

DESIGN REVIEW BOARD

PACKET OF MATERIALS

MEETING SEPTEMBER 22, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Design Review Board
September 22, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

- I. CALL TO ORDER**
- II. EXCUSED ABSENCES**
- III. ADOPTION OF THE AGENDA**
- IV. APPROVAL OF MINUTES (September 8, 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-2016-50
Applicant: Michael Boland (Acadia Coffee Company)
Project Location: 102 State Highway 3, Unit #6, Tax Map & Lot 216-033-000
Proposed Project: Installation of Signs.
 - c. Certificate of Appropriateness**
Application: DRB-2016-51
Applicant: 52 Cottage Street, LLC (Atlantic Brewing)
Project Location: 52 Cottage Street, Tax Map & Lot 104-353-000
Proposed Project: Changes to Exterior Appearance of Non-historic Building (Landscaping).
 - d. Certificate of Appropriateness**
Application: DRB-2016-52
Applicant: A&B Naturals (Kathryn Arbach)
Project Location: 101 Cottage Street, Tax Map & Lot 104-020-000
Proposed Project: Changes to Exterior Appearance of Non-historic 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 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, September 8, 2016
Council Chambers – Municipal Building
93 Cottage Street
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:00 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.*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda but requesting that item DRB 2016-49 be heard first. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (August 25, 2016)

Mr. Cole moved to approve the August 25, 2016 minutes as presented. Mr. Demers 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

c. Certificate of Appropriateness

Application: DRB-2016-49

Applicant: Llangolan Inn & Cottages (Peter St. Germain)

Project Location: 865 State Highway 3, Tax Map & Lot 202-046-000

Proposed Project: Relocation of Sign.

Peter St. Germain spoke to the Board about the need to move the freestanding sign for the Inn. He noted that when the power poles were moved by Emera that the sign was obscured by a pole. They propose to move the sign about 31 feet west of its current location.

Mr. Cole moved to approve the application as presented. Ms. Dwyer seconded the motion. The Board voted unanimously in favor of the motion.

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.

Greg Johnston, Todd Hardy and Steve Coston spoke to the Board about the application and the changes that are contained in the revised submission.

Mr. Hardy listed the changes that had been made to the plan since the Board's last review of the proposal. The height of the building was reduced. Shed dormers were incorporated into the design in order to improve the horizontal lines of the design. Although the building is large it's proportions are reflective of the neighborhood.

Ms. Dwyer asked why there are window boxes in some locations and not others?

Mr. Hardy indicated that the boxes were strategically placed to break up the larger planes of the façade.

Ms. Dwyer asked if the designer had considered wrapping the porch around the Spring Street side of the building.

Mr. Hardy indicated that the issue was lot coverage.

Mr. Cole asked about the dark siding material proposed?

Mr. Hardy provided the Board with a sample of the vinyl siding which he described as charcoal in color. There would be white and plumb colored accent colors for trim and shutters. The roof shingles were described as dark gray (dual gray).

Mr. Demers thanked the designer for embracing many of the suggestions and guidance that the Board had offered including the overall lowering of the building, the unified design including the shed dormers which help the horizontal lines of the design. He noted that the top three feet of the building were lopped off and that helped to lower the appearance of height. He did note that he is comfortable with the front and rear façade of the building but not the ends of the building as proposed.

Ms. Early-Ward noted that there are many good elements in the building's design and thanked the designer for embracing many of the Board's comments in the design. She identified the overall bulk of the building as proposed as simply too massive and does not work with the other buildings in the area. Mr. Hardy noted that Ledgelawn is a similar sized site. Ms. Early-Ward noted that the proposed building is on a corner lot and makes the site more visible from a variety of vantage points.

Chair Sassaman agreed that the proposed building would be the largest in the area and suggested that perhaps more work could be done to lower the entry of the building to make the building appear lower. She made some comments regarding the scale of the dormers and the size of the windows in those dormers. She echoed that the designer has done an amazing job of bringing down the building but was concerned that the massing is still too large.

Greg Johnston asked the Board to enter into a discussion of what reduces the massing of a building? Ms. Early-Ward indicated that it is a combination of height and projection.

Ms. Dwyer indicated that the size of the building was not an issue for her.

Chair Sassaman indicated that the massing of the proposed building is bigger than the surrounding buildings.

Mr. Cole indicated that larger buildings are not necessarily a bad thing.

Mr. Hardy indicated that the zoning allows this size and the Design Review Board have to review within the allowable.

Mr. Johnston noted that Spring Street is the transitional point on Mount Desert Street and that the building become larger at that point towards the downtown.

Mr. Hardy indicated that they are looking for movement toward the end design product.

Mr. Demers stated that the building massing is not the issue for him. He said that the building is 80% right in gateway and an important building in an important location. He noted his concerns about the ends of the building as designed and indicated he wanted the designer to take one more pass at that element of the design.

Ms. Dwyer noted that she would not be comfortable approving the project right now. She agreed with Mr. Demers appraisal that they are 80% there and they are showing great potential.

Mr. Cole reinforced that comment that he is comfortable with the front and back of the building but not yet with the ends of the building as proposed.

Ms. Early-Ward stated that the Design Review Board is tasked with preserving the historic corridor and that it is within the charge of the board to look at the aesthetics. This building must have a conversation with neighboring buildings. She also noted that the elevation drawings are showing trees that are much larger than what will ultimately be planted.

Mr. Coston noted that the existing motel is clearly an eyesore and that they regard this proposed building as a great improvement. He did note that the 35% lot coverage limitation along with a viable lodging opportunity created challenges for the design.

Chair Sassaman indicated that the massing is too big for the area. She suggested that the front of the building would benefit from removing balconies because they are better suited to West Street than Cottage Street.

After some additional discussion Mr. Cole moved that they be allowed to continue to the next meeting and Ms. Dwyer seconded the motion which was approved unanimously. (The applicant also agreed to continue to the next meeting).

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: Construction of New Building and Installation of Signs.

Todd Hardy spoke representing the application. He indicated that the new submittal has more detail to help the Board understand exactly what is proposed. He discussed trim details.

There was considerable discussion about cedar shingles and what finish would be utilized on them or if they would be unfinished.

Mr. Demers asked for an explanation of the treatment of the sides of the building (which are not readily visible from Main Street). Mr. Hardy indicated that they would have vinyl siding treatment.

The storefront would have doors and window frames would be aluminum in a custom color.

Mr. Demers indicated that he likes the panelized bump out.

Mr. Hardy indicated that the roofing material on the historic portion of the building must be replaced. They are brown asphalt shingles currently.

The Board discussed a number of options for approval with Mr. Hardy.

Mr. Demers moved to approve the application as submitted with the option to use bleaching oil on the singles, neutral gray/brown asphalt shingles on the roof and the same on the historic gable. Ms. Early-Ward seconded the motion which was approved five in favor and none against. (The demolition of the historic structure conditioned on saving the front façade had been previously approved by the Board).

VII. OTHER BUSINESS

The Board discussed moving forward on compiling the finished list for Appendix A and to agenda it for the next meeting. The Chair and Ms. Early-Ward would meet with the Planner to work on the list before the next meeting of the Board.

It was noted that the Certified Local Government training will be held in Gardner, Maine on September 25, 2016.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT

Member Demers moved to adjourn the meeting at 8:03 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



MOUNT DESERT STREET LLC - Mount Desert Street Inn



SEP 16 2016

TITLE

VIEW 1

PROJECT
MOUNT DESERT STREET LLC
 Mount Desert Street Inn
 68 Mount Desert Street, Bar Harbor, ME 04669

ISSUED
 09.15.16 DRB

D6.1



DRB-16-43



MOUNT DESERT STREET LLC - Mount Desert Street Inn



D6.2

ISSUED
09/15/16 DRB

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

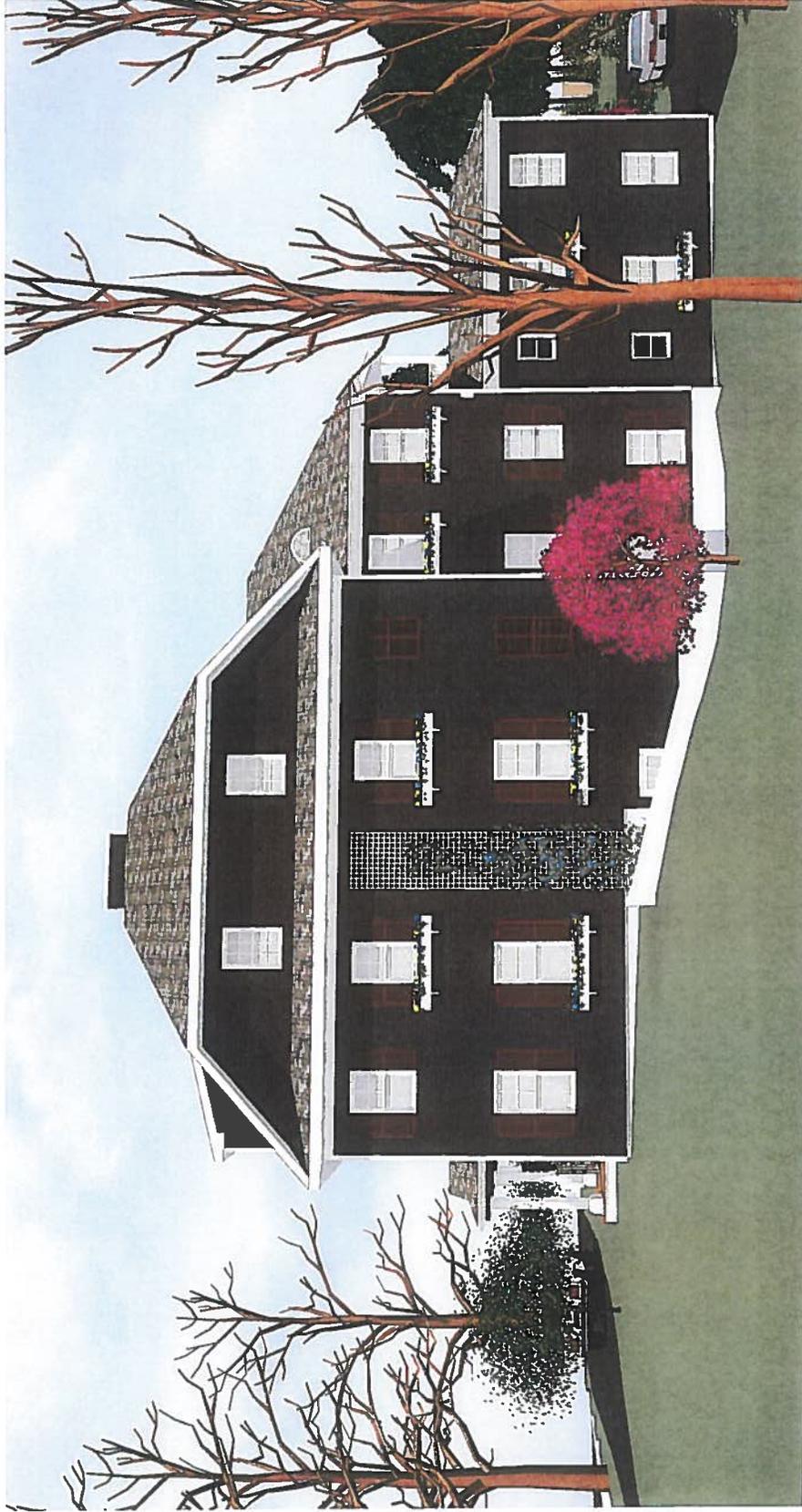
PROJECT

VIEW 2

TITLE



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MOUNT DESERT STREET LLC - Mount Desert Street Inn



D6.3

ISSUED 09/15/18 DRB

MOUNT DESERT STREET LLC
 Mount Desert Street Inn
 68 Mount Desert Street, Bar Harbor, ME 04699

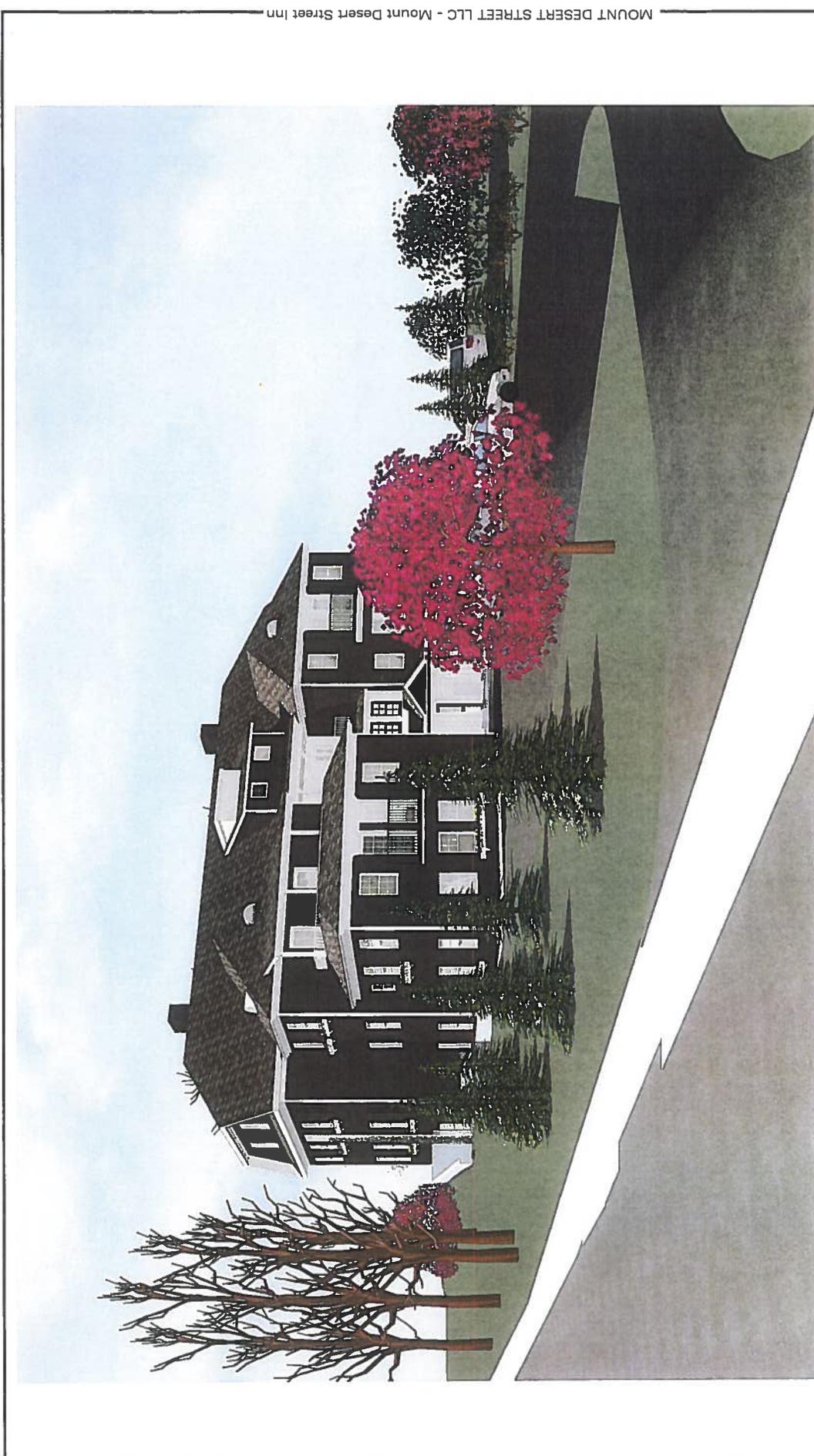
PROJECT

VIEW 3

TITLE



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MOUNT DESERT STREET LLC - Mount Desert Street Inn



D6.4

ISSUED:
00 16 16 D78

MOUNT DESERT STREET LLC
Mount Desert Street Inn
68 Mount Desert Street, Bar Harbor, ME 04699

PROJECT

VIEW 4

TITLE



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MOUNT DESERT STREET LLC - Mount Desert Street Inn



D6.5

ISSUED
09.15.16.DMB

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

PROJECT

VIEW 6

TITLE



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MOUNT DESERT STREET LLC - Mount Desert Street Inn



D6.6

ISSUED:
00/15/16 DRB

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

PROJECT

VIEW 6

TITLE



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

DRB Application Number:

DRB-16-50

Date:

9-15-2016

Map & Lot:

216-33

RECEIVED

SEP 15 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location:

street address

102 Highway 3, unit #6 Bar Harbor

APPLICANT INFORMATION

Name:

Michael Boland

Address:

8 Barberry Lane Bar Harbor

City:

Bar Harbor

State:

ME

Email:

mboland@prexar.com

Phone:

206-0540

PROPERTY OWNER INFORMATION

Name:

Thomas Sargent

Address:

City:

Bar Harbor

State:

ME

Email:

thomassargent@yahoo.com

Phone:

2076644900

ARCHITECT/ENGINEER / SIGN MAKER INFORMATION

Name:

Chris Schwartz

Address:

7B Wescott Ave

City:

Bar Harbor

State:

ME

Email:

ibeschortz@yahoo.com

Phone:

207 664 3456

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

Michael Boland

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

Detailed Project Description:

Installation of signage for Acadia Coffee Company.
Two signs to install on existing
sign posts on property.

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.	208'
Signage Plan – Measurements of all existing signage and total square feet of signage	17.2 sq. ft.
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).	NA
Letter of Authorization if applicant is different than the building owner.	✓
Multitenant Signage Plan as required. Please refer to Planning Department for copy of a Multitenant Signage Plan if one is available. If not, please contact the property owner to provide one for you.	N/A
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.	

"Acadia Coffee Company" sign.

Double Sided.

Hand painted, Off white with Black lettering, and stained wood trim frame.

27" X 38"



Made to match colors, font, and trim of other "Coffee Roaster" sign.



"Coffee Roaster" sign.

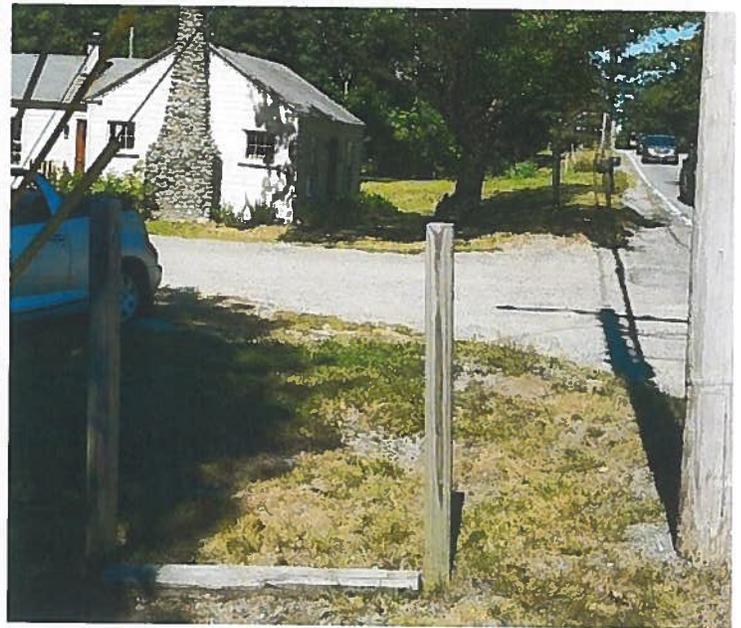
Double Sided.

Off white with Black lettering and stained wood frame.

30" X 48"

Acadia Coffee Company

102 Highway 3, unit 6



To be place/hung on existing posts at head of drive way.



**COFFEE
ROASTER**

“Acadia Coffee Company” sign.

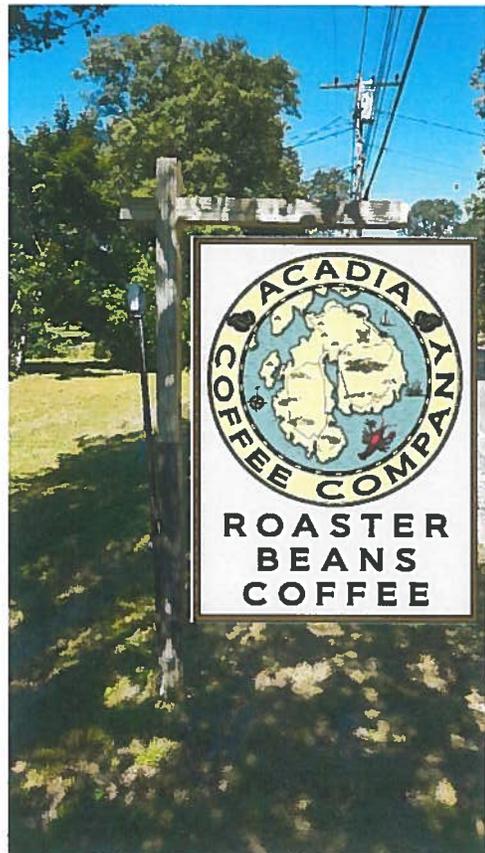
Double Sided.

Hand painted, Off white with Black lettering, and stained wood trim frame.

27” X 38”



To be place/hung on existing post at front of property.

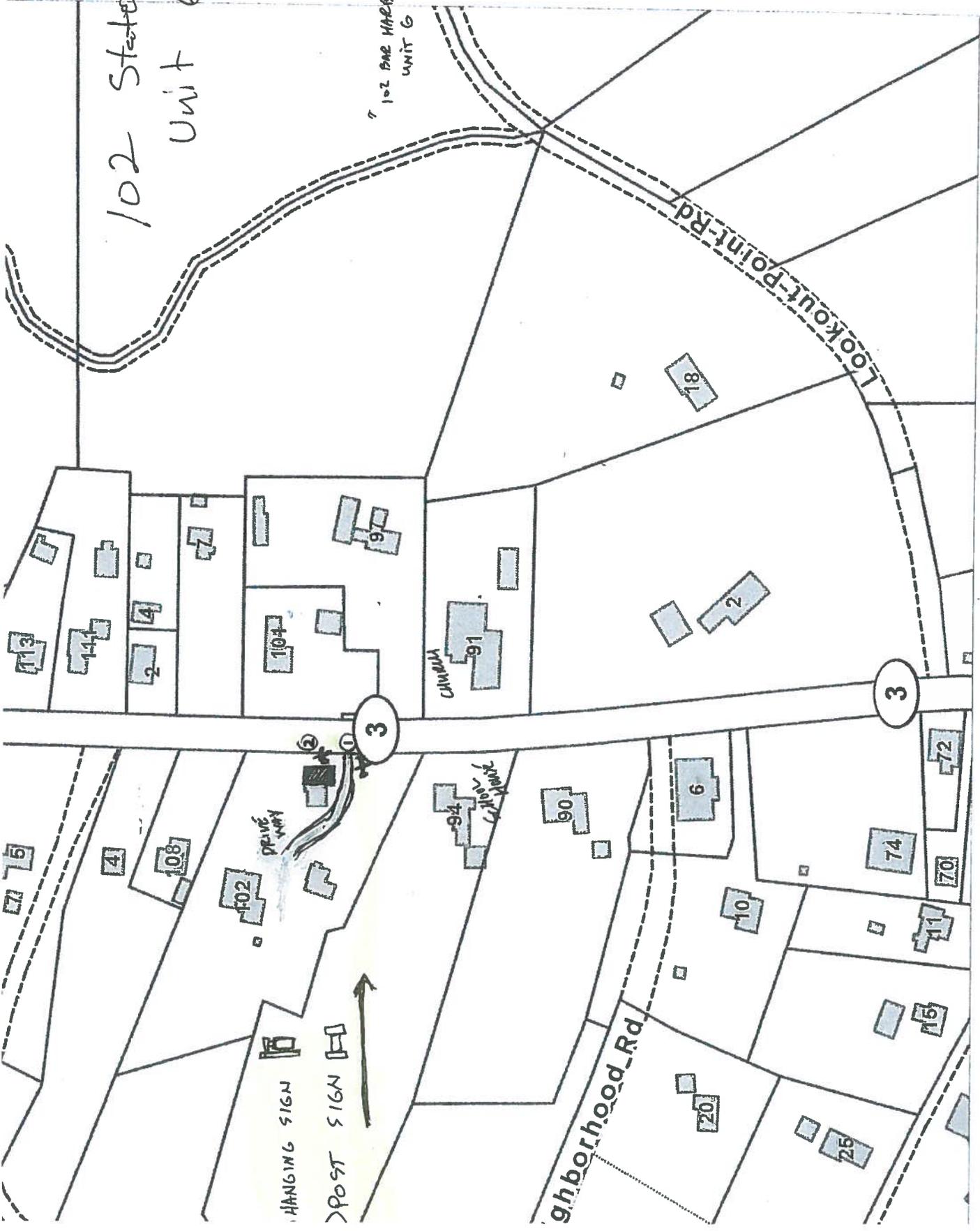


1. "Coffee Roaster" placed between posts
- 2."Acadia Coffee Company hanging from post

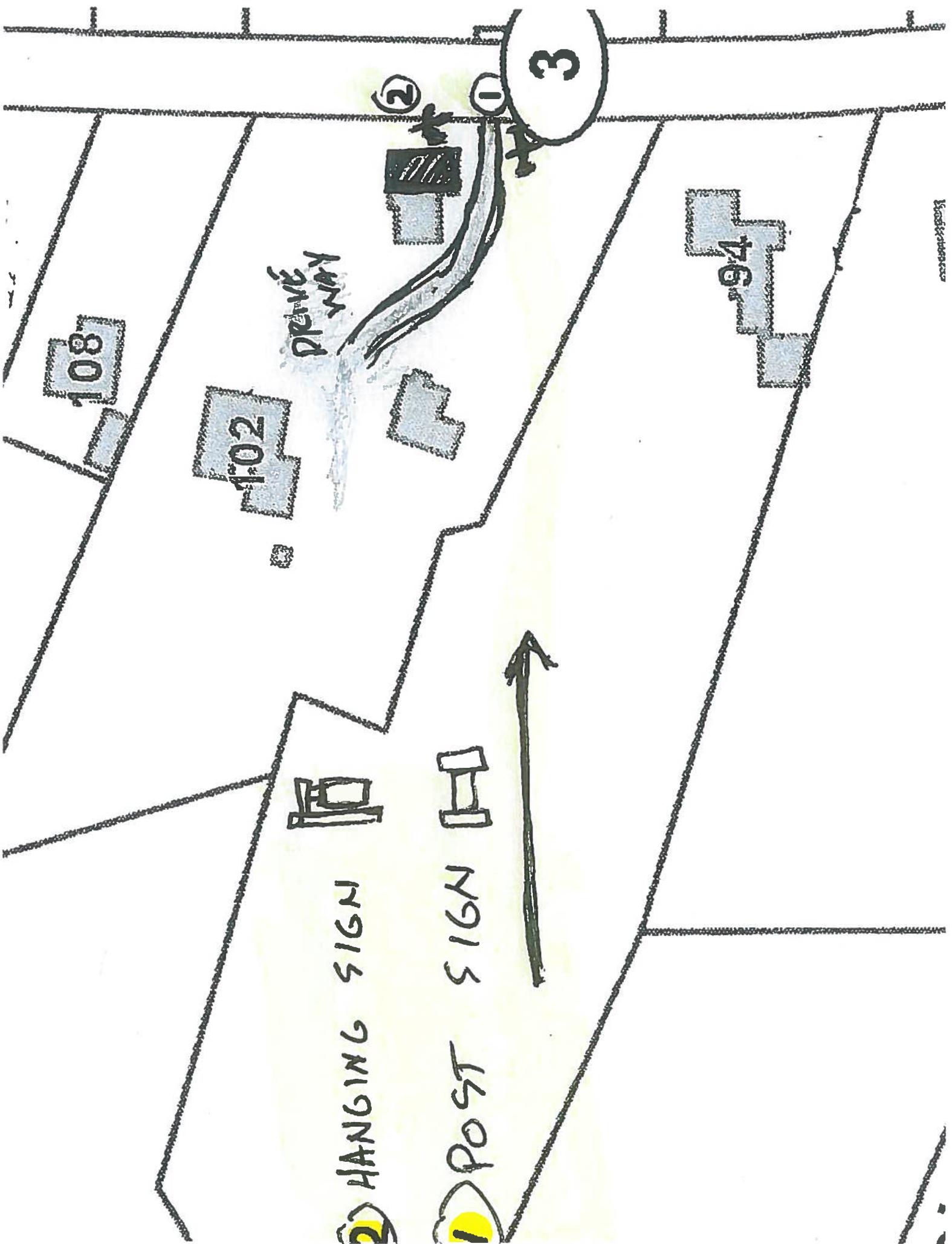


102 State Hwy 3
Unit 6

"102 ONE HARBOUR ROAD"
UNIT 6



HILLS COVER



② HANGING SIGN

① POST SIGN

PRIVATE WAY

108

102

94
96

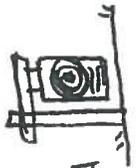
3

1

2



NOVA-DIA
COFFEE
COMPANY
CO-OP



102 Bar Harbor Road, Unit #6



REINVENTRY

ME3

102 Bar Harbor

Google

View heading out of town.

COFFEE ROASTER SIGN



“Acadia Coffee Co” sign



“Coffee Roaster” sign



Google





Google



View heading toward Hull's Cove.

Coffee Roaster Sign





LETTER OF AUTHORIZATION

I/WE Thomas Sargent

the owner(s) of property located at 102 Highway 3

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

(print name) Michael Roland telephone number 207 266 0540

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

Hang Signage

Signed, Thomas Sargent

Thomas Sargent
Print name

Date

207 664-8900
Telephone number



Town of Bar Harbor
Design Review Board Application
Certificate of Appropriateness

DRB Application Number: DRB-16-51

Date: 9-15-2016

Map & Lot: 104-353

GENERAL INFORMATION:

Project Location: 52 Cottage Street (corner of Cottage and Kennebec)

APPLICANT INFORMATION

Name: 52 Cottage, LLC Address: 15 Knox Road
City: Bar Harbor State: ME 04609
Email: doug@atlanticbrewing.com
Phone: 207-288-2337

PROPERTY OWNER INFORMATION

Name: Same as applicant Address:
City: State:
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: The Moore Companies Address: PO Box 120
City: Halls Cove State: ME 04644
Email: perynm@hotmail.com
Phone: 207-288-0006

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

Digitally signed by Perry Moore
DN: cn=Perry Moore, o, ou, email=perynm@hotmail.com, c=US
Date: 2016.09.15 13:21:08 -04'00'

RECEIVED

SEP 15 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

**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:

See cover letter, attached

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.	Exhibit 1.0
Color photographs or photo simulations of the buildings adjacent to the subject property.	Exhibit 1.0
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.	SD 0.1
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	NA
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	Attached
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	NA
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	NA
<p>NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	

09.15.2016



Design Review Board
c/o Planning Department
Town of Bar Harbor ME
93 Cottage Street
Bar Harbor ME 04609

RE: Atlantic Brewing/52 Cottage Street

Members of the Board, through the Chair, Ms. Sassaman:

Enclosed are submittals for the application for Atlantic Brewing's building at 52 Cottage Street to address the proposed landscape installation. The building has already been deemed appropriate, but the landscape and site were deferred. We do not expect to obtain an approval at your September 22 meeting, but would like to use that opportunity to "check in" with the DRB members and get guidance on how to proceed with the design in progress. We will take that guidance and supplement the application for the October meeting.

The proposed landscape for the project includes a bluestone paver walkway to the main entrance of the building with a gray blend concrete paver walk on each side leading to sliding doors to each of the first floor units. Along Kennebec Street there is a patio proposed which would be enclosed by black steel and lobster-trap wire panels. This patio will be recessed as the grade along Kennebec is about a foot higher than the finished floor elevation. On the corner of Kennebec and Cottage a plant bed is proposed which will include a street tree in a raised, granite-edged planter, surrounded by native groundcovers. A similar plant bed is proposed for the opposite corner of the building along Cottage Street. Adjacent the second plant bed another granite-edged paver walkway is proposed, along with a metal panel matching the patio enclosure to serve as controlled access to a stairway to the second floor of that unit. The parking pad and sidewalk to the rear entrance are proposed to be surface with asphalt pavement. A third planter that contains the location of utility shut-offs and grade-level access hatches would be placed between the driveway and patio along Kennebec, and planted with groundcovers (we cannot add a tree here because there is an easement for underground utilities that runs from the corner of Cottage to the new pole on the southwest corner of the site). The south side of the property will require a low retaining wall to afford matching the grade of the adjacent driveway. The remainder of the site, behind the building and stairway are proposed to be surfaced with a mulch of crushed stone. This is less of an aesthetic choice than a functional one, since there is a need to provide site drainage into a small yard drain and perforated pipe leading to the storm drains on Cottage Street.

Enclosed are images of the streetscape and surrounding landscape (Exhibit 1.0) and a concept landscape plan (SD 0.1) along with several pages of images which should be helpful:

- Elevations of the approved building
- Elevation of a proposed metal barrier for the patio
- Sketch of the proposed granite block and wood bench
- Description and images of the proposed street tree and groundcover species
- Images of the proposed concrete pavers and sample retaining wall panel

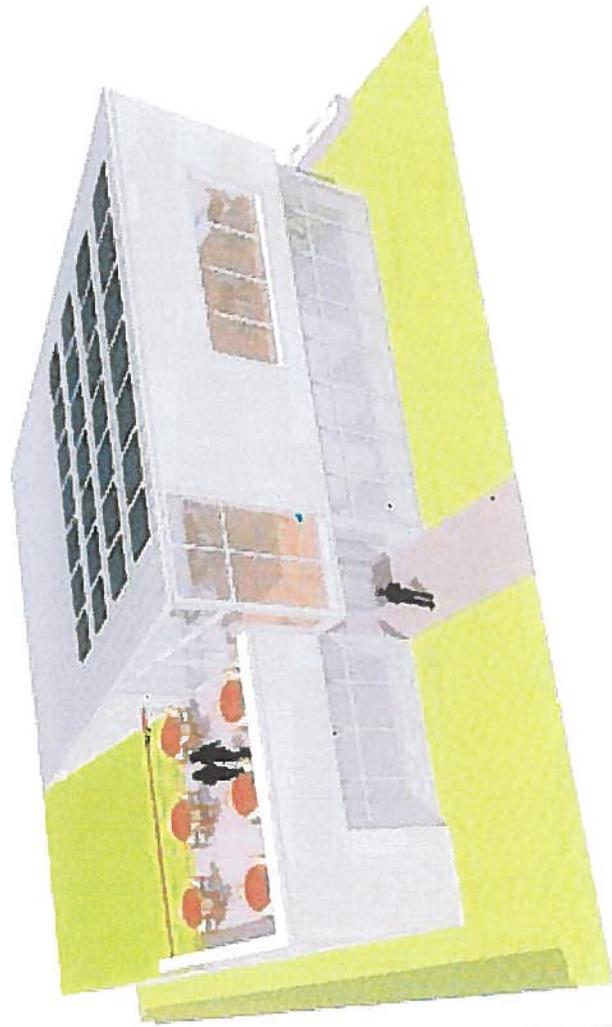
PO Box 120 Hulls Cove ME 04644-0120
67 Main Street, Suite 3 Bar Harbor ME 04609
48 Union Wharf, Suite 3 Portland ME 04101
v 207.288.0006 f 207.288.0601
www.moorecos.com



Exhibit 1.0
Adjacent buildings and Streets

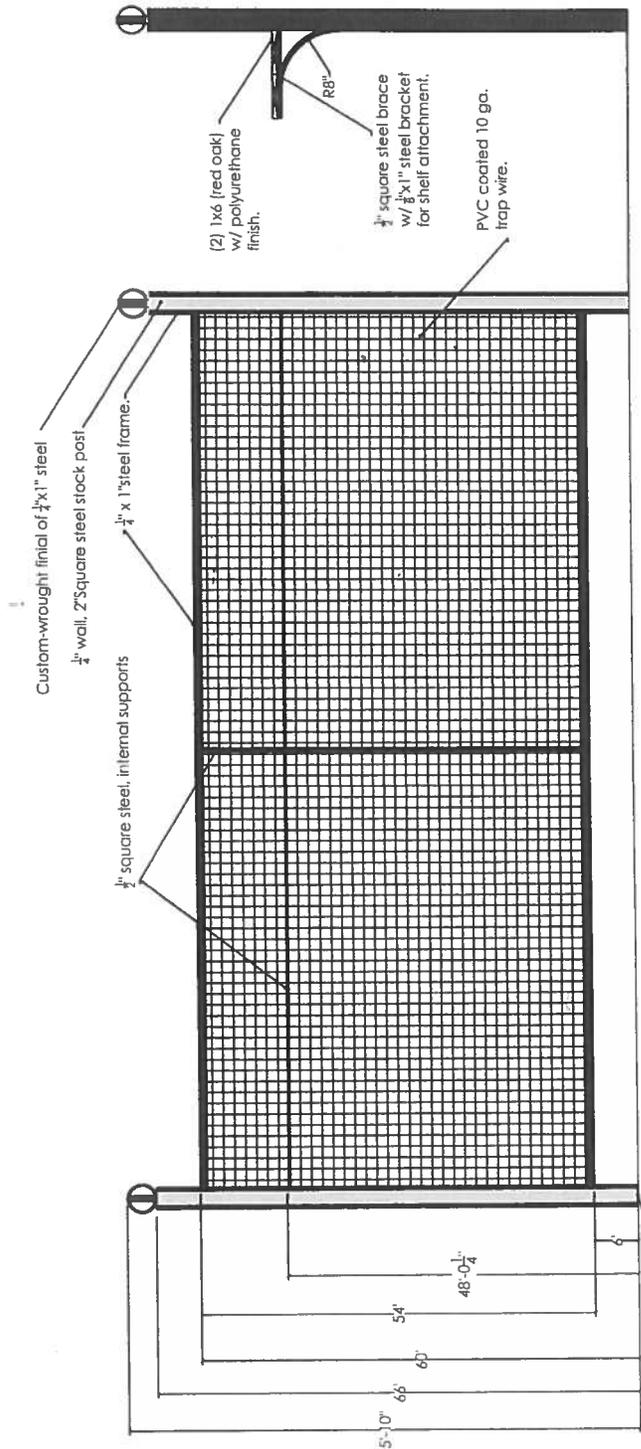








Details of Partition for enclosing patio along Kennebec Street

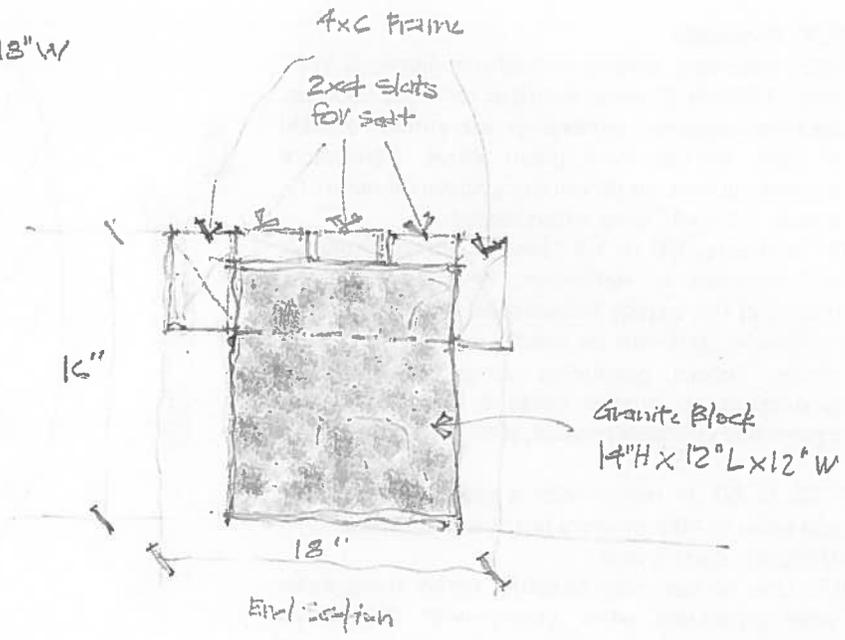


Posts connected to concrete footings w/ Simtek model CSCF00-8LA concrete surface mounting bracket.

Elevation of Iron Partition from Kennebec Street.

Section view of Iron Partition from Cottage Street

Bench
16" H x 5' L x 18" W



Nyssa sylvatica — Black Tupelo, also known as Black Gum, Sour Gum, and Pepperidge.
(nis'ä sil-vat'i-kà)

FAMILY: Nyssaceae

LEAVES: Alternate, simple, obovate or elliptic, 3 to 6" long, 1 1/2 to 3" wide, entire or remotely toothed, acute or obtusish, cuneate or sometimes rounded at base, lustrous dark green above, glaucescent beneath, pubescent on veins or glabrous at maturity, petiole 1/2 to 1" long, often reddish.

BUDS: Imbricate, 1/8 to 1/4" long, ovoid, vari-colored, yellow-brown to red-brown, smooth or slightly downy at tip, usually brownish on tip of scales.

STEM: Slender, glabrous or nearly so, grayish to light reddish brown, producing numerous short slow growing spurs; bundle traces 3, distinct, forming cavern-like entrance to stem; pith chambered.

SIZE: 30 to 50' in height with a spread of 20 to 30'; can grow to 100' or more but this size is rare.

HARDINESS: Zone 3 to 9.

HABIT: One of our most beautiful native trees; somewhat pyramidal when young with densely set branches, some of which are pendulous; in old age the numerous spreading and often horizontal branches form an irregularly rounded or flat-topped crown; I have seen 60' specimens in Spring Grove Cemetery which were distinctly upright-oval in outline; there is great variation in mature habit; the young trees take on the appearance of *Q. palustris*.

RATE: Slow to medium, 12 to 15' over a 10 to 15 year period.

TEXTURE: Medium-fine in leaf; medium-coarse in winter.

BARK: Dark gray, at times almost black, broken into thick, irregular ridges which are checked across into short segments, giving it a block-like or alligator hide appearance.

LEAF COLOR: Lustrous dark green in summer changing to fluorescent yellow to orange to scarlet to purple colors in the fall; one of our best, most consistent, and most beautiful trees in fall.

FLOWERS: Polygamo-dioecious, appearing with the leaves, small, greenish white, borne in (female) axillary peduncled clusters; the male in many-flowered peduncled clusters, not ornamentally effective.

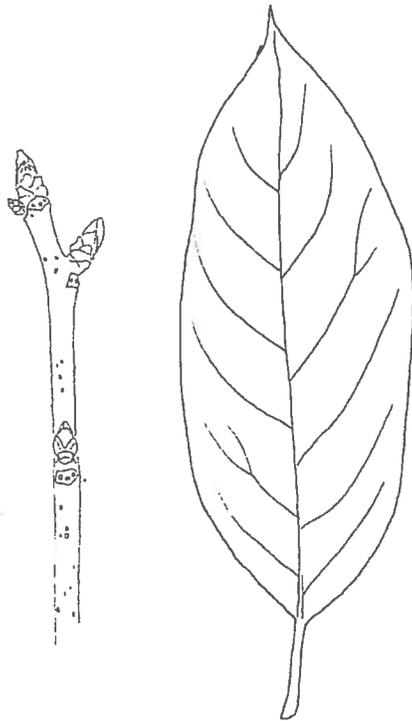
FRUIT: Oblong drupe, 1/2" long, bluish black ripening late September through early October and eaten by many species of birds and mammals.

CULTURE: Difficult to transplant because of taproot; move balled and burlapped in early spring; prefers moist, well drained, acid (pH 5.5 to 6.5), deep soils; however, in the wild it is found on dry mountain ridges, burned over forest land, or abandoned fields, and in cold mountain swamps; does not tolerate high pH soils; full sun or semi-shade and sheltered locations from winds are preferred; prune in fall.

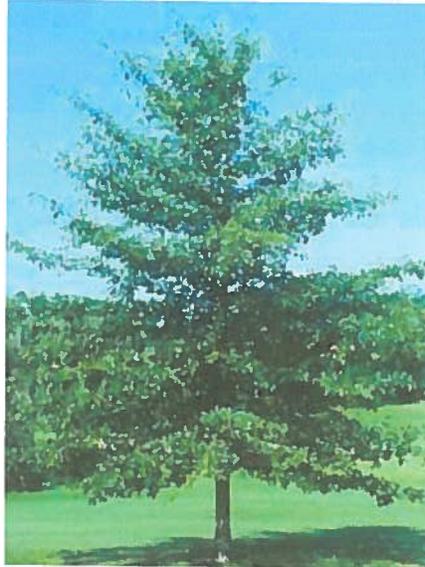
DISEASES AND INSECTS: Cankers, leaf spots, rust, tupelo leaf miner and scale; none are particularly serious.

LANDSCAPE VALUE: Excellent specimen tree, acceptable street tree in residential areas, not for heavily polluted areas; outstanding summer and fall foliage and habit, lovely in a naturalized area.

PROPAGATION: Seeds exhibit moderate embryo dormancy and moist stratification for 60 to 90 days at 41°F is beneficial; I have raised numerous seedlings following this procedure.



Images for Tupelo (*Nyssa sylvatica*)



Summer foliage and general form of semi-mature (10-15 year old tree)



Fall foliage and general form of semi-mature (15-20 year old tree)



Photo by Matthew C. Perry

Close-up of foliage and fruit.

Arctostaphylos uva-ursi — Bearberry, also called Kinnikinick, Mealberry, Hog Cranberry, Sandberry, Mountain Box, Bear's Grape
(ark-tō-staf'i-los oo-va er'si)

FAMILY: Ericaceae

LEAVES: Alternate, simple, obovate or obovate-oblong, 2/5 to 4/5" long, 1/4 to 1/2" wide, cuneate, revolute, glabrous, lustrous dark green above, lighter beneath; petiole 1/4" long.

BUDS: Solitary, sessile, ovoid with about 3 exposed scales.

STEM: Minutely tomentulose-viscid, becoming glabrate; leaf scars small, crescent-shaped, bundle trace one; older branches covered with papery, reddish to ashy exfoliating bark.

SIZE: 6 to 12" in height by 2 to 4' in width to infinity.

HARDINESS: Zone 2 to 5 or 6.

HABIT: Low growing, glossy leaved evergreen ground cover forming broad, thick mats; single plant may cover an area 15' in diameter.

RATE: Slow.

TEXTURE: Fine.

LEAF COLOR: Glossy bright green to dark green in summer, bronze to reddish in fall; the foliage effect is unique and quite different from most ground covers.

FLOWERS: Perfect, white tinged pink, small (1/6" long) and urn-shaped, late April to May, borne in nodding racemes; dainty and beautiful.

FRUIT: Fleshy drupe, lustrous bright red, 1/4 to 1/3" diameter, late July through August and persisting; beautiful on close inspection.

CULTURE: One of the more interesting species as far as cultural requirements; difficult to transplant and container-grown plants or large mats of plants should be used; although found in diverse soils and habitats it does best in poor, sandy, infertile soils; full sun or partial shade; pH 4.5 to 5.5 is preferable; exhibits good salt tolerance (I have seen the plant growing right next to beach grass on the beaches of Old Cape Cod); set plants 12 to 24" apart; pruning is seldom necessary; never fertilize.

DISEASES AND INSECTS: Nothing serious although black mildew, leaf galls and rust have been reported.

LANDSCAPE VALUE: Outstanding ground cover for that different effect; has been called "the prettiest, sturdiest, and most reliable ground cover"; good bed preparation for this one plant alone is worth the effort.

PROPAGATION: Seeds have impermeable seed coats and dormant embryos; acid scarification for 3 to 6 hours followed by 2 to 3 months of warm and 2 to 3 months of cold stratification resulted in 30 to 60% germination; nursery practice involves 2 to 5 hours in acid followed by summer planting with germination taking place the following spring; at one time, based on the literature, I reported that cuttings were somewhat difficult to root; based on my work and the new work of others I would say this is not totally true; cuttings collected July 28 and treated with 0.8% IBA rooted 80% in sand:peat under mist; October and December cuttings treated essentially as above rooted 70% to 80% in about 6 weeks.

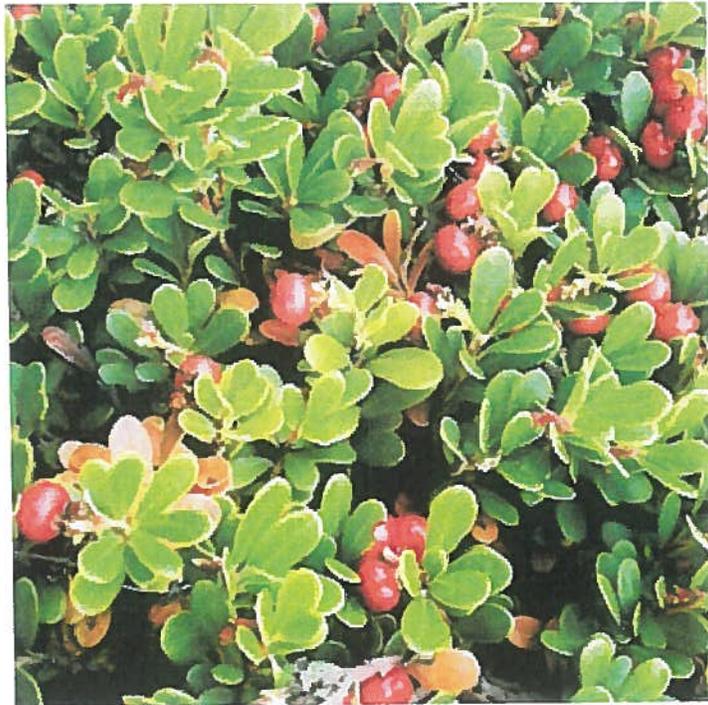
ADDITIONAL NOTES: Although considered to be a strong acidophile by gardeners it is equally at home on limestone and siliceous rock and is a vigorous colonizer of exposed, sandy soils; there are magnificent colonies on Cape Cod that thrive in the most infertile sand; the "emerald carpet" of ground covers.

NATIVE HABITAT: Circumboreal covering Europe, Asia, North America, south to Virginia, northern California. Cultivated 1800.

Images for Bear Berry (*Arctostaphylos uva-ursi*)



General appearance, summer months



Close-up of foliage and fruit

Gardenia jasminoides — Cape Jasmine

(gär-dē'nia jas-min-oy'dēz)

FAMILY: Rubiaceae

LEAVES: Opposite or whorled, simple, evergreen, lanceolate to obovate, 2 to 4" long, one-half as wide, short-acuminate, thickish, lustrous green.

STEMS: Green, moderate, glabrous.

SIZE: 4 to 6 feet by 4 to 6 feet.

HARDINESS: Zone 8 to 10.

HABIT: Dense, rounded evergreen shrub with a sort of "blend into the woodwork constitution" after flowering.

RATE: Medium.

TEXTURE: Medium.

LEAF COLOR: Very beautiful, lustrous dark green; quite leathery in texture.

FLOWERS: Perfect, waxy white, solitary, exceedingly fragrant, 2 to 3" diameter, May, June, July.

FRUIT: Orange, fleshy, ovate, 1 1/2" long berry.

CULTURE: Easily transplanted from containers; requires acid, moist, well-drained, high organic matter soils; protect from winter winds and cold; full sun to partial shade; injured severely at 0°F.

DISEASES AND INSECTS: Powdery mildew, canker, aphids, scale, mealybugs, white flies, thrips, mites, nematodes; requires a degree of attention to keep it looking thrifty.

LANDSCAPE VALUE: Excellent for fragrant flowers and handsome foliage; should be sited near patio or where people will notice the fragrance; flowers open over a long period of time; requires considerable maintenance.

CULTIVARS:

'Fortuniana' — Leaves larger than species; flowers to 4" diameter, double and carnation-like.

'Prostrata' or 'Radicans' — A handsome, small-leaved, almost creeping version of the species; the small, lustrous leaves are especially handsome and coupled with the fragrant flowers make this a better choice for many landscapes than the species; grows 2 to 3' high and spreads 4', forms a graceful flowing evergreen shrub; good mass or facing plant; not particularly hardy; severely injured in exposed locations in Athens when low temperature was +12°F.

PROPAGATION: Softwood cuttings root easily.

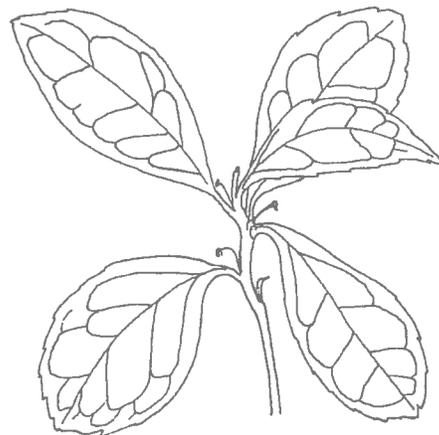
NATIVE HABITAT: China.

Gaultheria procumbens — Checkerberry or Creeping Wintergreen

(gawl-thēr'i-ā prō-kum'benz)

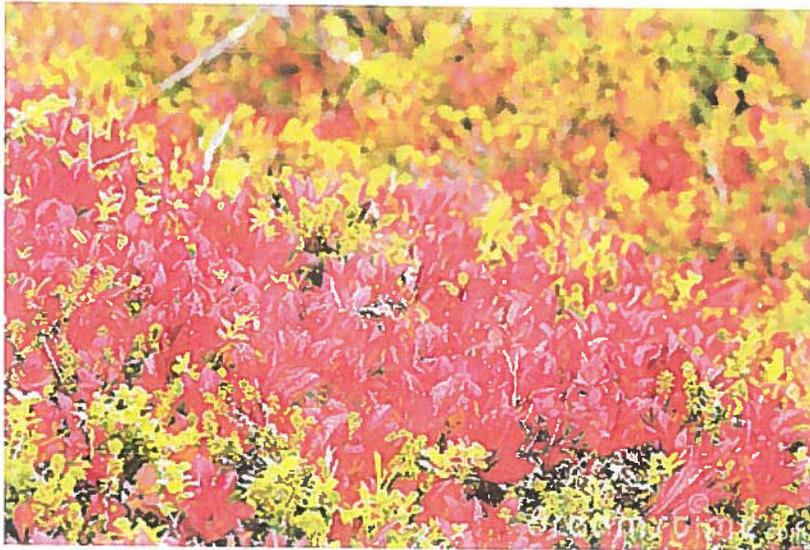
FAMILY: Ericaceae

LEAVES: Alternate, simple, oval to obovate, rarely suborbicular, 3/5 to 1 3/5" long, 1/2 to 7/8" long, obtuse and apiculate, crenate-serrate often with bristly teeth, lustrous dark green above, often variegated, glabrous; petiole — 1/6" long.

Gaultheria procumbens, Checkerberry or Creeping Wintergreen, is a low growing (6"), creeping, evergreen ground cover. The leaves turn reddish with the advent of cold weather. When crushed they emit a wintergreen odor and have been a source of this oil in the past. Flowers are perfect,



Close-up of flowers



Fall foliage



Checkerberry (mass planting)



Checkerberry (close-up)

pinkish white, 1/4" long, nodding, solitary, borne May through September. The fleshy, 2/5" long scarlet capsule is present in July through April of the following year. The oil is also extracted from the fruits. Culturally, acid, moist, high organic matter soils prove optimum. Using pieces of sod in spring or early fall are the easiest ways of transplanting. Native from Newfoundland to Manitoba, south to Georgia and Michigan. Introduced 1762. Zone 3. Makes a fine ground cover where it can be successfully grown.

Gaylussacia brachycera — Box Huckleberry
(gā-lu-sā'shi-à bra-kis'e-rà)

FAMILY: Ericaceae

LEAVES: Alternate, simple, evergreen, 3/4 to 1" long, about 1/2 as wide, elliptic, slightly revolute, glabrous, glossy dark green above, paler beneath; very short petioled.

BUDS: Solitary, sessile, ovoid, small, with 2 or some 4 or 5 exposed scales; terminal lacking.

STEM: Slender, roundish; pith small, 3-sided or rounded, continuous; leaf-scars low, crescent-shaped or 3-sided; 1 bundle-trace.

SIZE: 6 to 18" high, spreading indefinitely.

HARDINESS: Zone 5.

HABIT: Dwarf evergreen shrub spreading by underground rootstocks and forming a solid mat.

RATE: Slow.

TEXTURE: Medium-fine in all seasons.

LEAF COLOR: Glossy dark green, although when grown in full sun often has a reddish cast; becoming deep bronze to reddish purple in winter.

FLOWERS: Perfect, self-sterile but cross-fertile, white or pinkish, 1/4" long, urn-shaped, May through early June; borne in short, axillary, few-flowered racemes near the end of the shoot.

FRUIT: Berry-like drupe, bluish, ripening in July-August.

CULTURE: Another ericaceous plant which requires considerable cultural manipulation if success is to be had; requires an *acid*, loose, well drained soil supplied with organic matter; full sun but preferably partial shade.

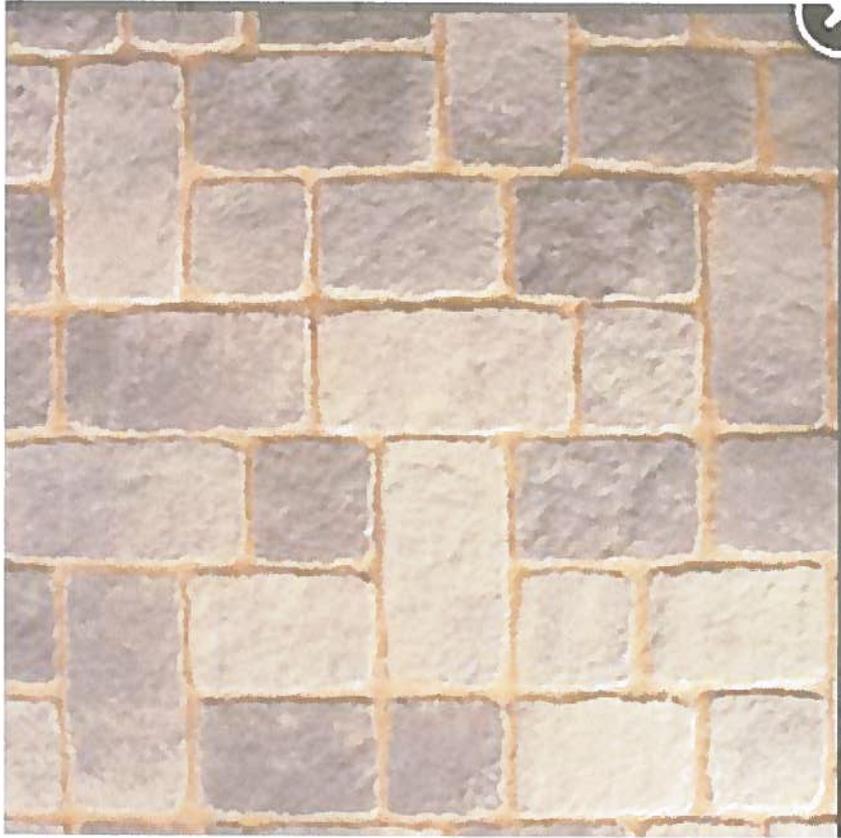
DISEASES AND INSECTS: None particularly serious.

LANDSCAPE VALUE: A very lovely, intriguing evergreen ground cover well suited to areas underneath pine trees and rhododendrons where the soil is acid and well drained.

PROPAGATION: Untreated seeds are slow to germinate; warm followed by cold stratification is recommended; fluctuating warm temperatures of 68 to 86°F for 30 days followed by 50°F for 27 days and 47 days resulted in 80 percent and 96 percent germination of sound seeds; cuttings are variable based on my work; August cuttings treated with 8000 ppm IBA quick dip rooted only 20% while 'Amity Hall North' rooted 80% with the same treatment; other work reports excellent success with fall cuttings and 0.8% IBA talc.

ADDITIONAL NOTES: Rare American plant, lost to American gardens for a time but was reintroduced through the efforts of the Arnold Arboretum. It has been theorized that one particular stand (colony) in the Amity-Hall area of central Pennsylvania covering an area of 300 acres and a mile long originated from one plant and is over 12,000 years old; whether this is totally true is somewhat suspect but it does make for interesting reading.

NATIVE HABITAT: In the mountains and hills from Pennsylvania to Virginia, Kentucky and Tennessee. Introduced 1796.



Geneste 'Katahdin' Granite-Blend Pavers



Allan Block Retaining Wall 'Abbey Blend', Silverado





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

DRB Application Number: DRB-16-52

Date: 9-15-2016

Map & Lot: 104-20

RECEIVED

SEP 15 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: A+B NATURALS
street address 101 COTTAGE ST

APPLICANT INFORMATION

Name: A+B NATURALS Address: 101 COTTAGE ST
City: BAR HARBOR State: MAINE
Email: AANDB.KATHLYNE@GMAIL.COM
Phone: 288-8480

PROPERTY OWNER INFORMATION

Name: KATHY ARBACH Address: SAME AS ABOVE
City: _____ State: _____
Email: _____
Phone: _____

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

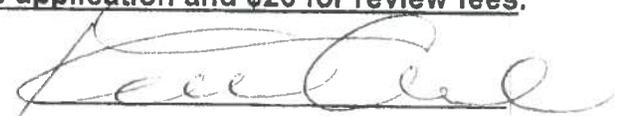
Name: _____ Address: _____
City: _____ State: _____
Email: _____
Phone: _____

TYPE OF PROJECT

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

A&B Naturals application to Design Review Board

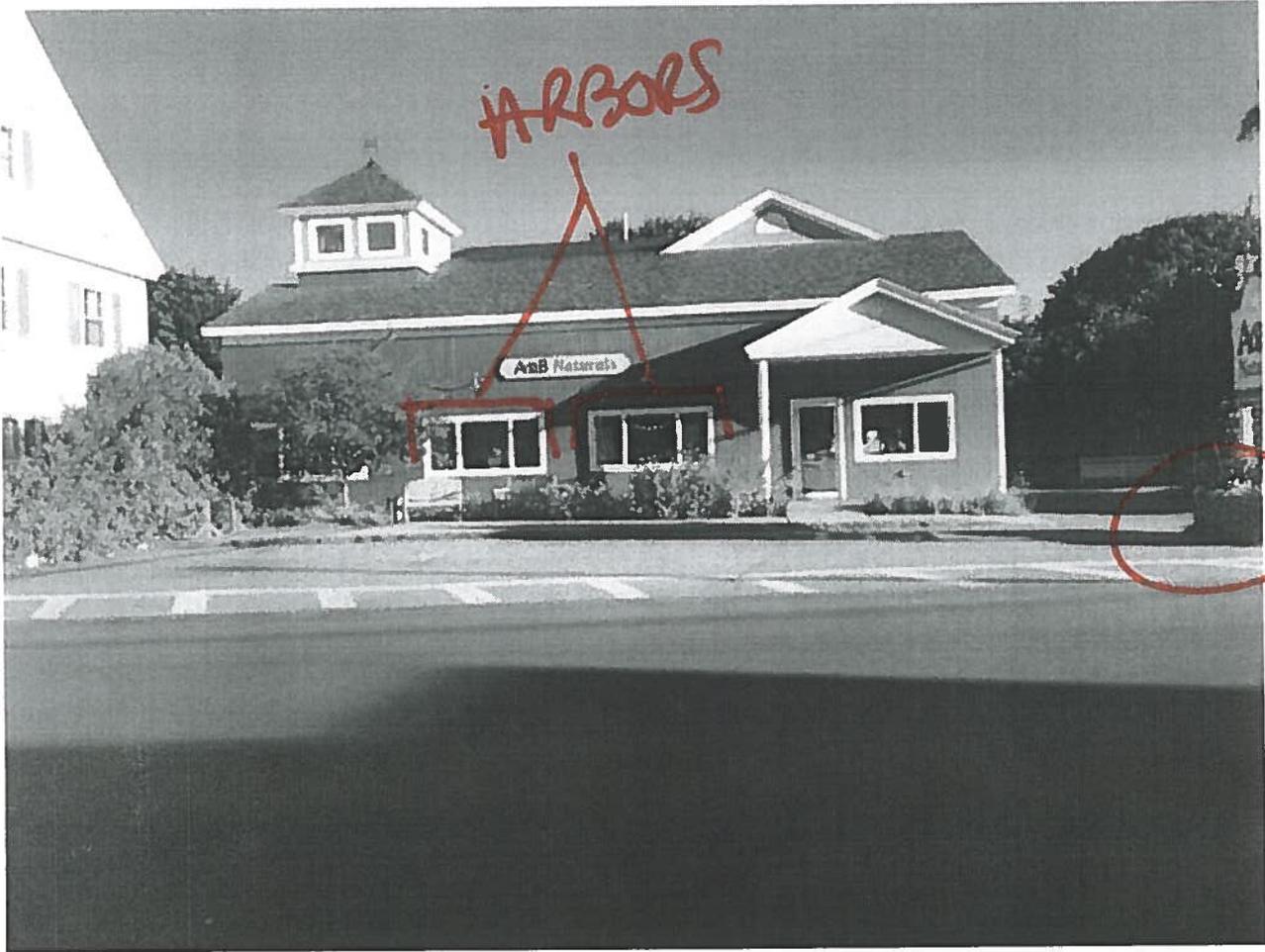
Project descriptions:

1. Addition of window arbors

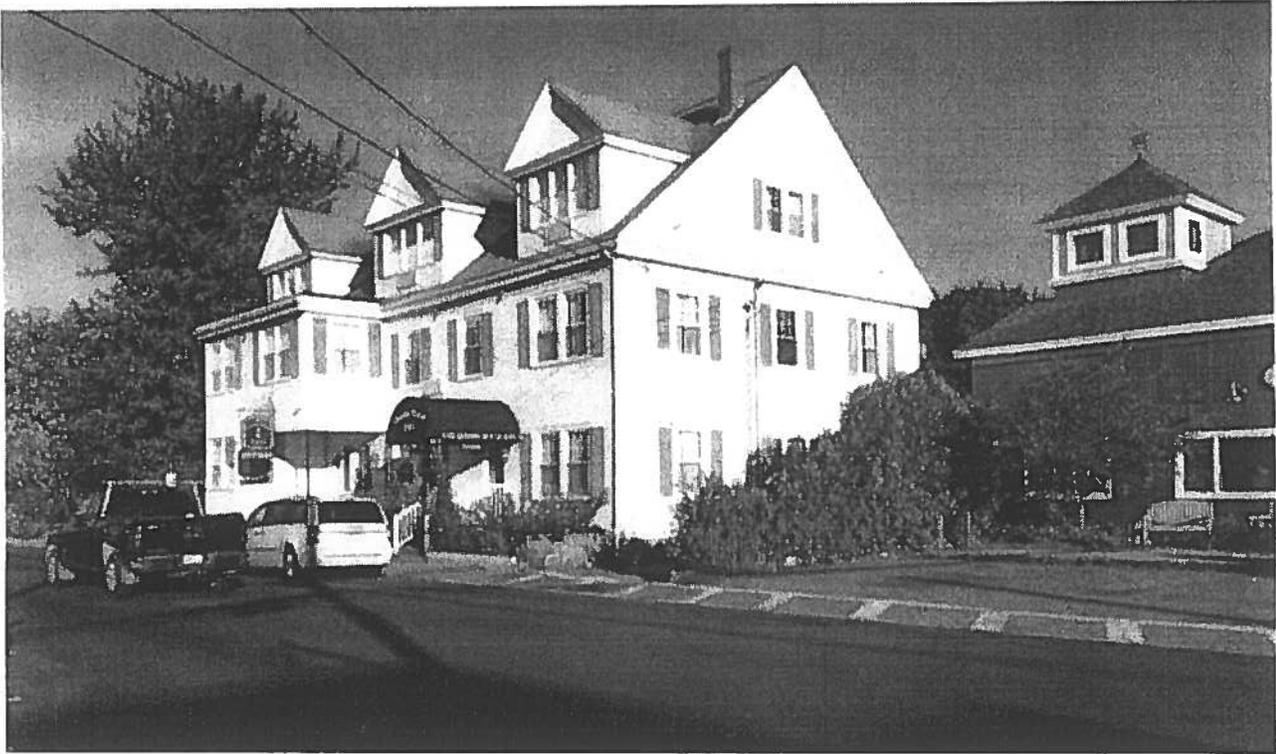
- **Locally made wood window arbors to be added to building just above the 2 middle windows in the front of the store.**
- **The arbors were designed and built by carpenter Alan deCheubell and landscaper Caleb Davis.**
- **Wood will be unfinished cypress**
- **Once arbors are in place, Caleb Davis will replace the vining plants that were removed during building construction.**

2. Reside sign box

- **Improve current sign box in the parking area by covering existing wood with the same red siding of the building.**
- **Add a metal edge to prevent damage and keep the box looking neater.**
- **Work to be done by carpenter and metal worker Wayne Mitchell**

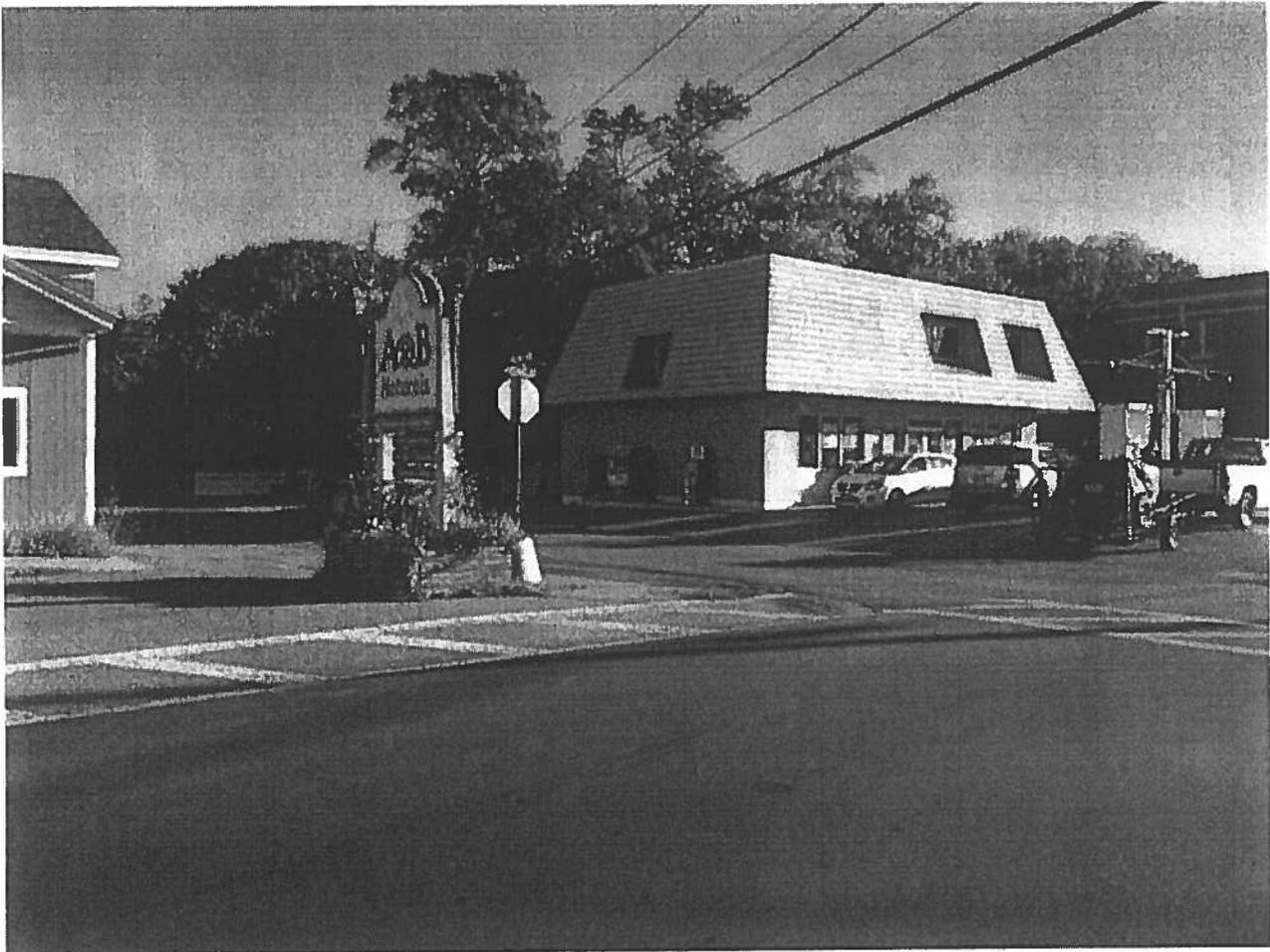


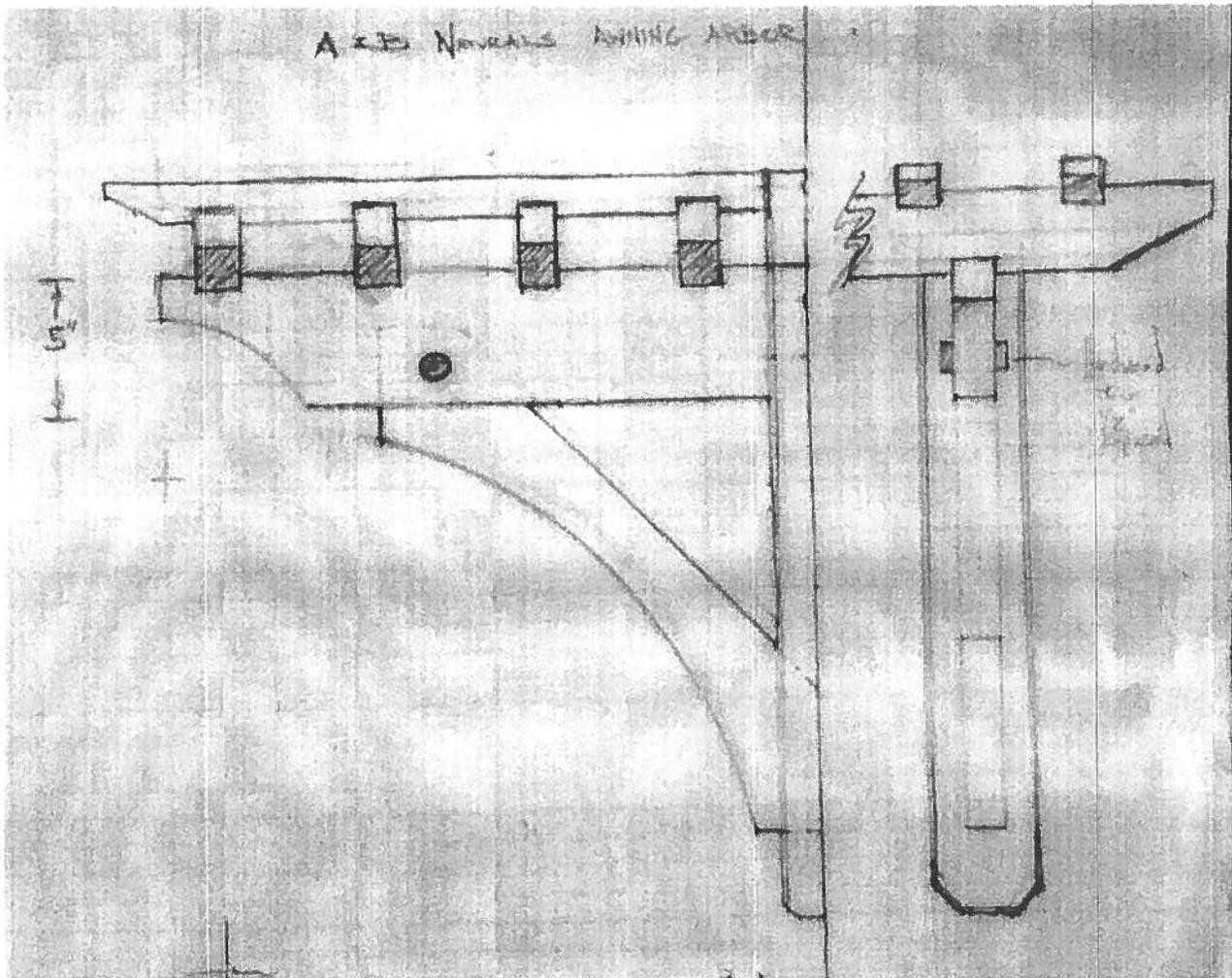
SIGN
BOX



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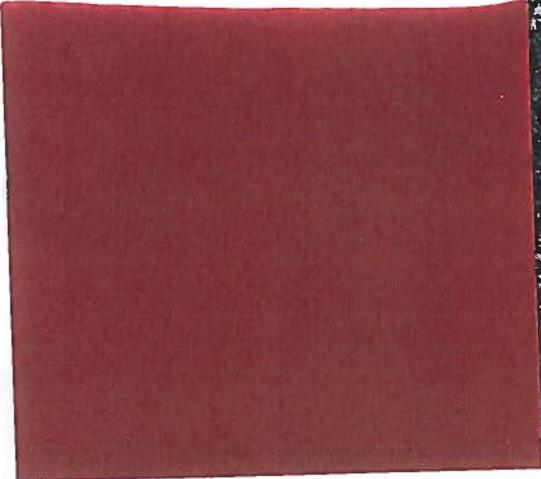
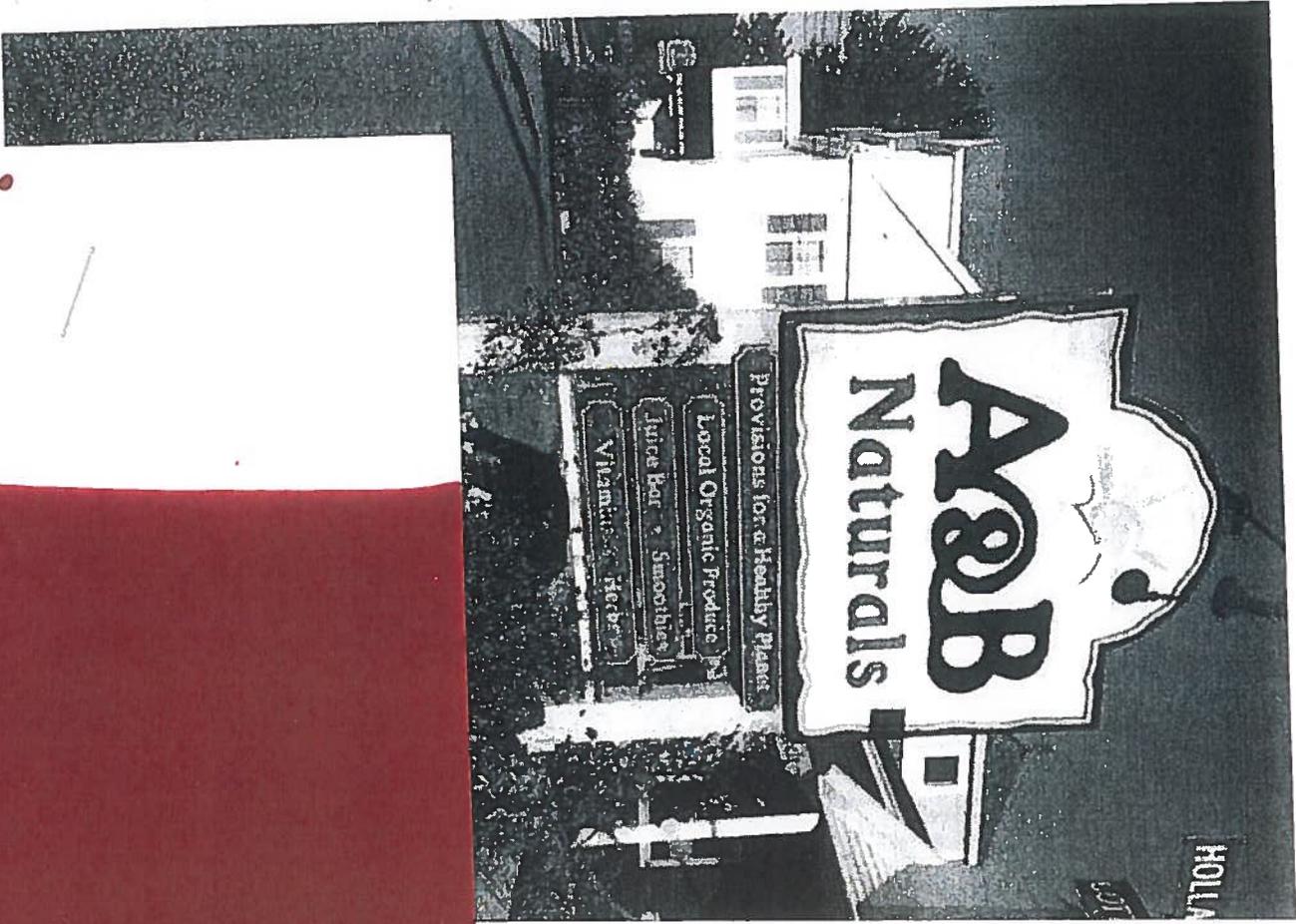
made arbor

ARBORS

[Shade Maker Canopy](#)

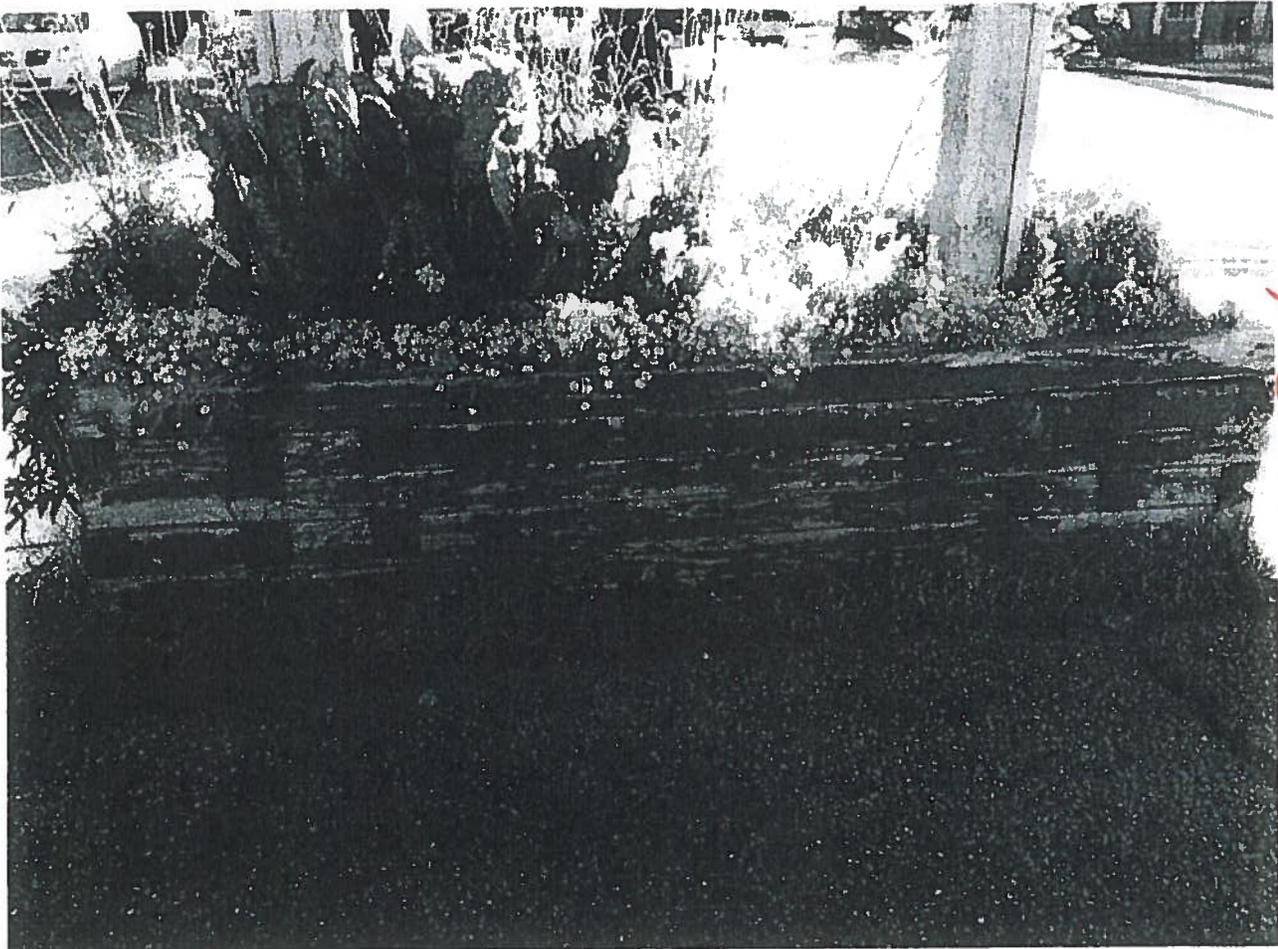
[Garage, 1-Door](#)

[Garage, 2-Door](#)



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AREA TO BE SIDED