







# Vinalhaven Downtown Master Plan

## Main Street Building Inventory – July 2019

Property Photo						
Address	2 Main Street	5 Main Street	6 Main Street	10 Main Street	15 Main Street	18 Main Street
Tax Map	018-080	018-062	018-081	018-082	018-060 & 061	018-083
Description	Veterans Memorial Park Dedicated in 2018	Currently operating as subsidized housing, 10-unit apartment complex. Built in 1970s.	Camden National Bank branch	Vacant storefront built on pilings adjacent to bridge. Currently involved in litigation from Estate of Robert Indiana.	Former 1800s grist mill site, adjacent to mill race flowage to Carvers Pond. Only hotel on the island.	Recent renovations to create residence on 3 floors, small retail shop on streetside.
Current Usage, 1st floor	Park	Residential apartments	Banking	Vacant	Hotel	Antiques
Current Usage, 2nd floor	n/a	Residential apartments	n/a	n/a	Commercial	Residential apartments
Operation	n/a	Year-round	Year-round	Vacant	Year-round	Seasonal
Building type	Park	1-story, clapboard	1-story, brick	1-story, shingled	2-story, clapboard	2-story, shingled
Total Valuation, 2018	\$0	\$854,900	\$180,400	\$158,000	\$701,600	\$228,200
Taxes, 2018	\$0	\$10,490	\$2,214	\$1,939	\$8,609	\$2,800
Notes/Condition	New park	Maintained by owner	Maintained by owner	Poorly maintained	Recent interior renovations	Recent interior renovations







Property Photo						
Address	26 Main Street	28 Main Street	30 Main Street	32 Main Street	34 Main Street	36 Main Street
Tax Map	018-084	018-085	018-086	018-087	018-088	018-089
Description	Operating as seasonal restaurant, with residence on second floor.	Mixed-use spaces.	Operating as seasonal restaurant, with residence on second floor.	Year-round retail wine shop.	Professional office on streetside, recently opened "speakeasy" on backside.	Refurbished exterior
Current Usage, 1st floor	Restaurant	Coffee shop	Restaurant	Retail	Real estate	Retail Grocery
Current Usage, 2nd floor	Residential apartments	Residential apartments	Residential apartments	n/a	Residential apartments	n/a
Operation	Seasonal	Year-round	Seasonal	Year-round	Year-round	Year-round
Building type	2-story, clapboard	2-story, clapboard	2-story, clapboard	1-story, clapboard	2-story, clapboard	1-story, metal siding
Total Valuation, 2018	\$281,900	\$197,100	\$354,600	\$72,300	\$241,100	\$661,500
Taxes, 2018	\$3,459	\$2,418	\$4,351	\$887	\$2,958	\$8,117
Notes/Condition	Recent interior renovations	Recent interior renovations	Recent interior renovations	Recent interior renovations	Recent interior renovations	Recent renovations

Vinalhaven Downtown Master Plan  
Main Street Building Inventory – July 2019

Property Photo						
Address	42 Main Street	45 Main Street	46 Main Street	49 Main Street	50 Main Street	51 Main Street
Tax Map	018-090, 018-089A	018-059	018-091	018-058	018-092	018-057
Description		Exhibit space on ground floor, art studio on second floor	Currently involved in litigation from Estate of Robert Indiana	Seasonal restaurant		
Current Usage, 1st floor	Postal service	Municipal	Non-profit Art Museum	Restaurant	Retail	?
Current Usage, 2nd floor	n/a	n/a	Vacant	n/a	Residential, Single family home	Residential apartments
Operation	Year-round	Seasonal	Vacant	Seasonal	Year-round	Seasonal
Building type	1-story, brick	2-story, clapboard	2-story, clapboard	2-story, clapboard	2-story, clapboard	2-story, shingled
Total Valuation, 2018		n/a	\$0	\$481,900	\$260,600	\$236,400
Taxes, 2018		n/a	\$0	\$5,913	\$3,198	\$2,901
Notes/Condition		Recent restoration	Poorly maintained	Recent interior renovations	Recent interior renovations	Maintained

Property Photo						
Address	53 Main Street	54 Main Street	56 Main Street	59 Main Street	60 Main Street	61 Main Street
Tax Map	018-056	018-093	018-095	018-037	018-095	018-036
Description	Vacant lot with views of the harbor.					
Current Usage, 1st floor	Vacant	Bookstore	Retail	Real Estate	Art Gallery	Retail
Current Usage, 2nd floor		Residential apartments	Residential apartments	Yoga studio	Residential apartments	Residential apartments
Operation	Vacant	Year-round	Year-round	Year-round	Seasonal	Year-round
Building type	n/a	1-story, clapboard	2-story, clapboard	2-story, clapboard	2-story, clapboard	2-story, clapboard
Total Valuation, 2018		\$344,600	\$254,700	n/a	\$247,100	n/a
Taxes, 2018		\$4,228	\$3,126	n/a	\$3,032	n/a
Notes/Condition		Property recently sold		Recent renovations	Well maintained	

Vinalhaven Downtown Master Plan  
Main Street Building Inventory – July 2019

Property Photo						
Address	63 Main Street	64 Main Street	66 Main Street	6 Carver Street	0 West Main Street	5 West Main Street
Tax Map	018-035	018-096	017-042	023-016	017-005A	017-004
Description				Built in 1906 Carnegie Library National Historic Register		
Current Usage, 1st floor	Restaurant	Vacant	Electric Utility	Library	Ferry	Wholesale buyer, shipping Co.
Current Usage, 2nd floor	Residential apartments	Residential apartments	Office	n/a	Office	Commercial
Operation	Year-round	Seasonal	Year-round	Year-round	Year-round	Year-round
Building type	2-story, clapboard	2-story, clapboard	2-story, shingled	1-story, granite	1-story, shingled	2-story, shingled
Total Valuation, 2018	\$391,300	\$269,300	\$150,500	\$0	n/a	\$513,600
Taxes, 2018	\$4,801	\$3,304	\$1,717	\$0	n/a	\$5,860
Notes/Condition	Recent renovations	Recent interior renovations		Maintained by Town		

Property Photo						
Address	6 West Main Street	7 West Main Street	7 West Main Street	12 West Main Street	24 West Main Street	31 West Main Street
Tax Map	017-004	017-003	017-003,017-041	017-044B	018-097	017-069
Description						
Current Usage, 1st floor	Parking lot	Food Truck	Retail, Wholesale	Residential, single family home	Electric Utility	Warehouse
Current Usage, 2nd floor	n/a	n/a	n/a	n/a		warehouse
Operation	n/a	Seasonal	Year-round	n/a	Year-round	Year-round
Building type	Vacant lot	n/a	1-story, shingled	2-story, shingled	2-story, clapboard	1-story, metal
Total Valuation, 2018	\$78,400	\$0	\$31,600	\$345,500	\$101,600	\$744,100
Taxes, 2018	\$895	\$0	\$3,615	\$3,646	\$1,247	\$8,365
Notes/Condition	No curb cuts on property			Maintained	No curb cuts on property	Refrigerated facility

Vinalhaven Downtown Master Plan  
Main Street Building Inventory – July 2019

Property Photo						
Address	32 West Main Street	35 West Main Street	36 West Main Street	38 West Main Street	42 West Main Street	47 West Main Street
Tax Map	017-046B, 017-044D	018-068 & 68A	017-042A	018-070	018-071	018-065, 68B
Description						
Current Usage, 1st floor	Real Estate	Retail	Fuel Dealer	Residential, single family home	Residential, single family home	Boatyard
Current Usage, 2nd floor		Commercial	n/a	n/a	n/a	n/a
Operation	Year-round	Year-round	Year-round	n/a	n/a	Year-round
Building type	1-story, shingled	2-story, shingled	1-story, clapboard	2-story, shingled	1-story, clapboard	2-story, shingled
Total Valuation, 2018	\$115,900	\$531,700	\$170,700	\$737,800	\$114,600	\$380,500
Taxes, 2018	\$1,322	\$6,524	\$1,948	\$9,053	\$1,161	\$4,669
Notes/Condition			No curb cuts on property			

Property Photo						
Address	50 West Main Street	52 West Main Street	55 West Main Street	56 West Main Street	59 West Main Street	62 West Main Street
Tax Map	018-072	018-073	018-064	018-074	018-063	018-075
Description						
Current Usage, 1st floor	Residential, single family home	Residential, single family home	Veterinarian	Public safety	Catering	Restaurant
Current Usage, 2nd floor	n/a	n/a	n/a	n/a	Wharf	Office
Operation	n/a	n/a	Seasonal	Year-round	Seasonal	Year-round
Building type	2-story, clapboard	2-story, shingled	2-story, clapboard	1-story, clapboard	2-story, shingled	2-story, clapboard
Total Valuation, 2018	\$170,700	\$196,700	\$288,300	\$311,800	\$88,900	\$257,700
Taxes, 2018	\$1,974	\$2,414	\$3,537	\$0	\$1,090	\$3,162
Notes/Condition	Maintained	Maintained	Maintained	Maintained by Town	Maintained	Recent renovations



Vinalhaven Downtown Master Plan  
Main Street Building Inventory – July 2019

Property Photo					
Address	64 West Main Street	65 West Main Street	5 Windy Way	7 Windy Way	9 Windy Way
Tax Map	018-076, 017-005, 017-005A	018-062	018-100	023-001	018-099
Description	Legion Hall	Harborview Apartments, HUD subsidized housing, 10 units	Town Garage site, with VH Water District offices in small building.	Currently involved in litigation from Estate of Robert Indiana	
Current Usage, 1st floor	Non-profit	Residential apartments	Municipal	Vacant	Garden center
Current Usage, 2nd floor	n/a	Residential apartments	n/a	n/a	n/a
Operation	Year-round	Year-round	Year-round	Vacant	Seasonal
Building type	1-story, shingled	2-story, shingled	2-story, shingled	2-story, clapboard	1-story, shingled
Total Valuation, 2018	\$0	\$854,900	\$0	\$359,000	\$36,500
Taxes, 2018	\$0	\$10,490	\$0	\$4,096	\$448
Notes/Condition	Maintained		Town Garage relocating in 2020	Poorly maintained	