



Town of Bar Harbor  
Design Review Board Application  
Certificate of Appropriateness

DRB Application Number DRB 2021-08

Date 3/4/21

Map & Lot 104-041-000

RECEIVED MAR 04 2021

GENERAL INFORMATION:

Project Location: 112 West Street, Bar Harbor ME

APPLICANT INFORMATION

Name Susan and ~~Stephan~~ Raab Address 112 West Street  
 City Bar Harbor State Maine, 04609  
 Email susan@raabcollection.com  
 Phone 1-610-888-0971 / 207-288-3429

PROPERTY OWNER INFORMATION

Name Susan and Stephan Raab Address 112 West Street  
 City Bar Harbor State Maine, 04609  
 Email susan@raabcollection.com  
 Phone 1-610-888-0971

ARCHITECT / ENGINEER / SIGN MAKER INFORMATION


Name Fraser Associates Architects, PC Address 11 Everard Court, Suite A  
 City Bar Harbor State Maine, 04609  
 Email geoff@fraserarchitects.com  
 Phone 1-207-801-4000

TYPE OF PROJECT

- Demolition or Relocation of Historic Building
- Changes to Exterior Appearance of Historic Building
- Construction of New Building or Expansion of Nonhistoric Building
- Changes to Exterior Appearance of Nonhistoric Building
- Installation or Changes in fences and freestanding walls
- Installation or Changes in Sign or Awning
- Installation or Changes in Outdoor Storage/Display/Vending Machines
- Seasonal Closure

- 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 \$28.00 or 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 Historic Building  
Town of Bar Harbor  
Design Review Board  
Required Application Materials  
Section 125-114**

**Detailed Project Description:**

Re-creation of the original wrap around covered porch with sloped asphalt shingles, painted wood columns, beams, trim and balustrade.

**CLOSURE:**  SEASONAL                       OPEN YEAR ROUND

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

Submittals Required	Provided
Color photographs or photo simulations of the existing building or site showing all facades to be altered as seen from a public street.	✓
Color photographs or photo simulations of the buildings adjacent to the subject property.	✓
Detailed drawings, sketches, and/or photos or photo simulations of the existing historic building or structure focusing on the architectural details of any facades 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 facades that can be seen from a public street together with plans for all portions of the exterior of any existing building seen from a public street that are proposed to be modified. The drawings shall provide information on the various building details covered in the standards, such as roofing materials, siding, windows, doorways, detailing and trim, etc.	✓
Details of all exterior materials, including type, color, and composition. Paint chips or product samples shall be provided for each proposed use.	TO MATCH EXISTING
Details on the design, color, and location of lighting fixtures together with information on proposed lighting levels shall be provided for new exterior lighting or changes in exterior lighting seen from a public street.	✓
A 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.	✓
<b>NOTE:</b> 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.	

MISCELLANEOUS PAYMENT CPT#: 463850  
TOWN OF BAR HARBOR  
93 COTTAGE STREET  
BAR HARBOR ME 04609

DATE: 03/04/21            TIME: 13:09  
CLERK: tdesjardi        DEPT:  
CUSTOMER#: 0

PARCEL: 104-041-000

CHG: REVBD    REVIEW BOARD FE            28.00

AMOUNT PAID:            28.00

PAID BY:            CUSTOMER  
PAYMENT METH: CHECK  
                  1879

REFERENCE:

AMT TENDERED:            28.00  
AMT APPLIED:            28.00  
CHANGE:                    .00

**DESIGN REVIEW BOARD SUBMISSION**

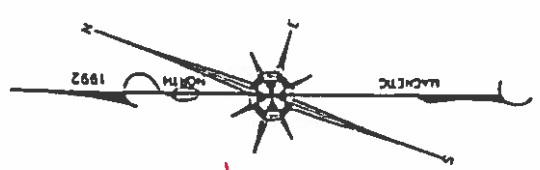
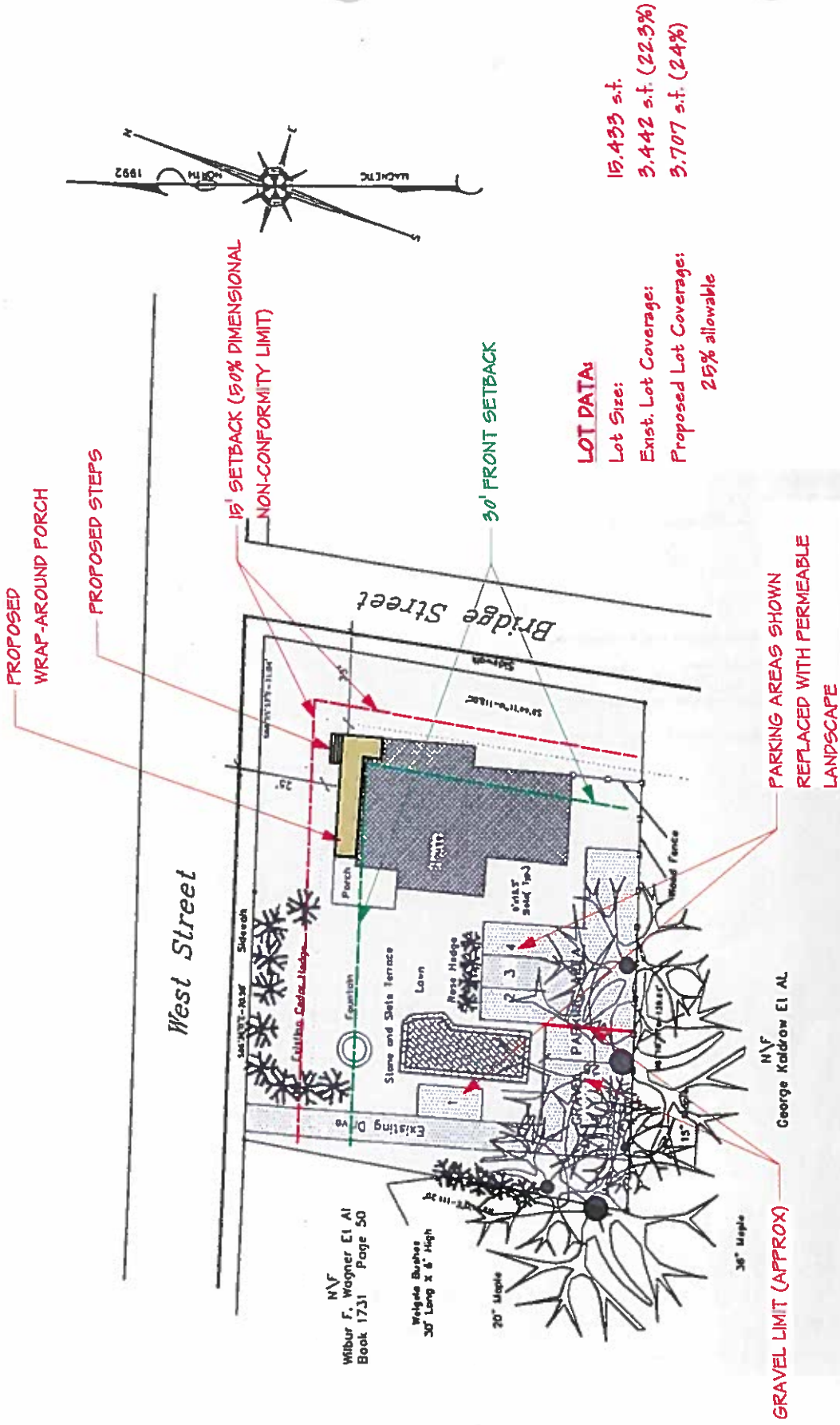
**RE-CONSTRUCTION OF A WRAP-AROUND PORCH**

**FOR**

**SUSAN & STEVEN RAAB  
112 WEST STREET  
BAR HARBOR MAINE**

**PREPARED BY:**

**FRASER ASSOCIATES ARCHITECTS  
11 EVERARD COURT  
BAR HARBOR MAINE**



1  
SITE LAYOUT  
Scale: 1" = 40'-0"

**THE KEDGE**

PROPOSED HISTORIC PORCH

112 WEST STREET, BAR HARBOR, ME 04609

Fraser Associates Architects, PC  
11 Everard, Bar Harbor, ME 04609  
3/2/2021



**SUBJECT PROPERTY**  
**112 WEST STREET VIEW**



**SUBJECT PROPERTY**  
**BRIDGE STREET VIEW**



**SUBJECT PROPERTY - HISTORIC**  
NEWPORT DRIVE



**SUBJECT PROPERTY - HISTORIC**  
112 WEST STREET



**DIRECT ADJACENT PROPERTY - EAST**  
**116 WEST STREET**

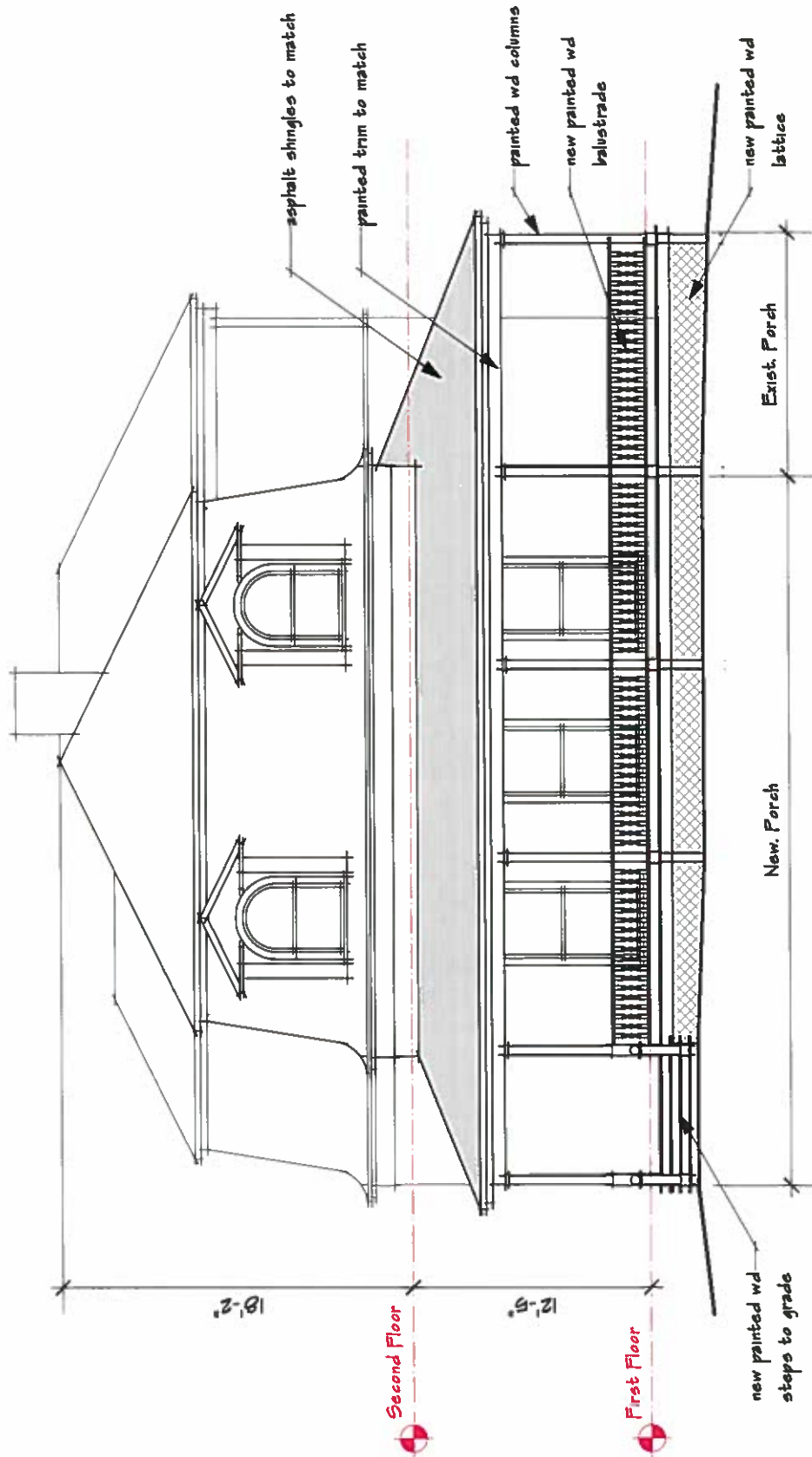


**DIRECT ADJACENT PROPERTY - WEST**  
**110 WEST STREET**





**DIRECT OPPOSITE PROPERTY**  
**115 WEST STREET**



NORTH ELEVATION - WEST ST.

Scale: 1/8" = 1'-0"

**'THE KEDGE'**

PROPOSED HISTORIC PORCH

112 WEST STREET, BAR HARBOR, ME 04609

Fraser Associates Architects, PC

11 Everard, Bar Harbor, ME 04609

3/2/2021



**BRAND**

Craftmade

**DESCRIPTION**

Argent Outdoor Ceiling Light Fixture adds an appealing rustic style designed to withstand the outdoor elements. Available with Clear Seeded glass with a Midnight finish, Clear Seeded glass with an Aged Bronze Textured finish, or Champagne glass with an Aged Bronze Textured, treated with UV guard. Damp location rated.



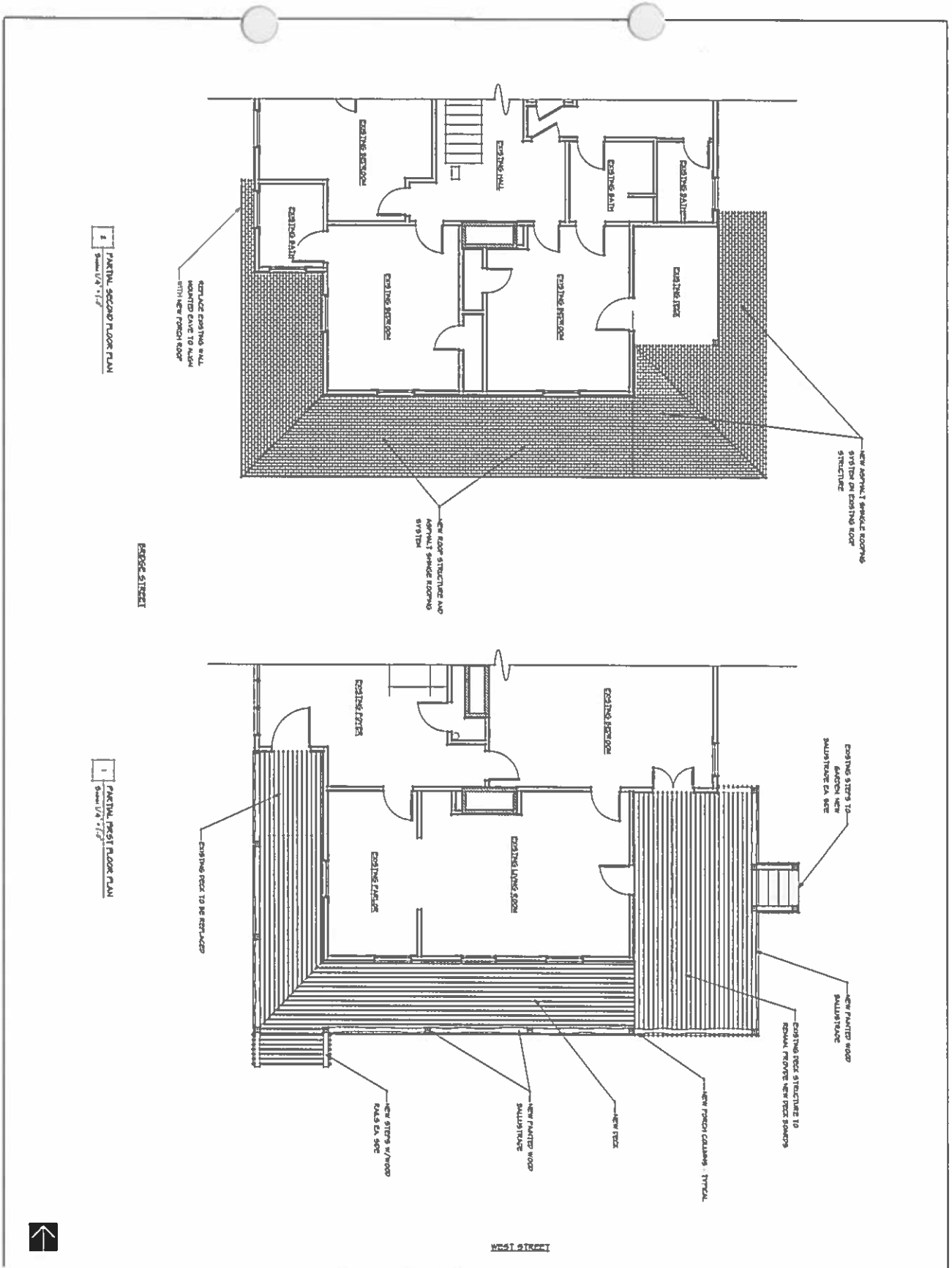
*Shown in: Clear Seeded/Midnight*

<b>SHADE COLOR</b>	N/A
<b>BODY FINISH</b>	Clear Seeded/Midnight
<b>WATTAGE</b>	15W
<b>DIMMER</b>	Incandescent
<b>DIMENSIONS</b>	14"W x 6.5"H
<b>LAMP</b>	3 x B11/Candelabra (E12)/5W/120V LED 3 x B10/Candelabra (E12)/60W/120V Incandescent
<b>ITEM NUMBER</b>	CRF622345

**LOCATION NOTES:**

Approximately 5 close-to ceiling lamps installed under porch soffit, equally spaced to light porch and covered entry ways.

<b>COMPANY</b>	<b>PROJECT</b>	<b>FIXTURE TYPE</b>	<b>APPROVED BY</b>	<b>DATE</b>
Fraser Associa	112 West Stree	Porch Ceiling		3/2/2021



2 PARTIAL SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

1 PARTIAL FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

GEORGE STREET

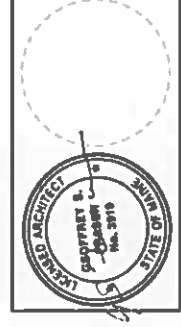
WEST STREET



<p><b>THE KEDGE:</b> RECONSTRUCTION of HISTORIC PORCH Bar Harbor, ME, 04409</p> <p>FIRST FLOOR PLAN</p>		<p><b>Foster Associates Architects</b> 100 Exchange Street, Bar Harbor, Maine 04409 Tel: 207-688-8800</p>	<p>NO. 1</p>	<p>DATE</p>	<p>SCALE</p>
			<p>DATE</p>	<p>SCALE</p>	<p>NO. 1</p>

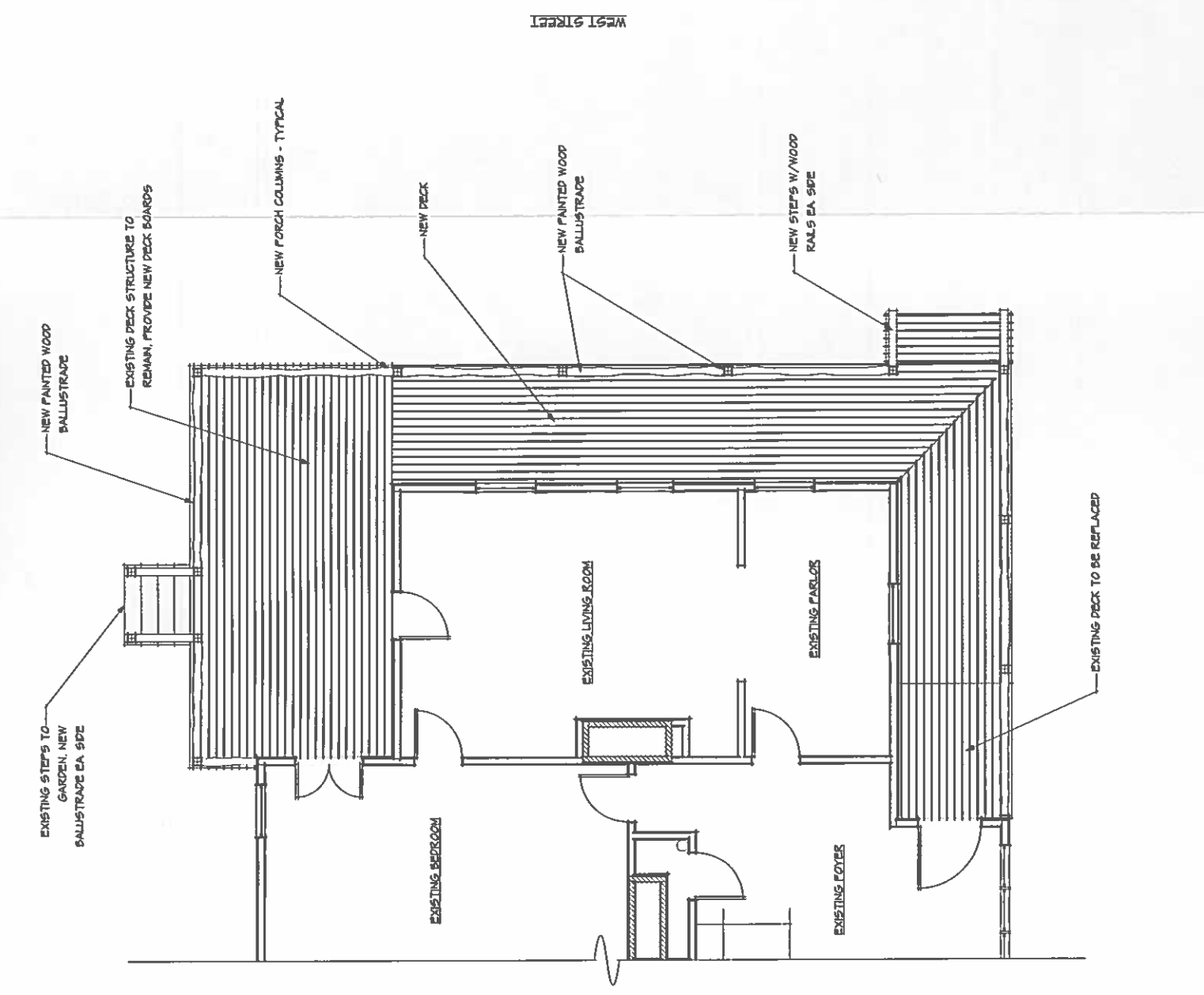
No.	Date	Appr.	Revision Notes
A	3/2/21		ISSUED FOR DESIGN REVIEW BOARD REVIEW - NOT FOR CONSTRUCTION
			Issue Notes

Fraser Associates Architects  
 11 Everett Court • Bar Harbor, Maine  
 207.801.4000  
 Computer

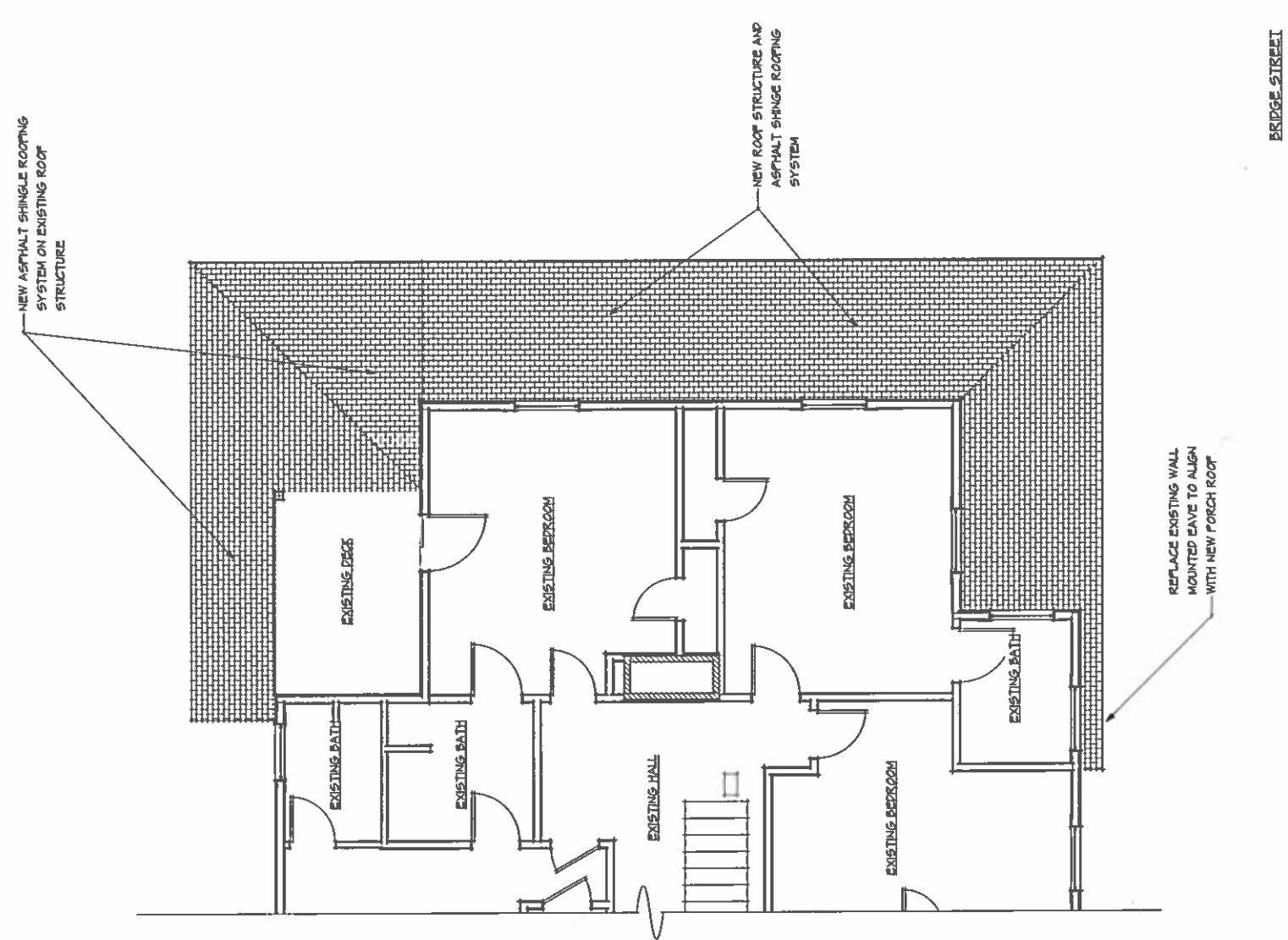


Project Title  
**"THE KEDGE"**  
 RECONSTRUCTION  
 of  
 HISTORIC PORCH  
 Bar Harbor, ME, 04609  
 Sheet Title  
 FIRST FLOOR PLAN

Project Manager G.S. FRIEDRICH	Project ID
Drawn By GSF	Scale
Reviewed By GSF	Sheet No.
Date 3/2/21	A1
CAD File Name	1



1 PARTIAL FIRST FLOOR PLAN  
 Scale: 1/4" = 1'-0"



2 PARTIAL SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

