



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION
MEETING OF FEBRUARY 12, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

AGENDA

Old Business:

1. Meeting Minutes – December 11, 2025 and January 8, 2026
2. Adoption of Findings & Decision for 62 High Street

Other Business:

3. HPC Training – Planning
4. Review Draft Historic Preservation Ordinance Changes
5. Review Historic Survey Results
6. Testimony on LD 435
7. Adjournment



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

**HISTORIC PRESERVATION COMMISSION
MEETING OF DECEMBER 11, 2025, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Commission Members Present:

Edmund Chernesky
Peter Keebler
Nathaniel King
Rebecca Krupke
Liam Riordan

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Mike Pullen, HPC Consultant

Chair Chernesky called the meeting to order at 7:00 P.M.

Old Business:

1. Adoption of Findings & Decision for 198 Broadway

Vice Chair Riordan moved to adopt the Findings & Decision for 198 Broadway. Commissioner King seconded. All voting members in favor, none opposed. Motion passed.

2. Meeting Minutes – October 9, 2025 and October 29, 2025

Vice Chair Riordan moved to approve the October 9th and October 29th meeting minutes. Commissioner King seconded. All voting members in favor, none opposed. Motion passed.

Other Business:

Alternate Member Keebler asked about the process for proposing amendments to the Historic Preservation Code – Chair Chernesky responded and clarified. Keebler discussed and also asked about some amendments previously proposed by the Commission – Planning Officer Anja Collette responded that staff would be working on these. Keebler and Chernesky discussed. HPC Consultant Mike Pullen commented on the Commission's responsibility to work on proposed Code amendments – Keebler responded and discussed, and suggested having an annual workshop meeting to discuss Code amendments. Chernesky responded and mentioned the possibility of having a second meeting each

month – Commissioner Krupke expressed support for this.

Alternate Member Keebler asked about conflicts of interest and discussed his concerns regarding these determinations. Commissioner King responded and discussed with Keebler. Vice Chair Riordan asked for clarification from staff – Planning Officer Collette responded and discussed. Keebler asked if Legal staff could be present at the Commission’s meetings to consult on these matters – Collette responded and discussed. Chair Chernesky also discussed the situation in which Keebler was found to have a conflict of interest. Riordan mentioned the Commission’s annual training – Keebler responded and suggested that this may not be most effective by being held at the Commission’s first meeting every year. Discussed at length with staff and Commissioners.

Alternate Member Keebler asked about findings of economic hardship and discussed his concerns regarding these determinations. Discussed at length with Chair Chernesky and HPC Consultant Mike Pullen at length. Keebler brought up a previous decision on this point – Planning Officer Collette cautioned Commissioners about discussing a specific application. Chernesky and Keebler discussed the general topic further and at length. Keebler and Chernesky suggested providing additional clarity in proposed Code amendments – Collette responded and discussed this. Keebler and Chernesky continued to discuss this topic, including the feasibility of design guidelines and the Commission’s role in interpreting these, with the rest of the Commission.

Commissioners discussed feedback from the public workshop meeting held in October.

Alternate Member Keebler asked about site visits for properties with open applications – Chair Chernesky and Planning Officer Collette responded and clarified the guidelines and restrictions on this being done. Discussed at length with Keebler. Commissioner Krupke commented on the need for better education regarding this. HPC Consultant Pullen provided additional clarification. Collette suggested continuing this discussion when Legal staff are present for the Commission’s annual training.

Commissioner King recommended clarifying application requirements for future applicants. Commissioners and staff expressed support for this.

Commissioner Krupke brought up the issue of living in the neighborhood of a subject property or going by a subject property during routine daily travel, and asked whether and when this would become a possible of conflict of interest. Discussed at length with Commissioners and staff.

Alternate Member Keebler also brought up the procedure for alternate members becoming regular members of the Commission – discussed with staff and Commissioners. Commissioners also discussed how to best train and orient new members of the Commission, as well as working through the new format of Findings & Decisions for applications.

New Business:

- 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.

Commissioner King moved to postpone this agenda item to the January 8, 2026 meeting, due to the applicant not being present. Seconded by Commissioner Krupke. Roll call vote conducted – all in favor,

Historic Preservation Commission – Meeting Minutes
December 11th, 2025

none opposed. Motion passed.

Commissioner King thanked Chair Chernesky and Vice Chair Riordan for their service to the Commission.

Commissioners discussed the procedure for election of officers at their next meeting.

4. Adjournment

Meeting adjourned at 8:15 P.M.

Respectfully submitted,

Sarah Maquillan
Development Assistant
Planning Division



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**

MEETING MINUTES

Commission Members Present:

Katie Coe
Peter Keebler
Nathaniel King
Rebecca Krupke
Peter James Sachs
Matthew Weitkamp

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Mike Pullen, HPC Consultant
David Szewczyk, City Solicitor

Planning Officer Anja Collette called the meeting to order at 7:00 P.M.

1. Election of Officers

Planning Officer Anja Collette presented the agenda item and gave an overview of the nomination & election process.

Commissioner Krupke nominated Commissioner King for the office of Chair. Roll call vote conducted – all in favor, none opposed. Commissioner King elected to the office of Chair.

Chair King nominated Commissioner Krupke for the office of Vice Chair. Roll call vote conducted – all in favor, none opposed. Commissioner Krupke elected to the office of Vice Chair.

Chair King made his introduction. King also appointed Alternate Member Weitkamp as a voting member at tonight's meeting.

Alternate Member Keebler asked to add an agenda item for a discussion on meeting frequency – Chair King agreed to add this to the end of the meeting.

Old Business:

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

Chair King introduced the agenda item and confirmed that approval of these minutes will be postponed to the next meeting.

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.

Chair King introduced the agenda item.

Applicant Representative Louie Morrison and Property Owner Zach Gilpin presented to the podium and provided an overview of the application.

HPC Consultant Mike Pullen presented an overview of his written memo on the application and discussed with Applicant Representative Morrison.

Alternate Member Keebler asked to clarify the procedure for requesting possible amendments to the application – Planning Officer Anja Collette responded and clarified.

Alternate Member Weitkamp asked if there had been any existing aluminum gutter at the time the property was purchased – Applicant Representative Morrison and Property Owner Gilpin responded and clarified what had been existing, as well as what currently remains.

Alternate Member Keebler brought up the issue of applicants often seeking retroactive approval of work already completed – discussed at length with Applicant Representative Morrison and Property Owner Gilpin. Vice Chair Krupke asked about Code Enforcement participation in the process – Planning Officer Collette responded that she will discuss with staff. Commissioners discussed the issue of buyers not being aware of a property's historic status at length with Collette and Morrison.

Commissioner Coe asked for clarification regarding property owners completing repairs with in-kind materials – Planning Officer Collette responded and clarified this process.

Alternate Member Weitkamp also brought up the issue of the Commission requesting amendments to an application and applicants then not following up on these amendments and re-submitting their applications.

Chair King opened the public comments – there were none. Public comments closed.

Vice Chair Krupke asked for clarification regarding the recommendation that gutters be added – Planning Officer Collette responded and clarified. Alternate Members Keebler and Weitkamp discussed.

Alternate Members Keebler and Weitkamp discussed the design standards for this property due to its status on the National Historic Register. Applicant Representative Morrison confirmed that there was no existing gutter on the building.

Commissioner Sachs mentioned that existing damage on the building was not in the interest of historic preservation. Discussed with Alternate Member Keebler, Chair King, and Applicant Representative Morrison.

Historic Preservation Commission – Meeting Minutes
January 8th, 2025

Chair King reiterated that the issue of gutters is not part of the current application review. Discussed with Alternate Member Keebler.

Vice Chair Krupke asked for clarification regarding work done on the cornices – Property Owner Gilpin responded and clarified. Discussed with Alternate Member Keebler.

Chair King clarified the process for voting on the review standards with Planning Officer Collette.

Alternate Member Weitkamp moved that the Commission find that the application was deemed complete on December 11, 2025, the applicant paid all applicable fees, and the proposed project is a Certificate of Appropriateness. Seconded by Vice Chair Krupke. Roll call vote conducted – all in favor, none opposed.

Commissioner Sachs asked for clarification regarding the first design standard – Chair King responded and clarified.

Alternate Member Weitkamp moved that the Commission finds 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. Seconded by Commissioner Sachs. Roll call vote conducted – none in favor, all opposed. Motion failed.

Alternate Member Weitkamp moved that the Commission 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. Seconded by Commissioner Sachs. Roll call vote conducted – none in favor, all opposed. Motion failed.

Commissioner Coe moved that the Commission finds 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. Seconded by Alternate Member Weitkamp. Roll call vote conducted – none in favor, all opposed. Motion failed.

Commissioner Sachs moved that the Commission finds 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. Seconded by Alternate Member Weitkamp. Roll call vote conducted – 3 in favor (Commissioners Sachs and Coe and Chair King), 2 opposed (Vice Chair Krupke and Alternate Member Weitkamp). Motion passed.

Commissioner Coe moved that the Commission finds 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. Motion not seconded. Alternate Member Weitkamp moved that the Commission find this standard not applicable in this case. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Coe moved that 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, is not applicable in this case. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds 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. Seconded by Alternate Member Weitkamp. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that the project meets the requirements for Certificate of Appropriateness and therefore grants a Certificate of Appropriateness permit for the proposed Project. Seconded by Alternate Member Weitkamp. Roll call vote conducted – 3 in favor (Vice Chair Krupke, Commissioner Sachs, and Chair Chernesky), 2 opposed (Alternate Member Weitkamp and Commissioner Coe). Motion failed as 4 affirmative votes are required to issue a Certificate of Appropriateness.

Other Business:

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

City Solicitor David Szewczyk presented to the Commission and provided their annual Legal training.

Alternate Member Weitkamp asked about retention of records for the purposes of FOAA – City Solicitor Szewczyk responded and clarified that there are different requirements depending on the type of record.

Alternate Member Keebler asked about executive sessions – City Solicitor Szewczyk responded and clarified.

Alternate Member Weitkamp asked about being in receipt of evidence that has not yet been publicly available – City Solicitor Szewczyk responded and clarified that any such evidence should immediately be forwarded to City staff.

Alternate Member Keebler asked for clarification regarding quorum and the number of members required to pass certain items – City Solicitor Szewczyk responded and clarified. Keebler asked about changing the number required to meet quorum – Planning Officer Anja Collette responded and discussed.

Alternate Member Keebler asked for clarification regarding motions – City Solicitor Szewczyk responded and clarified. Keebler and Szewczyk discussed with Chair King.

HPC Consultant Mike Pullen asked for clarification regarding the vote on the final decision for the application reviewed at this meeting (62 High Street) – City Solicitor Szewczyk responded and clarified. Chair King asked for additional clarification about voting on standards and final decisions – Szewczyk responded and discussed at length with Commissioners and Planning Officer Collette.

Alternate Member Keebler asked for clarification regarding conflicts of interest, specifically regarding a prior determination on this point – City Solicitor Szewczyk responded and discussed at length with Keebler and the rest of the Commission.

Chair King asked about the applicability of a particular standard in regards to the application reviewed at this meeting (62 High Street) and why it wasn't in the decision letter. Planning Officer Collette responded that she didn't believe it was applicable, but if the Commission feels a standard is applicable to an application but is not in the decision letter, they can vote to add it.

Historic Preservation Commission – Meeting Minutes
January 8th, 2025

Alternate Member Weitkamp asked about consistently having Legal staff at Commission meetings – City Solicitor Szewczyk responded and discussed; noted that they can be at meetings as requested. Commissioner Coe asked if they can attend the next meeting – Szewczyk agreed.

Alternate Member Keebler asked about the term “reasonable return” in regards to determining economic hardship – City Solicitor Szewczyk responded and clarified. Commissioners continued to discuss at length with Szewczyk and Planning Officer Collette.

Applicant Representative Morrison asked for clarification about §148-9E, Exceptional Circumstances. Planning Officer Collette responded and clarified. Applicant Representative Morrison explained that if this project was not complete, the structure would not be habitable which would cause economic and unreasonable hardship on the applicant. Morrison also explained the conditions and circumstances were not caused or created by the applicant as he had recently purchased the property.

Chair King and Commissioner Sachs asked for additional clarification regarding the Commission’s ability to reconsider a vote – Planning Officer Collette and City Solicitor Szewczyk responded and clarified, and discussed at length with Commissioners.

Commissioner Coe moved to reconsider the final decision for the 62 High Street application – discussed this motion at length with City Solicitor Szewczyk. Coe withdrew the motion.

Alternate Member Weitkamp moved to continue the remainder of the training and Commission discussions to the February 12, 2026 meeting. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

5. Adjournment

Meeting adjourned at 9:26 P.M.

Respectfully submitted,

Sarah Maquillan
Development Assistant
Planning Division



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: Chair King, Vice Chair Krupke, Members Sachs and Coe, and Alternate Members Weitkamp (Voting) and Keebler

Commission Vote: Motion carried 3 to 2 to deny 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 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 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 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 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 that 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, is not applicable.
5. The Commission finds that 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, is not applicable.
6. The Commission finds 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 does not find that the project meets the requirements for Certificate of Appropriateness and therefore denies a Certificate of Appropriateness permit for the proposed Project.

VI. General Permit Requirements:

- A. An appeal of any final decision regarding certificate of appropriateness, minor alteration or revision, or staff approval under § 148-8 may be taken by any party to the Board of Appeals. The appeal procedure shall conform to the procedure set forth in Chapter 23, Article I, of the Code of the City of Bangor.
- B. 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

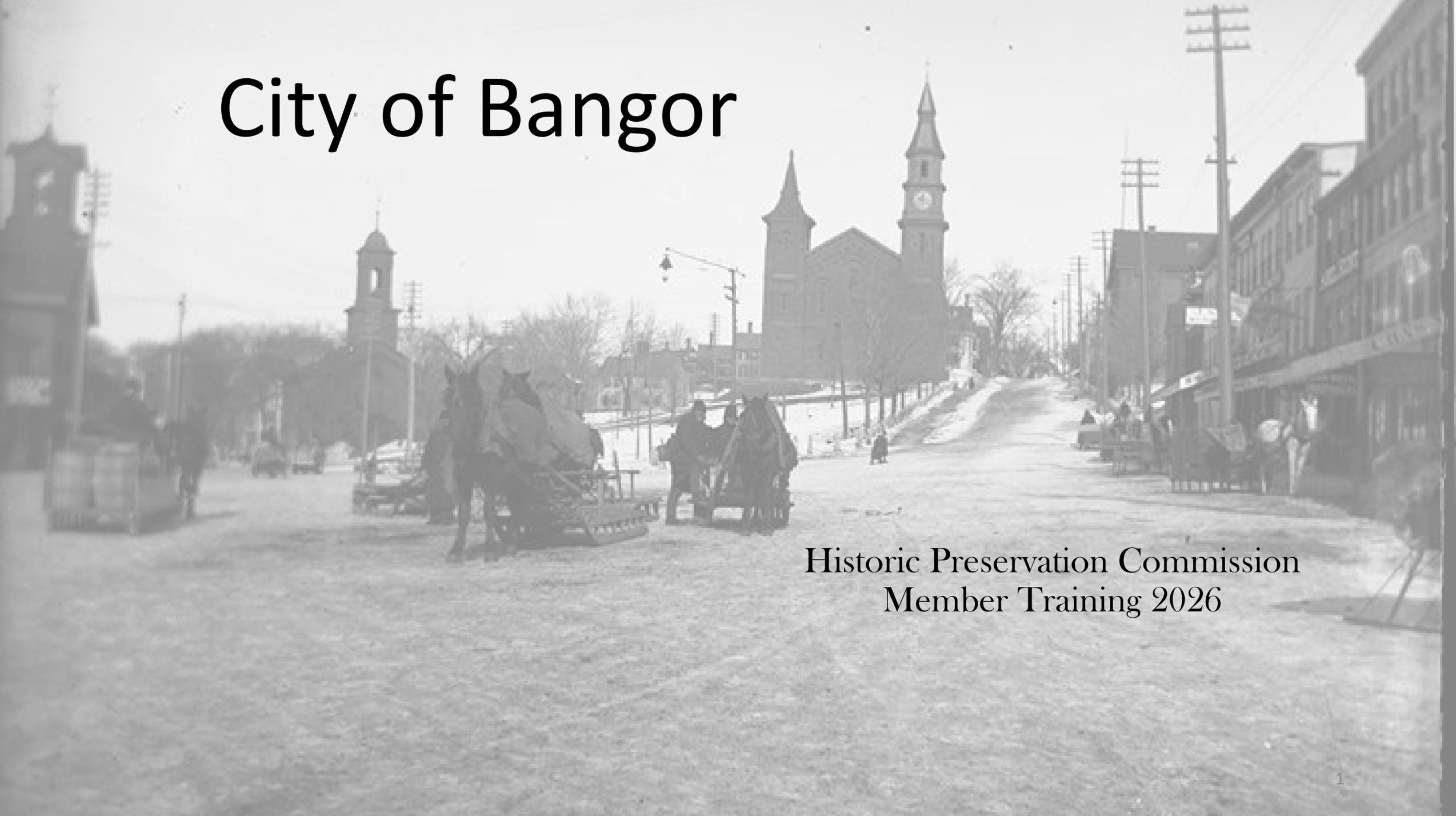
the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Historic Preservation Commission

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

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. To the right, there are more buildings, including one with a sign that says "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

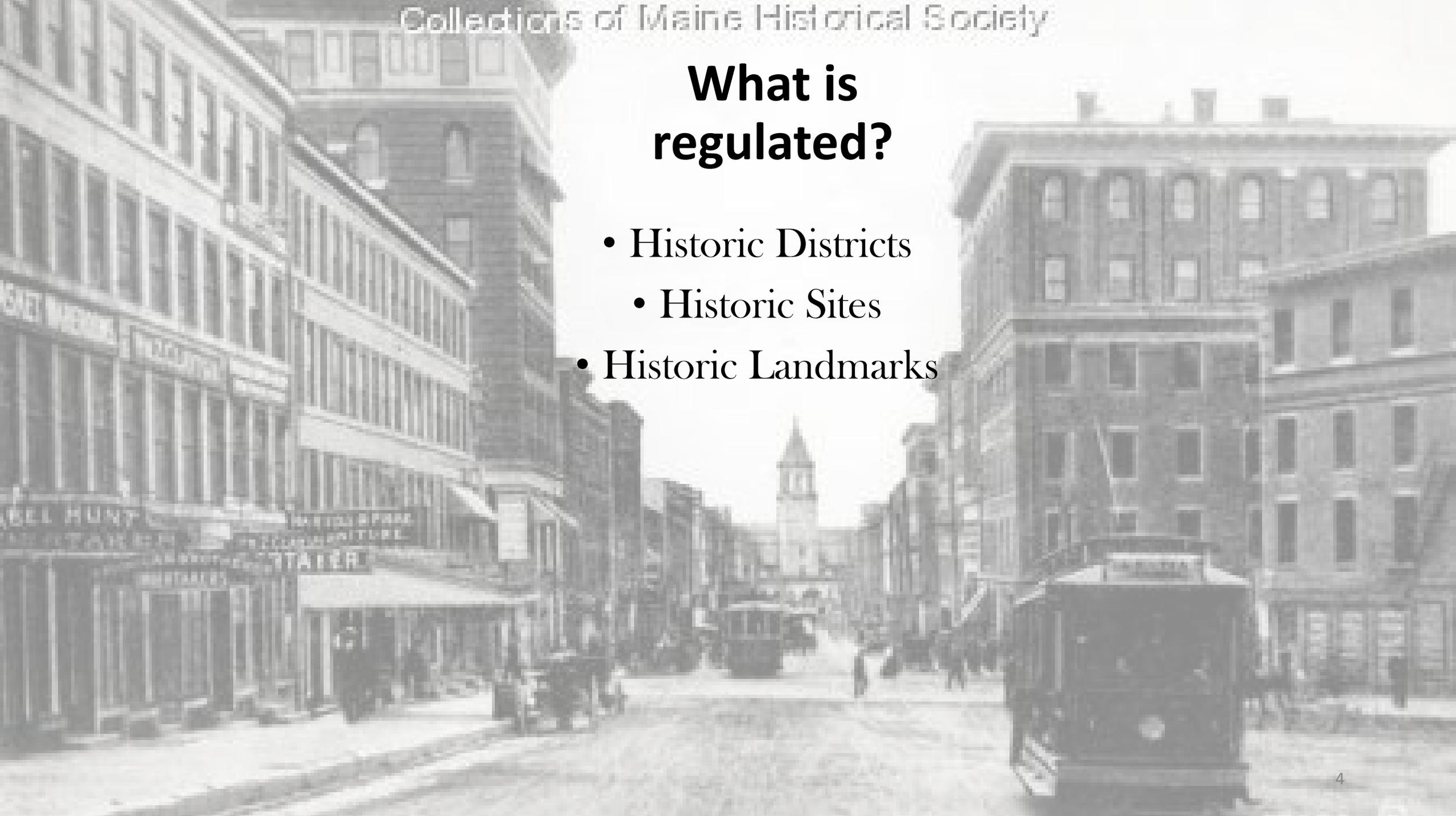


Why does government care about historic preservation?

- 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

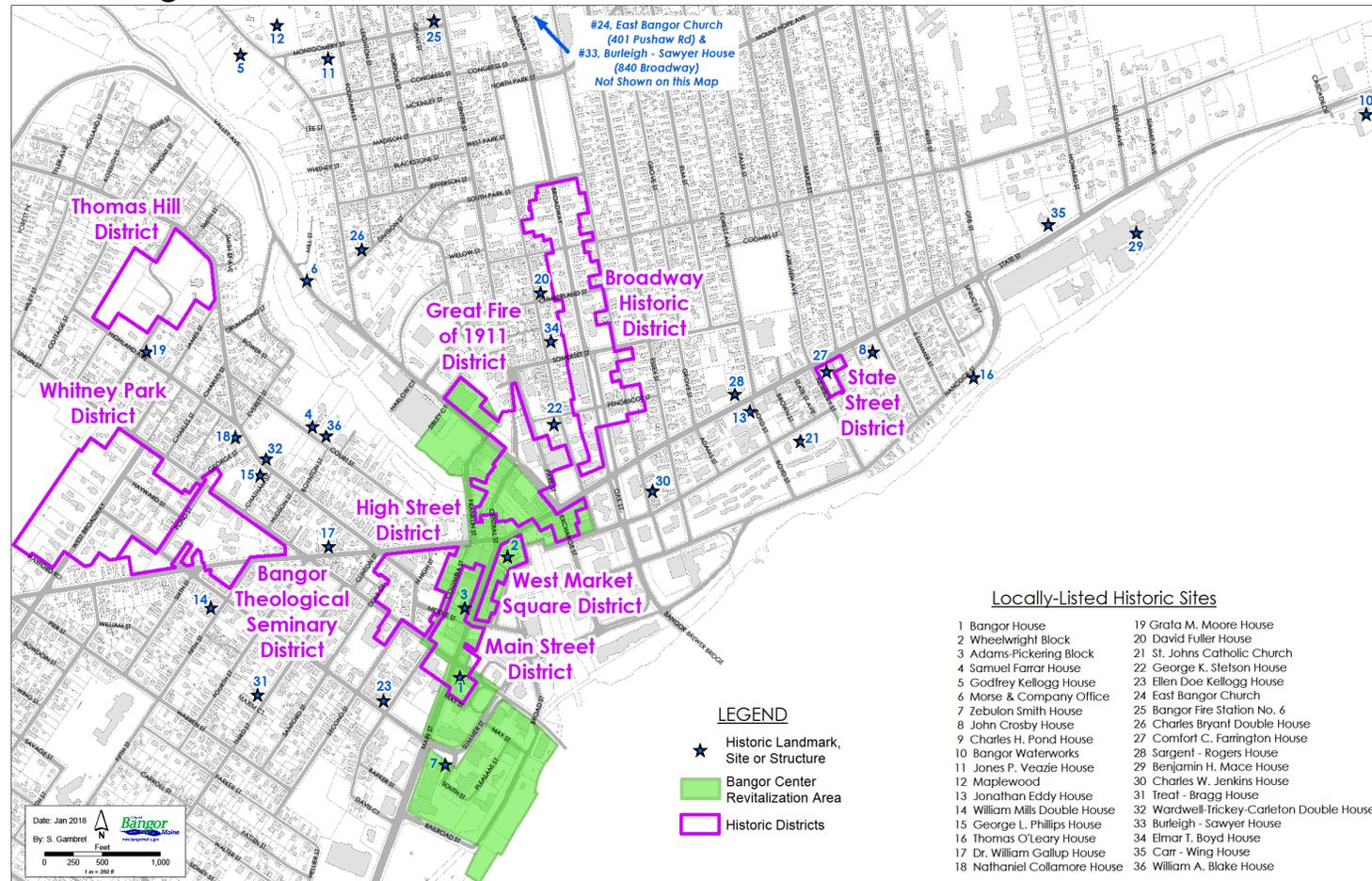
What is regulated?

- Historic Districts
 - Historic Sites
- Historic Landmarks



Historic Districts

Bangor Center Revitalization Area and Historic Districts, Sites & Structures

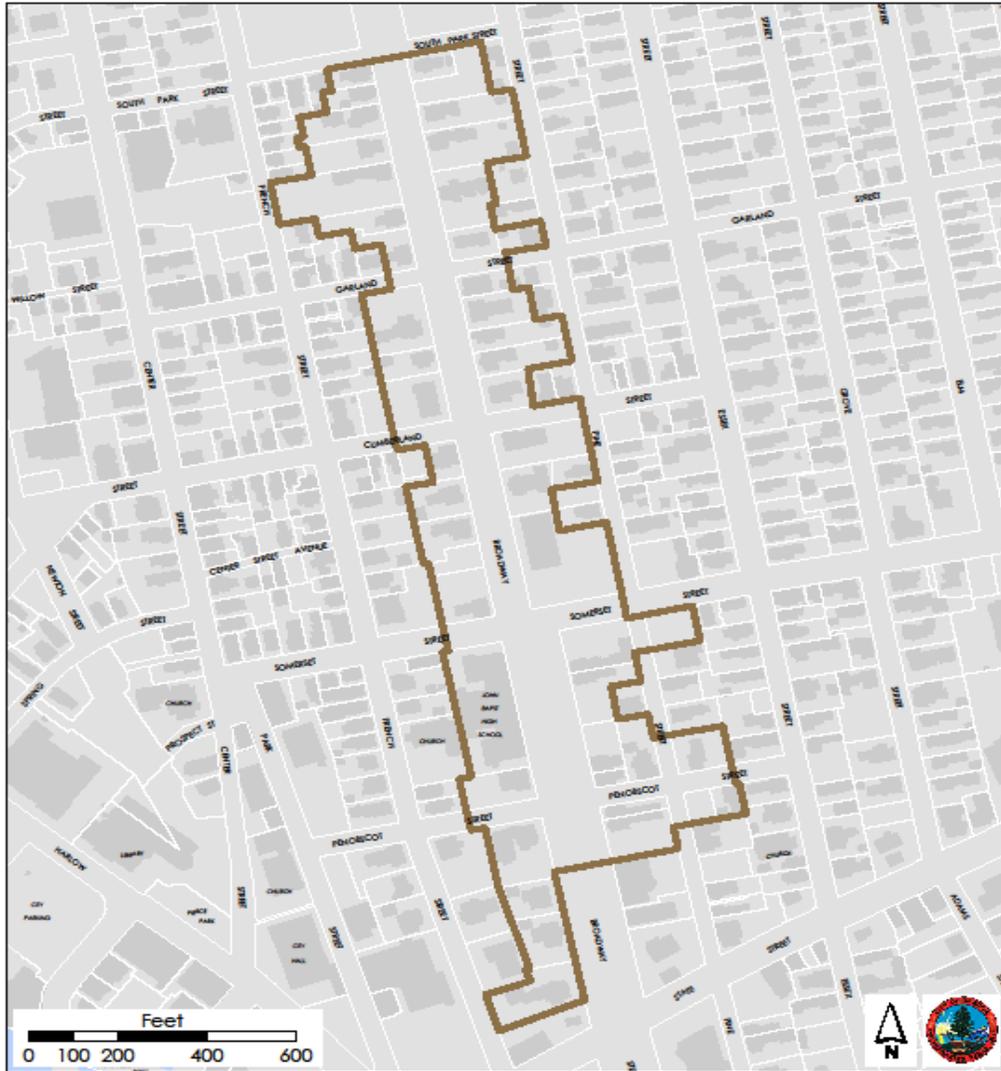


Bangor Theological Seminary Historic District



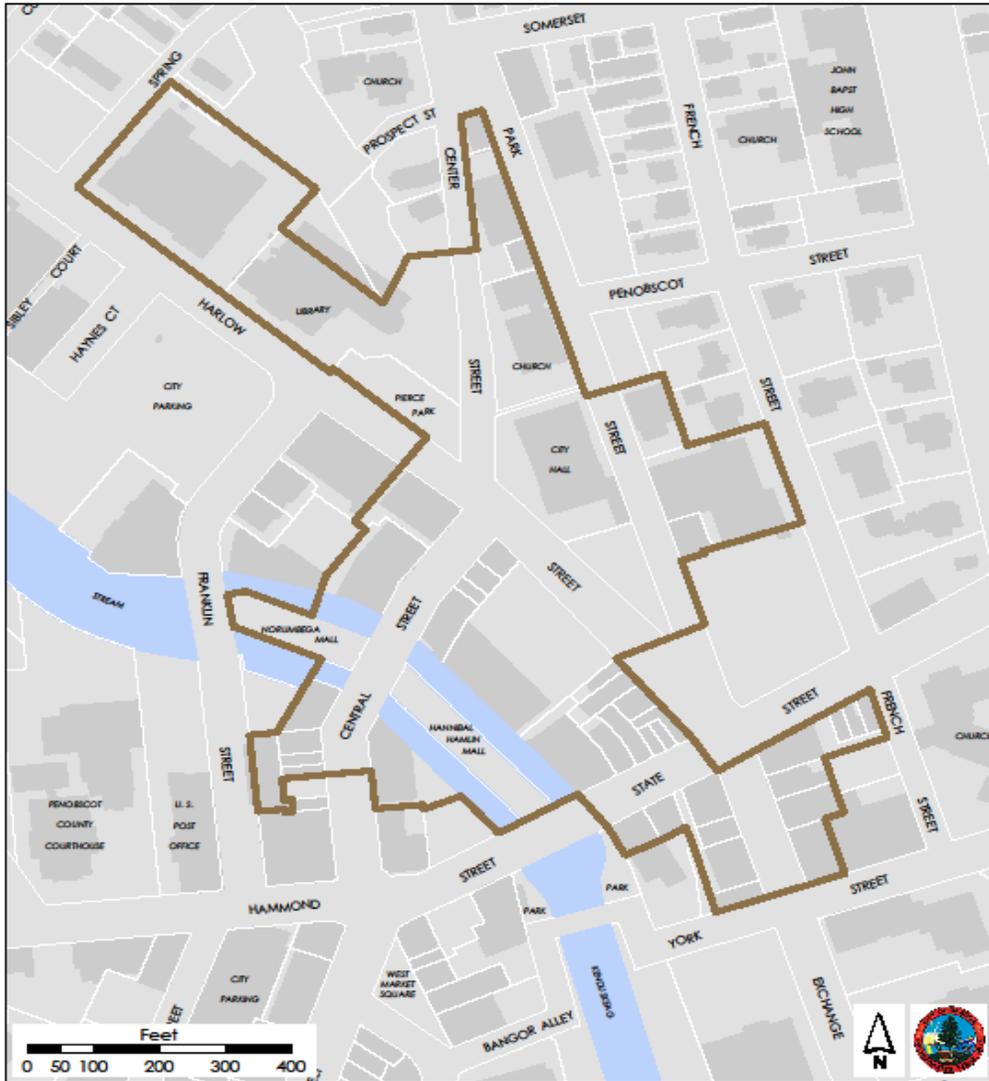
- ❖ Architectural Styles:
 - ❖ Federal
 - ❖ Italianate
 - ❖ Queen Anne
 - ❖ Romanesque Revival
- ❖ Founded in 1811, one of the oldest institutions in the country

Broadway Historic District



- ❖ Architectural Styles
 - ❖ Greek Revival
 - ❖ Victorian
 - ❖ Federal
 - ❖ Second Empire
- ❖ Important Figures in Bangor's History
 - ❖ Fields of Banking Lumber, Iron Foundry, Politicians, Lawyer
 - ❖ Civil War hero
 - ❖ Anti-slavery Activists
- ❖ John Bapst School

Great Fire of 1911 Historic District

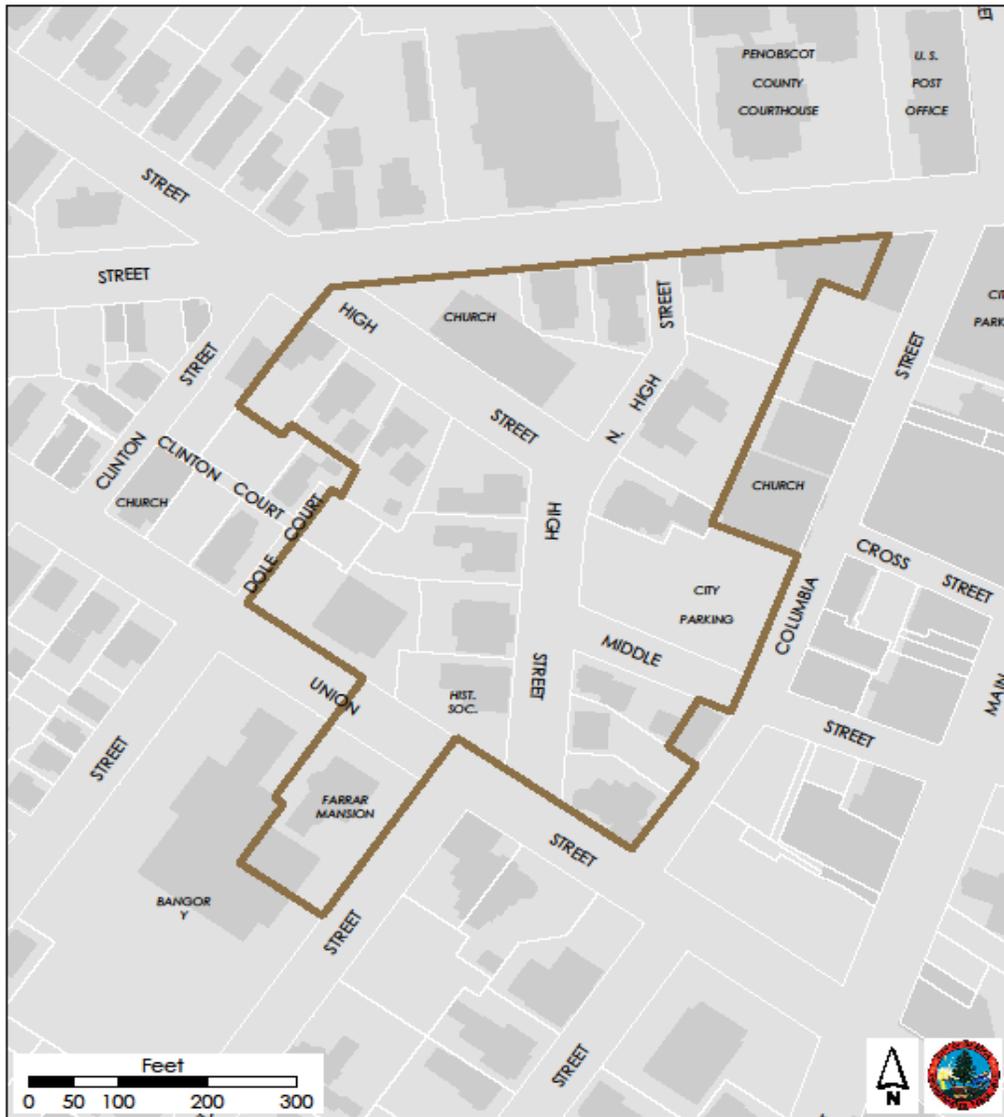


- ❖ Architectural Styles
 - ❖ Classic Revival
 - ❖ Renaissance Revival
 - ❖ Art Deco
 - ❖ Romanesque Revival

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

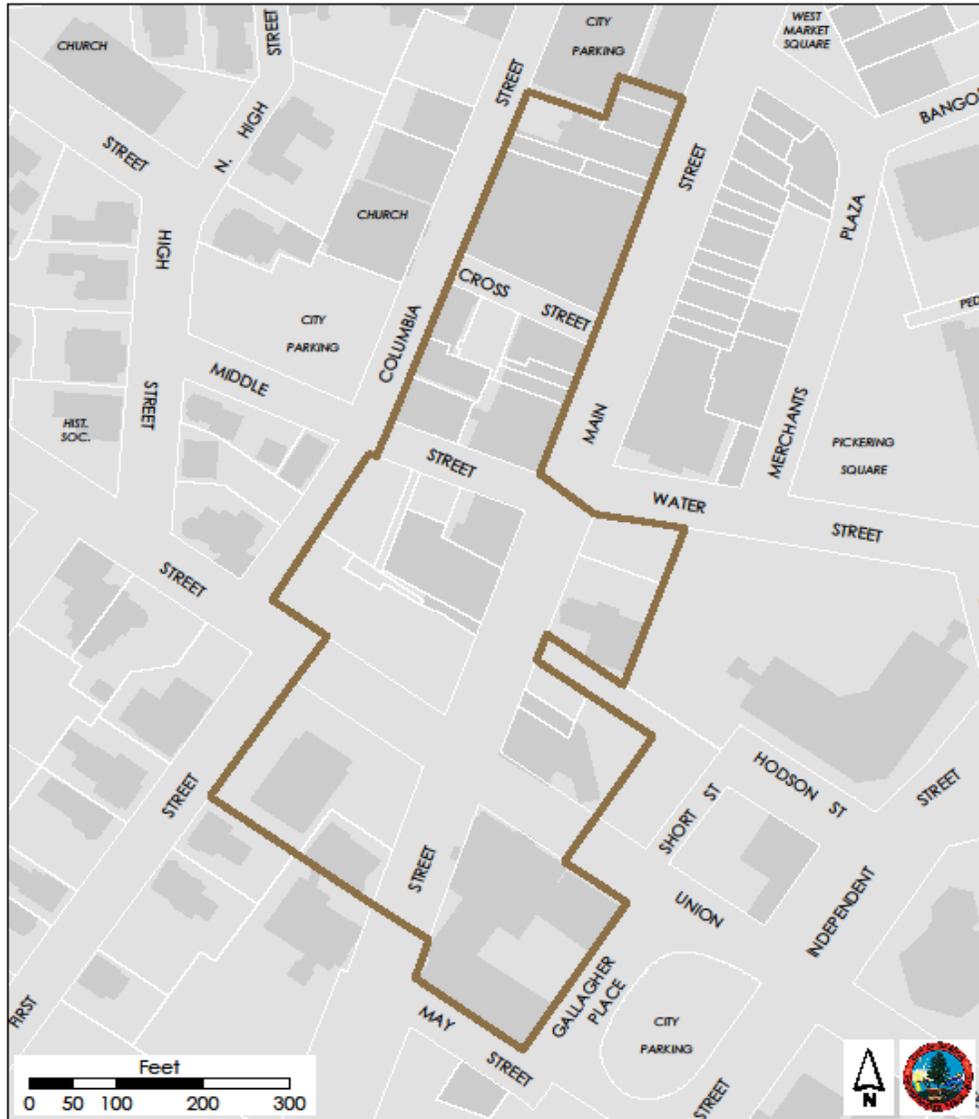
- ❖ Key piece to the Bangor Core Business District

High Street Historic District



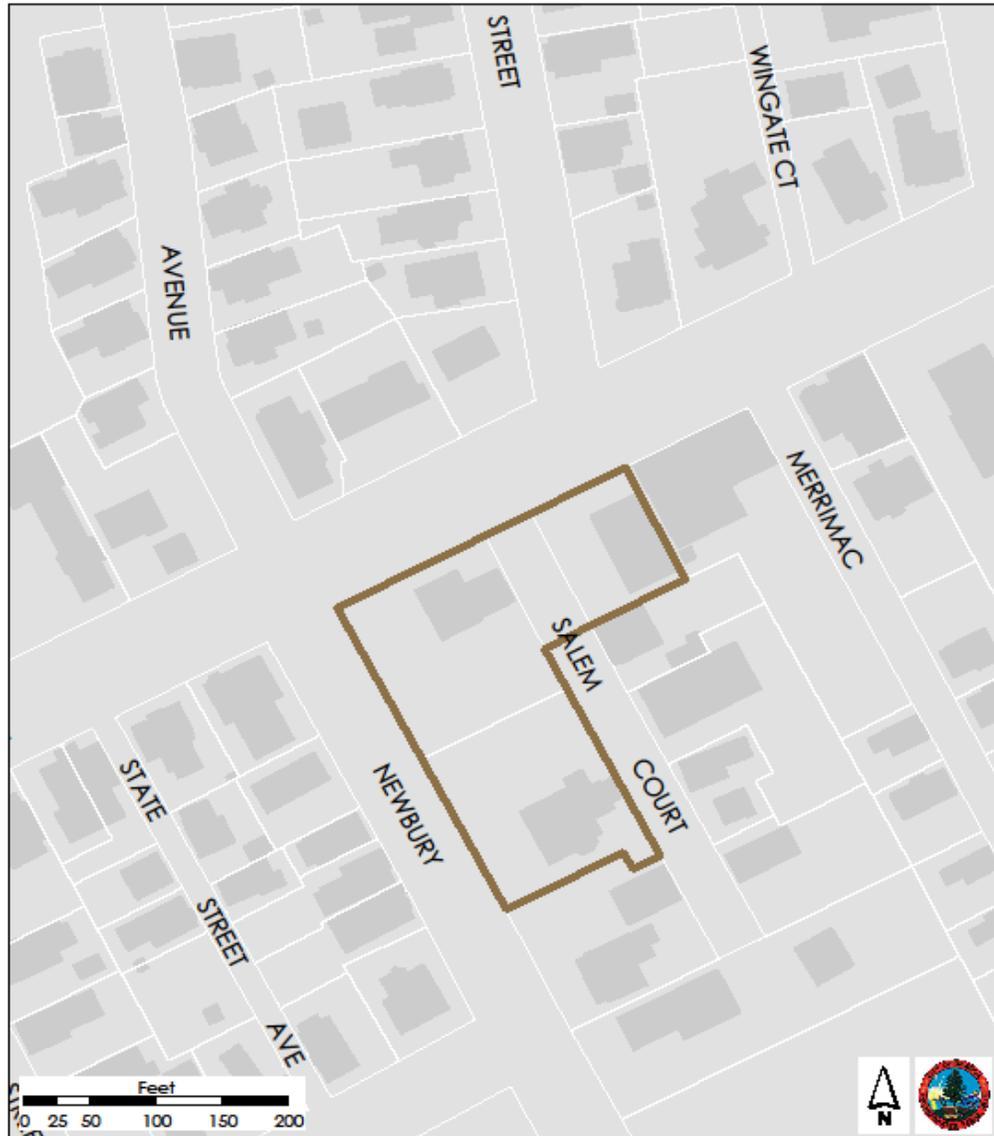
- ❖ Architectural Styles
 - ❖ Colonial Revival
 - ❖ Queen Anne Exotic
 - ❖ Federal
- ❖ First ring of residential homes outside the business district for Bangor's elite
- ❖ Has had the most commercial intrusion

Main Street Historic District



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

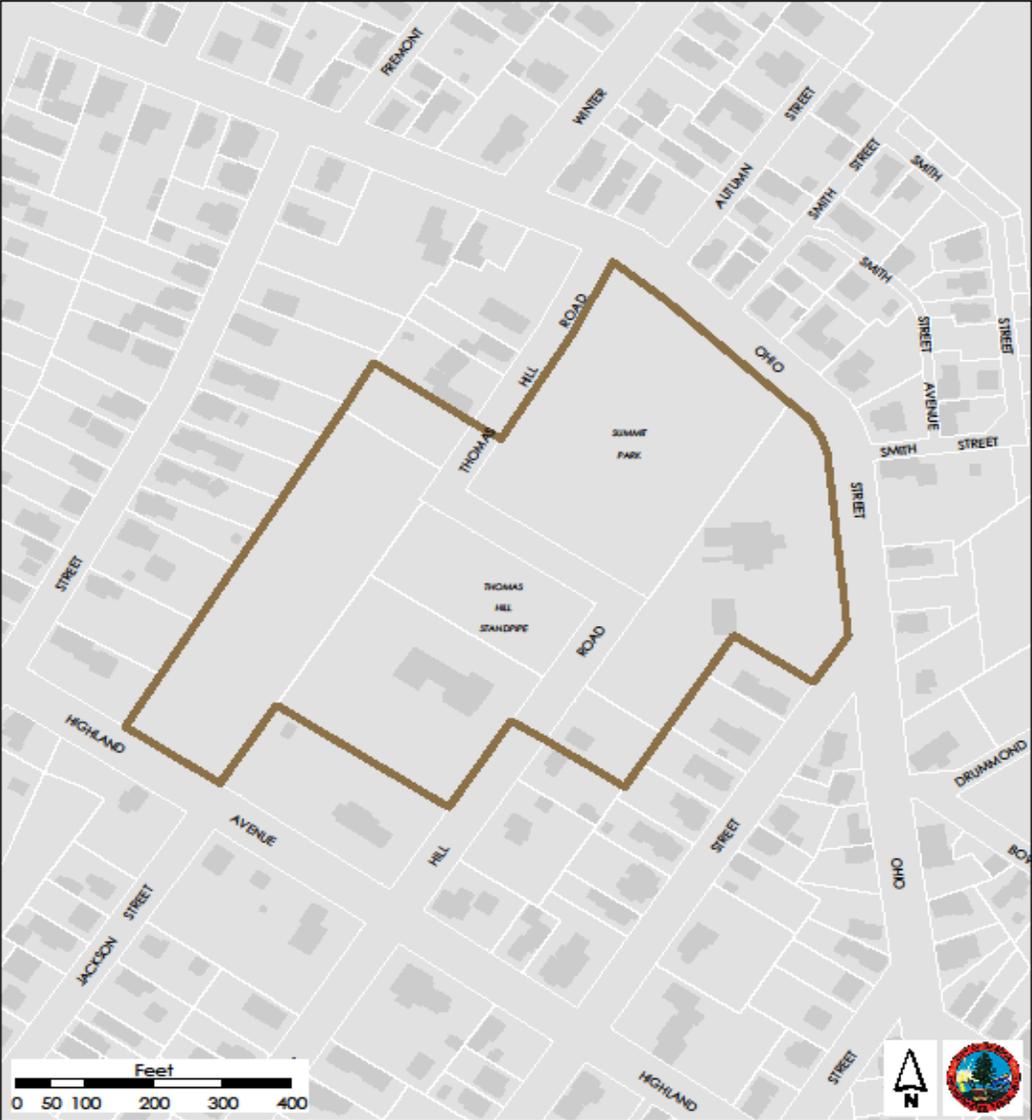
State Street Historic District



❖ Architectural Styles

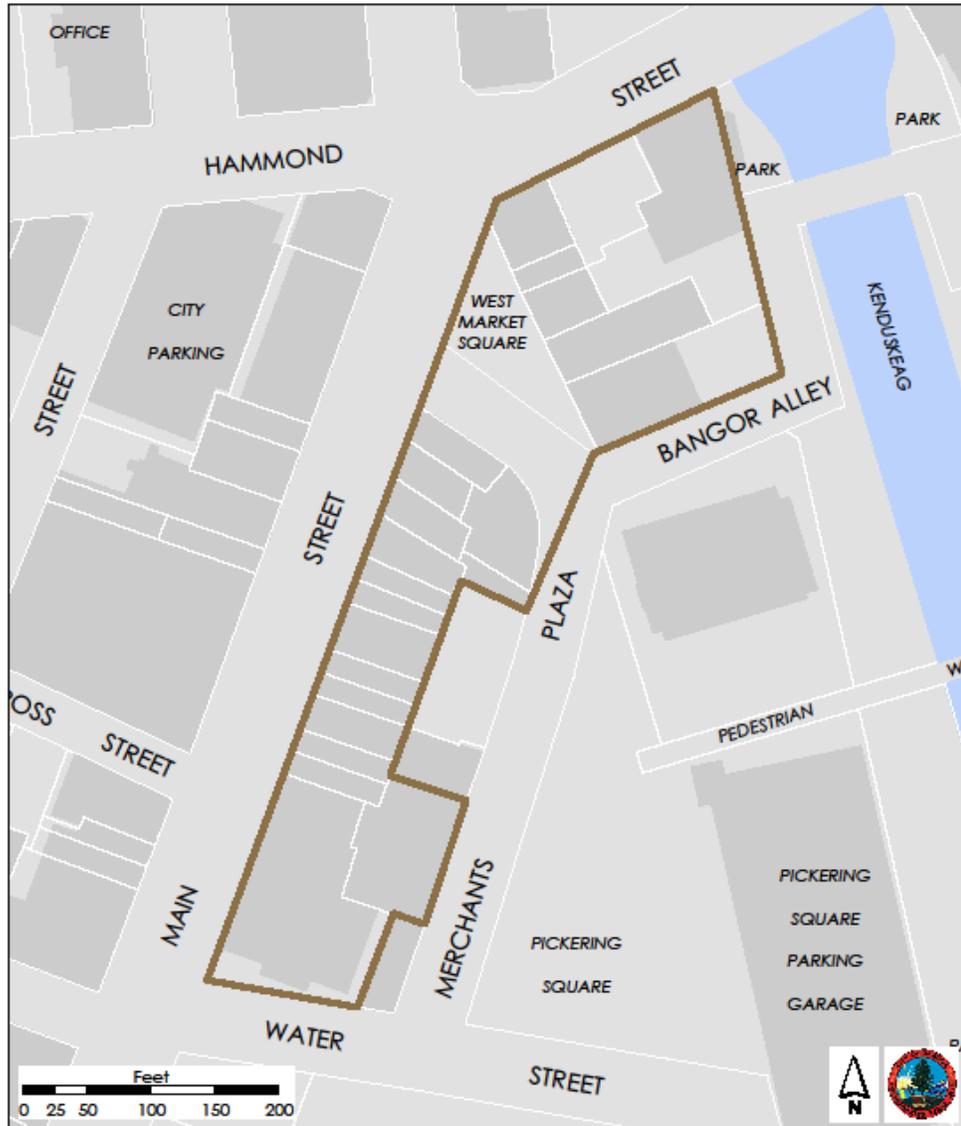
- ❖ Colonial Revival (brick)
- ❖ Traditional Greek Revival – Italianate
- ❖ Romanesque Revival

Thomas Hill Historic District



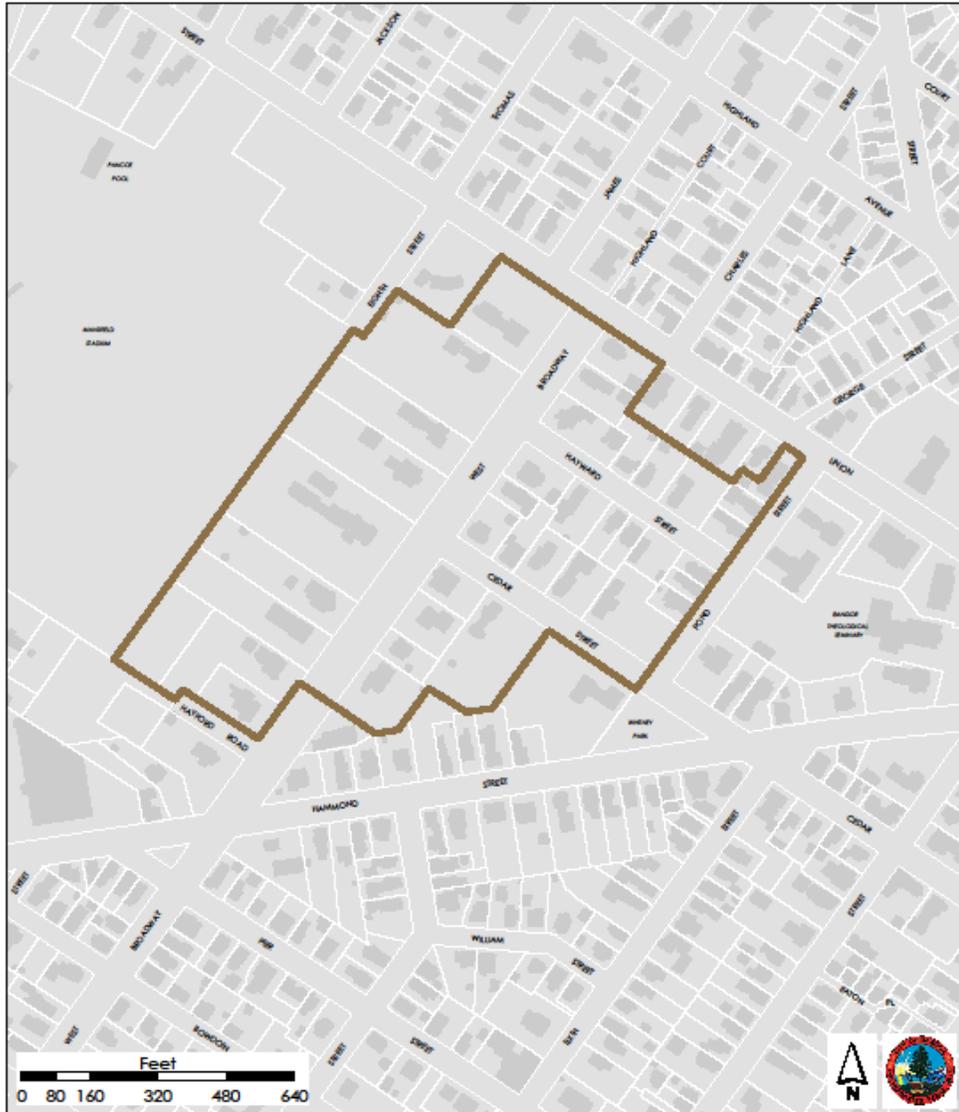
- ❖ Architectural Styles
 - ❖ Victorian “Stick Style”
 - ❖ Italianate

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

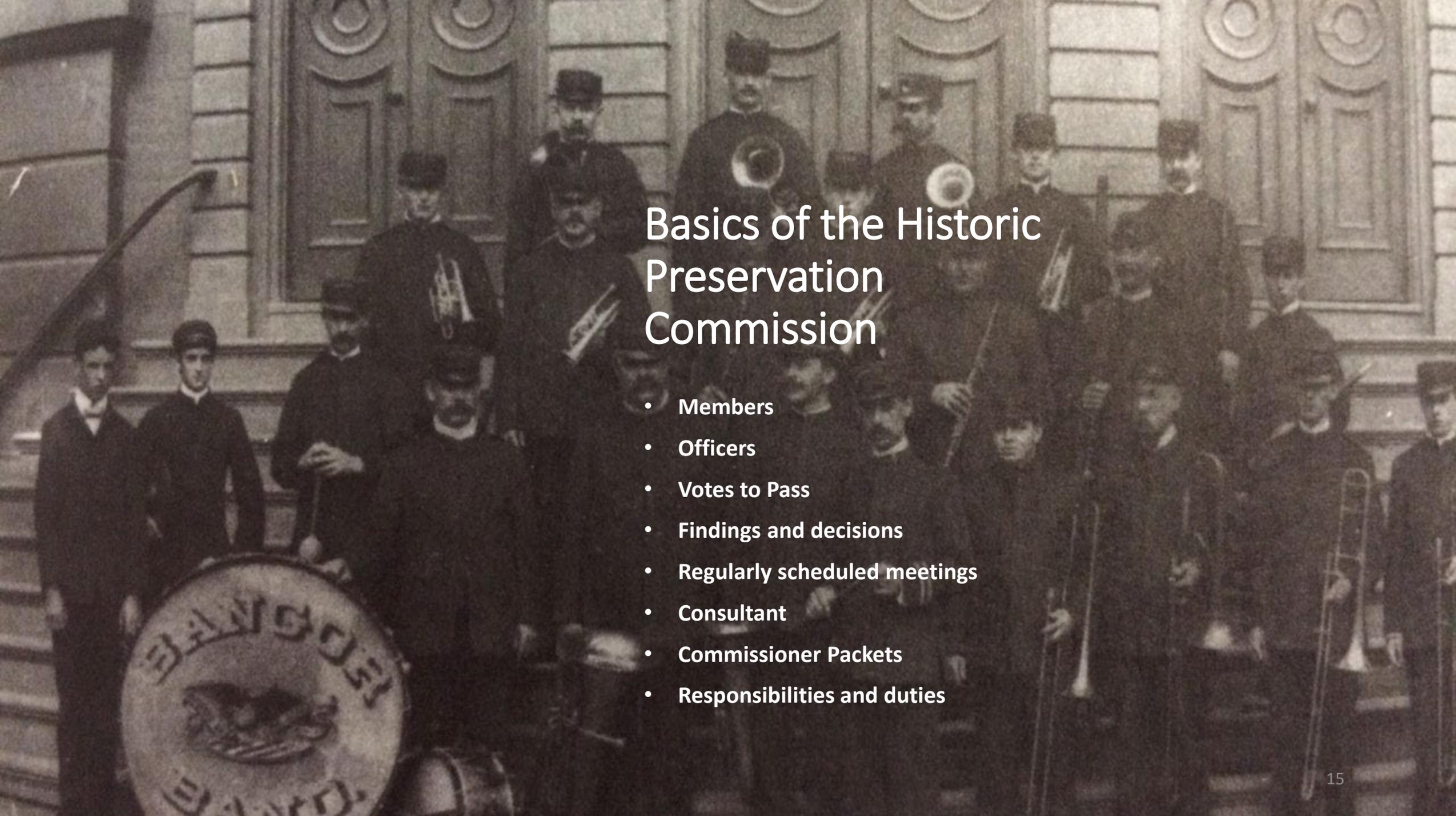
Whitney Park Historic District



- ❖ 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



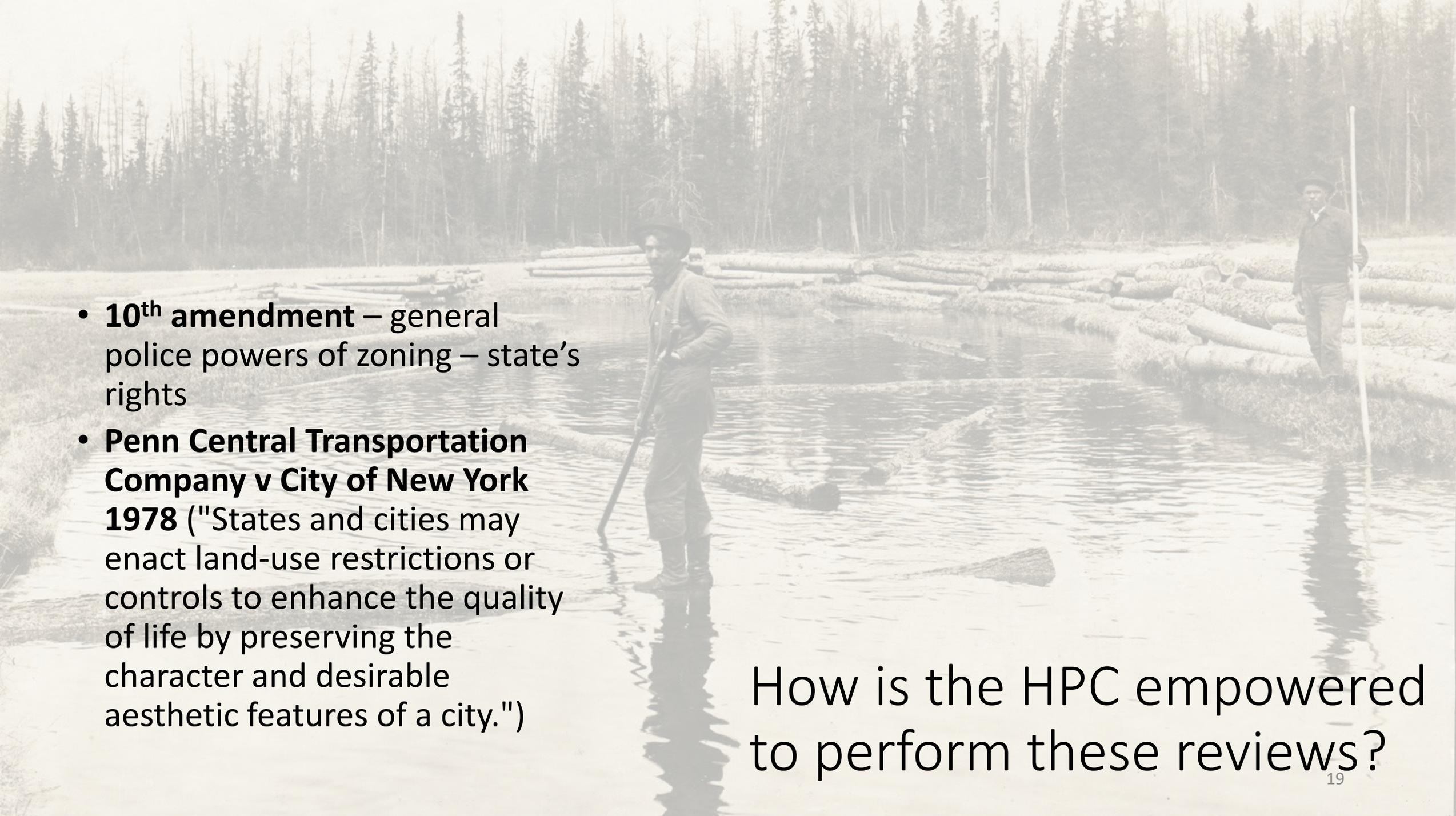
Minor alterations or revisions, sign reviews can be done in-house by staff

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

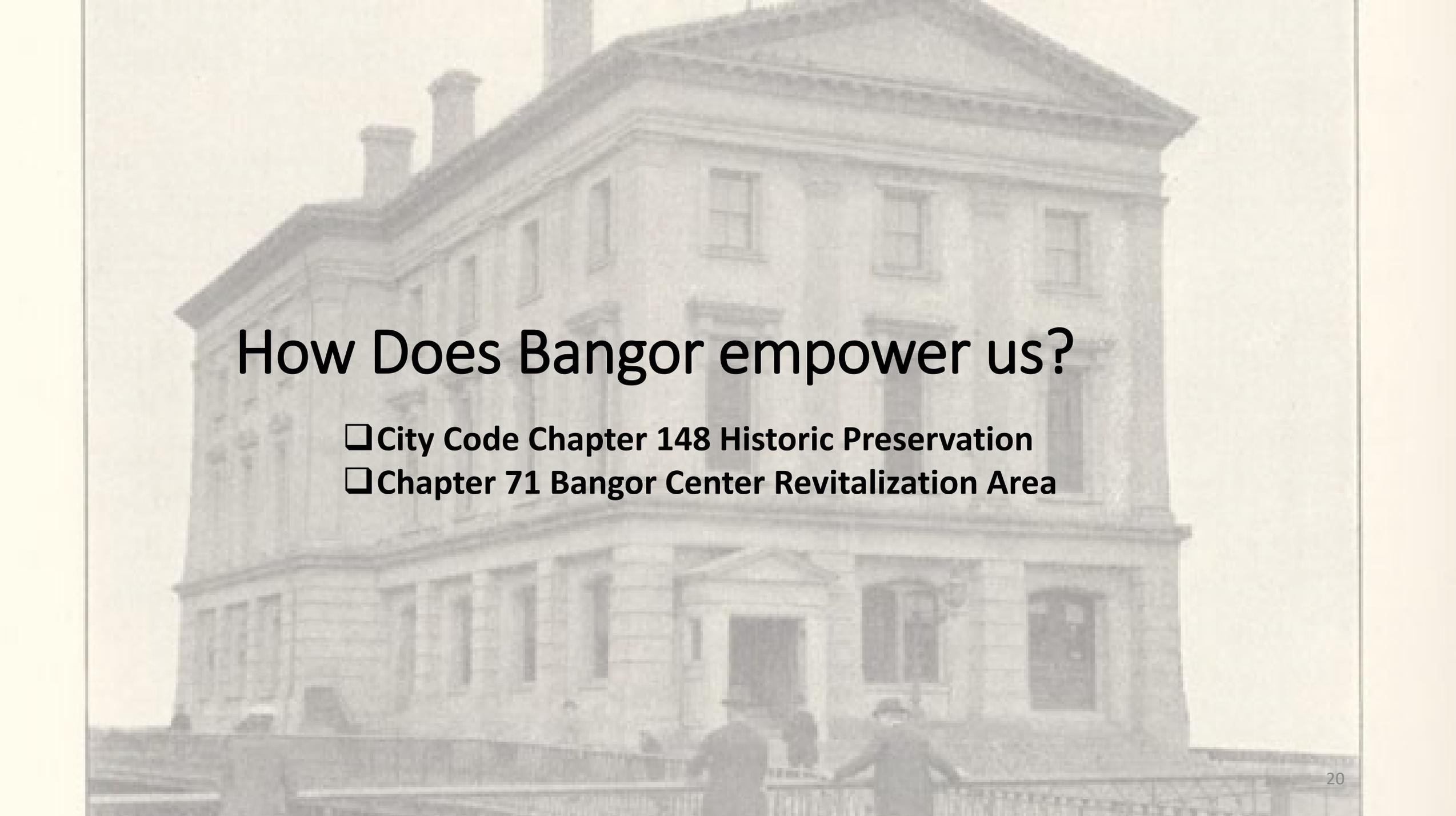
What is Allowed by Internal Review?

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



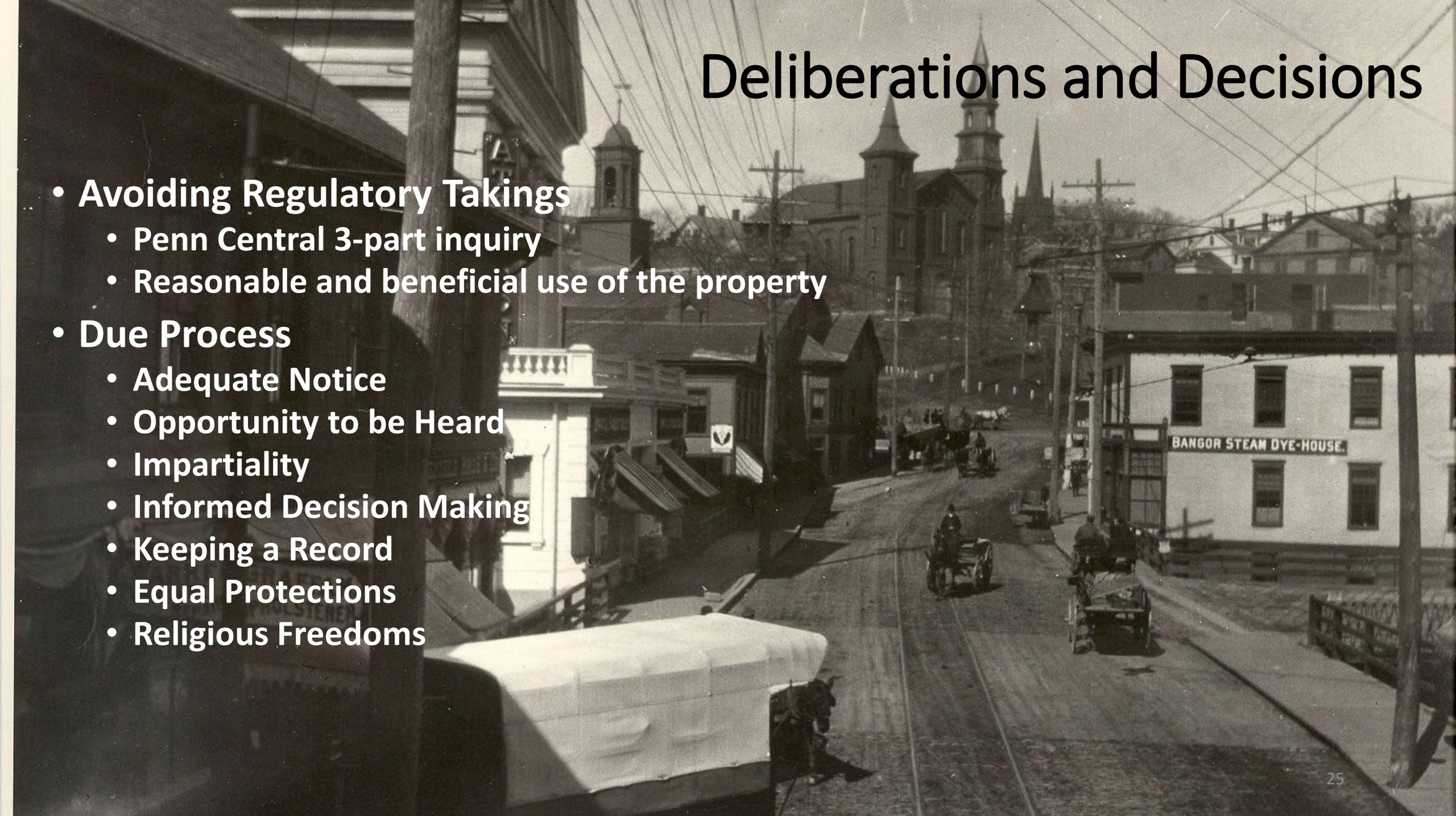
- **Demolition by Neglect**
 - **Reconstruction**
- **Demolition Delay**
 - **148-9.D**

Certified Local Government Program

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



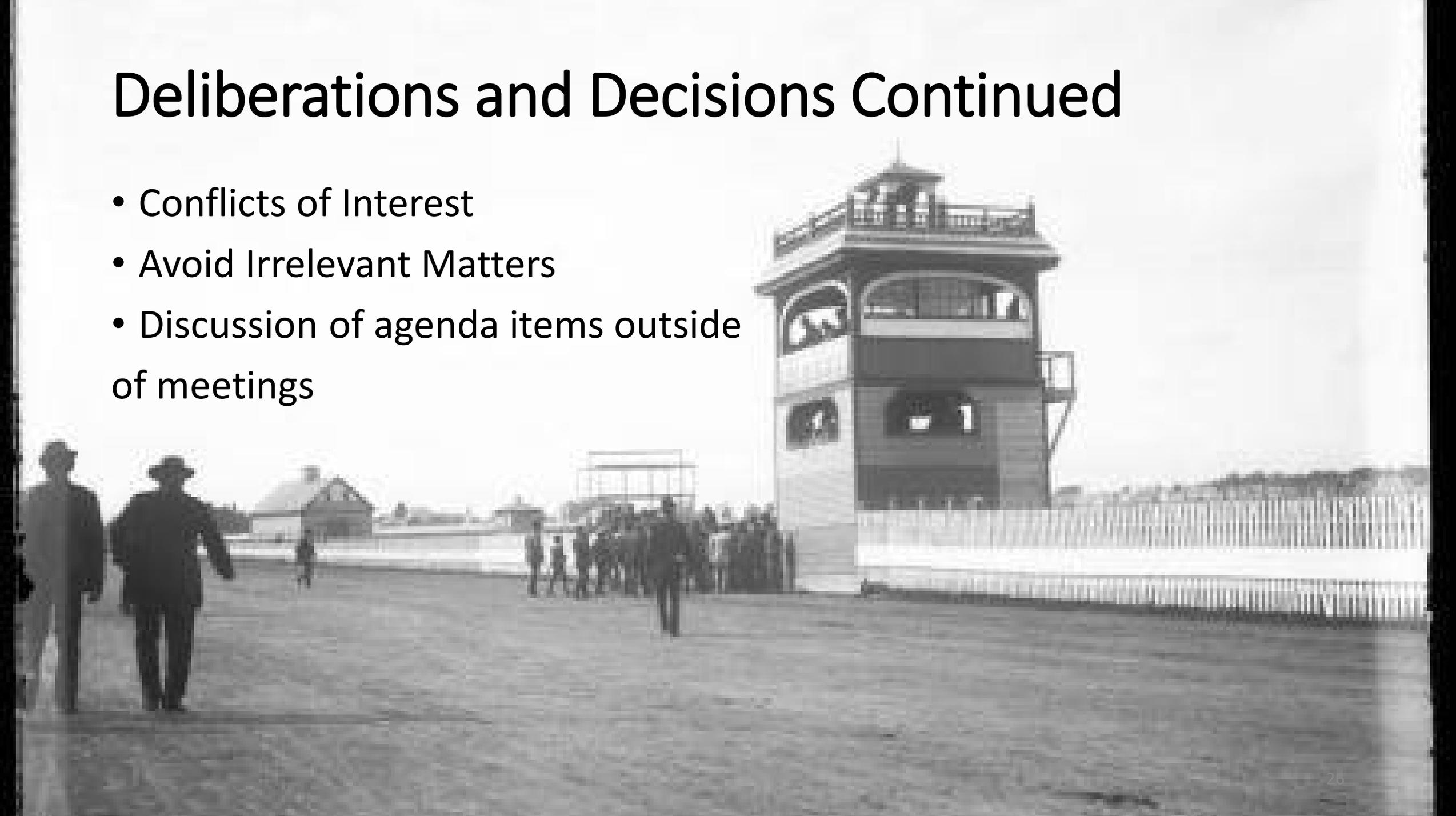
Deliberations and Decisions

A black and white historical photograph of a street scene in Bangor, Maine. The street is paved with tracks for a streetcar. On the right, a two-story white building has a sign that reads "BANGOR STEAM DYE-HOUSE." In the background, a large, ornate church with multiple spires is visible. The street is lined with utility poles and wires. Several horse-drawn carriages and a streetcar are visible on the road.

- **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 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!



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

ANNE M. KRIEG AICP
DIRECTOR

Memorandum

To: Historic Preservation Committee
From: Planning Division
Date: January 30, 2026
Regarding: Historic Preservation Code Updates

Following the Special Historic Preservation Committee meeting on 10.29.2025, staff has drafted the following changes to the Chapter 148: Historic Preservation to the Code. These changes are just the first round of changes being proposed; staff will bring further changes forward later based on feedback received at the special workshop.

- Reducing the Certificate of Appropriateness affirmative votes required to a simple majority.
 - Currently, the Code requires 4 affirmative votes.
- Allowing solar, generator, and heat pump installations, changing of awning fabric, and changes that are not visible from the street as minor revisions.
 - Currently, these applications would need a COA.
- Lengthening the approval time period for COA permits to match the 24-month period.
 - Currently, the approval time period for COA is 12 months. This change would match the approval time period for Planning Board.
- Updating the requirements of replacement on deteriorated materials.
 - Currently, the requirements for replacement of a material requires a match in composition. The proposed change also adds a stipulation of whether a material is economically and technically feasible.
- Clarifying that replacing to match is exempt.
 - This is a clarification on what is currently allowed under the Ordinance.
- Providing a clarification on one of the hardship provisions regarding contractor availability and extended timelines for completing a project
- Providing clarification on the application requirements for COA's

The majority of these changes were workshopped by the HPC, staff, and members of the public during the 10.29.2025 Special HPC meeting.



CITY COUNCIL ACTION

Council Meeting Date:

Item No:

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity on the Process for Certain Types of Alterations to Historic Structures

Summary

The proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures. These changes align with Comprehensive Plan policy 47 promote and enhance the viability of the historic and architectural resources for their continued use or for new uses.

Committee Action

Committee: Historic Preservation Commission

Meeting Date:

Action:

For:

Against:

Staff Comments & Approvals

 City Manager

 City Solicitor

 Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date:

Assigned to Councilor:

ORDINANCE, Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity on Process for Certain Types of Alterations to Historic Structures.

WHEREAS, at present, [placeholder];

WHEREAS, the proposed changes would update the City's Historic Preservation Code to [placeholder];

WHEREAS, the 2022 Comprehensive Plan contains a policy to promote and enhance the viability of the historic and architectural resources for their continued use or for new uses;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 148 of the Code of the City of Bangor is amended as follows:

§ 148-8. Approvals required.

The Historic Preservation Commission shall protect historic landmarks, historic sites and historic districts by the issuance of certificates of appropriateness, approvals of minor alteration or revision, and staff approvals.

A. Certificate of appropriateness.

...

(2) Application contents. The application shall contain the following information and documentation:

(a) For all applications:

...

[3] Where applicable, Plans and exterior elevation drawings to scale and with sufficient detail to show all proposed alterations, and their relation to the exterior appearance and architectural design of the building.

...

(3) Process.

...

(e) Approval. An affirmative vote of ~~four~~ the majority of members present shall be required to issue a certificate of appropriateness. If the Commission determines that the proposed alteration, construction, moving, or demolition is appropriate by a majority vote of ~~four members~~, it shall direct the Planning Division to issue a certificate of appropriateness. The Planning Division shall forward copies of the certificate to the applicant and to the Code

Enforcement Officer for issuing of necessary permits.

...

B. Minor alteration or revision.

(1) When required. Approval of minor alteration or revision is required when:

(a) The proposed alteration satisfies the definition of "minor alteration or revision" provided in § 148-2 or is a solar panel, generator, heat pump, or other mechanical installation, changing or removal of awning fabric, or an alteration that cannot be seen from a street.

[1] Mechanical equipment such as heat pumps, solar panels, communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend with the rest of the building. Where such screening is not feasible, equipment shall be installed in a neat, presentable manner and, if possible, shall be painted to minimize its visibility.

...

(3) Process. Minor alterations or revisions, as defined herein, may be permitted by the Code Enforcement Officer or their designee, Planning Officer or their designee, and Chair of the Historic Preservation Commission or their designee without referral for review at a meeting of the Historic Preservation Commission. If the Commission Chair is absent, the Vice Chair, or, in both their absences, the senior member of the Commission in time of service may participate in their place.

...

(c) Approval. If the Code Enforcement Officer or their designee and the Planning Officer or their designee each determine that the proposed work does not significantly impact the historic nature or appearance of the property in question, the application shall be approved. The Staff Coordinator shall forward copies of the approved application to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

[1] If approved, the proposed work must be begun within ~~six months~~ 12 months of approval and completed within ~~12~~ 24 months of approval.

[2] After completion of the project, or after ~~12~~ 24 months from approval, 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 approval.

...

D. Exempt activities. The following activities are specifically exempt from requiring approval for certificate of appropriateness, minor alteration or revision, or staff approval under this section:

...

(11) Replacing features that match the original in materials, design, and other visual qualities

...

§ 148-9. Evaluation standards.

The standards and requirements contained in this section shall be used in review of applications for certificates of appropriateness, minor alterations or revisions, and staff approvals.

...

B. Standards for renovations, alterations and repairs of existing buildings, structures and appurtenances thereof.

...

- (2) Within historic districts, historic sites and historic landmarks, the Commission shall use the standards listed below in the evaluation of an application for a certificate of appropriateness for all renovations, alterations and repairs of existing buildings, structures and appurtenances thereof:

...

- (c) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in color composition, design, texture and finish—other visual qualities and, where economically and technically feasible, materials. When available, past performance of the replacement material shall also be considered. Repair or replacement of missing architectural features should be based on documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

...

- ~~(h) Mechanical equipment such as heat pumps, solar panels, communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend with the rest of the building. Where such screening is not feasible, equipment shall be installed in a neat, presentable manner and, if possible, shall be painted to minimize its visibility.~~

....

E. Exceptional circumstances.

- (1) The Commission may issue a certificate of appropriateness where the standards otherwise set forth in this section are not met but where the Commission determines that failure to issue the certificate would result in undue hardship to the owner of the property. Before the Commission may issue a certificate under this subsection, the records must show the following:

...

- (b) The plight of the owner is due to exceptional or unique circumstances and not to the general applicability of this chapter (this includes lack of contractor availability and extensive estimated timeframes for project completion when a delay in completion would jeopardize the integrity of a historic structure); and

Architectural Survey Report
Bangor Historical Survey Phase IV
Bangor, Maine

ARTIFEX architects & engineers
175 Exchange Street, Bangor, Maine 04401
eangel@artifexae.com

Prepared for: City of Bangor Planning Department

Date: March 19, 2025 – September 4, 2025

Level: Reconnaissance

Name of Surveyors: Ellen Angel, NCARB
Principal in Charge
175 Exchange Street
Bangor, ME 04401

R. Michael Pullen
Project Manager
175 Exchange Street
Bangor, Maine 04401

Emerson Jones
175 Exchange Street
Bangor, Maine 04401

Rochelle Bohm
Architectural Historian
644 Hammond Street
Bangor, Maine 04401

Continuing Project: This was phase IV of a multi-phase project to document all of the city's historic architectural resources including: buildings, structures, sites, and objects built more than 50 years ago.

I. EXECUTIVE SUMMARY

The purpose of this project is to provide reconnaissance-level survey information regarding two study areas, the Bangor Grange Building and nine Bangor City parks. The two study areas surveyed were: the Tree Street Study Area and the State Street Study Area. Overall, this survey included a review of 76 properties which included a total of 107 buildings. Additionally, nine properties containing nine landscapes (city parks), a grandstand, a horse track, a statue, and a

memorial/monument were reviewed. The Tree Street Study Area contains 65 properties which encompass 87 buildings. The State Street Study Area contains 10 properties while encompassing 19 buildings. The Bangor Grange property contains just one building. The nine parks were located throughout the City of Bangor.

The process of the survey included review of existing National Register nomination forms for individual properties and districts combined with City of Bangor historic district maps, a study of the historic Sanborn maps, surveying the current conditions of the resources in the existing districts, and the continuing development of the historic context.

II. RESEARCH DESIGN AND BACKGROUND RESEARCH

A. Basis

The primary focus of this survey project is to provide reconnaissance-level survey information on buildings and landscapes that have not been the focus of past surveys, but are considered integral to the story of Bangor, Maine. The two study areas, Bangor Grange Building and nine Bangor City parks are all located throughout the city in locations extending beyond the areas previously identified historic districts. This extension provides a foundation on which future studies may build, continuing to examine the evolution of Bangor's built environment. The two study areas surveyed were: the Tree Street Study Area and the State Street Study Area. The survey is being completed for the City of Bangor and is being managed by the Planning Division with funds provided by the Maine Historic Preservation Commission, the United States National Park Service and a local monetary match.

B. Survey and Research Goals

The primary goal of this survey was to provide reconnaissance-level information on the historic resources within the two specified study areas, the Bangor Grange building and nine of the city parks. The study areas are the Tree Street Study Area and the State Street Study Area. This documentation will serve as the foundation for local regulatory and/or incentive-based measures to continue to recognize, preserve, and enhance the community's significant historic resources that merit nomination to the National Register of Historic Places.

C. Survey Boundaries

The Tree Street Study Area

From State Street; running north along Pine Street, including three properties on the west side of Pine Street addressed 51 Broadway, 55 Broadway and 142 Pine Street and properties on the east side, excluding 57 Penobscot Street and 54 Penobscot Street (which have been previously surveyed); to Somerset Street, including all buildings on the south side of Somerset Street; east to Forest Street, including all properties on the west side off Forest Avenue and two properties, 15 Forest Avenue and 21 Forest Avenue, located on the east side of the street, thence back to the

start point. The building located at 178 State Street is not included in the Tree Street Study Area as it was surveyed in a previous survey phase.

The State Street Study Area

The State Street Study area is located north of State Street and is contiguous save for one property, 316 State Street, which is located near the northeast corner of the State and Fern Street intersection. The remainder of the State Street Study Area begins at the parcel on the west side of Howard Street (424 State) and then follows along with the parcels located directly on the north side of State Street up to Summit Street and includes the property located on the east corner with State Street (502 State). The study area includes two properties that are located on the north side of State Street and extend up to the south side of Garland Street (421 & 427 Garland).

The Bangor Grange Building

The Bangor Grange building is located on the southwest side of Ohio Street just northwest of the Finson Road - Ohio Street intersection.

Bangor City Parks

The nine parks that were surveyed are located throughout the City of Bangor. Six parks are located west of the Kenduskeag Stream, two parks are located east of the Kenduskeag Stream, and one park is located along the Kenduskeag Stream.

Chapin Park

The boundary of Chapin Park runs from the corner of Forest Avenue and Somerset Street north along Forest Avenue to Coombs Street, thence east to Parkview Avenue, then south to the current location of Abraham Lincoln school which forms the south boundary. Chapin Park is located on the north side of the Abraham Lincoln school.

Broadway Park

The boundary of Broadway Park runs from South Park Street north along French Street to North Park Street, and east to Broadway and east along Stillwater Avenue to Pine Street, thence south to South Park. Broadway, running north-south, divides the park into east and west sides. North Park Street turns into Stillwater Avenue at Broadway.

Kenduskeag Stream Park

The Kenduskeag Stream Park runs northwest along the Kenduskeag Stream, beginning at Franklin Street just west of Norumbega Park and continuing upstream for approximately 1.6 miles.

Broad Street Park

Broad Street Park is located west of the confluence of the Penobscot River and the Kenduskeag Stream, south of Independent Street, and east of Broad Street. The park is bordered on the south by railroad tracks built by the Maine Central Railroad (now operated by CSX Transportation).

Davenport Park

Davenport Park is located on the southwest side of a mixed-use block near the heart of downtown. The park is bordered by Main Street to the southeast, Cedar Street on the southwest, First Street to the northwest and residential and commercial parcels to the northeast.

Coe Park

Coe Park is nestled amid a primarily residential area and is located on both sides of Court Street with Ohio Street providing the southwestern boundary of the park and the Kenduskeag Stream providing the northeastern boundary. Boynton Street and Allen Court are the nearest street boundaries to the southeast, while Everett Street provides the nearest street boundary to the northwest. Residential and commercial properties separate Boynton Street, Allen Court, and portions of Everett Street from Coe Park. Coe Park shares a small northwest boundary with Everett Street.

Bass Park

Bass Park is located at the west corner of Buck Street and Main Street. This parcel, containing the horse track, stables, the Bangor State Fairgrounds, and the Cross Insurance Center, is situated between residential blocks, commercial areas, a municipal golf course, and Interstate 395.

Old Cemetery Lot Park

The Old Cemetery Lot Park is located in the heart of a residential area with Buck Street to the southwest, West Broadway to the northwest, Lincoln Street to the northeast and residential lots on the southeast boundary.

Fairmount Park

From Fairmount Park East northwest along Norway Road to Fairmount Park West, northeast along Fairmount Park West to Royal Road, then southeast to Fairmount Park East, then southwest to starting point.

D. Survey Methodology

1. Create a map of surveyed properties.
2. Review of additional reference materials regarding local historic landmarks already identified within the various study boundaries. No research of MHPC files was conducted for Phase IV. A search of the National Register of Historic Places database was conducted to identify previously listed properties. A search of Bangor Public Library resources was conducted and the Bangor Historic Resources Inventory, Revised Edition, 1986, was consulted for research.¹ A study of the historic Sanborn maps was conducted.
3. Complete a building-by-building reconnaissance survey of 107 buildings and 9 landscapes.
4. Draft a map of districts and location of identified buildings (keyed to draft CARMA survey forms for each building).
5. Photograph each surveyed building.

¹ Thompson, Deborah. *Bangor Historic Resources Inventory, Revised Edition, 1986*. Produced for the City of Bangor, Community Development Department, Bangor, Maine.

6. Key all surveyed properties with map/lot # aligned to Bangor City Maps.
7. Printing of property photos and key to photo index.
8. CARMA data form created for each property with photo imported in digital format.
9. Prepare Survey MATRIX to accompany survey for MHPC. The matrix includes the following information for each building surveyed: survey map # address, town, NR eligibility Individual, NR eligibility District, criteria, integrity, notes.
10. Preparation of final survey maps with labeling.
11. Prepare Final Survey Report.

E. Goals

Tree Street Study Area

The Tree Street Study Area encompasses 20 acres of land and involves providing information on 87 buildings.

State Street Study Area

The State Street Study Area encompasses 12 acres of land and involves providing information on 19 buildings.

Grange Property

The review of the Grange property involves providing information on one building located on 1 acre of land.

Bangor City Parks

The review of the identified Bangor City Parks involves surveying nine landscapes throughout the city and encompasses 120.3 acres of land. Acreage is distributed among the parks as follows:

Chapin Park	-	6.2 acres
Broadway Park	-	9.9 acres
Kenduskeag Stream Park	-	21.1 acres
Broad Park	-	1.0 acres
Davenport Park	-	1.2 acres
Coe Park	-	5.5 acres
Bass Park	-	69.2 acres
Old Cemetery Lot Park	-	0.6 acres
Fairmont Park	-	2.6 acres

III. SURVEY FINDINGS

A. Acres

Tree Street Study Area

The survey of the Tree Street Study Area encompasses 20 acres of land and includes 87 buildings.

State Street Study Area

The survey of the State Street Study Area encompasses 12 acres of land and includes 19 buildings.

Bangor Grange Property

The survey of Bangor Grange property included 1 building located on 1 acre of land.

Bangor City Parks

The survey of the specified Bangor City Parks included 9 landscapes, covering a combined total of 120.9 acres of land.

B. Setting

The Phase IV survey area is spread throughout the city of Bangor. This survey includes residential properties, commercial properties, one Grange organization and landscapes. All but one of the buildings are located on the east side of the Kenduskeag Stream. The Grange building is located to the west of the Kenduskeag Stream. The landscapes surveyed are located to the east, west, and directly along the Kenduskeag Stream.

Tree Street Study Area

The Tree Street Study Area is irregularly shaped. While a majority of the properties are located north of State Street, east of Pine Street, south of Somerset Street and west of Forest Street; there are several exceptions. Three properties (51 Broadway, 55 Broadway, and 142 Pine Street) are located to the west of Pine Street. Two properties (15 Forest Avenue and 21 Forest Avenue) are located on the east side of Forest Avenue. The building located at 178 State Street is not included in the Tree Street Study Area as it was covered in the phase three survey. While this study area is primarily residential, it also contains commercial, educational, and religious buildings. It is located adjacent to the southwest corner of Chapin Park (Chapin Park is one of the landscapes surveyed in this report). The study area is relatively compact, being spread over what is essentially a three-block area of predominantly residential buildings and is located on the north side of the more commercial State Street. The terrain is very walkable with just a slight incline from State Street to Somerset Street.

State Street Study Area

The State Street Study area is located north of State Street and is contiguous save for one property, 316 State Street, which is located near the northeast corner of State and Fern Streets. The remainder of the State Street Study Area begins at the parcel on the west side of Howard Street and then follows along with the parcels located directly on the north side of State Street up to Summit Street and includes the property located on the east corner with State Street. The study area also includes the two properties that are located on the north side of State Street and continue up to the south side of Garland Street. The study area can be broken into two sections: the westerly end, which includes 316 State, is a more densely populated area with a mix of residential and commercial buildings, while the east end of the study area is less densely populated with larger parcels and dwellings. Each of the buildings on the east end of the study area appear to have been built to enjoy the view of the Penobscot River to the south and are in

close proximity to Eastern Maine Medical Center. The terrain at the west end of the study area is flat with narrow, but long blocks running between State Street and Garland Street, whereas the buildings of the east end are built atop the higher, hillier terrain. While this area is walkable, these dwellings feel much more imposing with their higher style and larger size.

Grange Property

The Bangor Grange building is located on the southwest side of Ohio Street just northwest of the intersection of Finson Road and Ohio Street. The Grange building rests in that zone between suburban and rural. A majority of the surrounding buildings are part of residential developments, either apartment buildings or single-family homes. The exceptions to this being the religious building across the road and the school bus depot to the northwest. This is not a walkable area and reaching any services requires some form of transportation.

City Parks

The nine parks that were surveyed are located around the City of Bangor. Six of the parks are located west of the Kenduskeag Stream, two parks are located east of the Kenduskeag Stream, and one park is located along the Kenduskeag Stream. The location of each park impacts its use and function within their respective neighborhoods.

Chapin Park

Located on the east side of the city, Chapin Park sits in the middle of a residential area running from the corner of Forest Avenue and Somerset Street north along Forest Avenue to Coombs Street, east to Parkview Avenue, south to the current location of Abraham Lincoln school. Chapin Park is located on the north side of the Abraham Lincoln school. There is a small playground area, but this lightly wooded space is mostly open with a gently rolling terrain. Surrounded primarily by residential buildings, this space has the feel of a comfortable neighborhood park.

Broadway Park

Located on the east side of the city, Broadway Park sits in the middle of a residential area. The park runs from South Park Street north along French Street to North Park Street and Stillwater Avenue, east to Pine Street, south to South Park Street. Broadway, running north-south, divides the park into east and west sides, with North Park Street turning into Stillwater Avenue at Broadway. This park provides fields for free play as well as a playground for children and athletic equipment for adults. While this is a very walkable neighborhood, Broadway is a busy street, but surrounded by primarily residential buildings, this space has the feeling of a welcoming neighborhood park.

Kenduskeag Stream Park

The Kenduskeag Stream park and trail system runs northwest along the Kenduskeag Stream, beginning at Broad Street Park and continuing upstream for 2.3 miles. The Kenduskeag stream Trail winds from downtown Bangor along the Kenduskeag Stream past old mill sites. The setting moves from the congestion of downtown where the stream meets the river, through to the valley of the stream, with high rugged walls of rock on one side and then the other. When traveling

north on the park trail you leave the buildings behind and amble toward green space with the sound of the stream, and occasionally the cars driving by on Valley Avenue. Features of this park include benches, covered picnic tables, multiple parking areas, and a steel truss pedestrian bridge over the Kenduskeag.

Broad Street Park

Located on the west side of the city, Broad Street Park sits on the westerly side of the confluence of the Penobscot River and the Kenduskeag Stream, south of Independent Street and east of Broad Street. With paths for walking and benches for sitting, this lightly wooded open space stands in stark contrast to the congestion and busyness of the downtown.

Davenport Park

Located on the west side of the city, Davenport Park sits on the southwest side of a mixed-use block near the heart of downtown. The park is bordered by Main Street to the southeast, Cedar Street to the southwest, First Street to the northwest and residential and commercial parcels to the northeast. Davenport Park is a downtown park with a different purpose. It is located near the busy intersection of Cedar Street and Main Street and across from the Bangor Police Station. In addition to providing respite for those taking a break from the day, this park contains the Battleship *Maine* Monument. This monument contains the shield and scrolls of the USS Maine and commemorates the ship's sinking during the Spanish-American War. The monument is listed on the National Register of Historic Places (reference #99001187).

Coe Park

Located on the west side of the city, Coe Park is close to downtown and is primarily surrounded by older residential buildings, many of which have been converted from single-family to multi-family dwellings. There are a few buildings which have been converted to commercial uses. Coe Park sits on both sides of Court Street with Ohio Street providing the western boundary of the park, while the Kenduskeag Stream provides the eastern boundary. Boynton Street and Allen Court are the nearest streets to the south, while Everett Street is the nearest street to the north. The park contains a playground with a variety of playground equipment as well as a community garden. The terrain varies from gently sloping on the west side of Court Street to a steep grade as the land angles down to the Kenduskeag Stream on the east side.

Bass Park

Located on the west side of the city, Bass Park sits west of the corner of Buck Street and Main Street. This parcel, containing the horse track, stables, the Bangor State Fairgrounds, a statue of Paul Bunyan, and the Cross Insurance Center (Auditorium and Civic Center), is situated between residential blocks, commercial areas, a municipal golf course and Intrastate 395. The Cross Insurance Center, which sits on the east corner of the parcel, took the place of the former Bangor Auditorium. This park's purpose is for the entertainment of the residents of Bangor and surrounding towns. The terrain rises gently from Main Street to the racetrack and fairground parking area. Behind the racetrack and stables the landscape is hilly terrain.

Old Cemetery Lot Park

Located on the west side of the city, the Old Cemetery Lot Park is located in the heart of a residential area with Buck Street to the southwest, West Broadway to the northwest, Lincoln Street to the northeast and residential lots on the southeast boundary. While this park is surrounded by dwellings, it is maintained as an open space among the gently rolling terrain of this neighborhood. A plaque, affixed to a boulder located in the west corner of the park, tells the story of the Old Catholic Cemetery that once occupied this parcel of land.

Fairmount Park

Located on the west side of the city, Fairmount Park sits in the middle of a residential area running from Fairmount Park East northwest along Norway Road northeast along Fairmount Park West to Royal Road and southeast to Fairmount Park East. There is a playground area, a basketball court, open space, and an area that is maintained as an ice rink in the winter. The park has been landscaped with trees that run along the perimeter. The park is the center of the neighborhood and has the feel of a comfortable neighborhood park.

C. Number of Resources Recorded

The total number of extant resources recorded in this survey is 120 (108 buildings, 9 parks/landscapes, 1 statue, 1 monument, and 1 horse track).

This survey differs from the previous survey phases in several ways. First, it looks at buildings that had not been previously surveyed nor were part of recognized historic districts, designated as local landmarks, or listed on the National Register of Historic Places. Second, this survey includes nine landscapes. While past surveys have looked at landscapes, this survey begins to pick up the landscapes as separate entities rather than as a part of a larger district of surrounding buildings and neighborhoods. Third, this survey includes more vernacular buildings and begins to look at Bangor through different periods of development.

Tree Street Study Area

The current survey effort of the Tree Street Study Area includes 87 buildings: 72 residential buildings, 13 commercial buildings, 1 educational building, and 1 religious building.

State Street Study Area

The current survey effort of the State Street Study Area includes 19 residential buildings.

Grange Property

The current survey effort of the Bangor Grange property includes one building.

City Parks

The nine parks that were surveyed are located around the City of Bangor. Six of the parks are located west of the Kenduskeag Stream, two parks are located east of the Kenduskeag Stream, and one park is located along both sides of the Kenduskeag Stream. The location and setting

impacts the use and function of each park within their respective neighborhoods. This, in turn, relates to the equipment available at each park.

D. Previously Recorded Properties

No buildings in the study areas are individually listed on the National Register of Historic Places.

Properties surveyed as part of the Tree Street Study Area located on Broadway, Pine Street, and the west side of Essex Street are within the National Register boundary for the Broadway Historic District.

The Battleship Maine Monument, located in Davenport Park, is listed in the National Register of Historic Places.

The following properties have been previously entered into the State of Maine's Cultural Architectural Resource Management Archive [C.A.R.M.A]:

- 108 State Street
- 77 Essex Street [house only]
- 150 State Street [house only]
- 156 State Street [house only]
- 166 State Street
- 186 State Street
- 316 State Street
- 424 State Street [house only]
- 436 State Street [house only]
- 454 State Street [house only]
- 466 State Street [includes both house and carriage house individually]
- 478 State Street [house only]
- 490 State Street [house only]
- 502 State Street [house only]
- 421 Garland Street [house only]
- 427 Garland Street [excludes prior garage]

E. Types of Properties

The variety of materials used in construction of the buildings surveyed is limited. The majority of the buildings surveyed were constructed of wood frame, several were built of brick, and one built of concrete masonry block. Variety comes in the building types found throughout the surveyed areas. The study areas have not been impacted by fire or flood. The result is a study of buildings that have been built and altered based on the needs and desires of the owners as the city has evolved over time. The variety of styles found within the survey areas provide not only a catalog of what was popular through the decades but also showcasing what could be accomplished with lumber. This is true to form as Bangor, with its vast lumber resources, was once the self-claimed

“Lumber Capital of the World”. From the vernacular, almost style-less form, through the Italianate and Queen Anne, to the more ornate Shingle Style, the builders of Bangor continue with the theme of “This is what wood can do”.

Tree Street Study Area

The Tree Street Area is comprised of 87 buildings. The majority of buildings surveyed were built prior to 1920. Of the buildings surveyed, 9 are built of brick and 1 is built of concrete masonry block, and 77 buildings are of frame construction. The concrete masonry block building and two of the brick buildings are of modern construction, having been built since 1940. Two other brick buildings are, or once were, educational buildings with their style being 19th/20th Century Colonial Revival and Romanesque. The remaining brick buildings are a mix of styles: Federal, Italianate, and Greek Revival. The frame buildings represent a variety of styles with the greatest representation being Italianate, Queen Anne and Greek Revival. Sprinkled among those styles there are also examples of Second Empire, 19th/20th Century Colonial Revival, and Federal. A majority, of the surveyed buildings in this study area, however, would be considered vernacular with little stylistic detailing.

State Street Study Area

The State Street Study Area is comprised of 19 buildings. All the buildings are of frame construction. The buildings in this study area display a high degree of style and represent the building trends of the late Nineteenth and early Twentieth centuries. The location of all but one of these buildings near the hospital and overlooking the Penobscot River, suggests the original owners had the financial means to build in the latest styles. The outlier, located at 316 State Street, is the oldest building in the study area, having been built from 1871-73. While continually in a state of remodel, this building still exhibits Gothic Revival details. The dwelling at 424 State Street is often misidentified as one of the oldest buildings in Bangor. (A plaque at the corner commemorates the Thomas Howard house which existed on the lot during the years c.1781-1941.) This dwelling, dating to 1924, is an example of 19th/20th Century Colonial Revival style. In comparison to the other houses in the study area, its appearance is rather plain, due partly to its overall massing, height of only one-and-one-half stories, and its side gable roof. The 6 remaining State Street properties display a greater degree of stylistic detail. Both the dwelling and carriage house located at 436 State Street are designed in the Tudor style. The Shingle style design is represented in the buildings at 454 and 502 State Street. The buildings located at 466 and 478 State Street are examples of 19th/20th Century Colonial Revival. The dwellings built at 421 and 427 Garland Street are designed in the Craftsman and Shingle style blending well with their wooded surroundings.

Bangor Grange Building

The Bangor Grange is a frame building considered to be of the vernacular style. Its form and massing, a two-story gable front building of two or three bays, allows the building to blend into the surroundings. The medallion located in the gable-front peak serves to identifying the function of this building.

Nine (9) Bangor Parks

The 9 parks identified in this survey are spread throughout the city of Bangor and represent a myriad of uses. Each park has its own history and was designed with intention.

Located on the east side of the city, Broadway and Chapin Parks are among the earliest landscapes specifically designed to provide the citizens of Bangor with a place for respite from their busy lives and a chance to take the fresh air. These landscapes were designed with the growing neighborhoods in mind. Broadway and Chapin Parks were set aside as public parks in the 1830s making them two of the oldest public greenspaces in Bangor, and both were later redesigned by Boston landscape architect Frank M. Blaisdell.

On the west side of the city, Fairmount Park was intentionally designed as part of the Fairmount neighborhood as Bangor grew along the streetcar lines.

Coe Park was fitted into the landscape as the city ebbed and flowed around and as landowners and businessmen wished to leave legacies.

Davenport Park, located close to the busy downtown, is a place of respite. As the location of the Battleship Maine Monument, it is also a place of remembrance. This park is the remaining reminder of an earlier public square located along Main Street known as Davenport Square. The Square ran from the May Street intersection to beyond Cedar Street. Part of the current Davenport Park occupies a portion of Davenport Square at the Cedar Street intersection.

The Old Cemetery Park serves as a quiet reminder of the history of those who came from afar to call Bangor home.

Bass Park is an example of a multi-use landscape that has evolved to become one of the most well-known parcels of land in Bangor. From the Paul Bunyan statue, racetrack, stables, and fairgrounds to the numerous iterations of the Bangor Auditorium; the land at the corner of Main Street and Buck Street has been both a driver of growth in Bangor and a record of Bangor history.

Broad Street Park, located at the confluence of the Kenduskeag Stream and Penobscot River, serves a point of transition from the natural beauty and flow of the waterways to the impervious, geometric constructs of downtown. This quiet wooded greenspace with gently rolling terrain also serves as a transition from the Waterfront to the Kenduskeag Stream Heritage Trail.

The Kenduskeag Stream Park is a green space running along the stream that has been set aside by the City of Bangor for the use and enjoyment of all. The park, through which runs the Kenduskeag Stream Heritage Trail, allows for an exploration of nature and history presented through interpretive signage while traversing the rolling terrain along the stream.

F. National Register Eligibility

National Register of Historic Places Individually Listed Properties

The Bangor Grange building located at 1192 Ohio Street maintains its integrity of location, design, setting, materials, workmanship, feeling and association and has been identified as potentially eligible for individual listing on the National Register of Historic Places.

G. Threats

The greatest threat to the buildings in this survey is the struggle to maintain historic properties in the era of “maintenance-free” products, such as vinyl and aluminum siding, vinyl replacement windows, and synthetic or metal roofing materials. In many instances these materials have been applied with care and have not impacted the character defining features and details of the buildings. The inability, however, to identify and/or appreciate the importance of the building’s character defining features can lead to property owners hiding or completely removing important details. While many of the houses in this survey are of a simpler, vernacular style, various maintenance techniques and products can still cause damage to the historic fabric and impact the building’s functionality. Historic buildings were not accidental in their construction as there was intention behind form and function, each contributing to the structure’s sustainability.

Another possible threat which impacts the survey areas is the number of buildings which are not occupied by the owner, as many buildings have been converted into multi-unit rental properties. While it may be that this re-use has kept the buildings standing, there is the frequently occurring condition of combined deferred maintenance by the owners and the lack of care by the tenants which often contributes to a situation of neglect and disrepair.

H. Recommendations for Further Work

This phase of the survey project continues to reinforce that “historic resources” now include resources built prior to 1975. The vast majority of these buildings were built between 1840 and 1900. Bangor was still riding high as the center of the lumber industry and had not yet been impacted by resource depletion, the Great Conflagration of 1911, the World Wars, and the Great Depression. Bangor was still growing and building, neighborhoods were spreading out to the north, east and west of the confluence of the Kenduskeag Stream and the Penobscot River. How the buildings and landscapes of this survey fit into this evolution of Bangor provides insight into the lives of those who came to stay after the high-style houses of Broadway were built by the mill owners, lumber barons, and businessmen of Bangor’s history. What we see in the Tree Street Study Area are the buildings built and inhabited by those who came to live and work in a growing city. The buildings, while not loud and boasting of style, instead use elements and design details as accents to simple forms. The result is evidence of the built environment among the working class of Bangor. This evidence is also apparent in the design and location of the parks throughout Bangor. Each one designed and fitted with a purpose to enhance the neighborhood where it is located. This survey has pushed past the barrier of concentrating primarily on downtown and commercial buildings. It has pushed against the boundary of only recognizing high-style and pre-1850 buildings as historic. It has included the element of landscape as community and neighborhood development with its survey of parks. It continues to reinforce that the story of Bangor is one of continual development.

As part of this process of understanding the flow of development throughout the history of Bangor, it will be necessary to focus on both areas of prime development and times when the city had its greatest growth. This also opens up the possibility of a study by neighborhoods; which would require the defining of what constitutes a neighborhood, both historically and today. This includes studying the development of transportation, particularly the streetcar lines, and where they impacted building. This would allow for continued study of any parks not yet surveyed, but should also include the buildings around the parks. This neighborhood study approach would also include a focus on schoolhouses, houses of worship, and commercial buildings that served the neighborhood. As part of a “neighborhood-based” studies approach, a review and compilation of the historic maps of Bangor, including Sanborn Maps through the years, could aid in research and provide a visual component.

Regarding park development throughout Bangor, a separate project could be developed which focuses on historic landscapes. Past survey phases have recommended specific parks as a method to bring focus to the built resources around them. While this strategy is still recommended, a focus on the parks themselves is recommended as a study in landscape design and community development. In turn, these studies could be part of a larger effort to allow those living around the parks to understand the history and importance of landscaped space as vital elements of community.

In particular, work moving forward should include a focus on the development of Godfrey/Dow Army Airfield and Dow Airforce Base. This would move any research on the development of Bangor firmly into the 1900s.

It is recommended that an “awareness campaign” be designed to provide property owners and tenants with information regarding the details of style elements commonly found in the architecture of Bangor. Some cities use mounted plaques creating a museum in the streets, while others utilize brochures to promote architectural walking tours. This project should include both residential and downtown resources. This project might include specific buildings, or a pictorial glossary of elements and house styles. A scavenger hunt based around downtown buildings and landscapes is another opportunity. As another piece of this effort, a focus on building science should be developed. This would reinforce the understanding of buildings: where they were built, how they were built, and why those materials were used.

It is recommended that a portion of the Tree Street Study Area be considered for designation as a local historic district. This area would be defined as bound to the north by Somerset, to the south by State Street, to the east by the properties on the east side of Forest Ave (excluding parcels 048-252 and 048-256-A), and to the west by the properties on the west side of Grove Street (excluding 146 State Street). This potential district would also include 178 State Street, a local landmark property which has been covered in a separate survey phase.

It is recommended that a portion of the State Street Study Area be considered for designation as a local historic district. This area would be defined as the properties along the north side of State

Street extending from 412 State Street (local landmark property covered in a separate survey phase) to 502 State Street and would also include the properties at 421 & 427 Garland Street.

It is recommended that the Broadway Park, Chapin Park, and Davenport Park be considered for designation as local historic landmarks.

As a result of previous surveys, the Maine Historic Preservation Commission has determined eligibility for several structures for listing on the National Register of Historic Places. Many of those determined to be eligible are found in areas including West Market Square District beyond the current National Register boundary (namely, between Water and Broad Streets on the east side of Main Street), the Main Street Historic District, the High Street Historic District, the State Street Historic District, the proposed district within the State Street Study Area covered by this survey phase, and the homes within the Broadway Historic District outside of the National Register boundary (namely those along Broadway between Garland and South Park). Due to the eligibility previously determined by the State Historic Preservation Office, it is recommended that the City may pursue adding any or all of the above listed historic districts to the National Register of Historic Places.

I. Data Repository

Copies of the survey documentation will be held by the City of Bangor Planning Division and the Maine Historic Preservation Commission. This documentation will include maps, survey forms, photographs, image index, survey matrix, and the final report.

IV. BIBLIOGRAPHY

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V. HISTORIC CONTEXT STATEMENT

The buildings included in this project represent the evolution of Bangor as evident in the development of the city, as well as the styles and materials used in construction. Since its early settlement on the edge of

the northern frontier of Massachusetts in 1769, to incorporation as a city in Maine in 1834, Bangor has been tied to the Penobscot River. It was that river that would drive the growth and development throughout the nineteenth century. “Bangor, although it would long retain many rural aspects, was well on its way to becoming part of an urban world. Bangor was, and would remain, a unique community in the American Northeast.”² It was more than just being on the river, it was the importance being at the confluence of the Kenduskeag Stream and Penobscot River that would benefit, and at times place Bangor at the mercy of nature. The proximity to natural resources was essential to the growth and prosperity of the city throughout the 1800’s which was directly tied to the growth of the lumber industry in Maine.³ Those benefiting from the growth of the lumber industry would leave evidence of their role in the development of Bangor in the form of the built environment. As the floods, fires, wars, recessions and depressions came and as the whole world changed, so did Bangor.

The Tree Street Study Area contains houses that range in styles that represent the major building trends of the United States from the early 1800’s through the mid 1900’s.⁴ The buildings are similar in size and massing, with most being two-and-one-half stories tall and between two and three bays wide. The exceptions are generally buildings of a more modern style and later construction date. Twenty-two of the properties surveyed contain more than one building. The secondary buildings ranged from simple outbuildings to garages and barns. There was even one child’s playhouse located at 16 Grove Street. This variety of buildings hints at the lives of those who lived in these neighborhoods. While a majority of the buildings were of frame construction, the nine brick buildings identified in this survey are all located in this study area. Overall, the styles and building dates blend in and out, suggesting that the area was filled in over a period of time, and not all at once.

The State Street Study Area buildings were constructed in the period between 1870 – 1930, with a majority of the properties constructed after 1900. The Gothic Revival house (316 State Street) constructed from 1871-1873, is located closer to the downtown area and in a different setting than the remaining houses in this study area. The remaining properties are concentrated in the area nearer to Eastern Maine Medical Center. In fact, the properties overlook the hospital and the river. The setting, up on a hill, enhances the imposing feeling of these already large houses. These dwellings range from one-and-one-half story to two-and-one-half stories although the compound roof configurations make them appear to be three stories. They range from three to five bays, with the orientation along State Street adding to the feeling of extra-wide buildings. The buildings are purer in detail and design representing the Tudor, 19th/20th Century Colonial Revival, Craftsmen, and Shingle Styles. Even the outbuildings, carriage houses, and garages, are built in a similar style to the dwellings. The massing and purer style of these buildings suggests a different lifestyle for the residents. These buildings do not represent the everyday working-class neighborhoods of Bangor. They represent those who had access to wealth and appreciate style. These buildings also continue the tradition of showing what wood can do, as far as construction. They also suggest that there may be more to the story of those living and working in Bangor.

² Scee, Trudy Irene, *City on the Penobscot: A Comprehensive History of Bangor, Maine*. (Charleston: The History Press, 2010), 20.

³ Scee, 34.

⁴ McAlester, Virginia Savage, *A Field Guide to American Houses*. (New York: Alfred A Knopf, 2020)

The Bangor Grange building is a plain, two-story, three-bay, front gable building. In massing and style, its appearance is like many dwellings throughout the greater Bangor area. The building features a medallion at the peak of the gable indicating its purpose as a Grange. A double window centered on the front elevation is consistent with the use of the second floor as a community hall. The decorative crowns above the windows exemplify the care that was taken in the Grange's design and construction. While this building the sole example of a Grange in Bangor (a second grange hall exists but has been converted to a private residence), it is similar in size and design to the many grange buildings that once stood throughout Maine.

The nine city parks included in this survey help to fill in the picture of development in Bangor. Each unique park serves to connect the people within the various neighborhoods. When we view the City of Bangor as a whole, we can see the parks as a key to understanding the development of the city. Undertaking a deeper study of the parks, their history, and design will enhance that understanding.

The areas surveyed in this project cover the full spectrum of Bangor development throughout the nineteenth and twentieth centuries. The buildings and their stylistic or character-defining features help point us to the full story of each building and each neighborhood. They tell us about the people who designed, built, and lived in these homes. The buildings continue to stand, in many cases, because they have been renovated and found new uses. The alterations made through the years also tell us about building trends and the types of materials that were available. These alterations also indicate when popular design fashions and fads were impacting the built environment.

This historical context of Bangor, Maine is focused around the themes of architecture, landscape architecture, commerce, religion, community planning and development. The survey areas have been considered for eligibility under two criteria of the National Park Service: Criterion A, and Criterion C. Criterion A: based on the broad pattern of community development through which the areas developed into commercial districts and residential neighborhoods; and Criterion C: as districts encompass the various architectural developments typical of a town between the years of 1830 – 1930 as characterized by buildings of various styles and eras. The integrity of the districts and individual properties was based on location, design, setting, materials, workmanship, feeling and association within the district.

Understanding the progression of the development of Bangor necessitated a review of historic maps. This review begins with the settlers' lots as surveyed by Park Holland in 1801.⁵ The "Condukeag Point on the Penobscot River" by Boston architect Charles Bullfinch, with its attempt at consistent lotting, is evidence of early community planning.⁶ The 1820 Bangor map referenced in *Historic of Penobscot County, Maine* shows the beginning stage of town-wide planning as the roads begin to radiate up and out from the confluence of the Penobscot River and the Kenduskeag Stream.⁷ The 1834 "A Plan of the City of Bangor" shows the continuing effort to layout the streets and roads in an orthogonal manner, except where the proximity to waterways prevents that level of preciseness.⁸ The 1846 map titled "A Plan of the City of

⁵ Park Holland Survey.

⁶ Bullfinch, Charles. "Condukeag Point on the Penobscot River", October 24, 1801.

⁷ *History of Penobscot County, Maine*. Cleveland, Ohio: Williams, Chase & Co., 1882, 590 (map insert).

⁸ *A Plan of the City of Bangor*, Nourse & Smith Publishers, 1834.

Bangor” documents the expansion that Bangor experienced around its incorporation and also begins to identify recreational areas within the developing neighborhoods.⁹ The 1853 Henry Walling map depicts not only the streets and location of buildings, but continues to put emphasis on the presence of designated greenspaces throughout the city.¹⁰ The 1875 “Birds Eye View of the City of Bangor” provides a unique view of the expanding city while attempting to show variations in elevation and details of existing buildings.¹¹ In the 1875 Bangor City Map, the location of parks, schools, churches, and notable buildings are identified.¹² In the 1888 “Map of the City of Bangor” by W.A. Greenouch & Sons the city wards are clearly mapped providing insight into the need for the growing city to have a clearly defined “political” structure to aid in its function.¹³ The 1914 “A Survey of Bangor and Brewer Maine” map provides a visual representation of the continuing development of Bangor as it identifies the location of fire stations, as well as sketches of the landscaping present in the parks.¹⁴ The Great Fire of 1911 would require a rebuilding of a large portion of the downtown. Not only would the placement of buildings change, but the placement of greenspaces within the downtown also became a strategy. At a time when the transport of people about downtown was becoming more focused on mass transit, the greenspaces would be another strategy for directing movement, while also providing the benefit of being firebreaks. The use of streetcars to move people around would open up the development of Bangor as shown in the map, *Streetcar Lines and Residences in Bangor, 1930*.¹⁵ The years of post-fire rebuilding led to the ebb and flow of World War I and the leanness of the Great Depression. “In the 1920s and 1930s Bangor would again experience significant changes, and, as elsewhere, the century would be one of continual evolution to meet developments in transportation, land use and society and technology in general.”¹⁶ These changes are evident in the buildings, landscapes, and neighborhoods of Bangor. The increased use of automobiles required changes in movement and flow in order to keep drivers and pedestrians safe.¹⁷ Those lean years for Bangor ended as World War II began and Bangor entered a time of growth, prosperity, and development.

As Bangor continued to grow and develop there was a focus on developing the natural landscape. “During the nineteenth century, in addition to its many buildings the city set aside land that would remain crucial to the city landscape into the twenty-first century.”¹⁸ As part of this focus on landscaping, city parks were designed to add beauty and to provide open space for public use. A glance at a modern map, as well as a study of the historic maps created throughout the developmental history of Bangor, shows the placement of small parks throughout the city. These parks were as essential to creating the “neighborhood” feeling as were the churches and schools that were built within walking distance of many of the homes and businesses within the surveyed districts. The nine parks identified in this survey, Broadway Park, Coe Park,

⁹ *A Plan of the City of Bangor*, 1846.

¹⁰ Walling, Henry F, *Map of the City of Bangor*, Penobscot County Maine, published under The Patronage of the City Government. Bangor: S.S. Smith, 1853.

¹¹ *Birdseye View of the City of Bangor*. Madison, Wisconsin: J.J. Stoner, 1875.

¹² *Map of Bangor City*, 1875.

¹³ Greenouch, W. A & Sons, *Map of the City of Bangor*, 1888

¹⁴ *A Survey Map of Bangor and Brewer Maine*, Portland, ME: The National Survey Company, 1914

¹⁵ Hornsby, Stephen John, and Richard William Judd. *Historical Atlas of Maine*. University of Maine Press, 2015, 46.

¹⁶ Scee, 250.

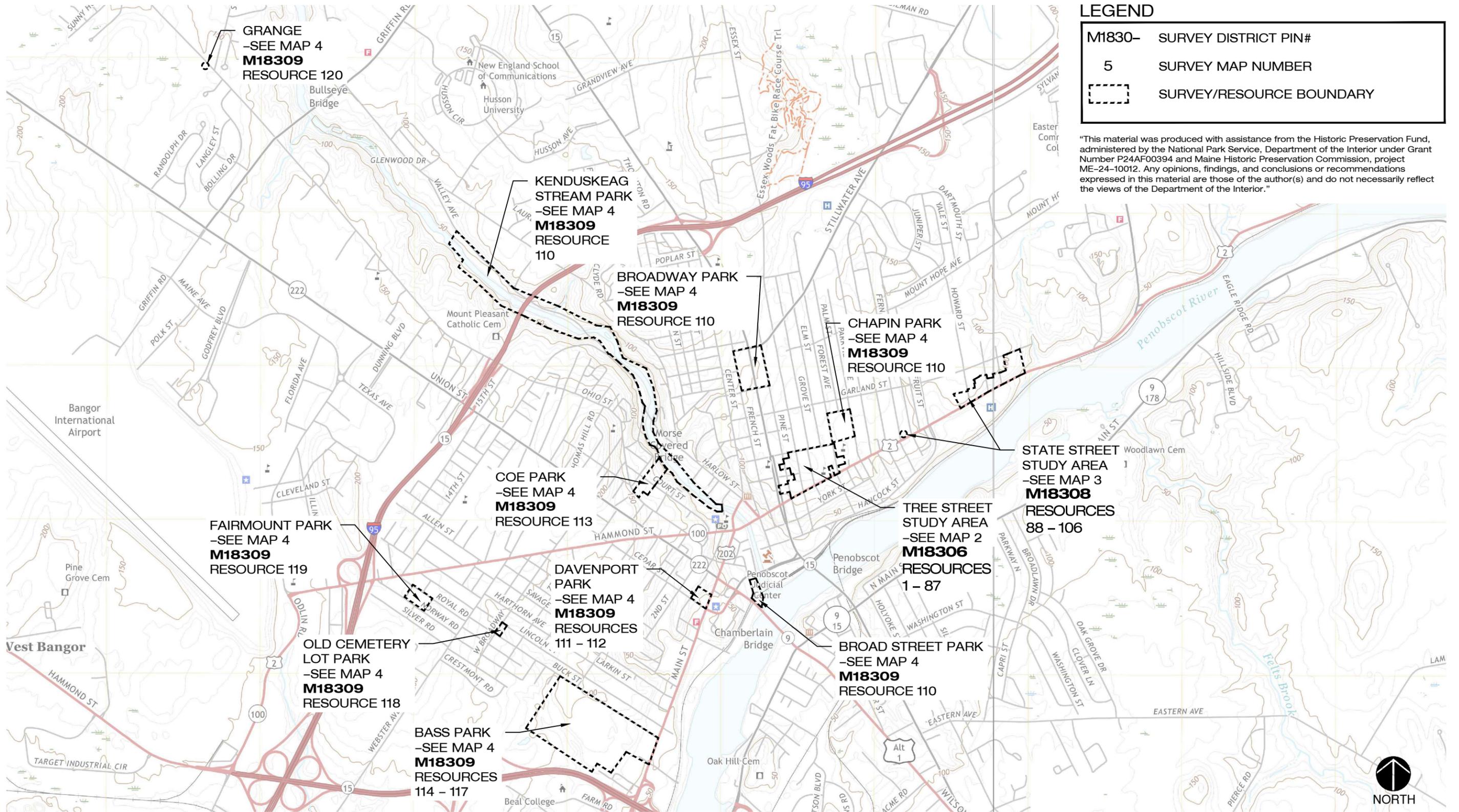
¹⁷ Scee, 307.

¹⁸ Scee, 242.

Chapin Park, Fairmount Park, Davenport Park, Old Cemetery Lot Park, Bass Park, Broad Street Park, and Kenduskeag Stream Park, serve as examples of purposely designed greenspaces meant to highlight the importance of community greenspace that allowed for relaxation and regeneration. Highlighting their place in the story of Bangor presents an opportunity to tie together architectural and landscape design with community development.

The story of Bangor is the story of settlement and continued development. Constructed on and around natural features, Bangor would grow and develop into a community, a town, and finally a city. There would be years of growth and tragedies, brought about by floods and fires, that in some ways were a direct result of, or made worse by, its location and planning. The Twentieth Century, with changes in transportation and communication brought decline, then rapid growth, and then decline. The Twenty-first Century continues to provide new challenges as technology provides new ways to work, shop and spend leisure time. Through it all Bangor continues, not only to embrace, exhibit, and enhance all that nature has provided, but to move forward into each new decade.

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number P24AF00394 and Maine Historic Preservation Commission, project ME-24-10012. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.



MAP REFERENCE:
2021 USGS US TOPO 7.5 MINUTE MAPS: BANGOR QUADRANGLE; VEAZIE QUADRANGLE



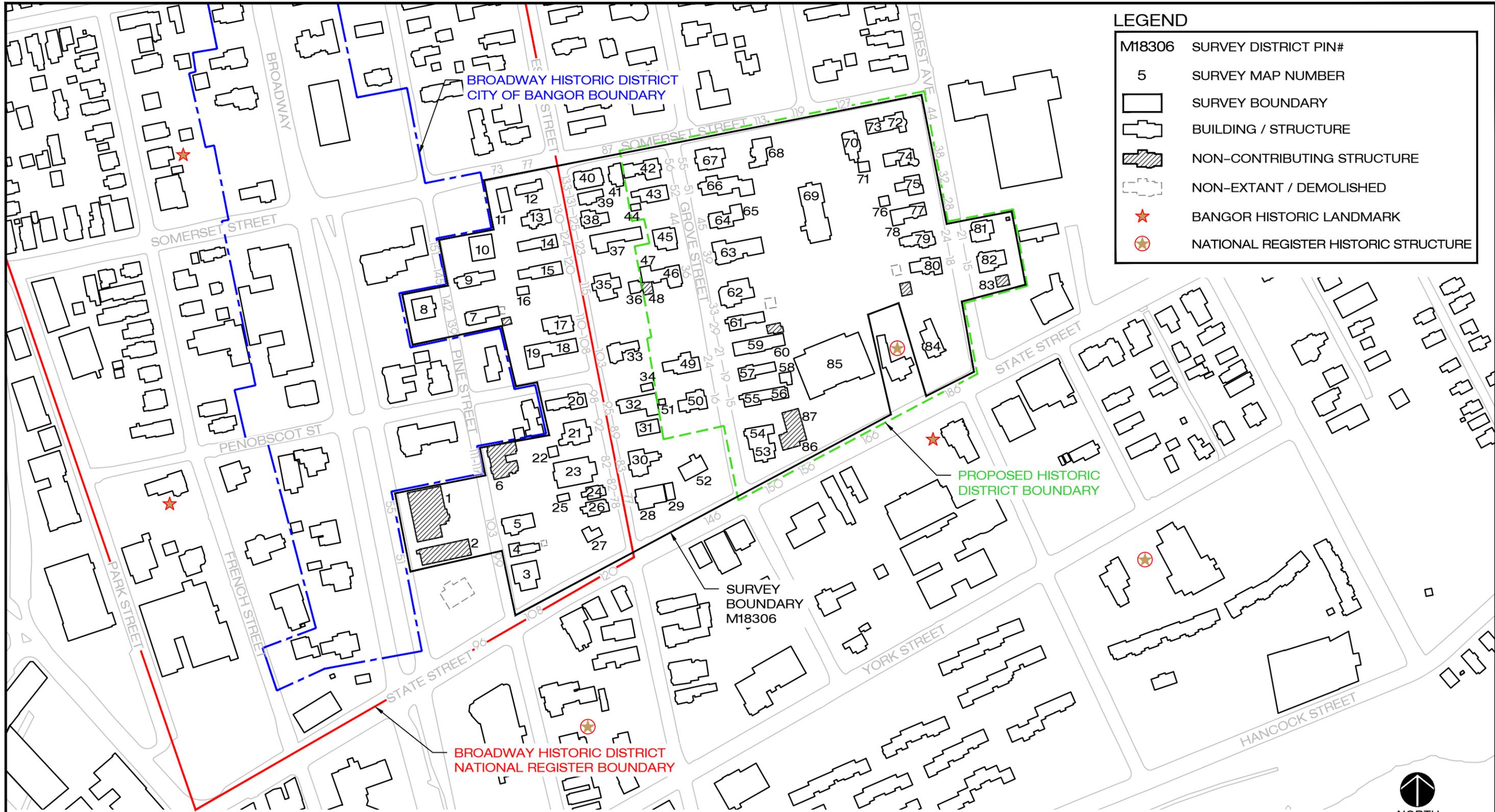
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Bangor, ME 04401

KEY MAP

BANGOR HISTORIC SURVEY IV
ARCHITECTURAL SURVEY
BANGOR, MAINE

Project No.
**M18306, M18308,
M18309**
Date:
09/02/2025
Scale:
1"=2000'

001



LEGEND	
M18306	SURVEY DISTRICT PIN#
5	SURVEY MAP NUMBER
[Outline]	SURVEY BOUNDARY
[Building Outline]	BUILDING / STRUCTURE
[Hatched Box]	NON-CONTRIBUTING STRUCTURE
[Dashed Outline]	NON-EXTANT / DEMOLISHED
[Red Star]	BANGOR HISTORIC LANDMARK
[Red Star in Circle]	NATIONAL REGISTER HISTORIC STRUCTURE

TREE STREET STUDY AREA
M18306

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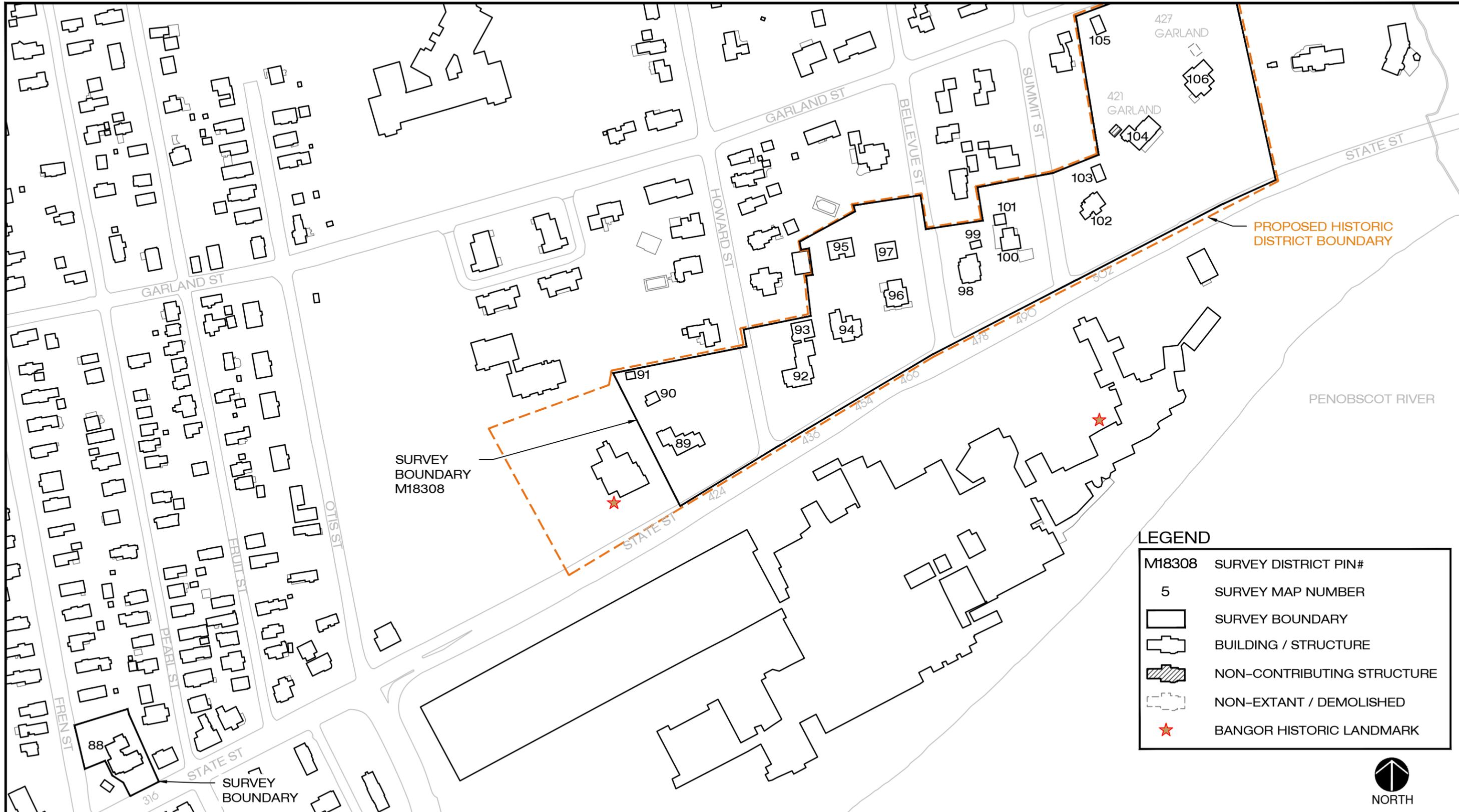
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TREE STREET STUDY AREA

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BANGOR, MAINE

Project No.
M18306, M18308,
M18309
Date:
09/02/2025
Scale:
1"=200'

002

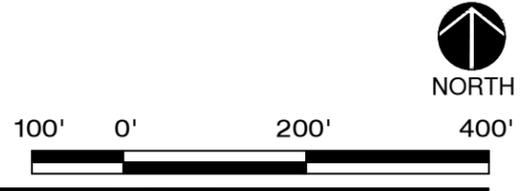


LEGEND

M18308	SURVEY DISTRICT PIN#
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[Simple Outline]	BUILDING / STRUCTURE
[Hatched Outline]	NON-CONTRIBUTING STRUCTURE
[Dashed Outline]	NON-EXTANT / DEMOLISHED
[Red Star]	BANGOR HISTORIC LANDMARK

STATE STREET STUDY AREA
M18308

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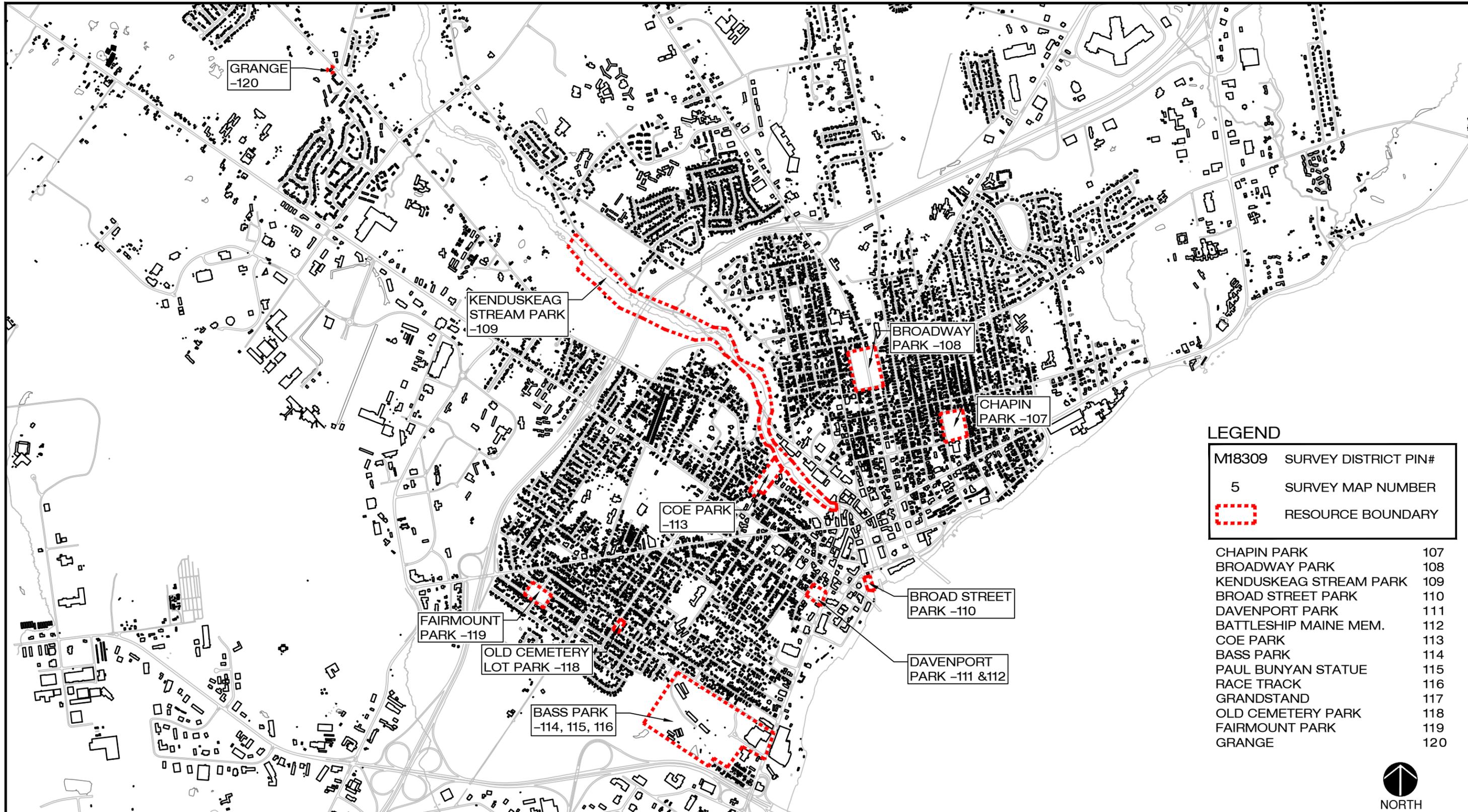
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STATE STREET STUDY AREA

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ARCHITECTURAL SURVEY
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Project No.
M18306, M18308,
M18309
Date:
09/02/2025
Scale:
1"=200'

003



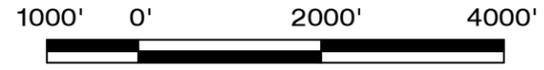
LEGEND

M18309	SURVEY DISTRICT PIN#
5	SURVEY MAP NUMBER
	RESOURCE BOUNDARY

CHAPIN PARK	107
BROADWAY PARK	108
KENDUSKEAG STREAM PARK	109
BROAD STREET PARK	110
DAVENPORT PARK	111
BATTLESHIP MAINE MEM.	112
COE PARK	113
BASS PARK	114
PAUL BUNYAN STATUE	115
RACE TRACK	116
GRANDSTAND	117
OLD CEMETERY PARK	118
FAIRMOUNT PARK	119
GRANGE	120

BANGOR PARKS AND GRANGE
M18309

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BANGOR PARKS AND GRANGE

BANGOR HISTORIC SURVEY IV
ARCHITECTURAL SURVEY
BANGOR, MAINE

Project No.
M18306, M18308,
M18309
Date:
09/02/2025
Scale:
1"=2000'

Survey Matrix - M18306,
M18308, & M18309

SURVEY MAP#	ADDRESS	TOWN	NR? IND.	NR? DIST.	CRITERIA	INTEGRITY	NOTES
1	55 Broadway	Bangor	N	L/NC	<i>Not Applicable</i>	<i>Not Applicable</i>	Commercial Building
2	51 Broadway	Bangor	N	L/NC	<i>Not Applicable</i>	<i>Not Applicable</i>	Commercial Building
3	108 State Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Education/ Commercial Building
4	99 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
5	103 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
6	111-117 Pine Street	Bangor	N	L/NC	A: Community Development C: Architecture	Retains integrity of location.	Multi-Family
7	139 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Multi-Family
8	142 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
9	145 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
10	151 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and setting.	Multi-Family
11	73 Somerset Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
12	77 Somerset Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, workmanship, and association.	House
13	130 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, and association.	Multi-Family
14	124 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
15	120 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
16	120 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
17	110 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Multi-Family

18	108 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
19	108 Essex Street (58 Penobscot St)	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and setting.	Multi-Family
20	98 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
21	92 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
22	92 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
23	82 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, feeling, and association.	Religious
24	82 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, and association.	House/Religious
25	82 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
26	78 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, workmanship, and association.	Multi-Family
27	120 State Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, and setting.	Commercial Building
28	77 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House/Commercial Building
29	77 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Barn
30	83 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Multi-Family
31	89 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House
32	95 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
33	103 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House
34	103 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
35	115 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Multi-Family

36	115 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
37	123 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
38	125 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
39	131 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
40	133 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
41	87 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, and association.	Multi-Family
42	56 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	Multi-Family
43	52 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, feeling, and association.	House
44	52 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
45	44 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
46	36 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
47	36 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Outbuilding
48	36 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Outbuilding – Non-Contributing
49	24 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Multi-Family
50	16 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	Multi-Family
51	16 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Shed/Child's Playhouse (?)

52	146 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Commercial Building – Non-Contributing
53	150 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House/Commercial Building
54	150 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, and setting.	Barn/Commercial Building
55	15 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
56	15 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Barn
57	19 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
58	19 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
59	21 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House
60	21 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Barn
61	29 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
62	33 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House/Commercial Building
63	39 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House/Commercial Building
64	45 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House
65	45 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Barn
66	51 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House
67	55 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House
68	113 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House

69	119 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of design, and association.	Multi-Family
70	127 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
71	127 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
72	44 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
73	44 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Barn
74	38 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
75	32 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House
76	32 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
77	28 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
78	28 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Barn
79	24 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
80	18 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House/Commercial Building
81	21 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
82	15 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
83	15 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
84	186 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House/Commercial Building
85	166 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and	Education/ Religious

						association. Flemish gables removed.	
86	156 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House/Commercial Building – Non-Contributing
87	156 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Barn – Non-Contributing
88	316 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, and association.	House – Non-Contributing
89	424 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
90	424 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, materials, workmanship, and association.	Garage
91	424 State Street	Bangor	N	N	A: Community Development C: Architecture	Not visible	Outbuilding
92	436 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
93	436 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Carriage House/Commercial
94	454 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
95	454 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Carriage House
96	466 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association. Fence detracts from setting.	House
97	466 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, and setting.	Carriage House/Commercial
98	478 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
99	478 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage

100	490 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
101	490 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
102	502 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
103	502 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Garage
104	421 Garland Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
105	421 Garland Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, materials, workmanship, feeling, and association.	Outbuilding
106	427 Garland Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
107	75 Forest Ave.	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, and association.	Municipal
108	250-255 Broadway	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, materials, feeling, and association.	Municipal
109	35 & 125 Valley Ave.	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
110	10 Front Street & 200 Broad Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
111	245 Main Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
112	245 Main Street	Bangor	N	N	A: Naval History C: Art	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
113	130-135 Court Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, materials, feeling, and association.	Municipal

114	515 Main Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, and association.	Municipal
115	515 Main Street	Bangor	N	N	A: City Anniversary C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
116	515 Main Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
117	515 Main Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
118	250 West Broadway	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, materials, and feeling.	Municipal
119	80 Norway Road	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
120	1192 Ohio Street	Bangor	E	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Grange Hall

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number P24AF00394 and Maine Historic Preservation Commission, project ME-24-10012. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.



CITY OF BANGOR

Anne M Krieg, AICP - Director

Community & Economic Development

January 13, 2026

TESTIMONY OF THE CITY OF BANGOR TO THE APPROPRIATIONS & FINANCIAL AFFAIRS COMMITTEE

WRITTEN TESTIMONY PROVIDED IN FAVOR OF LD #435 (HP 289)

“An Act to Expand the Historic Property Rehabilitation Tax Credit”

**Honorable Senator Margaret Rotundo, Honorable Representative Drew Gattine,
Distinguished Members of the Appropriations & Financial Affairs Committee:**

The City of Bangor enthusiastically supports LD435: “An Act to Expand the Historic Property Rehabilitation Tax Credit.” We have seen the value that Historic Property Rehabilitation Tax Credits (HPRTC) bring to our city and believe that this program should be expanded to include key groups currently missing from available tax credit programs: homeowners and small downtown property owners.

We have witnessed first-hand the unique renovation challenges associated with properties in our downtown. These property owners face significantly higher costs for structural repairs, building system upgrades, energy efficiency improvements, and compliance with modern life-safety and accessibility codes. These costs routinely exceed what market rents alone can support.

LD 435 directly addresses this challenge by strengthening and expanding tax credit tools that make reinvestment in historic downtown properties financially viable. These credits do not reward speculation; they enable projects that would otherwise not happen, turning underutilized or vacant buildings into productive community assets.

Historic commercial buildings often support mixed-use redevelopment, combining ground-floor retail or office space with upper-story housing. These projects are essential to creating the “feet on the street” that sustain small businesses and support year-round walkable activity in downtown.

By helping commercial property owners reinvest in historic downtown buildings, LD 435 supports housing creation, small-business occupancy, and job creation in the very places where infrastructure already exists and public investment has already been made.

Equally important, LD435 would establish a historic homeowner tax credit program – something that Maine currently lacks. Bangor was one of the first communities to have a Certified Local Government status with the Maine Historic Preservation Commission. Most of our historic homes and districts are located directly in or immediately adjacent to walkable, downtown commercial districts. We protect our neighborhood districts and our urban story through historic preservation regulations. We know that many of our historic homeowners want to reinvest but are constrained by rising construction costs and aging building systems. We often receive inquiries about programs that may help these homeowners cover the cost of maintaining their historic buildings.

A historic homeowner credit, similar to the credit that many other states currently have in place, would:

- Encourage reinvestment in existing housing, preserving these units for productive use by future generations;
- Support energy efficiency and weatherization of older homes;
- Help stabilize downtown neighborhoods; and
- Allow longtime residents to remain in and care for historic properties.

In sum, this tool would complement Maine's broader housing and climate goals while preserving our historic neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne M. Krieg". The signature is fluid and cursive, with the first name "Anne" being the most prominent.

Anne M Krieg AICP
Director of Community & Economic Development

CC: Bangor Historic Preservation Commission