

DESIGN REVIEW BOARD
PACKET OF MATERIALS
MEETING OCTOBER 27, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Design Review Board
October 27, 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 (October 13, 2016)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**

a. Certificate of Appropriateness (postponed)

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).

b. Certificate of Appropriateness (Previously Tabled)

Application: DRB-2016-54

Applicant: Sinclair Builders, Inc.

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

Proposed Project: Construction of New Building.

c. Certificate of Appropriateness

Application: DRB-2016-56

Applicant: Bobbie Lynn Hutchins (The Blue Door)

Project Location: 135 Cottage Street, Tax Map & Lot 104-029-000

Proposed Project: Changes to Exterior Appearance of Non-historic Building & Installation or Changes in Signage

d. Certificate of Appropriateness

Application: DRB-2016-57

Applicant: Jeff and Jenna Young

Project Location: 47-49 Rodick Street, Tax Map & Lot 104-360-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building.

e. Discussion Item.

Applicant: Kevin DesVeaux (West Street Café)

Project Location: 76 West Street, Tax Map & Lot 104-099-000

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 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, October 13, 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 *Judi Noonan to start in November*

III. ADOPTION OF THE AGENDA

Mr. Cole moved to adopt the agenda but requesting that item b. (Atlantic Brewing) should be struck from the agenda as the applicant requested it not be discussed today. Mr. Demers seconded the motion which passed five in favor and none against.

IV. APPROVAL OF MINUTES (September 22, 2016)

Mr. Cole moved to approve the September 22, 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

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, Greg Johnston and Stephen Coston spoke to the Board about the changes to the plan as now presented.

Mr. Hardy described the changes drawing by drawing: Drawing 1 the French doors to be garnet colored; Drawing 2 the widow's walk; Drawing 3 the colors of the balconies, elevator color and the more accurate roof shingle color.

Mr. Johnston described the streetscape drawings that illustrate the height and bulk of the proposed building relative to the other buildings in the area. He described the site plan for the submittal noting that the building footprint now extends farther back on the site. He clarified that the site is designed with a transformer pad and will not have overhead wiring attached to the building. The transformer will be shielded with shrubs. They propose no seasonal closure changes.

Mr. Hardy showed the Board a sample of the vinyl siding in the color proposed which appeared dark gray. He also showed an example of the composite trim material that appears stark white in color. The stucco material is concrete. The exterior doors are fiberglass or vinyl in material composition except for the major entrances to the building which will be aluminum doors that are color matched. The shutters are to be vinyl in a cranberry color. The chimneys are clad in siding with a white cap and color matched corner board. The chimneys will be utilized for stacks for the plumbing. The electrical meters will be located at the transformer pad on posts.

The Board had a few questions from the checklist.

#23 Walkway.

Mr. Hardy explained that the walkway material is either concrete or pavers all the way from the door to the sidewalk.

#29 Windows.

Mr. Hardy explained that the windows in the front of the building exceed the minimum 20% required.

Chair Sassaman noted that signs would not be covered with this application.

Mr. Demers noted that the theme of the building is good and has breakouts.

Mr. Cole moved that the application meets the standards. Mr. Demers seconded the motion which was approved three in favor and two against. Chair Sassaman and Secretary Early-Ward voted against the motion.

Chair Sassaman noted that any changes to the proposal must return to the Board.

b. 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).

As previously noted this item was struck from the agenda at applicant's request.

c. Certificate of Appropriateness

Application: DRB-2016-53

Applicant: Thomas Sargent

Project Location: 122 Cottage Street, Tax Map & Lot 104-160-000

Proposed Project: Changes to Exterior Appearance of Nonhistoric Building.

Thomas Sargent spoke to the Board about his proposal for dormer and skylights. He noted that the skylights were installed in 1976. They propose to replace those skylights and to construct a dormer on the rear of the building.

Secretary Early-Ward expressed concern that the submission is not adequate. She noted that they lack scale drawings and dimensions.

The Board had a discussion about what parts of this application were repairs and what is new work. They also had a discussion if the proposed dormer is visible from Cottage Street.

The three skylights in the front of the building are replacements and the three in the rear are new installations.

The proposed new shingles are charcoal gray.

Mr. Cole moved to approve the application as submitted with the clarifications provided by the applicant. Mr. Demers seconded the motion which was approved four in favor and one against.

d. Certificate of Appropriateness

Application: DRB-2016-54

Applicant: Sinclair Builders, Inc.

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

Proposed Project: Construction of New Building.

Randy Sinclair spoke to the Board about their proposed commercial building. He indicated that it is one story in height and approximately 4,000 sq. ft. in floor area. He noted changes that the Board had recommended during the initial discussion meeting.

Ms. Early-Ward noted that the ordinance requires a transom above the front door which does not appear to be shown.

Mr. Sinclair distributed a streetscape picture to help the Board. (The copy in the application was not very clear).

Mr. Demers asked what is the scale of the building? Mr. Sinclair stated that the proposed building's front elevation is 19 feet in height and the neighboring pink building is 23 feet in height. The ceiling height of the building is about 12 feet in height.

Ms. Dwyer asked if trim is proposed around the bead board? Mr. Sinclair said it is proposed.

Mr. Sinclair indicated that the trim boards around the windows are proposed to be about 7 to 8 inches in width. He noted that the clapboards run into the beadboard with no separating trim.

Ms. Early-Ward questioned if the transom above the store windows are in keeping with other windows in the neighborhood?

Chair Sassaman expressed concern that the front elevation of the building appears too residential in nature. Commercial buildings run corner to corner with windows. She suggested that commercial buildings create a valance line that runs the entire width of the building. She also suggested that the applicant look at three panel vs. four panel windows

after widening the glazed area. She asked if the proposed light fixtures are white in color and what the dimension and bulb is?

Mr. Sinclair indicated that the proposed fixture is white in color, a 12 inch shade with a 17 watt LED at 2,700K in color.

Ms. Dwyer indicated that a parapet would be an interesting design detail in keeping with neighboring buildings.

Mr. Sinclair stated that the plan is to add a second floor to the building someday.

Mr. Cole suggested that perhaps the lighting be scaled back to 13 watt LEDs. He asked about the entrance lighting and it was answered that recessed cans would be in the soffit.

Mr. Demers asked about the theme of the building, is it modern or to appear old? He asked about some clarification on the detailing of the building.

Mr. Sinclair stated that given the suggestions of the Board that perhaps the shiplap siding should be eliminated and only utilize the vertical bead board siding.

It was discussed that six sign lights should be all right if they are low wattage.

It was discussed that the rear of the building would have lighting at the service door as well as the bay door. Those lights would be the same as the sign light fixtures.

Chair Sassaman noted that the rear doors (service and bay doors) should be trimmed out the same as the front doors.

Mr. Demers noted that the building has a contemporary look but the cap over the visor and the knee brackets. Perhaps a flat panel should extend to the bottom of the brackets.

Mr. Demers asked if applicant is looking for approval tonight? Mr. Sinclair indicated that they are.

After some discussion it was established that the Board would be looking for a number of changes that would necessitate review of a revised plan. They would include elimination of the horizontal siding on the front of the building. Lowering the pediment to the top of the new trim over the windows on the front of the building.

Mr. Demers asked if Mr. Sinclair had anyone capable of assisting him with the design of the building? Mr. Sinclair indicated that he does. It was noted that the Board needs everything to scale.

Chair Sassaman indicated that the Board could look at the second floor now so that it all works together.

Ms. Dwyer suggested that applicant look at spacing the light fixtures evenly between the brackets.

Ms. Early-Ward moved that the item be tabled to the next meeting. Mr. Demers seconded the motion which was approved unanimously.

e. Certificate of Appropriateness

Application: DRB-2016-55

Applicant: Rite Aid Real Estate

Project Location: 34 Cottage Street, Tax Map & Lot 104-367-000

Proposed Project: Installation or Changes in Signage.

Mr. Moore spoke to the Board about the application. He indicated that the proposal is replacement of existing signs that is below the allowable amount of signage and is a reduction in the amount of sign area currently utilized.

After a brief discussion Mr. Cole moved to approve the application as presented provided that the property owner authorization be obtained prior to issuance of a building permit. Mr. Demers seconded the motion which passed unanimously.

VII. OTHER BUSINESS

The Board discussed their role in the Cottage Street Streetscape Project. The Planning Director suggested that initially the Board could be the historic preservation connection for the project by helping the participants understand the history this street represents to the Town.

The Board discussed the update on the design review overlay. There is an effort to have a revised Appendix A that can go to Town Meeting.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Member Early-Ward requested that a workshop be scheduled to discuss completeness issues with applications.

IX. ADJOURNMENT

Member Cole moved to adjourn the meeting at 8:01 pm. Ms. Demers seconded the motion which was approved unanimously.

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-16-54

Date: 10-20-16

Map & Lot: 104/138

GENERAL INFORMATION:

Project Location: Lot 27 Cottage Street Bar Harbor Me.
Street address

APPLICANT INFORMATION

Name: Randy Sinclair Address: P.O. Box 385
City: Ellsworth State: Maine 04605
Email: rsinclairzamyfairpaint.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

- 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 free-standing 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

Randy Sinclair
Signature of Applicant

RECEIVED
OCT 20 2016
TOWN OF BAR HARBOR
PLANNING AND ZONING DEPARTMENT

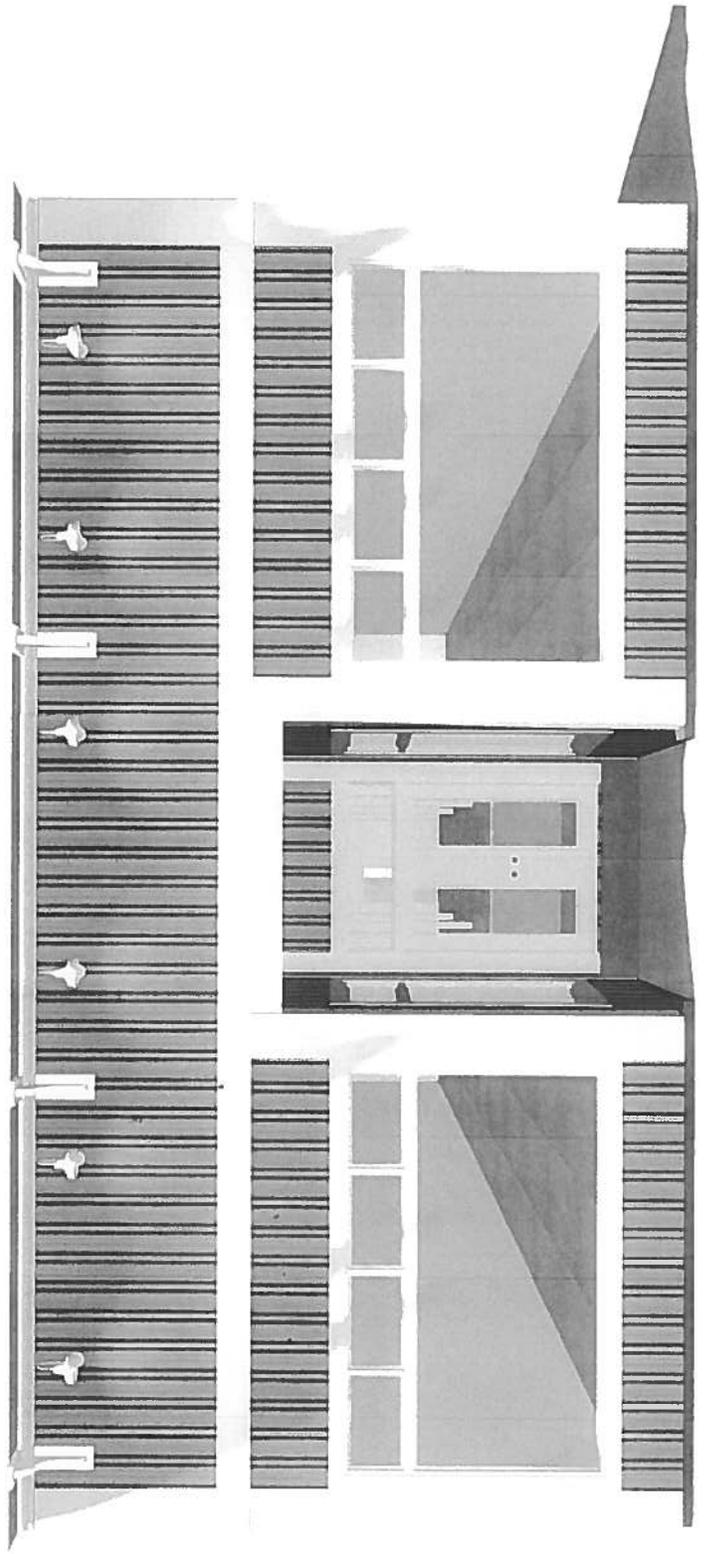
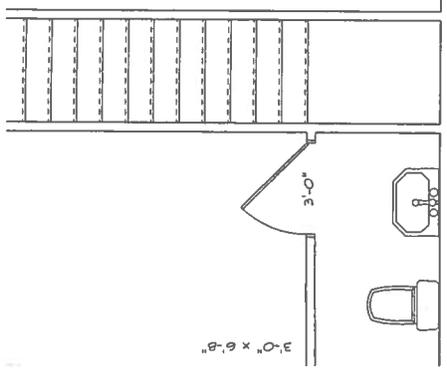
Construction of New Building or Expansion of Nonhistoric Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114

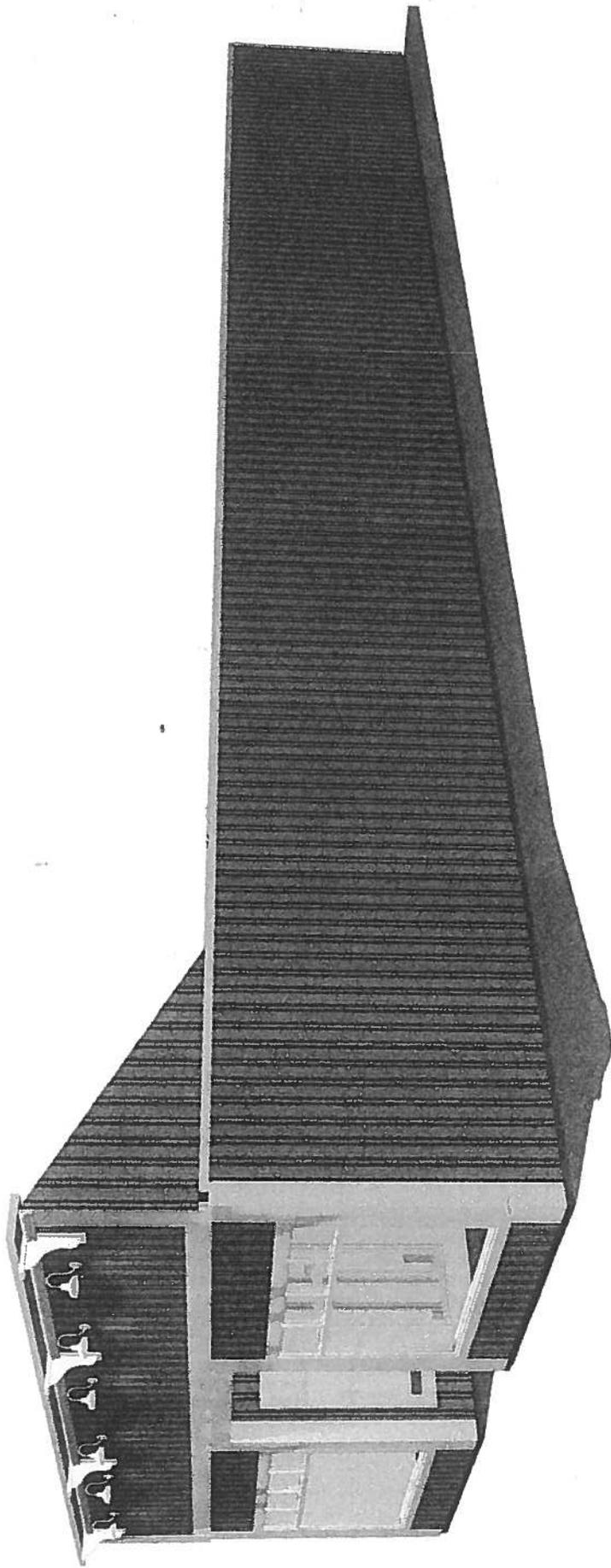
Detailed Project Description: 40' wide 100' length x 12' posted on level
Retail Store, Proposed full foundation,

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.	
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.	







BAR HARBOR, ME

SHEIN

RANDY SINCLAIR

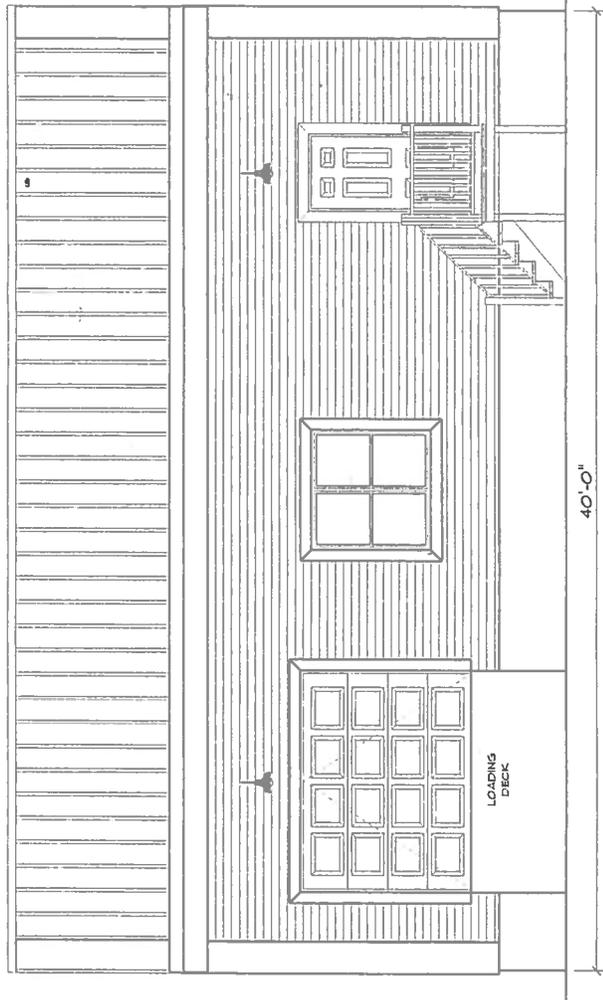
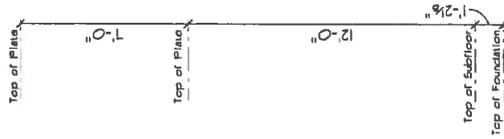
Contractor/Owner:

Job Name:

Location:

Project #
E1675

OCT 20 2016



Left Elevation

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



Sign 18

TMSLIGHTING

ESTABLISHED 1923



1 • Lamping
 100IN: 100W INC
 26CF: 26W PL-T
 32CF: 32W PL-T
 42CF: 42W PL-T
 70MH: 70W MH (E-17)
 100MH: 100W MH (E-17)
 171LED: 17W LED screw-in supplied
 (60° beam, 4000°K)
 15LED: 15W LED
 19LED: 19W LED

2 • LED CCT (color temp.)
 ---: None
 30K: 3000°K (CRI 80)
 35K: 3500°K (CRI 80)
 40K: 4000°K (CRI 80)

3 • Voltage
 120: 120V
 277: 277V
 347: 347V (n/a with LED)

4 • Ballast/Driver
 ---: None
 WM: Wall mount (integral)
 N1: Remote indoor mount (NEMA 1)
 N4: Remote outdoor mount (NEMA 4)

5 • Finish
 AN: Anodized (bright)
 BR: Brushed aluminum
 F05: White
 F07: Zeus brown
 F08: Midnight blue
 F09: Pewter
 F10: Fire red
 F13: Forest green
 F14: Sunshine yellow
 F15: Matte black
 F16: Gloss black
 F18: Flat aluminum
 F19: Mirror silver
 F21: Architectural bronze
 F24: Milled platinum (textured)
 F25: Milled gold (textured)
 F26: Milled copper (textured)
 F31: Silver metallic
 F32: Bronze metallic
 F33: Pyrite bronze
 F34: Burnt orange
 RAL: RAL Custom color (specify)

6 • Emergency
 ---: None
 EM: Integral CF or LED (min. operating temp. +5°C/+40°F; LED 19W only)
 EMC: Integral CF or LED cold pack (min. operating temp. -20°C/-4°F; LED 19W only)
 EMR: Remote CF or LED (min. operating temp. +5°C/+40°F; CF 7ft., LED 20ft. max. distance from EM to lamp; dry location mounting; LED 19W only)
 EMCR: Remote CF or LED cold pack (min. operating temp. -20°C/-4°F; CF 7ft., LED 20ft. max. distance from EM to lamp; LED 19W only)

7 • Globes
 ---: None
 G1: Clear, elongated globe
 G3: Prismatic, elongated globe

8 • Wire Guard
 ---: None
 W10: 10" Wire guard (nickel-plated)

9 • Supplied Lamp(s) CF/MH
 ---: None
 35K: Lamp supplied 3500°K (CRI 80)
 41K: Lamp supplied 4100°K (CRI 80)

10 • Accessories
 ---: None
 AK: Aiming knuckle
 Note: Allows vertical adjustment of the reflector.

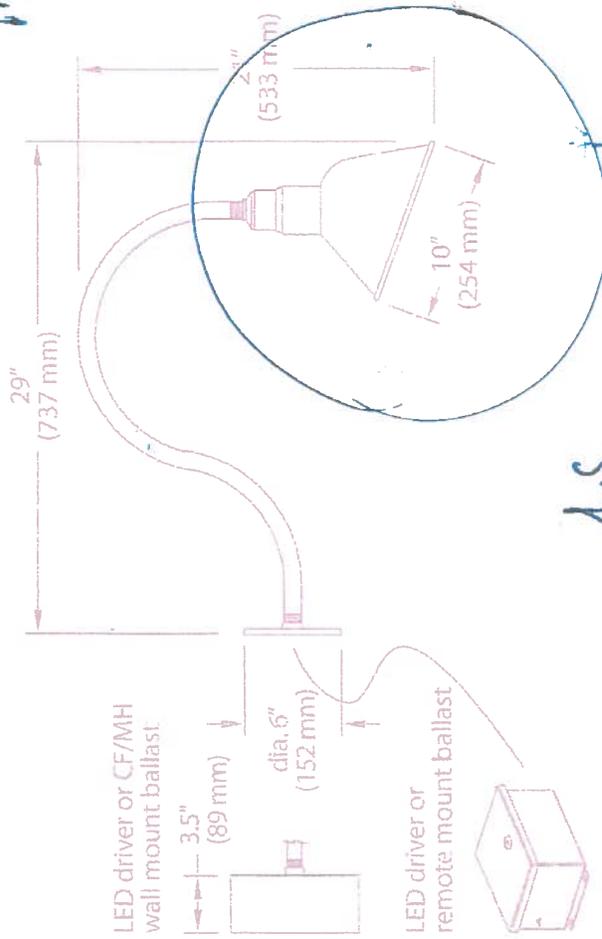
Project: _____
 Type: _____
 Quantity: _____
 Notes: _____



Sign 18

TMSLIGHTING

ESTABLISHED 1923



Sample This

Custom

TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://www.tmslighting.com/info/agents>

TMS Lighting Ltd.
 247A Summerton Road,
 Brampton, Ontario,
 Canada, L6T 4E1

North America: (905) 793-1174
 Toll-free: (866) 793-1174
 Fax: (905) 793-1175

UK & Europe: +44-1474-250-654

Specifications are subject to change without notice.

- Parcel History
- ROV
- Parcels
- Boundary
- Highway
- Building (2000)
- Road Centerlines
- Streets
- Leaves & Ponds
- Walls
- Land Areas

Lot
27



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GBR M1

GBRM1 - 1

TMS LIGHTING

ESTABLISHED 1923

1 - Finish
AN: Anodized (bright)
AP: Polished aluminum
F05: White
F06: Clay brown
F07: Zeus brown
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F22: Harvest gold
F24: Mottled platinum (textured)
F26: Mottled copper (textured)
F28: Dark champagne
F31: Silver metallic
F32: Bronze metallic
F33: Pyrite bronze
F34: Burnt orange
RAL: RAL Custom color (specify)

Project: _____
Type: _____
Quantity: _____
Notes: _____

Custom

TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://www.tmslighting.com/infoagents>

Specifications are subject to change without notice.

TMS Lighting Inc.
247A Summerville Road,
Brampton, Ontario,
Canada L6T 4E1
Web Site: tmslighting.com

North America: (905) 793-1174
Toll-free: (866) 793-1174
Fax: (905) 793-1175

UK & Europe: +44-1171-250-554

GBR M1

This hardware

TMS LIGHTING

ESTABLISHED 1923

Features

- RLM mounting arm fabricated with schedule 40 aluminum
- Cover plate: C2 6" dia. (16 cm)

Applications

A 11.25" (29 cm) RLM mounting arm, fabricated with 1/2" (13 mm) schedule 40 aluminum. Supplied with a 6" (16 cm) round mounting plate. Available in a variety of powder coated finishes.

Not for use with 18" (46 cm) diameter or larger reflectors.

Construction

Fabricated with 1/2" (13 mm) schedule 40 aluminum.

Mounting

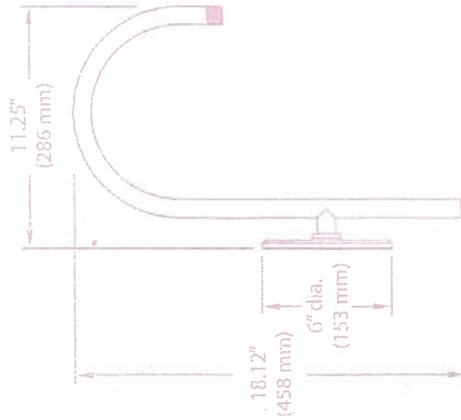
Supplied with a 6" (16 cm) round mounting plate. Mounts to a 4" junction box.

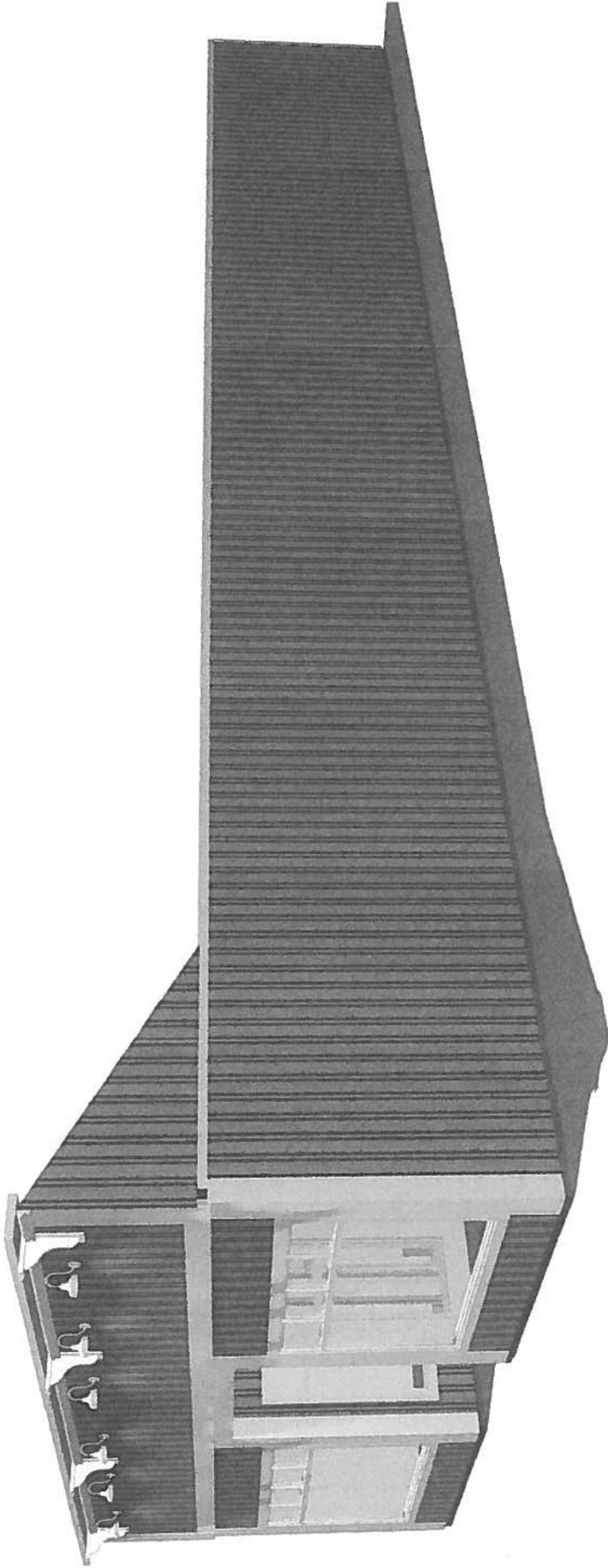
Finish

Available in a variety of TMS standard, powder-coated finishes. See the Finishes-Diffusers Chart.

Compliances

QPS-C/US, or UL-C/US certified to UL1593 standards. The Consultantis Europe (CE) listing is available upon request.







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

DRB Application Number: DRB-16-56

Date: 10-17-2016

Map & Lot: 104-29

GENERAL INFORMATION:

Project Location: 135 Cottage
street address

RECEIVED
OCT 17 2016

APPLICANT INFORMATION

Name: Bobbie Lynn Hutchins Address: 32 School St
City: Bar Harbor State: ME
Email: blhutchins@roadrunner.com
Phone: 207-266-0674

PROPERTY OWNER INFORMATION

Name: Same Address: _____
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 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

B. L. Hutchins
Signature of Applicant

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

Detailed Project Description:

1 large sign - 52" tall x 27" wide
1 small sign (under) 7 1/2" tall x 36" wide

"Finley Blue"

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.	25
Signage Plan – Measurements of all existing signage and total square feet of signage	12.6
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).	existing
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.	N/A
Details of all seasonal closures for signs and buildings.	
<p>NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting.</p> <p>Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.</p>	



EAT
◦
DRINK

The Blue Door S

SALES & SERVICE

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

Detailed Project Description:

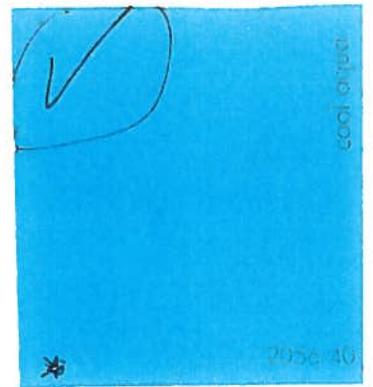
paint all window trim, door, other trim
 "COOL AQUA" Benjamin Moore
 other window trim & horizontal trim
 Governors Gold - Benjamin Moore Williamsburg +
 lower siding "Burwell Green" Williamsburg

CLOSURE: SEASONAL OPEN YEAR ROUND

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

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





BENJAMIN MOORE
COLOR PREVIEW 2056



135



135







Atahun
sports bar
& pizzeria
FREE Delivery
207 208-4700

Guacrilusca Terbiya
p 179 - Spicero Panga
FREE WiFi • Bluetooth
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EVERETT
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MISCELLANEOUS PAYMENT RECPTH: 330279
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 10/17/16 TIME: 14:55
CLERK: jturcotte DEPT:
CUSTOMER#: 0

PARCEL: 104-029-000

CHG: REVBD REVIEW BOARD FE 26.00

AMOUNT PAID: 26.00

PAID BY: HUTCHINS
PAYMENT METH: CREDIT CARD

REFERENCE:

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



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

DRB Application Number

DRB-16-57

Date:

10-20-2016

Map & Lot:

104-360

GENERAL INFORMATION:

Project Location:
street address

4749 Rodock Street

RECEIVED

OCT 20 2016

TOWN OF BAR HARBOR
PLANNING CODE ENFORCEMENT

APPLICANT INFORMATION

Name:

Jeff & Jena Young

Address:

City:

63 Kebo St. Bar Harbor

State:

Me 04609

Email:

Youngsb@gmail.com

Phone:

604-8657

PROPERTY OWNER INFORMATION

Name:

4749 LLC

Address:

Matlacher Fla.

City:

State:

Email:

Phone:

239 822 5448

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name:

Address:

City:

State:

Email:

Phone:

TYPE OF PROJECT

Demolition or Relocation of Historic Building

Changes to Exterior Appearance of Nonhistoric Building

Installation or Changes in Outdoor Storage/Display/Vending Machines

Changes to Exterior of Appearance of Historic Building

Installation or Changes in fences and freestanding walls

Seasonal Closure

Construction of New Building or Expansion of Nonhistoric Building

Installation or Changes in Sign or Awning

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

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

Signature of Applicant

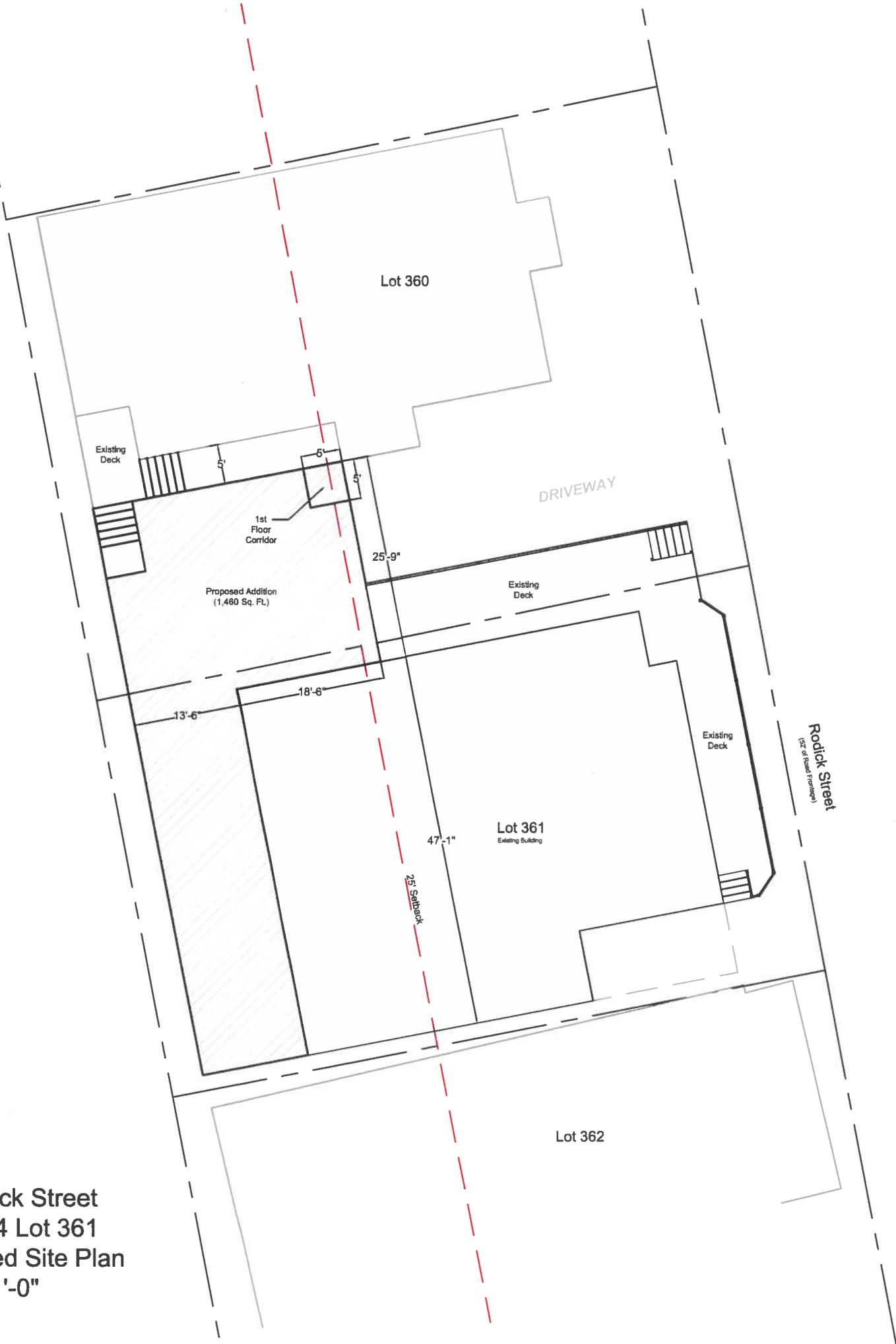
**Construction of New Building or Expansion of Nonhistoric Building
Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Detailed Project Description: Connect Both buildings, Add to west & North of 49 Rodick. ~~and~~ Basement level will include New prep kitchen, walk in coolers, stairs, Main level will include Larger Kitchen/Server area as well as Dish pit. Also tables will be removed from South Side Entry & ~~removed~~ New dining area above prep kitchen.

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.	✓
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 façades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	Same as existing
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 Additional Lighting
A pictorial exhibit showing the neighboring buildings within the block face identifying the existing patterns and relationships, including setbacks from the street, building heights, building scales, front façade proportions, window proportions, building spacing, and materials.	✓
NOTE: Applications are due seven days in advance of the next regularly scheduled Design Review Board meeting. Applicants are strongly encouraged to hold a pre-application meeting with Planning or Code Enforcement staff.	

49 Rodick Street
Map 104 Lot 361
Proposed Site Plan
1/16"=1'-0"



Side Street Cafe

Design Review Board

Existing Photographs

10.20.2016



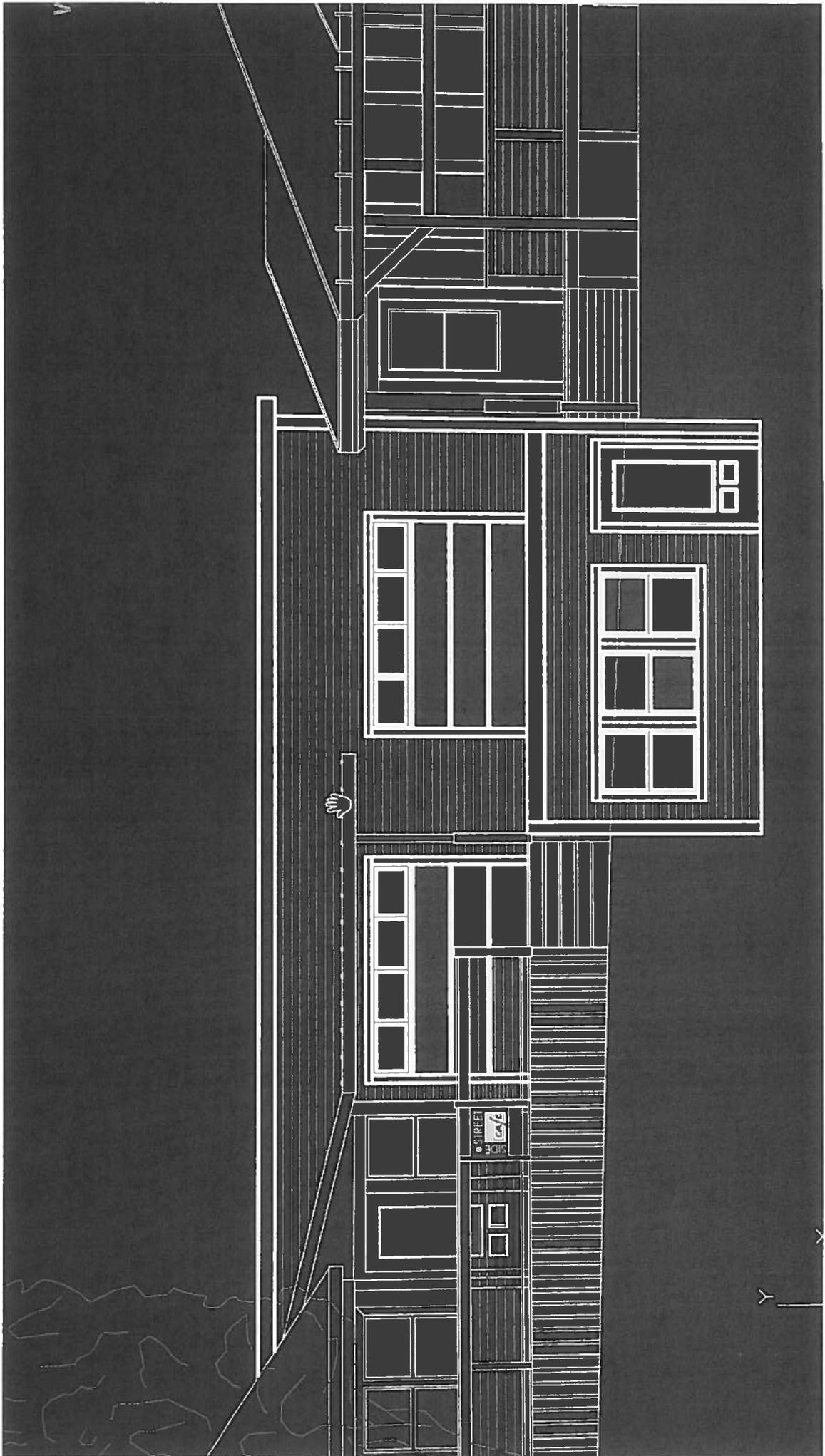
Existing Abutter to the North

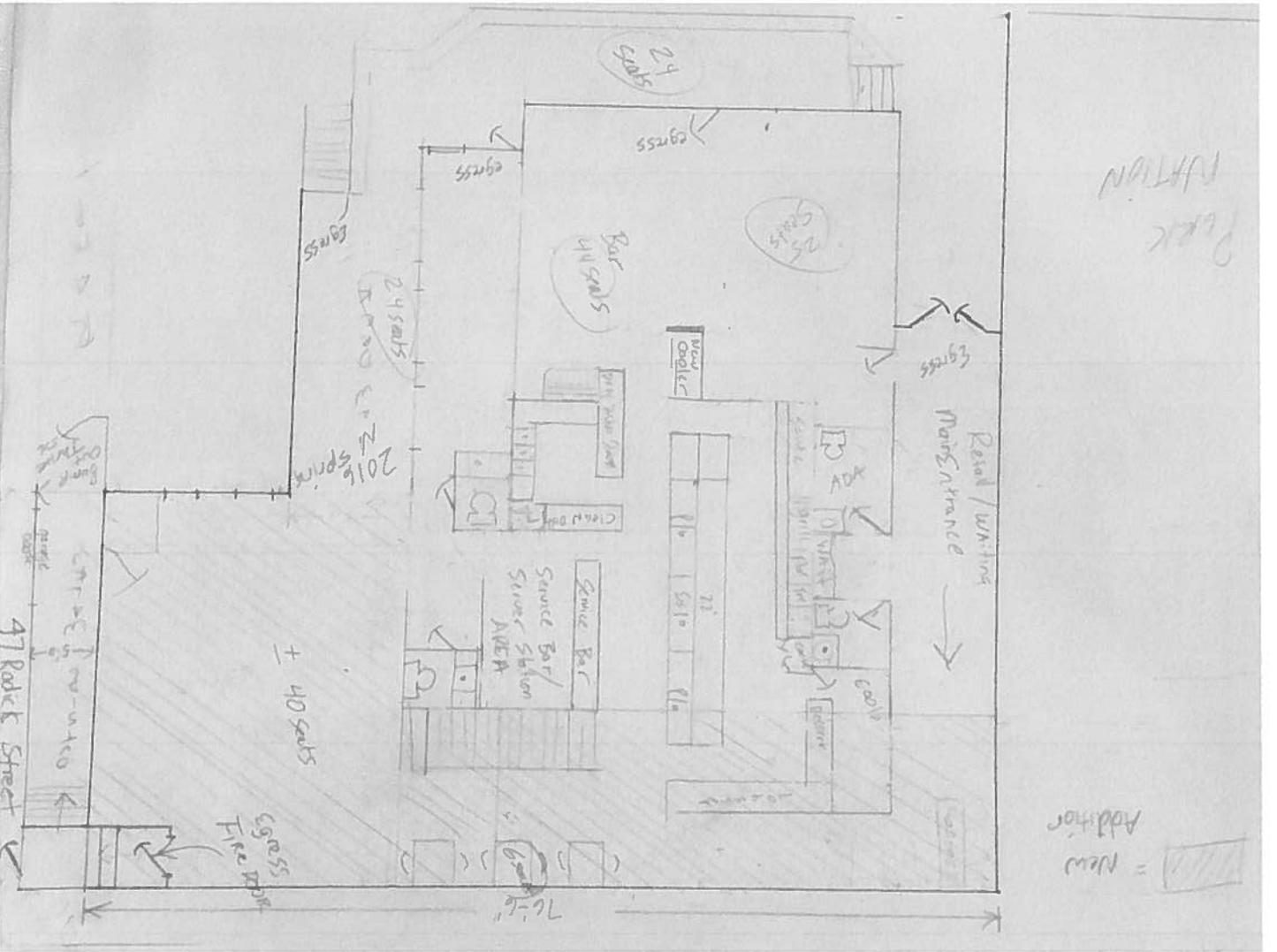


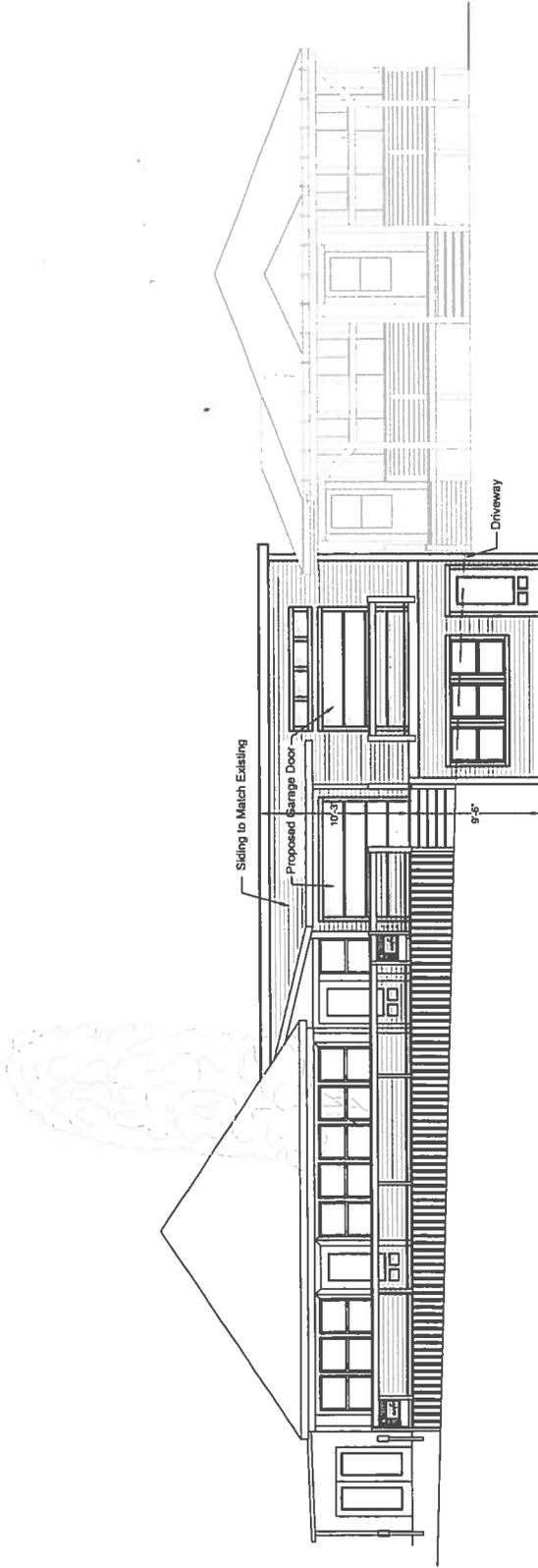
Existing Abutter to the South



Existing Front Elevation and Area of Work







49 Rodick Street
Map 104 Lot 361
Proposed Front Elevation
1/8"=1'-0"

Robert Osborne

From: DesVeaux Kevin <info@weststreetcafe.com>
Sent: Friday, October 21, 2016 10:26 AM
To: planner@barharbormaine.gov; Chambelain Angela
Cc: West Street Cafe
Subject: West Street Cafe

Hello Bob & Angela

Sorry for the delay, Is this what your looking for?

Members of the Design and Review

We are currently in the schematic design phase to replace the structure on the corner of West and Rodick Streets know as the West Street Cafe. The building cobbled together over the past hundred years has met its match with time. We joke with people when they ask why we repaint the building inside and out every spring...its to help keep it together! Kidding aside the water (sometimes a river) flowing thru the basement has destroyed the foundation and rotted the walls and floors above beyond reasonable repair.

The new multi use structure we are proposing to build will include a restaurant and up to two apartments. The restaurant on the first floor will have 16' ceiling height allowing for a mezzanine in the front of the building overlooking West Street and the harbor. The design incorporates Marvin multi-panel sliding doors along Rodick Street and in the mezzanine allowing for a unique visitor experience. Currently when the weather is foul we lose the patio seating. With the Marvin doors we'll simply close them.

With two fronts and a 35' height restriction a pitch roof proved to difficult to accomplish with out compromising our needs. The rectangular flat roof design keeps cost in check, meet our needs and blends in with existing structures nearby.

We will use a mixture of cedar shakes and wood clapboard siding. All colors are Benjamin Moore historical colors.

Thank you for your time,

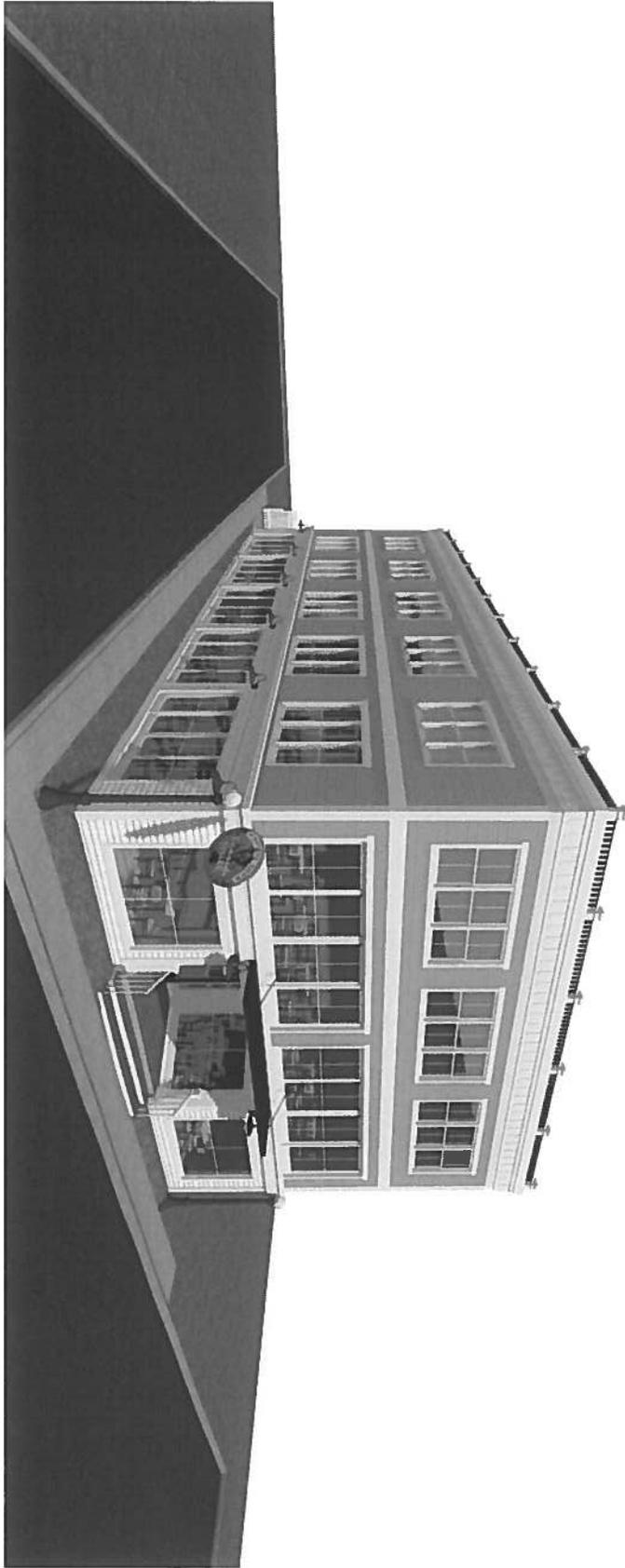
Kevin

Kevin DesVeaux
West Street Cafe
76 West Street
Bar Harbor Maine 04609
207-266-3624 Cell
207-288-5242 Restaurant
info@weststreetcafe.com
www.weststreetcafe.com

RECEIVED

OCT 21 2016

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT



SHEET:

SCALE:

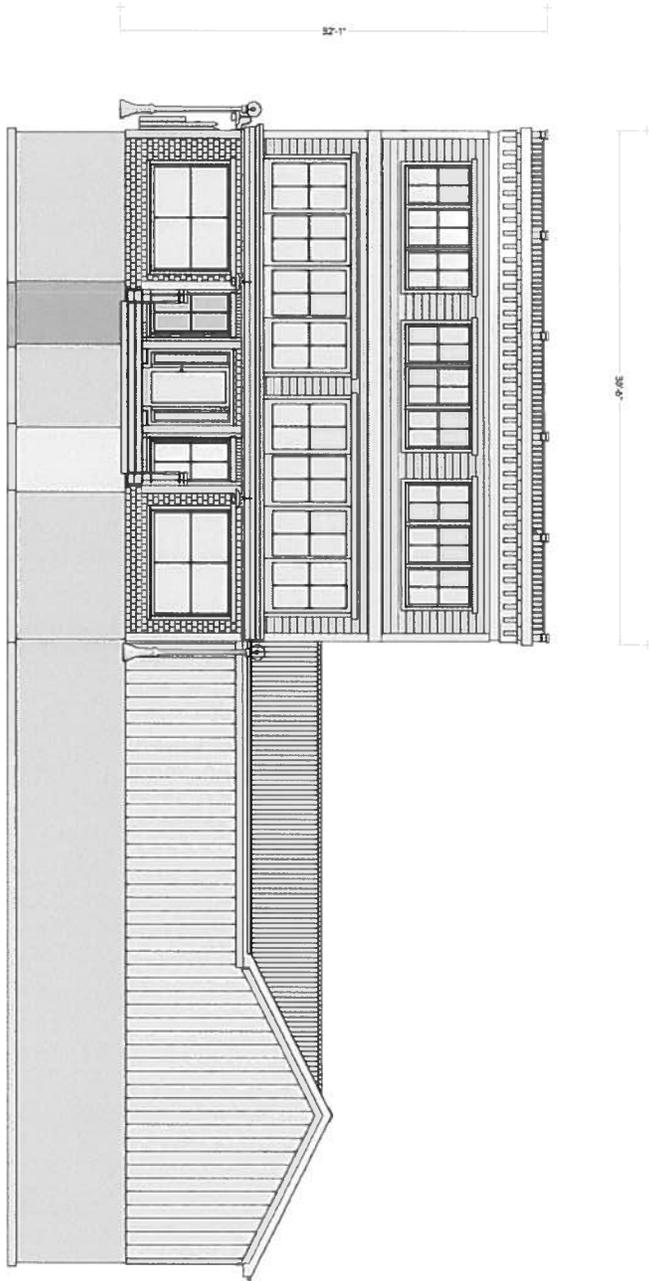
10/20/16

DATE:

DRAWINGS PROVIDED BY:
 Kevin DeVoska
 DSD Investments
 76 West Street
 Bar Harbor Maine 04609

West & Rodick Image

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



West Street Elevation

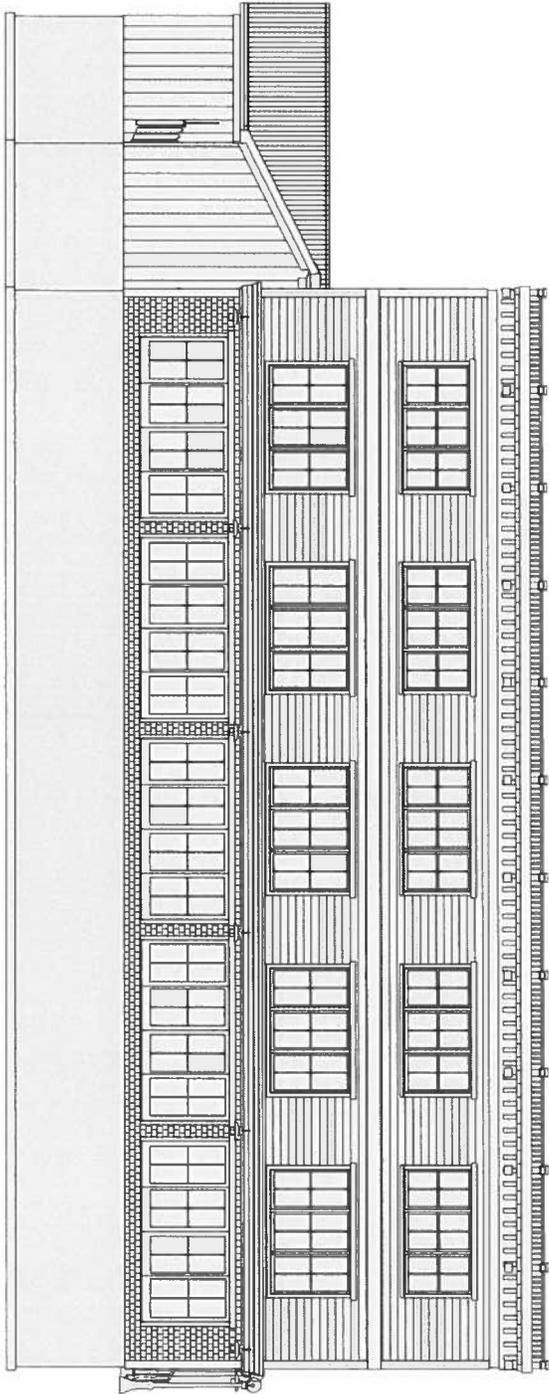
SHEET:
P-1

DATE:
10/20/16

SCALE:
DRAWINGS PROVIDED BY:
Kevin DesHoux
D&D Investments
76 West Street
Bar Harbor Maine 04609

West Street Elevation

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



06-11

31' 0"

Rodick Street Elevation

SHEET:

SCALE:

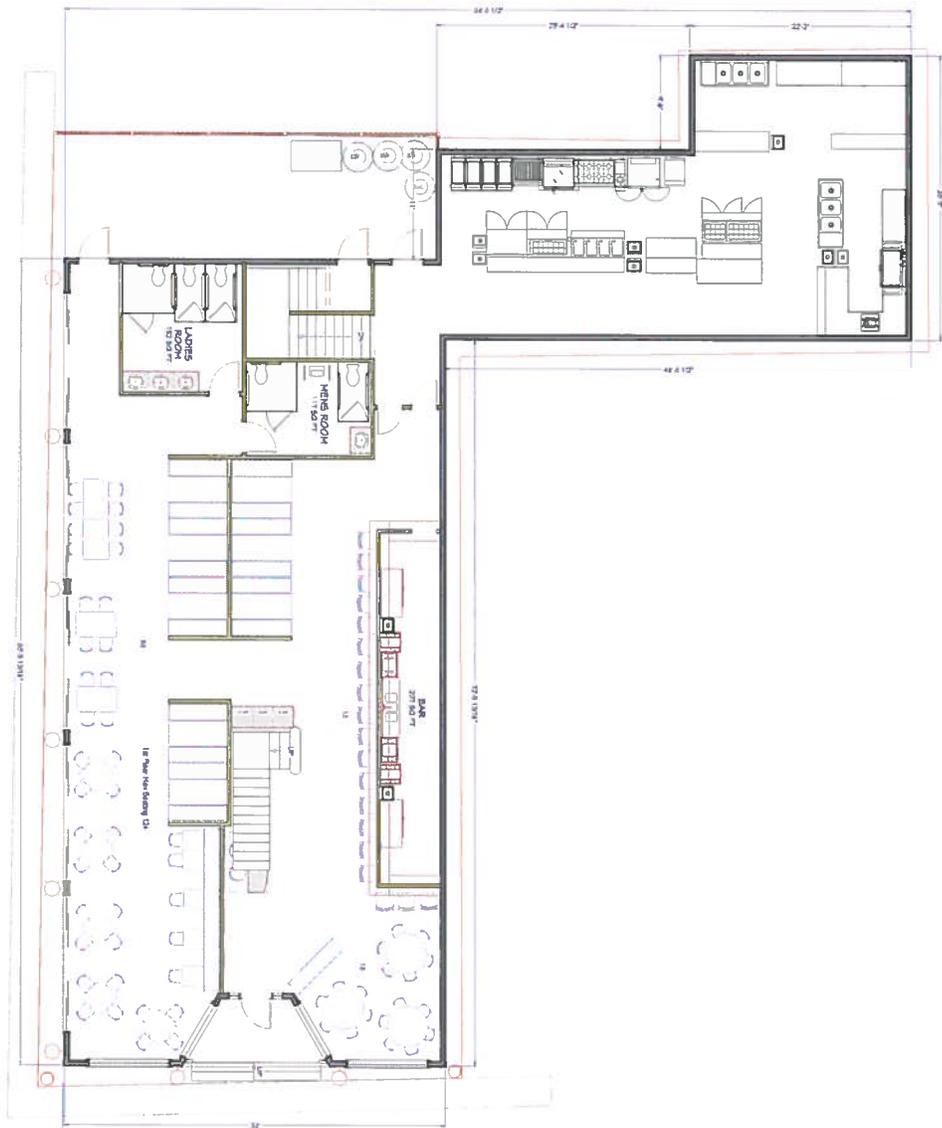
DATE:

DRAWINGS PROVIDED BY:
 Kevin DeaVos
 D2D Investments
 76 West Street
 Deer Harbor Maine 04509

Rodick Street Elevation

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

1st Floor



LIVING AREA
20' x 20'

1st Floor Living Area
20' x 20'

20' x 20'

27' x 12'

48' x 12'

27' x 12'

22'-0"

SHEET:

SCALE:

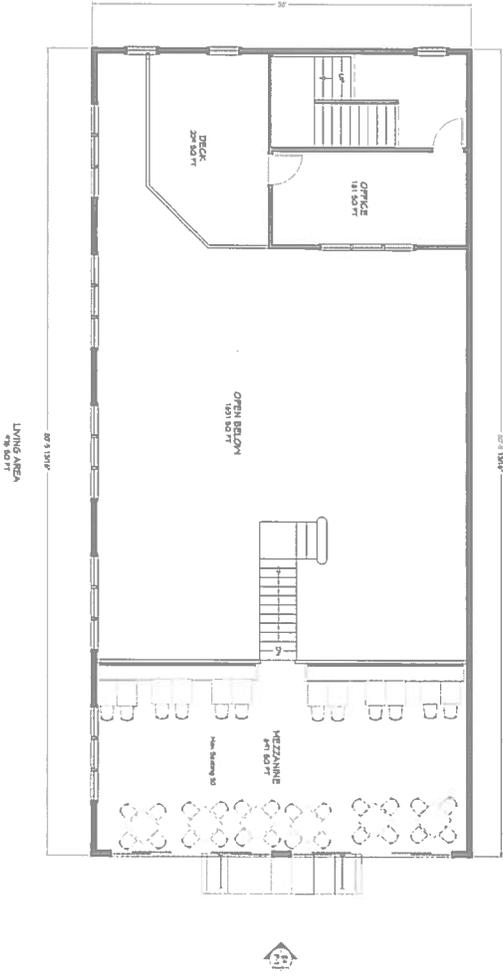
DATE:

DRAWINGS PROVIDED BY:
Kevin Des Vigus
DxD Investments
76 West Street
Dor Harbor Maine 04509

First Floor

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

2nd Floor



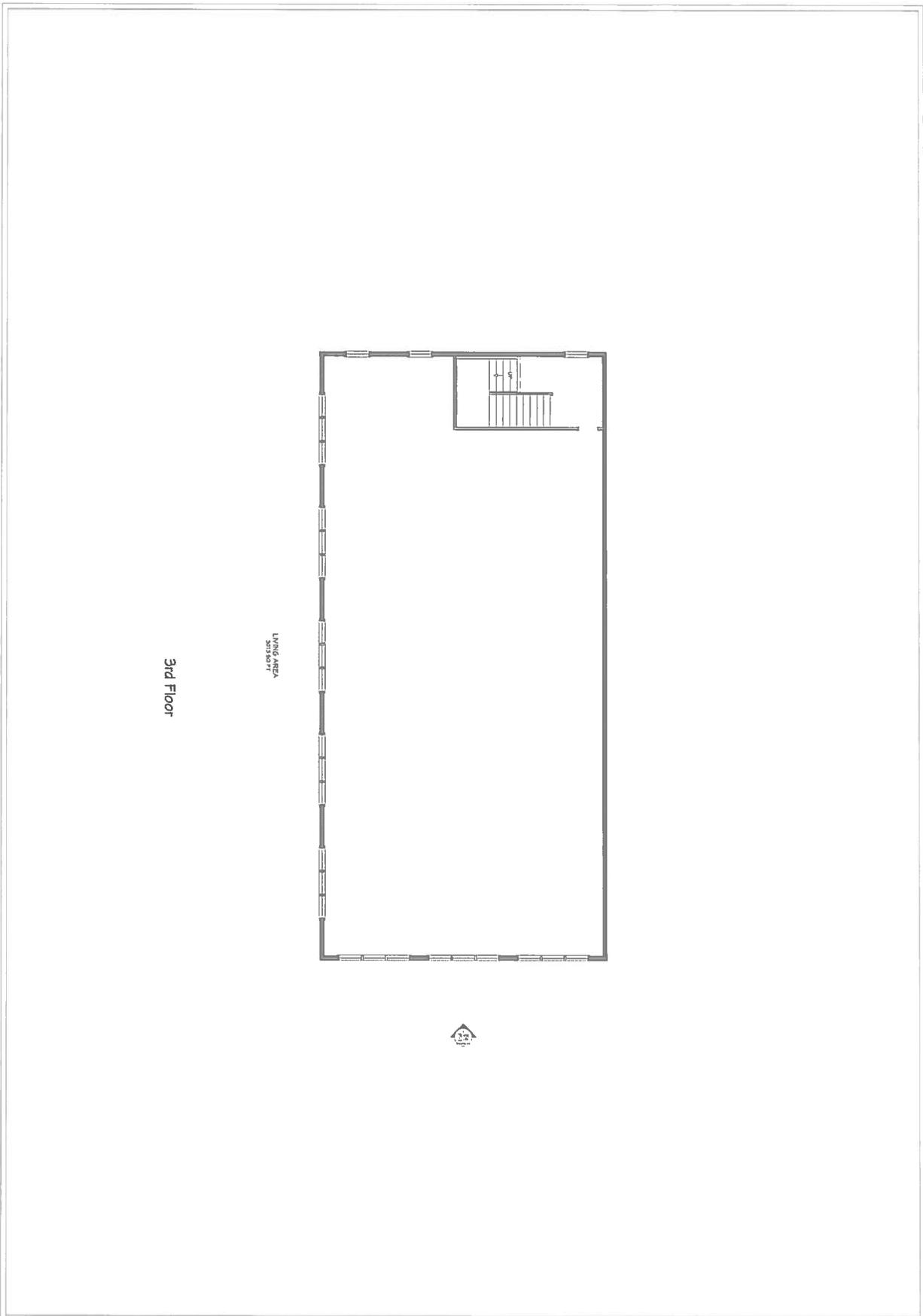
DRAWINGS PROVIDED BY:
 Kevin Desjardis
 D&D Investments
 76 West Street
 Bar Harbor Maine 04609

Second Floor

DATE:
 10/20/16

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

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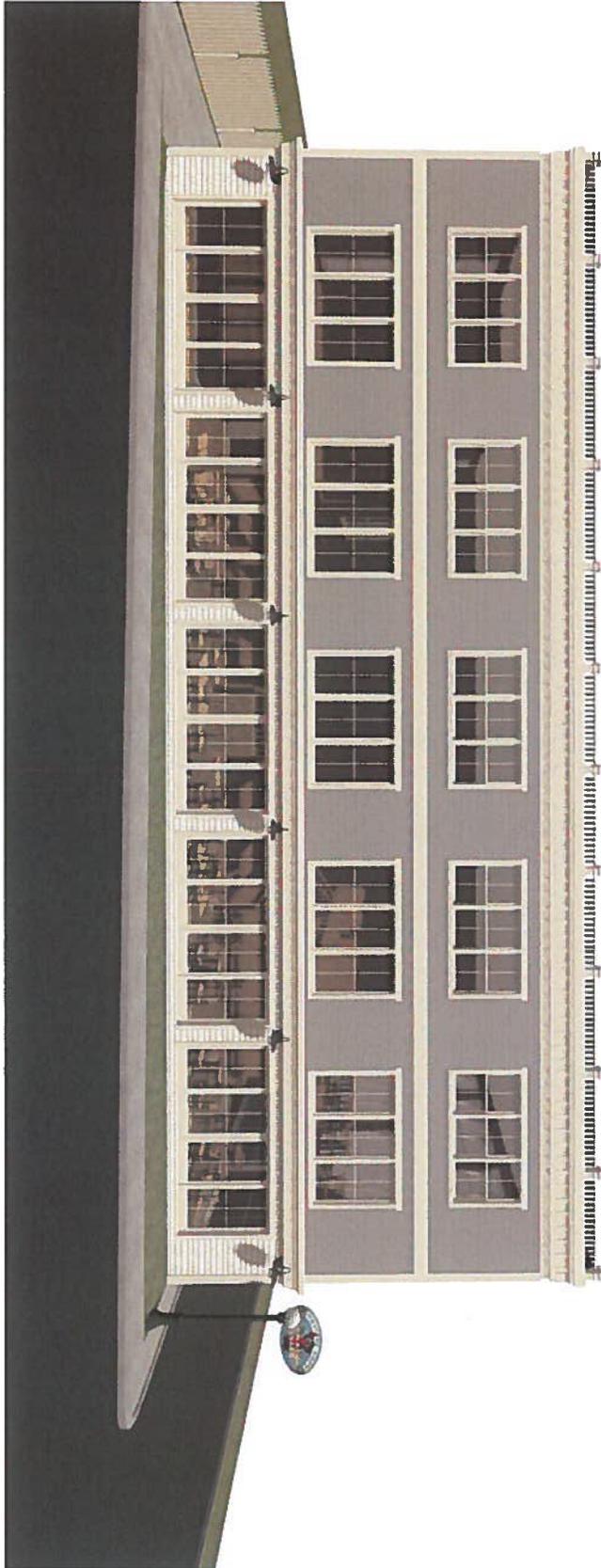


3rd Floor

LING AREA



SHEET:	DATE: 10/20/16	DRAWINGS PROVIDED BY: Kevin Dick House D&D Investments 76 West Street Bar Harbor Maine 04609	Third Floor	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISION TABLE</th> </tr> <tr> <th style="font-size: 0.8em;">NUMBER</th> <th style="font-size: 0.8em;">DATE</th> <th style="font-size: 0.8em;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE			NUMBER	DATE	DESCRIPTION												
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DRAWINGS PROVIDED BY:
 Kevin Deel-Volus
 DxD Investments
 78 West Street
 San Harbor Maine 04099

Rodick Street Image

DATE:
 10/20/16

REVISION TABLE	
NUMBER	DATE / REVISION BY / DESCRIPTION

SCALE:
 SHEET:



DRAWINGS PROVIDED BY:
 Kevin DesVaux
 DXD Investments
 78 West Street
 Bar Harbor Maine 04609

West Street Image

REVISION TABLE	
NUMBER	DATE

SHEET:

SCALE:

DATE:
10/20/16