

**Cover Page
for Thursday November 13, 2025,
Design Review Board Meeting**

*Project Information is available at https://www.barharbormaine.gov/271/Design-Review-Board	Material Issued	Issued on 11/6/2025
ITEMS		
Cover page with date	✓	
November 13, 2025, Meeting Agenda	✓	
Minutes for approval: <ul style="list-style-type: none"> • October 9, 2025 	✓	
Applications: <ul style="list-style-type: none"> • Certificate of Appropriateness Application: DRB-2025-24 	✓	
Other business materials: <ul style="list-style-type: none"> • 2026 (and early 2027) DRB Meeting Schedule • Appendix A 	✓	

Town of Bar Harbor
Agenda — Design Review Board
Thursday, November 13 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine

I. CALL TO ORDER

II. EXCUSED ABSENCES

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

- a. October 9, 2025

V. PUBLIC COMMENT

To make comment, please email designreview@barharmoraine.gov (goes to all board members and town staff)

VI. BUILDING PERMIT REMINDERS

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: 2025-24

Applicant/Owner: Dan Hurley

Project Location: 7 Temple Street, Bar Harbor, ME 04609. Map/Lot 104-453-000

Proposed Project: Construction of a building addition to provide two new outdoor seasonal bathrooms to serve Café this Way.

VIII. OTHER BUSINESS

a. Review of draft 2026 (and early 2027) DRB Meeting Schedule

b. Annual review of Appendix A – Historic Properties in Design Review Overlay District

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

X. ADJOURNMENT

**Town of Bar Harbor
Minutes — Design Review Board
Thursday, October 9 at 4:00 PM
93 Cottage Street
Bar Harbor, Maine**

I. CALL TO ORDER

The meeting was called to order at 4:08PM. Present were Chair Erin Cough, Vice-chair Barbara Sassaman, and members Bo Jennings and Pancho Cole.

II. EXCUSED ABSENCES

Andrea Lepcio was excused.

III. ADOPTION OF AGENDA

Pancho Cole moved to adopt the agenda and Vice-chair Barbara Sassaman seconded, the motion passed 4-0.

IV. APPROVAL OF MINUTES

a. September 11, 2025

Member Bo Jennings made the motion to accept the minutes, Pancho Cole seconded, and the motion passed 3-1, with Pancho Cole abstaining.

V. PUBLIC COMMENT

There was none.

VI. BUILDING PERMIT REMINDERS

Chair Cough reminded the applicant to apply for and receive a building permit for any of the activities approved at the meeting.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: 2025-23

Applicant/Owner: Bethany Leavitt / Town of Bar Harbor

Project Location: 138 West Street, Bar Harbor, ME 04609. Map/Lot 104-013-000

Proposed Project: Replacement of the existing West Street Pump Station and emergency generator within a Town easement, involving construction of a new building to house the municipal wastewater pumping station equipment.

Chair Erin Cough disclosed that she is the Executive Director of the Bar Harbor Historical Society and may need to recuse herself if the project is associated with the organization. The applicant confirmed that the proposed project is not associated with the Bar Harbor Historical Society, and after brief discussion, the Board took no action as there was no conflict.

The Board asked several questions relating to roof style, siding, and building height to width ratio. Vice-chair Barbara Sassaman recommended increasing length of roof eave

overhangs to compensate for tall, narrow structure, understanding the gambrel roof style is necessary to provide sufficient overhead space for interior equipment. Member Bo Jennings motioned to approve application 2025-23 as submitted, Vice-chair Sassaman seconded, and the motion passed 4-0.

VIII. OTHER BUSINESS

a. DRB Amendment Workshop to follow the meeting

The Board has a workshop to continue review of the proposed Article XIII amendment immediately following adjournment of the meeting.

IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were none.

X. ADJOURNMENT

The meeting adjourned at 4:33PM, with the workshop beginning immediately following and adjourning at 5:45PM.

Andrea Lepcio, Secretary

Date

Design Review Board, Town of Bar Harbor



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

DRB Application Number:

Date: October 27, 2025

Map & Lot: 104-453-000

Project Address: 7 TEMPLE STREET

Applicant Name: Dan Hurley Address: 3 Federal St
City: BAR HARBOR State: ME
Email: dannyhurley64@gmail.com
Phone: 207 460 8935

Property Owner Name: DAN HURLEY Address: 3 FEDERAL ST
City: BAR HARBOR State: ME
Email: dannyhurley64@gmail.com
Phone: 207 460 8935

Architect/Designer Name: DAN HURLEY Address: 3 FEDERAL STREET
City: BAR HARBOR State: ME
Email: dannyhurley64@gmail.com
Phone: 207 460 8935

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Nonhistoric Building
- Changes to Exterior of Appearance of Historic Building
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Construction of New Building or Expansion of Nonhistoric Building
- Installation or Changes in fences and freestanding walls
- Installation or Changes in an internally illuminated sign or awning

FEE

Project Cost: \$ 20,000

- \$ 31.00 for Residential and Commercial projects less than 1 million.
- \$ 66.00 Commercial projects more than 1 million

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

NOTE: Applications are due 14 days in advance of the next regularly scheduled Design Review Board meeting.


Signature of Applicant

Signature of Owner (if different from Applicant)

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Brief Project Description:

Please provide a brief description of the project.

Create 2 new outdoor bathrooms. These will be
attached to the yellow house next to the outside
dining area in front of the BIG RED BARN

Road Frontage: _____

Open Seasonally

Open Year Round

ALL Applications must include:

Please provide materials in the order listed below and check the "provided?" column.

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 NARRATIVE —Description of the building's use, location, set-backs, adjacent structures, dimensions, materials, colors, etc.	✓		
2 PHOTOS OF EXISTING BUILDING —color photographs or simulations of the existing building, structure, or site showing all facades that can be seen from the public street.	✓		
3 PHOTOS OF ADJACENT PROPERTIES —color photographs or simulations of the adjacent buildings to the subject property, including those across the street and next door. These photos should depict setbacks from the street, building heights, front façade proportions, building scaping and materials, and existing patterns and relationships.	✓		
4 DETAILED PLANS —Drawings, photos, or simulations of proposed changes that are planned for the property. This should depict all sides of the new structure that will be visible from the road.	✓		
5 SCALED SITE PLAN —Scaled drawing, photo, or simulation of the site showing all proposed and existing structures , including fences, buildings, storage areas, etc. This site plan should take required property setbacks into account.	✓		
6 MATERIALS —Details of all external materials, including type, color and composition. Paint chips or product samples shall be provided for each addition.	✓		
7 LIGHTING —Details of any new or proposed changes to lighting and lighting levels.		✓	

If NO was selected in the above table for any of the requirements, please describe why it was not included.

NO NEW LIGHTING

**Town of Bar Harbor
Design Review Board
Required Application Materials
Section 125-114**

Are you Demolishing or relocating a historic building?

No Yes

If no, you have completed the application.

If yes, please provide the documents requested in the table below.

Required Submittals for Demolition or Relocation of a Historic Building ONLY:

In addition to the table on page 2, please provide materials in the order listed below and check the "provided?" column

Requirement	Provided?		Reserved for Planning Staff Review
	Y	N	
1 STATEMENT FROM DESIGN PROFESSIONAL —Please provide a statement from an engineer or architect outlining the structural condition of the building, the condition of the building systems, and issues with the renovation or use of the building that affect the feasibility of renovation or relocating the building.			
2 MSHP NOTIFICATION —Please provide written evidence that the Maine State Historic Preservation Office and local historical organizations have been notified of the application for a Certificate of Appropriateness to demolish the building and copies of any correspondence with or from these groups.			

If NO was selected in the provided section for any of the requirements above, please describe why it was not included.

**Town of Bar Harbor
Design Review Board
Findings for Deliberations Checklist**

Section 125-114 – Design Review Standards:

In reviewing an application for a certificate of appropriateness, the DRB shall approve the issuance of a certificate if it finds the application and proposed activities are consistent with the following standards, or that they will be consistent as a result of conditions of approval imposed on the application.

In reviewing applications the Board shall consider the appropriate sections of each of the following categories and shall find the project in conformance with all relevant provisions before approving the issuance of a certificate of appropriateness.

The Board finds that the proposal meets:	Yes	No	N/A
a. Standards relating to visual compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Standards for materials and design details for structural projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Standards for materials and design details for accessory projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Standards for signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Standards for historic buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards of Visual Compatibility:

The proposal must meet each of the following requirements, as applicable, in order to meet the Visual Compatibility standards of Section 125-114(B):

	Yes	No	N/A
1. The height of a new building, addition, or a modification to an existing building would be visually compatible with adjacent buildings as seen from public streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Where there is an established pattern of building height, the height, or apparent height, of a new, expanded, or modified building as seen from the public street would maintain a complementary pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The size and mass of a building in relationship to the site and surrounding features would visually complement the buildings, squares, and places to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Where there is an established pattern of building size or scale as viewed from a public street, the addition of a new building, or modification to an existing building, would be designed to maintain the existing pattern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The design of the building would visually complement the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. The façade facing the street would incorporate pedestrian-scale design features such as doors and windows to create a character that complements the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Windows, or architectural treatments designed to simulate Windows, would comprise no less than 20% of the exterior wall surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The façade would avoid large areas of blank wall space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. A ground floor façade facing a public street would incorporate arcades, display windows, awnings, or other features that add visual interest to the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. A building used for retail or other public uses would be designed to have clearly defined entrances that are visually compatible with the visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The roof would be designed to complement the overall visual character of the district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If there is an established pattern of rooflines, a new buildings roofline would be similar to adjacent buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b. If there is not an established roofline pattern, the new building would have a pitched or gabled roof, or false front, or other design element which would create the appearance of a pitched roof.
- c. Accessory buildings, canopies, and other structures would have a visually compatible roofline with the principal building.
- 9. Treatment to the accessory building and structures would be compatible with the principal building and would use similar materials, details, and level trim.
- 10. A new building with more than 5,000 square feet of area on the first floor would be designed so that the scale is visually compatible with the character of the district.
- a. The overall mass of the building would be visually broken into smaller elements through the physical layout of the building and/or design of the façade.
- 11. The ratio and width of the front or street façade to the building height would complement the visual character of the district.
- 12. If an established pattern of façade proportions exists, a new or modified building would maintain the established pattern.
- 13. The ratio of the width of windows to the height of the windows would complement the visual character of the district.
- 14. A modification to an existing building would maintain the existing proportionality.
- 15. A modification to an existing façade which would change or eliminate windows would be done in a manner that maintains the established relationship of windows to wall.
- 16. A new or modified building would maintain an established pattern of window proportions among a group of buildings
- 17. If an established pattern exists with respect to the placement of buildings on the lot vis-à-vis the side lot lines, a new or modified building would reflect the established pattern to the extent allowed by the setback provisions of the district in which they are located.
- 18. A new or modified building or structure would visually complement

neighboring buildings, the overall character of the district, and any other buildings to which it is visually related to the extent permitted by the setback requirements of the district in which it is located.

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 19. If there is an established front setback pattern, a new building would be located to maintain the established pattern. If no there is no pattern, a new building would be located in a manner that is compatible with the overall character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. A new building would be located on a lot so that the setback from the street is no more than the average of the setbacks for buildings in similar locations in the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. If located on a corner lot, the setback relationship on both streets would be maintained. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. If a sidewalk exists in front of the parcel, the site would be designed to provide for pedestrian access to the front entrance of the building without the need to cross parking areas or access drives. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. The walkway to the front entrance of the building would be constructed with materials that would contrast with the paving of areas intended for vehicular travel. The walkway would also provide safe and inviting access to the building that is visually compatible with other pedestrian facilities in the neighborhood. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. If a sidewalk along the street is interrupted or crossed by a proposed driveway, access road, or other vehicular facility, the sidewalk material would be maintained across the driveway, or another visually compatible method used to clearly delineate the sidewalk from the drive. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. The location and design of facilities for motor vehicles, including parking lots, driveways, access road, drive-through facilities, and service/fueling areas would visually complement the overall character of the district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. The vehicular facility would not be located between the front of the building and the street. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The access drive, driveway, entrance/exit to drive-through services would not pass between the building and the sidewalk where a sidewalk exists. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- c. A parking lot would be located to the side or rear of a building.

- d. Overhead doors and service areas would be located on the side or rear of the building and would be screened from view from a public street

- e. Drive-through services would be designed to keep vehicular activity to the side and/or rear of the building and would prevent the queuing of vehicles between the front of the building and the street or in other areas where it is visually incompatible.

Standards for Materials and Design Details for Structural Projects:

The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Structural Projects in Section 125-114(C):

	Yes	No	N/A
1. Siding materials that enhance the visual and architectural quality of the structure would be applied. The selected siding would also be visually compatible with other exterior finishes on the building and with those buildings to which it is visually related.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The siding would be of a material that is commonly used in the overlay district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The color of the exterior finish would complement the architectural style of the structure as well as the period it was built. The colors would also reflect hue and shades which were available in the era and style depicted, and the colors would blend with the immediately adjacent structures in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. The style and size of the windows would be proportional and visually compatible to the buildings in the overlay district and would maintain the architectural continuity of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The window would be constructed of wood, vinyl or lead, or would be of synthetic material that simulates such traditional materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The door would be visually compatible with the structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The primary entry door to a store would be recessed from the property line so as that it does not interfere with pedestrian traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. If consistent with the established pattern of other entrance doors, the door would have a transom above the full height of the store windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. If visible from the public street, the roof would be visually compatible with the style of the building and the other exterior finishes and colors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. If visible from the street, the roof would not be brightly colored metal, plastic, or fiberglass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The trim would be visually compatible with the style of the building and other exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. The trim would be made from materials such as wood, stone, brick, vinyl, and metal, or other synthetic materials that appear as such and are compatible with the overall building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 13. The entrance to the building would be visually compatible with the overall building treatment and would be the focal point of the façade.
- 14. An awning or canopy would be attached to the structure and would function as an extension of the building and shall be compatible with the visual character of the district.
- 15. The entrance materials would be made of wood, vinyl, tile, stucco, stone, brick, concrete, canvas, fiberglass, and metal (or other materials that are visually compatible with the overall building).

Standards for Seasonal Closures:

- 1. Measures for seasonal closure would be compatible with the building and architecturally similar to the building materials, design, and color.
- 2. The measures would also fit appropriately in the space being enclosed and would be safely attached and secured.
- 3. The measures for seasonal closure would be neat and clean in appearance.
- 4. The closure provisions would not include materials such as bed sheet, paper, tarps, cardboard, bubble wrap, or painted glass.
- 5. Signs left in place would not be covered.

Standards for Materials and Design Details for Accessory Projects:

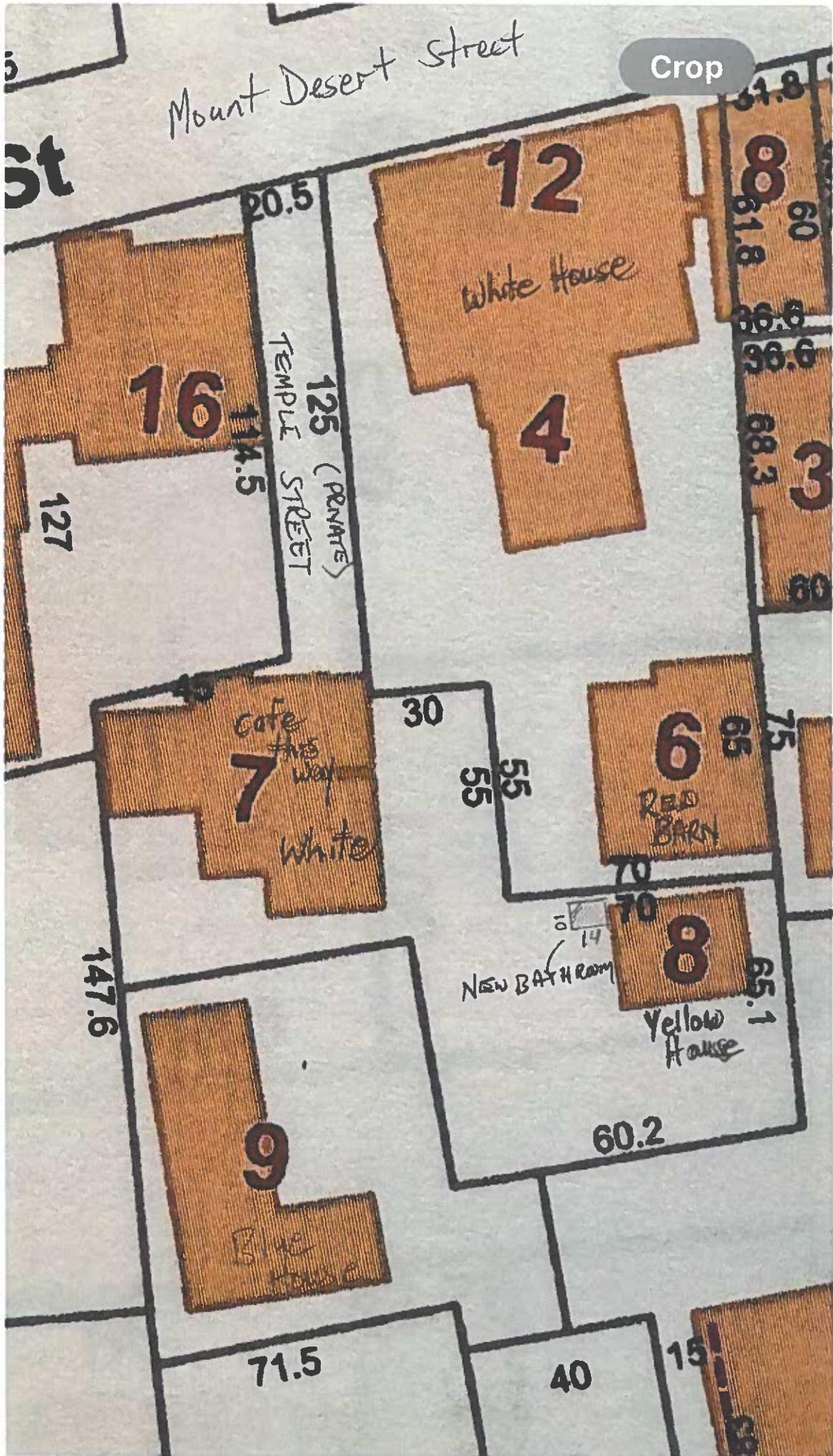
The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Materials and Design Details for Accessory Projects in Section 125-114(D):

	Yes	No	N/A
Awnings, Sunscreens, and Canopies			
1. The awning, sunscreen, or canopy would be visually compatible with the building and its surrounding area with respect to topography.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The awning, sunscreen, or canopy would be necessary given the unique circumstances of the property, and would be compatible with similar elements of adjacent properties and is	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The awning, sunscreen or canopy would be designed so that it will not cover unique or architecturally significant building features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Letter or graphics on the awning or canopy would be placed on a valance of no more than 12 inches attached to the awning bar.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The graphics on an awning or canopy or valance would comply with signage requirements of Section 125-66(BB)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The awning would extend the full width of the existing window and door frames on the first floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Awnings proposed on the upper-floor would be installed over individual windows and would complement the window design, building architecture, and color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Canopies or awnings would be attached to the building and would not Extend more than 12 feet from the wall to which they are attached.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. A street level awning would be at least 18 inches behind the curb.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The color of an awning would be compatible with the overall design of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping			
1. Landscaping materials and vegetation would be visually compatible with the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Landscaping would not block unique architectural features of the building or appear disproportional to the lot and building size.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standards for Historic Buildings:

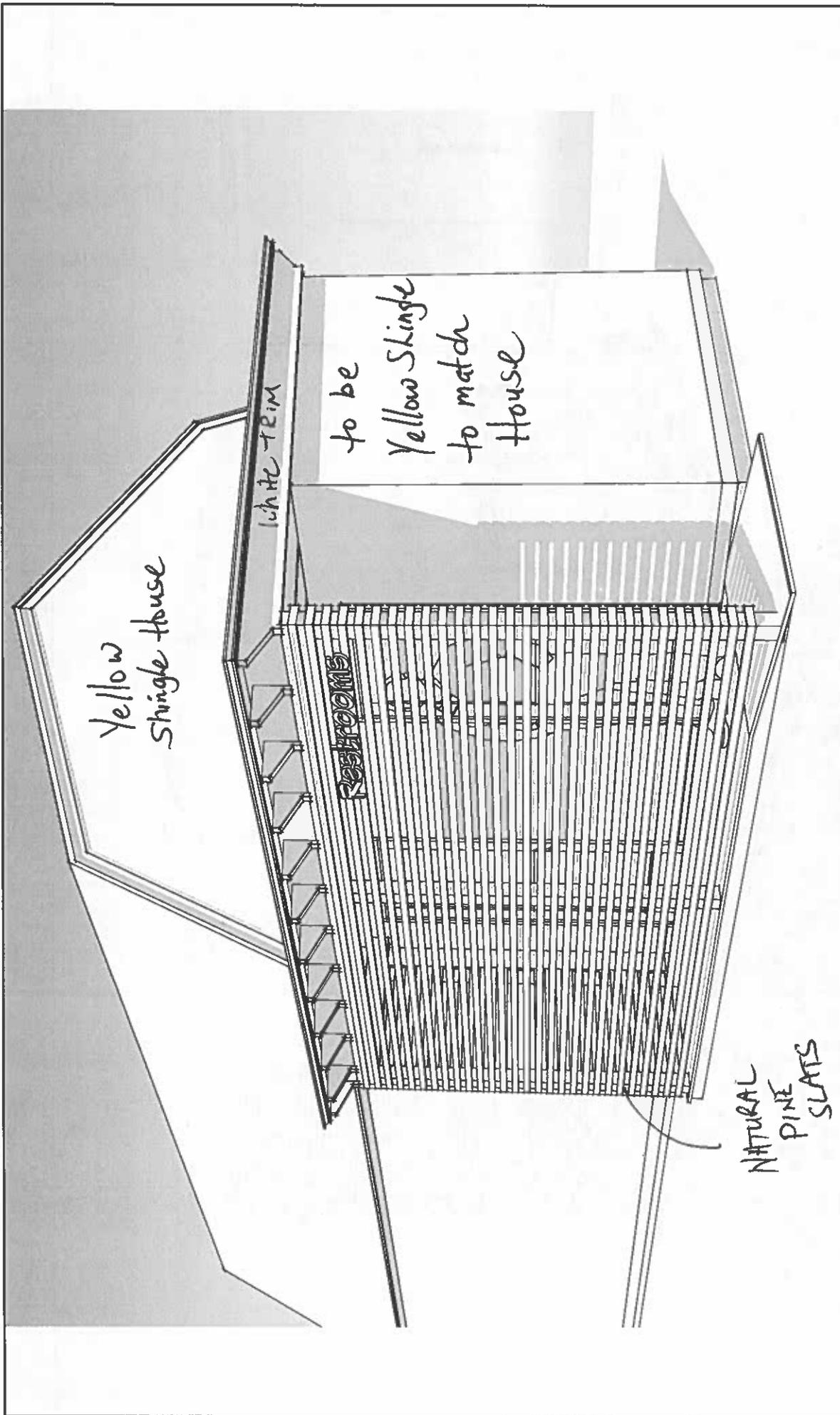
The proposal must meet each of the following requirements, as applicable, in order to meet the Standards for Historic Buildings in Section 125-114(E):

	Yes	No	N/A
1. If a building or structure classified as historic would be moved, reconstructed, or altered it would be maintained in a manner which would preserve the architectural character of the building, structure or appurtenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Demolition would be necessary as the owner has produced evidence that the preservation of the building is not consistent with the purposes of Section 125-114(E), or that the building cannot be preserved because of the structural condition of the building, or the cost of renovations would make its retention infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The structure would be relocated to another site if the existing site is not consistent with the purposes of Section 125-114(E), and the building cannot be preserved because of the structural condition of the building or the cost of renovations would make retention of the building infeasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Any modification to a historic building would retain all of its original features to the maximum extent feasible. Any modifications would also maintain the architectural style and treatment of the original building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. When renovating or expanding a historic building the materials would match the original materials in texture, dimension, color, location and design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing features such as porches, steps, handrails, balusters, cornices, columns, lintels, windows, fixtures, hardware, doors, and roofs would be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The design or any modification or addition to the existing building would maintain the architectural style of the existing building and would conform to the existing treatment with respect to trim and exterior finishes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Handicapped access would be located and constructed so as not to obscure the character defining features of the entranceway or porch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Porches or steps would not be enclosed in a manner that destroys their intended purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. The selected paint colors would be consistent with Subsection C(1)(b).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Crop

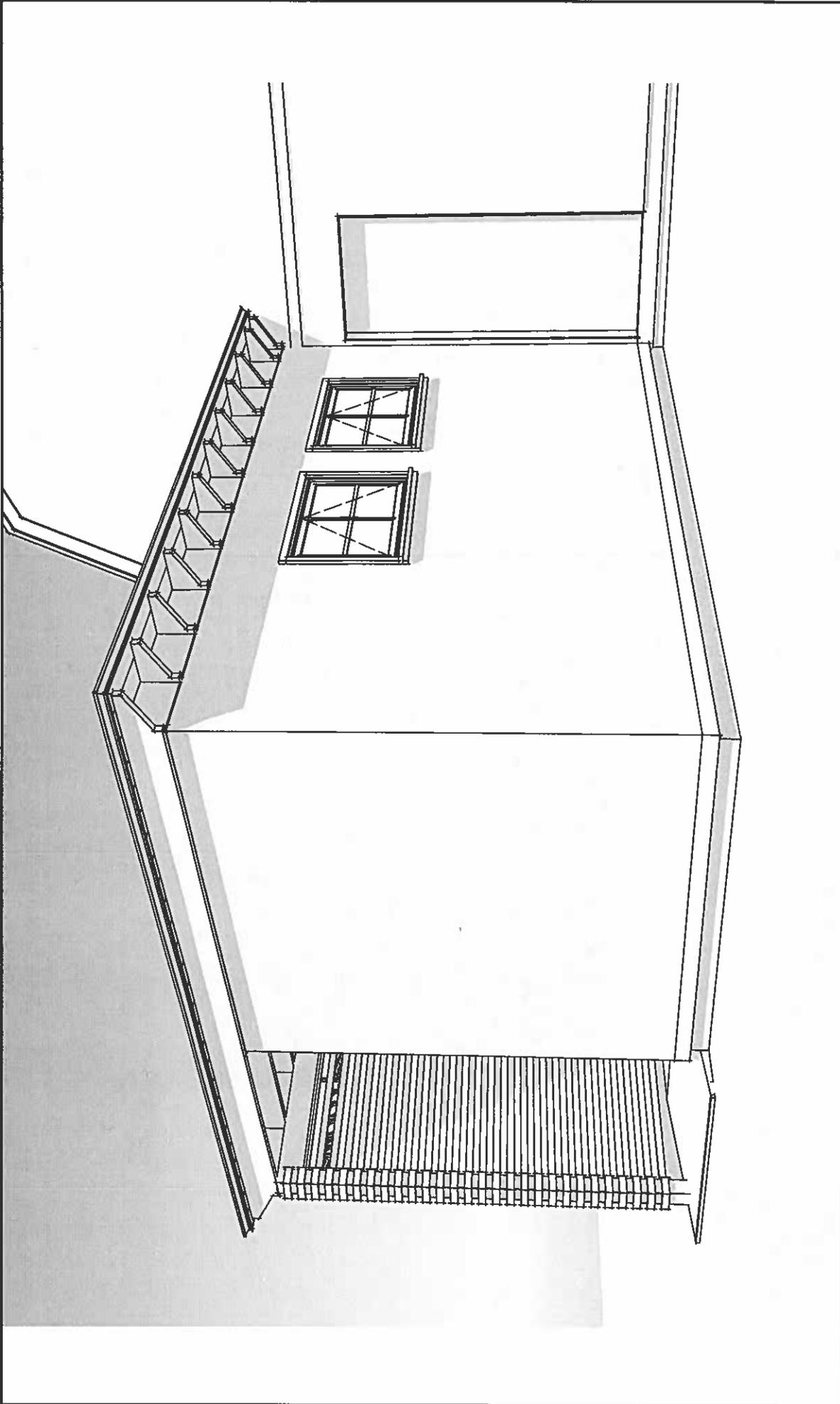
$\frac{3}{16}'' = 10'$



September 30, 2025

New External Restrooms ~ Cafe This Way
Bar Harbor, ME

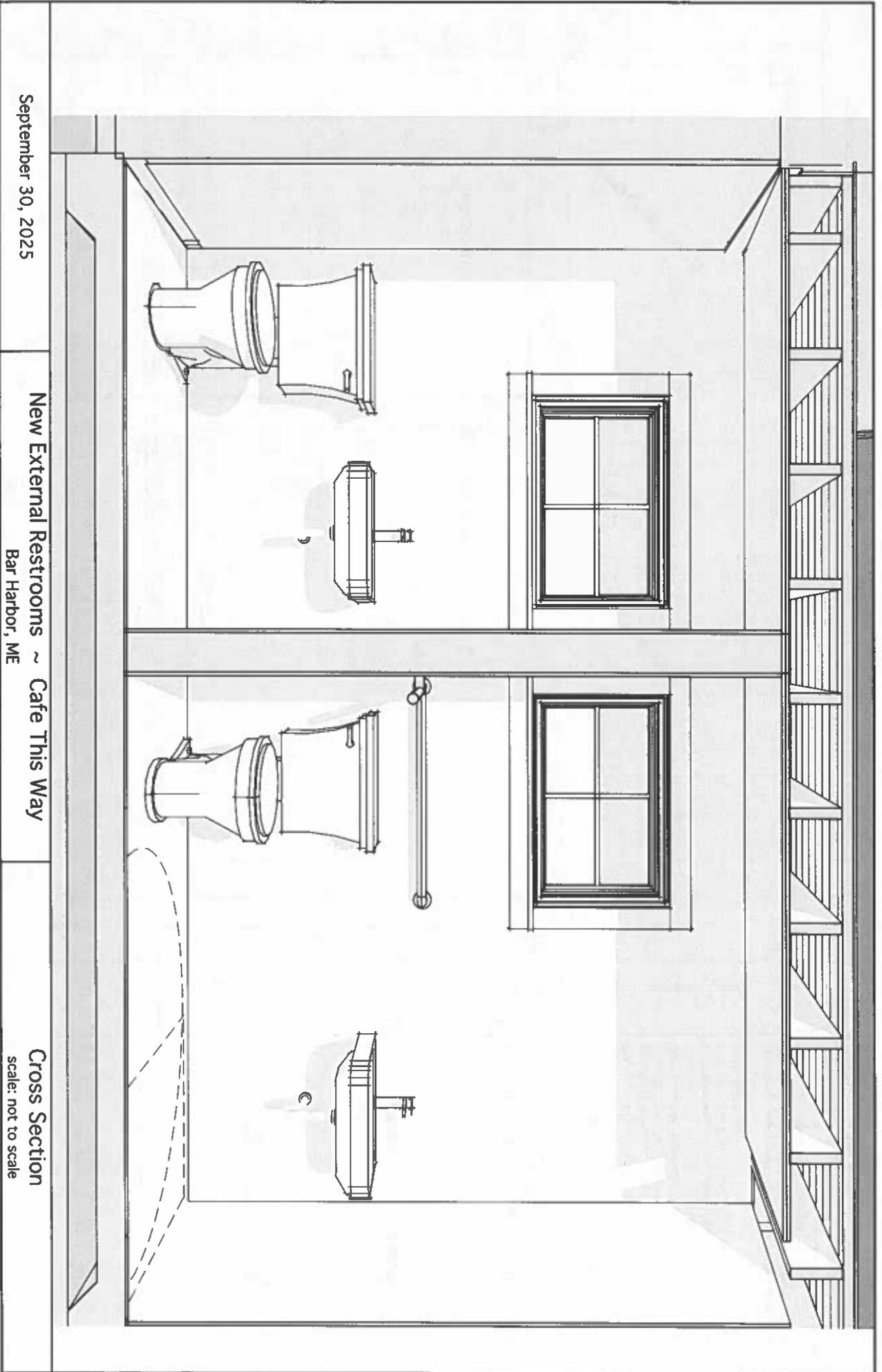
Exterior Perspective ~ Northwest
not to scale



September 30, 2025

New External Restrooms ~ Cafe This Way
Bar Harbor, ME

Exterior Perspective ~ Southwest
not to scale



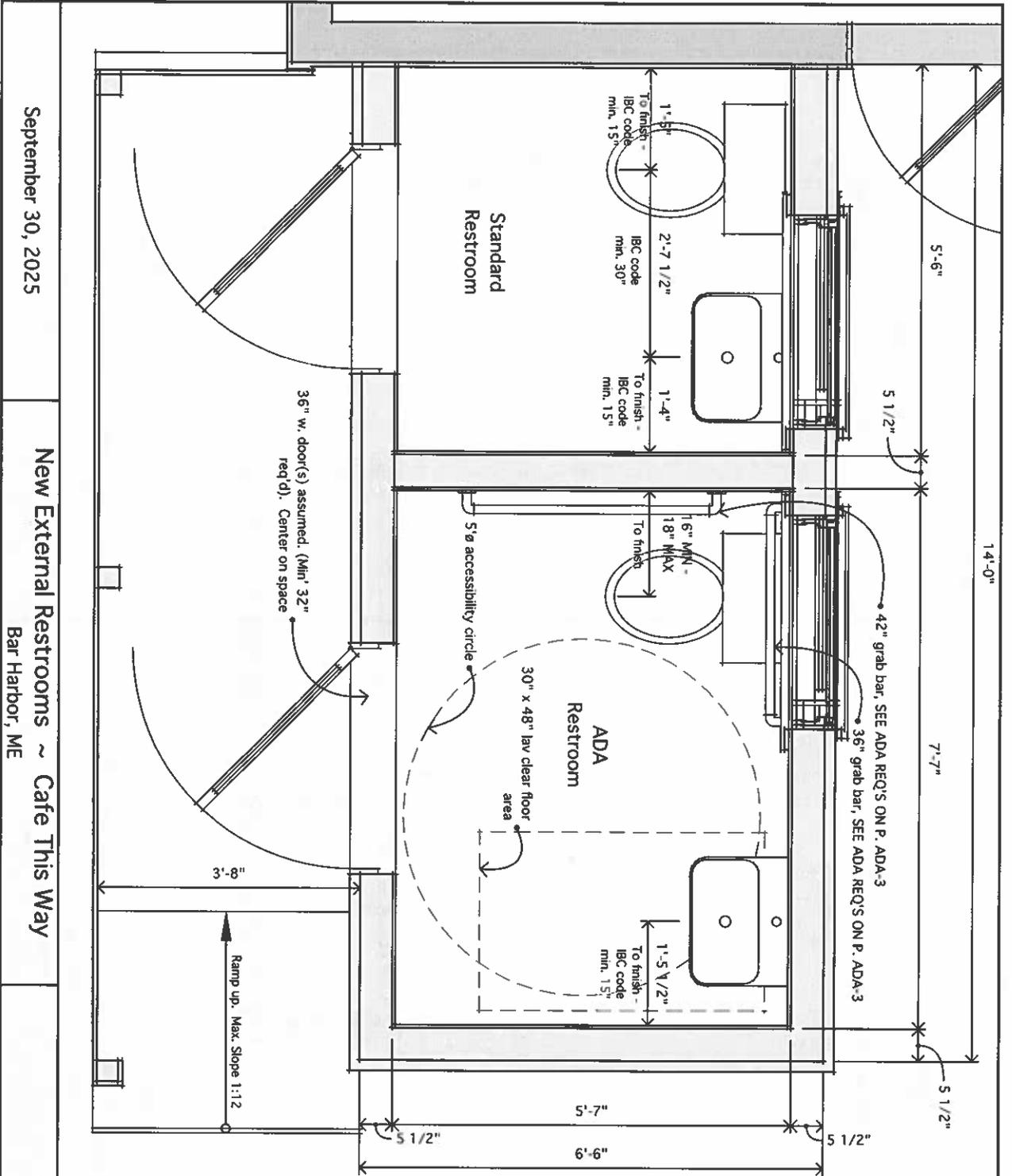
September 30, 2025

New External Restrooms ~ Cafe This Way

Bar Harbor, ME

Cross Section

scale: not to scale



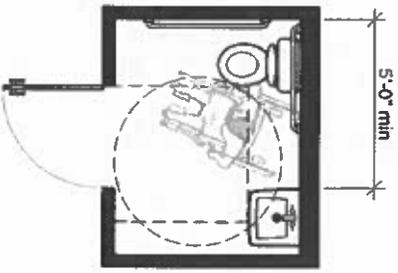
September 30, 2025

New External Restrooms ~ Cafe This Way
Bar Harbor, ME

Ground Floor Plan
Scale: 3/4" = 1'-0"

- NOTES:
1. All dimensions are to face or centerline of rough framing, unless otherwise noted.
 2. 2x6 walls are assumed; 2x4's can be used.

2010 Standards

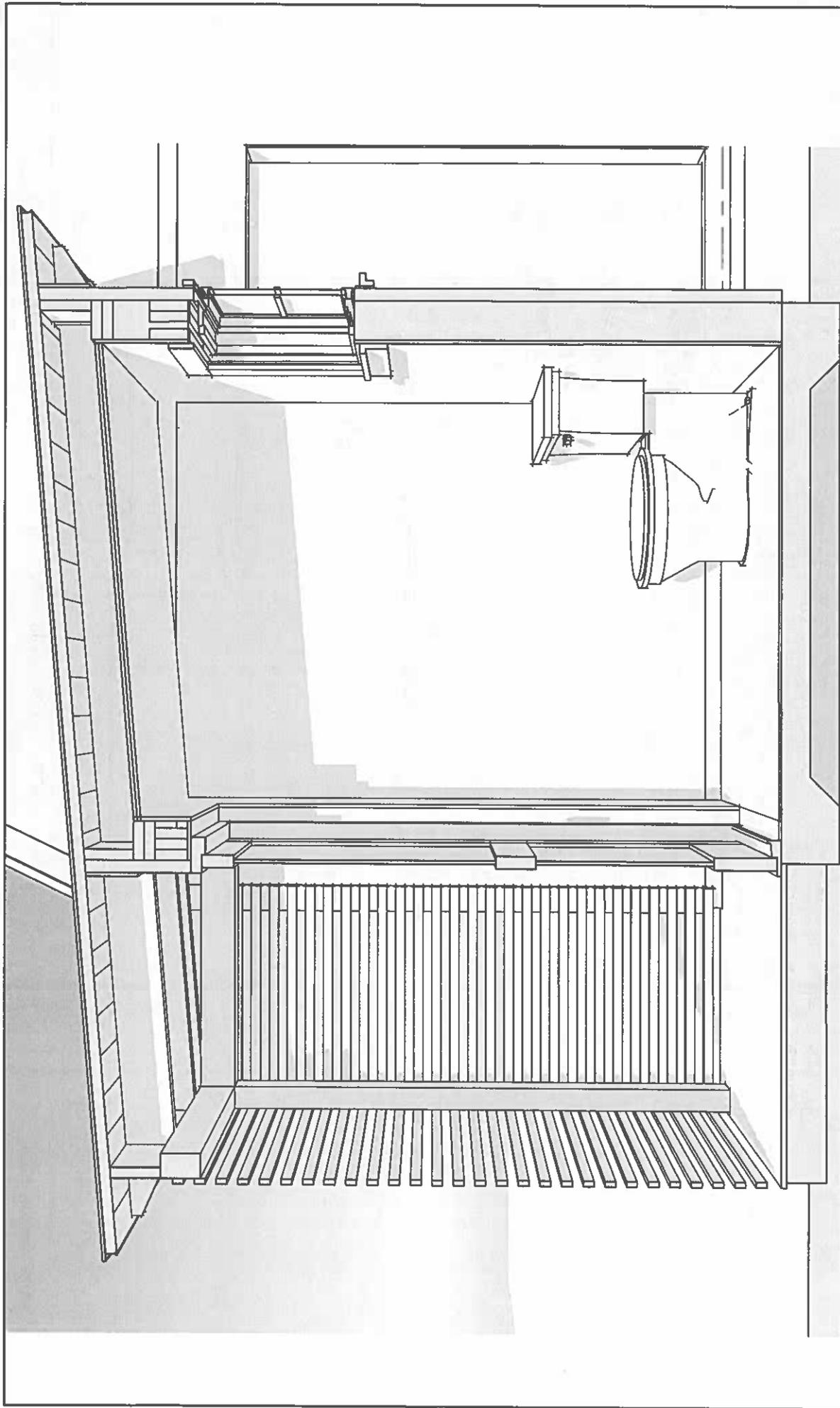


Plan-1C: 2010 Standards Minimum with Out-Swinging Door
(entry door has both closer and latch)

7'-0" x 5'-6" • 38.50 Square Feet

This plan shows the same typical features of a single-user toilet room that meets the minimum requirements of the 2010 Standards as Plan-1B does except the entry door has both a closer and latch. Because the door has both a closer and latch, a minimum additional foot of maneuvering space is required on the latch side (see section 404.2.4.1 and Figure 404.2.4.1(c) of the 2010 Standards).

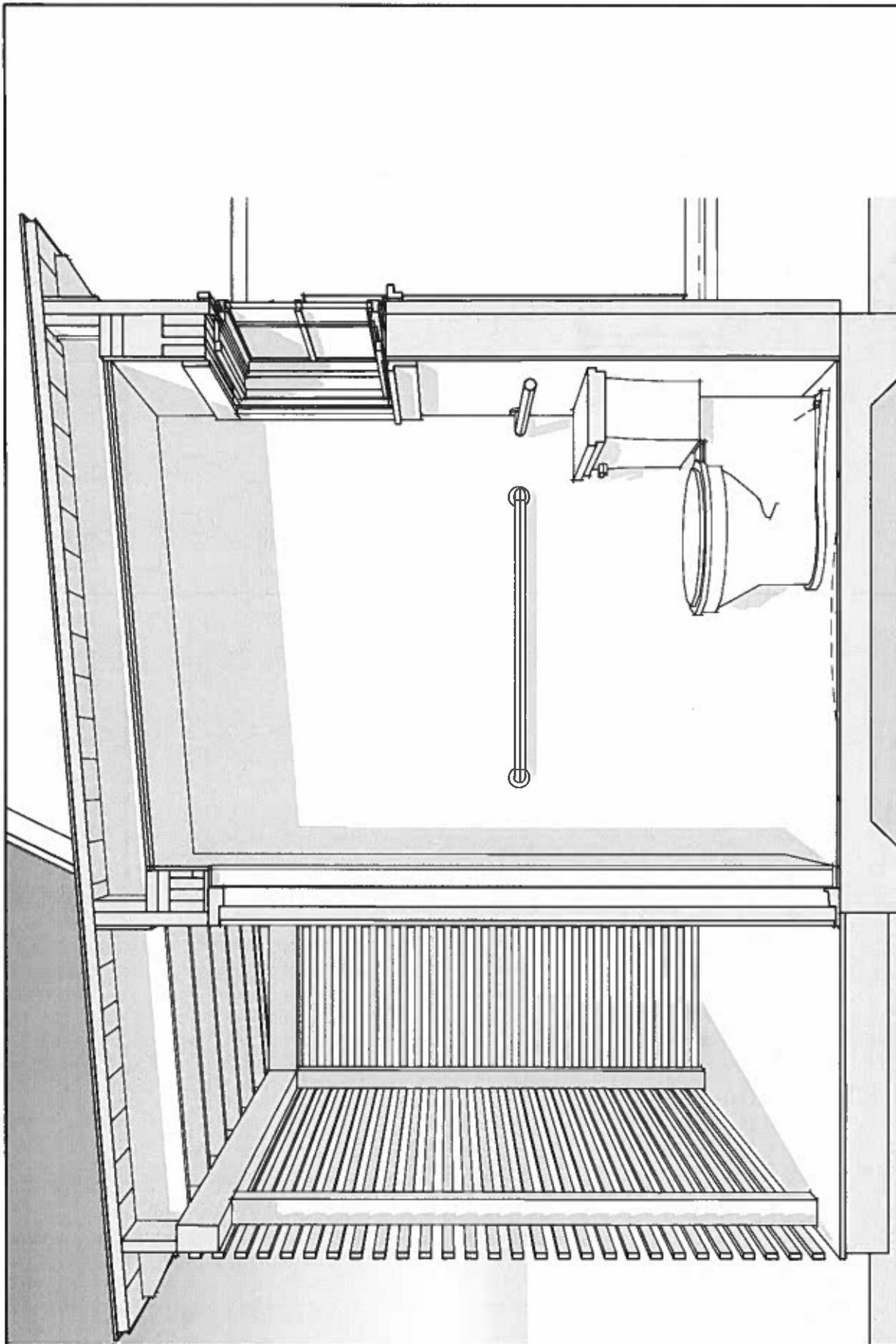
This layout is six point two percent (6.2%) larger than the accompanying Plan-1A: 1991 Standards Minimum with Out-Swinging Door example.



Cross Section
scale: not to scale

New External Restrooms ~ Cafe This Way
Bar Harbor, ME

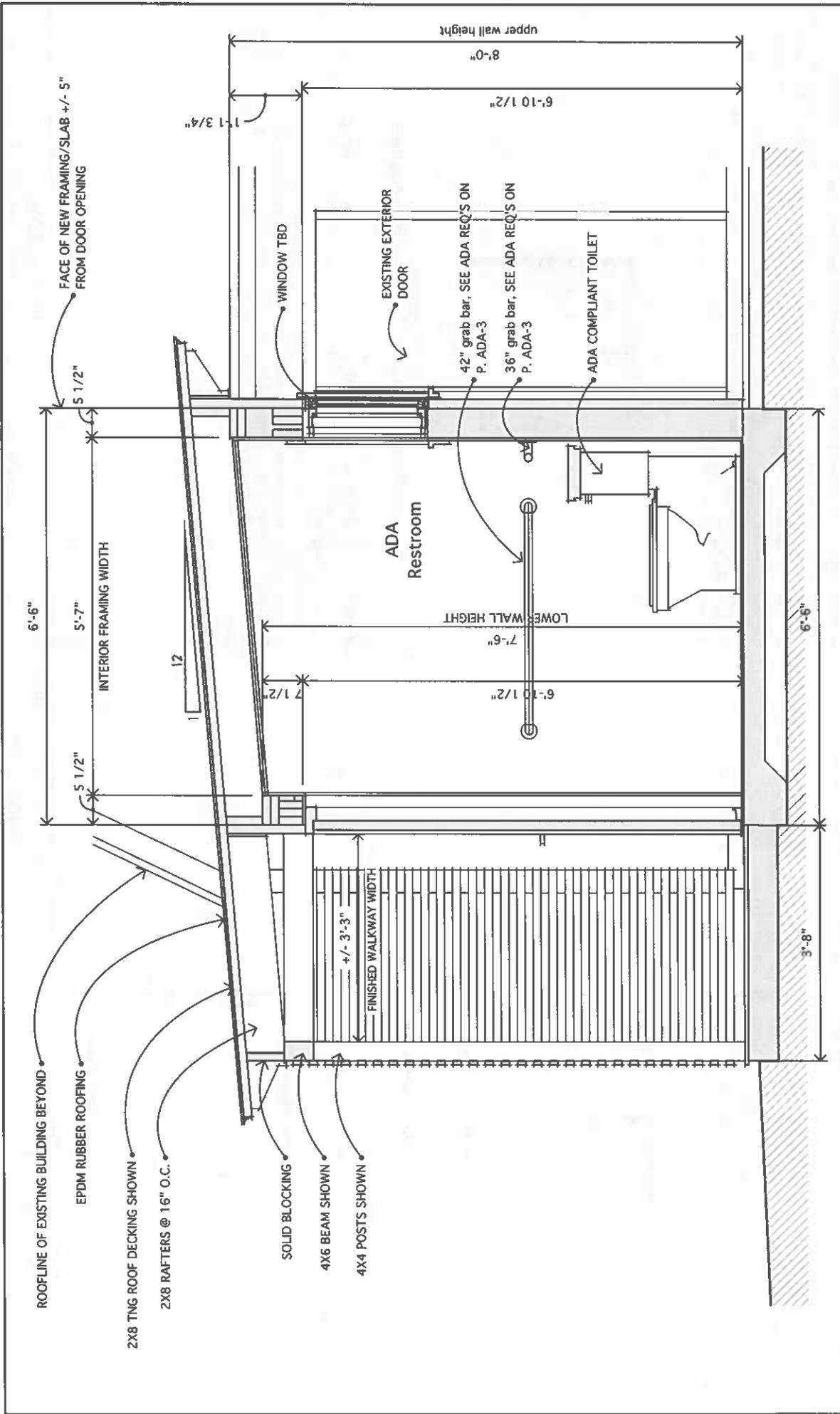
September 30, 2025



Cross Section
scale: not to scale

New External Restrooms ~ Cafe This Way
Bar Harbor, ME

September 30, 2025



ROOFLINE OF EXISTING BUILDING BEYOND

EPDM RUBBER ROOFING

2X8 TNG ROOF DECKING SHOWN

2X8 RAFTERS @ 16" O.C.

SOLID BLOCKING

4X6 BEAM SHOWN

4X4 POSTS SHOWN

FINISHED WALKWAY WIDTH +/- 3'-3"

6'-6"

5'-7"

INTERIOR FRAMING WIDTH

5 1/2"

5 1/2"

FACE OF NEW FRAMING/SLAB +/- 5" FROM DOOR OPENING

WINDOW TBD

EXISTING EXTERIOR DOOR

42" grab bar. SEE ADA REQ'S ON P. ADA-3

36" grab bar. SEE ADA REQ'S ON P. ADA-3

ADA COMPLIANT TOILET

ADA Restroom

LOWER WALL HEIGHT

7'-6"

6'-10 1/2"

6'-6"

3'-8"

6'-0"

6-10 1/2"

upper wall height

1'-1 3/4"

September 30, 2025

New External Restrooms ~ Cafe This Way
Bar Harbor, ME

Building Sections
scale: 3/4" = 1'-0"

604 Water Closets and Toilet Compartments

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.
EXCEPTION: Water closets and toilet compartments for *children's use* shall be permitted to comply with 604.9.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

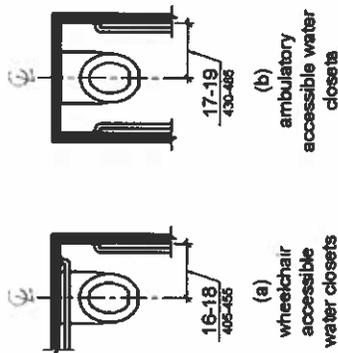


Figure 604.2
Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

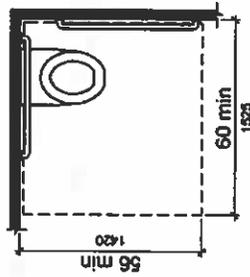


Figure 604.3.1
Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In *residential dwelling units*, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

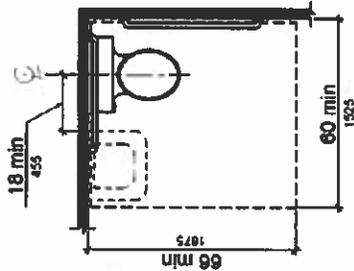
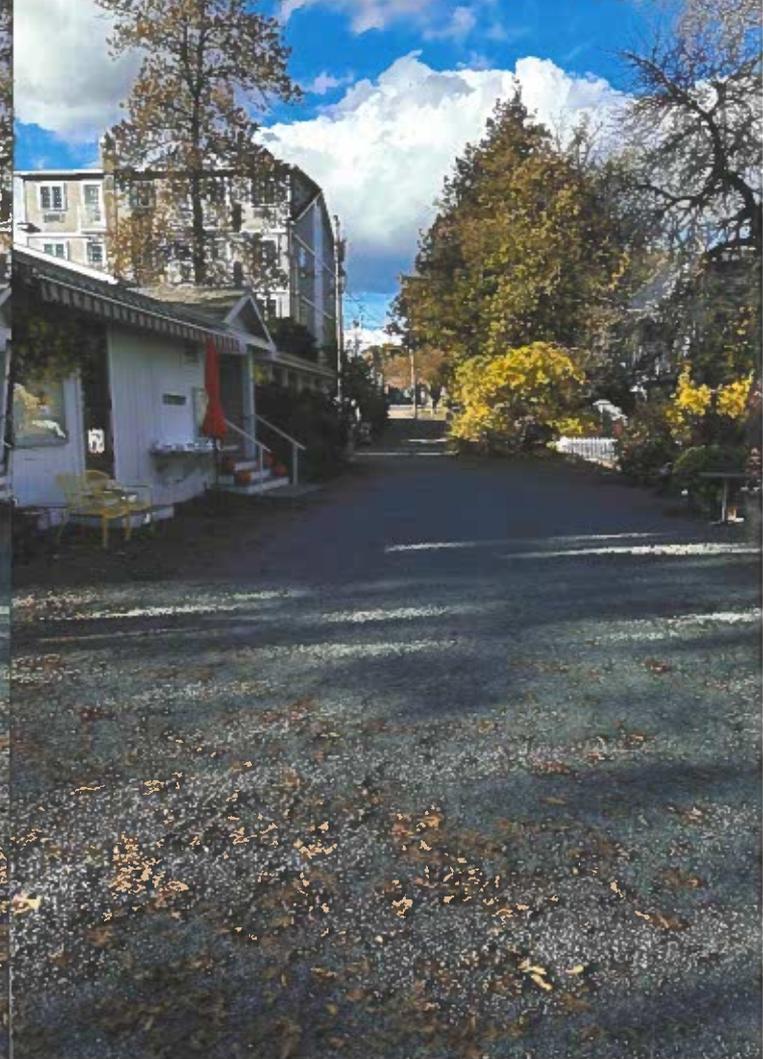
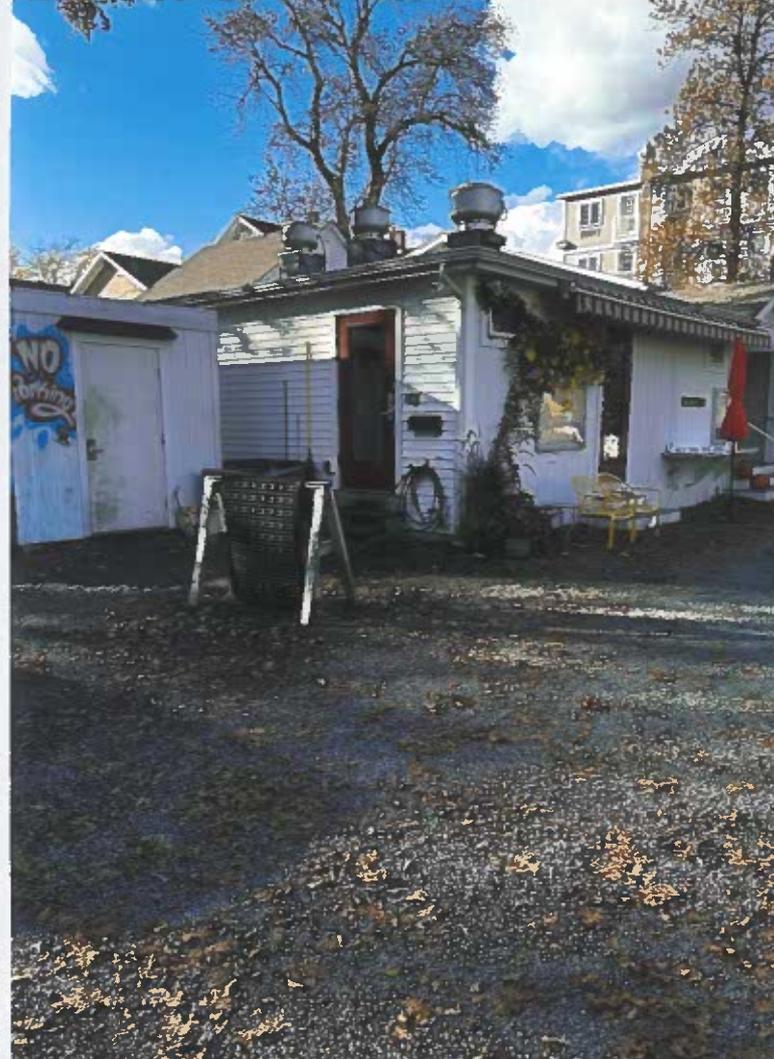
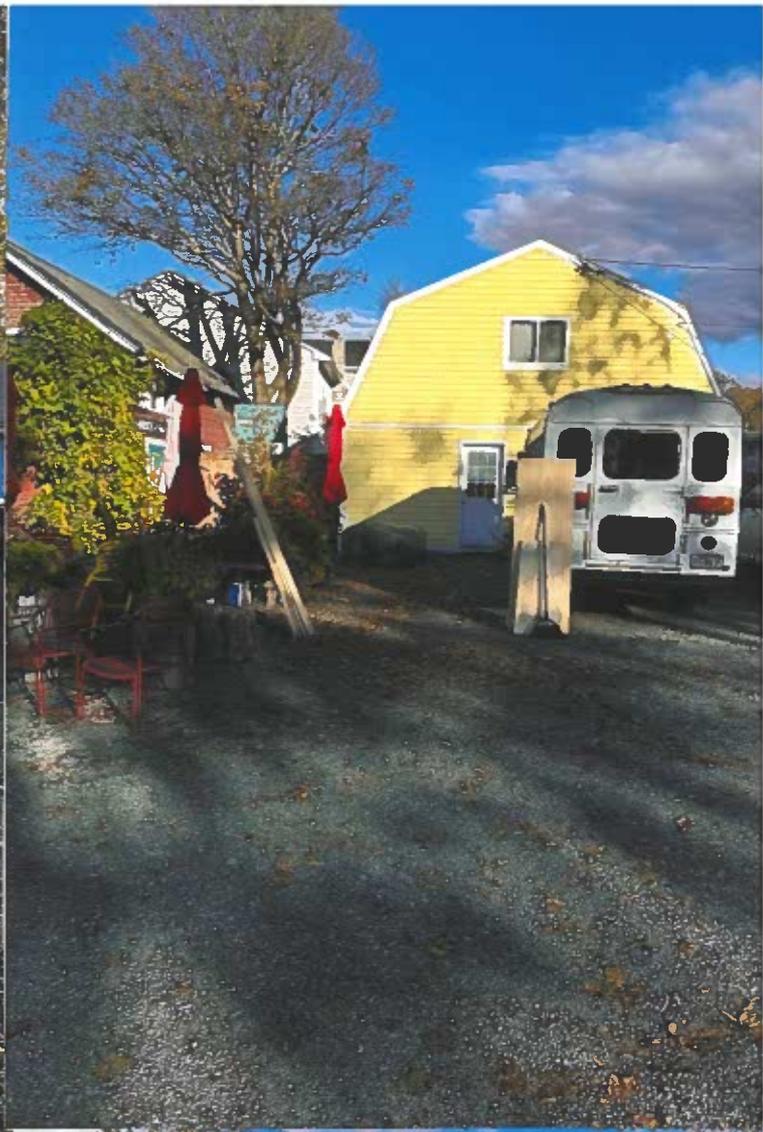


Figure 604.3.2 (Exception)
Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for *common use* or *public use* shall not be required to comply with 604.4.
 2. In *residential dwelling units*, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

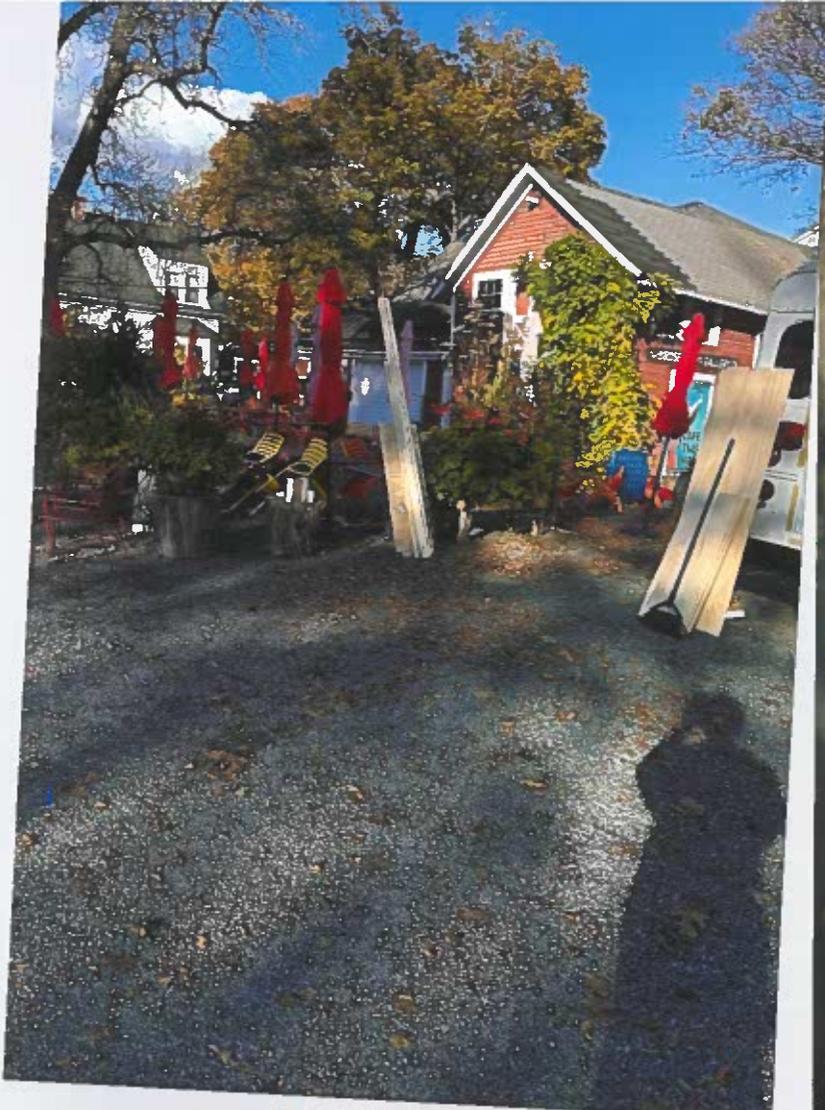


Blue House
across from Yellow House

BATHROOMS
ATTACHED
TO THE LEFT SIDE
OF BUILDING

cafe this way building

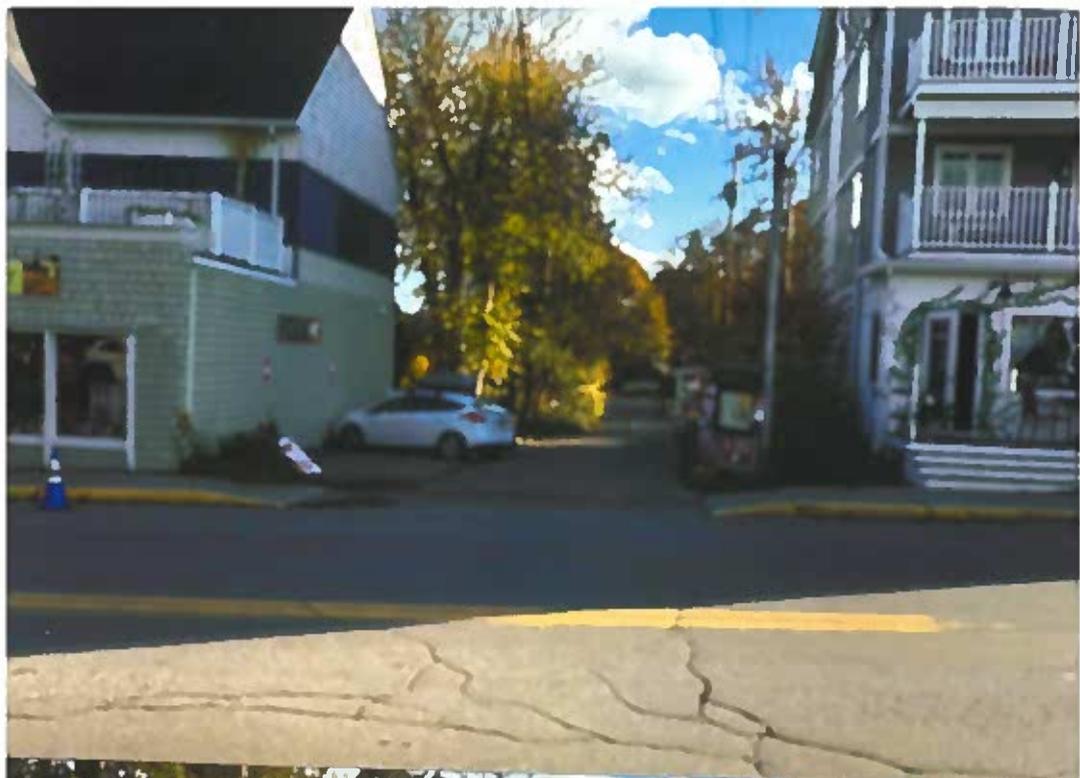
Looking toward
Mount Desert





outdoor seating
Red Barn





ENTRANCE DRIVE (TEMPLE ST)

TO CAFE THIS WAY

Looking Down
TEMPLE STREET
(PRIVATE DRIVEWAY)

Permit #: 250031

Permit Type: Design Review Board

Address: 7 TEMPLE STREET

City: Bar Harbor

State: ME

Zip: 04609

Owner: CTW, LLC

Owner Address: 7 TEMPLE STREET

Owner City: BAR HARBOR

Owner State: ME

Owner Zip: 04609

Owner Phone:

Owner Email:

Receipt #: 81

Date: 10/29/2025

Paid By: D HURLEY

Description: 104-453-000

Payment Type: Cash

Payment Type Description:

Accepted By: Tammy DesJardin

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Small Commercial	Design Review Board	Less than 1 million	0.00	31.00	31.00
				Total:	\$31.00

2026 (and early 2027) Meeting Schedule for Bar Harbor Design Review Board

Meeting Date (Second Thursdays, 4:00 PM)	Application Deadline (Thursdays, 4:00 PM)
January 8, 2026	December 29, 2025*
February 12, 2026	January 29, 2026
March 12, 2026	February 26, 2026
April 9, 2026	March 26, 2026
May 14, 2026	April 30, 2026
June 11, 2026	May 28, 2026
July 9, 2026	June 25, 2026
August 13, 2026	July 30, 2026
September 10, 2026	August 27, 2026
October 8, 2026	September 24, 2026
November 12, 2026	October 29, 2026
December 10, 2026	November 30, 2026*
January 14, 2027	January 4, 2027*
February 11, 2027	January 28, 2027

* — Date moved due to Holiday

Proposed update #1:
 Revise title to “Significant Property in Bar Harbor” - This would reflect the new definition of “significant” as used in Article XIII (includes property listed on the National Register as well as locally significant but not necessarily historic property) and broadens to all of Bar Harbor, as not all historic properties (listed on National Register) are located within the Design Review Overlay District.

LAND USE

 125 Attachment 4

 Town of Bar Harbor

Proposed update #2:
 Remove "Present Name" column - With the significant property address, historic name, and significance provided, the inclusion of the present name seems unnecessary and potentially confusing, as businesses may be replaced quicker than Appendix A updates occur.

Appendix A¹
Historic Properties in Design Review Overlay District
[Amended 11-4-2003; 5-2-2005; 6-8-2010; 6-13-2017; 6-11-2019; 11-2-2021; 11-8-2022; 6-11-2024 ATM by Art. 5]

Tax Map/Lot Number	Historic Name	Address	Present Name	Date Built	National Register	Significance
103-012-000	Villa Mary (home only)	77 Eden Street	Villa Mary	1879-80	Yes	National Register property
103-015-000	Bagatelle (home, guest house, & carriage house only)	75 Eden Street	Bagatelle	1883, 1904	Yes	National Register property
103-016-000	Fenwold	6 Harbor Lane	Fenwold	1891	Yes	National Register property
103-051-000	The Farm House (home and tool shed, caretaker’s house, & garage only)	15 Highbrook Road	Main House	c. 1920, 1929		National Register property
104-002-000	The Breezes	125 West Street	The Breezes	1896	Yes	National Register property
104-003-000	Greenlawn	123 West Street	Greenlawn	1887	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
104-032-000	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

¹ Editor’s Note: Former Appendix B, Locally Significant Properties in Design Review Overlay District, amended 6-8-2010, which immediately followed, was repealed 6-11-2024 ATM by Art. 5. Former Appendix C, Table of Permitted Uses, as amended, was repealed 6-12-2018. The provisions on permitted uses have been incorporated into the text of the regulations for each zoning district. See Article III, Land Use Activities and Standards.

BAR HARBOR CODE

Tax Map/Lot Number	Historic Name	Address	Present Name	Date Built	National Register	Significance
104-058-000	Bar Harbor High School	93 Cottage Street	Bar Harbor Municipal Building	1907-08		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	1877	Yes	National Register property
104-069-000	Foster Cottage	108 West Street	Foster Cottage	1878	Yes	National Register property
104-070-000	Boscobel	106 West Street	Sand Bar Cottage	1887	Yes	National Register property
104-092-000	Dr. Norton's office	67 Cottage Street	MDI Dental Arts			Architectural
104-097-000	Thankful Cottage	1 Billings Avenue	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	c. 1892		Architectural
104-137-000		23 Cottage Street	Cadillac North Face	c. 1900		Possible National Register district
104-139-000		29 Cottage Street	Cadillac AG	c. 1910		Possible National Register district
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	2 Cats	c. 1884		Architectural
104-237-000		73 Mt. Desert Street	Primrose Inn	c. 1878		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	Brasserie Le Brun			Architectural
104-254-000	Christian Science Church	57 Mt. Desert Street	White Columns Inn	1930		Architectural/historical
104-255-000	Stonethrow	67 Mt. Desert Street	Stonethrow	c. 1860		Architectural
104-268-000	American Legion Hall	70 Cottage Street	American Legion Hall	c. 1928		Architectural/historical
104-297-000		47 Mt. Desert Street	Thornhedge Inn	1900		Architectural
104-317-000		39 High 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	1877-1938	Yes	National Register property
104-326-000	Central House	60 Cottage Street	Central House	1887		Architectural/historical

LAND USE

Tax Map/Lot Number	Historic Name	Address	Present Name	Date Built	National Register	Significance
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	c. 1900		Architectural
104-372-000		14 Cottage Street	Pink Pastry Shop	c. 1889		Possible National Register district
104-373-000		8 Cottage Street	Merchant & Frye			Architectural
104-383-000	Emery Block Building	103 Main Street	Bar Harbor Savings & Loan Assn.	c. 1900		Architectural
104-386-000	Lyford Woodard Building	109 Main Street	Bar Harbor Law Offices	c. 1887		Architectural/historical
104-387-000	F.H. Moses Florist Shop	113 Main Street	Sand Beach Surf Co.	1904		Architectural
104-392-000	Bar Harbor Police Station	38 Rodick Street	Coston & Mclsaac	c. 1900		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 (bandstand, clock, fountain)	Main and Mt. Desert	Village Green	Various		Local landmark
104-413-000		74 Mt. Desert Street	Holbrook House Inn	1876		Architectural
104-419-000	Holy Redeemer Roman Catholic Church	56 Mt. Desert Street	Holy Redeemer Roman Catholic Church	1907		Architectural/historical
104-432-000	YWCA	36 Mt. Desert Street	YWCA	1913		Local landmark
104-433-000	Jesup Memorial Library	34 Mt. Desert Street	Jesup Memorial Library	1911		National Register property
104-450-000	YMCA	26 Mt. Desert Street	Abbe Museum	1899		National Register property
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
104-497-000	Butterfields	154 Main Street	Sailor & Hook			Architectural/historical

BAR HARBOR CODE

Tax Map/Lot Number	Historic Name	Address	Present Name	Date Built	National Register	Significance
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	c. 1900		Architectural
104-512-000	First National Bank (original building only)	102 Main Street	First National Bank			Architectural/historical
104-519-000	Grant Building	80 Main Street	The Beehive General Store	1897		Architectural/historical
104-523-000	The Mount Desert Reading Room (original reading room only)	8 Newport Drive	Bar Harbor Inn	1887		Architectural/historical
104-525-000	Morrison Building	62 Main Street	The Stadium	1897		Architectural/historical
104-528-000	Sherman's Bookstore	56 Main Street	Sherman's Bookstore			Architectural
104-530-000	Agamont Park fountain	3 Newport Drive	Agamont Park fountain			Local landmark
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
107-219-000	Bangor Hydro Building	18 Edgewood Street	Bangor Hydro Building			Architectural/historical
108-005-000	Edgar Morang residence	278 Main Street	Project Social	1924		Architectural
108-068-000	Bar Harbor Water Co.	337 Main Street		1895		Architectural
Signs						
104-125-000	Geddy's Pub Moose	19 Main Street	Geddy's Pub Moose			Local landmark
104-140-000	Criterion Theatre marquee	35 Cottage Street	Criterion Theatre marquee	1932	Yes	National Register property
104-384-000	West End Drug stained glass	105 Main Street	West End Drug stained glass			Architectural/historical
104-512-000	First National Bank clock sign	102 Main Street	First National Bank clock sign			Architectural/historical

LAND USE

Tax Map/Lot Number	Historic Name	Address	Present Name	Date Built	National Register	Significance
104-531-000	Bar Harbor Banking & Trust awning sign	82 Main Street	Bar Harbor Banking & Trust awning sign	1887		Architectural/historical