

knowlesletter

REAL ESTATE AND VACATION RENTALS

SUMMER 2025



IOD WORLDS 2025
NEWLY RENOVATED!
NORTHEAST HARBOR FLEET HOUSE

BUILDING
FEATURE
ELLIOT ARCHITECTS, ZERO ENERGY HOMES

THE CRITERION IS BACK!
LOCAL MUSIC SCENE
SUPPORT LIVE MUSIC

1 SUMMIT ROAD BOX 367 NORTHEAST HARBOR MAINE 04662 207.276.3322

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Image by Wythe Ingebritson

Front cover: Tom Fremont-Smith's "Live Yankee" (24)



Image by Wythe Ingebritson

John Henry's "Gambler" (21)

The Knowles Company "Knowlesletter" content and design is in collaboration with our MDI community, local businesses, in-house staff and The Knowles Company brokers.

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Luann Yetter, Maine writer and Social Historian

Fleet Progress Live Cam





International One Design

Bringing the IOD World Championship Home

Northeast Harbor is set to host the International One-Design (IOD) World Championship from September 6 to 12, 2025. This prestigious sailing event will bring together top sailors from around the globe to compete in the iconic waters of Mount Desert Island.

The IOD class, renowned for its elegant design and competitive spirit, has a rich history in Northeast Harbor. In 1938, the local fleet received its initial batch of 14 boats, marking the beginning of a longstanding sailing tradition in the area. Today, the Northeast Harbor Fleet boasts nearly 30 IODs, making it one of the largest and most active fleets worldwide. These vessels, with their distinctive long overhangs and graceful sheers, are a familiar and cherished sight in the local waters.

The upcoming championship is expected to attract a diverse array of competitors from various IOD fleets, including those from Bermuda, Norway, Sweden, the United Kingdom, Canada, and several U.S. regions such as Fishers Island, Marblehead, Nantucket and Gibson Island. This convergence of international talent underscores the global appeal and camaraderie inherent in the IOD class. Northeast Harbor has previously demonstrated its capability to host such esteemed events, having organized the IOD World Championship many times, most recently in 2017. The area's unique sailing conditions, characterized by rolling fog, shifting winds, and the scenic backdrop of Maine's rugged coastline, offer both challenges and rewards for participating sailors.

The local community is eagerly anticipating the championship, viewing it as an opportunity to showcase the region's rich maritime heritage and hospitality. The event is expected to draw spectators and sailing enthusiasts, contributing to the vibrant atmosphere that surrounds competitive sailing in Northeast Harbor. One unique aspect of the IOD World Championship is that the visiting crews are hosted in the homes of the local community, and the event is looking for volunteers. If you would like to get involved in this – or any other way, please email the event organizers at iodworlds25@gmail.com.

As the championship approaches, both participants and spectators are encouraged to stay informed about event details and schedules through the Northeast Harbor Fleet's (<http://nehfleet.org>) or the official IOD World Class Association's (<https://iodwca.org>) websites.

The 2025 IOD World Championship promises to be a highlight in the sailing calendar, celebrating the enduring legacy and international spirit of the International One-Design class.

History and Design

(IOD) is a single-design racing sailboat designed in 1936 by Bjarne Aas and Corny Shields. It's known for its classic lines and consistent performance, and while the original design is over 80 years old, it remains a popular choice for vintage racing and cruising. Modern IOD boats are built to the original specifications, with a focus on preserving the classic design while utilizing modern construction techniques.

Key Features of the IOD Design:

- Length: 33' 2" (10.11m)
- Length at waterline: 21' 5" (6.53m)
- Draft: 5' 4" (1.63m)
- Beam: 6' 9" (2.06m)
- Sail Area: 426 sq ft (39.6 sq m)
- Displacement: 6,800 lbs (3,084 kg)
- Construction: Originally wooden, with modern fiberglass and composite versions
- Purpose: Racing and cruising

Evolution of the IOD:

- 1936: The original IOD was designed and built.
- 1946: The class organization was formalized to ensure the single-design nature of the class.
- Late 1960s: Fiberglass construction began.
- Today: The IOD is still raced and cruised, with authorized builders producing both wooden and modern composite versions.



"Sailing in the waters off Mount Desert Island is something truly special. The bold shorelines, the backdrop of Acadia's mountains, the diverse flora and fauna, and the intricate dance around the many surrounding islands—it's a world-class experience. But what makes it even more meaningful is the community.

Within the Northeast Harbor Fleet, you'll find fierce competitors on the water and dear friends off of it. Our 'Après-Race Tea' tradition at the Fleet House brings us together to relive the day, share stories, and build lasting friendships in true Rusticator spirit.

I've been lucky to grow up in this community—starting in rowing class, progressing through sailing school, racing college 420s, sailing aboard the *Westward with SEA*, and competing in big boat regattas. It all led to a lifelong dream: In 2021, Team Live Yankee #24, made up of six Northeast Harbor Fleet sailors, proudly won the International One Design World Championship in Bermuda.

We're honored to bring the IOD Worlds to Northeast Harbor this September. It's a celebration of tradition, sportsmanship, and the exceptional sailing culture we're so proud of. I'm especially grateful to The Knowles Company for being an event sponsor."

A perspective from Rob Van Alen, Affiliate Broker with The Knowles Company



IOD 2025 Our Northeast Harbor 20 Teams

SEPTEMBER 6-12, 2025

	Sailors	Class	Boat Name	Club / Org
	Rolf Andreasson			
	John Hansson			
	Torsten Samuelsson			
1	Viktor Thedin	IOD	Nehalennia	IOD FLEET SWEDEN
	John Burnham			
	Beth Scholle			
	Oliver Parsons			
	Jennifer Parsons			
2	Bob Hunte	IOD	Team Norwegian Wood	Fishers Island Yacht Club
	Patrick Cooper			
	Bill McNiven			
	Martin Siese			
	Andrew Butterworth			
3	Melinda Bessey	IOD	None	Bermuda IOD Class
4	Carolyn Corbet	IOD	None	Marblehead
	Espen Eggen			
	Gjermund Antonsen			
	Stian Langaard			
5	Eva Andersson	IOD	Iodine	Fredrikstad YC
6	Jonathan Farrar	IOD	Zallee	Defending Fishers Island
	Tommy Fremont Smith			
	Thomas Fremont-Smith			
7	Rob VanAlen	IOD	Live Yankee	NEH 4
	Christopher Gould			
	David Poor			
	Matt Fremont-Smith			
8	Phil Cox	IOD	Nantucket	Nantucket IOD Fleet Assn
	Ryan Donahue			
	Don Kraftson			
	Lisa Brown Ehrhart			
9	Peter Ill	IOD	Silver Spray	NEHF
	Ray Desilva			
10	Colin James	IOD	None	Bermuda IOD class
	Hans Johansson			
	Henrik Hansson			
	Tomas Wängberg			
12	Ola Sandahl	IOD	BlueS	IOD
	Ned Johnston			
	Bill Smith			
	Otto Smith			
	Stephen Linscott			
13	Alex Donahue	IOD	None	NEHF
	Anton Karlsson			
	Andreas Karlsson			
	Magnus Ullman			
	Peter Lundgren			
14	Per Algotsson	IOD	Isegran	Stenungsund YC
	Peter McCausland			
	Reed Baldrige			
	Steve Mead			
	Graham Kilvert			
15	Peter Ernst	IOD	Golf	Nantucket Yacht Club
	Adrian Winkelman			
	Aidan Boni			
	Lucia Loosbrock			
	Reid Wishner			
16	Greg Mancusi-Ungaro	IOD	None	Marblehead3
	H Wes Maxwell			
	Henry Maxwell			
	Richard Formica			
	Will Cox			
17	William Mackay	IOD	Ginch	Fishers Island
	John Henry, Jr.			
	Scott Lawliss			
18	Chad Thieken	IOD	Gambler	NEH
	Peter Wickwire			
	Dan MacMillan			
	Holly MacMillan			
	Savannah Taylor			
19	Jasper Waldman	IOD	Storm	Chester IOD Fleet/CYC
	Ann Widnall Vawter			
	Charles Richter			
	Bill Widnall			
	Matthew Lindblad			
	Hanna Vincent			
20	Alex Fee	IOD	Javelin	Eastern Yacht Club



Images by Sue Charles Studio

LILI PEW

“hike in the park”

by Lili Pew



A hike in the Park, is a gift for all who step away from the busy life, and are present, in the moment, to breathe in the fresh air of mountains and sea, of woodlands and moss, and listen to the natural world. My earliest memories of hiking in the Park were with my family, as a little girl trying to keep up with my three brothers as they raced up Bald Peak, or running the trail to Jordan Pond House from Northeast Harbor to be the first in line for a popover and lemonade, or leaping from boulder to boulder up Sargeant Mountain to be the first in the Pond at the summif for a cooling swim! Many years and decades have passed by since those early days. Now, my hikes in the Park have changed from the desire to be the first to a summit, to hikes of gratitude for the place I call home. Each time I venture into a quiet place be it in Acadia or Land and Garden Preserve trails, I plan my route, check the weather and conditions, communicate my expected start and end time on the route with a loved one, and set out with a day pack ready for adventure and peaceful moments away from a busy world. Mindfulness opens my awareness of the sounds of nature, birds, trees and wind, water flows in stream and brooks, and I embrace the vistas of the views as they unfold before me. Each step shares familiarity of past hikes with friends and family. Each step brings a new memory to savor, as nature fills my soul. Each step reminds me of my responsibility to be steward of the land, leave it better than I found it, and always give back by volunteering and supporting the community of MDI that we cherish and share with thousands over the summer months. Sometimes my steps as quick as I go at pace to a rescue as a Member of MDI Search and Rescue and help bring someone to safety with my teammates. My hike in the Park may be short or day long, but always one I am grateful be able to do, as this is my precious Park that gives me purpose and joy!



MDI Search and Rescue
P.O. Box 493
Bar Harbor, ME 04609



Hulls Cove Visitor Center
25 Visitor Center Road
Bar Harbor, ME 04609



The Criterion!

WHAT GREAT NEWS!

"The Criterion is undergoing a transformative phase, with renovations and new leadership aiming to revive it as a cultural hub. Summer 2025 promises a vibrant lineup post-reopening!

The nonprofit board voted on April 13, 2025, to transfer the theater's assets to the Harper House Music Foundation, a new nonprofit led by longtime Bar Harbor summer residents Stephen and Allison Sullens. They pledged \$1 million for operations, programming, and preservation.

The theater is slated to reopen in June 2025 under this new partnership, with a focus on community-centered performing arts.

"In terms of the Criterion Theatre, we plan to build a legacy for the theater with its iconic value and fundamental role in the MDI community," said Allison Sullens. "I believe it's important to support the programming of the Criterion to create a space for artists to flourish and the community to access the arts." Future operations Harper House Music Foundation hopes to open the Criterion's doors in early June. It plans to hire an executive director, with input from a cross-section of community members, to grow the theater's programming and staff while fundraising and expanding community outreach.

"Right now, we are just getting the dust out of the theater. Our immediate goals are to build a management team that has experience with running nonprofits and theaters to look at how we can realistically program and fundraise," explained Allison.

Local business owner Michael Boland led the restoration of the theatre in 2014, backed by a \$2 million gift from an anonymous donor. Boland returns as the Criterion's interim director, working alongside General Manager Beverley Guay to establish staffing and food and beverage operations.

"Michael brought this idea to us," said Allison. "He's been so generous with his time. We could never turn the lights back on without him."excerpt from Isabella Wellman-Webster (Mount Desert Islander)



Stephen and Allison Sullens owners of the Harper House Music Foundation, are the new owners of The Criterion in Bar Harbor.



IMAGE ELLSWORTH AMERICAN



MISSION :

Rooted in the belief that music is a vital and universal source of connection, joy, and meaning, Harper House Music Foundation (HHMF) seeks to be an agent of change by facilitating efforts that help artists share their work, lead stable and healthy lives, and preserve their unique legacies.



THE CRITERION 1932 ...continued

Resplendent with Art Deco decor, and boasting a floating balcony. Ba state-of-the-art Graybar "Inter-Phone" system, and a basement "speakeasy," the Criterion Theater was a marvel of design and modernity in its time. It is one of two existent Art Deco theaters in Maine, and the only one that retains its original auditorium, without having been split or divided.

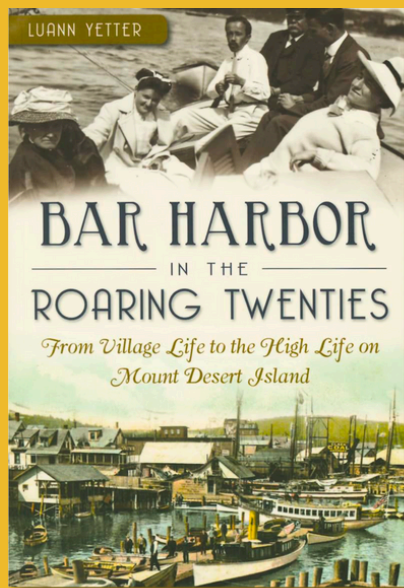
Roy G. Blake was hired in 1933 as Projectionist by George C. McKay, Sr. and the Criterion's first Manager, Richard Wellman. He had previously served as Projectionist at the Comique Theatre in Camden and the Star Theater in Bar Harbor (both silent film theaters). In the mid-1950's he served as Criterion's Manager, and was a member of the Bar Harbor Congregational Church.

Betty Jane "B.J." (Noyes) Morison and her husband Peter G. Morison bought the Criterion from George C. McKay, Sr.'s daughter, Dr. Marguerite McKay Dwyer and her husband Dr. Clement Story Dwyer in 1966, and maintained ownership until 2001. B.J. was known for her intolerance for tomfoolery in the theater, and would demand that people spit gum into her open palm while she collected tickets at the entrance! She and Peter regularly hosted the MDI Film Club at the theater, and welcomed the lifting of the Motion Picture Production Code, which was replaced by the MPAA Film Rating System in 1968.

The theatre was sold two more times between 2001 and 2014, first to private ownership and then to a nonprofit organization. Unfortunately, due to financial hardship, the theater was closed for some time towards the end of this iteration. Fortunately, in late 2014 one of the theatre's former owners, Michael Boland, rallied forces and organized a new nonprofit entity, bolstered by a generous \$2 Million donation from an anonymous donor. Work began immediately thereafter to restore the theater to its former glory, including repairing major structural issues, installing a digital projector, reupholstering the seats, matching the original carpet, wall panels, and sconces, re-painting the ceiling, and incorporating many other thoughtful details. (excerpt from The Criterion website)

"BAR HARBOR IN THE ROARING TWENTIES"

By Luann Yetter



Luann Yetter: Maine Writer and Social Historian

Luann Yetter is an author and writing instructor at the University of Maine at Farmington, specializing in Maine's local and social history. Her work explores the state's cultural heritage, from Portland's maritime past to the glamour of Bar Harbor in the 1920s.

Key Works

1. Portland's Past: Stories from the City by the Sea (2011)
 - Chronicles Portland's history, from its early settlers to its role in the Underground Railroad and maritime trade.
2. Bar Harbor in the Roaring Twenties (2015)
 - Highlights the Jazz Age transformation of Mount Desert Island, featuring rumrunners, elite summer residents, and local winter traditions.
3. Remembering Franklin County (2009)
 - Focuses on the Sandy River Valley's pioneer life, oddities, and notable events, like the 1869 flood.

Career Highlights

- Teaching: Yetter teaches writing courses at the University of Maine at Farmington, including classes on local history, journalism, and even Bob Dylan's influence on American music.
- Blogging: She maintains a blog (Silver Spin) with essays on history, music (especially Dylan), and student projects, such as a high schooler's research on Weld's folk art scene.
- Community Engagement: Her books are sold in independent Maine bookstores, and she encourages supporting local shops.

Personal Style & Interests

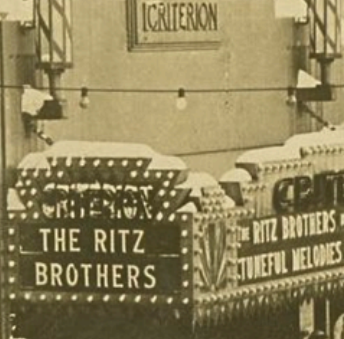
- Lives in an 18th-century house in a small Maine town, drawing inspiration from its history.
- Passionate about Bob Dylan, weaving music analysis into her teaching and writing.
- Advocates for preserving regional stories, often collaborating with students and historical societies.

Luann's books are available at Sherman's in Bar Harbor and online at Amazon.com



About Luann Yetter
"Do you remember lying in bed with the covers pulled up over your head, radio playing so no one could see?" (The Ramones) Yes, I do. And I remember the Beatles on the Ed Sullivan Show. And I believed in the magic of rock 'n' roll. Funny thing is, I still do. Somehow I never grew out of my fangirl phase. In recent years I've enjoyed writing local history books. But after three successive publications, I took a break. And then I realized that without deadlines or contracts, what I really want to write about is music.

The Criterion SUMMER EVENTS+



1932 THE CRITERION OPENING

Bar Harbor's **Criterion Theatre** opened at 7 o'clock p.m. on Monday, **June 6th, 1932**. The lavish opening night lasted from 7pm until after midnight, and drew nearly 2,000 people to two separate shows, each of which featured a speech by Julien Emery - chairman of the Board of Selectmen, live music by a seven-piece orchestra, vaudeville acts, and a screening of "Arsene Lupin," starring John & Lionel Barrymore, and Karen Morley. In the opening ceremony, a large basket of flowers was given to George & Ethel McKay, and congratulatory telegrams from stars such as Greta Garbo, John Gilbert, Joan Crawford, and John Barrymore were read aloud. Harry A. Smith, "well known in Portland and New York theatrical circles," was the director of the opening shows.

George C. McKay, Sr., founder of the Criterion Theatre, had previously served a one-year term at the Bangor jail beginning in August of 1923, sentenced by US District Court justice John Andrew Peters for violating the Volstead Act (for bootlegging). His friend Daniel Herlihy, the "Rum King" of early 1920's Bar Harbor, was sentenced to federal penitentiary in Atlanta, Georgia for a one-year term. Their indictments, along with that of Malvern Greenhouse owner John Stalford and several other bootleggers from the Southwest Harbor area were pursued by deputy customs collector Howe Higgins, District Attorney Frederick R. Dyer, and Maine Governor Percival Baxter, who promised to rid Maine of "the whole brood of liquor offenders" in his 1923 inauguration address.

For the record, it must be noted that Mr. McKay went on to become an upstanding citizen of Bar Harbor, as a member of St. Saviour's Episcopal Church, the MDI Lion's Club, and the Hayseiders. He and his wife, Ethel Thomas McKay, also served as gracious hosts for sundry local events at the Criterion, including those for the Civilian Conservation Corps (C.C.C.), the Relief Association (for Depression-era unemployed), the annual "Community Santa Claus Fund" drives, the March of Dimes, The American Legion (Post 25), Amateur Vaudeville Shows, Brownie Troop #17, and the Jackson Memorial Laboratory.
by... Luann Yetter "Bar Harbor in the Roaring Twenties"



The Knowles Company Vacation Rental Agents - Back: Keri Hayes, Blakeslee Bell/Edward
Front: Marla Jones, Kate Chaplin, Nikki Hooper.

WHAT'S HAPPENING THIS YEAR!

Our dedicated vacation rental team is proud to live and work on Mount Desert Island, and it shows in how we connect with the people we work with. As the only rental agency with five full-time dedicated rental agents on the island, we combine deep-rooted local knowledge with an unwavering commitment to providing exceptional service to homeowners and guests alike. From serving on local school committees and coaching youth sports teams to volunteering with local nonprofits and participating in community events, our agents are active contributors to the vitality of the island. This local involvement makes them more informed rental agents, and The Knowles Company takes pride in nurturing a team that embodies the warm, community-first spirit we're known for. We value your trust and partnership and are dedicated to ensuring a seamless, profitable, and stress-free rental experience for every homeowner and traveler.





Amanda Rector

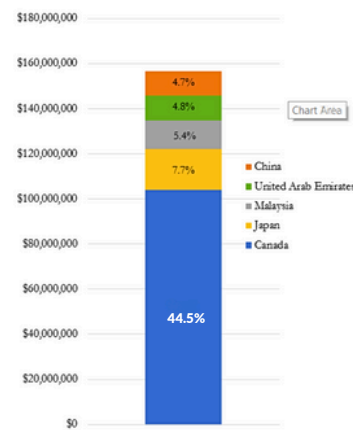
State Economist for Maine

Amanda Rector is the State Economist for Maine. In this capacity, she conducts ongoing analysis of Maine's economic and demographic conditions to help inform policy decisions. Amanda is a member of the State of Maine's Revenue Forecasting Committee and serves as the Governor's liaison to the U. S. Census Bureau. She started working for the state in 2004 and has been State Economist since 2011. She earned a BA in Economics from Wellesley College and her Master's in Public Policy and Management from the Muskie School of Public Service at the University of Southern Maine. Amanda is originally from mid-coast Maine and now lives in Union with her family.

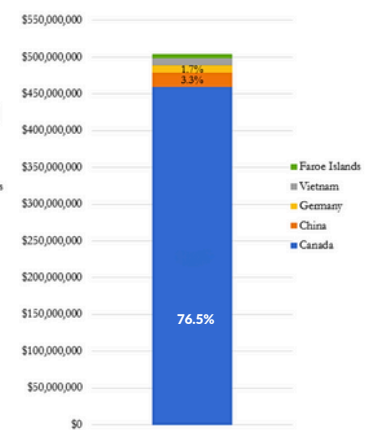
WHAT ARE THE AGES OF THE GENERATIONS IN 2025!

- **The Greatest Generation:** Roughly born between 1901 and 1927.
- **The Silent Generation:** Roughly born between 1928 and 1945.
- **Baby Boomers:** Roughly born between 1946 and 1964.
- **Generation X:** Roughly born between 1965 and 1980.
- **Millennials (Generation Y):** Roughly born between 1981 and 1996.
- **Generation Z (Gen Z):** Roughly born between 1997 and 2012.
- **Generation Alpha:** Roughly born between 2013 and 2024.
- **Generation Beta:** Roughly born between 2025 and 2039.

Value of exports to top 5 export partners



Value of imports from top 5 import partners



3.6 Housing

3.6.1 Sales

The number of home sales in Maine increased by 6.5% in February 2025 compared to February 2024. The median sale price in Maine was \$381,500, a decrease of 0.9% from January and an increase of 9.0% year-over-year.

Maine Median Sale Price



Shop Northeast Harbor

GREAT PLACES IN TOWN TO DINE AND SHOP

TIM MURPHY STUDIO



MILK AND HONEY



THE SALT MARKET



SHAW CONTEMPORARY JEWELRY



COLONELS RESTAURANT AND BAKERY



THE KIMBALL SHOP



Featured Listing SHELL HEAP



NORTH



SOUTH

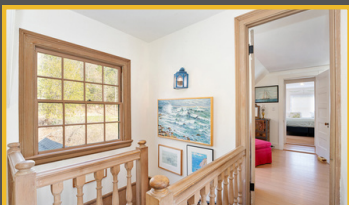
NORTHEAST HARBOR

Making its debut on the open market for the first time in nearly a century, Shell Heap is a truly exceptional legacy property nestled on the shore of Northeast Harbor. Offering panoramic water views spanning south to west from the Western Way to the inner harbor allowing for dynamic sunsets. Additionally adorned with a rare and exceptional private beach presenting hours of enjoyment as you watch the tide roll in & out.

Originally constructed in the late 1800s for rusticator Joseph Curtis, this enchanting estate has been in the same ownership for generations and now presents a once-in-a-lifetime opportunity for its next stewards.



LIVING ROOM, SOUTH



2ND FLOOR, SOUTH

NORTH AND SOUTH

Set on a generous waterfront parcel with over 3 acres, Shell Heap comprises two distinct residences—Shell Heap North and Shell Heap South—a classic boathouse, along with a three-car garage, and a small storage shed. With pristine shoreline, this property offers both seclusion and convenient access to the village of Northeast Harbor and nearby trails of Acadia National Park.

Shell Heap North, the original residence, embodies timeless charm and comfort with its circa 1800's craftsmanship, offering 4 bedrooms, 3 bathrooms, and a delightful stone terrace ideal for outdoor dining to enjoy ocean views and gorgeous sunsets.

Shell Heap South, originally designed as staff quarters and a study, has been renovated into an independent, gracious home. This residence offers a stately living room with a floor to ceiling window, a charming kitchen, 4 bedrooms, and 2.5 baths. The harbor-facing porch blends rustic character with relaxed, modern living as it looks out over the boathouse to the beach.



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NORTH AND SOUTH

Just 2 miles from town, this idyllic estate is a gateway to Mount Desert Island's finest offerings — hiking, carriage trails, renowned gardens, and boating adventures. Thuya Gardens is a short distance away as the property is nicely situated just across from Thuya Drive. Whether as a generational compound or a seasonal sanctuary, Shell Heap is a rare and remarkable coastal treasure.



LIVING ROOM, NORTH



BEDROOM, NORTH

Exclusively listed by
The Knowles Company
Offered at \$6,200,000

MLS# 1623168

Shown By Appointment Only
(207) 276-3322





Visit us for more news!
Click the image below or Scan Me.



Join us and help protect Acadia
National Park for future generations.

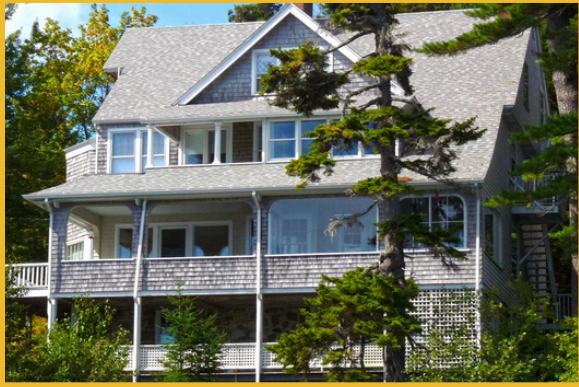


FAMOUS FOOTSTEPS

VACATION RENTALS WITH A STORIED PAST

For more than a century, Mt. Desert Island has hosted celebrities, dignitaries, and even presidents on occasion, and for good reason! Even the rich and famous want to explore all the splendors Acadia National Park has to offer! Some of our favorite rental homes have seen notoriety within their walls, and so we thought it would be fun to share a brief look at a few of them!

OVEREDGE



This classic shingle-style home was built for Daniel Coyt Gilman, an early president of Johns Hopkins University and founder of Baltimore's Gilman School. He also advised Northeast Harbor on its high school curriculum, leading the village school to be named "The Gilman School" in his honor.



THE BAYVIEW



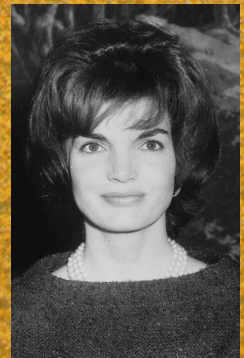
This "grande dame" of estates on Bar Harbor's shores was built for Major George G. McMurtry, a Medal of Honor recipient who was one of Teddy Roosevelt's "Rough Riders" as well as a member of the "Lost Battalion" during World War I.



REDWOOD



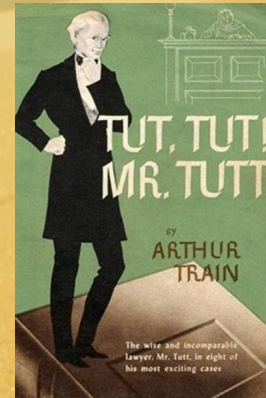
Built in the Queen Anne style, this historic estate in Bar Harbor was owned by the Auchincloss family and frequented by Jackie Kennedy Onassis as a child with her stepfather, Hugh Auchincloss.



SOL'S CLIFF

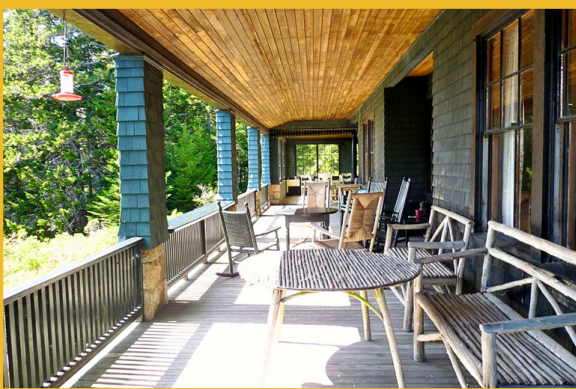


This survivor of the 1947 fire was originally built by Arthur Train, a noted New York attorney and crime writer, whose works were made into popular films in the 40s and 50s. For many years, a portrait of his father-in-law,



Benjamin Kissam, hung in the dining room and was reportedly painted in 1890 by none other than John Singer Sargent, yet remained unsigned. According to an Atlantic Monthly article written by Train, Sargent was attending a luncheon at Sol's Cliff in 1921 and admired the portrait forgetting that it was his own work, even after his host pointed out that he had painted it. Upon close examination, he recognized his unique technique of outlining a white handkerchief in green, a result of his astigmatism. Using Train's daughter's paint set, Sargent removed the painting from its frame and signed it on the spot, claiming, "A hundred years from now, there'll be a battle between experts as to the authenticity of this picture. They will be able to prove from the condition of the paint that, while the portrait was made in 1890 and is so dated, it was not signed until 1921. However, that needn't worry us now. Let 'em fight it out among themselves when the time comes!"

ELIOT COTTAGE



Built by Charles W. Eliot for his son, Samuel A. Eliot, who served as a minister and first president of the American Unitarian Association, Eliot Cottage played host to many scholars and dignitaries throughout its storied history. Within the pages of its Guest



Book is the signature of Henry James, noted American-British author, who was a houseguest as a young man. One wonders what role Mt. Desert Island might have played in the creation of stories such as *The Turn of The Screw*, *Portrait of a Lady*, and *The Ambassadors*. The Eliot Cottage remains in the Eliot family to this day!

WILLOWBROOK



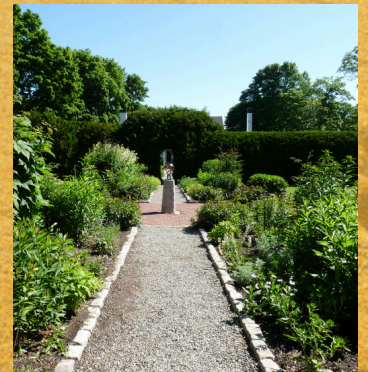
Serving as the home to Abraham
Somes, the first permanent settler
of Somesville, Willowbrook has
hosted Thomas Berger, author of
Little Man, Big Man, as well as
noted poet Elinor Wylie.



MOORE GUEST COTTAGE



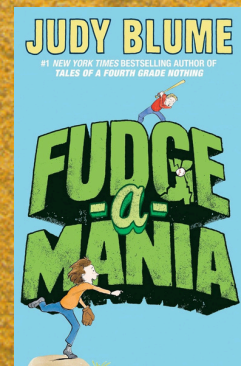
This sweet home is the guest
cottage to a larger family
property that boasts an
exquisite garden originally
designed by Beatrix Farrand, of
significant renown as the first
nationally recognized female
landscape architect. Her work
and influence can be seen
throughout Mt. Desert's
carriage trail systems, the Abby Rockefeller Garden in Seal
Harbor, as well as many public gardens including Dumbarton
Oaks in Washington, DC, and the Rose Garden at the New
York Botanical Gardens.



SUNNYMEAD



Once visited by the popular
young adult author, Judy Blume,
who set her book "Fudge-a-
Mania" in a home directly
inspired by this sweet cottage in
Manset. Sunnymead is an
inspiration to all who visit this
wonderful home!



We hope you have enjoyed this little walk through history!
You, too, can make your own history in any one of our special vacation rental homes!

The Perfect Day

BLAKESLEE BELL:



"An ideal summer day begins with a brutal but energizing barre class, followed by a hike up a favorite trail with my dog, Edward. After a refreshing swim in the ocean I enjoy unwinding in my garden with a summer page turner."

BLAKESLEE BELL
RENTAL AGENT



MARLA JONES:



"A morning coffee on the porch before walking the dog on the Shore Path in Bar Harbor to enjoy the salt air. Then, a hike at Great Head sit to relax at my favorite spot on MDI overlooking Sand Beach. The perfect dinner is at Sweet Pea Café with my kids and grandbabies, then an evening stroll uptown to Agamont Park, and back to the front porch with a book and cozy blanket"

MARLA JONES
ONLINE MARKETING AGENT



NIKKI HOOPER:



"My perfect day - a blue sky, summer day starts with heading to a yoga class at Eden Yoga Shala, then we'd treat ourselves to brunch at Café this Way! In the afternoon we'd head out for a hike up Beech Mountain, followed by a swim and relaxing at Echo Lake Beach!"

NIKKI HOOPER
RENTAL AGENT



KERI HAYES:



"Grab to go sandwiches from Mother's Kitchen in Town Hill. Hop on a friend's boat in Seal Harbor for a picnic cruise. Meet up with friends for a shorefront campfire. Roast sausages, make s'mores, play corn hole, and watch the sunset."

KERI HAYES
RENTAL AGENT



KATE CHAPLIN:



"heading out to Islesford on my little outboard to spend the day with family and friends & maybe grab a drink at Islesford Dock Restaurant. After dinner, we love to go out onto the beach to star gaze and look for the Northern Lights!"

KATE CHAPLIN
LISTING AND RENTAL AGENT, OWNER



ELLIOTT ARCHITECTS





We are an architectural firm in Blue Hill, Maine engaged in the design and renovation of residential and institutional buildings. Much of our work is on the Maine coast and islands, and it is this extraordinary environment – natural, cultural and architectural – that provides our starting point and inspiration.

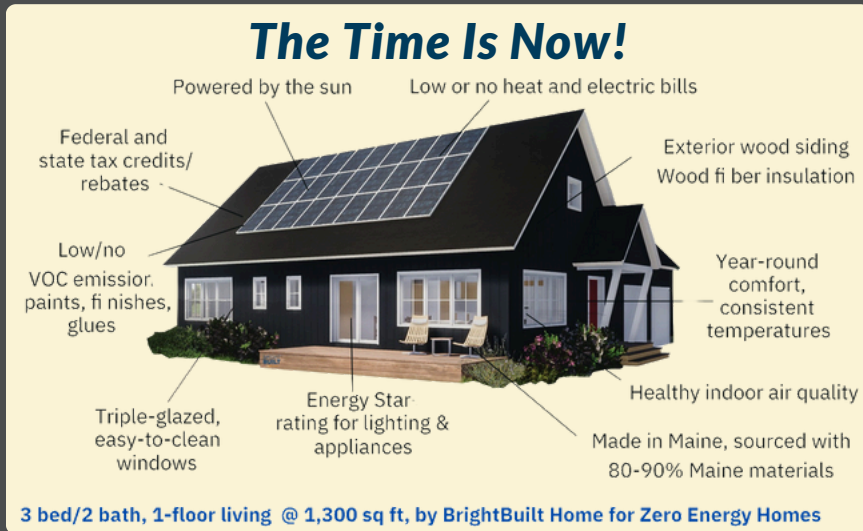
A common theme of work in progress at Elliott Architects is our search for an architecture that expresses something essential and authentic about its owner, place, and time.

This search requires that we continually refine our skills of engaged dialogue with our clients, discovering the uniqueness of each site on which we build, understanding the nature of materials with which we work, and honoring traditions of craftsmanship. As an office, we seek clarity and reduction, and work to achieve an appropriate balance of tradition and modernity in our design. We view sustainability as something that is integral with the design process, our relationship with the client, and the construction methods of each building.

86 MAIN STREET, BLUE HILL, MAINE 04614
WWW.ELLIOTTARCHITECTS.ME

The Time Is Now, Zero Energy Homes

A new Maine builder is providing high-performance homes to year-round Mainers.



Zero Energy Homes is creating a new pathway to homeownership for Mainers priced out of the housing market, by combining “net zero energy” principals with state-of-the-art modular construction using 80% Maine and regionally sourced materials. This spring, Zero Energy Homes built its first home in Searsport, Maine, and it is now inviting interested buyers to express interest in ten additional homes it has planned. Each home will produce most or all of its own energy through a solar array, resulting in low or no heat and electric bills.

A resident of Mount Desert, **Caroline Pryor** - president & founder, turned her attention to manufacturing and bringing new forms of capital to tackle societal challenges after four decades working with conservation and other NGOs. She has made it Zero Energy Homes’ company mission to sell sustainable homes to year-round households earning approximately 80-150% of their county’s area median income, as defined by MaineHousing.

To build its first homes, Zero Energy Homes partners with Maker Construction, a builder in western Maine with modular and panelization expertise. The demonstration home in Searsport features a tight thermal envelope, 8.5”-thick walls, and primarily Maine-made building materials, including wood-fiber insulation by TimberHP, triple-glazed windows by Mathews Brothers, and pine clapboards, flooring, and trim. Maine suppliers are also providing cabinets, heat pumps, energy-efficient appliances, and solar panels. Its cape-style design was created by **BrightBuilt Home**, a Portland-based design firm that specializes in modular, sustainable homes. In addition to panelizing ten homes in 2025-26, Zero Energy Homes will site and develop a modular home manufacturing facility, located in downeast between Belfast and Ellsworth, with anticipated production in the second half of 2026. It expects the facility will produce 50-60 homes per year within five years of operation. “It’s an ambitious plan,” says Pryor, “but the housing and climate crises demand bold new solutions.”



Learn more about Zero Energy Homes and the first home designs at www.zeroenergyhomes.coop.

To attend one of its open houses at the demonstration home in Searsport this June, please sign up to receive updates through the website.



Explore your options with us.

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Let our experienced full-time brokers find the right property for you.

Whether you are buying or selling, we offer expert local knowledge on Mt Desert Island.



109 Clark Point Southwest Harbor

Stunning Renovated Colonial Revival Home with Prime Location & Strong Rental History

Step into this beautifully renovated Colonial Revival-style home (circa 1883), offering 6 en-suite bedrooms, 2 fully equipped kitchens, a half bath, a charming sun porch, ample parking, and a convenient storage shed. Boasting over 3,500+/- square feet of living space, this property presents an exceptional opportunity as an investment property, second home, or primary residence—with a proven short-term rental history for added appeal.

Prime Clark Point Road Location – Just moments from downtown's vibrant shops, cafes, Beals Lobster Pound, The Claremont Hotel, and the Causeway Club Golf Course, this home combines historic charm with modern convenience.

Recent Upgrades Include:

- ✓ New roof
- ✓ New half bath
- ✓ Select upgraded appliances
- ✓ Updated basement

Don't miss this rare chance to own a piece of history with income potential in one of the most sought-after areas!



\$1,195,000

MLS# 1613413

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The Sabah Woods Neighborhood was a partnership project with a generous private landowner, who provided four acres for year-round homes affordable to people working on Mount Desert Island. Located in Bar Harbor, just off Route 3, this landowner had four modular homes built on four acres, which were then offered for sale to qualified working households. IHT qualified the applicants and holds the affordability covenants on the properties.

Island Housing Trust (IHT) promotes viable, year-round island communities by advancing permanent workforce housing on Mount Desert Island, Maine.

We strive to fulfill our mission in the following ways:

Supporting efforts by public and private individuals and organizations to create housing that is affordable to the year-round working population of MDI.

Promoting and seeking to establish public and private partnerships that result in the creation of both rental and home ownership opportunities that enable the year-round workforce to live in MDI's four communities.

As an organization, IHT creates affordable housing opportunities for applicants who meet our eligibility criteria.

Finally, we work with other public and private partners to ensure that workforce housing on MDI remains affordable into the future.



Ripples 3: Expanding Affordable Year-Round Housing on MDI

Island Housing Trust is excited to announce Ripples 3, the final phase of the Ripples Hill neighborhood in the Town of Mount Desert. This project will add 9 new homes for Mount Desert Island's year-round workforce, providing much-needed stability for families who live and work in our community.

With two successful phases already completed, Ripples 3 represents the next step in our mission to create sustainable, permanently affordable housing solutions. These homes will be energy-efficient, built to last, and designed to strengthen our island's year-round community.



RIPPLES HILL HOUSING

IHT HISTORY

Island Housing Trust was founded in 1989 as the Mount Desert Development Trust, based in the Town of Mount Desert. Later renamed the Mount Desert Community Trust, the organization completed one workforce housing project in 1994 through a 99-year lease on a town-owned piece of land off Route 198 in Mount Desert, and then was inactive for a number of years. In 2003, following the second MDI Tomorrow initiative, the Mount Desert Community Trust's Board of Directors was reconstituted and the organization's mission expanded to include all four towns on MDI. In 2005, the organization's name was changed to Island Housing Trust to reflect that expanded mission.

Since 2003, Island Housing Trust has completed 46 homeownership projects serving 150 adults and children on Mount Desert Island.

Among the projects are:

- 9 energy-efficient houses at IHT's Ripples Hill neighborhood in Somesville; Phase 3 is in planning and will add 10 more houses;
- 17 Homeownership Assistance Program (HOAP) projects in which IHT provided bridge funding that enabled qualified applicants to purchase year-round houses on MDI.
- 4 houses in the Sabah Woods neighborhood in the Thomas Bay area of Bar Harbor.
- A donated 2.4 acre parcel of land in Somesville that became the site of a single-family residence.
- An anonymously donated house, moved onto land donated by the Town of Mount Desert, on Beech Hill Road.
- 3 partnership projects with Maine Coast Heritage Trust, that to date have provided seven year-round homes in Bar Harbor, with four more homes coming in 2023, and the potential for up to three more homes in the future.
- IHT holds covenants on 44 homes, and has overseen the successful re-sale of several of these properties, all carrying IHT's affordability covenants and thus resold at below-market-rate to qualified households working on MDI.

IHT How to Apply

Review IHT's Eligibility Criteria and Affordability Covenants. If you believe you are eligible for IHT's programs:

Go to the financial institution of your choice and obtain a certificate of pre-qualification. (This is a form from the bank addressed to you that states you are qualified to obtain a mortgage loan of up to a certain amount, for example, \$200,000.)

You can apply securely online: Fill out the application (link below), attach income verification (two recent pay stubs and most recent federal tax return), and pre-qualification information; OR

You can mail your completed application and the certificate of pre-qualification to Island Housing Trust, P.O. Box 851, Mount Desert, ME 04660 or submit it in person at our office at 1366 State Highway 102, 2nd Floor (Pineo Building), Town Hill.

Your completed application will be reviewed by IHT's Executive Director, who will make a formal pre-qualification determination of which you will be notified in writing, by post or email.

An application is not considered complete until the attachments and certificate of pre-qualification from the bank are received by IHT. Absence of these materials means the application is incomplete.

Questions? Contact Natalie Osborne at nosborne@islandhousingtrust.org

ISLAND HOUSING TRUST EXECUTIVE DIRECTOR TO RETIRE

MARLA O'BYRNE
EXECUTIVE DIRECTOR



MOUNT DESERT ISLAND, ME – Island Housing Trust (IHT) announces an upcoming leadership transition as Executive Director Marla O'Byrne prepares to retire this past fall after years of dedicated service. Under Marla's leadership, IHT has made significant strides in creating and sustaining year-round housing opportunities for MDI's workforce and families.

"Marla's vision and commitment have been instrumental in advancing our mission," said Deedie Bouscaren, board president. "Her leadership has not only shaped the development of neighborhoods like Jones Marsh and Ripples Hill but has also fostered strong partnerships with landowners, donors, and community partners to secure many year-round homes for MDI's community. Her impact will be felt for years to come as IHT continues on an upward trajectory."

"I am so grateful to have had the opportunity to work with wonderfully talented and committed members of the Mount Desert Island community to address one of the island's greatest challenges, keeping a strong year-round community," said retiring executive director Marla O'Byrne. "The progress we've made together in expanding year-round housing opportunities has been deeply inspiring and the work is truly life changing for our neighbors and our community!"

...MARLA O'BYRNE

knowlesvillage

BROKERS, RENTAL AGENTS, AND STAFF



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BROKER



LILI PEW
ASSOCIATE BROKER



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SALES AGENT



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RENTAL AGENT



KERI HAYES
RENTAL AGENT



MARLA JONES
ONLINE MARKETING AGENT



BLAKESLEE BELL
RENTAL AGENT



KATE CHAPLIN
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Our real estate brokerage and rental teams are supported by our full time Executive Assistant and Marketing Director overseen by our Business Manager. The Vacation Rental Department is staffed by five full time agents.

Explore your options with us.

On island, outer islands and off island...

Let our experienced full-time brokers find the right property for you.
Whether you are buying or selling, we offer expert local knowledge on Mt Desert Island.



NOWHERE SPECIAL

MOUNT DESERT

Built in 1984 and located in a beautiful, private setting with 11+/- acres abutting Acadia National Park (7+/- acres in conservation), "Nowhere Special" offers a 4-bedroom with a study/office/studio, 3.5-bath, 3859+/- square foot residence with living room, family room, den, sunroom, gazebo and a wonderful star-gazing deck. The owners have installed a completely new, redesigned kitchen with high end appliances opening up the kitchen, den, dining area as a great living space. Note many other features. Add a direct entry 2-car garage. Also offering a fabulous, detached 3-bay garage/barn/workshop with multitude of uses. Maybe you could install solar on that roof! A great plus is the separate guest suite with its own entrance for the overflow of visitors - who will come. Natural landscaping with granite outcroppings, blueberry bushes, mature plantings everywhere, especially surrounding the serene rear paved patio and garden area. Peace and tranquility and close to everything the island has to offer.



\$2,100,000
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ROCKWEED MOUNT DESERT

A rare opportunity to own a Keith Kroeger designed custom waterfront home on the shores of Somes Sound. Built in 2000, this year-round, classic shingle-style residence boasts 3,100+/- square feet of gracious living space that combines timeless elegance with contemporary amenities. Breathtaking ocean views provide the ideal backdrop for gatherings both large and small. Savor the stunning sunsets from Rockweed's upper deck and lower stone patio or meander the winding woodland paths overlooking 270+/- of shorefront where you'll enjoy dramatic westerly views, pink outcroppings and a sandy beach. Beauty and privacy abound both inside and out of this charming Northeast Harbor gem nestled in one of the most scenic and tranquil settings Mount Desert Island has to offer. Two en-suite bedrooms in the main house and an adjacent guest house with sleeping loft, great room and fireplace ensures privacy for both family and guests alike.



\$4,100,000

MLS# 1622793

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