

January 14, 2025

Kirk F. Mohnney, Director
Maine Historic Preservation Commission
55 Capitol Street, 65 State House Station
Augusta, ME, 04333-00651



Dear Mr. Mohnney,

This letter initiates a Section 106 consultation process under the National Historic Preservation Act (NHPA) regarding Mount Desert Island Hospital's proposed Master Campus Expansion.

Mount Desert Island Hospital (MDIH) is a Maine non-profit, tax-exempt 501(c)(3) corporation with its principal location at 10 Wayman Lane, Bar Harbor, Maine. MDIH operates a 25-bed critical access hospital, licensed by the Maine Department of Health and Human Services.

MDIH proposes to renovate and modernize our existing Emergency Department and Surgical Services unit, as well as replace and/or improve aging infrastructure, including the Main Entrance, Emergency Entrance and Ambulance Entrance. As partial funding for this project, we have been awarded grant #CE1HS54201-01-00 from the Health Resources and Services Administration (HRSA) for Community Project Funding/Congressionally Directed Spending – Construction. Per HRSA's Grant Specific Conditions, we are initiating this Section 106 consultation.

The Master Campus Expansion will enable MDIH to provide modern treatment capabilities, operational efficiencies, and improved access, delivering a safer, higher-quality patient experience. The project scope includes proposed building additions to the Hospital that will address patient, staff, and ambulance entry by providing a new main entry and face to the hospital along Main Street, and new entrances for the Emergency Department and ambulances.

A Stormwater Management Law / Maine Construction General Permit will be filed with the Maine Department of Environmental Protection due to greater than 1 acre of soil disturbance included with this project. The proposed work qualifies as Redevelopment under the Chapter 500 Stormwater Management Rules. This project also requires review and approval by the Town of Bar Harbor Design Review and Planning Boards.

Proposed work for the project is shown on the attached Site Plan. In accordance with MHPC's requirements, we are also attaching the following:

- A 7.5' USGS topographic quad map with the project boundaries clearly and accurately delineated.
- Clear, unobstructed photos of any buildings over fifty years of age that are on, adjacent to, or across the street from the project site and any associated access roads. These images are keyed to the topo map.
- Preliminary site plans and drawings.

A Project Description is also included for your reference.

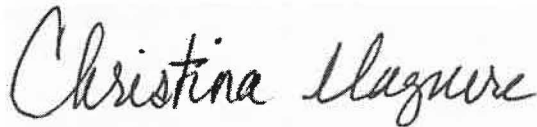
We are grateful to the MHPC for reviewing our project and determining any potential effects on historic resources. For purposes of your response, our valid mailing address is:

Christina Maguire, President and CEO
Mount Desert Island Hospital
10 Wayman Lane
Bar Harbor, ME 04609

If you have any questions, please do not hesitate to contact me via email or phone:
chrissi.maguire@mdihospital.org; (207) 288-5082, x1330.

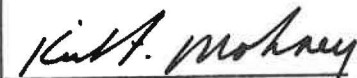
On behalf of my colleagues at MDIH, thank you for your assistance and consideration.

Sincerely,



Christina Maguire, President and CEO

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.



State Historic Preservation Officer
Maine Historic Preservation Commission

1/29/25
Date

MHPC # 0089-25

From: Nessa B. Reifsnyder <Nessa.Reifsnyder@mdihospital.org>
Sent: Thursday, February 6, 2025 2:31 PM
To: Isaac St John <istjohn@maliseets.com>
Subject: Re: [EXTERNAL]Review of proposed construction project at Mount Desert Island Hospital

Thank you so much for your response. We will proceed as you've suggested, and will stop and inform the authorities if any human remains, archaeological materials, or historical artifacts are found on our project site.

Best,
Nessa Reifsnyder

Nessa Reifsnyder
Grant Writer
Office of Advancement
Mount Desert Island Hospital
P.O. Box 8, 10 Wayman Lane
Bar Harbor, ME 04609
nessa.reifsnyder@mdihospital.org
207-801-0504

From: Isaac St John <istjohn@maliseets.com>
Sent: Thursday, February 6, 2025 2:26:56 PM
To: Nessa B. Reifsnyder <Nessa.Reifsnyder@mdihospital.org>
Subject: RE: [EXTERNAL]Review of proposed construction project at Mount Desert Island Hospital

Hello,

We do not have an immediate concern with your project or project site, and do not currently have the resources to fully investigate same. Should any human remains, archaeological properties or other items of historical importance be unearthed while working on this project, we recommend that you stop your project and report your findings to the appropriate authorities including the Houlton Band of Maliseet Indians.

Thank you,

Isaac St. John
Tribal Historic Preservation Officer
Houlton Band of Maliseet Indians
88 Bell Road
Littleton, ME 04730

Classified as Highly Confidential

From: Nessa Reifsnyder [<mailto:Nessa.Reifsnyder@mdihospital.org>]
Sent: Tuesday, December 10, 2024 11:58 AM
To: istjohn@maliseets.com
Subject: [EXTERNAL]Review of proposed construction project at Mount Desert Island Hospital

Dear Mr. St. John,

I am writing on behalf of Mount Desert Island Hospital (MDIH) in Bar Harbor, Maine. In October, we were awarded a grant from the Health Resources and Services Administration (HRSA) to expand and renovate a portion of MDIH's campus in downtown Bar Harbor. In accordance with the terms of the award, we wish to consult with you regarding our project's potential impact on structures or sites of historic, architectural or archaeological significance to the Houlton Band of Maliseet Indians. For your review, I have attached maps and supporting information about the construction project in question.

MDIH was founded in 1897, and our first hospital facility was built on this downtown Bar Harbor site. Over the years, phased expansions of MDIH's campus and facilities have symbolized our longstanding commitment to the community's health needs. Building on our tradition of inpatient care, we've grown into a regional system of outpatient health centers and services, treating 25,000+ patients every year.

With partial support from HRSA, MDIH plans to expand and modernize our existing Emergency Department: improving patient privacy, increasing space needed for patients experiencing mental health crises, and optimizing layout, airflow and safety. A new exterior ED entrance and covered ambulance bay will streamline access to critical emergency services.

The proposed capital work will also improve access and visibility to MDIH's campus via a new front entrance, realigned to face Bar Harbor's Main Street. This element of the construction project is designed to maximize patient flow, centralizing entry to medical suites and in-demand services such as laboratory, pharmacy, and medical imaging.

MDIH's building and renovation plans, developed with extensive community input, will rise to the demand for our renowned medical services, now and in the future. The availability of leading-edge healthcare 24/7 will be safeguarded; we will accommodate patients more spaciously and comfortably; we will respond to our natural surroundings with environmentally responsible and resource-efficient design; and we will continue to prioritize equity and access into our facilities, fully welcoming patients and families of all abilities.

If you need more information or have questions or concerns about this request, please let me know. Thank you so much for your consideration, and for the Houlton Band of Maliseet Indians' stewardship of our region's historical and natural resources.

Best wishes,
Nessa Reifsnyder

Nessa Burns Reifsnyder
Grants Officer
Office of Advancement
Mount Desert Island Hospital
P.O. Box 8, 10 Wayman Lane
Bar Harbor, ME 04609
nessa.reifsnyder@mdihospital.org
207-801-0504

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient only and may contain information that is privileged and confidential. If you are not the intended recipient of this message, you are notified that any use, dissemination, distribution, or copying of this message is strictly prohibited by law. If you received this message in error, please notify the sender at Mount Desert Island Hospital, and destroy all copies of the original message including attachments immediately.

Classified as Highly Confidential



**HRSA FY24 Congressionally Funded Construction Project
Mount Desert Island Hospital Master Campus Expansion Project**

10 Wayman Lane, Bar Harbor, ME 04609

Project Description

Mount Desert Island Hospital is a small community hospital serving the Bar Harbor and MDI community. Renovations and new additions to the hospital are proposed to improve the hospital's capacity and ability to serve its patients.

The project scope includes proposed building additions to the hospital that will address patient, staff, and ambulance entry by providing a new main entry and face to the hospital along Main Street, and new entrances for the Emergency Department and ambulances. The proposed site work will provide additional parking for patients and staff as well as green space. A new curb cut along Main Street is proposed to support the new Main Entrance addition on the West side of the hospital. The new ambulance entrance will be relocated to the easterly façade of the existing building. The ambulance drive will remain from Wayman Lane and be restricted to ambulance and staff only. Ambulance access will slope down to basement level and require a retaining wall and new drainage structures.

Site work in this project includes removal of asphalt in the proposed building addition footprints, installation of proper temporary erosion controls, installation of permanent retaining walls and temporary soil stabilization features, demolition of small buildings and other structures within the project limits, and grading, paving and striping of all parking lots and vehicle access points on the property. Access to the Hospital's main entrance and ambulance entrance shall be maintained throughout the project through coordination between the hospital and contractor. All disturbed areas will be restored upon completion of the project.

A Stormwater Management Law / Maine Construction General Permit will be filed with the Maine Department of Environmental Protection due to greater than 1 acre of soil disturbance included with this project. The proposed work qualifies as Redevelopment under the Chapter 500 Stormwater Management Rules. This project also requires review and approval by the Town of Bar Harbor Design Review and Planning Boards.

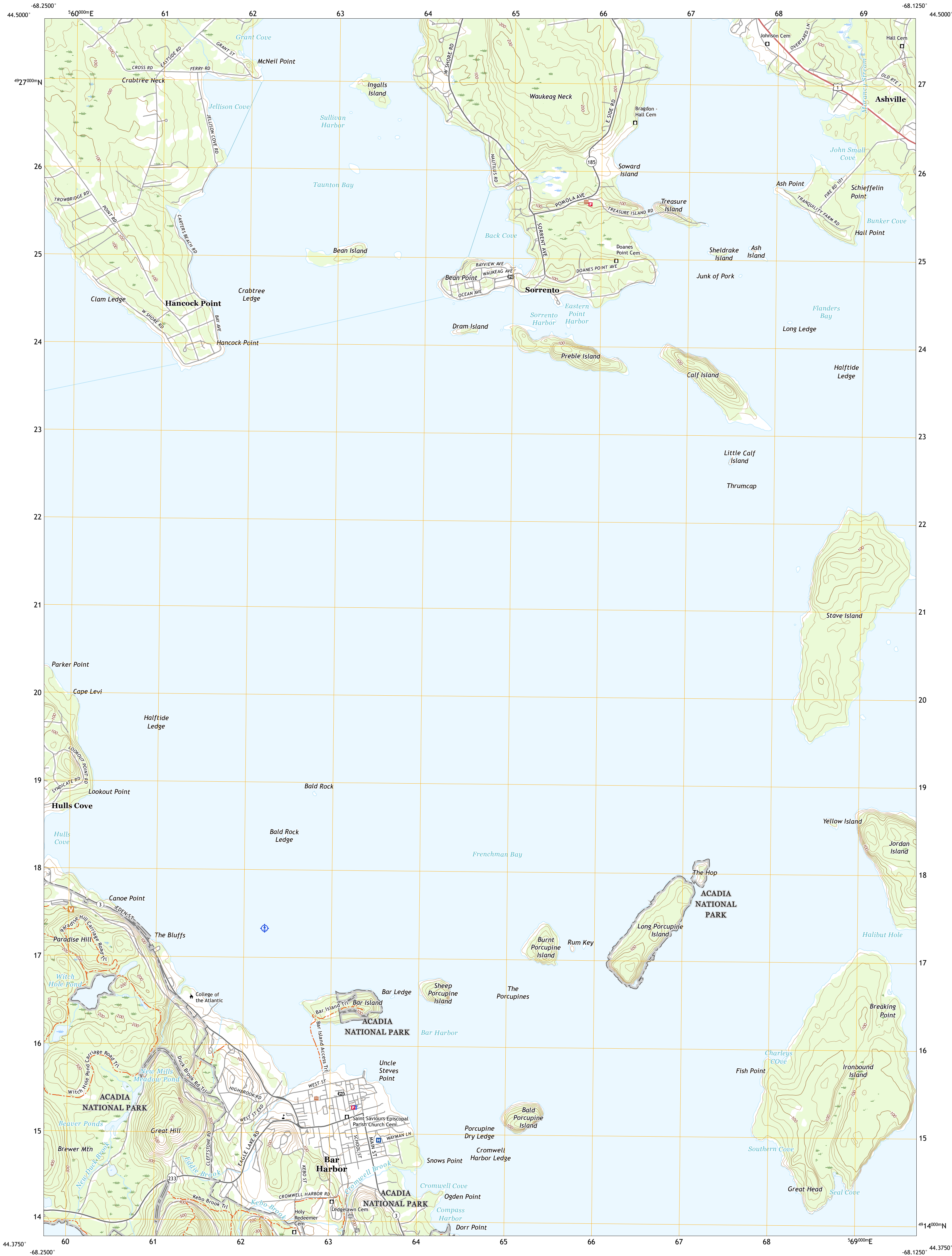
Proposed work for the project is shown on the attached Site Plan, drawing CP101.



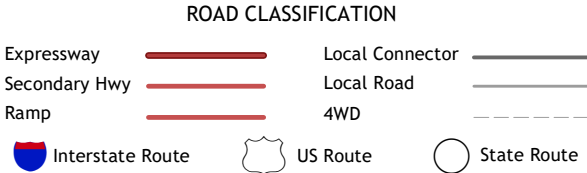
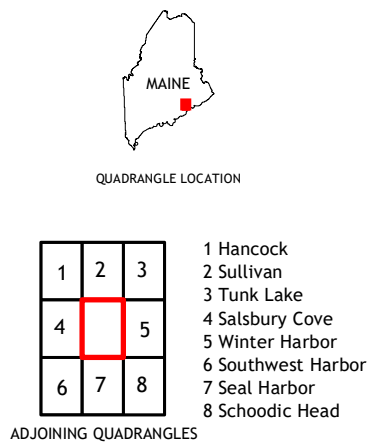
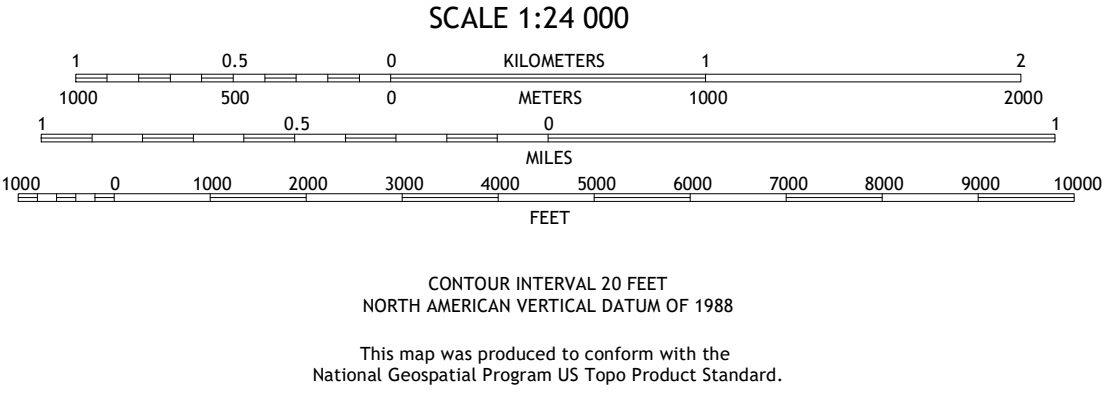
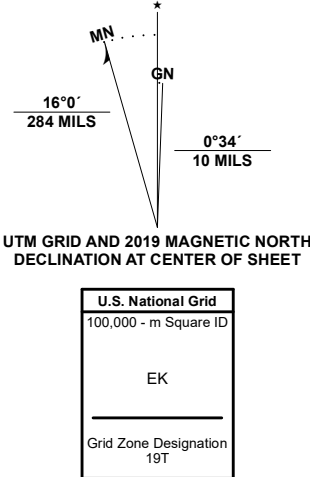
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BAR HARBOR QUADRANGLE
MAINE - HANCOCK COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 18T.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAP, July 2018 - August 2018
Roads.....U.S. Census Bureau, 2017
Names.....GNIS, 1980 - 2020
Hydrography.....National Hydrography Dataset, 1899 - 2019
Contours.....National Elevation Dataset, 2011 - 2019
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Wetlands.....FWS National Wetlands Inventory 1991 - 2003



BAR HARBOR, ME
2021

*7643016369976
NSN
NSA REF NO. U.S. G.S. 2426 0



Photo Orientation Plan

Mount Desert Island Hospital Master Campus Expansion Project
10 Wayman Lane, Bar Harbor, ME 04609

Prepared January 2025

SMRT PROJECT NO. 22005-01
SCALE: 1" = 30'-0"





Photo 1: Main Hospital Building at 10 Wayman Lane



Photo 2: Existing MDI Hospital property at 8 Wayman Lane



Photo 3: Abutter at 2 Wayman Lane



Photo 4: Existing MDI Hospital property (prev. 5 Stanwood Place)



Photo 5: Existing MDI Hospital property (prev. 6 Stanwood Place)



Photo 6: View Easterly toward Hospital from Main Street

Site Photos

Mount Desert Island Hospital Master Campus Expansion Project
10 Wayman Lane, Bar Harbor, ME 04609

Prepared January 2025



Photo 7: View Southwest toward Main Street



Photo 8: View West toward Main Street



Photo 9: View Northwest toward Main Street



Photo 10: MDI Hospital Kogod Center for Medical Education



Photo 11: East side of Kogod Center & house at 292 Main Street



Photo 12: View of MDI Hospital MRI wing and loading docks

Site Photos

Mount Desert Island Hospital Master Campus Expansion Project
10 Wayman Lane, Bar Harbor, ME 04609

Prepared January 2025



Photo 13: Existing MDI Hospital property (prev. 11 Hancock Street)



Photo 14: MDI Hospital Cooper Gilmore Health Center

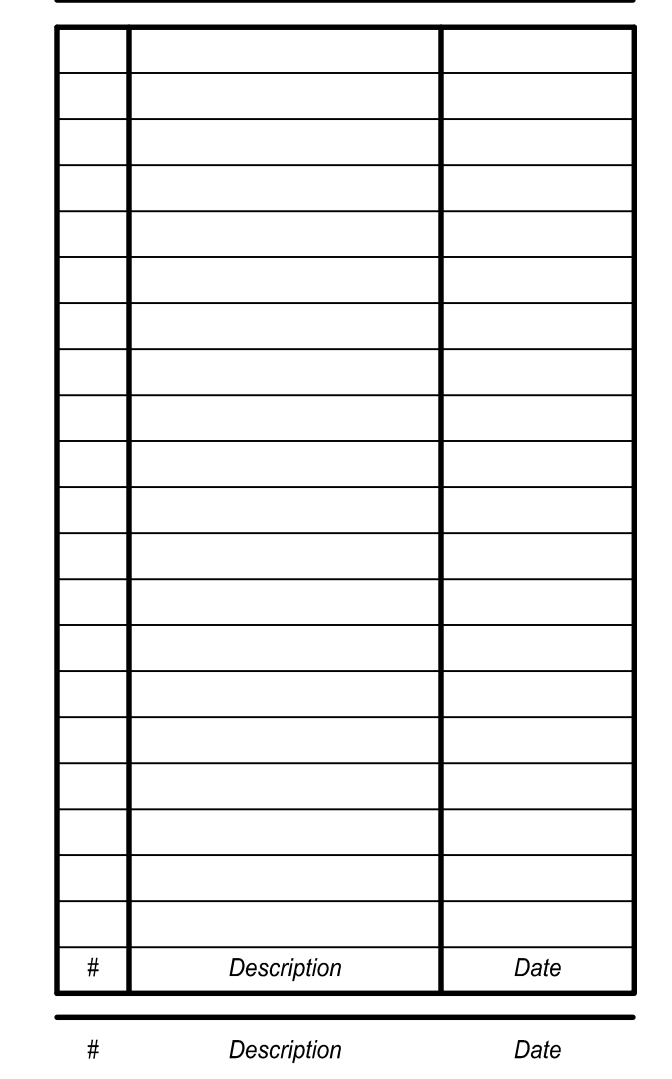


Photo 15: Existing MDI Hospital Main & Emergency Entrance



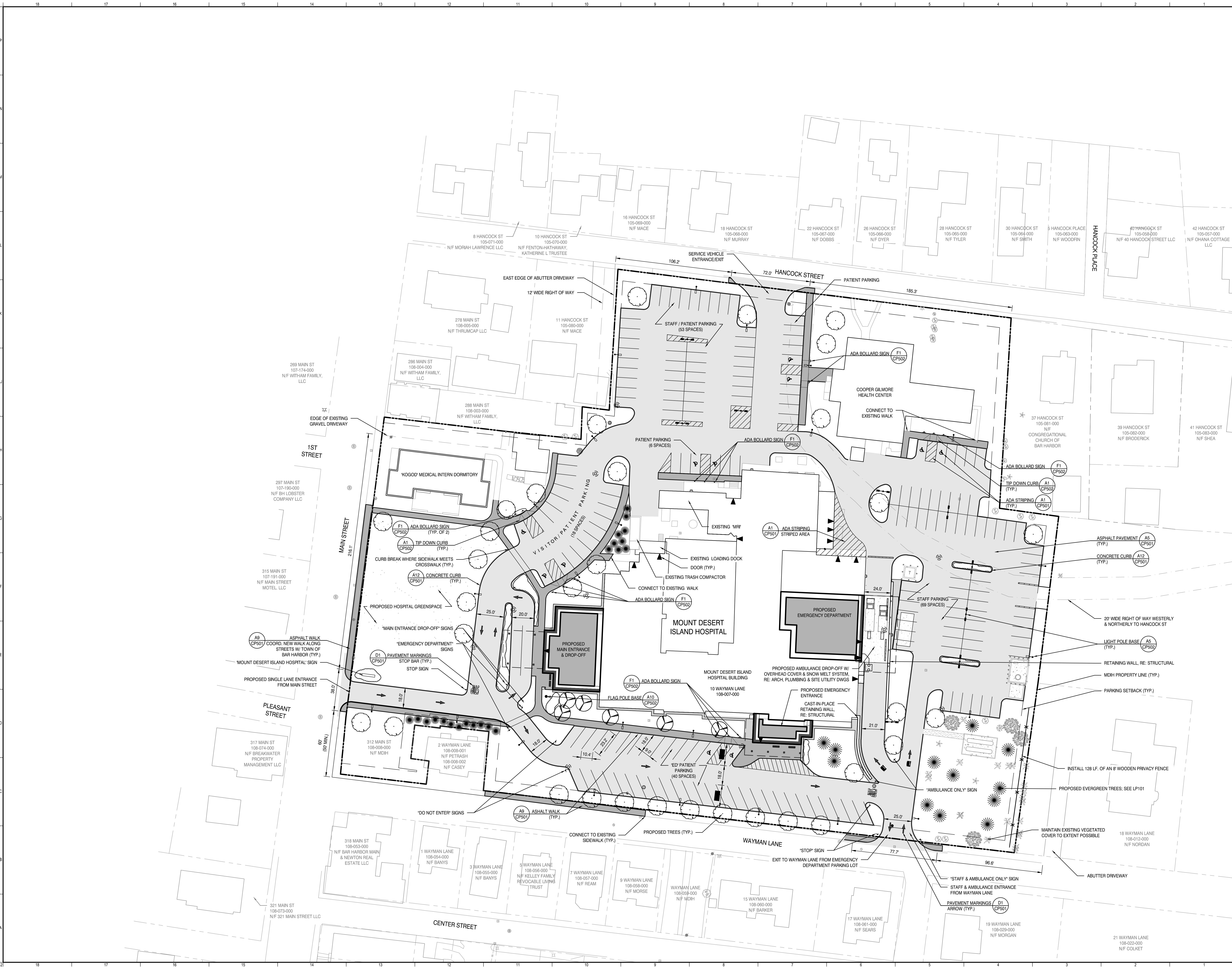
Photo 16: Southeast corner of MDI Hospital Main Building

All reproduction & intellectual property rights reserved
© 2024 SMRT INC.



CP101

NOT FOR CONSTRUCTION



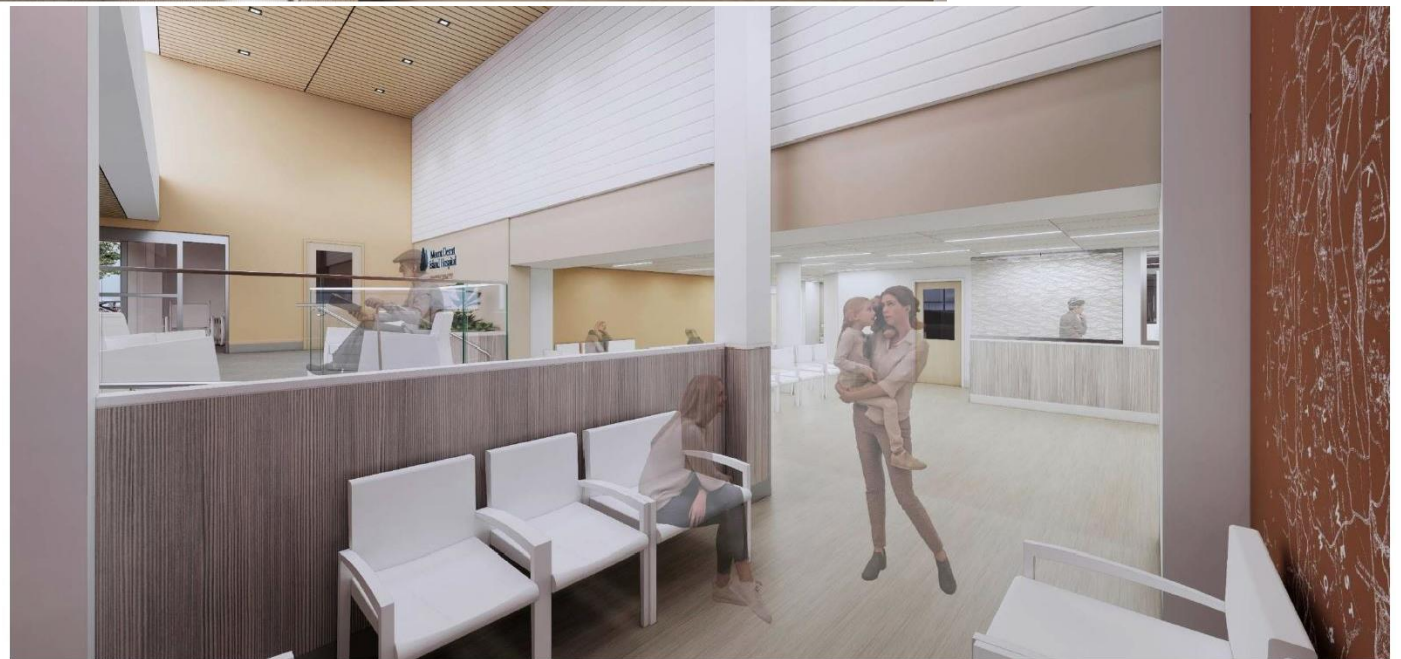
Master Campus Expansion: Architectural Renderings, as of January 13, 2025



1. Proposed MDI Hospital Main Entrance lobby



2. Proposed MDI Hospital Main Entrance exterior, showing new green space



3 and 4. Proposed MDI Hospital Emergency Department entrance and waiting area



5. Proposed MDI Hospital Emergency Department exterior entrance



6. Proposed MDI Hospital Ambulance Entrance



Master Campus Expansion: Architectural Design Approach

The design of the additions, entrances and structural elements of the hospital embodies a thoughtful synthesis of reverence to existing materials and forms, contextual sensitivity, and a commitment to nurturing environments.

The design approach for the main entrance, emergency department entrance, and ambulance entrance additions is grounded in a respect for the traditional legacy of the hospital, while simultaneously establishing a clear and cohesive architectural vocabulary for the entry points. This approach is balanced with careful consideration for the residential scale of the surrounding neighborhood and recognizes the hospital remains an institutional building of a much larger scale than its immediate context.

To achieve the intended result, the design utilizes extended flat roofs acting as “front porches” to the hospital. The introduction of extended flat roofs serves a dual purpose: it pays homage to the pronounced eaves of the existing structure and it mitigates the perceived mass of both the new additions and the existing hospital. By extending beyond the building envelope, these roofs offer protection from the elements, ensure covered ambulance access, and delineate a new visual language for both building entry and site navigation. The proposed design employs staggered roof lines to diminish the visual impact and scale of the additions, while facilitating deeper penetration of natural daylight into interior spaces. This approach responds directly to the residential context, harmonizing the entrances with the pedestrian scale of the neighborhood.

The new entrances subtly contrast with the existing structure through deliberate choices in materiality and window placement. This strategic differentiation enhances the clarity of wayfinding for visitors navigating the site. Materials such as brick and granite are consciously selected from the hospital’s architectural palette and complement the introduction of wood-look siding as a nod to a traditional residential material.

Integral to both the outward expression and interior ambiance is the emphasis on warmth and light. These design principles help create an inviting and therapeutic environment for patients and staff alike. As an example, the use of structural, cross laminated timber not only reinforces the building’s structure but also serves as an exposed interior finish. The material’s natural color and texture contribute a sense of warmth and equilibrium to the exterior facade, the repetition resonating with the wrap-around porches typical of the adjacent residential architecture. Within the interior, its presence fosters an environment that promotes the holistic well-being of patients.

The design approach serves to honor the heritage of the existing hospital, creates clear entry points for wayfinding, reconnects the facility to its surrounding neighborhood, and considers the scale of the pedestrian experience.