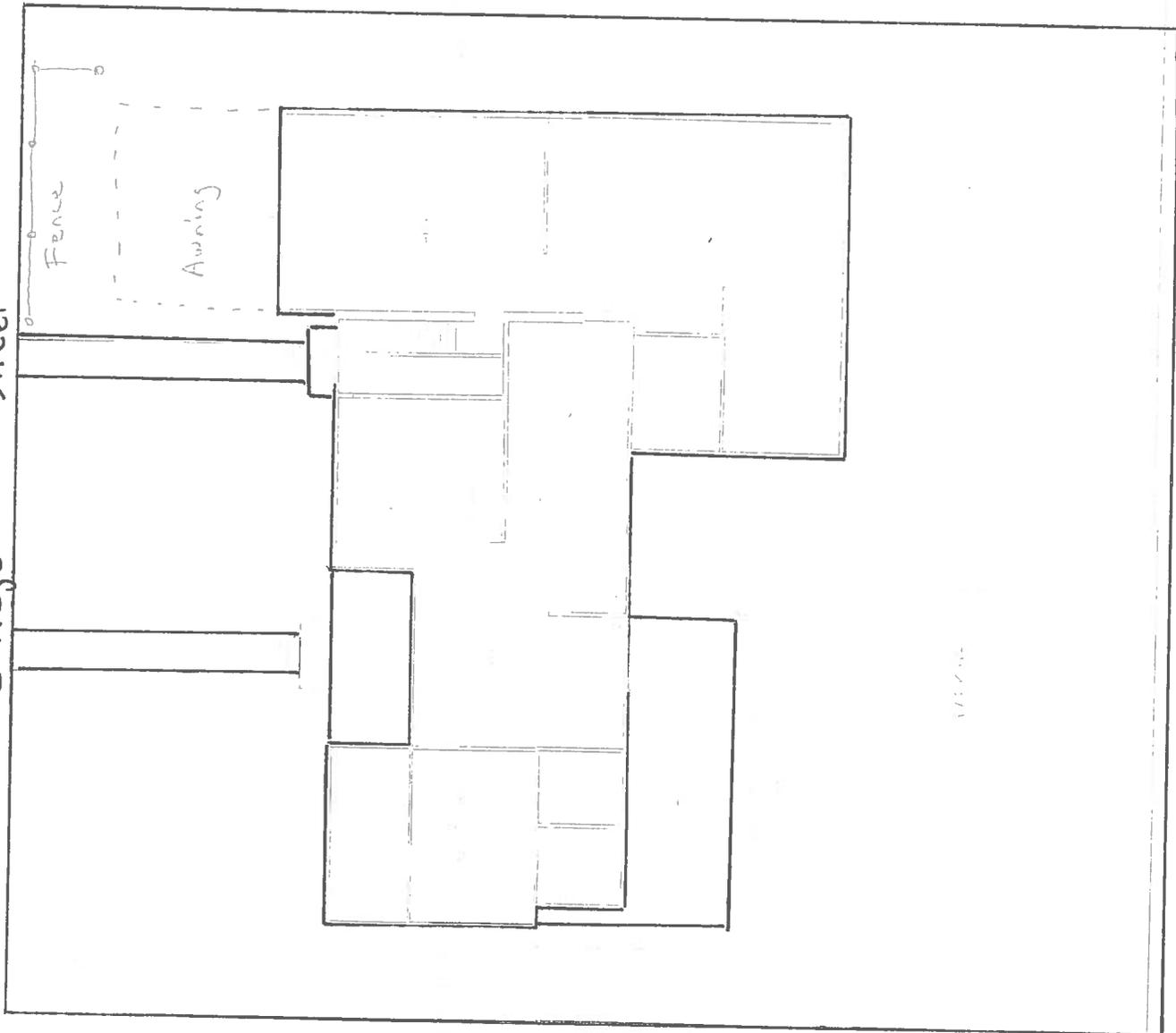
Street

Cottage

Federal

Street

NTS



Froostanding  
Sign.

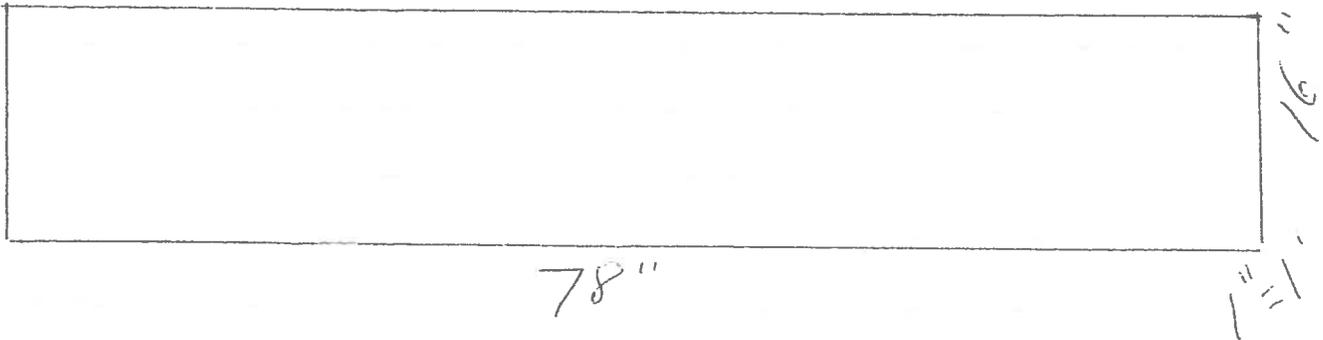
1) Olive Park Cafe

Size 16" x 78"

White Black ground

Green Lettering

Wood Sign



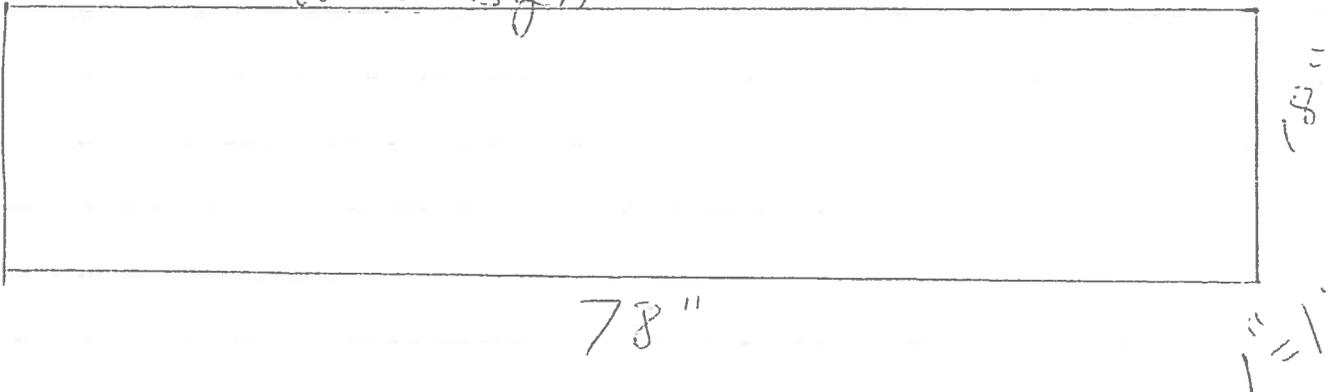
2) Bar Harbor Festival

Size: 18 x 78

White Birch ground

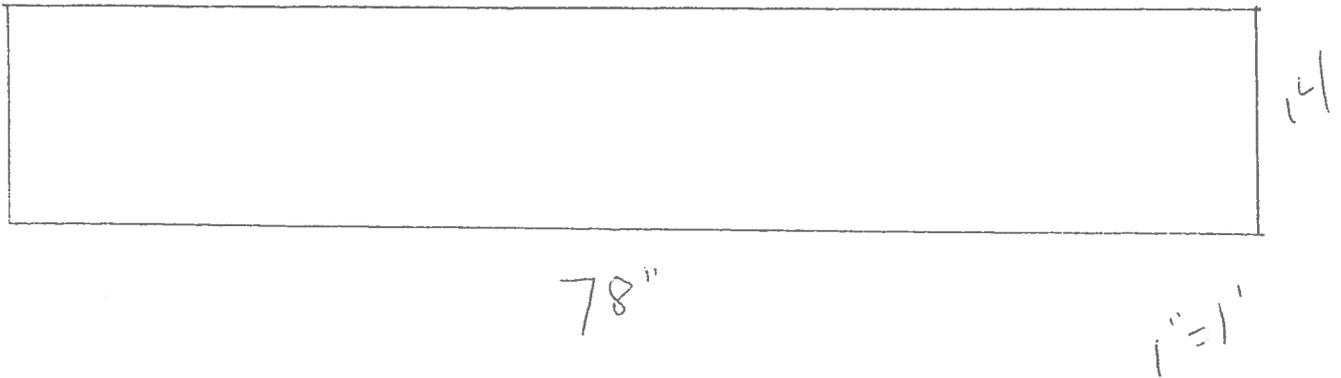
Blue Vinyl Lettering

Wood Sign



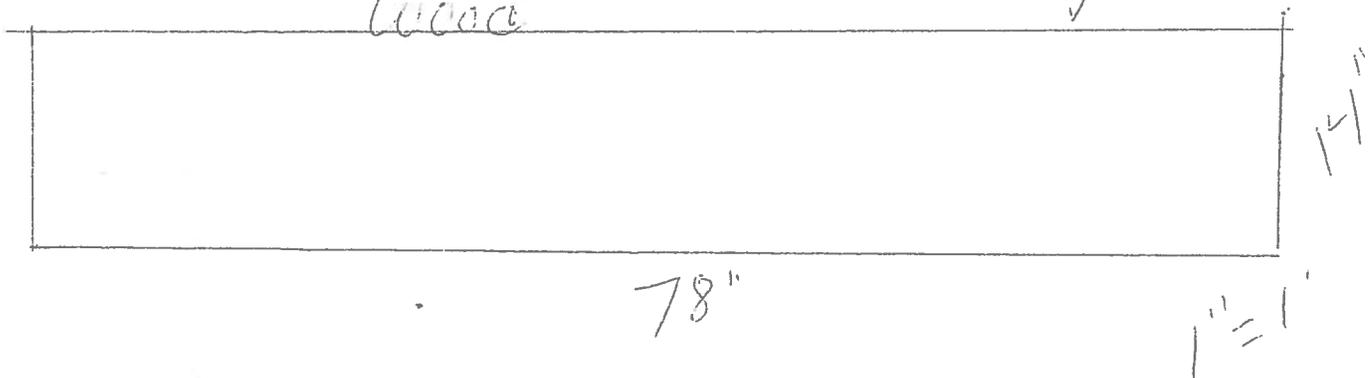
3) Bee's

Size 14x78  
White back ground  
Black Lettering  
Wood Sign



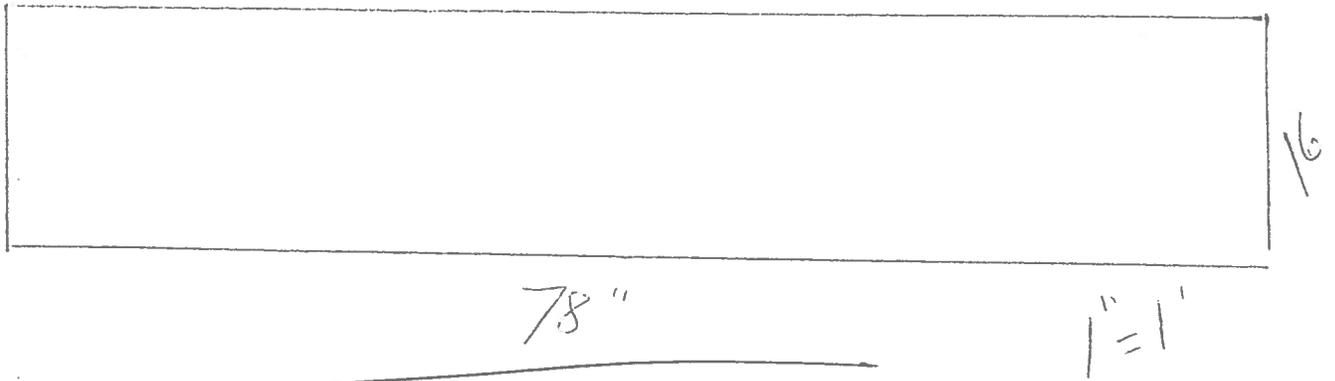
4) Echo Salon

Size 14x78  
Green Back ground  
White and Black Lettering  
Wood



171DI 1201 page

Size 16 x 78  
Blue Background  
White Letters  
Wood

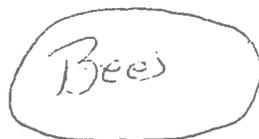


Wall Signs

Office Sign over Door  
Size 1 Foot x 6"



Bee's Oval Sign near Door



White  
Blue Letters  
Wood



Signage



signage



Adjacent Prop.



Adjacent prop.



Adjacent prop.



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DRB Application Number: 2014-47

Date: 8-15-2016

Map & Lot: 107-190

GENERAL INFORMATION:

Project Location: 297 Main Street  
street address  
Bar Harbor, ME 04609

RECEIVED

AUG 15 2016

APPLICANT INFORMATION

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

Name: Garrett Fitzgerald Address: 16 Milky Way  
City: Bar Harbor, State: ME  
Email: gjkfitz@gmail.com  
Phone: 207-266-3825

PROPERTY OWNER INFORMATION

Name: Michael Boland Address:  
City: Bar Harbor, State: ME  
Email: michaelcharlesboland@gmail.com  
Phone: 207-266-0540

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

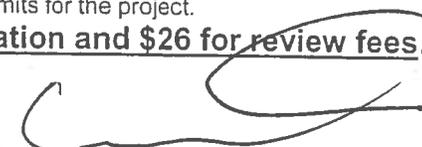
Name: Graphix Design Address:  
City: Old Town State: ME  
Email: graphixdesign1990@hotmail.com  
Phone: 207-827-4412

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 checked="" 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                |  |

- 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: See addendum

---



---



---



---



---

CLOSURE: [ ] SEASONAL                      [] OPEN YEAR ROUND

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.	<input type="checkbox"/>
Signage Plan – Measurements of all existing signage and total square feet of signage	<input type="checkbox"/>
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.	<input type="checkbox"/>
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	<input type="checkbox"/>
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.	<input type="checkbox"/>
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	<input type="checkbox"/>
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	<input type="checkbox"/>
Letter of Authorization if applicant is different than the building owner.	<input type="checkbox"/>
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan.	<input type="checkbox"/>
Details of all seasonal closures for signs and buildings.	<input type="checkbox"/>
<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>	<input type="checkbox"/>

Fencing and Walls  
 Town of Bar Harbor  
 Design Review Board  
 Required Application Materials  
 Section 125-114

Detailed Project Description: See addendum.

---



---



---



---



---

CLOSURE: [ ] SEASONAL                      [x] 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 and seen from a public street.	
Color photographs or photo simulations of the buildings adjacent to the subject property.	
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	
A sketch plan drawn to scale showing the location of all proposed or existing fences or freestanding walls adjacent to a public street, the location of existing or proposed buildings on the site, and the relationship of adjacent buildings unless shown on a site plan submitted with the application..	
Photos or photo simulations of all existing fences or walls	
Drawings or photos of the proposed wall or fence and/or a photo simulation of the wall or fence in place on the site.	
<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>	

Design Review Board  
Town of Bar Harbor, ME

To whom it may concern,

As holder of the lease for the property located at 297 Main St, Bar Harbor Lobster Co. I underwent three projects which I hadn't been aware that I needed approval for.

I am applying now, and wanted to let the board know that I had not intentionally bypass the review process. I had spoken with someone about the signs and honestly thought that since the fence is not a permanent structure (I will be taking it down in the off seasons) I didn't need to apply for permits. That said, I have no problem going through the process now, answering any questions and taking any measures to make any required changes.

The description of the projects is as follows.

New signs:

After speaking with someone at the town hall, I had been led to believe that since I was using the actual signs that existed at the previous business and covering them with new design, I didn't need to apply for the new designs.

The total road frontage for the property is 129'. The mounting material is the same as previously used; 4" x 4" posts for the roadside sign and steel backing mounting brackets for the signs on the building. The lighting has not changed. We are not sure about our seasonality at the moment, but hope to be open 3-4 evenings/week in the off season.

So the new signage is done and has been up for some time. There are pictures of the signage in this packet. If more information is required to move forward, please don't hesitate to ask.

Fencing:

Similarly, the fence I put together is visible in the photos. It is to enclose a 22' x 50' concrete patio in front of the restaurant to meet the liquor control guidelines. It is made from a kit sold by Allen Farm Fence. They are raw cedar and are not painted any color.

The flower boxes on the patio are pressure treated 4"x4" and are not mounted or attached to anything.

Awning:

The awning was previously a part of the building and I changed the color to Benjamin Moore's "Million Dollar Red" to match our picnic tables, etc. I only realized that the color change might be something the board needed to approve while reading this packet. It is a 26' x 12' canopy that covers the area over the lobster cooking station. See attached picture.

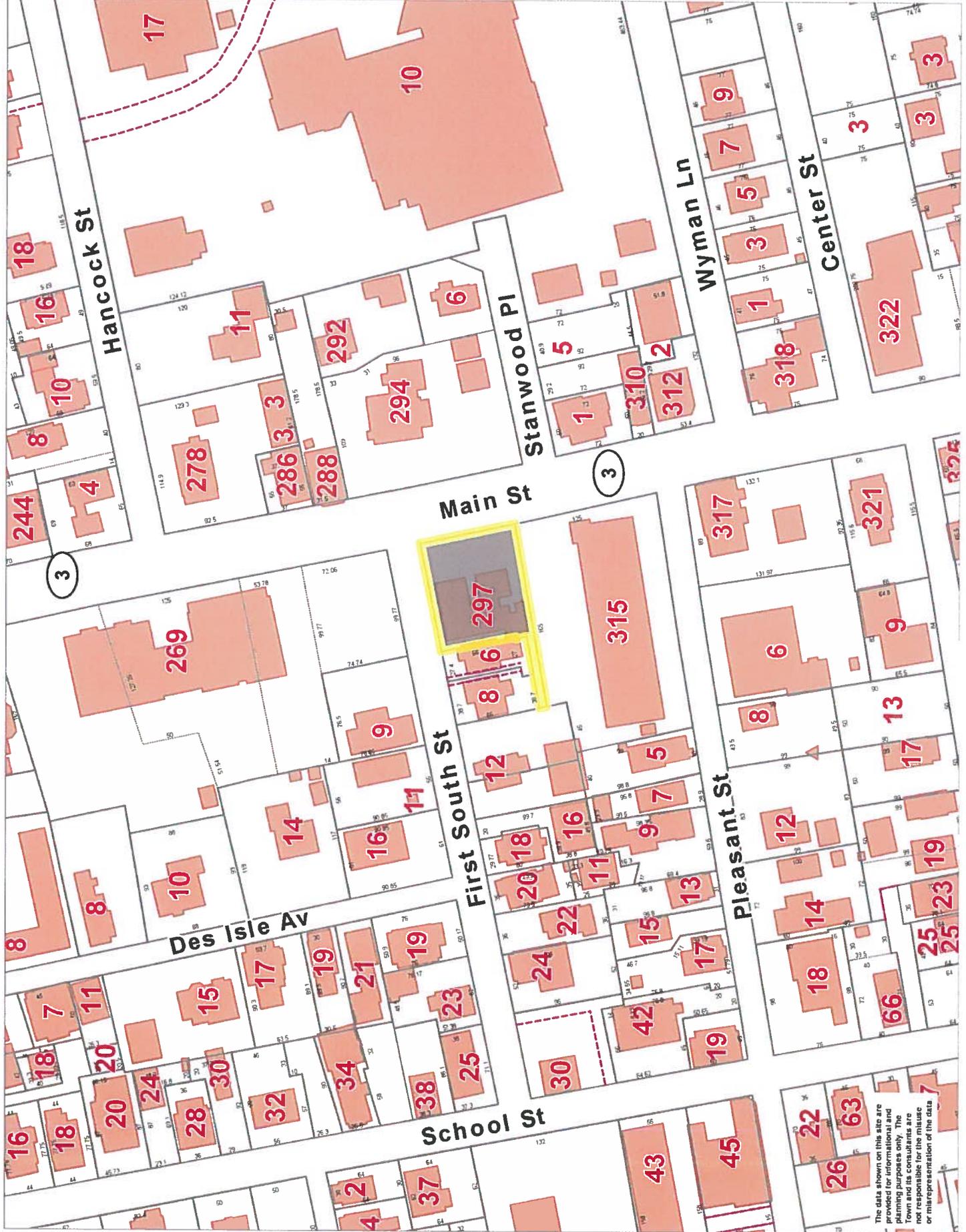
Thanks,

A handwritten signature in black ink, appearing to read 'Garrett FitzGerald', written over a horizontal line.

Garrett FitzGerald  
Bar Harbor Lobster Co.  
297 Main St.  
Bar Harbor, ME  
04609  
207-266-3825



- Parcel History
- ROVs
- Percels
- Town Boundary
- Highways
- Buildings (2008)
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean

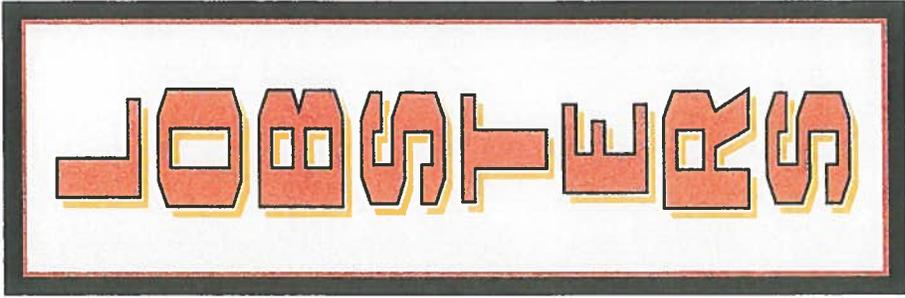


The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

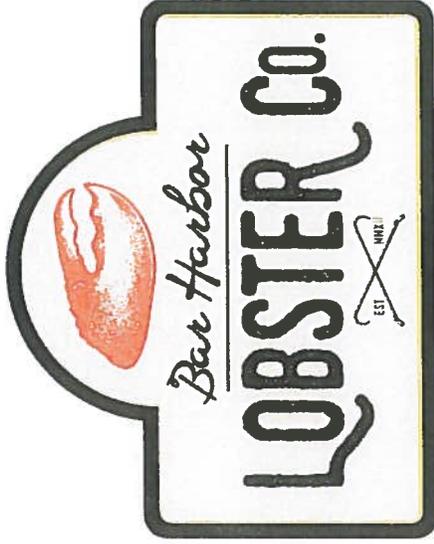


Printed on 08/19/2016 at 04:13 PM

Approx 180' Road Frontage



dimensions  
32w x 98h



dimensions  
47.5h x 58.5w



dimensions  
24h x 96w

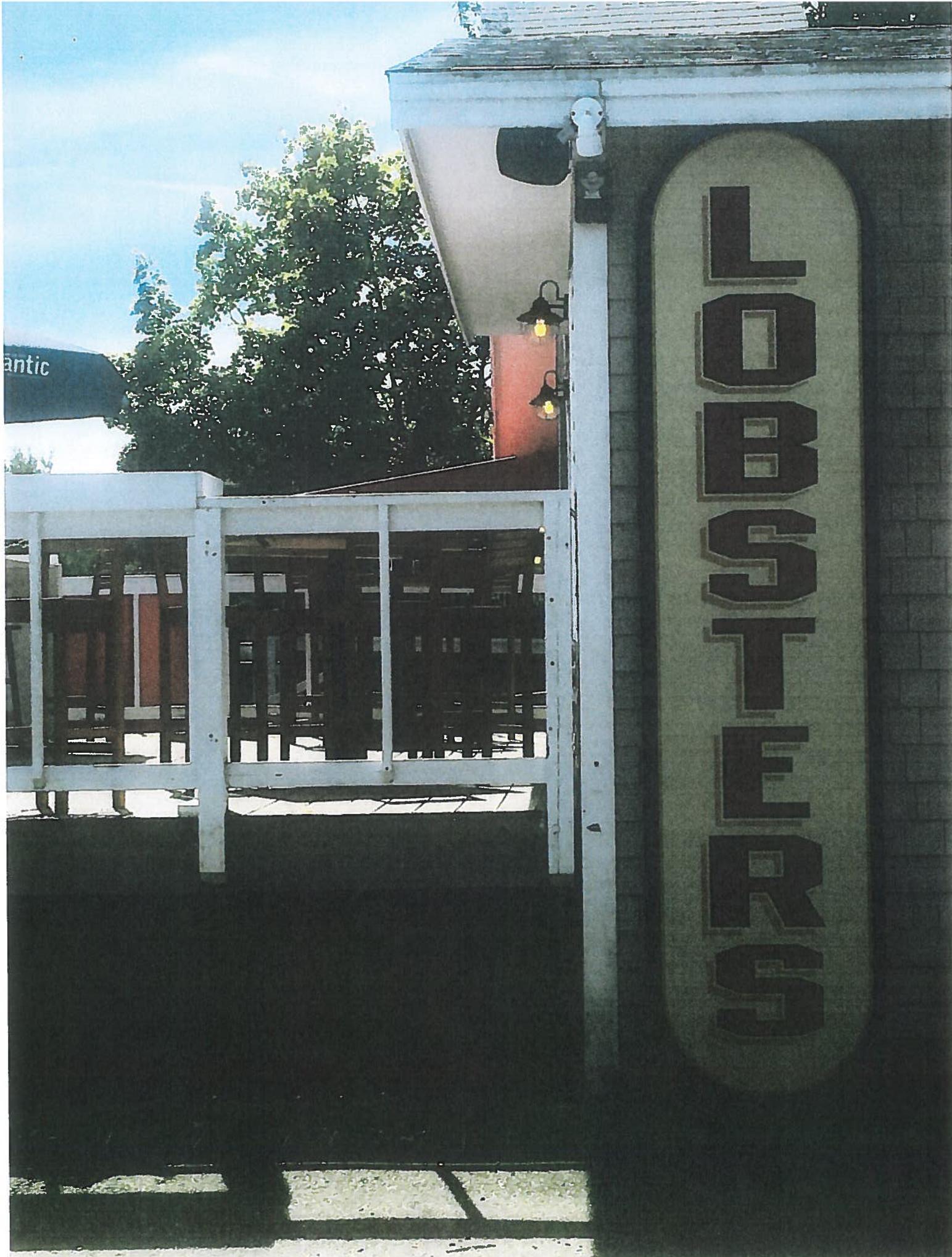
LOBSTER CO.

*Bar Harbor*

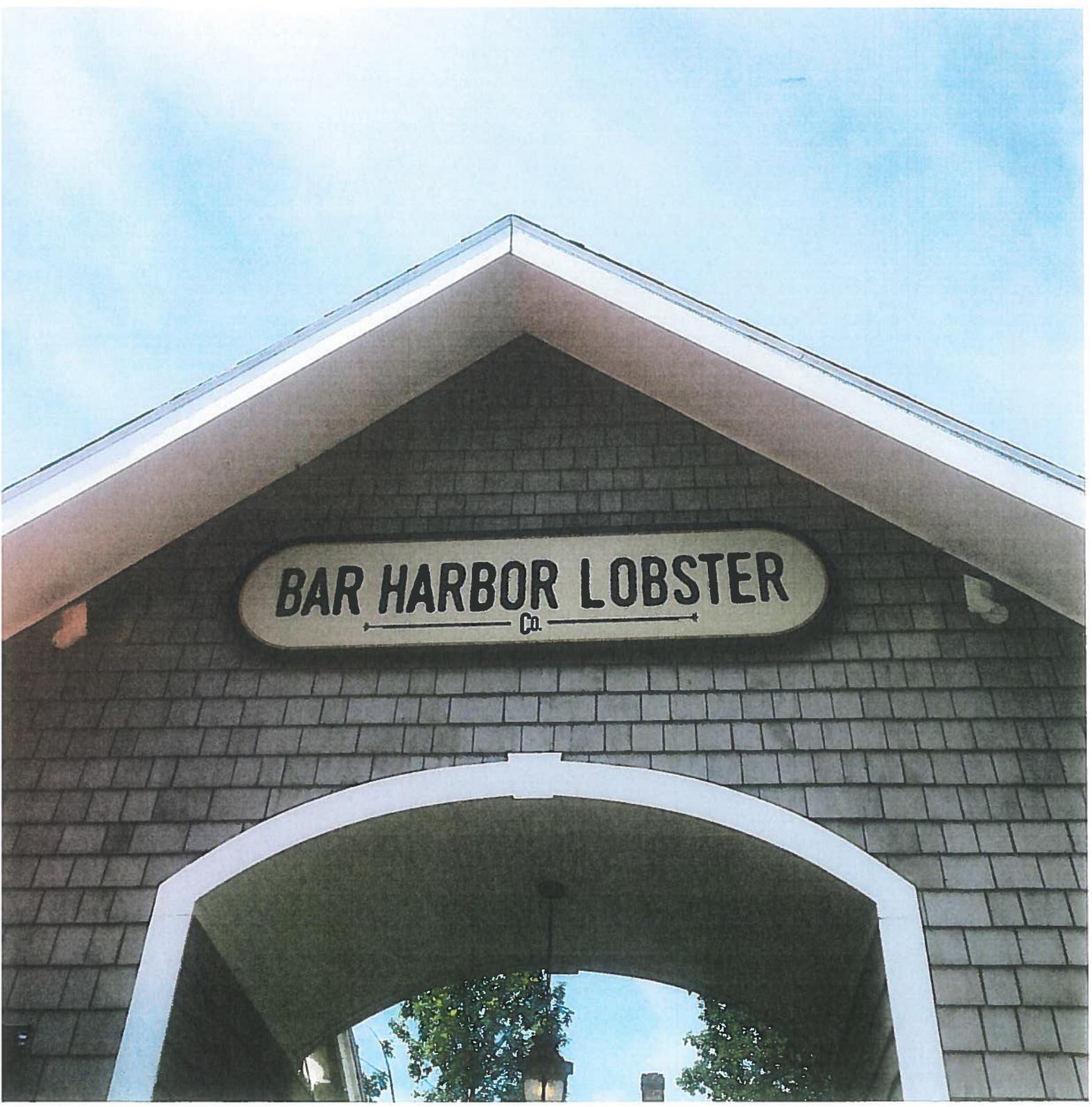


# LOBSTERS

antic



**BAR HARBOR LOBSTER**  
Co.







To whom it may concern,

As my tenant at 297 Main Street, Garrett FitzGerald has explained his plans for the canopy, fence and signage associated with that property. I have given him permission to proceed as necessary.

Thank you,

A handwritten signature in black ink, appearing to be "Michael Boland", written over a set of three overlapping horizontal ovals that serve as a signature line.

Michael Boland  
Restaurant Realty



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

DRB Application Number:

DRB-16-48

Date:

8-18-2016

Map & Lot:

227-15

**RECEIVED**

AUG 18 2016

TOWN OF BAR HARBOR  
PLANNING/CODE ENFORCEMENT

**GENERAL INFORMATION:**

Project Location: Town Hill

street address

1344 State Highway 102

**APPLICANT INFORMATION**

Name: Olomana, LLC

Address: PO Box 1563

City: Southwest Harbor

State: Maine

Email: dangranholm33@gmail.com

Phone: 207-244-7478

**PROPERTY OWNER INFORMATION**

Name: Olomana, LLC

Address: PO Box 1563

City: Southwest Harbor

State: Maine

Email: dangranholm33@gmail.com

Phone: 207-244-7478

**ARCHITECT / ENGINEER / SIGN MAKER INFORMATION**

Name: NA

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)**

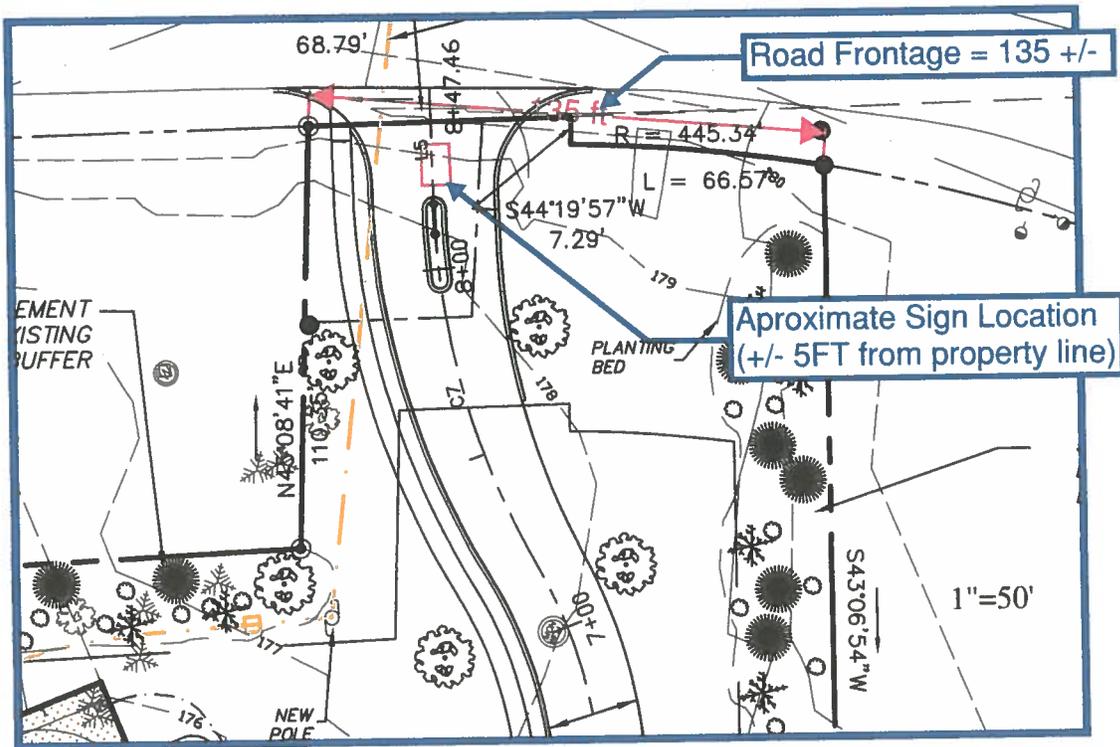
**Detailed Project Description:**

The proposed project is to install a temporary promotional sign for the MDI Tennis and Music Center. The sign is approximately 4ft x 6ft. It is white canvas with black lettering attached to a free standing metal sign post. The sign post is approximately 10 ft high and supported by two granite stones (18" high). The sign will be located over 5 ft back from the property line in approximately the same location as the former Aquarius Antiques sign.

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.	<b>X</b>
Signage Plan – Measurements of all existing signage and total square feet of signage	<b>X</b>
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.	<b>See Picture</b>
A scaled drawing, photo, or photo simulation showing the location of signs on the building, or, if freestanding, the signs relationship to the building.	<b>X</b>
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.	<b>X</b>
A scaled drawing, photo or photo simulation of the building and the neighboring buildings showing color, materials, and relative scale of buildings.	<b>X</b>
Cut sheets with a photometric chart demonstrating any proposed lighting for signage will comply with Section 125-67(Z).	<b>NA</b>
Letter of Authorization if applicant is different than the building owner.	<b>NA</b>
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.	<b>NA</b>
<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>	

MDI Tennis and Music Center  
Sign Location - Focus Map



Notes:

Sign location approx. 5 feet from property line

Free standing metal sign posts supported by granite stones - 10 feet high

Sign will be canvas with black lettering

Design of lettering:

- MDI top line: 3 1/2"
- script: 2 3/8"
- Coming fall: 2 1/2"
- Bottom info: 2"



# **MDI TENNIS & MUSIC**

**A nonprofit community facility  
dedicated to promoting healthy  
lifetime activities through  
tennis, music, and more.**

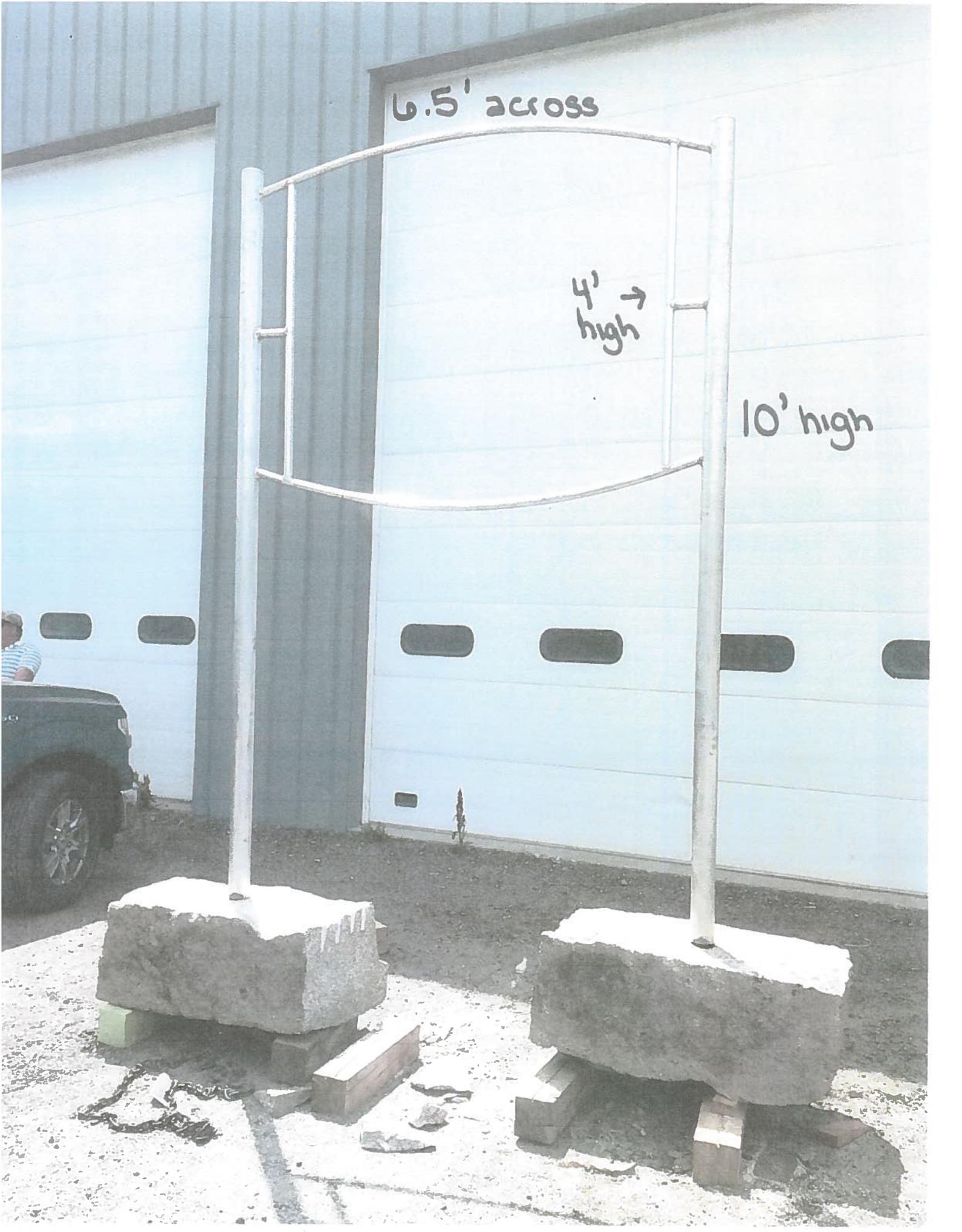
**COMING FALL 2017**

**[www.mditennisandmusiccenter.com](http://www.mditennisandmusiccenter.com)  
[MDITennisCenter@gmail.com](mailto:MDITennisCenter@gmail.com)**

6.5' across

4' high →

10' high





**Former Aquarius Antiques Sign**



**Town Hill Market**



**Peacock Buildings Next to Town Hill Market**



**Adjacent Residential Structure**



**Adjacent Structure**



**Adjacent Structures across Route 102**



**Field at Adjacent Property**



**Looking Toward Somesville**



**Looking Toward Head of Island**



**Looking at Sign Location from Across the Street**



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DRB Application Number: \_\_\_\_\_  
Date: \_\_\_\_\_

Map & Lot: 104/138

GENERAL INFORMATION:

Project Location: Lot 27 Cottage street Bar Harbor me  
street address

APPLICANT INFORMATION

Name: Sinclair Builders INC  
Randy Sinclair Address: P.O. Box 385  
City: Ellsworth State: Maine 04608  
Email: rsinclair1@myfairpoint.net Sinclairbuilders@myfairpoint.net  
Phone: 667-7477 266-8949

PROPERTY OWNER INFORMATION

Name: Danny Shein Address: P.O. Box 641  
City: Bar Harbor State: Maine 04609  
Email: \_\_\_\_\_  
Phone: 954-298-5326 288-1121

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: \_\_\_\_\_ 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 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                |  |

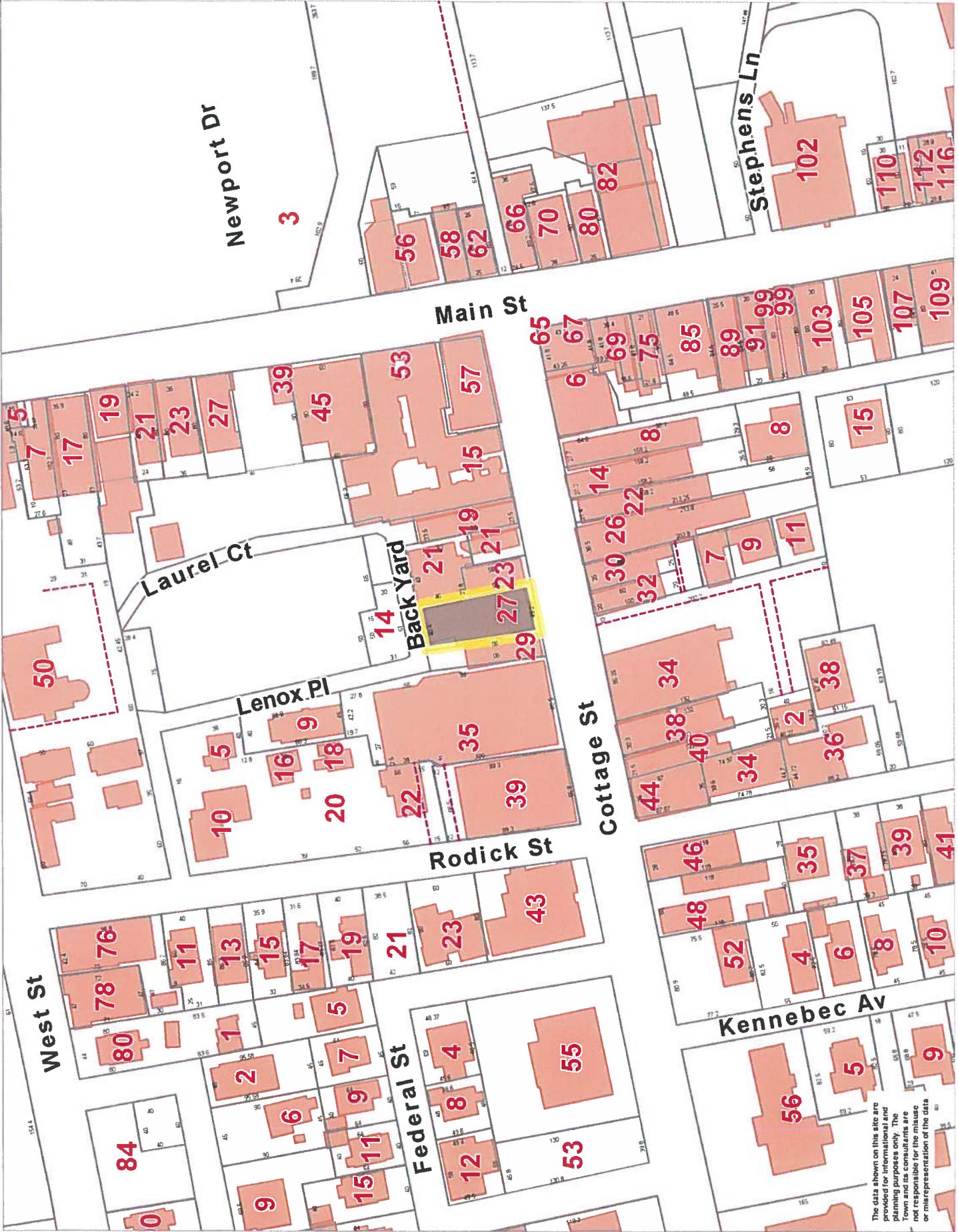
- The purpose of design review is to provide for the regulation of building and site design within designated areas of the Town of Bar Harbor as proposed in the Town's adopted Comprehensive Plan.
- If the applicant for the project is not the building owner, the applicant must submit a letter of Authorization 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 \$76 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



- Parcel History
- ROWs
- Precels
- Town Boundary
- Highways
- Buildings (2008)
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean



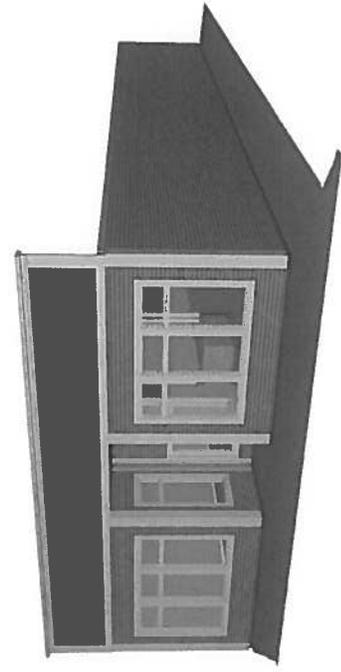
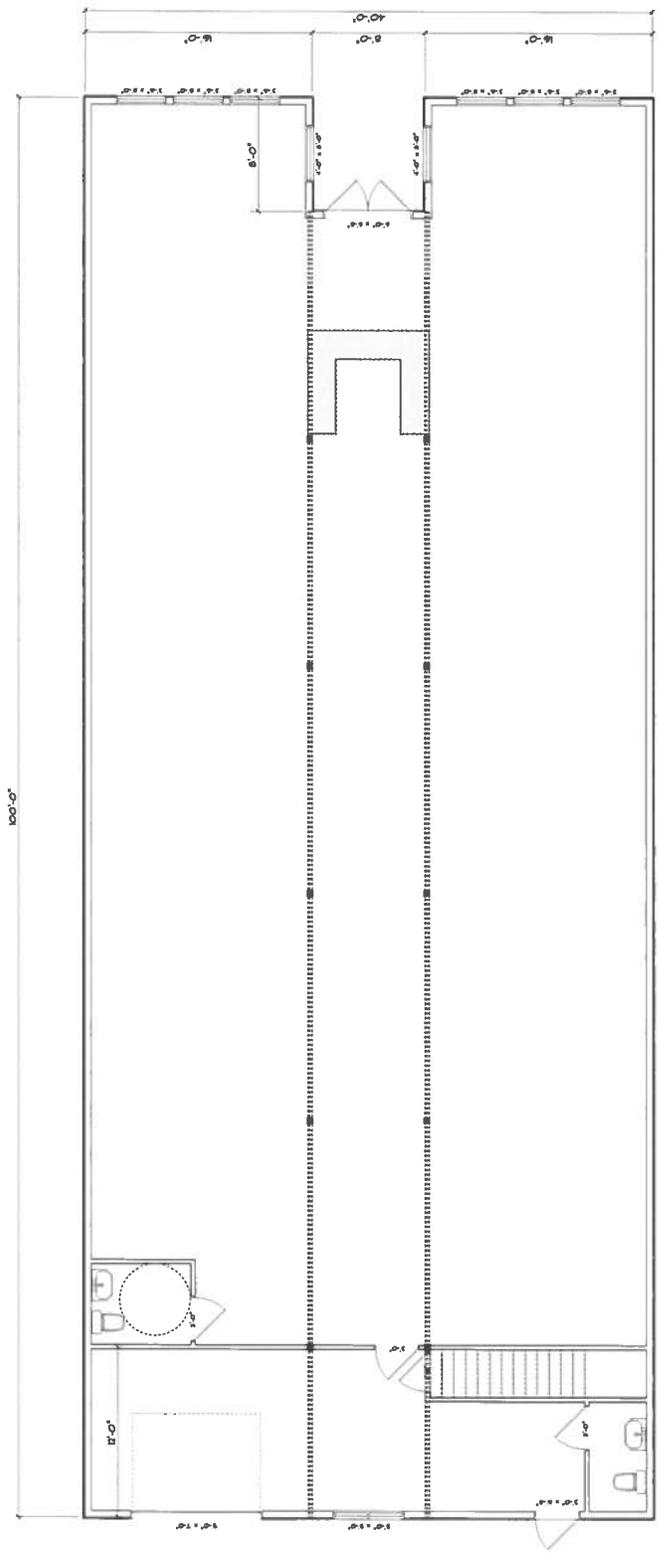
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

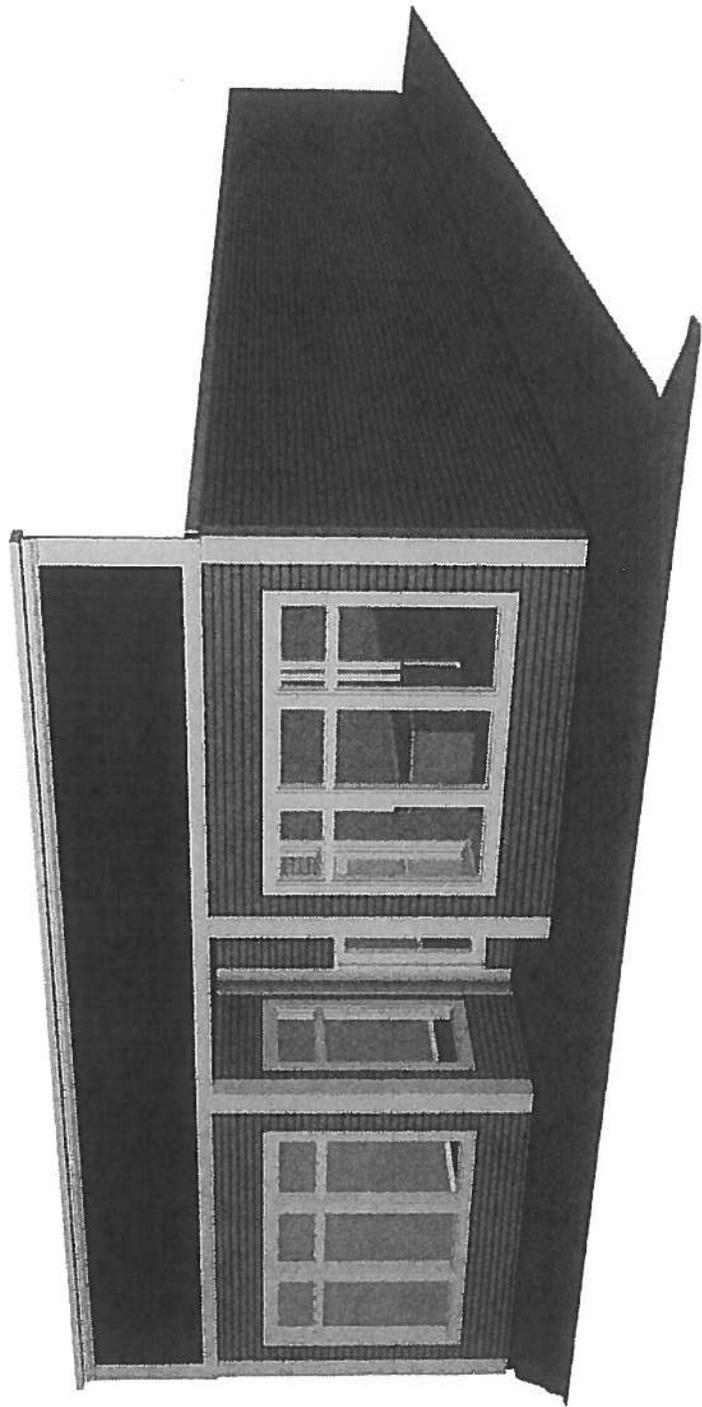


Printed on 08/19/2016 at 02:54 PM



Main Floor  
SCALE: 1/4" = 1'-0"











CONIAGE ST

CRITERION  
SHERK  
TONIGHT

CAFE



RITE AID PHARMACY

RITE AID

RITE AID

112-3822

