

**DESIGN REVIEW BOARD**  
**PACKET OF MATERIALS**  
**MEETING JUNE 27, 2019**

Cover page with date

Agenda

Minutes for approval

~~NA~~ Applications

Supporting Documents

**Workshop Agenda  
Design Review Board  
June 27, 2019  
6:00 PM – 8:00 PM  
Municipal Building  
93 Cottage Street**

As there are no applications to review, the Design Review Board (DRB) will be holding a workshop on June 27 at 6:00 PM in the Code & Planning Office Conference Room. As always, the meeting is open to the public.

**Agenda**

1. Public comment (15 minutes)
2. Appendix A
3. Possible site walk as it pertains to the handbook
4. Other

**Minutes  
Design Review Board  
June 13, 2019 at 6:00 P.M.  
Council Chambers – Municipal Building  
93 Cottage Street**

Chairperson Barbara Sassaman, Vice-chair Steve Demers, board members Francis “Pancho” Cole and Andrew Geel were present. Secretary Peter Bono was absent. The sixth and seven seats on the board are currently vacant.

Town staff present were Planning Director Michele Gagnon and Code Enforcement Officer Angela Chamberlain.

**I. CALL TO ORDER**

Chairperson Sassaman called the meeting of the Design Review Board to order at 6:00 PM.

**II. EXCUSED ABSENCES**

Secretary Bono was excused.

**III. ADOPTION OF THE AGENDA**

Cole moved to adopt the agenda with item VII e dropped. Geel seconded the motion. The motion carried unanimously (4-0).

**IV. APPROVAL OF MINUTES (May 23, 2019)**

Geel moved to adopt the minutes of May 23, 2019. Pancho seconded the motion. The motion carried unanimously (4-0).

**V. PUBLIC COMMENT**

There were no comment

**VI. BUILDING PERMIT REMINDERS**

Sassaman reminded the applicant that they would need to apply for and receive a building permit prior to commencing any of the activities approved at the meeting

**VII. REGULAR BUSINESS**

**a. Certificate of Appropriateness**

**Application:** DRB-19-31 (Acadia Inn)  
**Applicant:** Kevin McKeen Minuteman Signs, Inc.  
(for Witham Family Hotels)  
**Project Location:** 98 Eden Street/101-012-000  
**Proposed Project:** Installation or changes in sign or awning

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**Pancho moved that we accept this application as submitted with the modification that the area on the two signs – the roadside sign and the building sign – shall remain grey, black, or other nontransparent/opaque background. Demers seconded the motion. The motion carried unanimously (4-0).**

**b. Certificate of Appropriateness**

**Application: DRB-19-32 (Bar Harbor Villager Motel)  
Applicant: Kevin McKeen Minuteman Signs, Inc.  
(for Witham Family Hotels)  
Project Location: 207 Main Street/104-464-000  
Proposed Project: Installation or changes in sign or awning**

**Pancho moved that we accept this application as submitted with the proviso that the lamp illuminating from behind, because of the light, be around 2700 or 3000 (kelvin). Geel seconded the motion. The motion carried unanimously (4-0).**

**c. Certificate of Appropriateness**

**Application: DRB-19-33  
Applicant: Amy Tilbury/Bar Harbor Cheesecake Co.  
Project Location: 116 Cottage Street/104-161-000  
Proposed Project: Changes to exterior appearance of nonhistoric building  
Installation or changes in sign or awning  
Seasonal closure**

**Sassaman moved that we accept this application as submitted with the following: any of the three options a, b, c, and 1, 2, and 3 are fine and are the owners decision; the colors as submitted for the building are appropriate; the gutters are added into this and are appropriate for this building and not limited to but suggested that white, brown, or black be the colors for the gutter, the window boxes are approved as submitted; the sign hanger that exist may be removed or replaced if it is similar to the existing bracket; the sign hanger may be moved to facilitate keeping the bottom of the sign ten feet above the public way; the font on the hanging signs will be used for the window sign or similar to that and the window sign letter are somewhere between 6 ½ and 10 inches tall; the color of the window signs is the burgundy of the sign color; and the hanging sign will be removed in the winter. Pancho seconded the motion. Discussion ensued. Sassaman amended her motion and added that any lighting for the sign, if they reuse any lighting for the sign, they must be in compliance with the dark sky**

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**code and that the white option for the gutter is removed. Pancho seconded the amended motion. The motion carried unanimously (4-0).**

**d. Certificate of Appropriateness**

**Application: DRB-19-34 (Ciao previously the Blue Door)  
Applicant: Marie and Kyle Yarborough  
Project Location: 135 Cottage Street/104-029-000  
Proposed Project: Changes to exterior appearance of nonhistoric building  
Installation or changes in sign or awning**

**Demers moved that we approve this application as submitted with the understanding that the sign will remain year round, with the option to take it down. There is no lighting. Pancho seconded the motion. The motion carried unanimously (4-0).**

**e. Certificate of Appropriateness**

**Application: DRB-19-35  
Applicant: Simon and Lisa John  
Project Location: 7 Holland Avenue/104--017-000  
Proposed Project: Demolition or relocation of historic building  
Construction of new building or expansion of nonhistoric building**

**This was removed from the agenda.**

**VIII. OTHER BUSINESS**

- a. DR Overlay District Map and Adjustment of DRB Jurisdiction - Sassaman said that on June 5, 2019, the Planning Board voted to not move the proposed amendments to council. The planner explained that the Planning Board had a discussion trying to determine if the proposed Design Review Board amendment complied with one of the four pathways of how an amendment can be brought forth. The Planning Board agreed that it did. There were general concerns on the amendments as it pertained to the gateway area/Route 3 section.**
  
- b. Vacancies – Sassaman explained that presently there are two vacancies on the board and members should make an effort to recruit new members. Geel indicated that his term is up for renewal and that he is unsure if he will be available to serve again.**

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- c. Calendar** – The calendar gets set in October for the next calendar year. Sassaman explained that for the month of January and February – the board could schedule one meeting per month, and also keep it to one meeting per month for November and December. For the other months, there would be two meetings. The third week of the months could be reserved for workshops.

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

It was discussed that the board should set priorities. Items mentioned that needs to be worked on include: the handbook, off-premise signs; type I and III; proposed amendments for the expansion for jurisdiction; upstairs and downstairs color list does not match; and Appendix A. Sassaman will work on the color list.

Sassaman indicate that the board should ask Brecher and Withman, if they would be willing to come to the board to further explain the comments they made at the June 5, 2019 Planning Board meeting.

**X. ADJOURNMENT**

**Geel motioned to adjourn at 7:17 PM. Pancho seconded the motion. The motion carried unanimously (4-0).**

**Signed as approved:**

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

**Date**

Appendix A with Additions (revisions for November 2019 Town Meeting)

Tax Map/Lot #	Historic Name	Address	Present Name	Date Built	National Register	Significance
101-007-000	The Turrets	105 Eden Street			yes	National Register property
101-009-000	Acadia Landing	91 Eden Street	Acadia Landing		yes	National Register property
101-009-000	Edenwold	91 Eden Street	Sea Fox		yes	National Register property
101-020-000	Cleftstone	92 Eden Street			yes	National Register property
101-032-000	Acadia Cottage	105 Eden Street	Davis Cottage		yes	National Register property
101-033-000	Fabian Cottage Stable	0 Eden Street	Fabian Cottage Stable		yes	National Register property
101-035-000	Witch Cliff	83 Eden Street	Witch Cliff		yes	National Register property
102-001-000	Westbridge	1 Bridge Street	Westbridge		yes	National Register property
103-012-000	Villa Mary	77 Eden Street	Villa Mary	1879-80	yes	National Register property
103-015-000	Bagatelle	75 Eden Street	Bagatelle (home & carriage house)	1883	yes	National Register property
103-016-000	Fenwold	6 Harbor Lane	Fenwold	1891	yes	National Register property
103-021-000	Greencourt	8 Harbor Lane	Greencourt		yes	National Register property
103-022-000	Anchorhold	9 Harbor Lane	Anchorhold		yes	National Register property
103-023-000	Reverie Cove	7 Harbor Lane	Reverie Cove		yes	National Register property
103-051-000	The Farm House	15 Highbrook Road			yes	National Register property
104-001-000	La Rochelle	127 West Street	Maine Seacoast Mission		yes	National Register property
104-002-000	The Breezes	125 West Street	The Breezes	c. 1900	yes	National Register property
104-003-000	Greenlawn	123 West Street	Greenlawn	1884	yes	National Register property
104-004-000	Saltair	121 West Street	Saltair	1887	yes	National Register property
104-005-000	The Tides	119 West Street	The Tides	1887	yes	National Register property
104-007-000	The Sunset	115 West Street	The Sunset	1911	yes	National Register property
104-009-000	The Bar Harbor Club	111 West Street	The Bar Harbor Club	1929-30	yes	National Register property
104-009-000	Guelph	111 West Street	Rosebriar	c. 1875	yes	National Register property
104-015-000	Charles Marinke Residence	130 West Street	Charles Marinke Residence	c. 1912		possible National Register
104-032-000	Blanchfield House	37 Eden Street	Blanchfield House	c. 1865		architectural/historical
104-033-000		41 Eden Street	Caruso Residence	c. 1890		architectural/historical
104-037-000	The Crossways	4 Holland Avenue	The Crossways	1901	yes	National Register property
104-038-000	Westfield	120 West Street	Westfield	1901	yes	National Register property
104-039-000	Maisonette	118 West Street	Maisonette	1886	yes	National Register property
104-040-000	Chantier	116 West Street	Chantier	1887	yes	National Register property
104-041-000	The Kedge	112 West Street	The Kedge	c. 1870	yes	National Register property
104-058-000	Bar Harbor High School	93 Cottage Street	Bar Harbor Municipal Building	1907		architectural/historical
104-061-000	Robert Hodgkins residence	69 Cottage Street	Cottage on Cottage			architectural
104-068-000	Petunia Cottage	110 West Street	Petunia Cottage	1887	yes	National Register property
104-069-000	Foster Cottage	108 West Street	Foster Cottage	1878	yes	National Register property
104-070-000		106 West Street	Manor House Inn	1887		architectural
104-092-000	Dr. Norton's Office	67 Cottage Street	Dr. Parks' Office			architectural
104-097-000	Thankful Cottage	80 West Street	Thankful Cottage	c. 1850		architectural
104-112-000	U.S. Post Office	55 Cottage Street	U.S. Post Office	1909	yes	National Register property
104-121-000		17 Main Street	Galyn's			architectural
104-137-000		23 Cottage Street	Cadillac North Face	c. 1900		possible National Register
104-139-000		29 Cottage Street	Cadillac AG	c. 1910		possible National Register
104-140-000	Criterion Theatre	35 Cottage Street	Criterion Theatre	1932	yes	National Register property
104-141-000	Odd Fellows Hall	39 Cottage Street	Odd Fellows Hall	c. 1937		local landmark
104-157-000	Haraden residence	130 Cottage Street	Carrying Place			architectural

104-181-000	Everett Liscomb residence	112 Cottage Street	Coplon Assoc./Dobbs Prod.			historical personage
104-237-000		73 Mt. Desert Street	Primrose Inn			architectural
104-238-000	Ash Cottage	69 Mt. Desert Street	Mira Monte Inn	1864		architectural
104-244-000	H.A. Brown Furniture	74 Cottage Street	Salon NaturELLES			architectural
104-254-000	Christian Science Church	57 Mt. Desert Street	White Columns Inn	1937		architectural/historical
104-255-000	Stonethrow	67 Mt. Desert Street	Stonethrow			architectural
104-268-000	American Legion Hall	70 Cottage Street	American Legion Hall			architectural/historical
104-297-000		47 Mt. Desert Street	Thornhedge Inn			architectural
104-317-000		45 Mt. Desert Street	Stratford House Inn	1900		architectural
104-318-000	St. Saviour's Church and Rectory	41 Mt. Desert Street	St. Saviour's Church and Rectory	1900	yes	National Register property
104-326-000	Central House	60 Cottage Street	Central House			architectural/historical
104-342-000	Bar Harbor Congregational Church	29 Mt. Desert Street	Bar Harbor Congregational Church	1951		architectural/historical
104-355-000		46 Cottage Street	Rosalie's			architectural
104-372-000		14 Cottage Street	Village Emporium	c. 1889		possible National Register district architectural
104-373-000		8 Cottage Street	Epicurean			architectural
104-383-000	Emery Block Building	103 Main Street	Bar Harbor Savings & Loan Assn.			architectural
104-386-000	Lyford Woodard Building	109 Main Street	Fenton et al. Law Offices			architectural/historical
104-387-000	F.H. Moses Florist Shop	113 Main Street	Stone Soup	1904		architectural
104-392-000	Bar Harbor Police Station	38 Rodick Street	Coston & McIsaac			architectural/historical
104-401-000	Comfort Station	Firefly Lane	Information Building			architectural/historical
104-401-000	Bar Harbor Fire Station	Firefly Lane	Bar Harbor Fire Station	1911		architectural/historical
104-403-000	Village Green	Main and Mt. Desert	Bandstand, clock, fountain	various		local landmark
104-413-000		74 Mt. Desert Street	Hobbrook House Inn			architectural
104-419-000	Holy Redeemer Roman Catholic Church	56 Mt. Desert Street	Holy Redeemer Roman Catholic Church	1907		architectural/historical
104-432-000	Y.W.C.A.	36 Mt. Desert Street	Y.W.C.A.	1913		local landmark
104-433-000	Jesup Memorial Library	34 Mt. Desert Street	Jesup Memorial Library	1911		architectural/historical
104-450-000	YMCA	26 Mt. Desert Street	Abbe Museum			architectural/historical
104-481-001	McKay Cottages	227 Main Street	McKay's Restaurant			architectural
104-492-000		194 Main Street	Ivy Manor			architectural
104-493-000		166 Main Street	Window Panes			architectural
104-494-000	Adler's Town & Country	164 Main Street	Independent Cafe/Katahdin Photo Gallery			
104-497-000	Butterfields	154 Main Street	Sailor & Hook			architectural/historical
104-504-000	Pine and Palm (original facade only)	134 Main Street	Acadia Corporation	c. 1883		architectural/historical
104-507-000	Sproul's Cafe	128 Main Street	Ward Building	1880	yes	National Register property
104-509-000	Bee's Candy	116 Main Street	Hemporium	c. 1880		architectural/historical
104-510-000	Caleb's	112 Main Street	The Barnacle			architectural/historical
104-512-000	First National Bank	102 Main Street	First National Bank			architectural/historical
104-519-000	Grant Building	80 Main Street	The Christmas Spirit Shop	1897		architectural/historical
104-523-000	The Mount Desert Reading Room	8 Newport Drive	Bar Harbor Inn (original Reading Room only)	1887		architectural/historical
104-525-000	Morrison Building	62 Main Street	Morrison Building	1897		architectural/historical
104-528-000	Sherman's Bookstore	56 Main Street	Sherman's Bookstore			architectural
104-531-000	Bar Harbor Banking & Trust	82 Main Street	Bar Harbor Banking & Trust	1887		architectural/historical
105-001-000	Bass Cottage	14 The Field	Bass Cottage Inn	1885		possible National Register district
105-002-000	Ullikana	16 The Field	Ullikana	1885		possible National Register district
105-084-000	John Innes Cottage	45 Hancock Street			yes	National Register property
107-049-000	St Edwards Convent	33 Ledgelawn Ave.			yes	National Register property
107 219-000	Bangor Hydro Building	18 Edgewood Street	Bangor Hydro Building			architectural/historical

108-003-000	E.G. Jordan Building	288 Main Street	Acadia Frameworks			architectural
108-005-000	Edgar Morang Residence	278 Main Street	Tea House	1924		architectural
108-020-000	Redwood	Barberry Lane			yes	National Register property
108-068-000	Bar Harbor Water Co.	337 Main Street	Anchor Space			architectural
115-022-000	Nannau	32 Nannau Wood			yes	National Register property
206-009-000	Garland Farm	1029 State Hwy 3			yes	National Register property
208-004-000	Baptist Church of Salisbury Cove	155 Old Bar Harbor Rd	Baptist Church of Salisbury Cove			
208-066-000		174 Old Bar Harbor Rd	Emerv Dorm at MDIBL			
208-067-000	Eden Baptist Church	164 Old Bar Harbor Rd	Eden Baptist Church			
208-072-000	Bay Meadow Cottages	126 Old Bar Harbor Rd	Bay Meadow Cottages			
214-010-000	Stone Barn Farm	487 Crooked Road			yes	National Register property
216-038-000	Hulls Cove Schoolhouse	6 Neighborhood Road			yes	National Register property
216-051-000	Cover Farm	46 Cover Farm Road			yes	National Register property
216-096-000	Church of Our Father	91 State Hwy 3			yes	National Register property
224-020-000	Eegonos	145 Eden Street			yes	National Register property
227-017-000	Town Hill Fire Station	1328 State Hwy 102	Town Hill Fire Station			
231-005-000	The Hauterive Garage	120 Eden Street	The Hauterive Garage			
242-002-000	Higgins Barn	256 Oak Hill Road			yes	National Register property
259-001-000	High Seas	260 Schooner Head Road			yes	National Register property
<b>Signs</b>						
104-125-000	Geddy's Pub Moose	19 Main Street				local landmark
104-140-000	Criterion Theatre marquee	35 Cottage Street				National Register property
104-384-000	West End Drug stained glass	105 Main Street				architectural/historical
104-512-000	First National Bank clock sign	102 Main Street				architectural/historical
104-531-000	B.H. Banking & Trust awning sign	82 Main Street				architectural/historical