

DESIGN REVIEW BOARD
PACKET OF MATERIALS
MEETING FEBRUARY 8, 2018

Cover page with date

Agenda

Minutes for approval

Applications

Supporting Documents

**Agenda
Design Review Board
February 8, 2018
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

a. January 25, 2018

V. PUBLIC COMMENT PERIOD

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. **Certificate of Appropriateness**

Application: DRB-2018-02

Applicant: Stewart Brecher Architects

Project Location: 119 Main Street, 104-402-000

Proposed Project: Changes to Exterior Appearance of a Historic Building

b. **Certificate of Appropriateness**

Application: DRB-2018-03

Applicant: Peter Gross for The First, NA

Project Location: 102 Main Street, 104-512-000

Proposed Project: Changes to Exterior Appearance of a Historic Building

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT

**Minutes
Design Review Board
January 25, 2018
Planning Department Meeting Room – Municipal Building
93 Cottage Street
6:00 P.M.
WORKSHOP**

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M. Members present: Barbara Sassaman, Chair; Andrew Geel, Member; Emily Dwyer, Member; Pancho Cole, Member; and Peter Bono, Secretary.

Also present: Angela Chamberlain, Code Enforcement Officer & Interim Planning Director.

II. EXCUSED ABSENCES

Mr. Demers was an excused absence.

III. ADOPTION OF THE AGENDA

Ms. Sassaman moved to adopt the agenda as proposed. Mr. Cole seconded the motion and the Board voted 5-0 to approve the motion.

IV. APPROVAL OF MINUTES

a. January 11, 2018

Ms. Sassaman moved to approve the minutes of January 11, 2018 as proposed. Mr. Geel seconded the motion and the Board voted 5-0 to approve the motion.

V. OTHER BUSINES

a. **Discussion of Land Use Ordinance amendments to the Design Review Board overlay district.**

The Board discussed the standards that they would like to apply to the different areas within their purview. The Board discussed only reviewing projects that are visible from the public ways, and ways to encourage the village areas to stay residential in scale and to respect the existing architecture and historical character of the neighborhoods. Staff suggested that the Chair attend a meeting of the Planning Board to speak informally with them about the proposed amendments. The Chair agreed to attend the February 7, 2018 Planning Board meeting.

Mr. Cole left the meeting at 7:02 P.M.

VI. ADJOURNMENT

The Chair adjourned the meeting at 7:06 P.M.

Signed as approved:

Peter Bono, Secretary
Design Review Board, Town of Bar Harbor

Date



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

DRB Application Number: ORB-18-02

Date: 1-17-18

Map & Lot: 104-402

RECEIVED

JAN 17 2018

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: 119 Main Street
street address

APPLICANT INFORMATION

Name: Stewart Brecher Architects Address: 93 Cottage Street
City: Bar Harbor State: Maine
Email: stewart@sbrecherarchitects.com
Phone: 207 288 3747

PROPERTY OWNER INFORMATION

Name: Jeremy Bond Address: P.O. box 189
City: Hulls Cove State: Maine
Email: jeremybond76@yahoo.com
Phone: 610 4942

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Stewart Brecher Architects Address: 93 Cottage Street
City: Bar Harbor State: Maine
Email: stewart@sbrecherarchitects.com
Phone: 288 3747

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

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:

MOVING ENTRY DOOR TO ACCOMMODATE
 CODE CORRECTION

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.	

Jeremy Bond
P.O. Box 189
Hulls Cove, Maine 04644

Planning Department
Town of Bar Harbor
93 Cottage Street
Bar Harbor,
Maine 04609

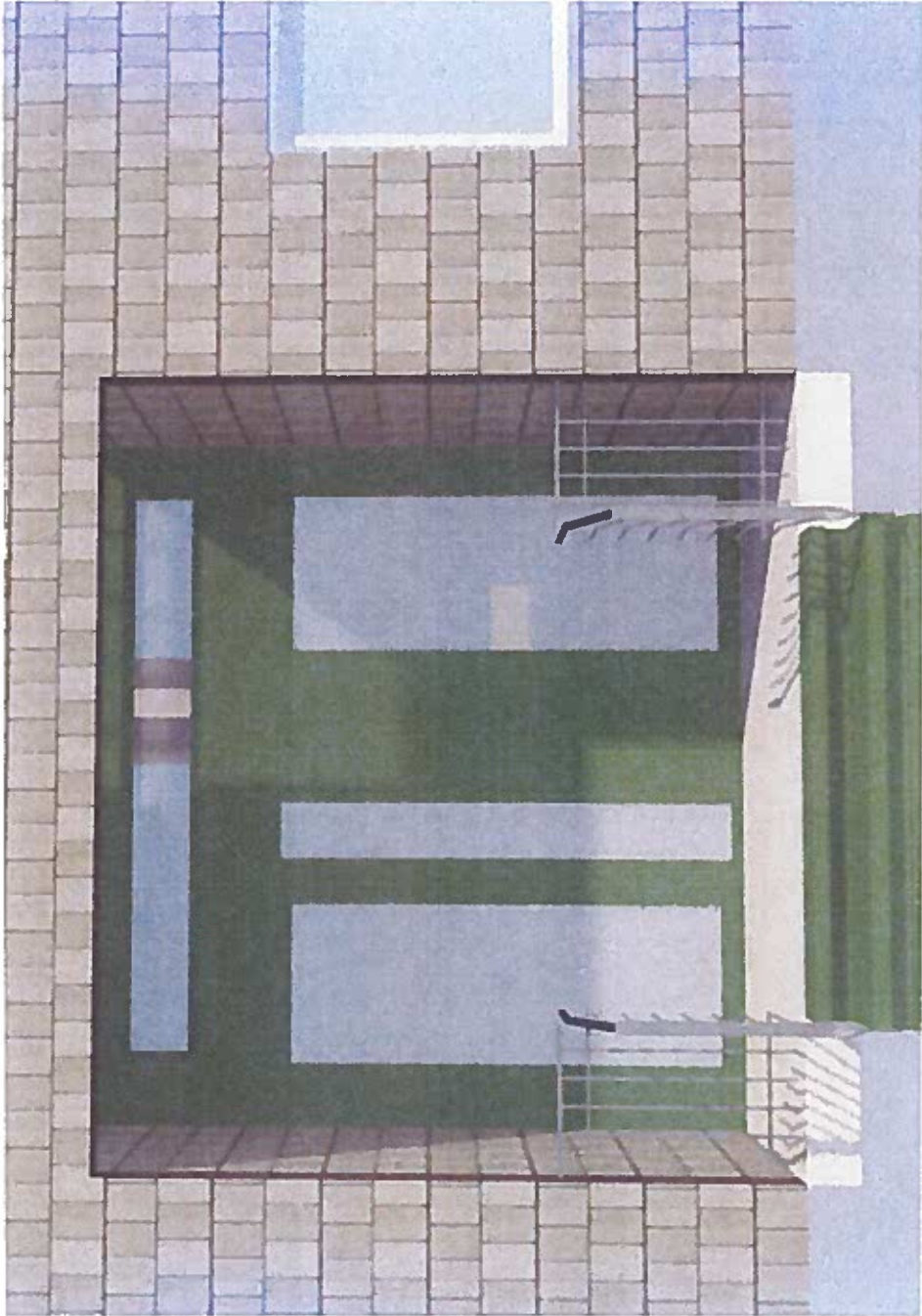
Re: LETTER OF AUTHORIZATION

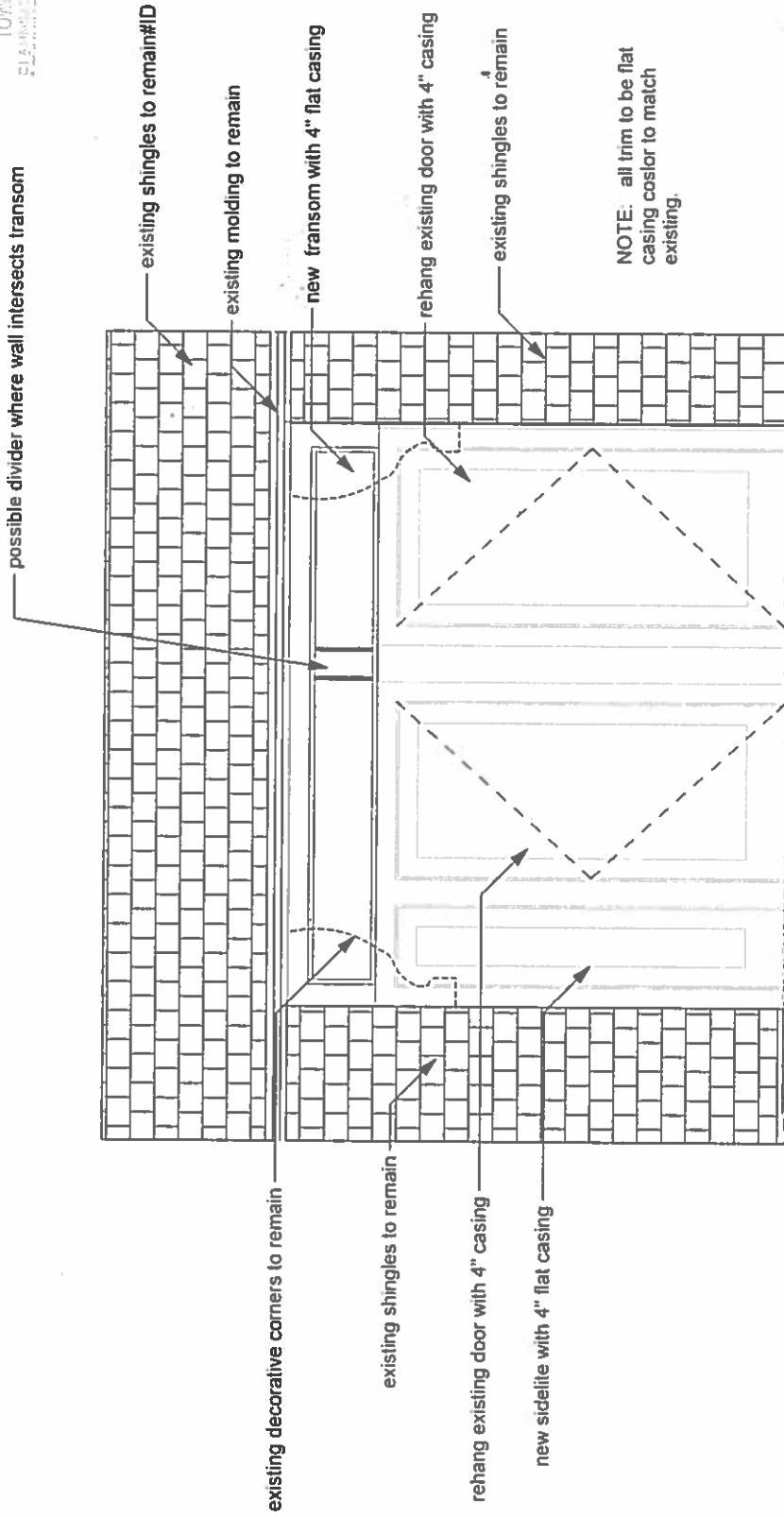
I hereby authorize Stewart Brecher Architects to act on my behalf for all matters relating to permitting of work at 119 Main Street, Bar Harbor, Maine 04609.

A handwritten signature in blue ink that reads "Jeremy Bond". The signature is fluid and cursive, with a large loop at the end.

Jeremy Bond
January 16, 2018







NOTE: all trim to be flat casing color to match existing.

BEERWORKS ENTRY DETAIL 1/2" = 1'-0"



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

DRB Application Number:
DRB-2018-03

Date: 1/30/2018

MAP 105 LOT 3
Map & Lot: MAP 104 LOTS 512 & 515

RECEIVED

JAN 31 2018

TOWN OF BAR HARBOR
PLANNING/CODE ENFORCEMENT

GENERAL INFORMATION:

Project Location: First National Bank Branch Renovations
street address

102 Main Street

APPLICANT INFORMATION

Name: Phi Architects
Peter T. Gross Address: 446 West Street
City: Rockport State: Maine 04856
Email: peter@phiarchitects.com
Phone: 207.230.0034 Ext 105

PROPERTY OWNER INFORMATION

Name: First National Bank
Scott Walker Address: P.O. Box 940
City: Damariscotta State: Maine 04543
Email: scott.walker@thefirst.com
Phone: 800.564.3195 Ext 5075

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION

Name: Phi Architects
Peter T. Gross Address: 446 West Street
City: Rockport State: Maine 04856
Email: peter@phiarchitects.com
Phone: 207.230.0034 Ext 105

TYPE OF PROJECT

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- Applicant shall submit 10 copies of the application and \$26 for review fees.

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Signature of Applicant

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

Detailed Project Description:

This project was issued a Certificate of Appropriateness January 11, 2018. This application seeks to amend that certificate in the following ways:

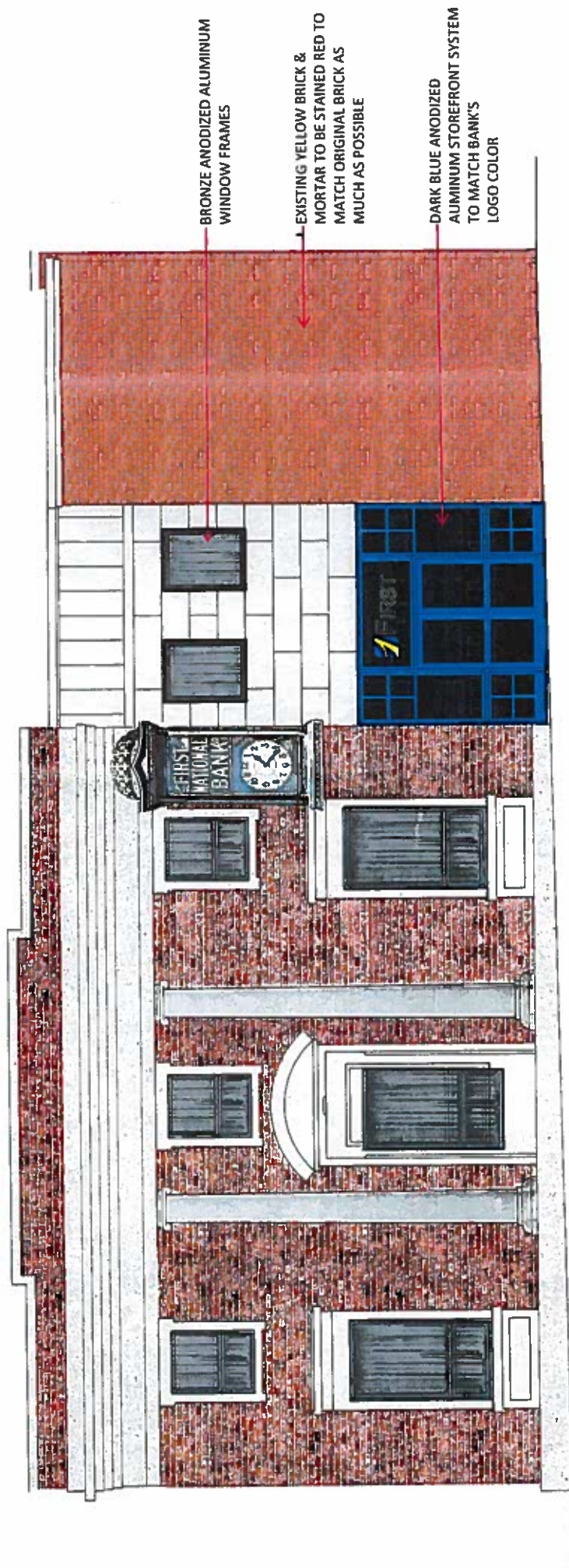
1. The new front entry doors, sidelights and transoms will be clear anodized aluminum instead of dark blue;
2. The two windows located above the entry doors will be clear anodized aluminum instead of anodized bronze;
3. The existing yellow brick wall section facing Main Street will receive brick veneer and mortar to match the masonry on the original bank structure facing Main Street as closely as possible, instead of being stained

The rest of the project will remain as approved.

The use of clear anodized aluminum frames will complement the gray color of the FRC panels in the same section of the facade, and strengthen the visual separation between the original bank facade and the blank masonry facade section built in the 1960s.

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

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all façades to be altered as seen from a public street.	☐
Color photographs or photo simulations of the buildings adjacent to the subject property.	☐
Detailed drawings, sketches, and/or photos or photo simulations of the existing historic building or structure focusing on the architectural details of any façades which are proposed to be altered.	☐
A site plan drawn to scale and meeting the requirements of Section 125-66 and showing the location of the building on the lot, all site improvements, and the relationship of the proposed building to adjacent buildings.	☐
Detailed building plans drawn to scale showing the exterior of any new building or addition including elevation drawings of all 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.	☐
<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>	



Main Street Facade
Approved by Design Review Board 1/11/2018
First National Bank
102 Main Street
Bar Harbor, Maine



CLEAR ANODIZED
ALUMINUM WINDOW
FRAMES

VENEER BRICK TO MATCH
ORIGINAL BRICK &
MORTAR AS CLOSELY AS
POSSIBLE

CLEAR ANODIZED
ALUMINUM ENTRY/
STOREFRONT SYSTEM

Proposed Changes to Approved Main Street Facade
First National Bank
102 Main Street
Bar Harbor, Maine

1/29/2018