

DESIGN REVIEW BOARD
PACKET OF MATERIALS
MEETING DECEMBER 8, 2016

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Design Review Board
December 8, 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 (November 10, 2016)**
- V. BUILDING PERMIT REMINDERS**
- VI. REGULAR BUSINESS**

a. 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 (revision).

**b. Public Hearing - Land Use Ordinance – Draft Amendments to “Appendix A”
Historic Buildings in the Design Review Overlay District. Section 125-112D
Classification of buildings, signs and structures of the Bar Harbor Land Use
Ordinance.**

1. The Board proposes to remove properties from Appendix A that have been demolished or altered architecturally or are no longer located within the Design Review Overlay District (because of changes to the District).

2. The Board proposes to add properties within the Design Review Overlay District to Appendix A that are on the National Register or are eligible for the National Register. The Board proposes to add properties within the Overlay District to Appendix A that are located within a potential historic district. The Board proposes to add properties within the Overlay District to Appendix A that are a recognized local landmark, are architecturally significant or are historically significant. The Board also proposes to add signs within the Overlay District that are recognized local landmarks to Appendix A.

3. The Board proposes to make corrections to Appendix A where typos and errors have been identified.

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, November 10, 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; Judith Noonan, Member; 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. Mr. Demers seconded the motion which passed unanimously.

IV. APPROVAL OF MINUTES (November 3, 2016)

Mr. Cole moved to approve the November 3, 2016 minutes as presented. Mr. Demers seconded the motion which passed unanimously.

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

Application: DRB-2016-58

Applicant: Criterion Theater (1932 Criterion Theatre (Richard Creary))

Project Location: 35 Cottage Street, Tax Map & Lot 104-140-000

Proposed Project: Changes to Exterior Appearance of Historic Building.

Dennis Riley spoke to the Board about the application. Essentially the exterior changes are proposed in order to accommodate the construction of an elevator to serve the building. The change opens up the second floor of the building to handicap accessibility. The exterior treatment of the building is proposed to be Dryvit in a white color to match the white painted brick treatment of the second floor.

The Board discussed in some detail the proposed lighting for the addition. The lighting proposed is LED and is capable of displaying a variety of colors and is changeable.

Mr. Cole noted that the Ordinance prohibits flashing lights but slow changing lighting may be possible. The proposed lighting is 15 watts and 2,200 lumens at 3,500K. The colored lighting would wash over the new addition at the second story level and that it would be shielded from the night sky.

After more discussion the Board indicated that they would need additional information on the lighting and that applicant would need to return on that question.

Mr. Demers indicated that the proposed addition was well integrated to the building design and no issues were noted.

Ms. Noonan stated that the elevator is much needed in the Criterion and that the proposed design is well consistent with the overall building.

Mr. Cole stated that the design worked well.

Chair Sassaman asked questions about the placement and size of doors and windows.

It was noted that a new manufacture's lighting cut sheet was needed for the proposed lighting based on the discussion.

Mr. Cole moved to approve the application as presented except to decide later on the wall wash lighting. Ms. Noonan seconded the motion which was approved five in favor, none against and one abstention (Ms. Early Ward abstained because she missed part of the discussion).

b. Certificate of Appropriateness

Application: DRB-2016-59

Applicant: Kevin DesVeaux (West Street Café)

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

Proposed Project: Construction of New Building.

Brian Shaw and Noel Mussen spoke to the Board about the application. Mr. Mussen stated that the application does not include lighting at this time. He indicated that this proposal is for a replacement building for the West Street Café. He presented the Board with samples of the paint colors: Boothbay Gray for the clapboards, Acadia White for the trim, Marvin White for the doors and windows, burgundy for the other doors.

Mr. Demers asked if the stairway to the roof utilized a hatch or a small building area. Would it be visible from the street? Mr. Mussen indicated that it would not be.

Chair Sassaman clarified that there were both fixed and retractable awnings proposed for the building. She suggested that the Board approve both black and the option for burgundy awnings. The application utilizes concrete siding and composite trim. The massing of the building appears to be appropriate.

Chair Sassaman made a motion to approve the application as submitted with the following exceptions: Landscaping, signage and lighting to return to the Board and added cable railings to come back to the Board. The following conditions were also placed on the approval: charcoal gray shingles roofing materials, handrails in white aluminum, clapboards in Boothbay Gray, parapet details, windows and door trim in Acadia White, Marvin windows and doors in Marvin White, other doors in New London Burgundy, railing as drawn or within the door jam. Mr. Demers seconded the motion and the Board voted six in favor and none against the motion.

c. Appendix A discussion..

The Board discussed and finalized the list of changes proposed for Appendix A.

A few notes included that the Criterion marquee is essentially new.

VII. OTHER BUSINESS

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

It was noted that there would be a public hearing on December 8, 2016 for the Appendix A affected property owners.

IX. ADJOURNMENT

Member Cole moved to adjourn the meeting at 7:30 pm. Ms. Dwyer 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-16-60

Date: 11-28-16

Map & Lot: 104-138

GENERAL INFORMATION:

Project Location: 27 Cottage street Bar Harbor Me.
street address

NOV 28 2016

APPLICANT INFORMATION

Name: Randy Sinclair / Sinclair Builders Inc P.O. Box 385
Address:
City: Ellsworth State: Maine
Email: rsinclair1@myfairpoint.net
Phone: 667-7477

PROPERTY OWNER INFORMATION

Name: Bruce Carlton Address: Bar Harbor Me.
City: State:
Email:
Phone:

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

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

TYPE OF PROJECT

- Demo 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
- New Const 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

APPENDIX A (revised 11.8.16)

Map/Lot #	Address	Historic Name	Present Name (2016)	Date Built	Nat. Reg.	Reason to Remove
BUILDINGS						
101-009-000	105 Eden Street	Sea Fox	Sea Fox (COA)	1903	yes	not in district
101-032-000	105 Eden Street	Acadia Cottage	Davis Cottage (COA)	1887	yes	not in district
101-035-000	83 Eden Street	Witch Cliff	Witch Cliff (COA)	1936	yes	not in district
102-001-000	1 Bridge Street	Westbridge	Westbridge	1887	yes	not in district
103-012-000	77 Eden Street	Villa Mary	Villa Mary	1879-80	yes	
103-014-000	Eden Street	empty lot	empty lot			unknown significance
103-015-000	75 Eden Street	Bagatelle	Bagatelle (home & carriage house only)	1883	yes	
103-016-000	6 Harbor Lane	Fenwold	Fenwold	1891	yes	
103-021-000	8 Harbor Lane	Greencourt	Greencourt	1883-84	yes	not in district
103-022-000	9 Harbor Lane	Anchorhold	Anchorhold	1885	yes	not in district
103-023-000	7 Harbor Lane	Reverie Cove	Reverie Cove	1893	yes	not in district
104-002-000	125 West Street	The Breezes	The Breezes	c 1900	yes	
104-003-000	123 West Street	Greenlawn	Greenlawn	1887	yes	
104-004-000	121 West Street	Saltair	Saltair	1887	yes	
104-005-000	119 West Street	The Tides	The Tides	1887	yes	
104-007-000	115 West Street	The Sunset	The Sunset	1911	yes	
104-009-000	111 West Street	Guelph	Rosebriar	c 1875	yes	
104-009-000	111 West Street	The Bar Harbor Club	The Bar Harbor Club	1929-30	yes	
104-037-000	4 Holland Avenue	The Crossways	The Crossways	1901	yes	
104-038-000	120 West Street	Westfield	Westfield	1901	yes	
104-039-000	118 West Street	Maisonette	Maisonette	1886	yes	
104-040-000	116 West Street	Chantier	Chantier	1887	yes	
104-041-000	112 West Street	The Kedge	The Kedge	c. 1870	yes	
104-058-000	93 Cottage Street	Bar Harbor High School	Bar Harbor Municipal Building	1907		
104-061-000	69 Cottage Street	Robert Hodgkins Residence	Cottage On Cottage			
104-068-000	110 West Street	Petunia Cottage	Petunia Cottage	1887	yes	
104-069-000	108 West Street	Foster Cottage	Foster Cottage	1878	yes	
104-070-000	106 West Street		Manor House Inn	1887		
104-092-000	67 Cottage Street	Dr. Norton's Office				
104-097-000	80 West Street	Thankful Cottage	Thankful Cottage			
104-112-000	55 Cottage Street	U.S. Post Office	U.S. Post Office		yes	
104-121-000	17 Main Street		Galyn's			
104-140-000	35 Cottage Street	Criterion Theatre	Criterion Theatre		yes	
104-157-000	130 Cottage Street	Haraden Residence	Carrying Place			
104-181-000	112 Cottage Street	Everett Liscomb Residence	Coplon Assoc /Dobbs Prod			unknown significance
104-237-000	73 Mount Desert Street		Primrose Inn			
104-238-000	69 Mount Desert Street	Ash Cottage	Mira Monte Inn	1864		
104-244-000	74 Cottage Street	H A Brown Furniture				
104-254-000	57 Mount Desert Street	(church)	White Columns Inn			
104-255-000	67 Mount Desert Street		Stonethrow			
104-268-000	70 Cottage Street	American Legion Hall	American Legion Hall			
104-297-000	47 Mount Desert Street		Thornhedge Inn			
104-317-000	45 Mount Desert Street		Stratford House Inn	1900		
104-318-000	41 Mount Desert Street	St. Saviour's Church & Rectory	St. Saviour's Church & Rectory		yes	
104-326-000	60 Cottage Street	Central House	Briarfield Inn			
104-342-000	29 Mount Desert Street	Bar Harbor Congregational Church	Bar Harbor Congregational Church			
104-355-000	46 Cottage Street		Rosalie's			
104-373-000	8 Cottage Street		Epicurian			
104-374-000	6 Cottage Street	Brown's Studio				lost significance
104-375-000	Corner Main & Cottage	Garland Block	Information Center			demolished
104-383-000	103 Main Street	Emery Block Building	Bar Harbor Savings & Loan Assn			
104-386-000	109 Main Street	Lyford Woodard Building	Fenton et al Law Offices			
104-387-000	113 Main Street	F.H Moses Florist Shop	Stone Soup			
104-392-000	38 Rodick Street	Old Bar Harbor Police Station	Coston & McIsaac			
104-401-000	Firefly Lane	Comfort Station	Information Building			
104-401-000	Firefly Lane	Bar Harbor Fire Station	Bar Harbor Fire Station			
104-413-000	74 Mount Desert Street		Holbrook House Inn			
104-419-000	56 Mount Desert Street	Holy Redeemer Catholic Church	Holy Redeemer Catholic Church			
104-433-000	34 Mount Desert Street	Jesup Memorial Library	Jesup Memorial Library	1911	yes	
104-450-000	26 Mount Desert Street	Y.M.C.A	Abbe Museum			
104-481-000	227 Main Street	McKay Cottage	McKay's Restaurant			
104-487-000	224 Main Street		Adelmann's Deli			lost significance

Map/Lot #	Address	Historic Name	Present Name (2016)	Date Built	Nat. Reg.	Reason to Remove
104-489-000	200 Main Street	Rose Olsted Building				demolished
104-492-000	194 Main Street		Ivy Manor			
104-493-000	166 Main Street		Window Panes			
104-494-000	164 Main Street	Adler's Town & Country				
104-497-000	154 Main Street	Butterfields				
104-504-000	134 Main Street	The Pine and Palm (florist)	Acadia Corporation	c 1883		
104-507-000	128 Main Street	Sproul's Cafe	Ward Building		yes	
104-509-000	116 Main Street	Bee's Candy	Hemporium	c. 1880		
104-510-000	112 Main Street		Art & Soul	c 1900		
104-512-000	102 Main Street	First National Bank	First National Bank			
104-519-000	80 Main Street	Grant Building	The Christmas Shop			
104-525-000	62 Main Street	Morrison Building				
104-528-000	56 Main Street	Sherman's Bookstore	Sherman's Bookstore			
104-531-000	82 Main Street	Bar Harbor Banking & Trust Co	Bar Harbor Banking & Trust Co.			
107-219-000	Edgewood Street	Bangor Hydro Building	Bangor Hydro Building			
108-003-000	288 Main Street	E.G.Jordan Building				
108-005-000	278 Main Street	Edgar Morang Residence	Tea House	1924		
108-068-000	337 Main Street	Bar Harbor Water Company	Anchor Space			
SIGNS						
104-140-000	35 Cottage Street	Criterion Theatre marquee	Criterion Theatre marquee	1932		
104-384-000	105 Main Street	West End Drug stained glass	West End Drug stained glass			
104-512-000	102 Main Street	First National Bank	First National Bank			
104-531-000	82 Main Street	Bar Harbor Banking & Trust Co	Bar Harbor Banking & Trust Co			

Buildings to be Added

Map/Lot #	Street Address	Building Name	Year built	NR?	Reason
BUILDINGS					
104-001-000	147 West Street	La Rochelle (Seacoast Mission)	1903	yes	Nat. Reg.
104-013-000	45 Eden Street	Jacob's Well	c. 1850		arch./hist.
104-015-000	130 West Street	Charles Marinke Res.	c. 1912		Poss. District
104-032-000	37 Eden Street	Keith Goodrich House	c. 1840		arch./hist.
104-033-000	41 Eden Street	Gail Caruso House	c. 1890		arch./hist.
104-127-000	123 Main Street	Jack's Jewelry	1887		Poss. District
104-137-000	23 Cottage Street	Cadillac North Face	c. 1900		Poss. District
104-139-000	29 Cottage Street	Cadillac AG	c. 1910		Poss. District
104-141-000	39 Cottage Street	Odd Fellow's Hall	c. 1937		Local Landmark
104-243-000	80 Cottage Street	Jordan's Restaurant	c. 1890		Local Landmark
104-372-000	14 Cottage Street	Village Emporium	c. 1889		Poss. District
104-403-000	Village Green	Band Stand, Clock, Fountain	various		Local Landmark
104-415-000	66 Mt. Desert Street	Ledgelawn Inn	1904		architecture
104-429-000	48 Mt. Desert Street	Matthew Curtis House	c. 1886		architecture
104-432-000	36 Mt. Desert Street	YWCA	1913		Local Landmark
104-523-000	4 Newport Drive	Reading Room at BH Inn	1887		arch./hist.
105-001-000	14 The Field	Bass Cottage	1885		Poss. District
105-002-000	16 The Field	Ullikana	1885		Poss. District
105-084-000	45 Hancock Street	Breakwater	1903-4	yes	Nat. Reg.
105-085-000	2 Devilstone Way	Devil Stone	1885		architecture
108-018-000	6 Barberry Lane	Bide-A-While	c. 1896		architecture
108-020-000	10 Barberry Lane	Redwood	1879	yes	Nat. Reg.
108-062-000.1	352 Main Street	Kenardan Gate House (front)	c. 1892		architecture
108-062-000.2	352 Main Street	Kenarden Gate House (rear)	c. 1892		architecture
SIGNS					
104-125-000	372 Main Street	Geddy's Pub Moose			Local Landmark
104-243-000	80 Cottage Street	Jordan's Restaurant sign			Local Landmark