



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION
MEETING OF JANUARY 8, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

AGENDA

1. Election of Officers

Old Business:

2. Meeting Minutes – December 11, 2025 – **Postponed**

3. Certificate of Appropriateness – 62 High Street – Map-Lot 042-102 – High Street Historic District – Applicant: Tyler Smith – Owner: Gilpin Holdings, LLC - Approval requested for Certificate of Appropriateness for the removal of rotted trim boards and replacement with white PVC boards. The property is located at Map-Lot 042-102, in the High Street Historic District.

Other Business:

4. Annual Training – Planning, Legal, and Mike Pullen (Advisory Consultant)

5. Adjournment



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

January 8, 2026

Bangor Historic Preservation Commission Findings and Decision

Applicant: Tyler Smith
17 South Levant Road
Levant, Maine 04456

Owner: Gilpin Holdings, LLC
19 Sunrise Lane
Hampden, Maine 04444

Property Address: 62 High Street, Map-Lot 042-102

Zoning District: Multifamily & Service District (M&SD)

Permit Request: Certificate of Appropriateness Approval

Designation: High Street Historic District

Description: Removal of rotted trim boards and replacement with white PVC board

Public Hearing Date: December 11, 2025

Permitting Requirements: §148-9(A), §148-9(B)

Commission Members Present:

Commission Vote: Motion carried [redacted] to [redacted] the Certificate of Appropriateness.

I. The Record

The Historic Preservation Commission reviewed the following exhibits:

1. Certificate of Appropriateness application, submitted by applicant on 10.08.2025
2. Photo exhibits of rotted trim boards prior to removal, submitted via email on 11.14.2025
3. Photo exhibits of white PVC board used for replacement, submitted via email on 11.14.2025
4. Consultant's memo, received from HPC Consultant Mike Pullen on 11.24.2025

5. Attachment to Consultant’s memo, received from HPC Consultant Mike Pullen on 11.24.2025
6. Notice of Code Enforcement approval dated December 2025
7. List of abutters within 100ft of the subject property, generated by staff on 12.01.2025
8. Public notice sent to abutters within 100ft of the subject property on 12.02.2025
9. Notice of mailing by Planning Assistant Sarah Maquillan on 12.02.2025

II. Project Description and Permit Requirements

The project proposes removal of rotted trim boards and replacement with white PVC board at 62 High Street, Map-Lot 042-102. Since the project is located in the High Street Historic District, the proposed development must meet the requirements for a Certificate of Appropriateness (§148-8).

III. Procedural Background

1. The Application was deemed complete on December 11, 2025.
2. The Applicant paid all applicable fees (Exhibit 1).
3. The proposed Project is a Certificate of Appropriateness.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the Evaluation Standards of §148-9A regarding general standards.

1. The Commission finds/does not find that, based on Exhibits 2-5, the application satisfied Historic Preservation Code §148-9A requiring that any alteration of the historic structure will preserve or enhance its historical and architectural character.

Part 2 – The Project meets the Evaluation Standards of §148-9B regarding renovations, alterations and repairs.

1. The Commission finds/does not find that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(b) requiring that rehabilitation work does not destroy the distinguishing qualities nor character of the structure and its environment.
2. The Commission finds/does not find that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(c) requiring that, while repair is preferable to replacement, in the event that replacement of deteriorated architectural features is necessary, the new material should match the material being replaced in composition, design, texture and finish.
3. The Commission finds/does not find that, based on Exhibits 2-3, the application

satisfies Historic Preservation Code § 148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible.

4. The Commission finds/does not find that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(e) requiring that the changes which have taken place in the course of time have acquired historic significance in their own right are retained and preserved wherever possible.

5. The Commission finds/does not find that, based on 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(f) requiring that alterations to an historic building to create an earlier appearance not be undertaken, except when qualifying as restoration under the Secretary of the Interior's Standards for Restoration.

6. The Commission finds/does not find that, based on 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

V. Decision

The Commission finds/does not find that the project meets the requirements for Certificate of Appropriateness and therefore grants a Certificate of Appropriateness permit for the proposed Project.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. The proposed construction, reconstruction, alteration, moving or demolition must be begun within 6 months of approval and completed within 12 months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor alteration or revision under § 148-8B.C.
- C. After completion of the project, or after 12 months from the issuance of a Certificate of Appropriateness permit, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the Commission's approval.
- D. Any person, firm or corporation being the actual or constructive owner of any building

or premises which is adjudged to be in violation of any of the provisions of this chapter shall be guilty of a civil violation and, on conviction, shall be fined not less than \$10 nor more than \$100. Each day such a violation is permitted to exist after notification shall constitute a separate offense. Any fines imposed pursuant to this chapter shall inure to the benefit of the City of Bangor.

If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Historic Preservation Commission

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division



HISTORIC PRESERVATION COMMISSION APPLICATION

ONE COLOR COPY OF THIS COMPLETED APPLICATION MUST BE SUBMITTED AT THE TIME OF APPLICATION ALONG WITH APPROPRIATE FEE FOR REVIEW ON THE MONDAY TWO WEEKS PRECEDING THE MEETING (17 DAYS)

CITY OF BANGOR
PLANNING DIVISION

Certificate of Appropriateness

Design Review

Applicant Tyler Smith Email TRS Home Improvement@gmail.com
 Mailing Address 17 South Levant Rd Phone No. 207-852-5870
 Location of Site 62 High Street Zoning District MBSB/High Street
 Owner(s) of Site if Different from Applicant Zach Gilpin Map & Lot 042 - 102
 Address 167 Kennebec Rd Hampden Primary Contact Person: Tyler

IF OWNER IS DIFFERENT FROM APPLICANT O. A. A. FORM **MUST BE** COMPLETED

Description of applicant's interest in site, if not owner (e.g. lease, option, P&S Agreement): _____

1. Identify the action or actions requiring the Certificate of Appropriateness and/or Design Review:

- a. Addition
- b. Reconstruction
- c. Alteration
- d. Removal of trim, elements, facing materials, or parts of building
- e. Sign
- f. New Construction
- g. Moving of Building
- h. Improvements to walkways, driveways, or landscape features
- i. Demolition of structure, or portion of structure

2. Brief description of the above identified action (REQUIRED):

Remove old rotted trim Beards and Replace with white PVC Board

3. If you checked 1a. (addition), 1b. (reconstruction), 1c. (alteration), or 1d. (removal of trim, etc.):

A. Indicate which of the following will be affected by the project:

Roof Exterior Woodwork Siding Windows Exterior Door(s) Other: Trim Wood

B. How will the work be done:

- Removal of existing element/material with new kind of material
- Repair in kind, matching original feature
- Repair in kind, approximation of original feature

REQUIRED SUPPLEMENTAL MATERIALS

(PLEASE NOTE: THIS APPLICATION WILL NOT BE PROCESSED WITHOUT THESE MATERIALS)

- A. A description and samples of the materials which will be used. The description must include information concerning finishes.
- B. Photographs of the buildings marked to indicate the location of the proposed project or sign
- C. A scale drawing of the project or elements to be changed. If the project is an addition or new construction, then the applicant must submit architectural plans drawn to scale and a site plan showing the building in relation to adjacent buildings. If the project is an improvement or change to existing exterior features, then the applicant must submit a site plan which includes the buildings and exterior features as they now exist, adjacent buildings, and proposed alterations.
- D. Sign Applications must include a scale drawing of the sign, a depiction or sample of the means of sign attachment or mounting to the building, materials, color samples, lettering samples, and finishes.
- E. \$55 for Certificates of Appropriateness/Design Review, \$275 for new construction/comprehensive rehabilitation

Signature of Applicant/Agent: Tyler Smith Date: 10/08/2025

Printed Name of Applicant/Agent: Tyler Smith



43°F
Cloudy



Q Search





LD AUG 201

1518

2010











**HISTORIC PRESERVATION COMMISSION
CITY OF BANGOR, MAINE**

TO: Chair & Members of the Bangor Historic Preservation Commission
FROM: Mike Pullen, AIA, Advisory Consultant to the Historic Preservation Commission
DATE: 11/24/2025

RE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS CONSULTANT COMMENTS

Location: 62 High Street
Applicant: Tyler Smith
Building Owner: Zack Gilpin

INTRODUCTION TO THE APPLICATION

District: High Street Historic District
Nature of Project: Applicant seeks an after the fact replacement of the eave and rake trim, and removal of gutters and downspouts.

History: Circa 1825 Gen'l. John Williams/ Mason House. Refer to attached National Register of Historic Places nomination form for history.

APPLICABLE SECTIONS OF THE LAND USE CODE

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
148-9	Evaluation standards	Alterations

Findings of Fact:

According to the Certificate of Appropriateness (COA) application dated 10/08/2025, the applicant seeks approval for:

An after the fact replacement of the eave and rake trim, and removal of gutters and downspouts.

ADVISORY CONSULTANT COMMENTS:

Based on the information contained in the application, the advisory consultant recommends that the Commission determine/ consider the following:

- As shown in the B+W photograph attached to the 1978 NR form, the original details of the eave and rake trim included profiled gutters with returns at the gable ends of the house.
- Profile of the gutters was a classic ogee (K style). The return of gutters matching those removed will significantly reduce the eave trim scale.
- Round downspouts originally existed as shown in the 2022 photograph below.
- The rake trim was originally two- piece, not the single piece of trim installed. A two-piece rake trim will greatly improve the scale of the installed trim.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH. 0689742

FOR NPS USE ONLY	
RECEIVED	NOV 7 1978
DATE ENTERED	DEC 22 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Gen. John Williams House (preferred)

AND/OR COMMON The Mason House

LOCATION

STREET & NUMBER 62 High Street

CITY, TOWN Bangor

STATE Maine

VICINITY OF

CONGRESSIONAL DISTRICT 2nd

COUNTY Penobscot

CODE 23

STATE CODE 019

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Ellen R. Lewis ✓

STREET & NUMBER 56 High Street

CITY, TOWN Bangor

STATE Maine

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Penobscot County Registry of Deeds

STREET & NUMBER

CITY, TOWN Bangor

STATE Maine

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The General John Williams House, built between 1822 and 1825, is a solid two and a half story west-facing building of brick with granite trim in the Federal style. The building has an asphalt gabled roof and four internal end chimneys.

The second story of the five-bay facade contains 6/6 windows. One window is centered with a pair of windows symmetrically placed on each side. Leading to the first story central doorway is a set of five granite steps. The recessed doorway itself features flush sidelights and a fan above, partially hidden by an exterior granite lintel. All of the windows in the house, as well as the central doorway, have granite lintels. A pair of windows, each identical to those in the second story, appear on each side of the doorway.

On the north and south ends of the building, three windows appear in the first two stories, with one window in each story off to one side. The half story contains twin windows which are slightly smaller than those elsewhere in the building. A black cast-iron fire escape is attached to the north wall. In addition to the 2½ stories, there is a partial basement with a small granite-framed casement window and a full-size window appearing on each side. All of the windows in the building, with the exception of these basement windows, are flanked by exterior wooden louvered shutters.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1822-1825

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

One of the few Federal houses in Bangor and almost certainly the oldest brick residence in the city, the Gen. John Williams House is closely tied through its first owner to the early history of the area.

Originally the lot at 62 High Street was part of the tract owned by James Dunning, one of the first proprietors in Condukeag, as the region was then known. It appears as "Lot no. 10" on the famous Park Holland survey of 1795. Dunning's heirs sold the land to Jeremiah Dudley in 1800 and his holding is shown as "Lot no. 16" on Moses Hodsdon's survey of 1801. No buildings are shown on this location on either survey.

After passing through several owners, the lot was sold to John Williams in 1822 by Andrew Morse. The City of Bangor Tax Records indicate that in 1825 a house was first assessed against Williams.

Born in 1791, John Williams first appears in recorded history in 1814 as a sergeant of artillery in the local militia under General Blake which was ignominiously dispersed by the British, who then occupied Hampden and Bangor. In 1818 Williams, now a 2nd Lieutenant, was in charge of a unit honoring Commander-in-Chief, John Brooks. By 1823 he had risen to the rank of Major and is recorded as insisting successfully on the proper observance of July 4th as Independence Day.

In 1824, in the saddle and harness business, Williams was listed among 29 leading businessmen and merchants in Bangor. Four years later he was placed in charge of the "Washington Engine", a unit of the Bangor Fire Department, and also in that year, 1828, received his commission as Brigadier General in command of the Bangor Militia. He was one of the four original incorporators of the Bangor Mechanic Association, founded for the cultural improvement of artisans and craftsmen. In 1830 he became the second president of this prestigious organization which still exists in support of the famous Bangor Public Library.

Williams was appointed Register of Probate for Penobscot County in 1842 and served until 1849. He died on June 16, 1868.

In 1835 Rev. William Mason acquired title to the property and resided there with Dr. John Mason, a wellknown Bangor physician. The house remained in the Mason Family until 1955, when it was purchased by the present owner.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Godfrey, John E., Annals of the City of Bangor and Penobscot County, 1626-1882, Boston, 1882.
 City of Bangor Tax Records.
 Park Holland Survey, 1795.
 Moses Hodsdon's Lot Plan, 1801.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/4
 UTM REFERENCES

A	1,9	51,785,0	4,96,049,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

*City Sheet 42, Parcel 102
 (per Frank Beard, 12-15-78 SR)*

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Frank A. Beard, Historian
Robert L. Bradley, Architectural Historian

ORGANIZATION Maine Historic Preservation Commission

DATE October 1978

STREET & NUMBER 242 State Street

TELEPHONE 207/289-2133

CITY OR TOWN Augusta

STATE Maine

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Eileen S. Pettiford

TITLE S.H.P.O.

DATE 11/2/78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

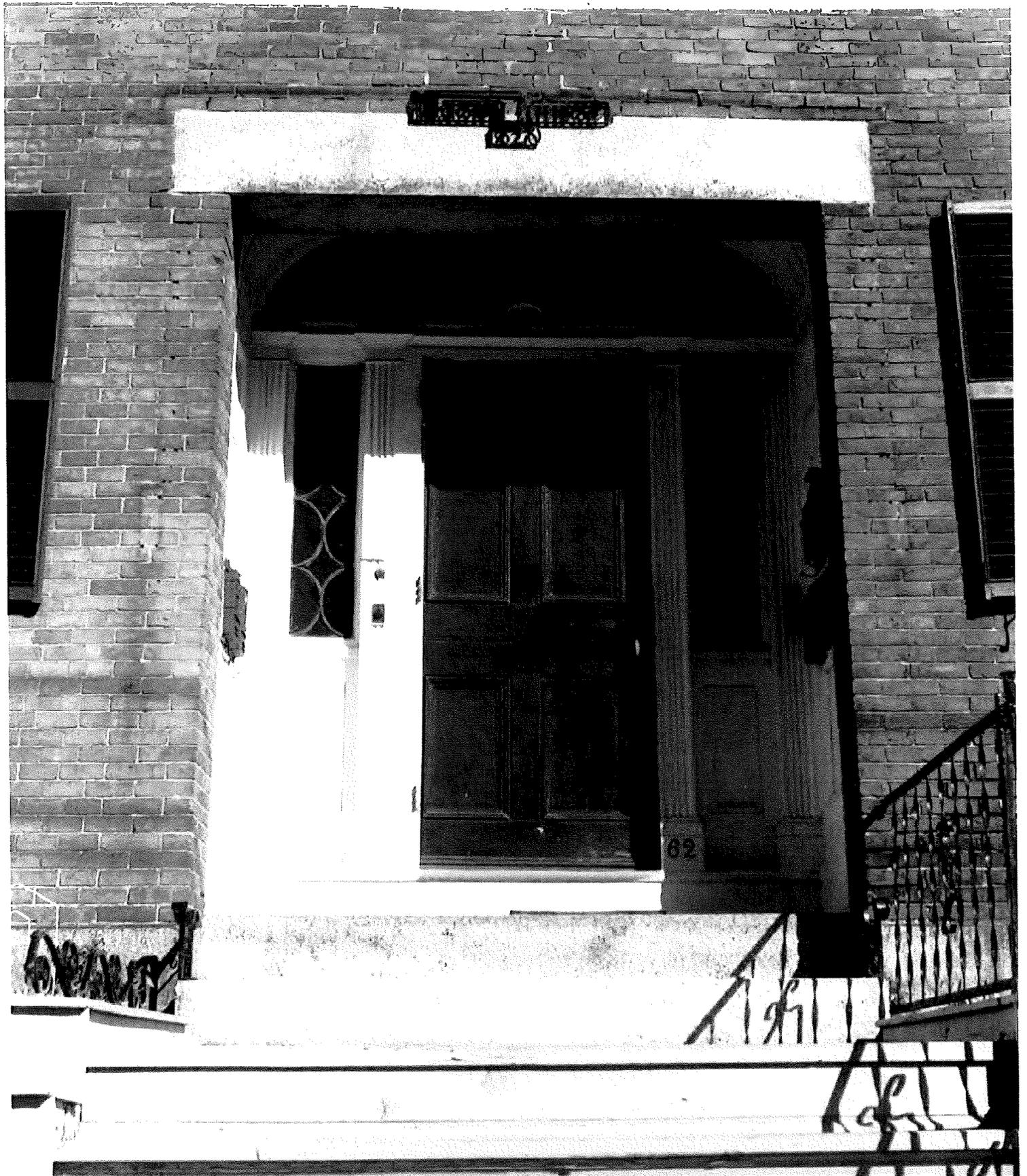
DATE 12 22 78

KEEPER OF THE NATIONAL REGISTER

ATTEST *Ann ...*
 KEEPER OF THE NATIONAL REGISTER

DATE 12/22/78







COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

December 2025

Re: HPC COA – 62 High Street – Tyler Smith – Notice of Approval

The Code Enforcement Division has reviewed the application and did not express any concerns or had all concerns addressed over the application for 62 High Street – Tyler Smith.

Sarah Maquillan



Owner	Owner 2	Owner Address 1
Penobscot Theatre Company	Bangor Opera House Admin. Office	131 Main Street
Richard W. Hall		29 Glencove Avenue
Anna Bernadette Woods		56 High Street
Bangor Historical Society		159 Union Street
Laurence G. Van Peursem		PO Box 2219
Queen City Properties LLC		40 High Street
SLT Investments, LLC		60 May Street

Owner Address 2
Bangor, Maine 04401
Bangor, Maine 04402-2219
Bangor, Maine 04401
Bangor, Maine 04401



HISTORIC PRESERVATION COMMISSION

CITY OF BANGOR

December 2, 2025

PUBLIC NOTICE

The Historic Preservation Commission of the City of Bangor will hold a hearing in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) on Thursday, December 11th, 2025 at 7pm to hear the following application:

The applicant, Tyler Smith, requests approval for Certificate of Appropriateness at property located at 62 High Street for the removal of rotted trim boards and replacement with white PVC boards. The property is located at Map-Lot 042-102, in the High Street Historic District. Owner: Gilpin Holdings, LLC.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, December 10th, 2025. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or view the meeting via Zoom; however, public comments are not allowed over Zoom. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Historic Preservation Commission meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
City of Bangor



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

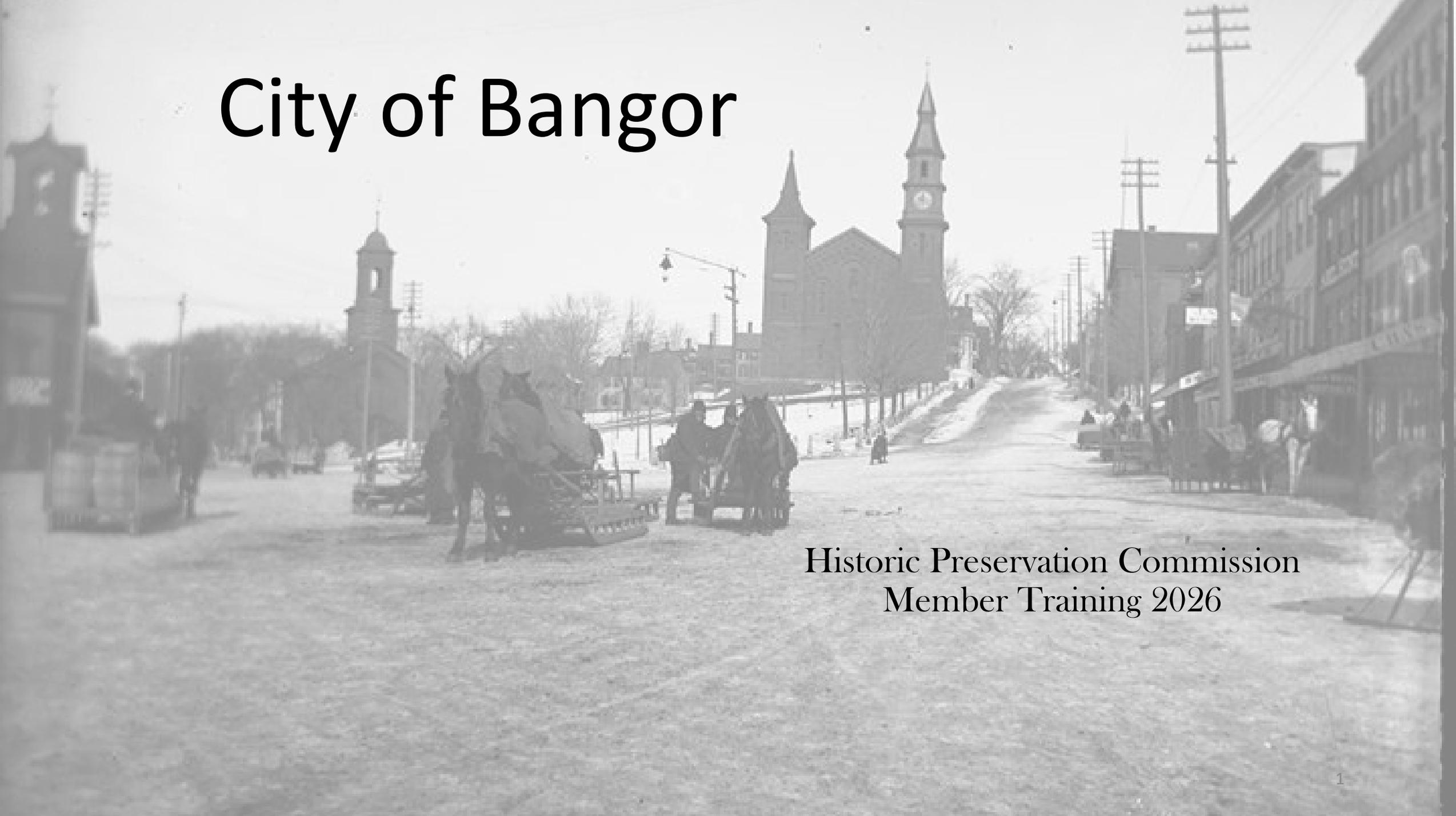
Re: HPC COA – 62 High Street – Tyler Smith – Notice of Mailing

On December 2, 2025, the Public Notice for 62 High Street – Tyler Smith, advising that the Historic Preservation Commission of the City of Bangor will hold a public hearing on Thursday, December 11, 2025, was mailed by the Planning Division.

Sarah Maquillan



City of Bangor

A historical black and white photograph of a street in Bangor, Maine. The street is wide and appears to be unpaved or dirt. In the foreground, several horse-drawn carriages are visible, some with drivers. The middle ground shows a large, multi-story building with a prominent clock tower and a steeple, likely a church or a public building. To the right, there are more buildings, including a two-story structure with a sign that reads "HOTEL". Utility poles with wires are visible along the street. The overall scene depicts a busy, early 20th-century urban environment.

Historic Preservation Commission
Member Training 2026

Preserving our history is telling our story

- Lumber and Mercantile Industry
- Service and Cultural Center for Northern and Downeast Maine
- Gateway to other Maine vacation spots

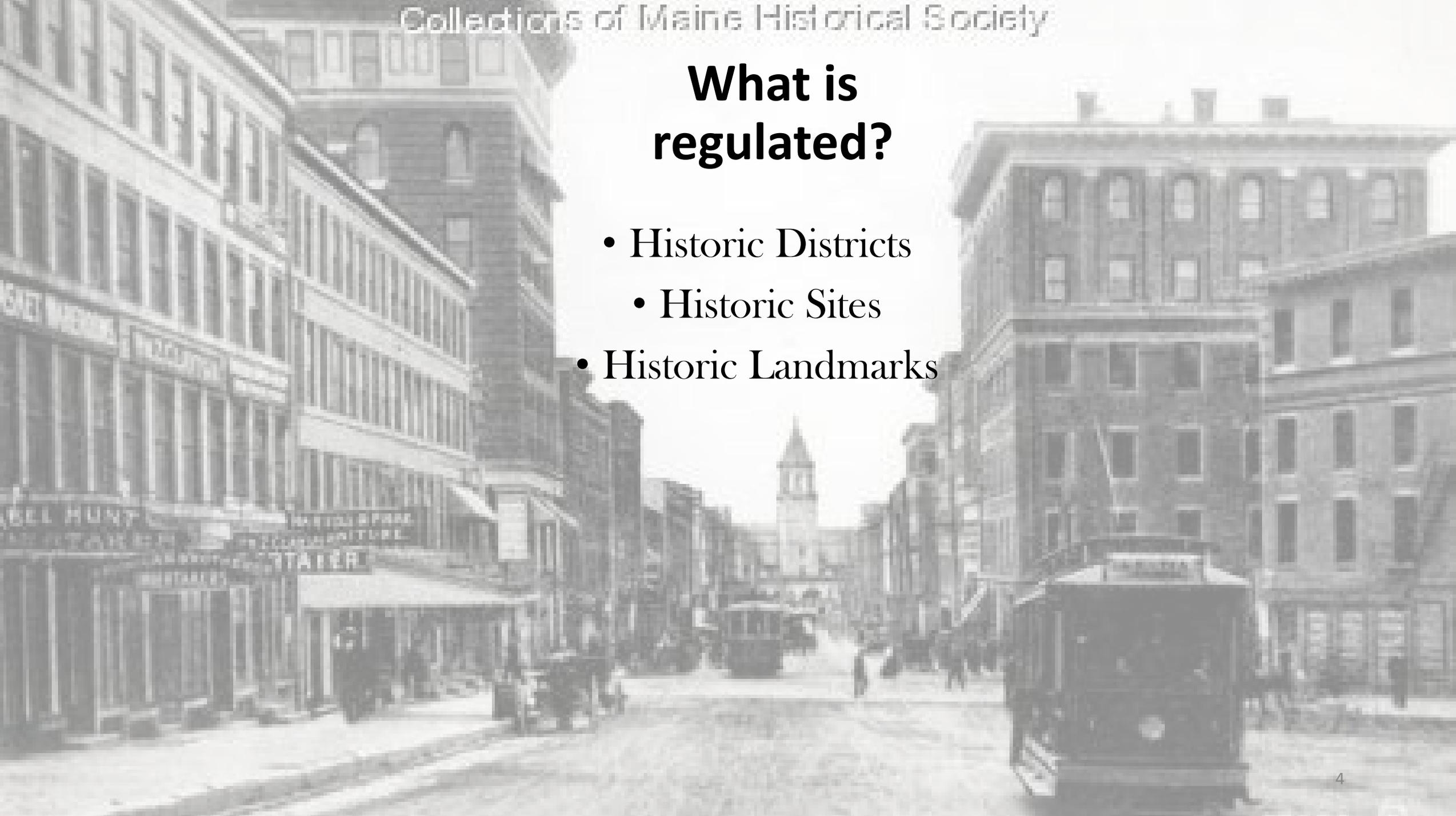


Why does government care about historic preservation?

- Sense of identity – preservation of who we are
- Sense of place
 - Pedestrian scale
 - Attractive for small businesses
 - Desirable livable neighborhoods
- Economic Development Strategy
 - New generation cares
 - Shows community strength and investment
- Once it's gone, it's gone

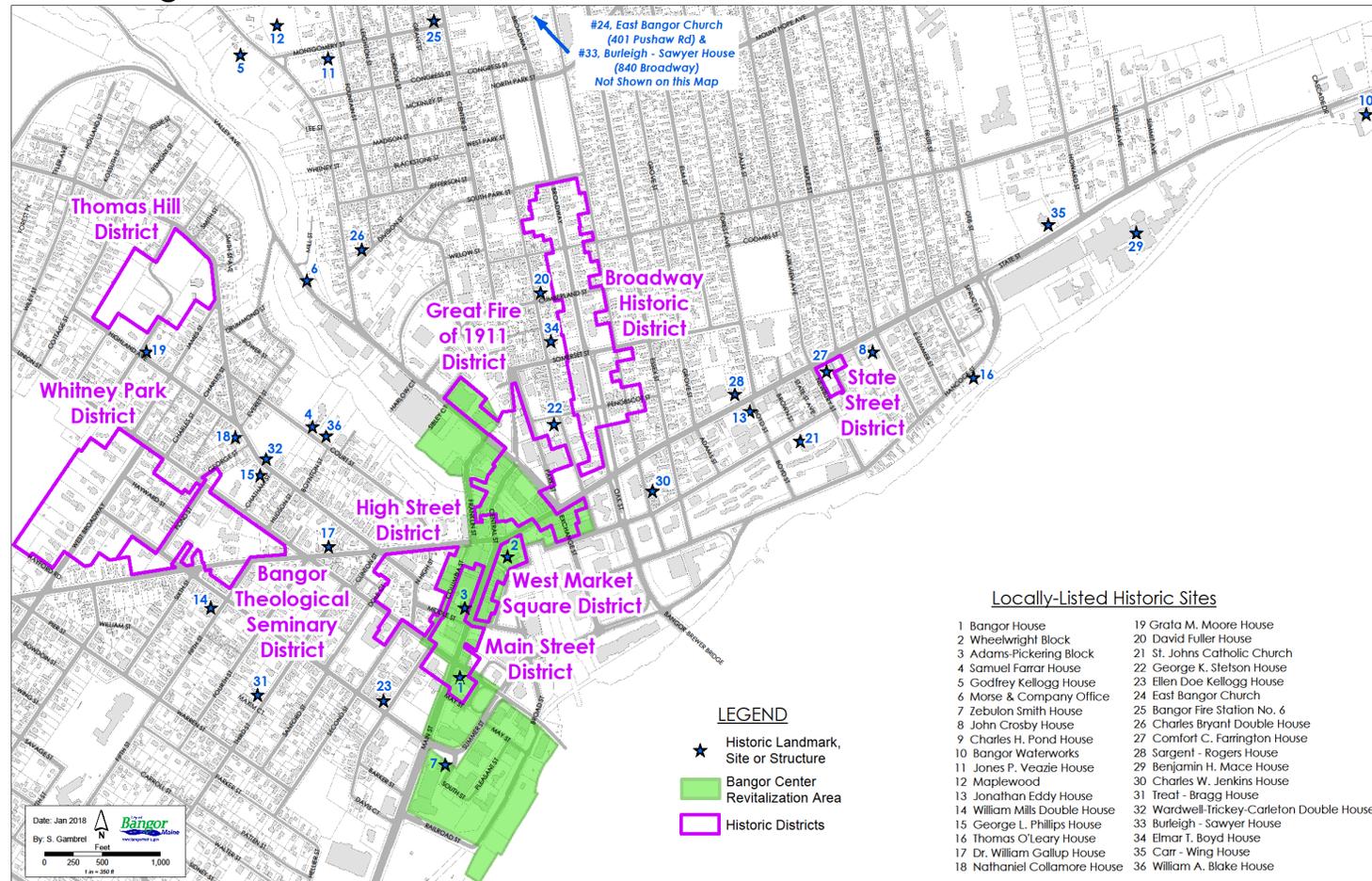
What is regulated?

- Historic Districts
 - Historic Sites
- Historic Landmarks



Historic Districts

Bangor Center Revitalization Area and Historic Districts, Sites & Structures

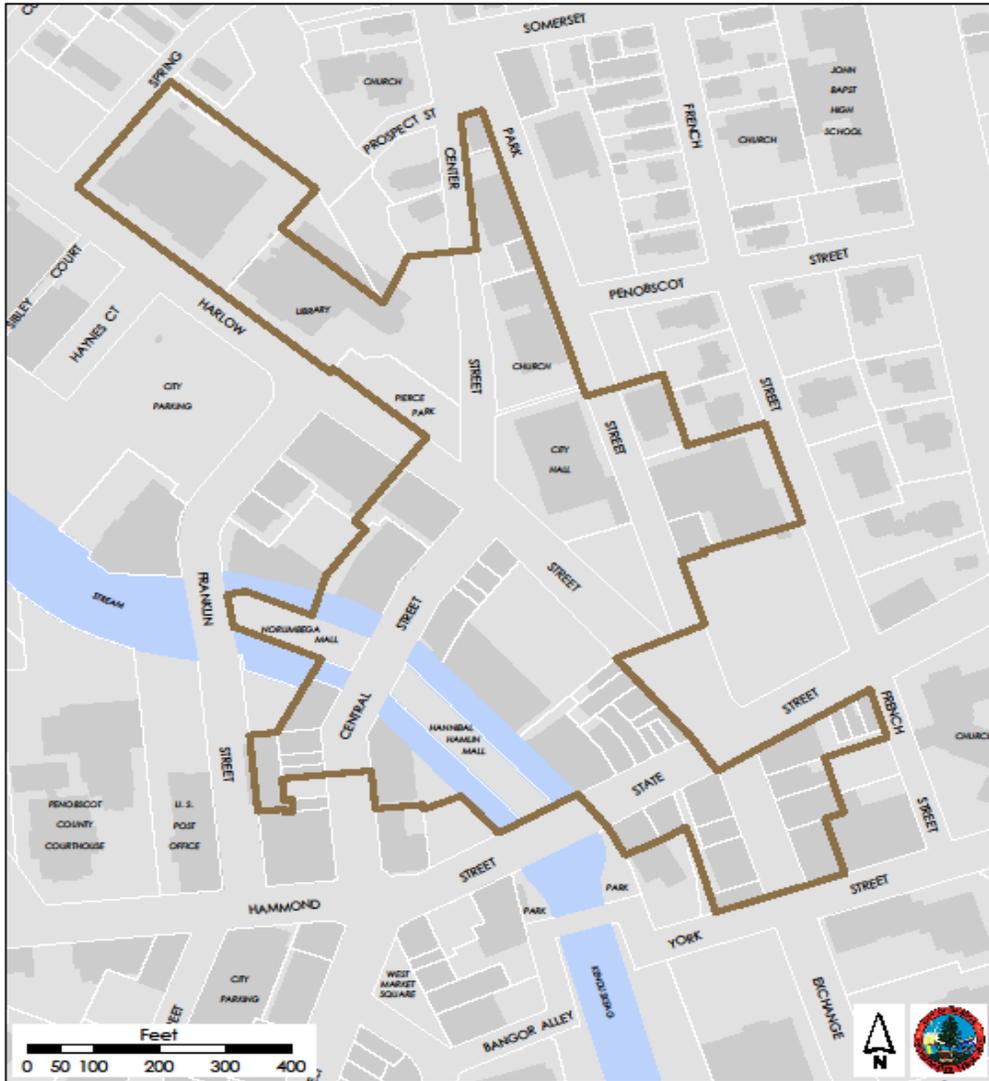


Bangor Theological Seminary Historic District



- ❖ Architectural Styles:
 - ❖ Federal
 - ❖ Italianate
 - ❖ Queen Anne
 - ❖ Romanesque Revival
- ❖ Founded in 1811, one of the oldest institutions in the country

Great Fire of 1911 Historic District

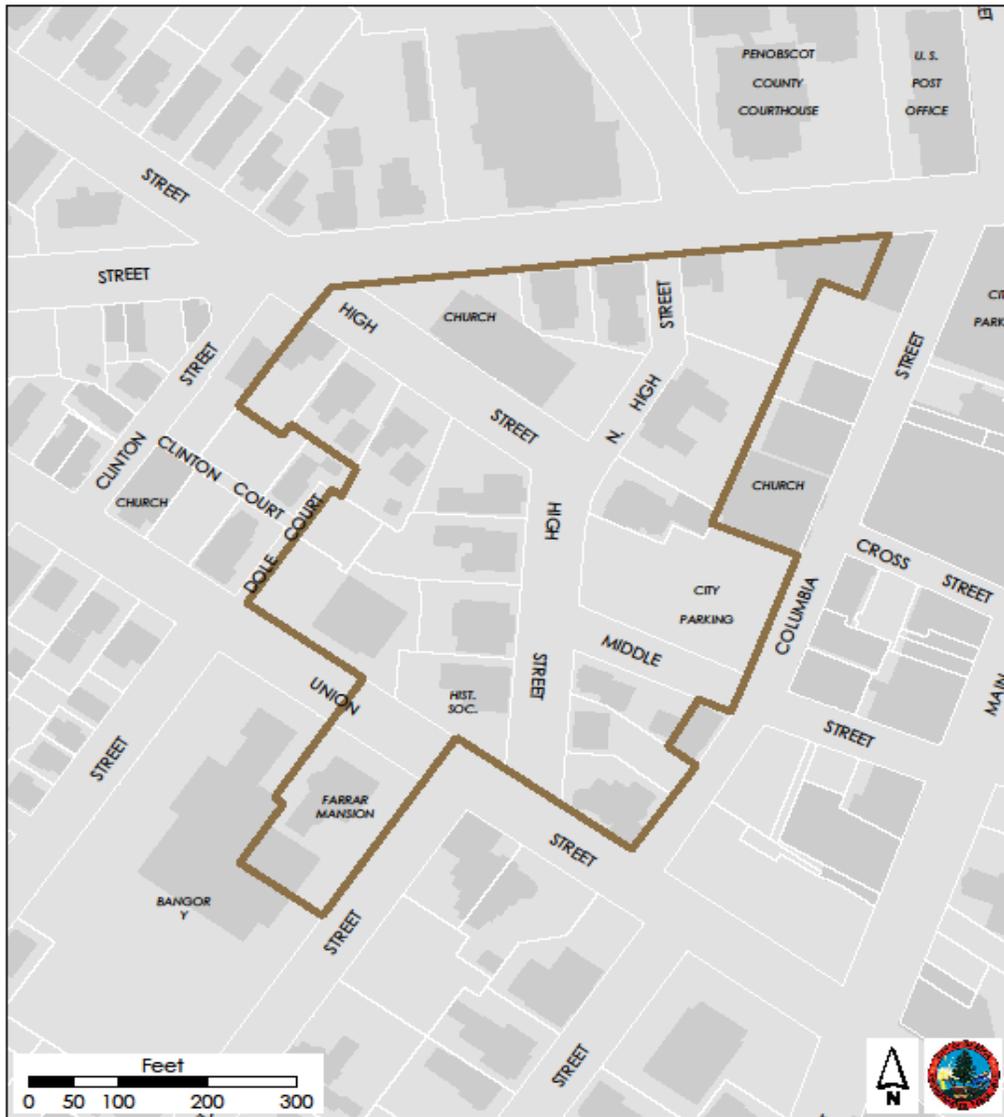


- ❖ Architectural Styles
 - ❖ Classic Revival
 - ❖ Renaissance Revival
 - ❖ Art Deco
 - ❖ Romanesque Revival

- ❖ Post Fire, Boston architect Warren Manning drew a city plan taking into account the rise of the automobile

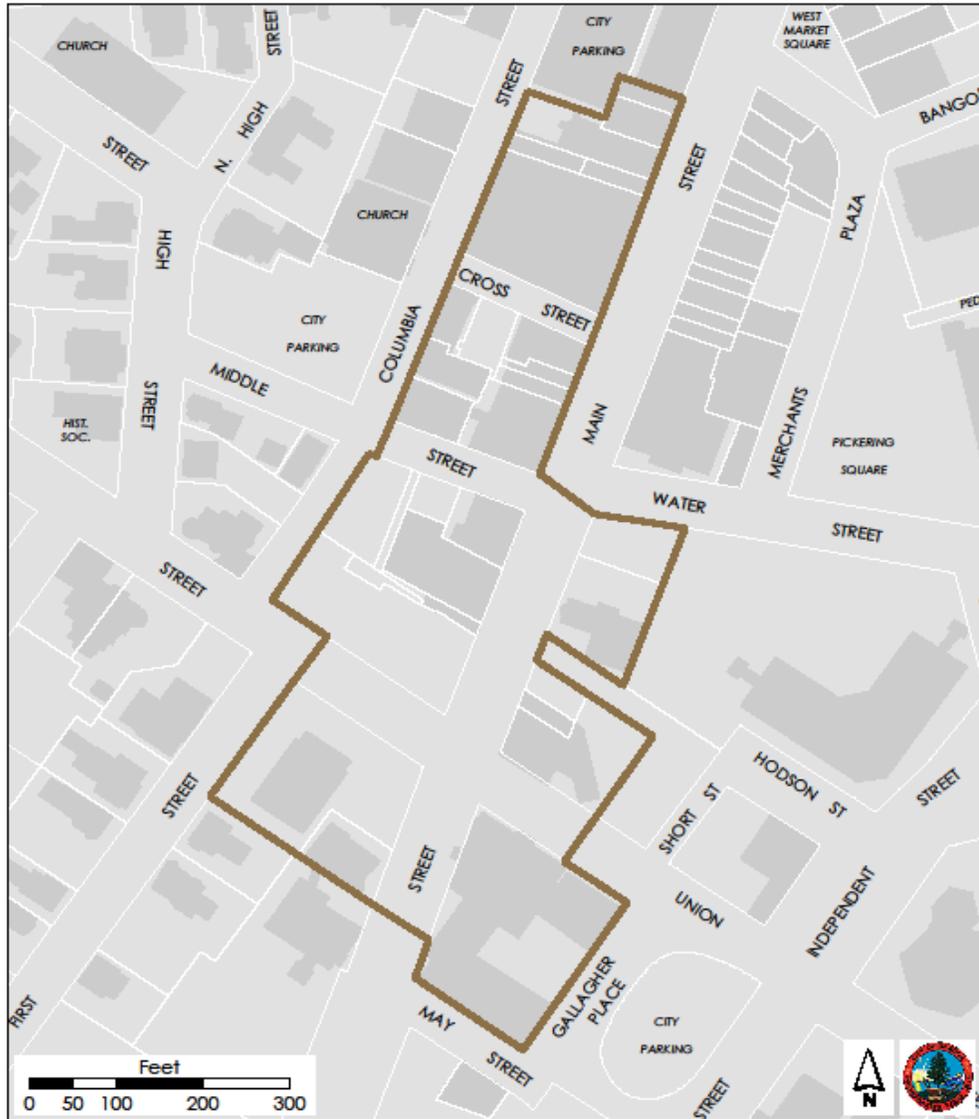
- ❖ Key piece to the Bangor Core Business District

High Street Historic District



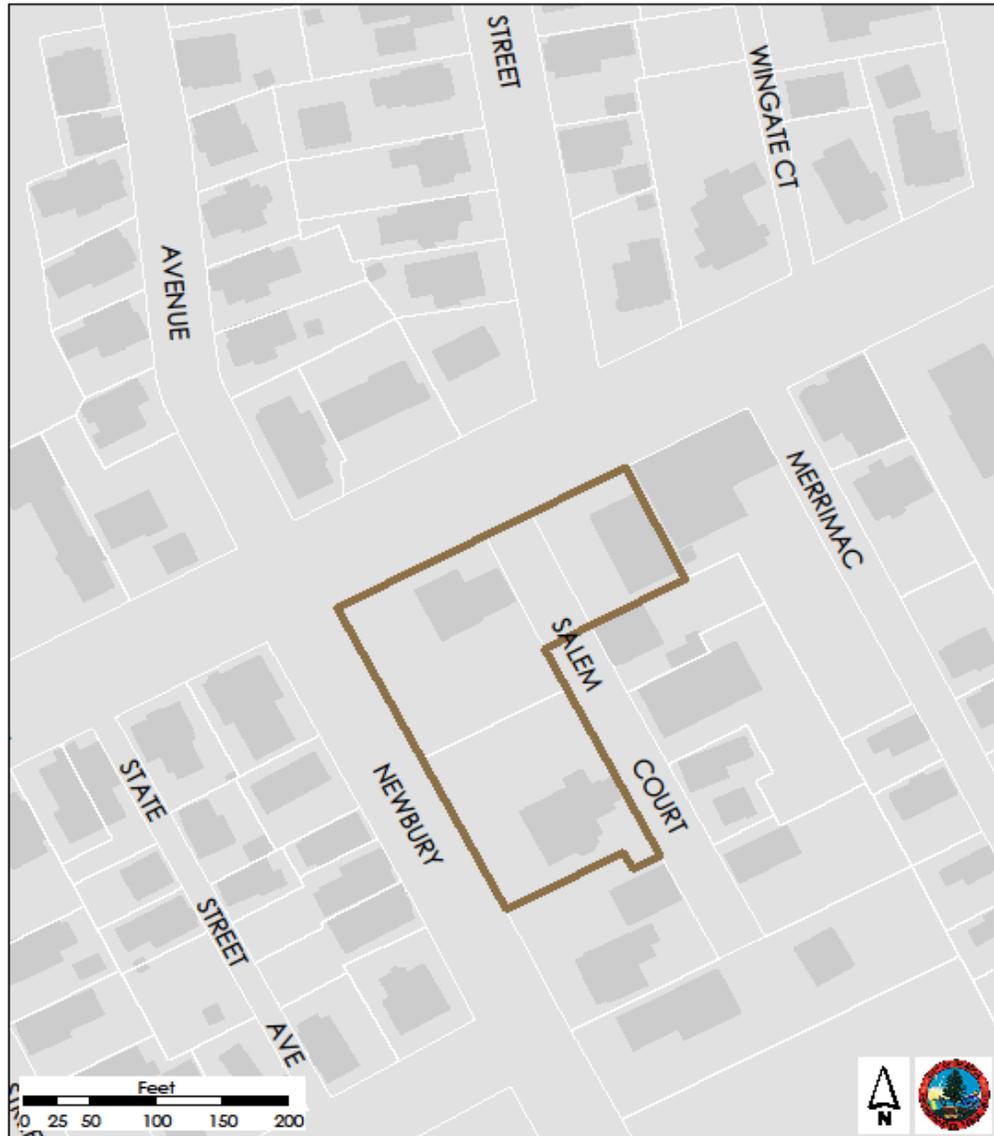
- ❖ Architectural Styles
 - ❖ Colonial Revival
 - ❖ Queen Anne Exotic
 - ❖ Federal
- ❖ First ring of residential homes outside the business district for Bangor's elite
- ❖ Has had the most commercial intrusion

Main Street Historic District



- ❖ Architectural Styles
 - ❖ Beaux Arts
 - ❖ Brick Blocks
 - ❖ Victorian Commercial
 - ❖ Greek Revival

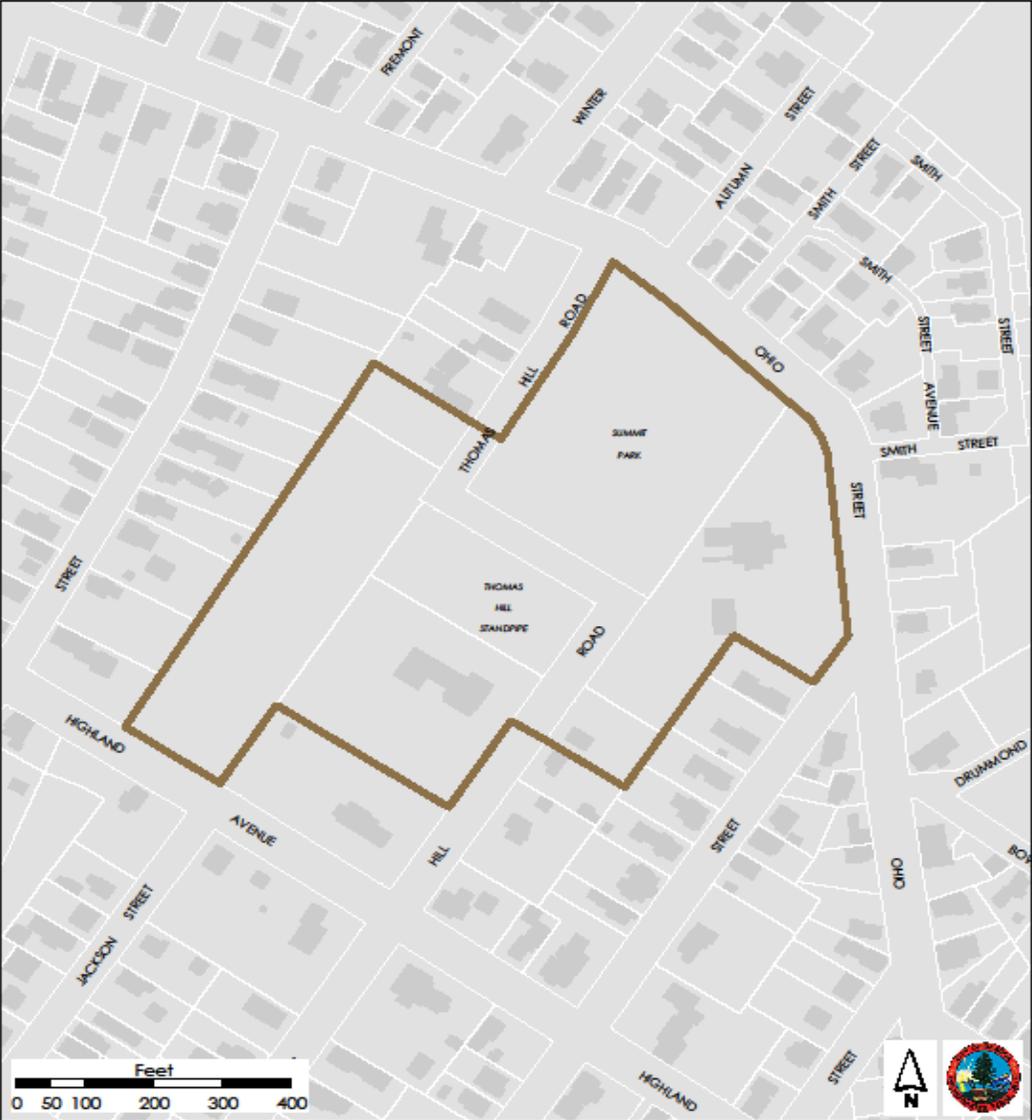
State Street Historic District



❖ Architectural Styles

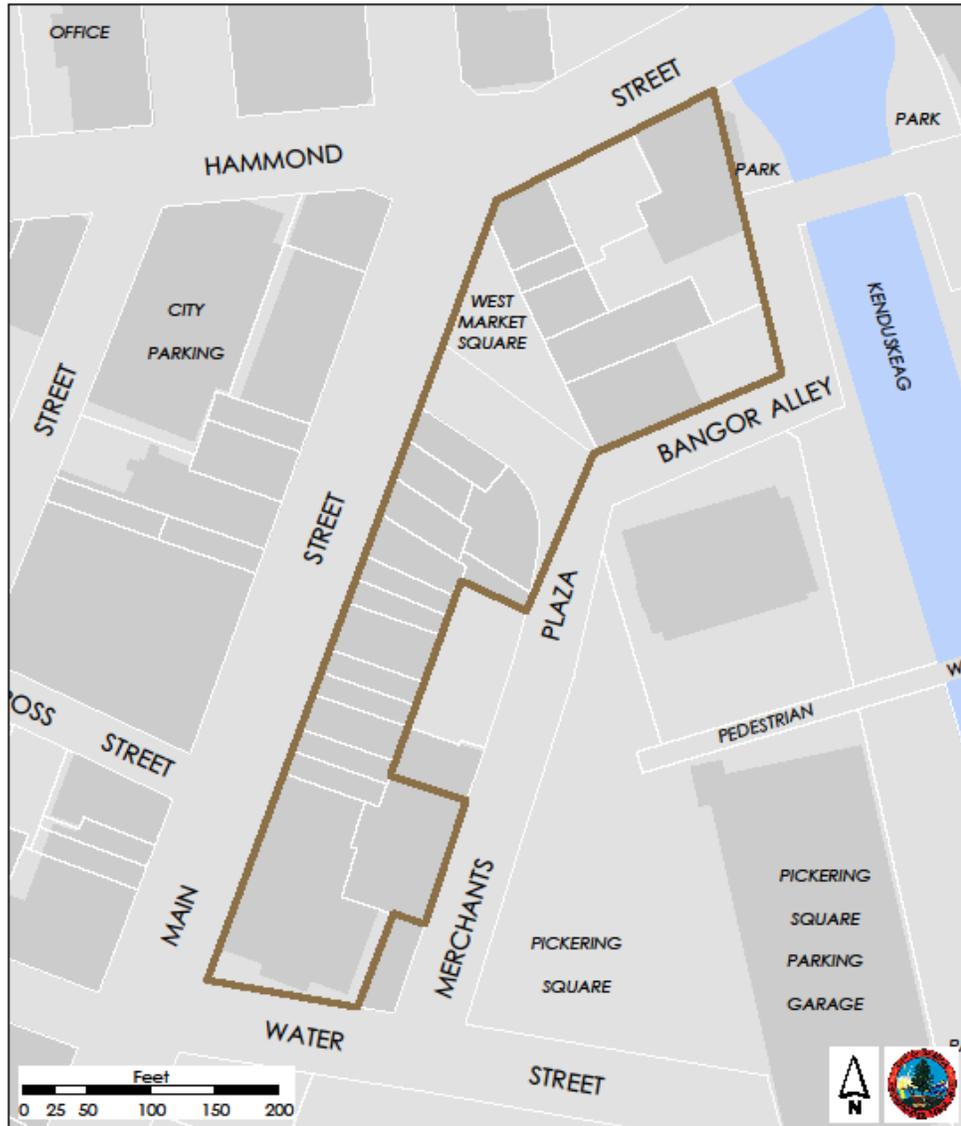
- ❖ Colonial Revival (brick)
- ❖ Traditional Greek Revival – Italianate
- ❖ Romanesque Revival

Thomas Hill Historic District



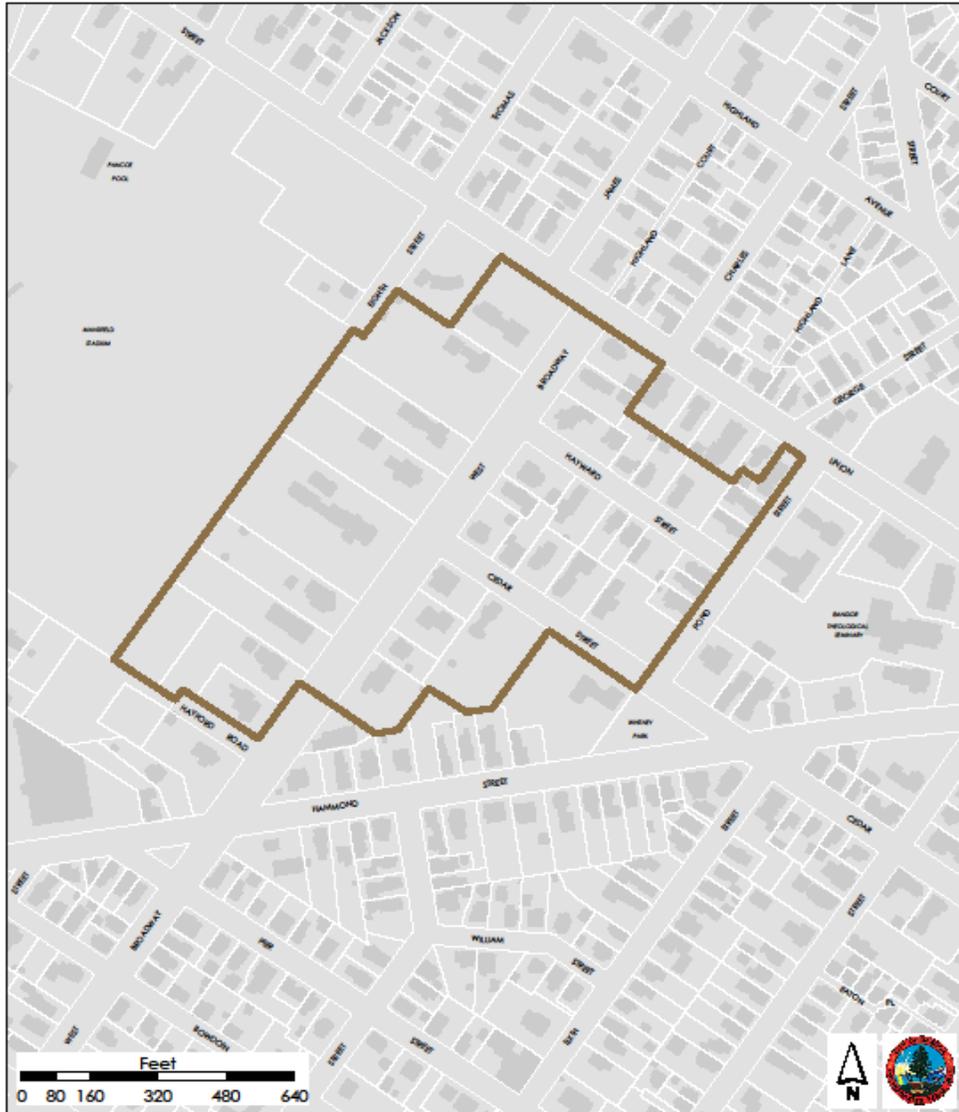
- ❖ Architectural Styles
 - ❖ Victorian “Stick Style”
 - ❖ Italianate

West Market Square Historic District



- ❖ Architectural Styles
 - ❖ Second Empire commercial
 - ❖ Greek Revival
 - ❖ Late Victorian
- ❖ Importance lies in its survival from
 - ❖ The 1911 Fire
 - ❖ 1968 Urban Renewal

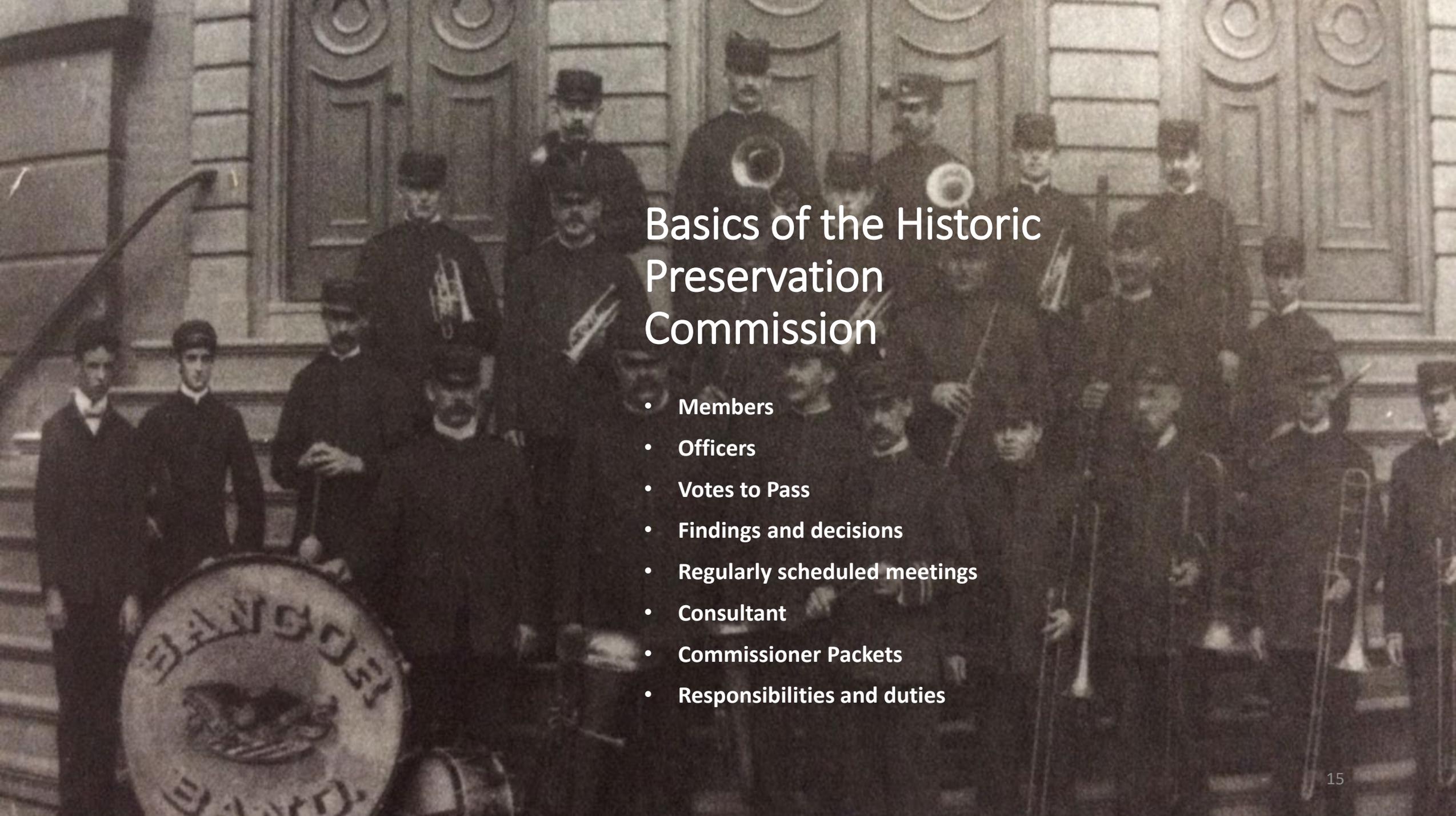
Whitney Park Historic District



- ❖ Architectural Styles:
 - ❖ Transitional Greek Revival/Italianate
 - ❖ Queen Anne
 - ❖ Shingle Style
 - ❖ Colonial Revival

- ❖ Distinctive neighborhood with lot cohesion
 - ❖ Setbacks
 - ❖ Landscaping
 - ❖ Foundation Planting
 - ❖ Hedges

- ❖ Lumber Business boom homes



Basics of the Historic Preservation Commission

- **Members**
- **Officers**
- **Votes to Pass**
- **Findings and decisions**
- **Regularly scheduled meetings**
- **Consultant**
- **Commissioner Packets**
- **Responsibilities and duties**

BANBURY EDGEMOND J. H. PEAVEY.
C. A. PEAVEY.

When do people have to go to the Historic Preservation Commission?

When they are planning to

- Do an exterior renovation
- Construct a new building or addition
- Demolish anything
- Move a building



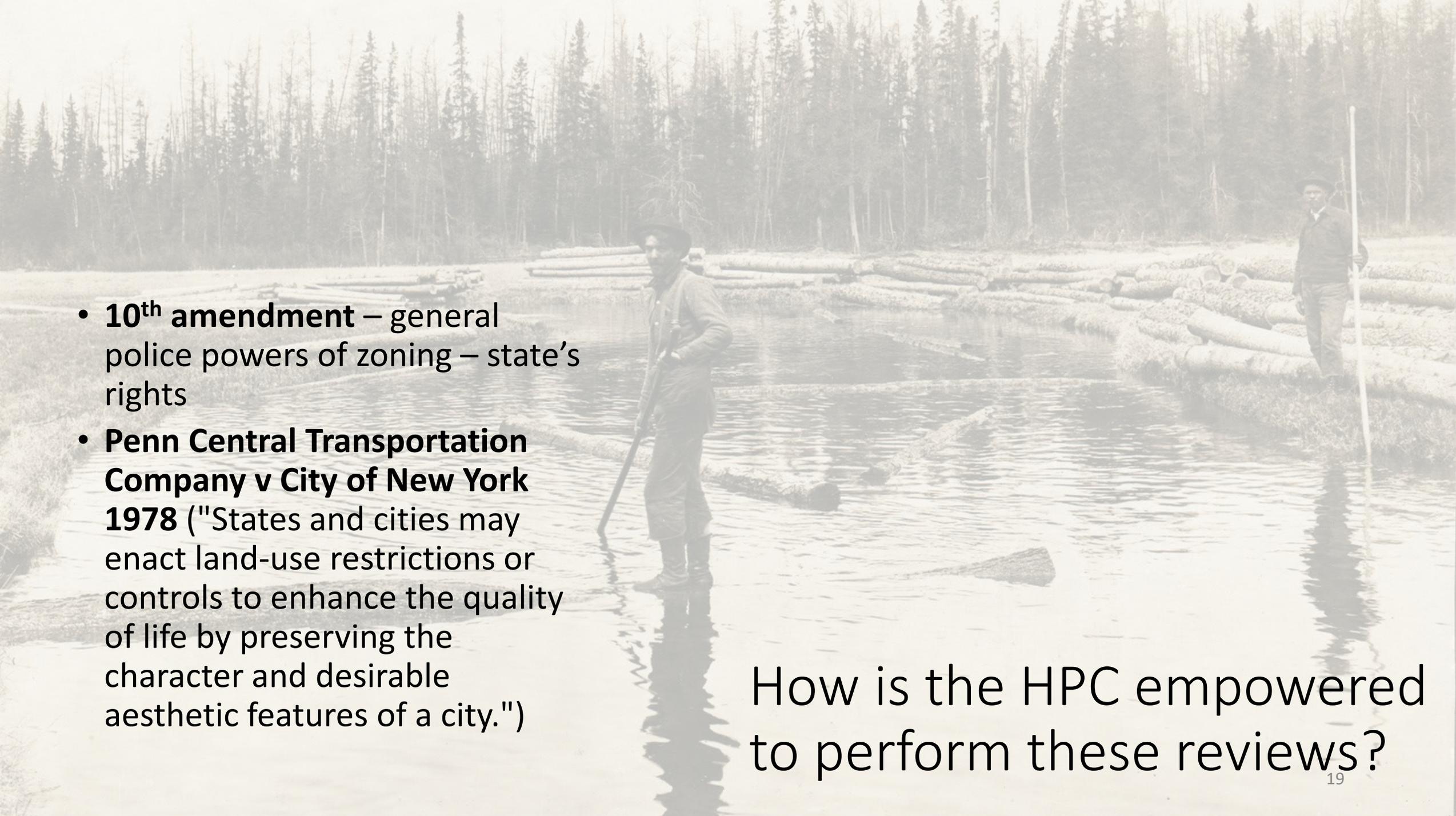
Minor alterations or revisions, sign reviews can be done in-house by staff

Replacing in kind means it doesn't have to go to HPC – encourages what we want to see happen

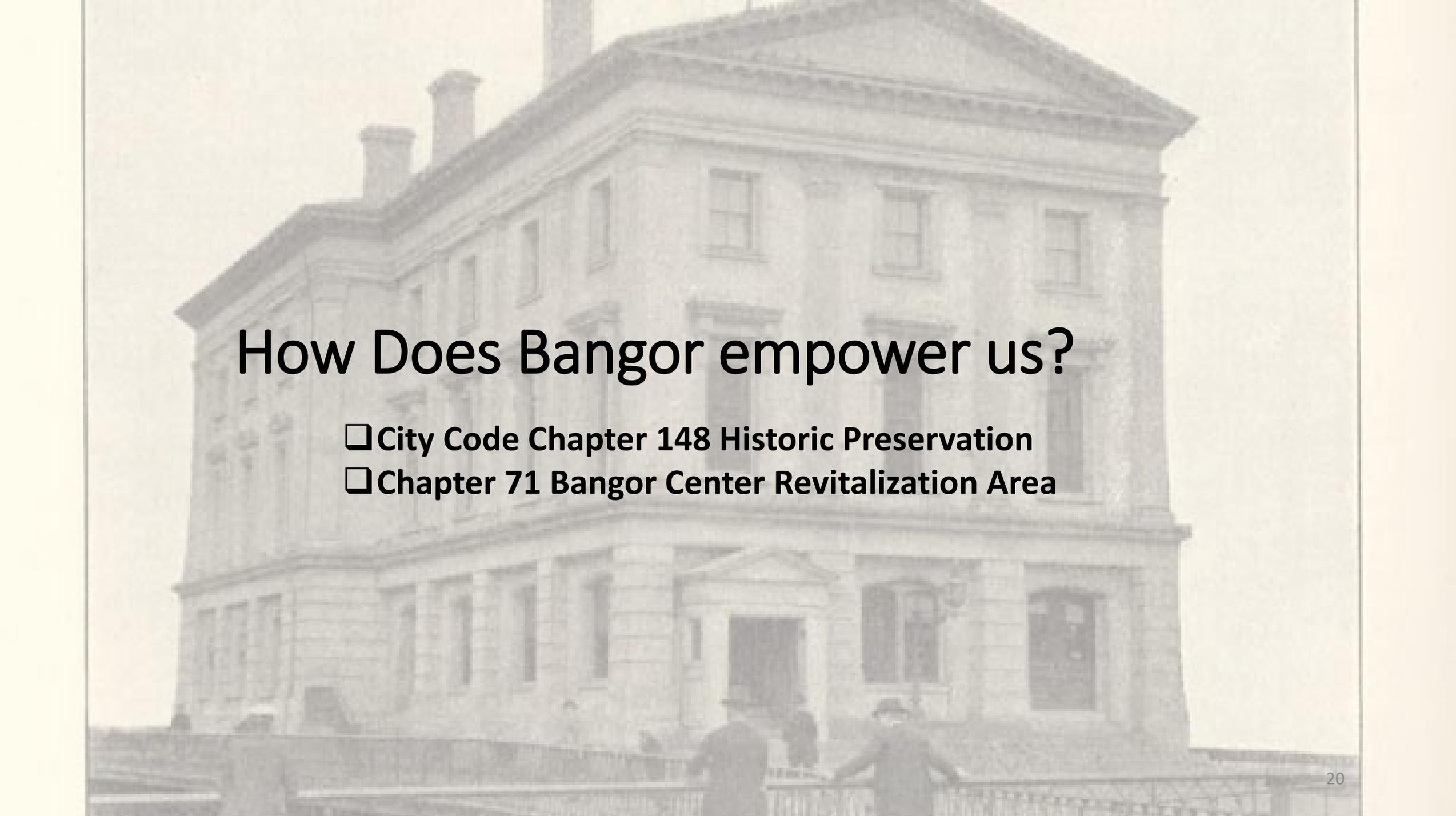
What is Allowed by Internal Review?

What is Exempt?

- Interior work
- Landscaping
- Paint color
- Public Art

- 
- **10th amendment** – general police powers of zoning – state’s rights
 - **Penn Central Transportation Company v City of New York 1978** ("States and cities may enact land-use restrictions or controls to enhance the quality of life by preserving the character and desirable aesthetic features of a city.")

How is the HPC empowered to perform these reviews?



How Does Bangor empower us?

- City Code Chapter 148 Historic Preservation**
- Chapter 71 Bangor Center Revitalization Area**

How do we review applications?

Secretary of the Interior Standards for

Rehabilitation

Preservation

Restoration

Reconstruction

What about our local codes?

- **148-9 Evaluation Standards**
 - **Similar to Secretary of the Interior**
- **In the Revitalization Area, 71-11**
 - **More design review**
 - **Compatibility**
 - **Allows for more artistic pursuits**

Demolition

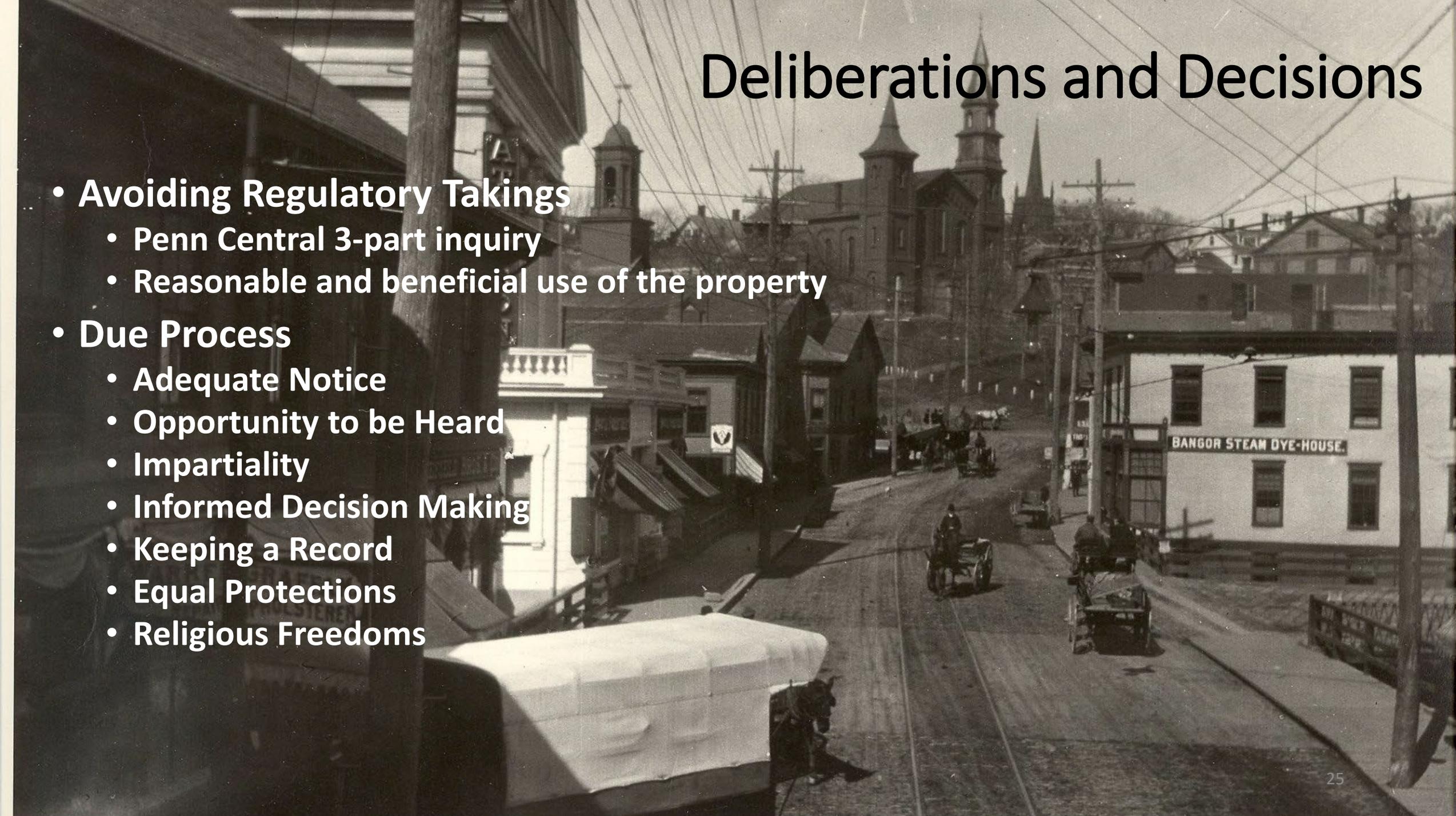
- **Demolition by Neglect**
 - **Reconstruction**
- **Demolition Delay**
 - **148-9.D**

Certified Local Government Program

- Bangor is a CLG
- Partnership with State and Federal Agencies



Deliberations and Decisions

A black and white historical photograph of a street scene in Bangor, Maine. The street is paved with tracks, likely for a trolley or tram system. On the right side, a two-story white building has a sign that reads "BANGOR STEAM DYE-HOUSE." In the background, a large, ornate church with multiple spires and a bell tower is visible. The street is lined with utility poles and wires. Several horse-drawn carriages and a person on a bicycle are visible on the street. The overall atmosphere is that of a busy, early 20th-century town.

- **Avoiding Regulatory Takings**
 - Penn Central 3-part inquiry
 - Reasonable and beneficial use of the property
- **Due Process**
 - Adequate Notice
 - Opportunity to be Heard
 - Impartiality
 - Informed Decision Making
 - Keeping a Record
 - Equal Protections
 - Religious Freedoms

Deliberations and Decisions Continued

- Conflicts of Interest
- Avoid Irrelevant Matters
- Discussion of agenda items outside of meetings





Questions?

A historical black and white photograph of a street scene. The main building is a two-story structure with a sign that reads "W.M. P. DICKEY & CO." and "PAINTS & OILS." above the entrance. A large stack of rolled-up rugs or carpets is piled up in front of the store. To the left, a utility pole has a sign that says "W.P. DICKEY." and a poster of a woman. A horse-drawn wagon is visible on the right side of the street. The overall scene depicts a busy commercial street from a past era.

Thank you for
your service to
the city!

Thank you to Bangor Historical Society, Maine Memory Network, and the State of Maine Library for making these images publicly available!