



HISTORIC PRESERVATION COMMISSION

CITY OF BANGOR

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

AGENDA

Old Business:

1. Meeting minutes – February 12, 2026

New Business:

2. Certificate of Appropriateness – 62 High Street – Map-Lot 042-102 – High Street Historic District – Applicant: Louie Morrison – Owner: Gilpin Holdings, LLC -
Approval requested for Certificate of Appropriateness to remove & replace rotted trim boards & non-functioning gutter system and add 4 wooden cornices. The property is located at Map-Lot 042-102, in the High Street Historic District.

Other Business:

3. Artifex training
4. Discussion about NAPC historic trades webinar
5. Follow-up items from last meeting
6. Adjournment



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MEETING OF MARCH 12, 2026, 7:00 P.M.
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AGENDA

Old Business:

1. **Meeting minutes** – February 12, 2026

The audio for this meeting was not able to be captured; therefore, the minutes were compiled based on staff notes. We are missing notes on who made the motion and who seconded the motion for approval of the minutes and have therefore left these items blank in case Commissioners may be able to help fill them in.

New Business:

2. **Certificate of Appropriateness – 62 High Street – Map-Lot 042-102 – High Street Historic District – Applicant: Louie Morrison – Owner: Gilpin Holdings, LLC -**

Approval requested for Certificate of Appropriateness to remove & replace rotted trim boards & non-functioning gutter system and add 4 wooden cornices. The property is located at Map-Lot 042-102, in the High Street Historic District.

- A. This is a new revised application from the one that was presented for this site at the January meeting. Staff and Mike Pullen met with the applicant to discuss changes that could be made that would be more historically appropriate.
- B. Staff have included all standards from the ordinance in the findings document for this application. If a standard is found to not be applicable, Commissioners will need to vote on the applicability.

Other Business:

3. **Artifex training**

Mike Pullen will present a training on architectural styles in Bangor.

4. **Discussion about NAPC historic trades webinar**

Planning Analyst Matthew Altiero will present about a webinar he attended on promoting historic trades and staff will discuss with Commissioners.

5. Follow-up items from last meeting

This item is to follow up on things discussed at the last meeting, such as holding a quarterly special meeting and things that the Commission can help staff with.

- A. Some potential upcoming dates for a quarterly meeting are April 2nd, 16th, or 30th. These are all Thursdays to align with the Commission's current schedule.
- B. Staff discussed the potential for locally listing Chapin Park, Broadway Park, and Davenport Park with the Parks and Recreation Director and he was amenable to this. Staff would like to discuss this with the Commission and go over next steps.
- C. Staff had requested the Commission's help at the last meeting with drafting social media posts on historic preservation in Bangor and drafting educational information for the City's web page on historic preservation (such as information on architectural styles). This is a check-in on the progress on this item.
- D. Staff will bring the revised ordinance changes to your April meeting since we are still working on the language for hardship and we have not heard back from the State yet on the proposed changes.
- E. Staff have included the reports from the previous architectural surveys per Commissioners' request at the last meeting. We are working on adding these to the City's website as well.

6. Adjournment



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
Matthew Weitkamp

City Staff Present:

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

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

Old Business:

1. Meeting Minutes – December 11, 2025 & January 8, 2026

Commissioner [PLACEHOLDER] moved to approve the December 11, 2025 and January 8, 2026 meeting minutes. Commissioner [PLACEHOLDER] seconded. All voting members in favor, none opposed. Motion passed.

2. Adoption of Findings & Decision for 62 High Street

Commissioner Keebler moved to adopt the findings and decision for 62 High Street. Associate Commissioner Weitkamp seconded. All voting members in favor, none opposed. Motion passed.

Other Business:

3. HPC Training - Planning.

Planning Officer Collette presented to the Commission and provided their annual Planning

Training

Commissioner Keebler inquired about demolition by neglect and how they are identified. Keebler asked Planning Officer Collette if Code Enforcement was trained in Historic Architecture.

Planning Officer Collette discussed the placarded buildings process and provided clarification that the Code Enforcement Office watches for unsafe buildings.

Commissioner Keebler inquired what the interplay between the National Register of Historic Structures and the local registry is. Planning Officer informed the Commission there are places listed on the National Register that are not on the Bangor registry and vice versa. Keebler asked if the Federal Government enforces the National Register. Collette responded that they do not. Chair King added clarification.

Alternate Commissioner Weitkamp asked what the process is to expand the State Street Historic District. Planning Officer Collette responded and discussed.

4. Review Draft Historic Preservation Ordinance Changes Workshop

Planning Officer Collette explained the draft ordinance changes to the Commission:

- Reducing the Certificate of Appropriateness (COA) 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 given for Land Development Permits.
 - Currently, the approval time period for COA is 12 months.
- Adding flexibility to the requirements for replacement of deteriorated materials.
 - Currently, the requirements for replacement of a material requires a match in composition. The proposed change also adds a stipulation for whether matching the existing 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

Commissioner Keebler and Alternate Commissioner Weitkamp discussed the exceptional circumstance draft changes and asked if demolition by neglect is a loophole for residents. HPC Consultant Pullen and Planning Officer Collette responded and discussed with the Commission.

Commissioner Keebler proposed that if an applicant would like to use a substitute, they should be required to show hard evidence that a material was either economically or technically

infeasible. Alternate Commissioner Weitkamp added to his point and discussed with Keebler that substitute materials should not be accepted if there was no proof of a good faith effort to replace with matching materials. Chair King offered suggestions and discussed at length with the Commission and HPC Consultant Pullen.

Commissioner Keebler clarified that with the proposed change, the Commission would go from 4 affirmative votes to pass a COA to 2 votes if 3 Commissioners were present. Chair King expressed that he was not concerned with this change. Member of the public Edmund Chernesky presented to the podium to provide clarification to the change given his past experience being the Chair for the Commission. The Commission discussed they feel okay with the simple majority change. Keebler inquired about a change to the quorum. The Commission and Planning Officer Collette discussed this process and decided 3 Commissioners was an adequate quorum. Member of the public Edmund Chernesky approached the podium and also expressed interest in this change.

Alternate Commissioner Weitkamp proposed a change to the language by adding residential and commercial communication device definitions due to their differences and discussed a previous project that came to the Commission. HPC Consultant expressed interest in Weitkamp's idea. Commissioner Keebler added that the Commission should consider doing the same with solar panels. Chair King and Planning Officer Collette discussed the Minor Revision process and informed the Commission if the Chair did not find a project to be a Minor Revision, the project can be sent to the entire Commission.

Chair King expressed interest in adding a designation for tribal and ancestral lands in the Ordinance. Alternate Commissioner Weitkamp expressed support to this idea and inquired if the City has made efforts to do this. Planning Officer Collette informed the Commission an effort has been made, but it is challenging to get feedback on important locations from the Tribes.

Commissioner Keebler expressed concern about demolition by neglect and said the Commission has seen past projects where this was used as a point to make renovations without Commission approval. Keebler discussed this can be used as a loophole and discussed at length with the Commission and staff.

Planning Officer Collette informed the Commission of the next steps staff will take to draft new ordinances changes to present in another workshop with the Commission.

Alternate Commissioner Weitkamp expressed support for extending the timeline of projects and asked if staff is notified of construction completion. Planning Officer informed the Commission that Code Enforcement is notified. Chair King expressed interest in having Code Enforcement send a summary of completed projects that the Commission approved.

5. Review of Historic Survey Results

HPC Consultant Mike Pullen presented the Phase IV Historic Survey results. Commissioner Keebler expressed interest in the list of structures surveyed and inquired what "criteria" meant. Pullen clarified that criteria were attributes listed on the CARMA forms. Commissioner Keebler

expressed interest in reviewing the previous surveys. Chair King informed the Commission about Sanborn Fire Insurance Maps and discussed with Pullen and the Commission. Alternate Commissioner Weitkamp inquired about a Phase V survey. Planning Officer Collette said staff would like to focus on implementing recommendations of this and previous surveys. Keebler expressed interest in a survey being completed in the Little City neighborhood.

Commissioner Keebler asked the Commission and staff their thoughts on having more meetings. Planning Officer Collette said staff time is limited for additional monthly meetings. Keebler offered possible quarterly meetings. The Commission discussed and expressed willingness to do quarterly meetings. The Commission inquired about creating historic landmarks for the surveyed parks. Collette explained the process and said this was a goal of staff, but it would need to be run by the Parks and Recreation Director first.

6. Testimony on LD 435

HPC Consultant Pullen provided an overview of LD 435: An Act to Expand the Historic Property Rehabilitation Tax Credit. The Commission was in support of the testimony that Community and Economic Development Director Krieg sent to the State.

7. Adjournment

Meeting adjourned at 9:06 P.M.

Respectfully submitted,

Matthew Altiero
Planning Analyst
Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

April 9, 2026

Bangor Historic Preservation Commission Findings and Decision

Applicant: Louie Morrison
60 May Street
Bangor, Maine 04401

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 & replacement of rotted trim boards & non-functioning gutter system and addition of 4 wood cornices

Public Hearing Date: March 12, 2026

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

Commission Members Present:

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

I. The Record

The Historic Preservation Commission reviewed the following exhibits:

1. Certificate of Appropriateness application, submitted by applicant on 01.30.2026
2. Current & historic photo exhibits, submitted by applicant on 01.30.2026
3. Cornice specifications, submitted by applicant on 01.30.2026
4. Gutter specifications, submitted by applicant on 01.30.2026
5. Rotted trim photo exhibit, submitted by applicant on 01.30.2026

6. Consultant’s memo, received from HPC Consultant Mike Pullen on 03.02.2026
7. National Register form, received from HPC Consultant Mike Pullen on 03.02.2026
8. Notice of Code Enforcement approval dated March 2026
9. List of abutters within 100ft of the subject property, generated by staff on 02.26.2026
10. Public notice sent to abutters within 100ft of the subject property on 02.26.2026
11. Notice of mailing by Planning Assistant Sarah Maquillan on 02.26.2026

II. Project Description and Permit Requirements

The project proposes removal & replacement of rotted trim boards & non-functioning gutter system and addition of 4 wood cornices 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 March 12, 2026.
2. The proposed Project is a Certificate of Appropriateness.

IV. Applicable Provisions and Findings

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

1. The Commission finds that, based on Exhibits 2-6, the application satisfied Historic Preservation Code §148-9A requiring that any alteration of the historic structure will preserve or enhance its historical and architectural character.

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

1. The Commission finds that, based on Exhibits ____, the application satisfies Historic Preservation Code § 148-9B(2)(a) requiring that every reasonable effort shall be made to provide a compatible use which will require minimum alteration to the structure and its environment.
2. The Commission finds that, based on Exhibits 2-6, 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.
3. The Commission finds that, based on Exhibits 2-6, 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.

4. The Commission finds that, based on Exhibits 2-6, 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.
5. The Commission finds that, based on Exhibits 2-6, 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.
6. The Commission finds that, based on Exhibits 2-6, the application satisfies Historic Preservation Code § 148-9B(2)(f) requiring that alterations to an historic building to create an earlier appearance not be undertaken, except when qualifying as restoration under the Secretary of the Interior's Standards for Restoration.
7. The Commission finds that, based on Exhibits ____, the application satisfies Historic Preservation Code § 148-9B(2)(g) requiring contemporary design for additions to only be approved if such design is compatible with the size, scale, material, and character of the neighborhood, structures, or its environment.
8. The Commission finds that, based on Exhibits ____, the application satisfies Historic Preservation Code § 148-9B(2)(h) requiring 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, and 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.
9. The Commission finds that, based on Exhibits 2-6, 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.

Part 3 – The Project meets the Exceptional Circumstances Standards of §148-9E.

1. The Commission finds that, based on Exhibits ____, the property cannot yield a reasonable economic return or the owner cannot make any reasonable use of the property.
2. The Commission finds that, based on Exhibits ____, the plight of the owner is due to exceptional or unique circumstances and not to the general applicability of this chapter.

3. The Commission finds that, based on Exhibits ____, the conditions or circumstances which constitute the hardship were not caused or created by the property owner after an amendment to Chapter 148-5 by which the property became subject to said chapter.

V. Decision

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.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. The proposed construction, reconstruction, alteration, moving or demolition must be begun within 6 months of approval and completed within 12 months of approval, unless the Commission sets other time limits. An extension or extensions of up to one year in total length may be granted as a minor alteration or revision under § 148-8B.C.
- C. After completion of the project, or after 12 months from the issuance of a Certificate of Appropriateness permit, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the Commission's approval.
- D. Any person, firm or corporation being the actual or constructive owner of any building or premises which is adjudged to be in violation of any of the provisions of this chapter shall be guilty of a civil violation and, on conviction, shall be fined not less than \$10 nor more than \$100. Each day such a violation is permitted to exist after notification shall constitute a separate offense. Any fines imposed pursuant to this chapter shall inure to the benefit of the City of Bangor.

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

Sincerely,

City of Bangor Historic Preservation Commission

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

application fee waived per AC



HISTORIC PRESERVATION COMMISSION APPLICATION

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

CITY OF BANGOR
PLANNING DIVISION

Certificate of Appropriateness

Design Review

Applicant Louise Morrison Email louise.morrison@mb.companies.homes
 Mailing Address 60 MAY STREET Bangor, ME 04401 Phone No. 207-343-0143
 Location of Site 62 HIGH STREET Zoning District M+SO
 Owner(s) of Site if Different from Applicant GILPIN HOLDINGS LLC Map & Lot 042 - 102
 Address 19 Sunrise Lane Hampden ME Primary Contact Person: Louise Morrison

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

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

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

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

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

Removal of rotted trim boards and old non-functioning gutter system and addition of new trim boards as well as a modern gutter system to mimic that of the historical look of the 1800's. Also ~~wood~~ wood combs

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

added to replicate the 1800's look.

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

Roof Exterior Woodwork Siding Windows Exterior Door(s) Other: _____

B. How will the work be done:

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

REQUIRED SUPPLEMENTAL MATERIALS

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

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

Signature of Applicant/Agent: _____

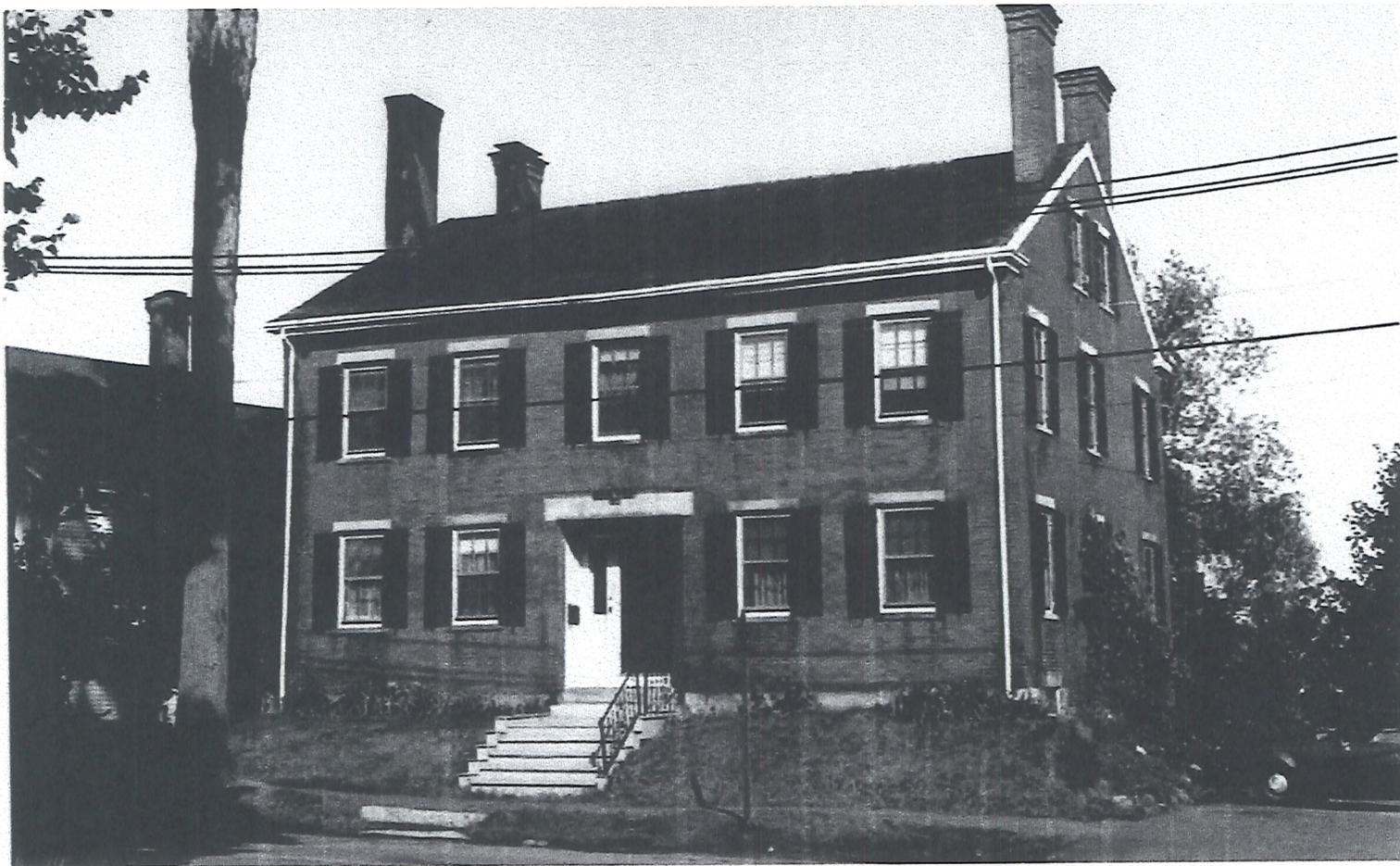
Date: _____

1/30/26

Printed Name of Applicant/Agent: _____

Louise Morrison

1800's



@ purchase 2025



PROPOSED w/ new gutters & trimboards w/ cornices!





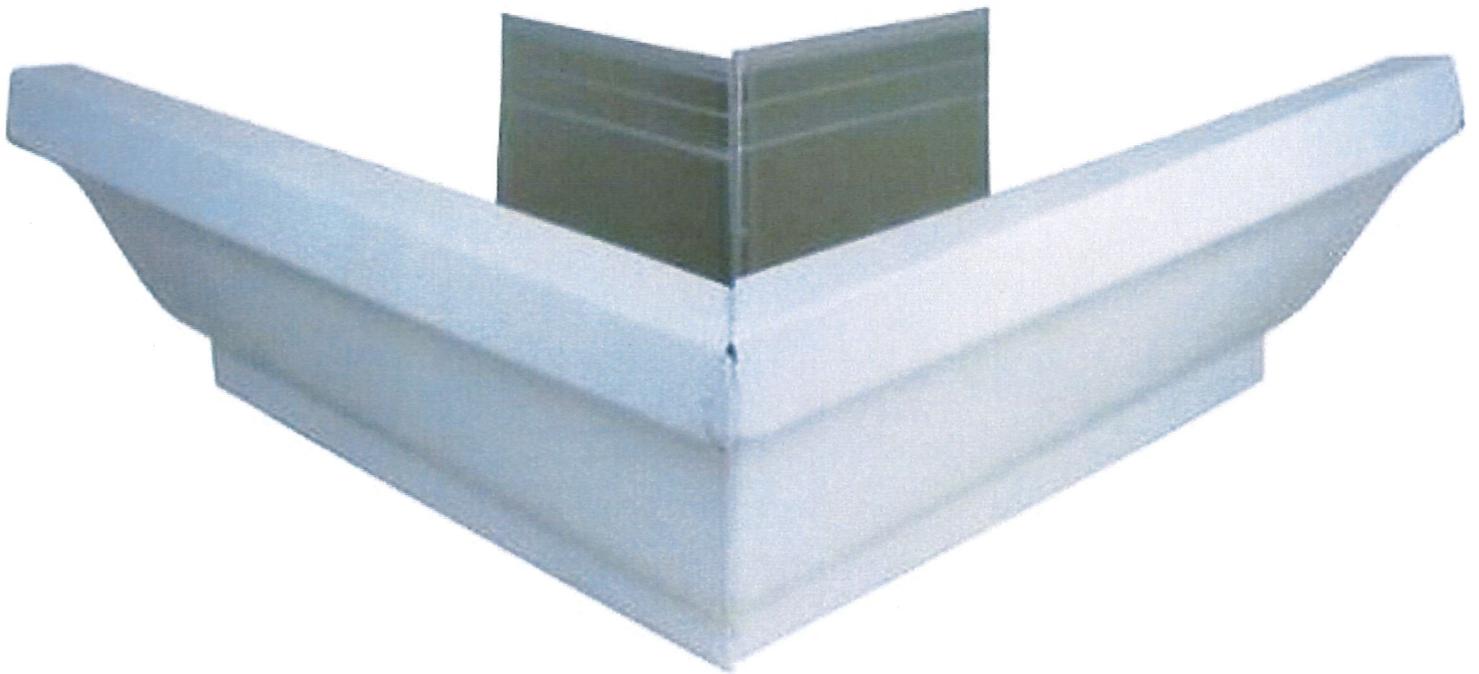
Front + Back

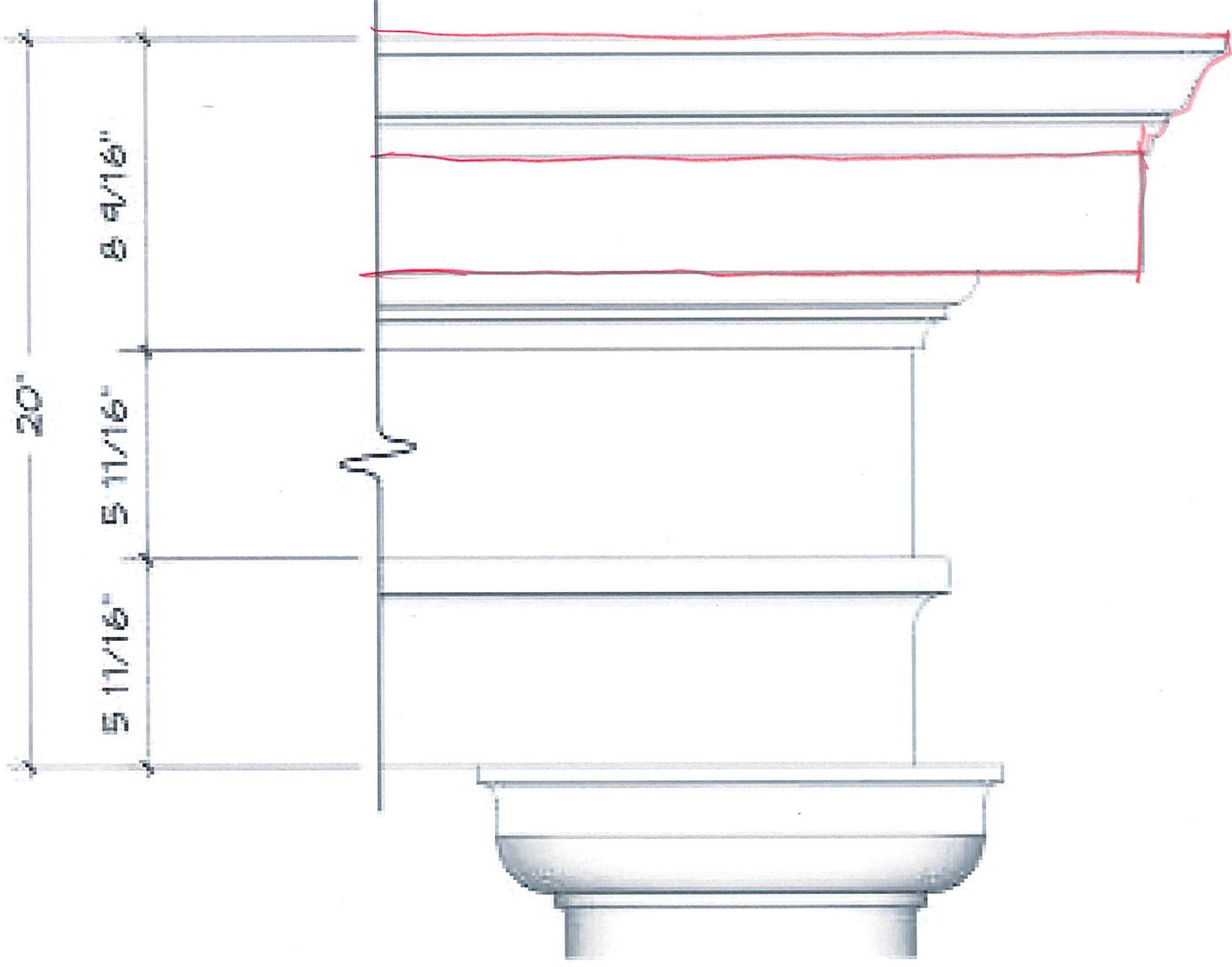
gum 100M → NO PEST
~~TRAIT~~
20-30 year

wood decay

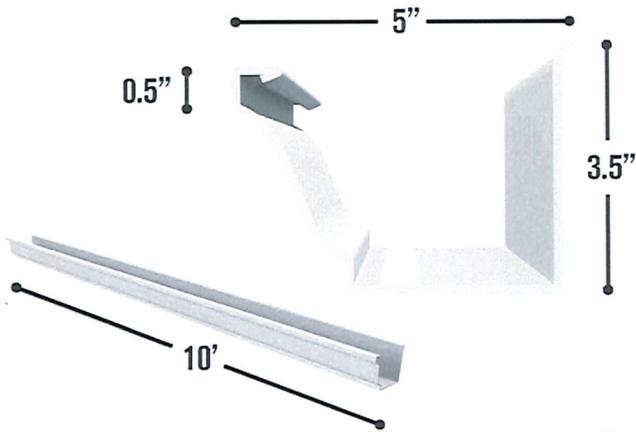
1 piece seamless rebar

white





Amerimax® K-STYLE GUTTER



[View All Images](#)

Amerimax® K-STYLE GUTTER



EASY INSTALLATION

BAKED-ON WHITE FINISH

STANDARD K-STYLE DESIGN

1k+ bought last week

Amerimax 5-in x 120-in White Aluminum K style Gutter
Item #11551 | Model #2600600120

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★ ☆ 4.4 390

\$15^{.98}

Manufacturer Color/Finish: White



[Get It Installed](#)



What can we help you find? 

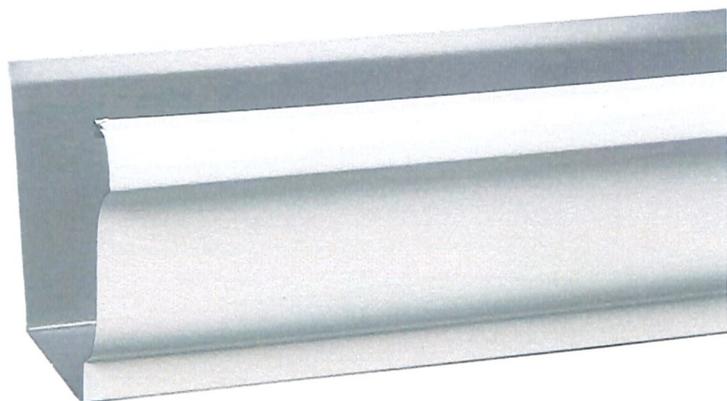
[Shop All](#) [Appliances](#) [Bathroom](#) [Building Supplies](#) [Doors & Windows](#) [Flooring](#) [Lawn & Garden](#) [Lighting](#) [Tools](#) [Plumbing](#) [Outdoor](#) [Valentine's Day](#)

 Portland Lowe's 9 PM  04102



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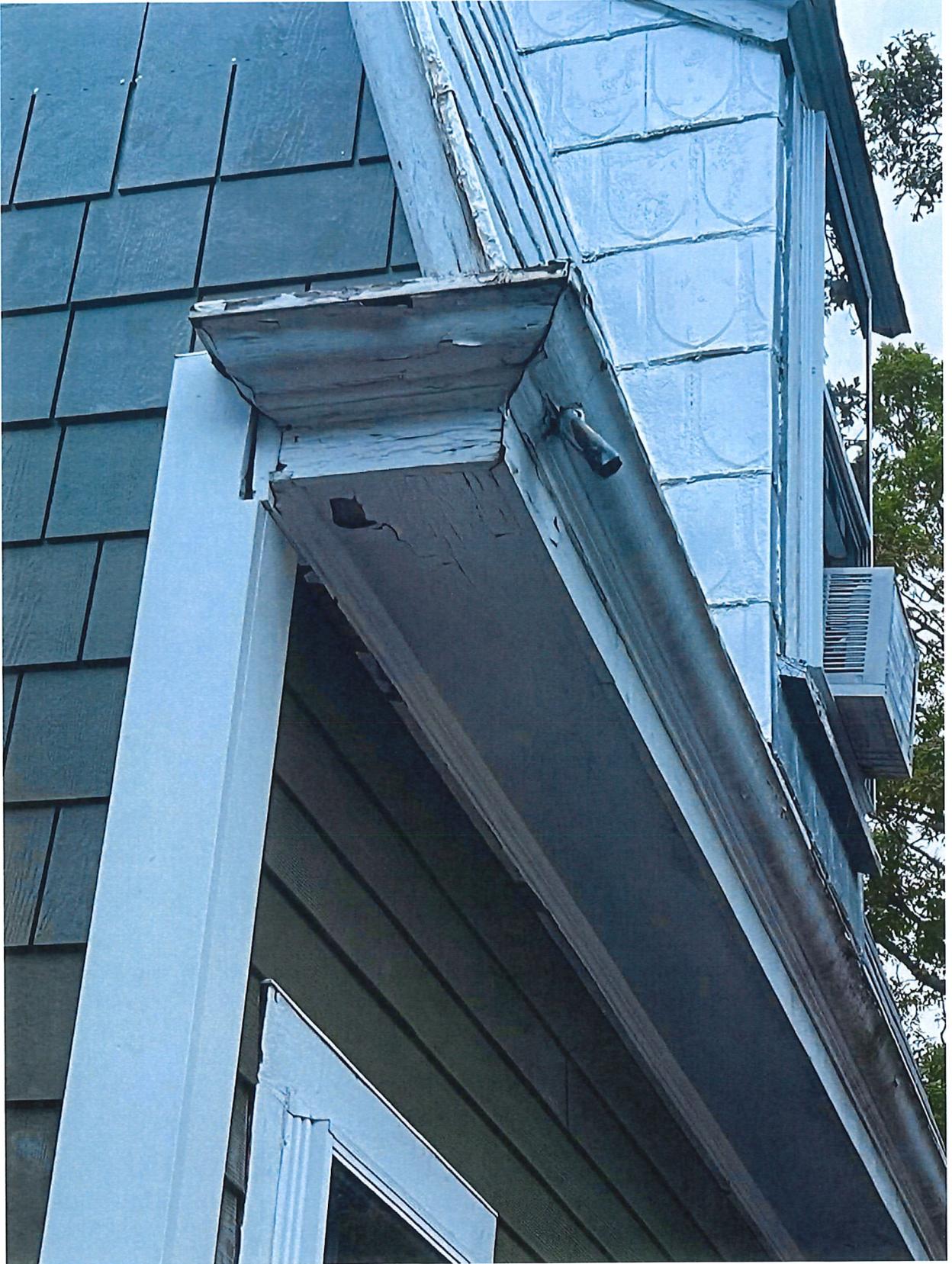
DIRECTS WATER FROM
5 IN. GUTTER SYSTEM

ENSURES SECURE
GUTTER CONNECTION

IMPROVES OVERALL
DRAINAGE EFFICIENCY

Amerimax
K-STYLE GUTTER





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

TO: Chair & Members of the Bangor Historic Preservation Commission
FROM: Mike Pullen, AIA, Advisory Consultant to the Historic Preservation Commission
DATE: 03/02/2026

RE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS CONSULTANT COMMENTS

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

INTRODUCTION TO THE APPLICATION

District: High Street Historic District
Nature of Project: Applicant seeks an after the fact replacement of the eave and rake trim, and replacement of gutters and downspouts. This improvement applies to both the front and rear facades.

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

APPLICABLE SECTIONS OF THE LAND USE CODE

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

Findings of Fact:

According to the Certificate of Appropriateness (COA) application dated 01/30/2026, the applicant seeks approval for:

An after the fact replacement of the eave and rake trim, and replacement of gutters and downspouts. This improvement applies to both the front and rear facades.

ADVISORY CONSULTANT COMMENTS:

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

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

If the Commission determines that the proposed alterations meet the standards of review, the advisory consultant recommends approval of the application.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH. 0689742

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

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

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

1 NAME

HISTORIC Gen. John Williams House (preferred)

AND/OR COMMON The Mason House

LOCATION

STREET & NUMBER 62 High Street

CITY, TOWN Bangor

STATE Maine

VICINITY OF

CONGRESSIONAL DISTRICT 2nd

COUNTY Penobscot

CODE 23

CODE 019

CLASSIFICATION

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

OWNER OF PROPERTY

NAME Ellen R. Lewis ✓

STREET & NUMBER 56 High Street

CITY, TOWN Bangor

STATE Maine

LOCATION OF LEGAL DESCRIPTION

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

STREET & NUMBER

CITY, TOWN Bangor

STATE Maine

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

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

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

8 SIGNIFICANCE

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

SPECIFIC DATES 1822-1825

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

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

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/4
 UTM REFERENCES

A	1, 9	5 1, 7 8, 5, 0	4, 9 6, 0 4, 9, 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

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

ORGANIZATION Maine Historic Preservation Commission

DATE October 1978

STREET & NUMBER 242 State Street

TELEPHONE 207/289-2133

CITY OR TOWN Augusta

STATE Maine

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Eileen S. Pettiford

TITLE S.H.P.O.

DATE 11/2/78

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

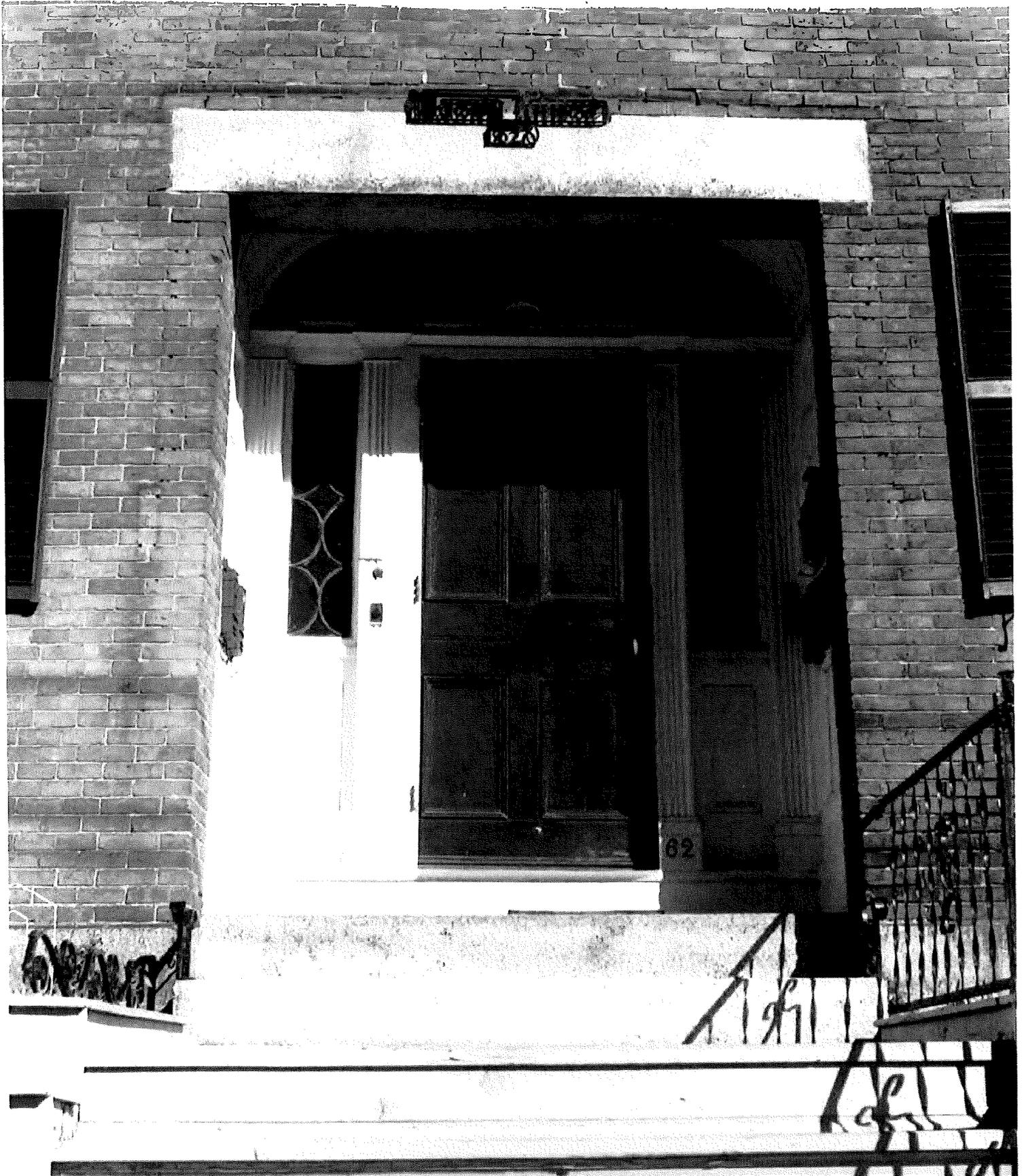
DATE 12 22 78

KEEPER OF THE NATIONAL REGISTER

ATTEST *[Signature]*
 KEEPER OF THE NATIONAL REGISTER

DATE 12/22/78







COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

March 2026

Re: HPC COA – 62 High Street – Louie Morrison – Notice of Approval

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

Sarah Maquillan



62 HIGH STREET -- ABUTTERS WITHIN 100FT			
Owner	Owner 2	Owner Address 1	Owner Address 2
Penobscot Theatre Company	Bangor Opera House Admin. Office	131 Main Street	Bangor, Maine 04401
Richard W. Hall		29 Glencove Avenue	Bangor, Maine 04401
Anna Bernadette Wood		56 High Street	Bangor, Maine 04401
Bangor Historical Society		159 Union Street	Bangor, Maine 04401
Laurence G. Van Peurse		PO Box 2219	Bangor, Maine 04402-2219
Queen City Properties LLC		40 High Street	Bangor, Maine 04401
SLT Investments, LLC		60 May Street	Bangor, Maine 04401



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

February 27, 2026

PUBLIC NOTICE

The Historic Preservation Commission of the City of Bangor will hold a hearing in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) on Thursday, March 12th, 2026 at 7pm to hear the following application:

The applicant, Louie Morrison, requests approval for Certificate of Appropriateness at property located at 62 High Street for the removal & replacement of rotted trim boards & non-functioning gutter system and addition of 4 wood cornices. The property is located at Map-Lot 042-102, in the High Street Historic District. Owner: Gilpin Holdings, LLC.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, March 11th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, March 12th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
City of Bangor



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Re: HPC COA – 62 High Street – Louie Morrison – Notice of Mailing

On February 26, 2026, the Public Notice for HPC COA – 62 High Street, advising that the Historic Preservation Commission of the City of Bangor will hold a public hearing on Thursday, March 12, 2026, was mailed by the Planning Division.

Sarah Maquillan



BANGOR

HISTORIC RESOURCES INVENTORY



F
29
B2S5

MAINE HISTORIC PRESERVATION COMMISSION
31 WESTERN AVENUE
AUGUSTA, MAINE 04330

HP Milestones

- 1966 National Preservation Act
- 1971 Maine Historic Preservation Commission
- 1973 Broadway Historic District
- 1974 Mt. Hope Historic District
- 1975 Historic Resources Inventory (Earle Shettleworth)
- 1977 Bangor HP Ordinance

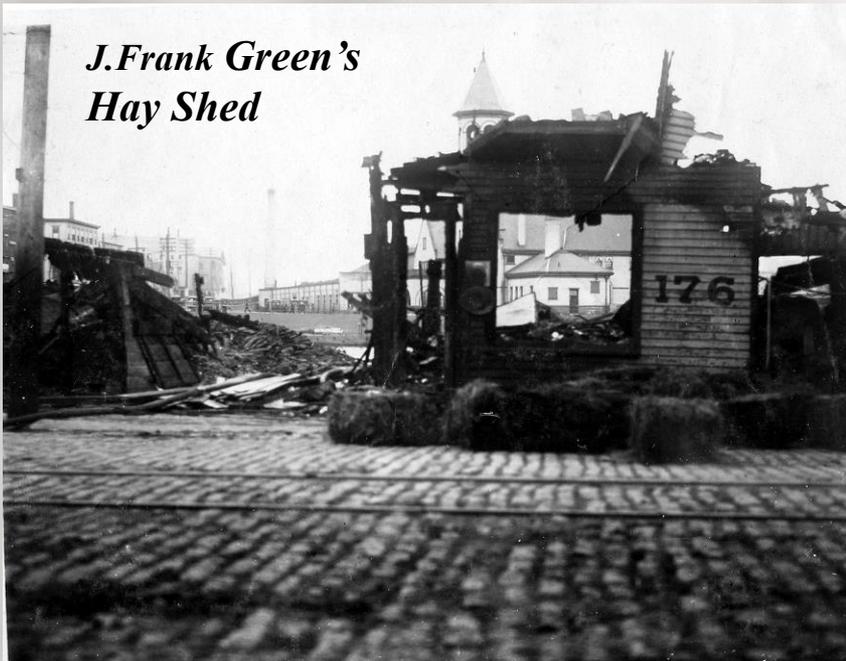
Bangor currently has 10 certified Historic Districts, 6 are NR listed, and 37 Historic Landmarks.



Bangor's Great Fire of 1911

*Fire Stops at Broadway Mall
& Broadway Park*

Fire Event 4/30/11



*J. Frank Green's
Hay Shed*

At 4:00 pm on Sunday April 30, 1911 fire broke out in a large hay shed on lower Broad Street...

24 hours later Bangor had lost:

- 100 businesses
- 267 dwellings
- 8 churches
- 2 Brewer men
- P.O / Customs Ho.
- City Library
- Norombega Hall
- High School



Bangor's Great Fire of 1911

Fire Event 4/30/11

"Thousands of leaves from the burning magazines and books, each a miniature blazing torch, were carried on the wind-some more than a mile."

State Street

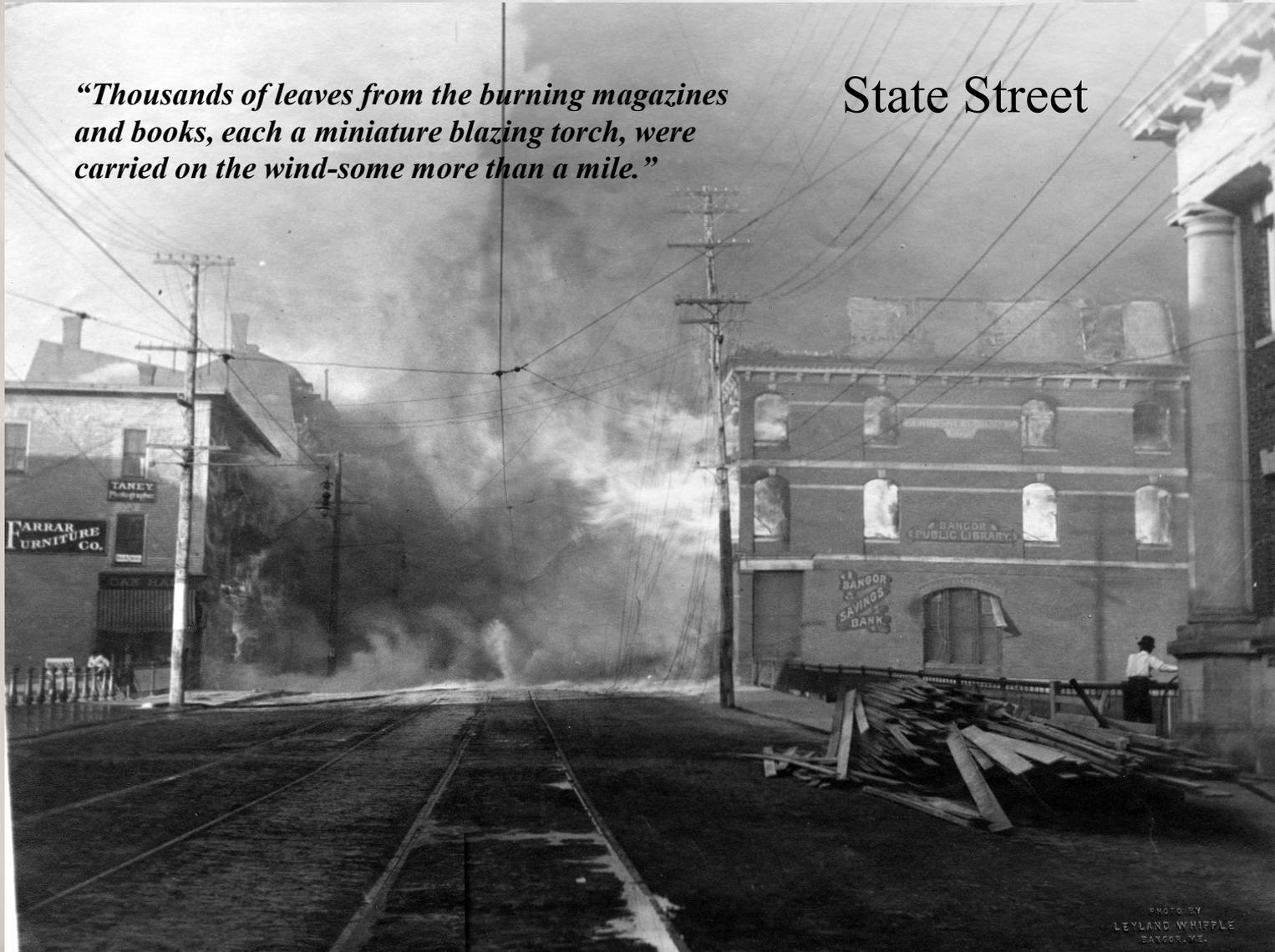


PHOTO BY
LEYLAND WHIPPLE
BANGOR, ME.

Bangor's Great Fire of 1911

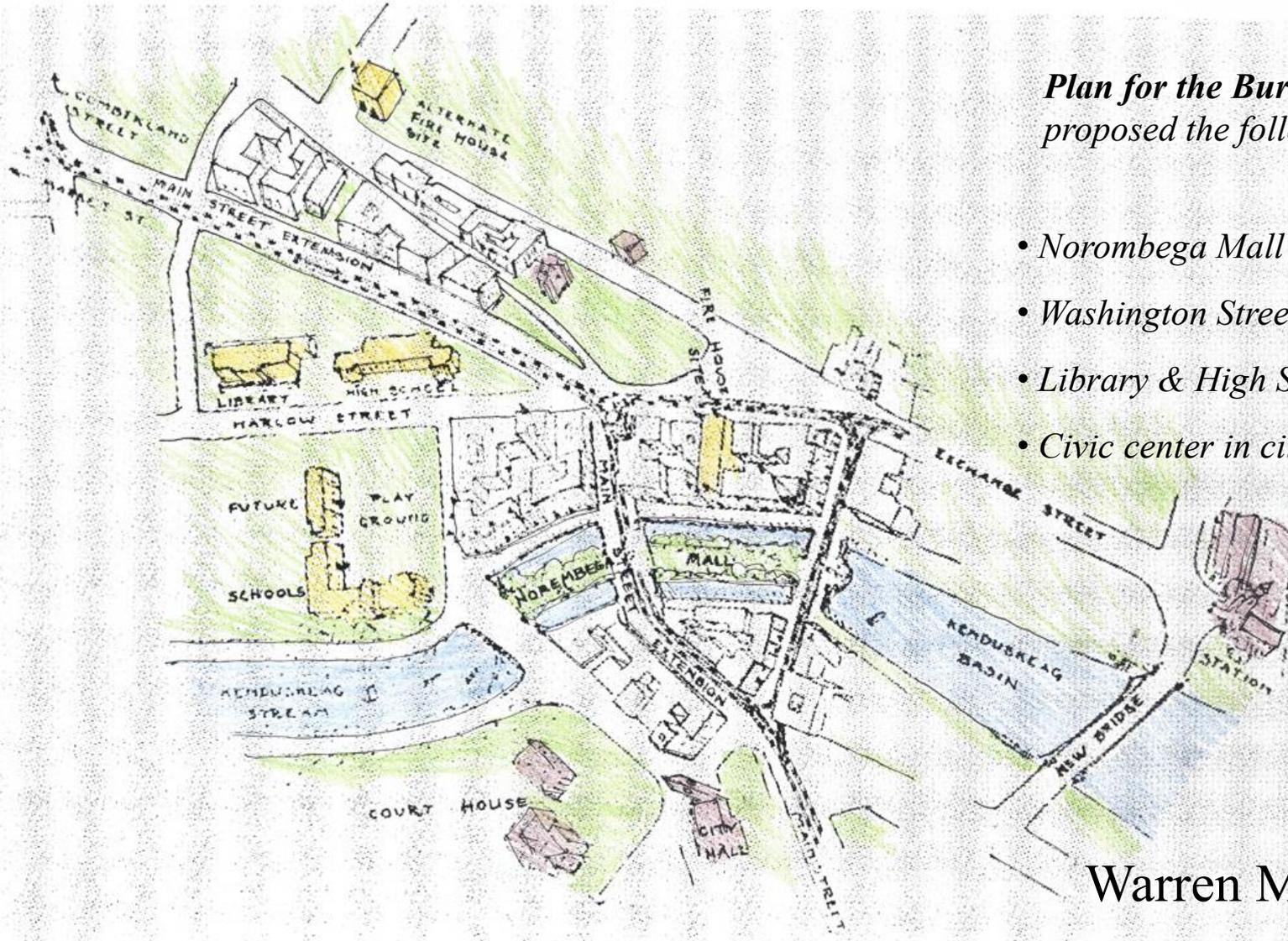
Post Fire Conditions



State/ Exchange Streets

Bangor's Great Fire of 1911

Reconstruction 1912-15



Plan for the Burned District proposed the following:

- *Norombega Mall (firebreak)*
- *Washington Street bridge*
- *Library & High School on Harlow St.*
- *Civic center in city core*

Warren Manning's Plan

Bangor's Great Fire of 1911

Reconstruction 1912-15

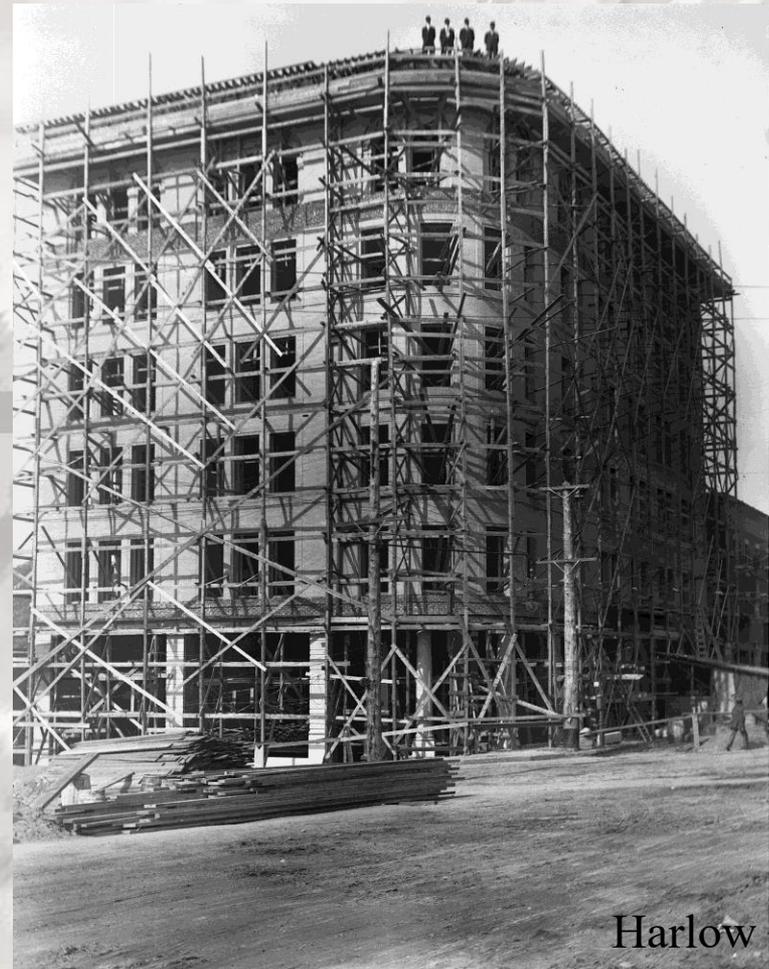
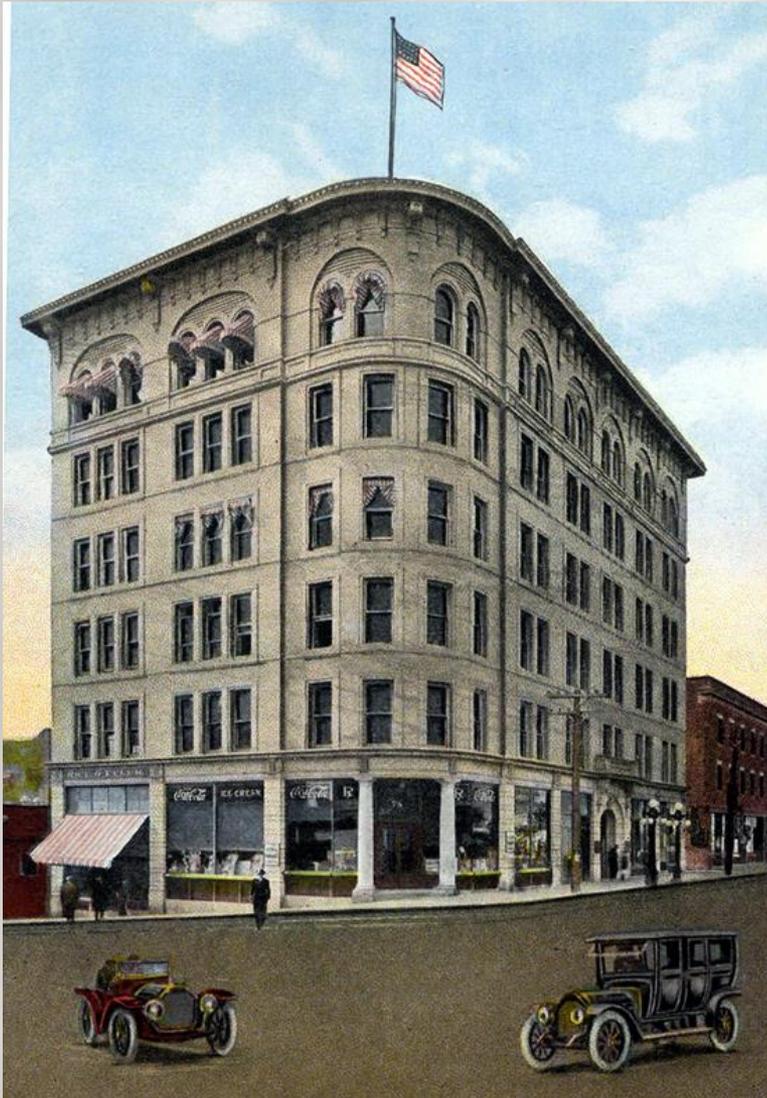


“New” Central Fire Station
Union Street

Bangor's Great Fire of 1911

Reconstruction 1912-15

New Graham Building



Harlow Street

Bangor's Great Fire of 1911 Reconstruction 1912-15

“New” High School

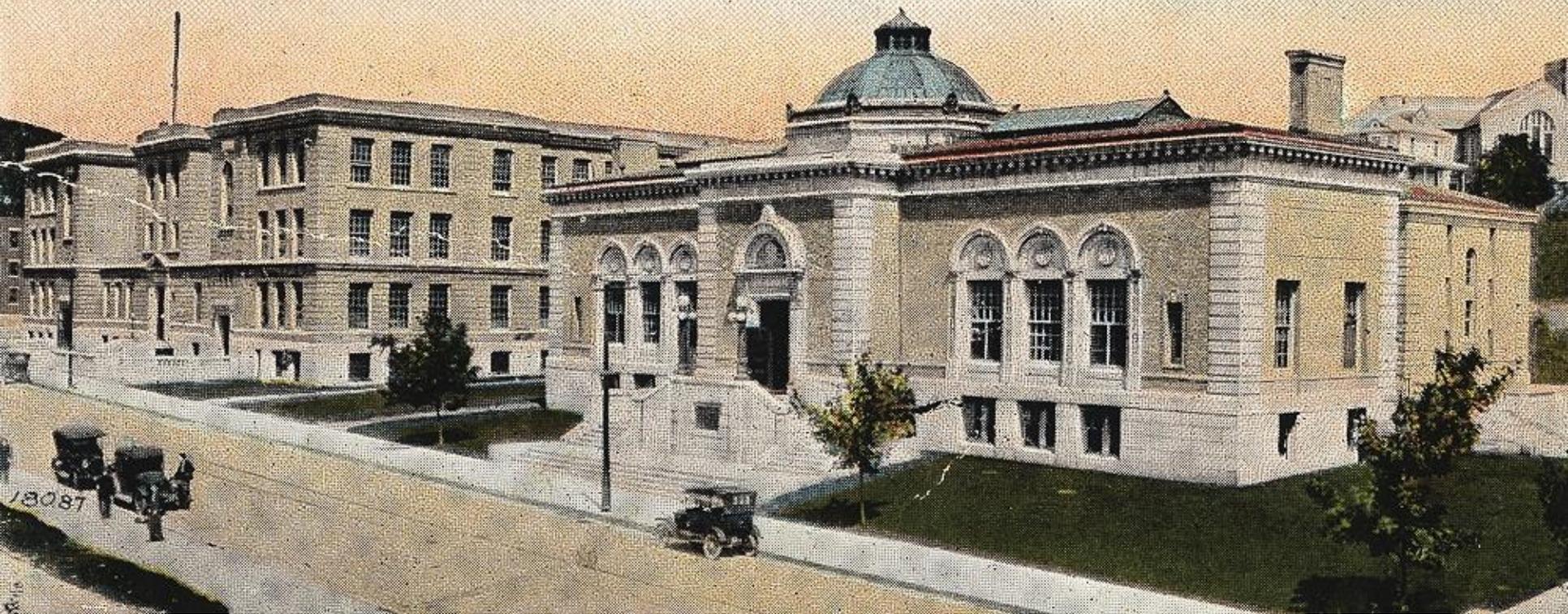


Harlow Street

Bangor's Great Fire of 1911

Reconstruction 1912-15

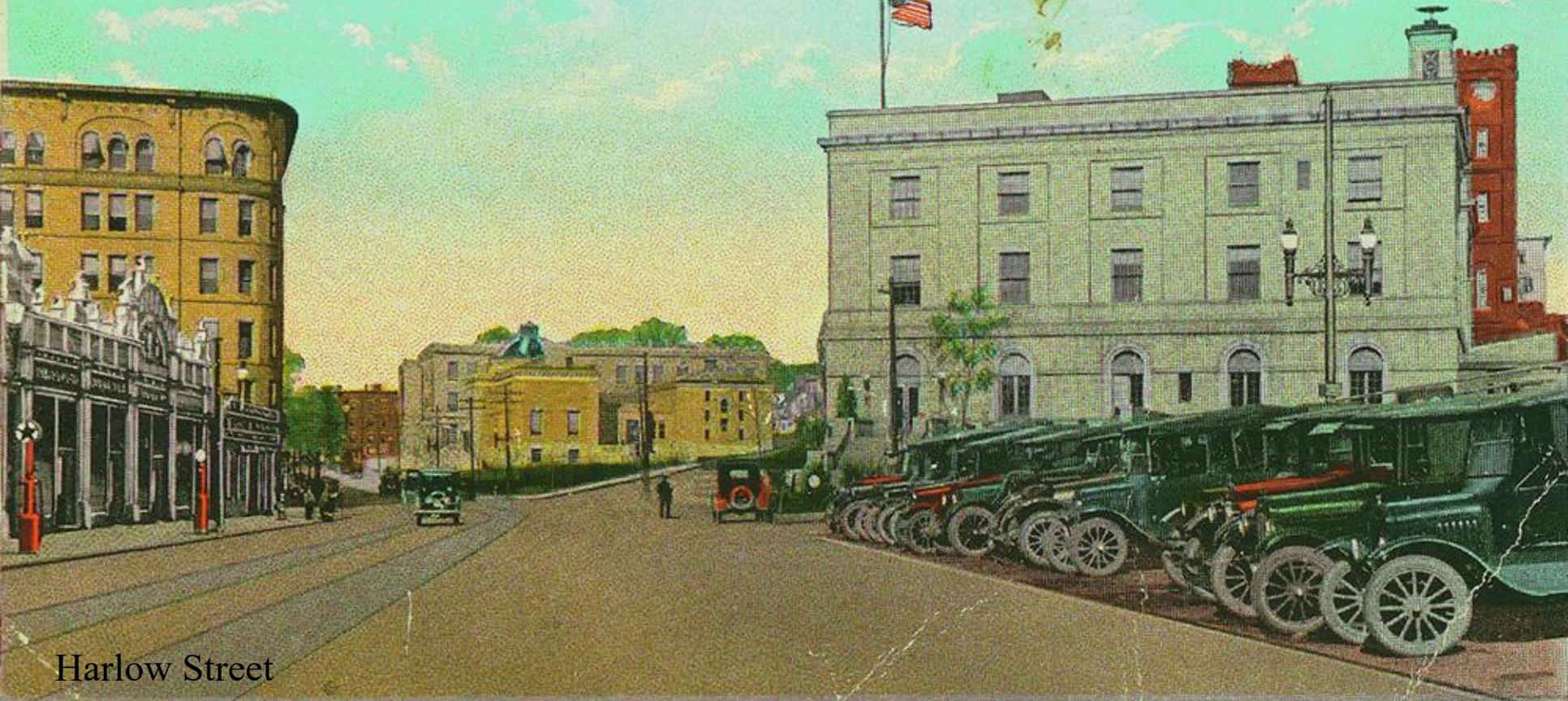
Bangor Public Library/HS
Peabody & Stearns, Archts.



Bangor's Great Fire of 1911

Reconstruction 1912-15

New Graham Bldg., HS,
Library & Federal Bldg.



Harlow Street

POST OFFICE SQUARE, BANGOR, MAINE.

Bangor's Great Fire of 1911

Reconstruction 1912-15

E. Trust & Banking Co.
6 State Street



C. Parker Crowell, Archt.

- Stetson Block
- Clark Building
- Lynch Building
- Kirstein Building
- Peirce Block
- Universalist Church

Bangor's Great Fire of 1911

Reconstruction 1912-15

Central Street

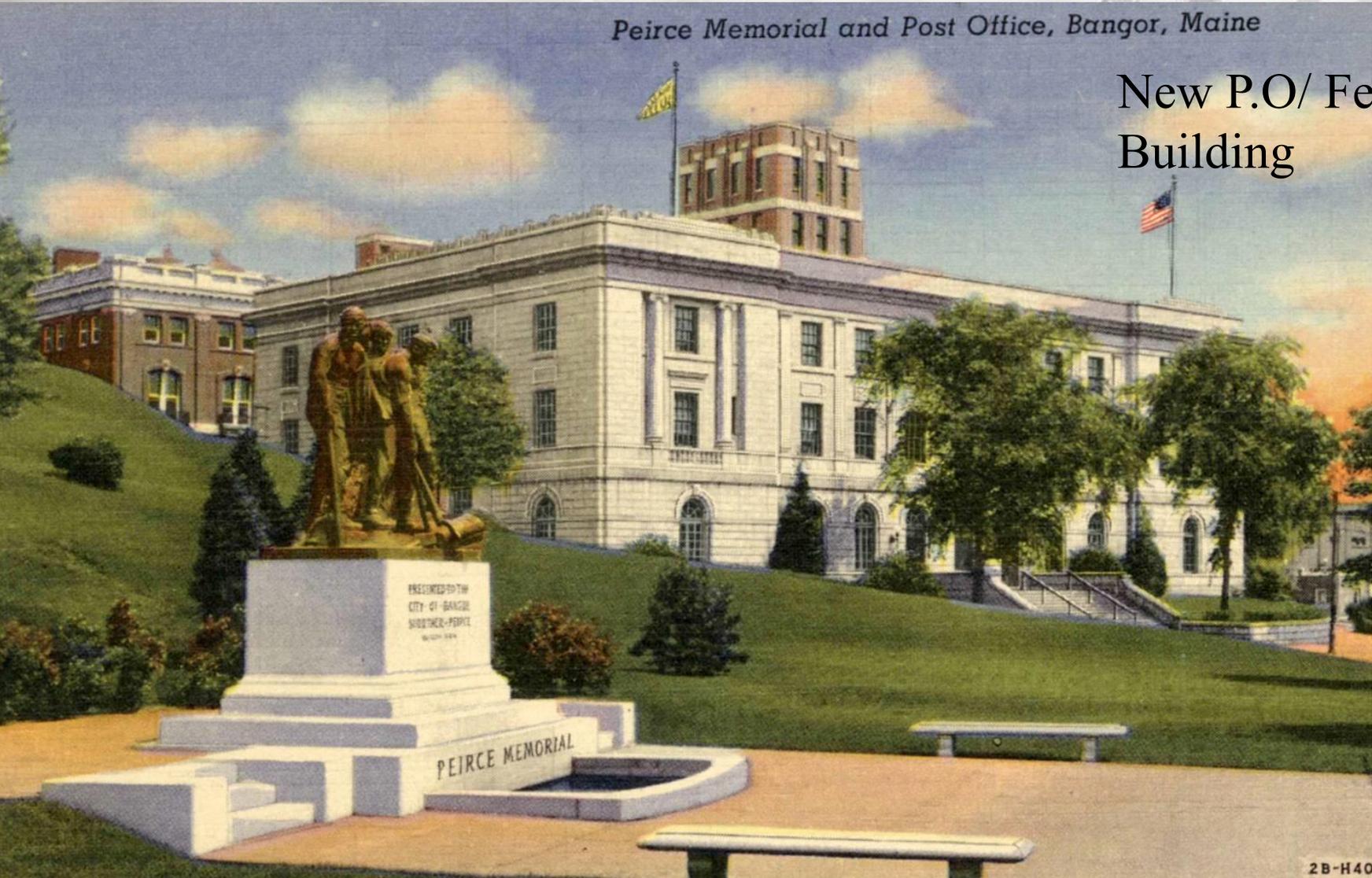


Bangor's Great Fire of 1911

Reconstruction 1912-15

Peirce Memorial and Post Office, Bangor, Maine

New P.O/ Federal
Building



Bangor's Great Fire of 1911

Reconstruction 1912-15



Bangor Savings Bank
Carrere & Hastings, Archts.

State Street

Bangor's Great Fire of 1911

Reconstruction 1912-15

Center Street

First Baptist Church

George Newton, Archt.

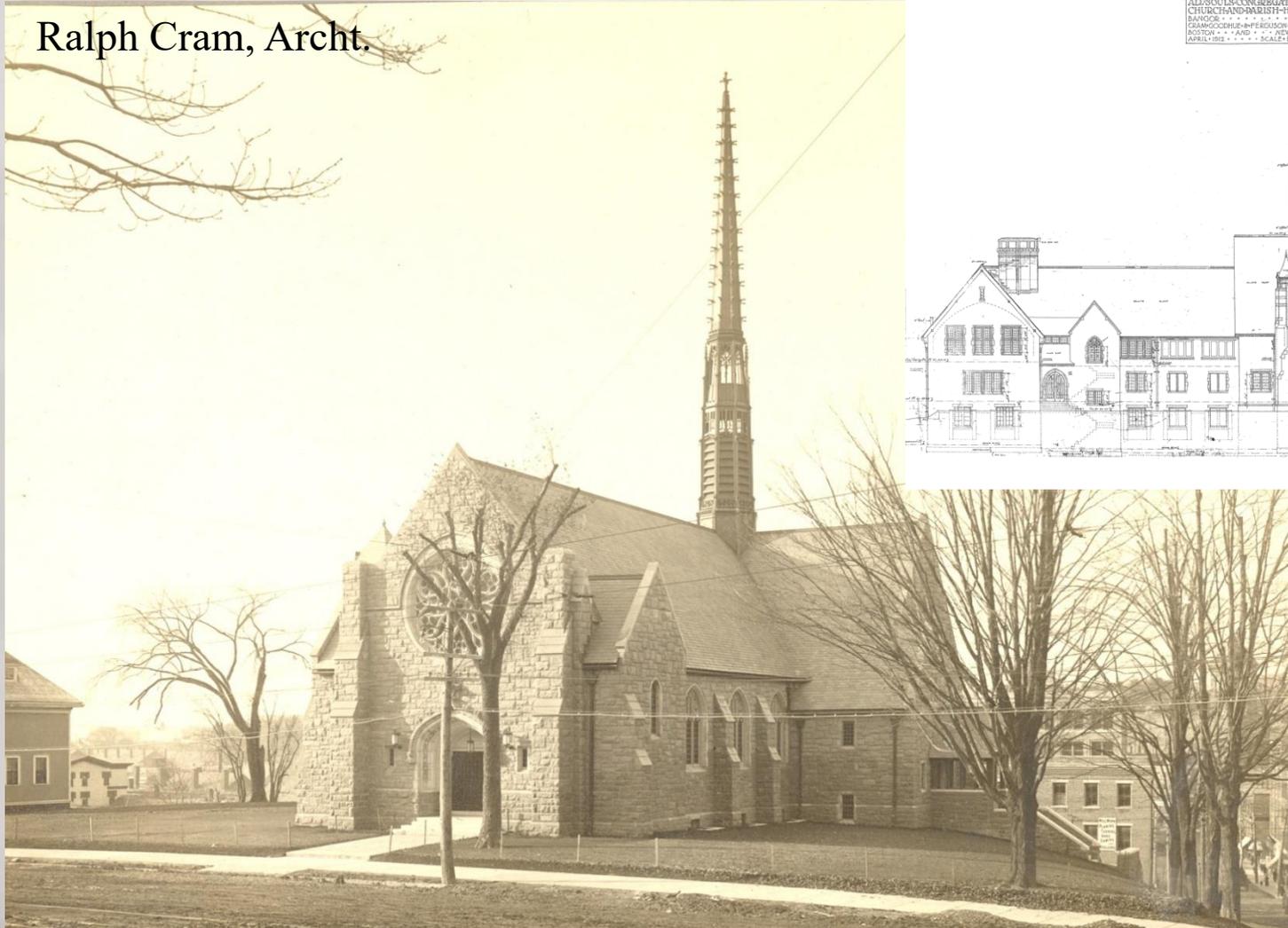


Bangor's Great Fire of 1911

Reconstruction 1912-15

All Souls Congregational Church

Ralph Cram, Archt.



Broadway

Bangor's Great Fire of 1911 Reconstruction 1912-15

St. John's Church

Hobart Upjohn, Archt.

French Street

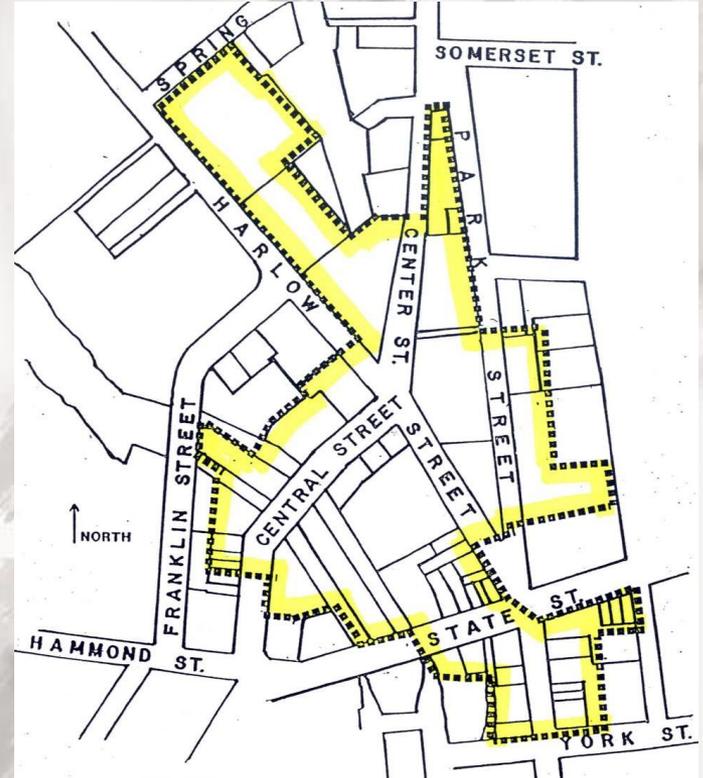


Renovated & Expanded
Universalist Church

C. Parker Crowell, Archt.

Park Street

Bangor's Great Fire of 1911 Reconstruction 1912-15



Great Fire of 1911
Historic District

Bangor's Architecture

Historic House Styles

- Colonial/Federal.....1760-1820
- Greek Revival.....1825-1860
- Gothic Revival.....1840-1880
- Italianate.....1840-1885
- Second Empire.....1855-1885
- Shingle/Queen Anne..1880-1920
- Craftsman.....1905-1930

Bangor's Architecture

Historic House Styles

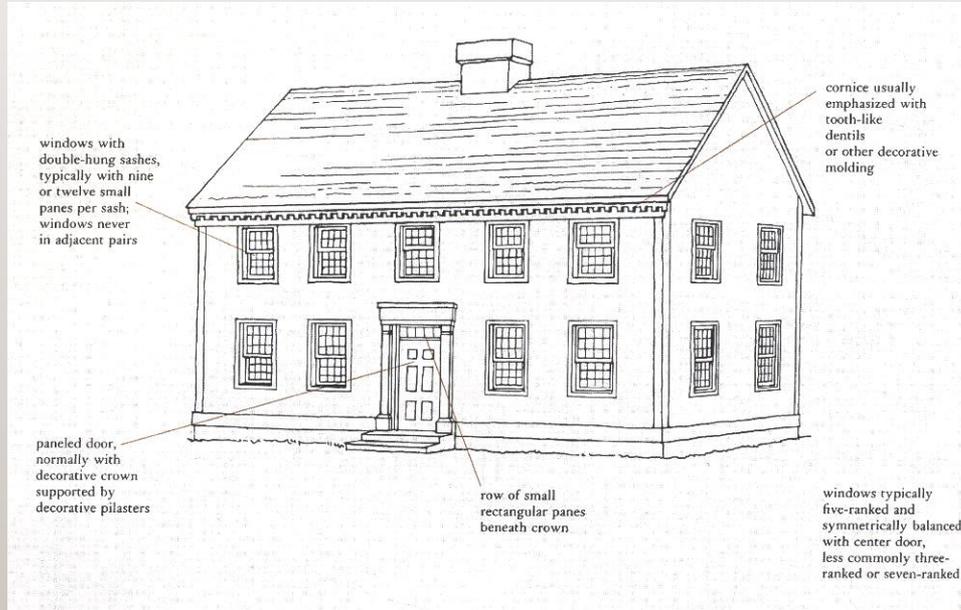
Bangor 1875



- Lumber capital of the world...
- Abundant natural resources; wood, granite, slate, brick, etc.
- Prosperous families who could afford the best...

Bangor's Architecture

Historic House Styles



Colonial/Federal

Mason House



Bangor's Architecture

Historic House Styles

Colonial/Federal

John Ham House



Bangor's Architecture

Historic House Styles

Colonial/Federal Bruce House



Bangor's Architecture

Historic House Styles

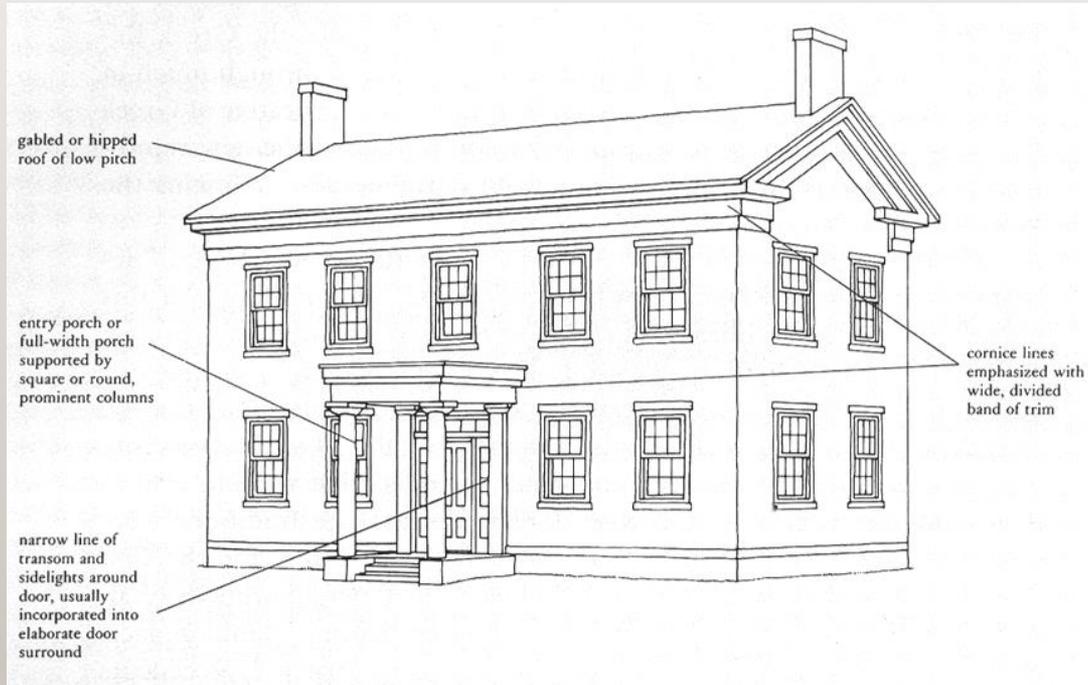
Colonial/Federal

Stevens-Haynes Dbl. House



Bangor's Architecture

Historic House Styles



Greek Revival

Geo. Brown House



Bangor's Architecture

Historic House Styles

Greek Revival

ROUND
Greek Revival copies often omit fluting in column shaft

approximate distribution on Greek Revival houses

<p>Doric, 40 percent</p> <p>Greek, fluted, no base Roman, fluted, with base Roman Tuscan, unfluted with base</p>	<p>Ionic, 15 percent</p> <p>Greek, large volutes Roman, volutes sometimes at 45° angle</p>	<p>Corinthian, 5 percent</p> <p>Greek and Roman, similar Roman Composite, Corinthian with volutes added</p>	<p>SQUARE never found in Greek and Roman prototypes</p> <p>vernacular Doric simplifications, 40 percent</p> <p>capital shaft base</p> <p>based loosely on Greek and Roman precedents</p>
---	---	--	---

COLUMN TYPES

<p>most common in wood examples</p> <p>DECORATIVE CROWNS</p>	<p>most common in masonry examples</p> <p>TYPICAL WINDOW DETAILS</p>	<p>THREE-PART WINDOW</p> <p>wood panels beneath open for access to porches; glass panes sometimes extend to floor level</p> <p>ELONGATED WINDOW</p>	<p>CLASSICAL CAPITALS</p> <p>Doric volutes Ionic acanthus leaves Corinthian</p>
--	--	---	---



Zebulon Smith House

Bangor's Architecture

Historic House Styles

Greek Revival

Alvin Haynes House



Bangor's Architecture

Historic House Styles

Greek Revival



Nathaniel Hatch House

Bangor's Architecture

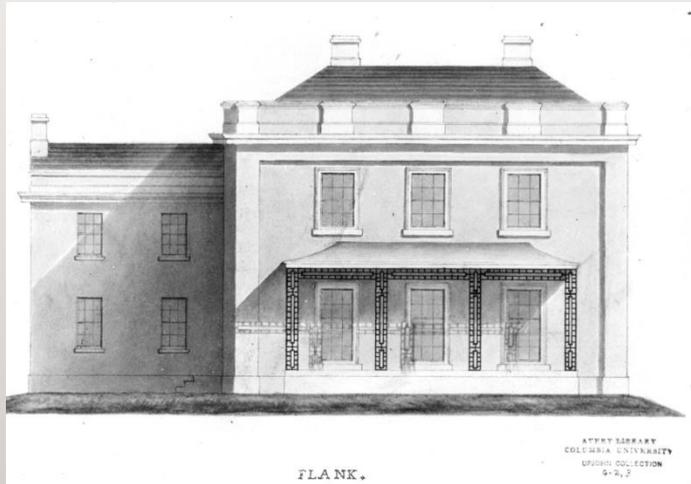
Historic House Styles

Greek Revival Kent-Cutting House



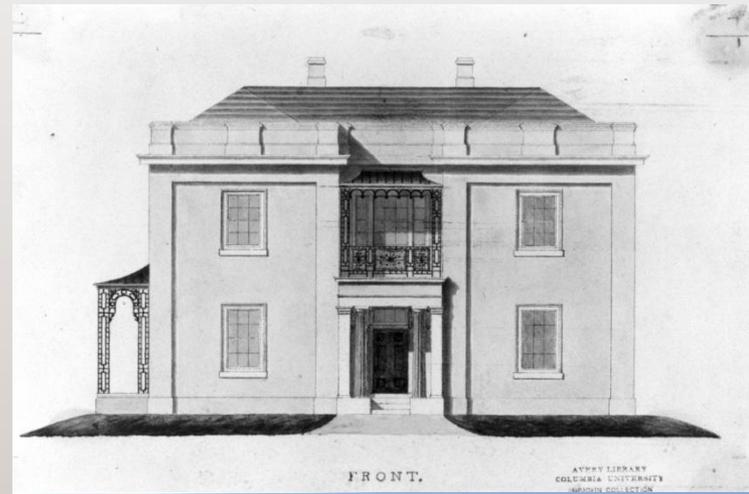
Bangor's Architecture

Historic House Styles



Greek Revival

Issac Farrar House 1834



Richard Upjohn
Architect, Founder of
AIA
Famous Gothic Revival
Designer



Bangor's Architecture

Historic House Styles

Greek Revival

Thomas Hill House

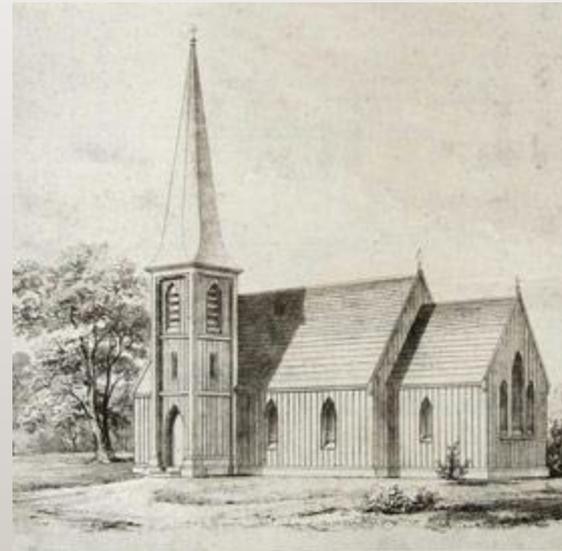


Bangor's Architecture

Historic House Styles



Gothic Revival

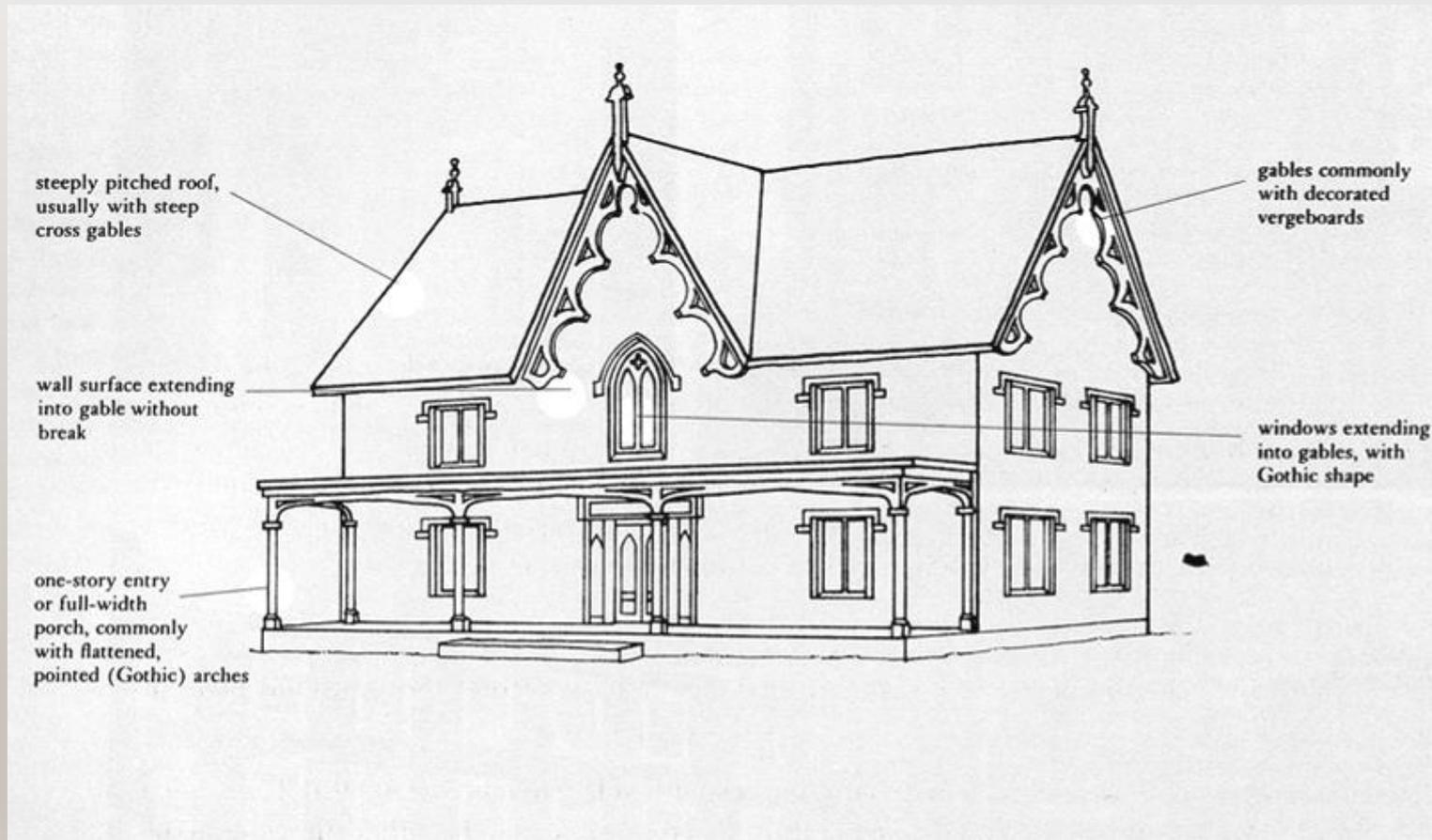


Trinity Church
New York

Bangor's Architecture

Historic House Styles

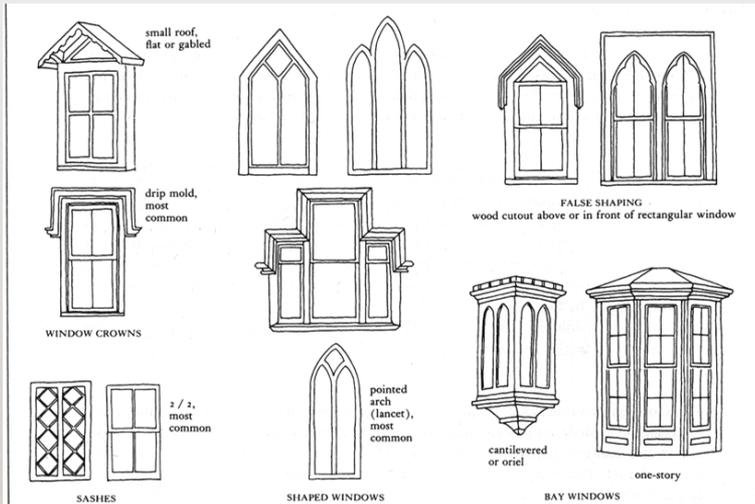
Gothic Revival



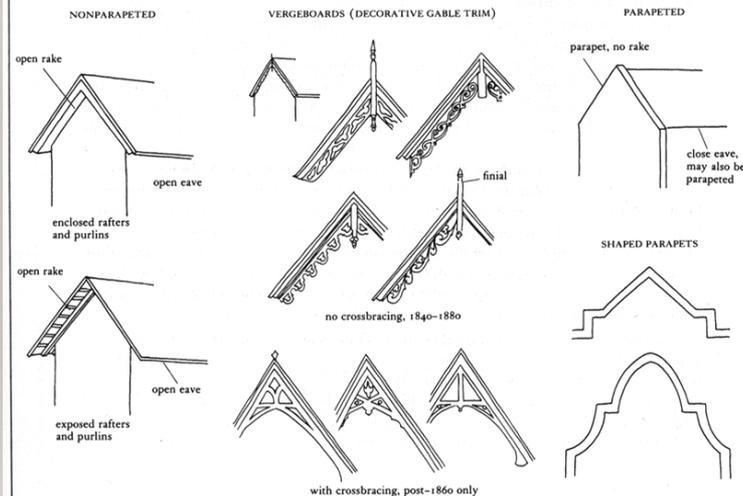
Bangor's Architecture

Historic House Styles

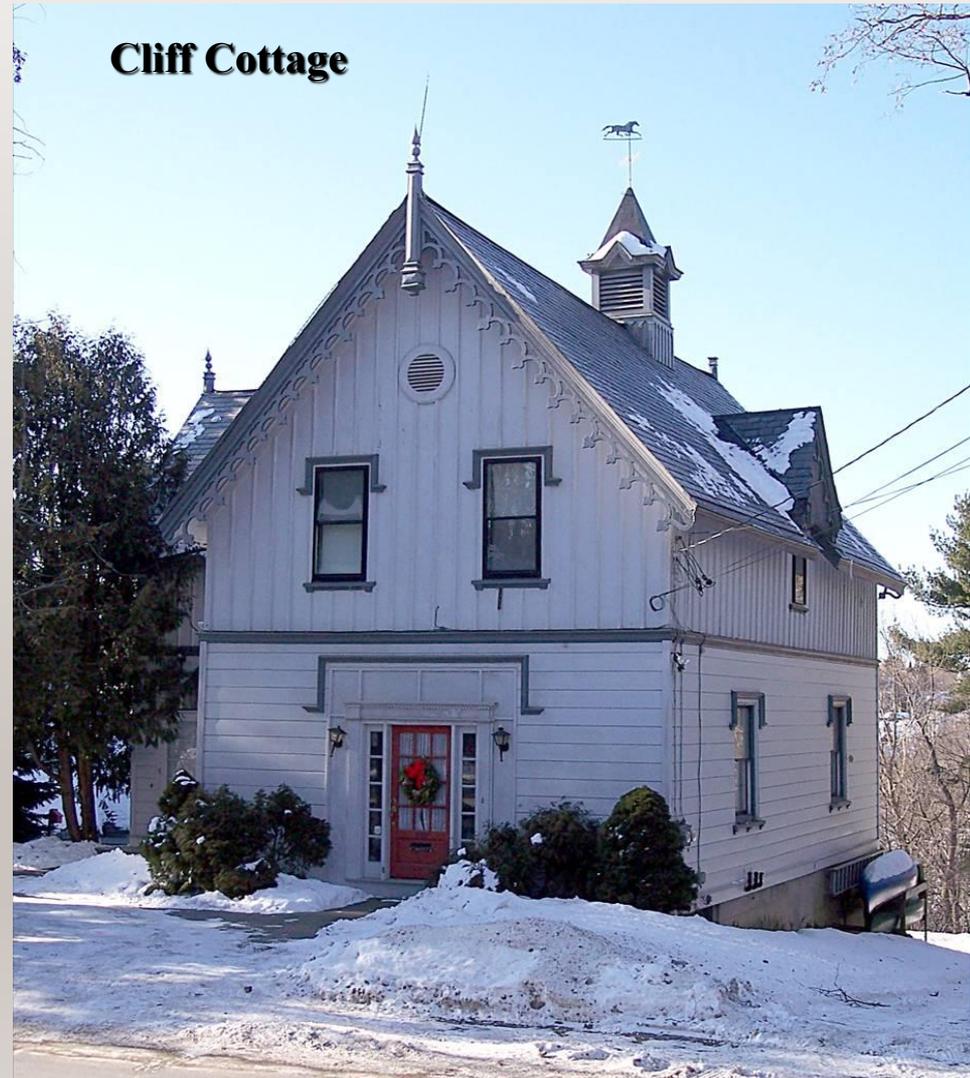
Gothic Revival



TYPICAL WINDOW ELABORATIONS



TYPICAL ROOF-WALL JUNCTIONS (see also p. 46)



Bangor's Architecture

Historic House Styles

Gothic Revival



Carr/Wing House

Bangor's Architecture

Historic House Styles

Gothic Revival

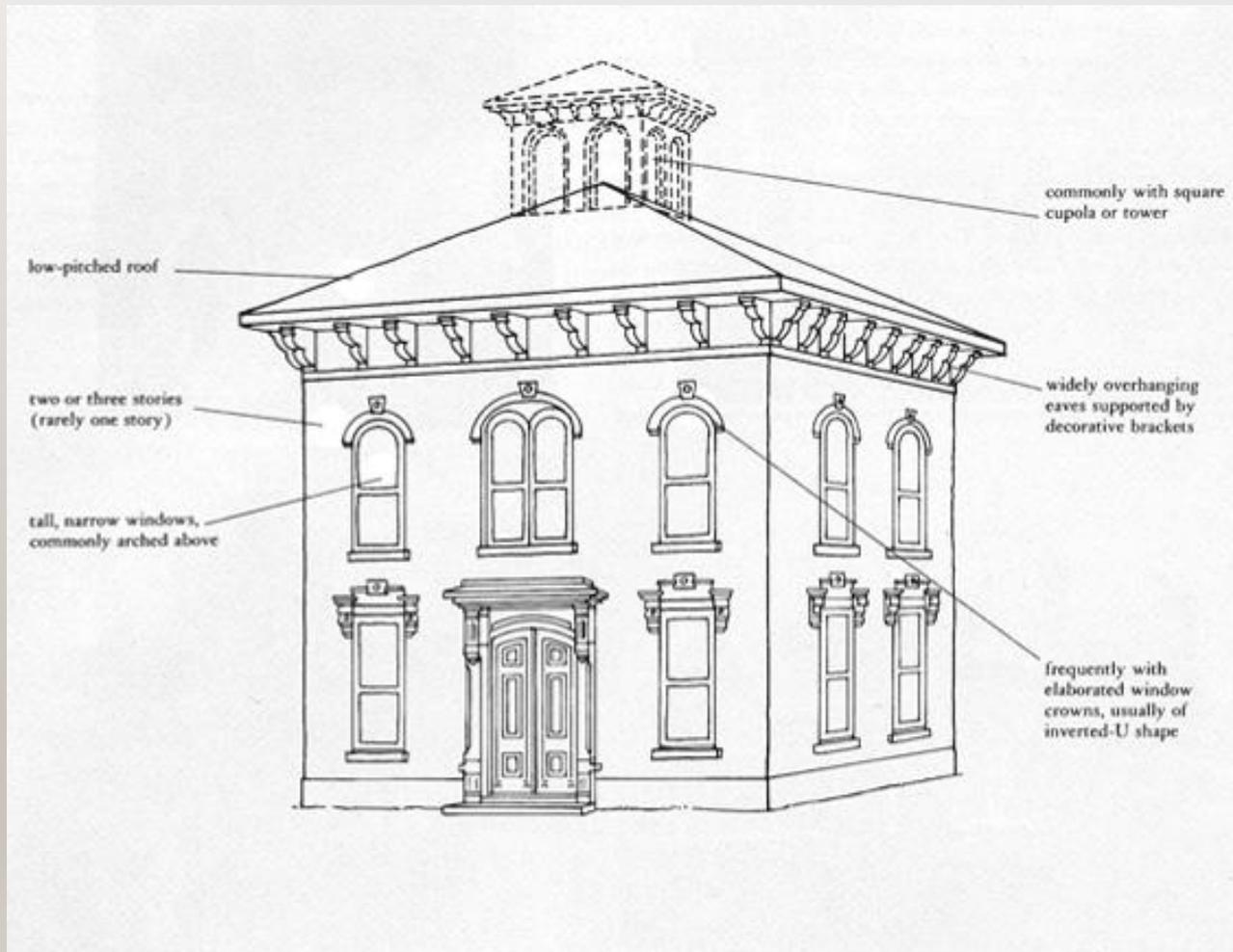


C. Jenkins House

Bangor's Architecture

Historic House Styles

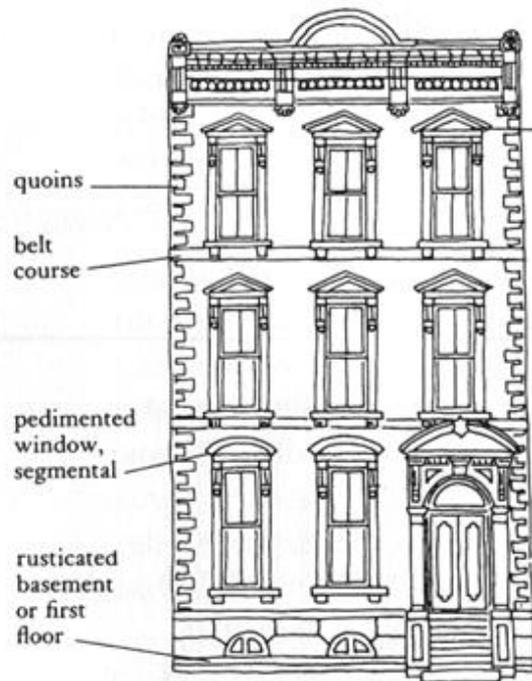
Italianate



Bangor's Architecture

Historic House Styles

Italianate



pedimented window, triangular

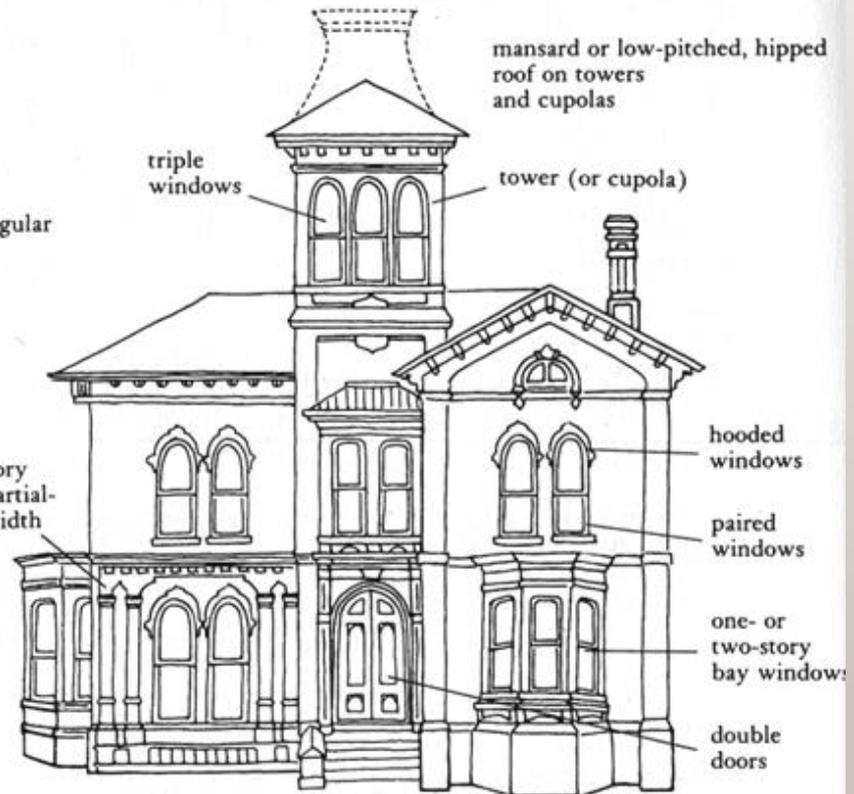
quoins

belt course

pedimented window, segmental

rusticated basement or first floor

FORMAL RENAISSANCE REVIVAL



mansard or low-pitched, hipped roof on towers and cupolas

triple windows

tower (or cupola)

single-story porch, partial- or full-width

hooded windows

paired windows

one- or two-story bay window

double doors

INFORMAL ITALIAN VILLA

TYPICAL COMBINATIONS OF DETAILS

Bangor's Architecture

Historic House Styles

Italianate **Jacob Smith House**



Bangor's Architecture

Historic House Styles

Italianate



Cutter House

Bangor's Architecture

Historic House Styles

Italianate

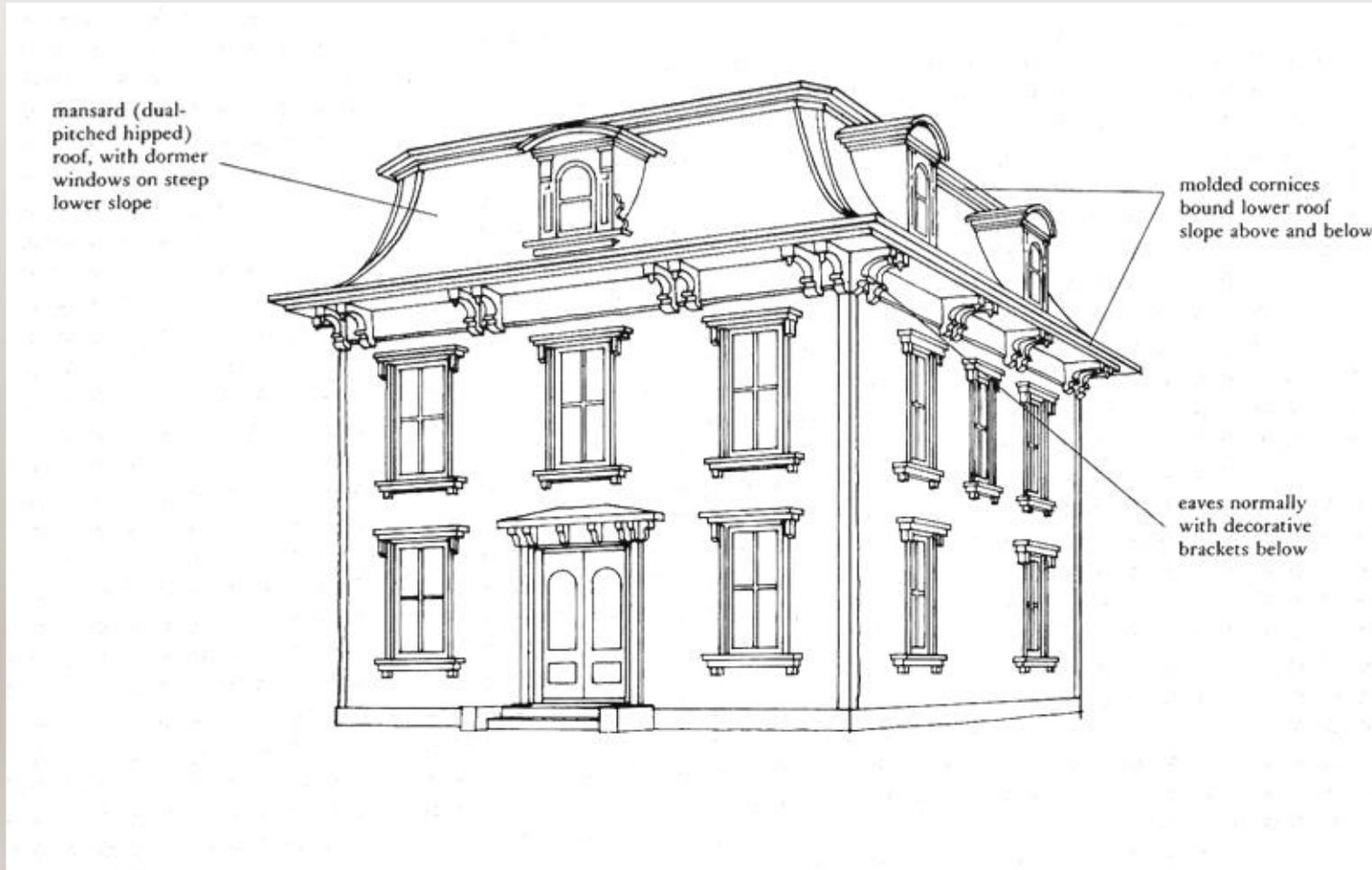


Arnold House

Bangor's Architecture

Historic House Styles

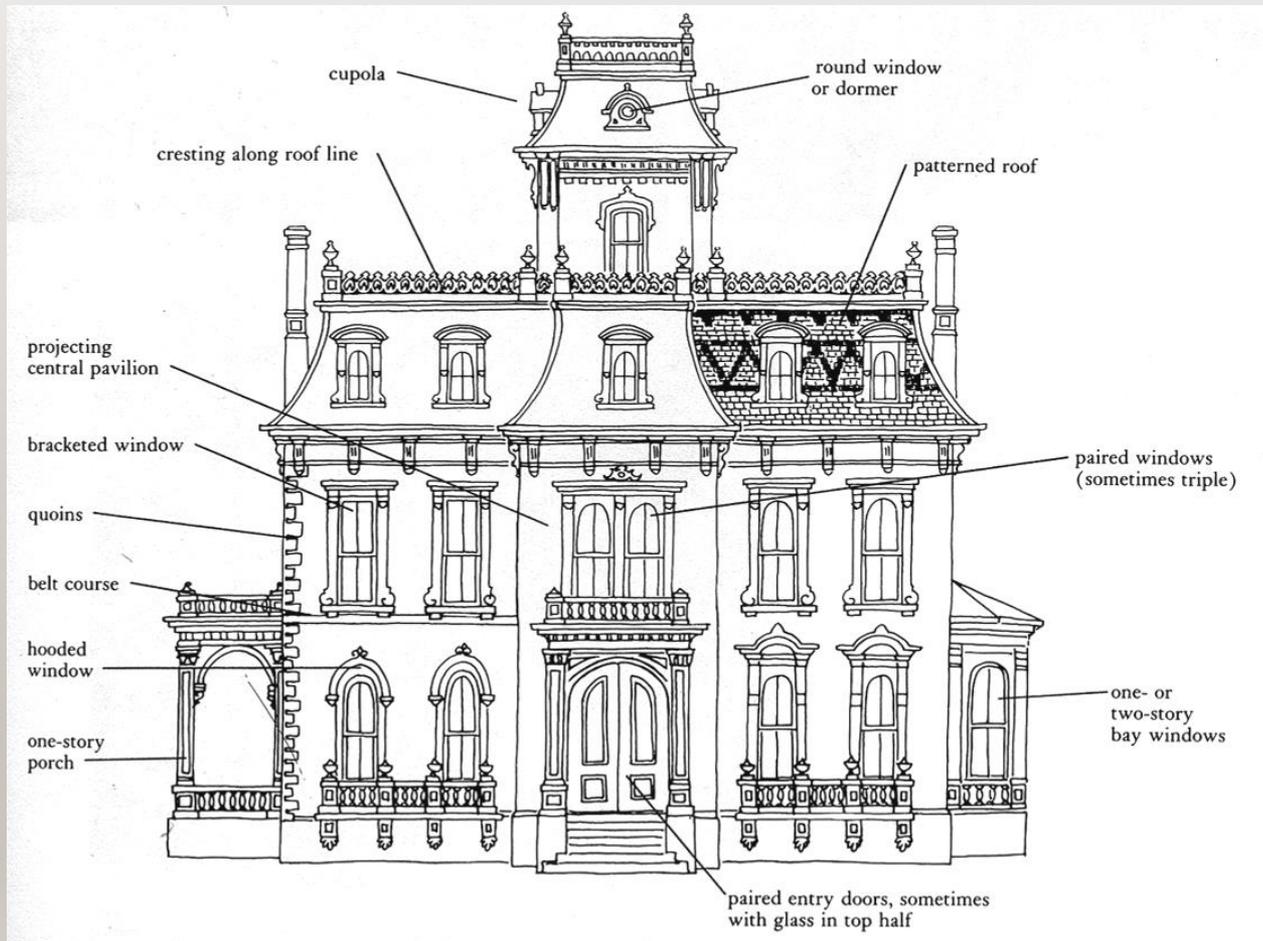
Second Empire



Bangor's Architecture

Historic House Styles

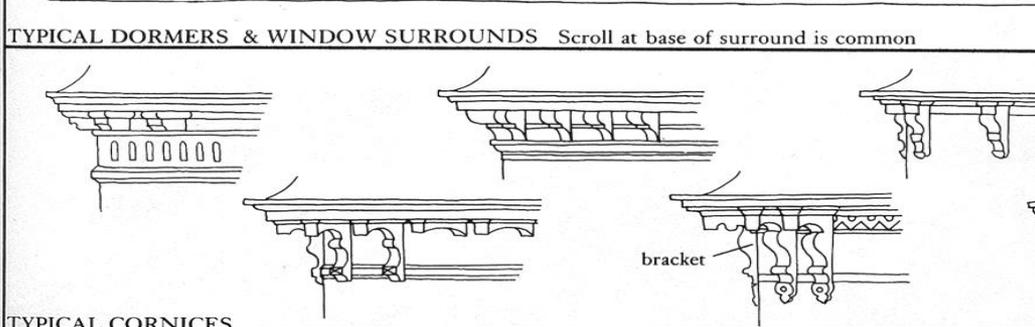
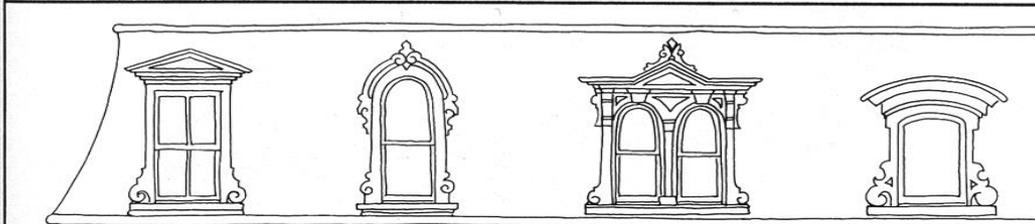
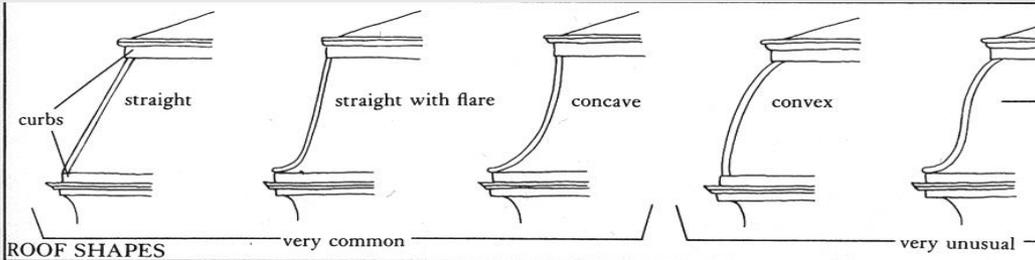
Second Empire



Bangor's Architecture

Historic House Styles

Second Empire



Bangor's Architecture

Historic House Styles

Second Empire



Blake House

Bangor's Architecture

Historic House Styles

Second Empire



Blaisdell House

Bangor's Architecture

Historic House Styles

Second Empire



C. Brown House

Bangor's Architecture

Historic House Styles

Second Empire

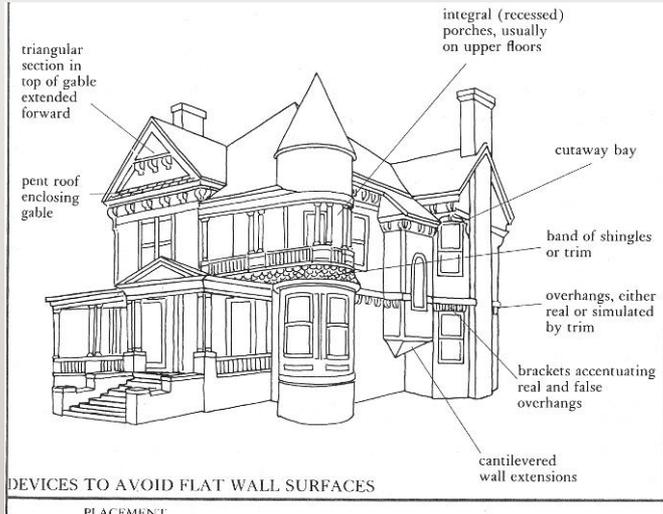


Sophia Bragg House

Bangor's Architecture

Historic House Styles

Shingle/Queen Anne



Bangor's Architecture

Historic House Styles

Shingle/Queen Anne



Kidder House

Bangor's Architecture

Historic House Styles

Shingle/Queen Anne

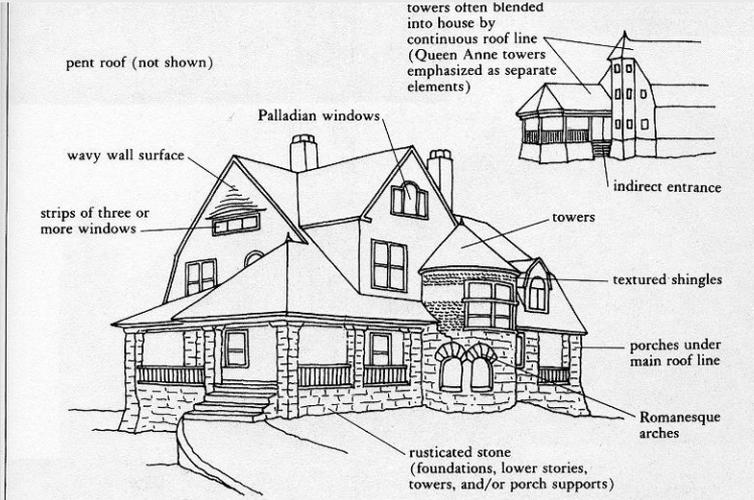


W.E. Frank House

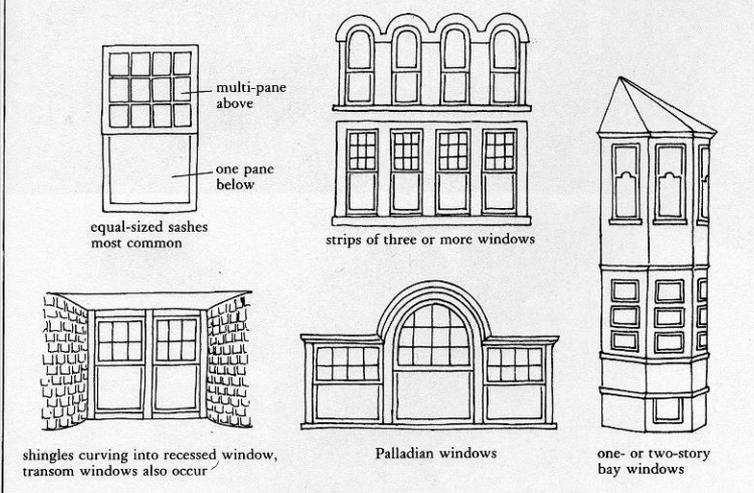
Bangor's Architecture

Historic House Styles

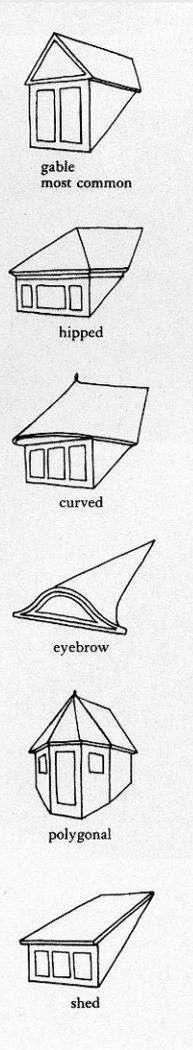
Shingle/Queen Anne



TYPICAL ELABORATIONS



TYPICAL WINDOWS



TYPICAL DORMERS



Bangor's Architecture

Historic House Styles

Shingle/Queen Anne



C.P Webber House

Bangor's Architecture

Historic House Styles



Miller House

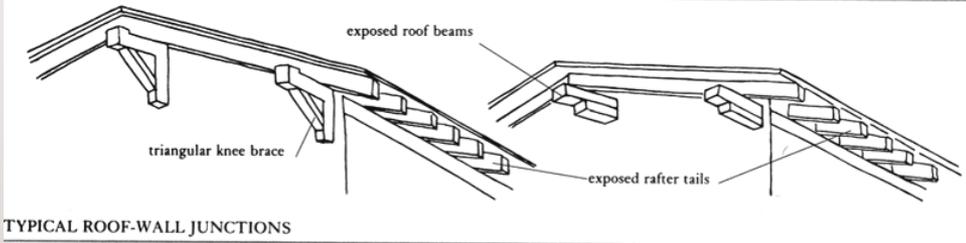
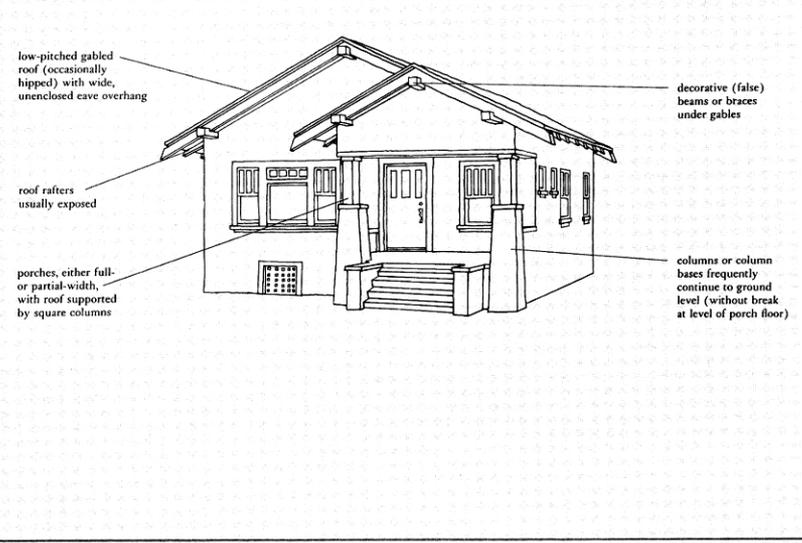
Shingle/Queen Anne



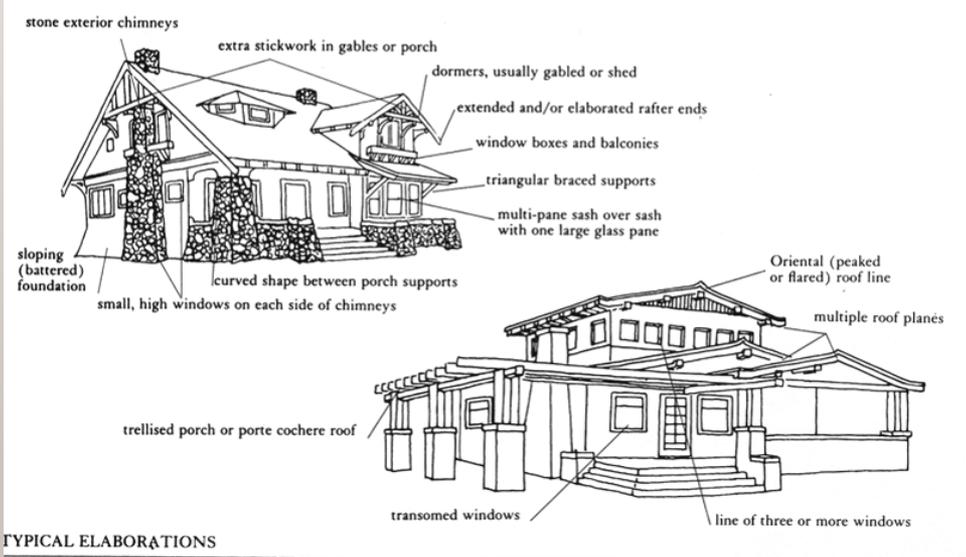
Bangor's Architecture

Historic House Styles

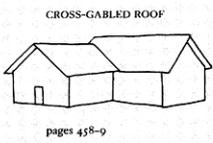
Craftsman



TYPICAL ROOF-WALL JUNCTIONS



TYPICAL ELABORATIONS



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EIGHT ROOMS AND BATH

At the price quoted we will furnish all the material to build this house, consisting of lumber, lath, roofing, mill work, flooring, porch ceiling, siding, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware, medicine case and painting material. Price does not include cement, brick or plaster.

Honor-Bill
The Vallonia
 No. 3049 "Already Cut" and Fitted
\$1,870⁰⁰

"Honor Bill" Plan Explained on Page 1

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.
 Our Guarantee Protects You—Order Your House From This Book
 Price Includes Plans and Specifications.

living room in
 ely across the
 so door with its
 ided lights in the
 large light living
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 attic floor plan at



Finished Attic Plan, \$499.00 Extra.

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 ve made of clear
 glass, set in with
 n and excavated
 ypress siding and
 lumber of No. 1

feet from floor to
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 choice of color. Varnish
 tford Design hardware,

This house can
 be built with the
 rooms reversed.
 See page 3.

\$70.00 extra.
 Black wire, \$32.00 extra;
 tra-
 a lot 32 feet wide.



Bangor's Architecture

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11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

H. Ward Jandt



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character.

As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding (see Figure 1).

Once a decision is made to rehabilitate a historic commercial building, a series of complex decisions faces the owner, among them:

- if the original storefront has survived largely intact but is in a deteriorated condition, what repairs should be undertaken?

- if the storefront has been modernized at a later date, should the later alterations be kept or the building restored to its original appearance or an entirely new design chosen?

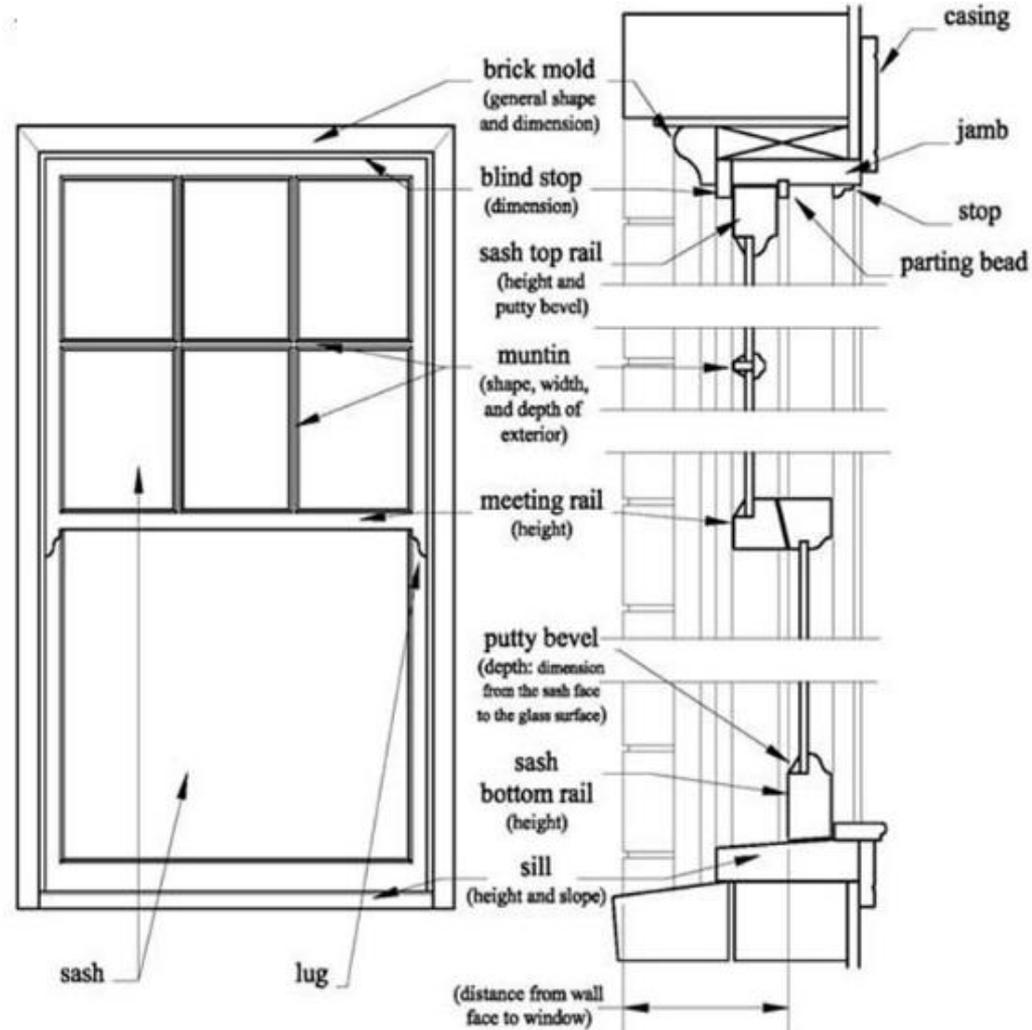
- if the building's original retail use is to be changed to office or residential, can the commercial appearance of the building be retained while accommodating the new use?

This Preservation Brief is intended to assist owners, architects, and planning officials in answering such questions about how to evaluate and preserve the character of historic storefronts. In so doing, it not only addresses the



Figure 1. Inappropriate storefront alterations over the years—metal cladding, oversized signs and canopies—have detracted from the character of this historic district in Van Buren, Arkansas. A carefully considered rehabilitation plan for Main Street, including the removal of poorly designed signs, false fronts and the selection of an appropriate exterior paint color palette, serves to enhance the visual environment and preserves the district's sense of time and place. Photos above: Bob Dunn; Drawing: David Fets

1



Wood Window Terminologies

Source: National Park Service

Preservation Terminologies

Bangor's Historic Preservation Program



Character-Defining Features



“The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.”

**Preservation
Nomenclature**

Bangor’s Historic Preservation Program



A detailed historical map of Bangor, Maine, showing a dense grid of streets and buildings. The map is rendered in a classic, hand-drawn style with various shades of brown, green, and blue. A large, dark brown text overlay is centered on the map. The text reads "Thank You!!".

Thank You!!

Bangor's Historic Preservation Program



Historic Trades Webinar

Panelists:

- Molly Baker – Manager, Hope Crew (Hands on preservation experience), National Trust for Historic Preservation
 - This is an organization that tries to get volunteers to preserve important sites in neighborhoods.
- Emilie Evans – Director of Operations & Communications for Preservation Action, Co-Founder for Brick + Beam
 - She advocates for historic trades and preservation on a federal level.
 - Connects historic preservation advocates with tradespeople to promote growing a network of people who want to help restore historic properties
 - Educational classes:
 - Repair assessments and prioritization
 - Weatherization
 - Lead safety
 - Researching vacant property ownership
 - Navigating land bank auctions
 - Insuring vacant properties
 - Vetting contractors
 - Social gatherings
 - Q&A forums
 - Find a contractor page
 - Created a space where residents upload their recommendations for contractors rather than uploading it themselves to avoid bias
- Natalie Henshaw – Director of Historic Trades, Campaign for Historic Trades
 - A campaign to promote national workforce development to expand and strengthen careers in the historic trades
 - They have a registered apprenticeship program in Maryland that is accessible federally
 - Preservation carpenter
 - Historic windows technician
 - Deconstruction technician
 - Pop-up workshops
- Caitlin Meives – Director of Preservation, Preservation League of New York State
- Kathy Rodriguez – Deputy Historic Preservation Officer, City of San Antonio, TX
 - They have a trades academy specifically for historic trades
 - This was done through partnerships
- Nick Redding – President & CEO, Preservation Maryland

- Robert Yapp – President, Preservation Resources, Inc., Belvedere School for Hands-On Preservation
 - Trains people in historic trades
 - He also encouraged people to look for funding and grants to preserve architecture.

Overall tips from the panel:

- Support workforce development for trades
- Approach current contractors and ask them to teach their skills to new workers
 - Grow that network
- Think of partners outside of preservation
- Provide and/or support hands-on classes
- Partnerships are a way that most places are able to support historic trades
- Promote preservation as something that is fun
- Promote in places that teach trades already since it is not a lot to add onto their existing knowledge
- Promote regional schools for historic trades
- It's a big investment for contractors to hire someone with no experience
 - Around and average of 6 years for them to see a return on the investment of a new hire

Resources:

PreserveList.org

- This website provides a list of historic tradespeople.
 - It can be filtered by state and by specific trades
 - Note: A lot of the businesses that do show up for Maine on this site selected “nationwide” as their location.

[The Campaign for Historic Trades | A workforce development initiative to expand and strengthen careers in the high-demand field of historic trades.](#)

- Shows classes and offers a place for employers to promote apprenticeships specific for historic trades

Architectural Survey Report**Broadway Historic District & Tree Street Study Area
Bangor, Maine**

ARTIFEX architects & engineers
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Prepared for: City of Bangor Planning Department

Date: July 31, 2021

Level: Intensive

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Project ID Number: M17282

Continuing Project: Update of Historic District

I. EXECUTIVE SUMMARY

The purpose of this project was two-fold: to provide updated information on an existing historic district, and to identify additional significant historic resources outside of that district. The first step was to provide an update of the current conditions of the Broadway Historic District as designated by the City of Bangor in 1976. The second step was to complete a survey of the buildings located in the Tree Street Study Area. The Broadway Historic District maintains much of its integrity as a district with only one building no longer considered contributing to the historic district. The Tree Street Study Area, while a more densely planned and developed neighborhood, provides vernacular examples of the more high-style houses located on Broadway. The few exceptions in the Tree Street Study Area would include 92 Forest Ave, an example of the Queen Anne style, and 51, 55, & 57 Elm Street, three Second Empire houses located in a row on Elm Street.

II. STATEMENT OF OBJECTIVES

A. Basis

The purpose of this survey is to update an existing architectural survey of the Broadway Historic District area in Bangor, Maine, as well as review approximately ninety (90) buildings near the Broadway Historic District to determine their state and historical or cultural significance and whether they may be deemed possible for nomination into the district. 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

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 and possibly expand the City's Broadway Historic District.

The 1973 National Register Nomination of the Broadway Historic District (figure 1,2) describes eighteen (18) properties located within a broad district encompassing streets on either side of Broadway north of State Street. However, the 1973 National Register district does not include the section of Broadway between Garland Street and South Park Street.

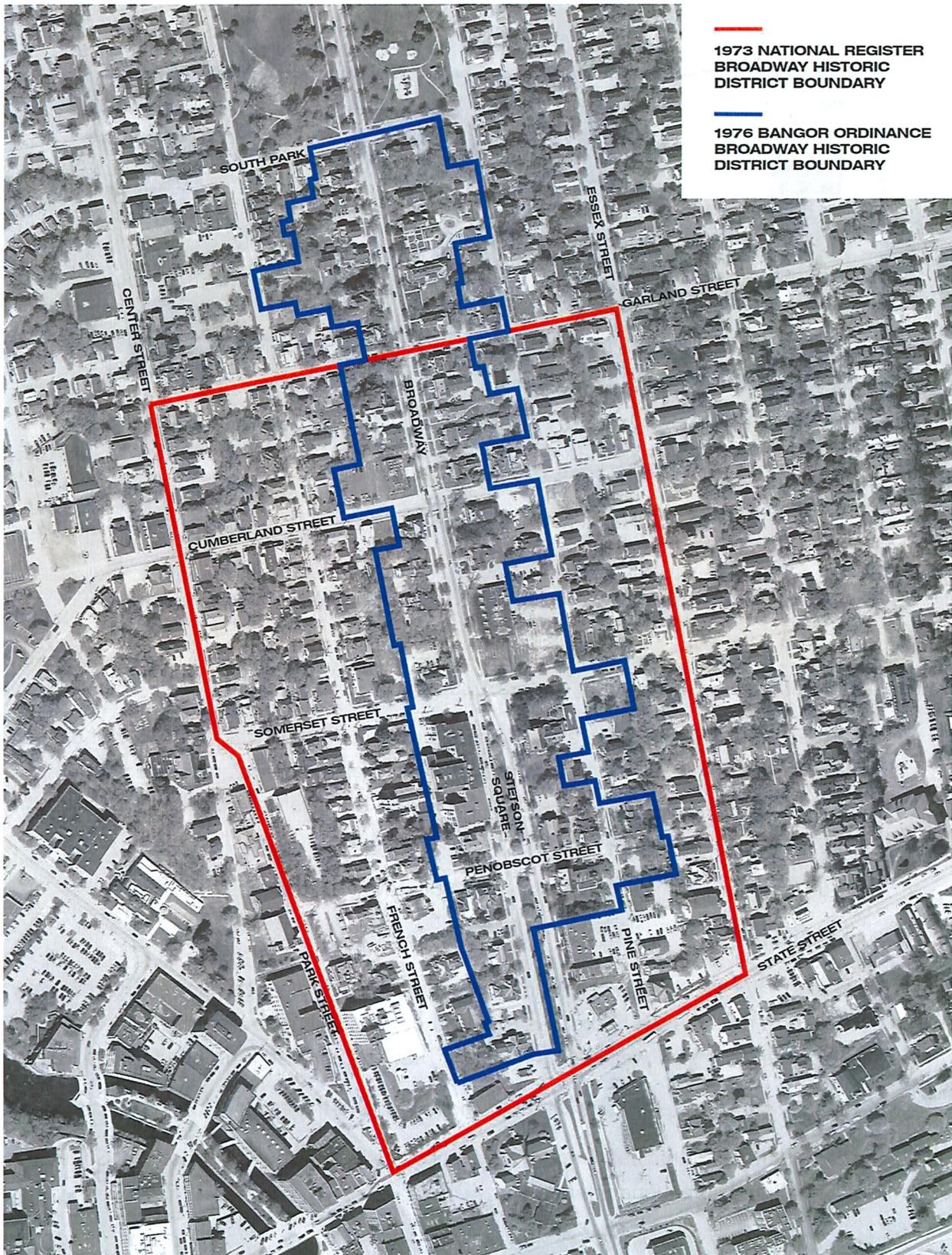


Figure 1 - Broadway Historic District Boundary Comparison

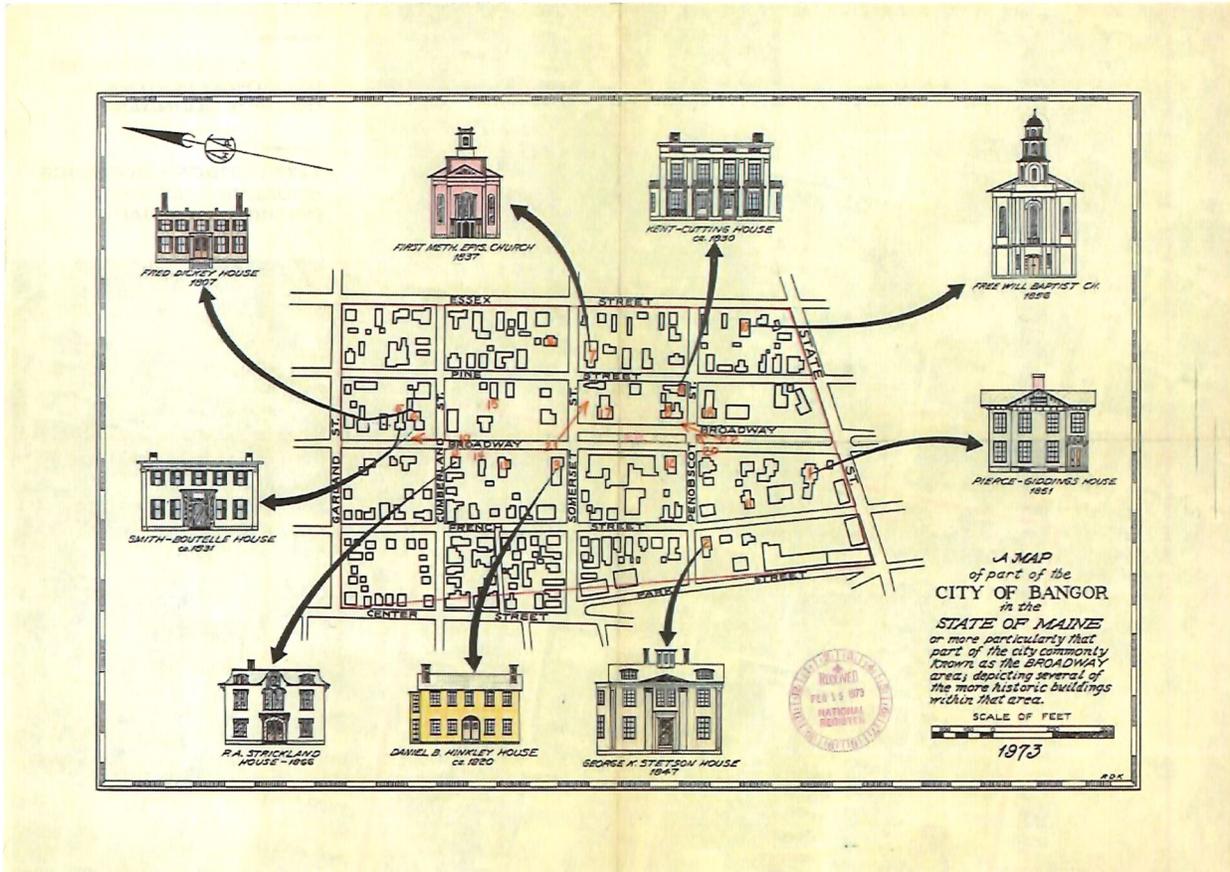


Figure 2 - 1973 National Register Broadway Historic District

The Broadway Historic District, as designated under the ordinances of the City of Bangor in 1976 (figure 1), is a much more compact district than the district registered with the NRHP in 1973 and is mostly centered on Broadway. The local Bangor district includes the portion of Broadway between Garland Street and South Park Street.

This survey follows the 1976 mapping of the Broadway Historic District.

C. Survey Boundaries

The Broadway Historic District (as designated under the ordinances of the City of Bangor in 1976) (left boundary in figure 2) is roughly bounded by the south side of South Park Street to the North, the westerly lots on Broadway to the West, from one to three lots north of the north side of State Street to the South, and the easterly lots on Broadway to the East, with additional buildings located along the intersection of Penobscot Street and Pine Street, and along Pine Street.

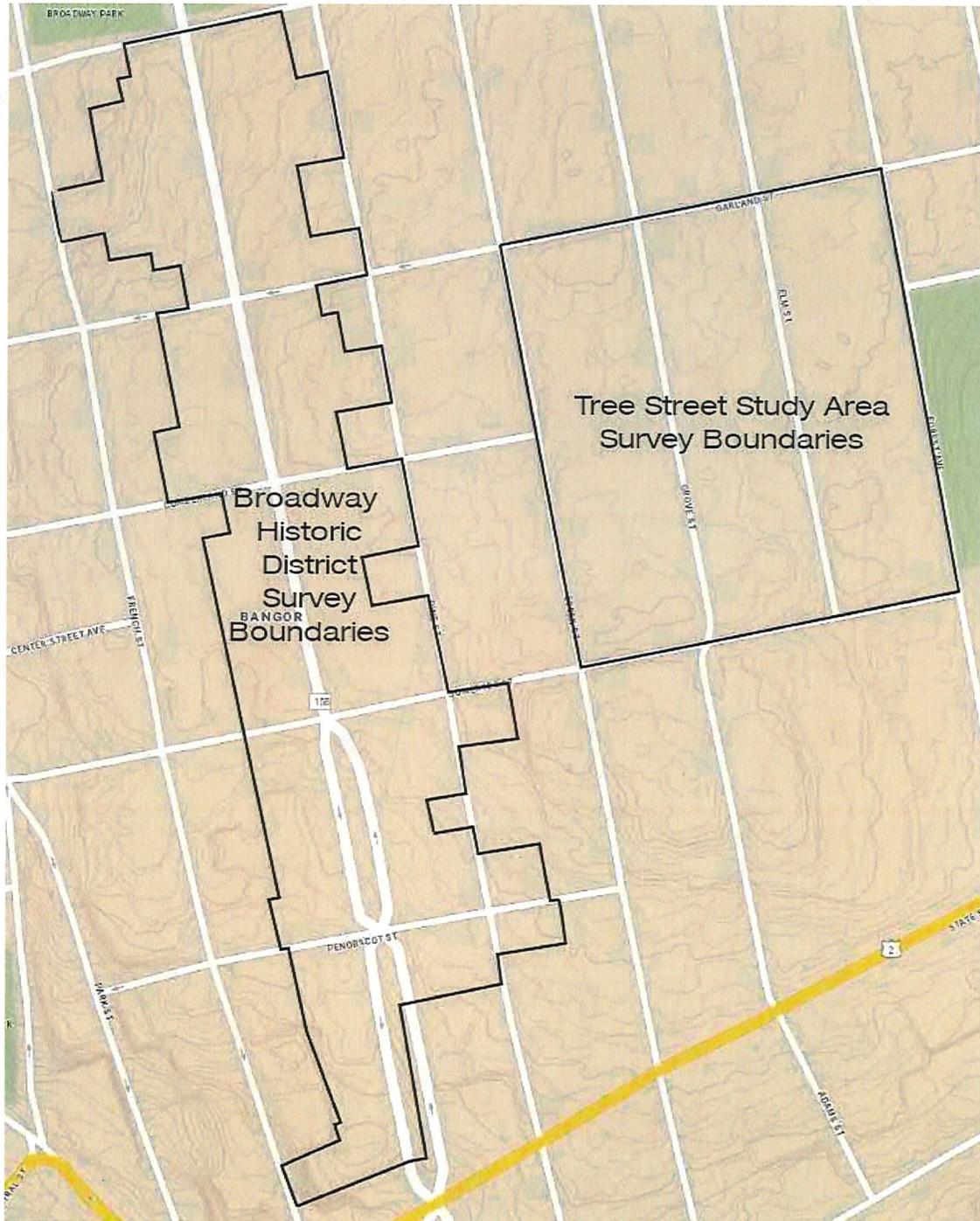
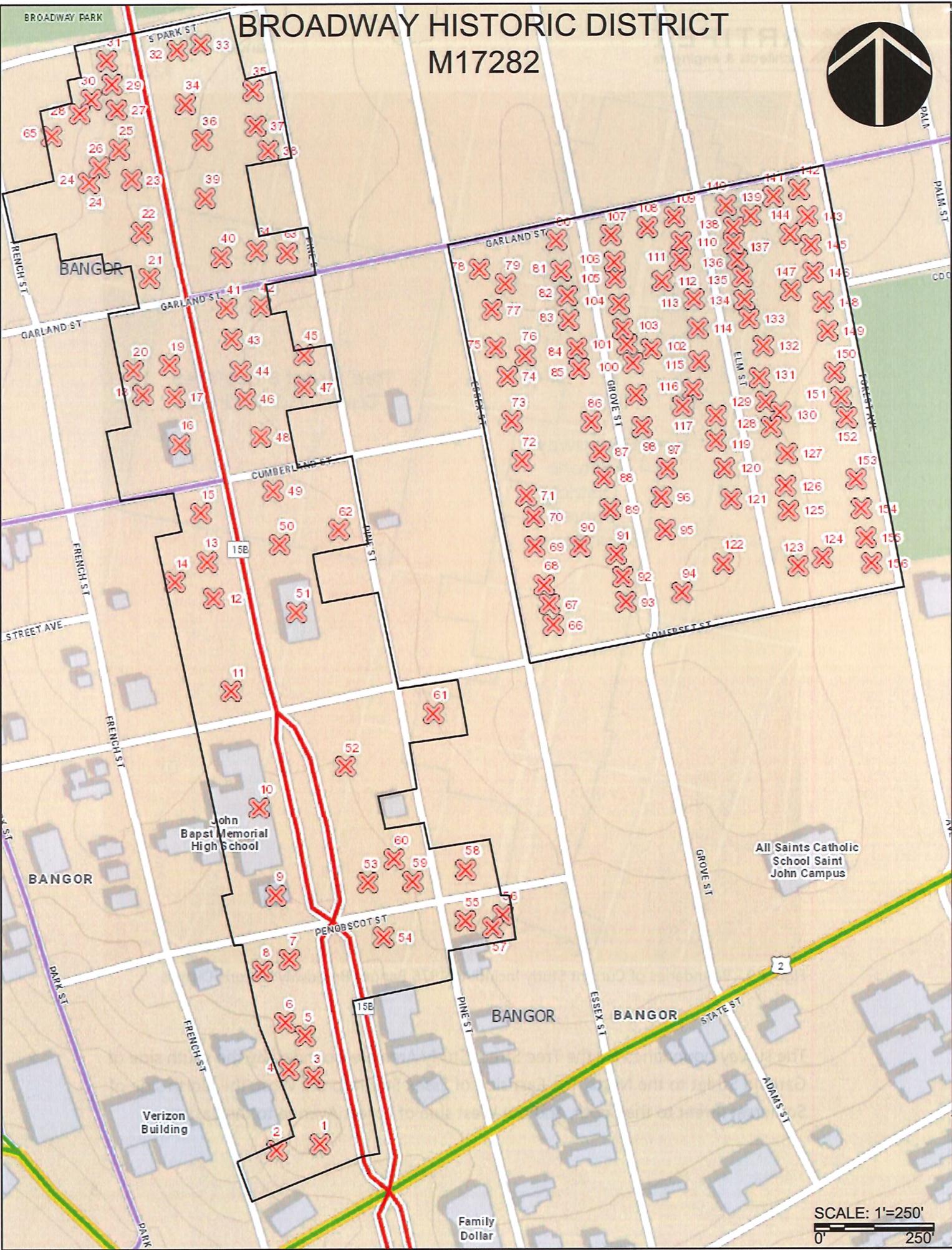


Figure 3 - Boundaries of Current Study Including 1976 Bangor Broadway Historic District

The survey boundaries for the Tree Street Study Area are bounded by the south side of Garland Street to the North, the East side of Essex Street to the West, the North side of Somerset Street to the South, and the West side of Forest Avenue to the East.

BROADWAY HISTORIC DISTRICT M17282



SCALE: 1"=250'
0' 250'

D. Survey Methodology

1. Review of 1973 Broadway Historic District nomination.
2. Review of additional reference materials regarding the Broadway Historic District (MHPC records, any existing CARMA survey forms, Bangor Public Library, Bangor Historical Society, Planning Division Files).
3. Complete a building-by-building reconnaissance survey of Broadway Historic District (as currently mapped).
 - o Verify condition of 18 Buildings included in 1973 nomination
 - o Identify additional buildings included in the 1975 Bangor Historic Resources Inventory.
4. Complete a building-by-building reconnaissance survey of the Tree Street Study Area.
5. Draft a map of district and location of identified buildings (keyed to draft CARMA survey forms for each building).
6. Photograph each surveyed building.
7. Key all surveyed properties with map/lot # aligned to Bangor City Tax Maps.
8. Create spreadsheet index of identified structures.
9. Printing and labeling of property photos; key to photo index; create permanent photo medium.
10. CARMA data form created for each property with attached photo.
11. Prepare Survey Matrix to accompany survey for MHPC. The matrix to include the following information for each building surveyed: survey map #, address, town, NR eligibility Individual, NR eligibility District, criteria, integrity, notes)
12. Prepare final survey maps with labeling.
13. Prepare Final Survey Report.

E. Goals

The City of Bangor Broadway Historic District encompasses approximately 21.5 acres of land and involves updating information on approximately 40 previously surveyed buildings.

The Tree Street Study area encompasses approximately 16 acres and involves surveying approximately 90 buildings.

III. SURVEY FINDINGS

A. Area

The updated survey of the Broadway Historic District encompasses approximately 21.5 acres of land and includes 63 buildings.

The Tree Street Study Area encompasses approximately 16 acres of land and includes a survey of 91 buildings over 50 years old.

B. Setting

The Broadway Historic District and the Tree Street Study Area set north of the Penobscot River and east of the Kenduskeag Stream. Both areas, while considered urban residential, continue to exhibit a balance between buildings and greenspace. The City of Bangor is dotted with parks that are fundamental in providing public spaces for the various neighborhoods. From a land use perspective, the density between the two survey areas is striking. A study of the tax parcel maps provides a visual comparison with Broadway having larger parcels generating a spacious quality and increased amounts of public and private greenspaces, whereas the Tree Streets have a higher lotting density and more limited dedicated greenspaces.

Broadway rises steadily from the Penobscot River and into the historic district. This broad street is lined with sidewalks. A tree-lined esplanade stretches down the middle of Broadway from State Street to Somerset Street. The original esplanade design included Elm trees which fell to Dutch Elm disease and have been replaced with Linden and Maple trees. The remainder of the historic district, which terminates at Broadway Park, also continues with the regular placement of trees as an element of the landscape.

The Tree Street Study Area is located to the east of the Broadway Historic district and has a more compact feel with smaller parcels, with the exception of several corner lots off Somerset Street. The streets are narrow with sidewalks on both sides of the streets. This area also liberally exhibits the landscape element of trees. This presented challenges to photographing during the survey process. Chapin Park provides the eastern boundary of this area.

C. Number of Resources Recorded

Broadway Historic District

The current survey effort of the Broadway Historic Districts includes 63 buildings: 39 dwellings and 22 outbuildings.

Tree Street Survey Area

The current survey effort of the Tree Street Study Area includes 91 buildings: 83 dwellings and 8 outbuildings.

D. Previously Inventoried Properties

Broadway Historic District

The 1973 Broadway Historic District National Register Nomination include 18 buildings, 12 of located in the current historic district boundary.

The 1975 Bangor Historic Resources Inventory included 42 buildings located in the current Broadway Historic District boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 41 buildings located in the current Broadway Historic District boundary.

Tree Street Study Area

The 1975 Bangor Historic Resources Inventory included 40 buildings located in the current Tree Street Study area boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 84 buildings located in the current Tree Street Study area boundary.

E. Types of Properties

The buildings in the Broadway Historic District are a mix of residential and commercial buildings. Many of the historic dwellings have been rehabilitated and are currently used as multi-family housing units, dormitories, and office space. The buildings in this district range from those built in the 1830's to those built in the 1960's. Few buildings are a pure example of one style, very often the buildings exhibit elements from several styles. The majority of the dwellings were built between 1830 and 1900 and exhibit Federal, Greek Revival, Italianate, Queen Anne, and Second Empire elements. The buildings built between 1900 and 1950 tend to transition from early styles to Colonial Revival. The two buildings built in the 1960's reflect the Modern style of the time often seen in medical arts and government buildings. This district also contains several double houses. The overall feeling of the Broadway Historic District is one of spaciousness. The extant dwellings clearly symbolize the wealth of the individuals who built them.

The Tree Street Area is a residential neighborhood with a mix of single family and multi-family dwellings. The houses in this survey area range from those built in the 1830's to those built in the 1940's. The majority of the houses represent a mixture of elements, borrowing from Greek Revival, Italianate, and Colonial Revival styles; however, there are a few examples of pure style. On Elm Street there is a row of three small Second Empire dwellings, and Forest Avenue contains one Queen Anne style dwelling. There is an archetypal building form that is highly representative of this area, and can be found

throughout the city. The gable-front dwelling is designed to be two-and-one-half stories with a shallow bay on one side under a partial cross gable and a rear ell with space for a porch on the opposite side of the dwelling from the bay. The variations on this form may include, but are not limited to, a barn addition, a one or two story open or enclosed side porch, front porch, portico, or recessed entryway. The dwelling with attached barn located at 126 Grove Street serves as an example of this form and maintains high integrity. The overall feeling of the Tree Street Study Area is of a compact neighborhood. The lots and buildings along Essex Street, being slight larger than the rest of the area, lends the feeling of a transitional space between the two survey areas. The density of the lots increases as you proceed east toward Forest Avenue and Chapin Park.

F. NR Eligibility

Five properties within the Tree Street Study area have been identified as examples of the role of lumber in the history and development of Bangor while maintaining a high degree of integrity. It is recommended they be recognized with Landmark status within Bangor and be considered, after further study, for listing on the National Register of Historic Places. The five properties are:

5 Elm Street

193 Essex Street

92 Forest Avenue

126 Grove Street

114 Somerset Street

G. Threats

The greatest threat to both survey areas seems to be in a lack of continuing maintenance, and a consistent move towards "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 style-defining details of the buildings. There are, however, examples where the details have been hidden or removed all together.

Another possible threat which impacts both survey areas is the number of buildings which are not occupied by the owner, with many houses having been converted to 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 lack of care by the tenants which often leaves these buildings in a situation of neglect and disrepair.

H. Recommendations for Further Work

It is recommended that the section of Broadway between Garland Streets and South Park Street should be considered for addition to the National Register Broadway Historic District. This section is included in the City of Bangor Broadway Historic District.

It is recommended that the Tree Street Study area be considered a separate district from the Broadway Historic District. The Tree Street Study area is a strictly residential area. The overall feeling of the area, due to the smaller and more densely ordered parcels and the lack of "high-style houses", is quite different from the feeling of the Broadway District. It is also recommended that the Tree Street Study area be extended to include the buildings between State Street and Somerset Street. This extension would allow for the addition of buildings that reinforce the integrity of this potential district.

It is recommended that a study of the "double house" form found in Bangor be conducted. There are several examples in the survey area, as well as throughout the city. A focused study might allow for a determination regarding the possibility of a multiple property historic district designation.

It is recommended that a study of Pattern Book architecture in Bangor be conducted. The results of this survey have highlighted architectural forms which are prevalent in Bangor and have been designed to display one of our greatest resources and exports, lumber. These forms are also very much considered a "Bangor House". The use of pattern books in design of buildings shows a move from "local" style to a desire for a more "national" style. This study could continue to add to the development story of Bangor. A focused study might allow for a determination regarding the possibility of a multiple property historic district designation.

It is also recommended that an "awareness campaign" might be designed to provide property owners and tenants with information regarding the details of style elements commonly found in the architecture of Bangor.

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, the survey matrix, and the final report.

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V. HISTORIC CONTEXT STATEMENT

In this project, two distinct areas were surveyed. One area is known for its spacious lots with large, high-style homes, once the residences of the prominent businessmen of Bangor's past, while the other more compact area provides a different picture of those who lived and worked in Bangor. While the two survey areas differ in the presentation of architectural style, they both have a role to play in telling the story of the growth and development of the City of Bangor. Both districts serve as examples of how community planning and development shapes and directs the growth of a city through natural and built environments. Each district clearly illustrating what could be achieved through the use of wood in construction and design. There was no better marketing tool for Bangor's burgeoning timber industry than to display wood's possibilities in every shape, size and price range. The emphasis on the Broadway district is the growth and development of Bangor through the grand architecture of the lumber barons. With a special focus on the rebirth of Bangor after the Great Fire of 1911. Six dwellings from the Broadway Historic District were lost in the fire and were replaced during the reconstruction efforts. It was during this period when educational and medical arts buildings joined the many residential buildings on Broadway. The Tree Street District provides a very different feeling through the simple, yet refined architecture of the less well-to-do. Both of these areas are closely tied to common neighborhood landscape design features of the greater Bangor area - trees, esplanades, public parks and pathways, as well as the semi-private spaces located in the areas between the sidewalk and the house façade - the porches, verandas, & lawns. The survey map shows, through settlement and development of the city, how the lot lines and parcel sizes tell the story of the changing land use needs of the city and the displays of wealth through architecture. There are much larger lots along Broadway as compared to the Tree Street lots. The in between area of Pine Street and the west side of Essex Street present a middle-ground as the density begins to transition.

This historical context of Bangor, Maine is focused around the themes of architecture; community planning and development; and landscape architecture. 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 residential neighborhoods representing two distinctly different segments of society; and Criterion C: as the 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 each building within the two districts was based on location, design, setting, materials, workmanship, feeling and association within the district.

The story of Bangor, Maine is one deeply tied to the merging of the natural world with the built environment. The earliest settler, Jacob Boswell, arrived in 1769. This early settlement began near the confluence of the Kenduskeag Stream and the Penobscot River.¹ As settlement increased, these waterways would be the mechanism for bringing people and goods to and from what would become the City of Bangor. Community planning and development play as important a part in the story of Bangor's development as do architectural style and landscape design. Bangor is a city comprised of several smaller neighborhoods intricately tied together through numerous greenspaces which serve as gathering spaces within the communities. The result is a balance between private and public spaces. In no place within the city is this balance more evident than along Broadway.

A study of historic maps shows the evolution of the development of Bangor, beginning with the settlers' lots as surveyed by Park Holland in 1801.² The "Condukeag Point on the Penobscot River" by Charles Bullfinch is evidence of early community planning for what would become Bangor.³ The lot delineation begins to stretch north into what becomes Broadway, as shown on the 1822 Map surveyed by Joseph Treat.⁴ The 1846 map titled "A Plan of the City of Bangor" notes the addition of Broadway Park and the City Common, which would later be known as Chapin Park. By 1853, we see the development of the Broadway District and the Tree Street areas resembling what we see today.⁵ (See Appendix A: Historic Urban Design Development of Bangor)

The growth and development of the city throughout the 1800's is directly tied to the growth of the lumber industry in Maine. Those benefiting from the growth of lumber

¹ AH, 1.

² Park Holland Survey.

³ Bullfinch, Charles. "Condukeag Point on the Penobscot River", October 24, 1801.

⁴ Joseph Treat, 1822 Map.

⁵ Walling, Henry. Map 1853

industry, the lumber barons, would leave evidence of their role in the development of Bangor in the form of architecture. While several of the dwellings built along Broadway, especially along the esplanade, are constructed of brick, many more of the Broadway dwellings were built using and displaying Bangor's prized commodity, lumber. Many of the buildings we find today in the Broadway Historic District represent the wealth of those men involved in developing Bangor into the "Lumber Capital of the World."

The Tree Street Study area evokes a different feeling regarding architectural style. The buildings, while possessing many details similar to "high-style" buildings, appear as more vernacular versions of those found just a few streets away. The buildings located in this study area tend to use the smaller lots more efficiently. Aside from the front setback, the feeling is that every available space is put to use. Of the narrow, yet deep lots most contain a gable-front dwelling with a rear ell and several back additions. While typically not pure examples of the "big house, little house, back house, barn" form, that style of building is implied through its form. This typical form was likely employed for the purpose of providing as much naturally lit dwelling spaces as possible. Some barns or carriage houses are extant, though most of these have been rehabilitated into additional residential spaces. In a few rare cases of a lot with a dwelling set far back from the street there is documentary evidence suggesting that these buildings were once outbuildings associated with a different parcel.⁶

As Bangor would continue to grow there was a focus put on developing the natural landscape. "During the nineteenth century, in addition to its many new buildings, the city set aside land that would remain crucial to the city landscape into the twenty-first century."⁷ 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 historic maps created throughout the developmental history of Bangor, will show 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 the homes in each survey area. These parks continue to be considered important elements of each neighborhood. Broadway Park provides the northern boundary for the City of Bangor Broadway Historic Districts and Chapin Park, originally City Commons, provides the eastern boundary of the Tree Street Study Area.

The story of Bangor is the story of a settlement. Constructed on and around natural features, Bangor would grow and develop into a community, then a town, and finally a city. There would be years of great growth and tragedies, brought about by floods and

⁶ Thompson, Deborah. Bangor Historic Resources Inventory, Revised Edition, 1986.

⁷ Trudy Irene Scee, *City on the Penobscot: A Comprehensive History of Bangor, Maine* (Charleston: The History Press, 2010), 242.

fires, but through it all Bangor would continue to embrace, exhibit, and enhance all that nature had provided – namely its copious timber resources and its waterways that brought the lumber to and away from Bangor.

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. The Maine Historic Preservation Commission receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and section 504 of the Rehabilitation Act of 1973, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted program. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

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Washington, D. C. 20240

Architectural Survey Report

Broadway Historic District & Tree Street Study Area
Bangor, Maine

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(207) 974-3028

APPENDIX A: Historic Urban Design Development of Bangor

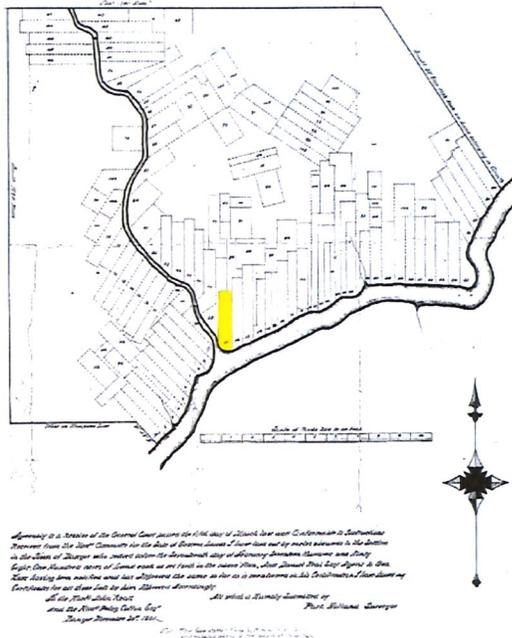


Figure 4 – 1801 Park Holland Survey Map

While Bangor’s settlement history dates to as early as 1769, it was in 1801 that the origins of urban design started to take form. It was in 1801 that Park Holland, a surveyor from Massachusetts, was commissioned to survey the assigned lots of settlers who had settled prior to February 17, 1798.

Located on the confluence of the Kenduskeag and the Penobscot, lot #11 would become the nucleus of urban design on Bangor’s east side.

Prior to 1798 this lot belonged to James Budge and was sold to John Peck of Boston April 19, 1798. Peck subsequently sold to Daniel Wilde March 23, 1799. Wilde then sold lot #11 to Zadok French of Boston, John Lapish of Bangor, and Amasa Stetson of Dorchester Mass., having 1/4, 1/4 & 1/2 interests, respectively.

As assignees of the first settlers, Lapish, French and Stetson received the deed for the lot March 2, 1802, for which they presumably paid \$100. Lapish, French and Stetson secured the services of the well-known Boston architect, Charles Bulfinch to lot out their land. Bulfinch completed his plan for “Condukeag Point on the Penobscot River” October 24, 1801.

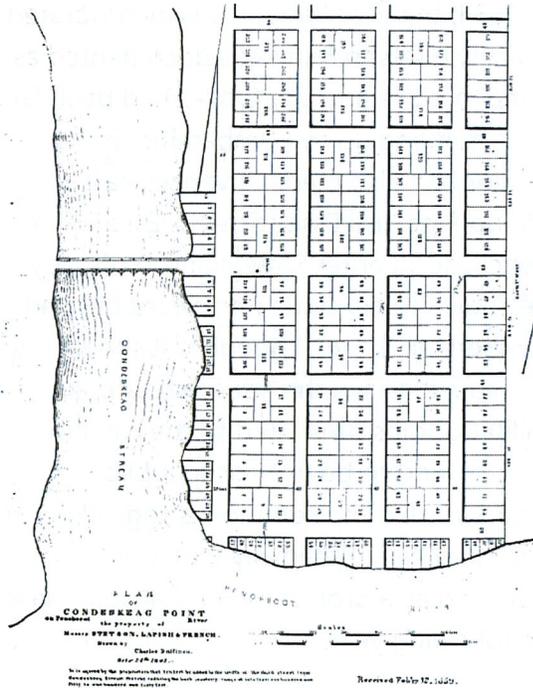


Figure 5 – 1801 Charles Bulfinch Lotting Plan

Additional land north of State Street was lotted by surveyor Joseph Treat May 27, 1822. The new lotting plan expanded upon and incorporated updates to the 1801 Bulfinch plan. It was at this time that Stetson Square and its associated generously sized building sites were added.

The Bulfinch plan established the regular grid of streets and blocks which would be continued and expanded throughout the east side of the city through the 1920s and would be adopted by the west side in its expansion north from the Penobscot river.

The first evidence of the execution of the Bulfinch plan is found in a map of Bangor dated 1820. Here is shown the beginnings of the grid layout being implemented from the Penobscot north to the "County Road to Orono", which is present day State Street, and bound to the east by Oak Street.

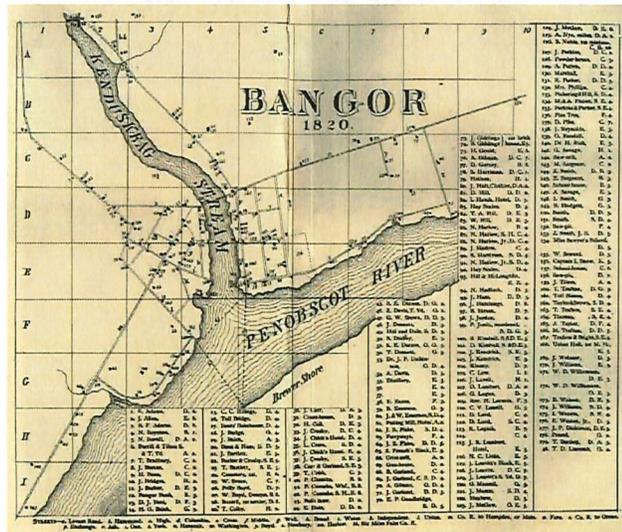


Figure 6 – 1820 Bangor Map

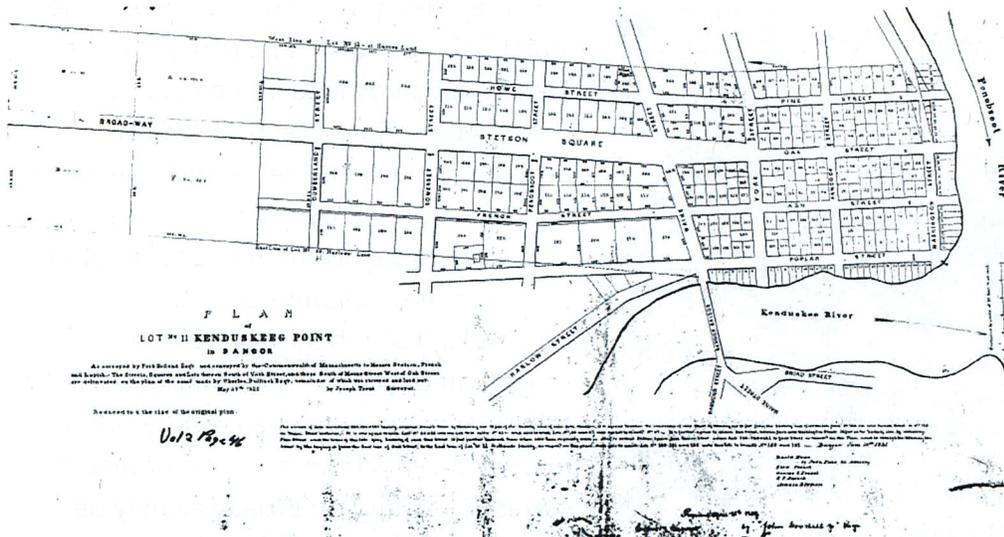


Figure 7 – 1822 Joseph Treat Lotting Map



Figure 8 – 1834 Bangor Map

By 1834, the year Bangor was incorporated as a city, Stetson Square is documented as being in place and city blocks had been laid out extending up to Cumberland Street. Bangor had also made advances east adding Pine and Essex Streets. Essex, Pine, French, and Center Streets and Broadway are shown to continue northward beyond Cumberland Street. Though not shown on the map, it was in this year that Captain Philip Coombs presented to the city nine acres of land to be used as a public common. This city common is today known as Chapin Park. Broadway Park was proposed as a project by Mr. Ransom Clark the following year.

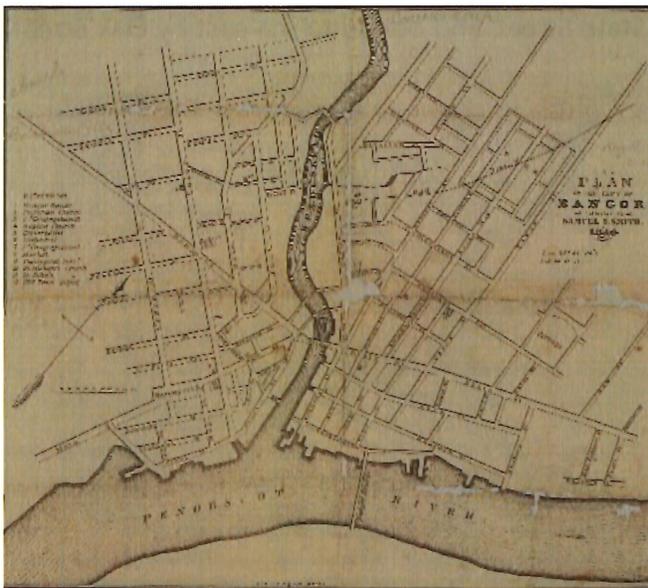


Figure 9 – 1846 "A Plan of the City of Bangor"

An 1846 map titled "A Plan of the City of Bangor" documents the expansion that Bangor experienced around the time of its incorporation. Broadway Park and the City Common have been incorporated in the overall expansion of Bangor. Development of the Tree Streets has begun with the extension of Somerset Street and the laying out of streets surrounding the Common.



Figure 10 – 1853 Henry Walling Map

The 1853 Henry Walling map depicts the streets of the Broadway District and the Tree Street study area in their current states. Above Somerset Street, Grove became Bannister Street. Forest Avenue is titled Lime Street. Cumberland Street is indicated as the northern boundary of City Common (now Coombs Street). Cumberland also begins to cut into neighboring blocks. The significance of the trees lining Stetson Square is referenced here by their inclusion. Certain homes currently existing on Broadway may be found on this map.

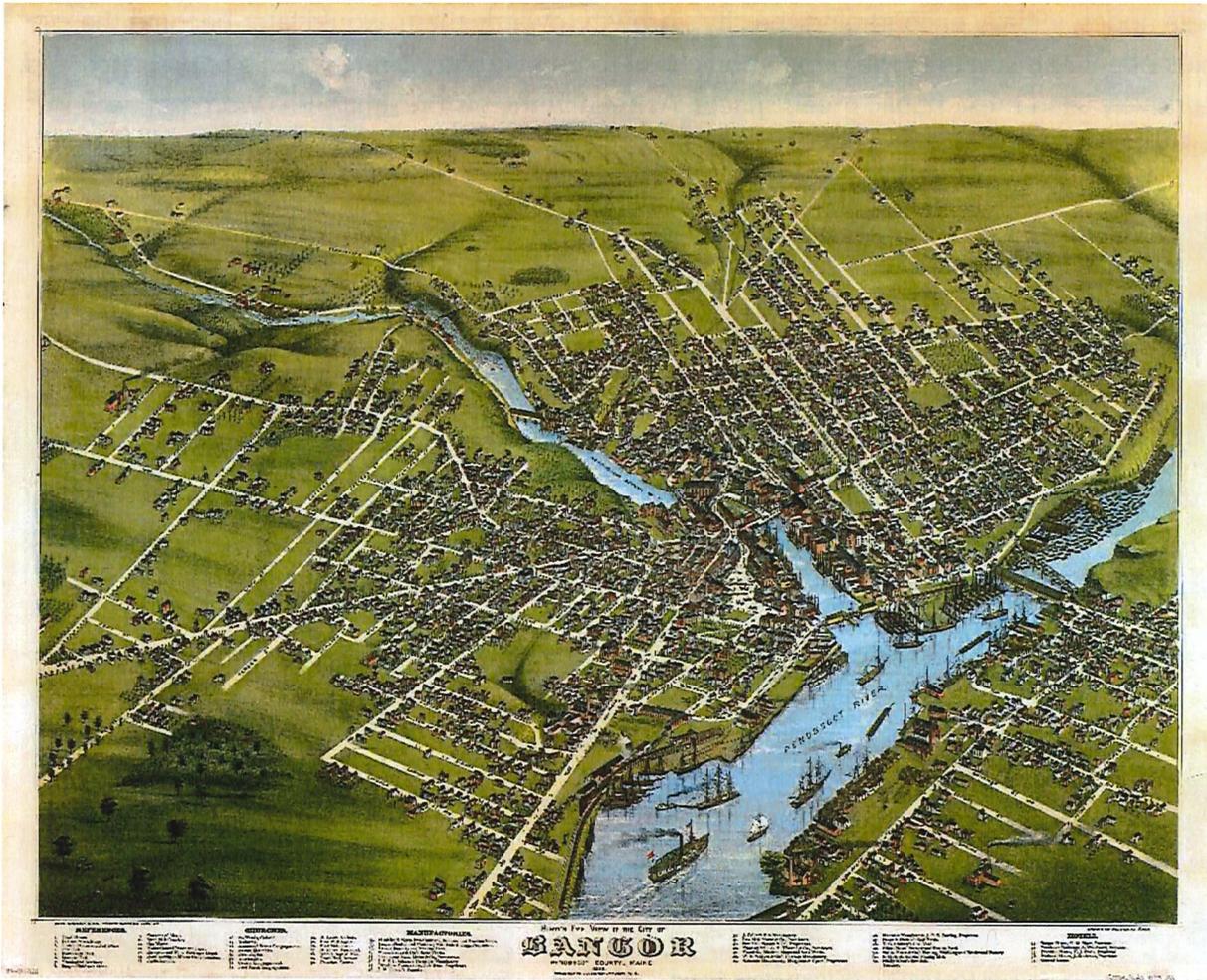


Figure 11 – 1875 Bird's Eye View of Bangor

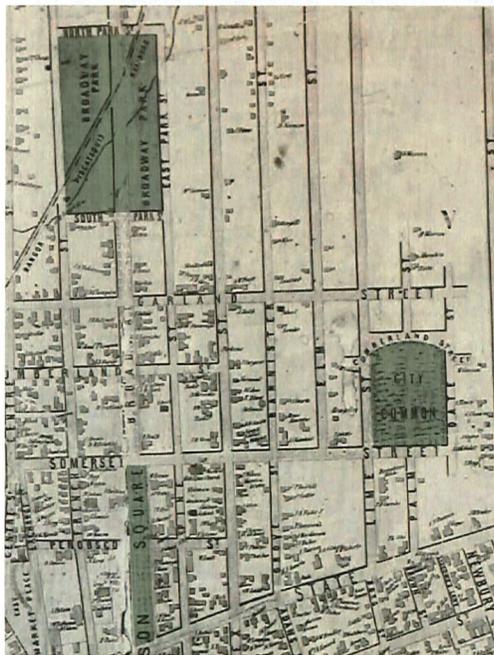


Figure 12 – Walling Map Detail Showing Parks

The districts radiating out from Stetson Square towards Broadway Park and Chapin Park in 1875 existed much as they currently do, as shown in a Bird's Eye view of the city done at that time. Many homes in the Broadway Historic District and the Tree Streets district which still exist may be seen in this faux-aerial view of Bangor. The Tree Streets district of the city is also largely built up and expanded by this point.

While the presence of the urban design features Stetson Square, Chapin Park and Broadway Park have been acknowledged, it should be emphasized the importance and influence they had on the development of their surrounding districts. Although certain building restrictions around the parks unintentionally limited construction at the parks themselves, the parks became nodes within the city.

These nodes, initially encouraging the city's growth towards them, would later become the nexus of entire districts as the population chose to build in the vicinity. People appreciated and extensively used these public green spaces. As seen in the historic images, a worn pathway in Stetson Square attests to the passage of pedestrians along this then favored public feature.



Figure 10 – Stetson Square Looking North from State Street

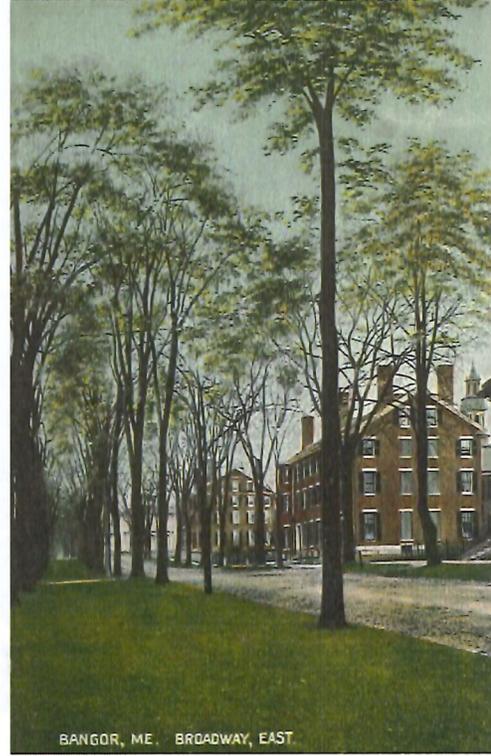


Figure 11 – Stetson Square Looking North



Figure 12 – Stetson Square Looking North



Figure 13 – Broadway Park Looking West from Pine Street



Figure 14 – Chapin Park Looking North towards Coombs Street

Architectural Survey Report
Broadway Historic District & Tree Street Study Area
Bangor, Maine

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APPENDIX B: Bibliography of Available Resources

- I. Bangor Historical Society
 - A. Historic Images
 - B. Postcards
- II. Bangor Public Library
 - A. Assessors' Photographs of Individual Properties
 - B. Assessors' Records of Individual Properties
 - C. Bangor Historic Resources Inventory – 1986, Thompson
 - D. Bangor, Maine 1769-1914: An Architectural History - Thompson
 - E. Bangor Properties Survey
 - F. Historic Aerial Photography
 - G. Historic Images/Prints
 - H. Historic Maps
- III. HathiTrust Digital Library
 - A. Building Trade Resources (various)
 - B. History of Penobscot County, Maine - 1882
- IV. Internet Archive
 - A. Building Trade Resources (various)
- V. Library of Congress
 - A. Historic Images/Prints
 - B. Sanborn Maps
- VI. Maine Historic Preservation Commission
 - A. Bangor Historic Resources Inventory – 1975, Shettleworth
 - B. Existing documentation on Maine buildings and structures
 - C. Previously filed CARMA/HBSS forms on Maine buildings and structures

- VII. Maine Historical Society
 - A. Historic Images/Prints
- VIII. Maine Memory Network
 - A. Historic Images/Prints
- IX. Northeastern University
 - A. Historic Aerial Photography
- X. Penobscot County Registry of Deeds
 - A. Historic Maps/Lotting Maps
- XI. Penobscot Marine Museum
 - A. Historic Images/Prints
- XII. University of Maine – Fogler Library
 - A. Sanborn Maps
- XIII. University of Southern Maine
 - A. Bangor Historic Resources Inventory – 1975, Shettleworth

Architectural Survey Report
Bangor Historical Survey Phase II
Bangor, Maine

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Prepared for: City of Bangor Planning Department

Date: November 14, 2022

Level: Reconnaissance

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Continuing Project: This was phase II 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 was to provide updated information regarding six existing historic districts and to identify additional significant historic resources and potential districts. The six historic districts surveyed were: West Market Square District, High Street District, Bangor Theological Seminary District, Whitney Park District, Thomas Hill District, and State Street District.

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, surveying the current conditions of the resources in the existing districts, and the continuing development of the historic context. No additional properties were determined to be individually eligible for the national Register of Historic Places.

II. RESEARCH DESIGN AND BACKGROUND RESEARCH

A. Basis

The primary focus of this survey project is to update the existing architectural surveys for six districts throughout Bangor. The six districts include: West Market Square District, High Street District, Bangor Theological Seminary District, Whitney Park District, Thomas Hill District, State Street District. A secondary focus is the identification of potential historic districts near the existing districts. 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 updated information on the condition of the historic resources within the six specified existing City of Bangor historic districts, which are: West Market Square District, High Street District, Bangor Theological Seminary District, Whitney Park District, Thomas Hill District, State Street District. A secondary goal was to determine if there were additional historic resources which could be included in the existing districts or might warrant further documentation in an intensive level survey. 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

West Market Square District

The West Market Square district includes two distinct city blocks of commercial buildings in the heart of downtown Bangor. The first block contains the Wheelright Block and 5 additional buildings and is bounded by Hammond Street to the north, Kenduskeag Stream to the east, Bangor Alley to the south and the confluence of Broad Street and Main Street to the west. The second block, containing 16 historic resources, is bounded by Broad Street to the north, Merchants Plaza to the east, Water Street to the south and Main Street to the west.

High Street District

The High Street District has an irregular shape that splits blocks leaving the boundary lines running in between buildings. The district begins (northwest corner) at the 5-point intersection where Ohio, Union, Hammond and High Streets meet. The northeast corner of the district terminates one lot in from the corner of Hammond and Columbia Street. The district then continues along North High Street through the intersections with High Street and Middle Street with the southeast corner of the district at the intersection of High Street and Union Street. The district proceeds

northwest primarily along the north side of Union Street, with the exception of the Isaac Farrar Mansion located on the south side of Union Street, to the corner of Union Street and Dole Court.

Bangor Theological Seminary District

Bangor Theological Seminary District is of an irregular shape, but is predominantly located in the triangular parcel of land bounded on the north by Union Street, on the south by Hammond Street and on the west by Pond Street. This district also includes a section between Hammond Street and Cedar Street containing two buildings and Whitney Park. Another section of the district is located on the south side of Hammond St and bound by 5th street. The final piece of the district is located at the north corner of Union Street and George Street. This district is a mix of residential and institutional buildings resting prominently on a hilltop overlooking the downtown center of Bangor.

Whitney Park District

The Whitney Park District is bounded by Union Street to the northeast, the Mansfield Stadium lot to the northwest, Hayford Road to the southwest and Pond Street to the southeast. Cedar Street and Hayward Street run northwest from Pond Street to West Broadway which runs southwest from Union Street to Hammond Street.

Thomas Hill District

The Thomas Hill District runs from the corner of James and Ohio Street north and west to Thomas Hill Road. Thomas Hill Road provides the northwestern boundary of the district until near the top of Thomas Hill where the district boundary widens to include a large, wooded parcel which extends to Highland Avenue. The district boundary does not include buildings on Highland Avenue. It does include two buildings and lots adjacent to the Thomas Hill Standpipe. This district also encompasses Summit Park.

State Street District

The State Street District is a small district, containing only three buildings. Newbury Street provides the boundary to the west while State Street provides the northern boundary and Salem Court to the east separates the two State Street properties.

D. Survey methodology

1. Create a map of surveyed properties
2. Review of additional reference materials regarding the 6 districts: Bangor Theological Seminary District, Thomas Hill District, Whitney Park District, High Street District, State Street District, and West Market Square District.
3. Complete a building-by-building reconnaissance survey of the 6 districts: Bangor Theological Seminary District, Thomas Hill District, Whitney Park District, High Street District, State Street District, and West Market Square District.
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.

6. Key all surveyed properties with map/lot # aligned to Bangor City Maps.
7. Create a spreadsheet index of identified structures.
8. Printing of property photos and key to photo index.
9. CARMA data form created for each property with photo imported in digital format.
10. 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.
11. Preparation of final survey maps with labeling.
12. Prepare Final Survey Report.

E. Goals

The City of Bangor Historic Districts:

West Market Square Historic District encompasses 2.8 acres of land and involves updating information on approximately 22 previously surveyed buildings.

High Street Historic District encompasses 7.9 acres of land and involves updating information on approximately 22 previously surveyed buildings.

Bangor Theological Seminary Historic District encompasses 12.5 acres of land and involves updating information on approximately 24 previously surveyed buildings.

Whitney Park Historic District encompasses 23.6 acres of land and involves updating information on approximately 66 previously surveyed buildings.

Thomas Hill Historic District encompasses 11.7 acres of land and involves updating information on approximately 5 previously surveyed buildings.

State Street Historic District encompasses 1.0 acres of land and involves updating information on approximately 3 previously surveyed buildings.

III. SURVEY FINDINGS

A. Acres

- B. The updated survey of the West Market Square District encompasses 2.8 acres of land and includes 22 buildings.

The updated survey of the High Street District encompasses 7.9 acres of land and includes 22 buildings.

The updated survey of the Bangor Theological Seminary District encompasses 12.5 acres of land and includes 24 buildings.

The updated survey of the Whitney Park District encompasses 23.6 acres of land and includes 64 buildings.

The updated survey of the Thomas Hill District encompasses 11.7 acres of land and includes 5 buildings.

The updated survey of the State Street District encompasses 1.0 acres of land and includes 3 buildings.

C. Setting

The entirety of the Phase II survey area is located north of the Penobscot River with all but one district west of Kenduskeag Stream. Each of the individual districts is located off a major thoroughfare radiating from the central commercial district of Bangor. The elevation gradually increases as you move away from the river, which places all of the districts, except the West Market Square, at a point where they are up and away from the busy downtown business district.

West Market Square District

Located at the intersection of Hammond Street, Central Street, and Main Street,

West Market Square District sits at the heart of the Bangor commercial area. This cluster of buildings has survived the Fire of 1911 and urban renewal efforts of the 1960's to provide a glimpse into the past. The open market feeling of a central gathering place continues today as many of the historic storefronts contain restaurants that have embraced the outdoor dining experience in recent years.

High Street District

The High Street District contains a mix of commercial, civic, residential and religious buildings. It is essentially a microcosm of the building uses, styles and materials found in Bangor. This district, which is one block from the downtown area, has the feeling of being further away from the busy downtown as it rises in elevation along Hammond Street.

Bangor Theological Seminary District is perched high on a hilltop up and away from the Penobscot River and the commercial district. The district includes a mix of buildings constructed for many different purposes including: religious, civic/social, educational and residential. The campus also includes greenspace along the hillside.

The portion of the Whitney Park District running along West Broadway has large lots with large buildings of a variety of styles. As you proceed down the much narrower Cedar and Hayward Streets to Pond Street the smaller houses sit on smaller lots and are vernacular representations of the higher styled houses.

The Thomas Hill District is situated around its namesake Thomas Hill. This small district includes the former Bangor Children's Home buildings, the Standpipe, the Low House and Summit Park. This setting for this mixed-resource, but predominantly residential area, is open and spacious.

State Street District

The small, three-building, State Street district is located on the south side of State Street in what was once a residential neighborhood. Today many of the residential buildings along State Street have found new uses as offices or commercial buildings, including the historic Comfort C. Farrington House (241 State Street). Hose House No.5 Fire Station is maintained today as a fire museum.

D. Number of Resources Recorded

The total number of resources recorded in this survey is 140 buildings. One important distinction between the current survey and previous surveys is that outbuildings were recorded in this project. The inclusion of garages, barns and sheds explains the larger number of resources recorded in this survey update project. It is also important to note the City of Bangor local Bangor Theological Seminary Historic District contains two resources (Whitney Park and 214 Cedar Street) that also appear in the National Register nomination for the Whitney Park Historic District

West Market Square District

The current survey effort of the West Market Square District includes 22 commercial buildings and the small triangular space recognized as West Market Square.

High Street District

The current survey effort of the High Street District includes 22 buildings: 4 commercial buildings, 16 dwellings, 1 outbuilding, and 1 church.

Bangor Theological Seminary District

The current survey effort of the Bangor Theological Seminary District includes 24 buildings: 9 dwellings, 8 outbuildings, 7 institutional buildings (including: 1 gymnasium, 1 library, 1 school and 1 church) and the Whitney Park parcel.

Whitney Park District

The current survey effort of the Whitney Park District includes 64 buildings: 36 dwellings, 26 outbuildings, and 2 demolished buildings.

Thomas Hill District

The current survey effort of the Thomas Hill District includes 5 buildings: 1 dwelling, 1 outbuilding, 2 institutional buildings, 1 municipal building (Standpipe) and the Summit Park parcel.

State Street Districts

The current survey effort of the State Street District includes 3 buildings: 2 dwellings and 1 fire station.

E. Previously Recorded Properties

Prior to this project there were ten individual properties and three districts located in the surveyed areas that were listed on the National Register of Historic Places (see Section F for details).

The West Market Square District National Register Nomination included 7 buildings located in the current historic district boundary.

The Bangor Theological Seminary District National Register Nomination included 7 buildings located in the current City of Bangor Historic District boundary.

The Whitney Park District National Register Nomination included 42 buildings and Whitney Park located in the current City of Bangor historic district boundary.

City of Bangor Historic Districts

The 1986 Bangor Architectural Survey and the Revised HRI included 16 buildings located in the current West Market Square Historic District boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 18 buildings located in the current High Street Historic District boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 14 buildings located in the current Bangor Theological Seminary Historic District boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 36 buildings located in the current Whitney Park Historic District boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 3 buildings located in the current Thomas Hill Historic District boundary.

The 1986 Bangor Architectural Survey and the Revised HRI included 3 buildings located in the current State Street Historic District boundary.

F. Types of Properties

The variety of building types and materials found in this project is as varied as the survey districts themselves. While most of the buildings are examples of frame construction and what “wood can do” there are those rare examples of brick construction found outside of the commercial districts.

West Market Square District

The West Market Square district is comprised of twenty-two multi-story buildings all built from brick. This is anticipated in a commercial district where fire prevention is a critical in densely built areas. This district is comprised of two large “blocks” separated by Broad Street. The ground level of each building exhibits a traditional store front, even those that now contain restaurants. There are clues to original building styles, but through the years and the frequent alterations they have lost some of their distinctive characteristics, but the one dominant feature that appears is the use of brackets. Many of the roof lines have also changed to flat roofs to meet safe codes as an effort to impede falling ice and snow.

High Street District

The High Street District contains a variety of building types including commercial, residential, and civic. The three commercial buildings on Hammond Street attributed to the Dole's are a mix of all brick or brick and frame buildings and through the years have been tied together as a matter of function when the buildings were linked to the furniture industry. The other Hammond Street buildings include frame or brick buildings designed for use as office or commercial space as well as residential use. The one exception being Hammond Street Congregational Church designed as a beacon on a hill to serve the people of Bangor. Lining both High Street and North High Street there are a mix of frame buildings and brick buildings designed primarily as single family and multi-family residential units. Over all this district is comprised of Federal and Greek Revival buildings with a Queen Anne or two to add variety. The three Union Street buildings are all of brick construction, each of its own style. The Modern Prudential Insurance building provides an interesting contrast to the higher styled Greek Revival and Italianate combination of the Thomas Hill House and the Greek Revival and Colonial Revival of the Isaac Farrar Mansion.

Bangor Theological Seminary District

The Bangor Theological Seminary District contains a variety of building types including residential, religious, institutional, and educational. The mix of materials and styles to be found in the district is as varied as the building types. The earliest of the buildings were built of frame in the Federal or a vernacular Greek Revival style with a layout designed to be multi-use. As the campus began to develop, buildings were built for specific uses and were constructed of brick. Maine Hall was designed in the Federal style, the Chapel was a combination of brick and frame built in the Italianate style, and the Gymnasium was built in the Romanesque Revival style. The Moulton Library, built in the middle of the twentieth century, was of the Modern style. Not built as part of the campus but included within the district is the Hannibal Hamlin House. This frame dwelling built in the Italianate style was donated to the seminary in 1933 and used as housing for the president of the seminary.

Whitney Park District

The Whitney Park District is a residential neighborhood comprised of a mix of single-family residences and multi-family units. Many of the parcels contain outbuildings, primarily garages or barns, that appear to have been renovated into residences. This district could stand as a showcase for the various architectural styles prevalent during the nineteenth century. With the exception of three brick house (all built in an Italianate style), all of the buildings are of frame construction and are a testament to what you can accomplish when building with wood. All the styles are here, Second Empire, Italianate, Greek Revival, Queen Anne, Shingle Style, Gothic Revival, and Colonial Revival. The district is designed such that the high-style examples are along West Broadway while the more vernacular versions are set along the narrower streets that lead to West Broadway.

Thomas Hill District

The Thomas Hill District contains a variety of building types including residential, educational, and municipal. The former Bangor Children's Home and accompanying outbuilding have been converted into a school for young children. With its Mansard roof the frame and brick Children's Home merged the Second Empire style with delicate details of the Stick Style. The frame Low

House and barn stand just south of the Thomas Hill Standpipe. The Low house is considered to represent the Italianate style in its most pure form. While the Standpipe serves the purpose of water storage it was also designed to be used as an observatory, therefore taking advantage of its location on the top of Thomas Hill. Its construction of a steel tank with an outer timber frame sheathed in the Shingle Style was noted for its creativity.

State Street District

The small State Street district is located in an area of the city designed to be residential, but now contains many historic dwellings renovated for commercial use. The brick Comfort C. Farrington house is an example of such a structure. The historic Bugbee house is a frame dwelling with a Mansard roof that was designed in the Second Empire style. Designed as a single-family home it has been expanded and renovated to serve as a multi-family residential property. The brick Bangor Hose House No. 5 is the third and final building in the State Street Historic District. It is an example of how municipal buildings, fire stations in particular, could be designed in style, form and materials to fit in with the surrounding neighborhood. It is also noteworthy as one of the Mansur designed Romanesque Revival styled buildings in Bangor.

G. National Register Eligibility

Previously Determined Eligible Properties

National Register of Historic Places Individually Listed Properties

The Bangor Standpipe (N.R. 8/30/1974).

Bangor Children's Home (N.R. 9/9/1975).

Joseph W. Low House (N.R. 12/4/1973).

Grand Army Memorial Home (N.R. 10/31/1972).

General John Williams House (N.R. 12/22/1978).

Hammond Street Congregational Church (N.R. 7/8/1982).

84-96 Hammond Street (N.R. 8/5/2005).

Hannibal Hamlin House (N.R. 10/9/1979).

Wheelwright Block (N.R. 7/18/1974).

Bangor Hose House No.5 (N.R. 9/11/1997).

National Register of Historic Places Districts

Bangor Theological Seminary District, contains 7 buildings (N.R. 8/2/1977).

West Market Square Historic District, contains 7 buildings (N.R. 12/27/1979).

Whitney Park Historic District, contains 42 buildings and 1 park/open green space (N.R. 10/13/1988)

There have been no additional buildings identified as potentially eligible for individual listing on the National Register of Historic Places.

H. Threats

The greatest threat to all of the survey areas 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 style-defining details of the buildings. The inability, however, to identify and/or appreciate the importance of the style-defining features can lead to property owners to hide or remove the details all together.

Another possible threat which impacts the survey areas is the number of buildings which are not occupied by the owner, many buildings have been converted to 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 leaves these buildings in a situation of neglect and disrepair.

I. Recommendations for Further Work

This survey project has highlighted the fact that “historic resources” now include resources built prior to 1970. That moves an entire set of buildings, primarily Post-World War II, into the lens of historic. With the growth of Bangor focused around the development of Godfrey/Dow Army Airfield and Dow Airforce Base, Bangor experienced another stage in its development, that has yet to be explored.

It is recommended that a continued study of park development throughout Bangor be conducted. This project could be developed separately with a focus on historic landscapes or could be tied in with surveying additional resources located around the parks. Fairmount Park and the surrounding houses could be an area of focus, as would be completing the survey of houses around Chapin Park.

It is recommended that an “awareness campaign” might be designed to provide property owners and tenants with information regarding the details of style elements commonly found in the architecture of Bangor. This project might include creating a pictorial glossary of elements and house styles. Using as many examples of Bangor resources when possible.

J. 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, the 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 building. From the 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."¹ 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.² 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.

Six very different areas were surveyed for this project. Each district provides us with a glimpse into the history of a developing Bangor. The West Market Square district is comprised of two separate blocks of buildings primarily functioning as commercial buildings with restaurants and store fronts at ground level and office or residential space on the upper floors. The buildings from 2 Hammond Street to 32-36 Broad Street are associated with the 1979 NR West Market Square Historic District. The buildings stretching from 26 to 74 Main Street, as well as the Merchants Plaza building are referred to as Upper West Market Square.³ All of the buildings in the larger city-defined historic district stand as an example of commercial building and downtown planning from before the 1911 Bangor Fire. In addition to surviving the great fire, they also survived the urban planning strategies of the 1960's. This set of buildings represents the stages or commercial architectural development in Bangor. There have been changes and modifications to the buildings. It is this very adaptability that has saved these buildings and allows them to continue functioning while still providing us with a glimpse into the past.

The High Street Historic District is a blend of commercial, residential, and religious buildings. The age ranges of the buildings is as diverse as the use. From the NR property, The Mason House (62 High Street), built around 1825 and believed to be one of the earliest brick structures in Bangor to the modern office building (175 Union Street) which was built in 1958. This district also includes another NR property of note, the Grand Army Memorial Home (159 Union Street), which has served many uses and has been heavily modified through the years. The story of the Albert and Edmund Dole Block and the Albert and Edmund Dole Steam Mill Block (84-96 Hammond Street) provide insight into how a set of historic commercial buildings can be built, rebuilt and continually adapted to serve the current needs of a community, all while maintaining the story of the historic resources. Hammond Street Congregational

¹ Scee, Trudy Irene, *City on the Penobscot: A Comprehensive History of Bangor, Maine*. (Charleston: The History Press, 2010), 20.

² Scee, 34.

³ Thompson, Deborah. The Upper West Market Square Historic District Bangor, Maine: Historical and Architectural Survey in Support of its Certification by the Secretary of the Interior. August 1984.

Church (146 Hammond Street) with its steeple and clock is visible from around the city. This district provides a strong example of using preservation of historic buildings as a tool for community development.

The Bangor Theological Seminary Historic District is notable not only for the architecture we see today, but for the role the seminary played in the developmental history of Bangor. “Townpeople had already established schools-public and private-but education reached a new level when the Bangor Theological Seminary moved to Bangor on July 7, 1819.”⁴ The development of the campus would include the construction of dormitories, a chapel, classroom spaces, a gymnasium, and housing for professors. The campus would also grow to incorporate neighborhood buildings, most notably the Hannibal Hamlin House (15 Fifth Street) which would be used as a residence for the seminary president. While the Bangor Theological Seminary has ceased official operations, the buildings on the campus have found new life. Many have been adapted into apartments while others are used by local civic organizations. Included in this local district is the small triangle of land located at the intersection of Cedar and Hammond Streets, known as Whitney Park. This small parcel of land and the house located next to it (214 Cedar) are also considered part of the National Register nomination for the Whitney Park Historic District.

The Whitney Park Historic District is the one strictly residential neighborhood surveyed in this project. This local and National Register district is a wonderful example of everything from high-style houses which stand as a symbol of the wealth and power of the owners to the more vernacular, and affordable, versions of these same styles. Early development of the Whitney Park District occurred while the lumber industry was still the driving force in the Bangor economy. The primarily frame construction used to build the houses of the Whitney Park District continued to show what “wood could do”. The houses built along West Broadway, set on large lots with deep setbacks, were the show pieces of the latest styles, running the continuum from Italianate, Greek Revival and Second Empire to Queen Anne, Shingle Style and Colonial Revival. The lots along Cedar Street tended to be narrow but deep with a variety of setbacks from the street. The result being buildings that tend to be more long than wide in design, many with attached barns or garages near the back of the lot. The houses along Hayward and Pond Streets were built on much smaller lots and at a much smaller scale. The materials were consistent with those throughout the district, but the designs were simpler. The overall feeling is not one of opulence, but of form and function.

The Thomas Hill Historic District tells its own story of form and function. Divided into lots by lumber baron Rufus Dwinel in hopes of becoming the next showcase of the Bangor lumber industry, this district would tell a different land use story. (N. R. 12/4/1973). While this district is relatively small in acreage, the resources it contains continue to tell the story of the city on the “frontier” that was more urban than rural. The Joseph Low House (51 Highland Ave) continues to stand as one of the purest examples of Italianate design in the city. The construction of the Shingle Style Thomas Hill Standpipe in 1898, proves that form and function can coalesce with creativity of design. Not only does the Standpipe perform the essential task of water storage, it was also designed to serve as an observatory. “The Bangor Standpipe was built to be a landmark in its own time; dominating as it does the skyline of the city. It is also an outstanding example of a time when people believed that even so simply functional a structure as a standpipe should be aesthetically pleasing as well.” (N.R. 8/30/1975) Also included in this district is the Bangor Children’s Home, one of the oldest philanthropic institutions in Bangor (N.R. 9/9/1975). The form and scale of this

⁴ Scee, 43.

brick building provides the feel of strength and durability. The Mansard roof combined with decorative elements of the Stick Style and the prominent porte-cochere result in a truly uniquely designed building that still carries on the tradition of providing a place for children to learn and grow. Summit Park, designed in 1908, was meant to be a focal point in the Thomas Hill area. “The commissioners projected that this park when completed will prove to be one of the most attractive spots in our beautiful city”⁵

The State Street Historic District, containing three buildings, is small in number and acreage. As is true for so many of the small neighborhoods of Bangor it has an important story to tell. The historic Bugbee House (20 Newbury Street) continues its use as a residential property and still maintains many of its Italianate details. The original form of this frame dwelling, however, has been enlarged through the years to provide housing for multiple families. The historic Comfort C. Farrington House (241 State Street) which serves as an example of brick construction has been renovated to serve as a commercial building today. In the same neighborhood stands Bangor Hose House No. 5. This property is important to the development story of Bangor as an example of a fire station and the need for locating them within neighborhoods around the city. It is also an example of the work of Wilfred E. Mansur, a prominent architect who left his imprint on so much of the city. Hose House No. 5 is a prime example of how Mansur designed his buildings for function, but also to fit in stylistically with the larger neighborhood. At the same time he managed to create a building that was of note for its prominently Romanesque Revival style that incorporated the asymmetry of the Queen Anne and elements of the Colonial Revival style. (N.R. 9/11/1997)

The districts surveyed in this project cover the full spectrum of Bangor development throughout the nineteenth century. 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 them, built them and lived in them. The buildings continue to stand, in many cases, because they have been renovated and found new uses. The alterations through the years also tell us about building trends and the types of materials that were available. These alterations also seemed to hint that the next era of building was upon Bangor.

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 six districts was based on location, design, setting, materials, workmanship, feeling and association within the district.

To truly understand the progression of the development of Bangor a review of historic maps is necessary. This review begins with the settlers’ lots as surveyed by Park Holland in 1801.⁶ The “Condukeag Point on the Penobscot River” by Charles Bullfinch, with its attempt at consistent lotting, is evidence of early community planning.⁷ The 1820 Bangor map referenced in *Bangor, Maine 1769 – 1914: An Architectural History*, by Deborah Thompson, shows the beginning stage of town-wide planning as the roads begin to

⁵ Scee, 323.

⁶ Park Holland Survey.

⁷ Bullfinch, Charles. “Condukeag Point on the Penobscot River”, October 24, 1801.

radiate up and out from the confluence of the Penobscot River and the Kenduskeag Stream.⁸ 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.⁹ The 1846 map titled “A Plan of the City of Bangor” documents the expansion that Bangor experienced around its incorporation and also begins to identify recreational areas within the developing neighborhoods.¹⁰ 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.¹¹ 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.¹² In the 1875 Bangor City Map, the location of parks, schools, churches, and notable buildings are identified.¹³ 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.¹⁴ 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.¹⁵

As Bangor would continue 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.”¹⁶ 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 two parks mentioned in this survey, Summit Park and Whitney Park, serve as examples of purposely designed, yet seemingly forgotten greenspaces. 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. Through it all Bangor would continue, not only to embrace, exhibit, and enhance all that nature had provided, but to move forward into each new decade.

⁸ Thompson, Deborah, *Bangor, Maine 1769 – 1914: An Architectural History* (Orono: University Press, 1988), 5.

⁹ *A Plan of the City of Bangor*, Nourse & Smith Publishers, 1834.

¹⁰ *A Plan of the City of Bangor*, 1846.

¹¹ 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.

¹² *Birdseye View of the City of Bangor*. Madison, Wisconsin: J.J. Stoner, 1875.

¹³ Map of Bangor City, 1875.

¹⁴ Greenouch, W. A & Sons, *Map of the City of Bangor*, 1888

¹⁵ *A Survey Map of Bangor and Brewer Maine*, Portland, ME: The National Survey Company, 1914

¹⁶ Scee, 242.

Architectural Survey Report
Bangor Historical Survey Phase III
Bangor, Maine

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Prepared for: City of Bangor Planning Department

Date: January 6, 2024 – March 29, 2024

Level: Reconnaissance

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Continuing Project: This was phase III 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 was to provide updated information regarding 2 existing historic districts and 32 historic landmark sites, as well as a survey of an additional 20 historic buildings located within the Bangor Center Revitalization Area. The two historic districts surveyed were: Great Fire of 1911 District and Main Street District. The districts included three landscapes, or

municipally owned public parks. Two previously identified buildings in the districts are no longer extant. The 32 previously surveyed landmark sites result in a total of 52 historic buildings when the outbuildings are included. One building affiliated with the Waterworks landmark is no longer. The total number of surveyed resources remaining extant is 141.

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, 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 update the existing architectural surveys for two districts and 32 historic landmarks located throughout Bangor, as well as a survey of 20 historic buildings located within the Bangor Center Revitalization Area. The two districts include: Great Fire of 1911 District, and Main Street District. A secondary focus is the identification of additional significant resources and potential historic districts. 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 updated information on the condition of the historic resources within the two specified existing City of Bangor historic districts and 32 historic landmarks, as well as a survey of 20 historic buildings located within the Bangor Center Revitalization Area. The two districts are: Great Fire of 1911 District and Main Street District. A secondary goal was to determine if there were additional historic resources which could be included in the existing districts or might warrant further documentation in an intensive level survey. 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

Bangor Great Fire of 1911 District

From the 1984 National Register of Historic Places Nomination:

“Beginning at the north corner of the Old High School (14) property, the district boundary runs southeasterly along the rear property lines of said school, the Library (13) and Pierce Park, emerging on Center Street which it follows north, thence easterly along the north property line of building 15, and southerly along Park Street to the north property line of the Tarratine Club (20) where it turns east along sideline. The line then runs along the rear property lines of buildings 20, 21 and 22 and westerly along the south property line of said building 22 to Park Street which it follows south to State Street thence easterly to the east property line of the Cutter Building (23) and south along this and the rear property lines on the east side of Park Street to York Street. The line then turns westerly along York Street, crossing Park Street and then runs northerly along the rear property lines on the west side of Park Street and westerly along the rear property lines on the south side of State Street to the west property

line of the Bangor Savings Bank(37) and north along this line to State Street which it follows west to the west property line of Kenduskeag Mall. Following this line northerly, the line turns easterly along the south property line of the Stetson Block (3) to Central Street, north along this to the south property line of the Frey, Dugan Block (1) and thence westerly along this line and northeasterly along the rear property lines on the northwest side of Central Street to Harlow Street, including the Norumbega Mall. The boundary then runs northwest on Harlow Street to the point of beginning. This boundary includes all the buildings which were built following the Great Fire of 1911.”

From the 2022 National Register of Historic Places Boundary Increase:

“The boundary of the property being added to the Great Fire of 1911 District by this boundary increase includes all of the property identified as City of Bangor Map Lot 041-062.”

Great Fire of 1911 Boundary as used in current survey:

Beginning at the north corner of the Old High School (12) property, the district boundary runs southeasterly along the rear property lines of said school, the Library (13) and Pierce Park (14), emerging on Center Street which it follows north, thence easterly along the north property line of building 15, and southerly along Park Street to the north property line of the Tarratine Club (20) where it turns east along sideline. The line then runs along the rear property lines of buildings 20, 21 and 22 and westerly along the south property line of said building 22 to Park Street which it follows south to State Street thence easterly to the east property line of the Cutter Building (23) and south along this and the rear property lines on the east side of Exchange Street to York Street. The line then turns westerly along York Street, crossing Exchange Street, and then runs northerly along the rear property lines on the west side of Exchange Street and westerly along the rear property lines on the south side of State Street to the west property line of the Bangor Savings Bank (37) and north along this line to State Street which it follows west to the west property line of Kenduskeag Mall (38). Following this line northerly, the line turns westerly along the south property line of the Stetson Block (8) to Central Street, north along this to the south property line of the Frey, Dugan Block (2) and thence westerly along this line to the rear of the Peirce Building (1) and southerly along this to the south property line, thence west to Franklin Street. Then north along Franklin to the north property line of the Peirce Building and east along this to the rear property line of the Kirstein Block (3) and northeasterly along the rear property lines on the northwest side of Central Street to Harlow Street, including the Norumbega Mall. The boundary then runs northwest on Harlow Street to the point of beginning.

Bangor Main Street District

The Main Street district is an irregular shape which encompasses several city blocks. Beginning at the southeast corner of the Bangor House (174 Main Street) located on the east side of the intersection of May Street and Main Street moving west across Main Street to the southwest corner of the intersection with Main Street and Union Street including the buildings at 183 Main Street and 126 Union Street. Moving northwest along Union Street to the corner with Columbia Street and following north along the east side of Columbia Street up to the south side of the public parking structure located at the corner of Columbia Street and Hammond Street. The buildings on

the east side of Columbia Street provide the western boundary of the district, and beginning with 31 Main Street run south along the west side of Main Street to the point where Water Street meets Main Street. The district continues south from that intersection, including the buildings on the east and west sides of Main Street, to the southeast corner of the intersection between Main Street and Union Street where the Bangor House is located (174 Main Street).

Bangor Historic Landmarks

The 32 historic landmark parcels that have previously been identified are not located in one contiguous district, but are dispersed throughout the City of Bangor

Bangor Study Properties

The 20 buildings identified within the Bangor Center Revitalization Area are not located in one contiguous district but are dispersed throughout the revitalization area.

D. Survey Methodology

1. Create a map of surveyed properties.
2. Review of additional reference materials regarding the 32 historic landmark parcels, 20 additional buildings in the Bangor Center Revitalization Area and the 2 districts: Great Fire of 1911 and Main Street. 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
3. Complete a building-by-building reconnaissance survey of the 32 historic landmarks, 20 additional buildings identified in the Bangor Center Revitalization Area, and the 2 districts: Great Fire of 1911, and Main Street.
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.
6. Key all surveyed properties with map/lot # aligned to Bangor City Maps.
7. Create a spreadsheet index of identified structures.
8. Printing of property photos and key to photo index.
9. CARMA data form created for each property with photo imported in digital format.
10. 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.
11. Preparation of final survey maps with labeling.
12. Prepare Final Survey Report.

E. Goals

Great Fire of 1911 District

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

The Great Fire Historic District encompasses 15.3 acres of land and involves updating information on approximately 50 previously surveyed buildings.

Main Street District

The Main Street Historic District encompasses 7.4 acres of land and involves updating information on approximately 20 previously surveyed buildings.

Bangor Historic Landmarks

The review of the Bangor Historic Landmarks involves updating information on approximately 32 previously identified properties located throughout the city.

Bangor Study Properties

The review of the Bangor study properties involves surveying 20 historic properties identified throughout the Bangor Center Revitalization Area.

III. SURVEY FINDINGS

A. Acres

Great Fire of 1911 Historic District

The updated survey of the Great Fire Historic District encompasses 15.3 acres of land and includes 50 buildings.

Main Street Historic District

The updated survey of the Main Street Historic District encompasses 7.4 acres of land and includes 20 buildings.

Bangor Historic Landmarks District

The updated survey of Bangor Historic Landmarks included 53 buildings located throughout the City of Bangor.

Bangor Study Properties

The survey of the Bangor study properties included 20 buildings within the Bangor Center Revitalization Area but does not include every building within the district.

B. Setting

The Phase III survey area includes much of the city of Bangor due to the inclusion of the historic landmarks which are located throughout the city. This survey includes commercial and residential properties located from the downtown area through the residential neighborhoods to the outer, more rural, areas.

Great Fire of 1911 District

The Great Fire Historic district is located on the northeast corner of the heart of downtown Bangor and crosses over the Kenduskeag Stream. The district contains an array of commercial buildings in addition to religious and municipal buildings, as well as three public park areas. While the

district is irregularly shaped, spread out, and includes the hilly terrain of Center and Park Streets, the district feels connected and walkable.

Bangor Main Street District

The Main Street Historic District is located on the southwesterly corner of the downtown area. While primarily comprised of commercial buildings, the district also includes housing, religious and cultural buildings. The district lies primarily between Hammond and Union Streets, allowing for a compact and walkable district.

Bangor Historic Landmarks

The 32 Bangor Historic Landmark parcels surveyed are located throughout the city. The setting, therefore, varies from the more congested downtown areas to residential areas and out to more rural areas located on the northern and eastern edges of the city.

Bangor Study Properties

The 20 Bangor Study Properties are located throughout the Bangor Center Revitalization Area. This area spreads from the westerly area of the Bangor Waterfront north through the commercial areas of downtown and stretches northwest along the Kenduskeag Stream and east to include a small section just southeast of the intersection of Exchange and State Streets. While this area contains established historic districts it also contains untapped potential with a variety of green spaces and buildings of differing ages and uses.

C. Number of Resources Recorded

The total number of extant resources recorded in this survey is 141 (138 buildings and 3 parks/landscapes). This survey differs from the previous surveys in several ways. The first is the inclusion of the Great Fire of 1911 Historic District. This district marks not just a time of rebuilding, but a time of moving forward in building styles and materials. A second difference in this survey is the inclusion of the individual historic landmarks, which are found throughout the city and not located contiguously. Finally, a third difference is the inclusion of the Bangor Study Area. This portion of the survey is looking at 20 previously unidentified historic resources within the Bangor Center Revitalization Area. These resources may be eligible for programs as the city continues to work with property owners on revitalization efforts.

Great Fire of 1911 District

The current survey effort of the Great Fire Historic District includes 48 commercial buildings and 3 park spaces: Pierce Park, Norumbega Mall and Kenduskeag Mall. The former Sears building located at 40 Harlow Street has been demolished.

Main Street District

The current survey effort of the Main Street District includes 19 commercial buildings. The former Masonic Hall located at 116 Main Street was destroyed by fire.

Bangor Historic Landmarks

The current survey effort of the Bangor Historic Landmarks includes 51 extant resources (26 housing, 15 outbuildings, 2 religious, 1 fire station, 1 medical/mental health, 1 commercial building, 4 municipal water works buildings). The buildings are differentiated by their designed use. An additional building affiliated with the Waterworks, located at 1 Waterworks Road, has been demolished.

Bangor Study Area

The Bangor Study Area survey included identifying 20 historic buildings, most of which are used commercially. Two buildings are affiliated with religious use, both located at 45 Columbia Street. Two buildings (112 Franklin Street and 99 Franklin Street) are used for condominium housing. The commonality between all of the buildings in the district are rooted in the historic areas of Bangor, but many of the buildings, while still “historic” by definition, have been significantly altered to reflect changing styles and uses.

D. Previously Recorded Properties

Prior to this project there were 16 individual properties and 1 district located in the surveyed areas that were listed on the National Register of Historic Places (see Section F for details).

The Great Fire of 1911 Historic District contains 50 resources which are part of the 1984 National Register of Historic Places District, and includes Pierce block which was added in the 2022 boundary extension.

City of Bangor Historic Districts

The Main Street Historic District contains 2 buildings that are individually listed on the National Register of Historic Places.

The Bangor Historic Landmarks contain 14 properties (16 individual resources) that are individual listed on the National Register of Historic Places.

E. Types of Properties

The variety of building types and materials found in this project are as varied as the survey areas themselves. Both downtown districts and much of the Bangor Center Revitalization Area are dominated by brick commercial buildings. The buildings identified as Bangor Historic Landmarks are more likely to be of a frame construction. There are, however, brick structures among the designated landmark buildings. The one consistency found in the choice of construction material used was the original use of the buildings. Most commercial buildings were constructed of brick while many residential buildings and all associated outbuildings were of frame construction.

Great Fire of 1911 District

The Great Fire of 1911 District is comprised of 48 single- and multi-story buildings with all but 1 built of brick. The double-house located at 132-134 Park Street is the lone frame building. The buildings of this district are varied in style, while they are not pure or high style examples, they are very telling of the need to rebuild Bangor in the styles that were popular across America. This rebuilding period from 1911-1920 moved Bangor firmly past the days as “The Lumber Capital of the World” and into the 20th Century. Gone was the high-style design in lumber. While there are

some vernacular buildings throughout the district, one is more likely to notice the Bangor versions of Richardsonian Romanesque, Beaux Arts, 19th-century and 20th-century Revival Styles, Prairie Style, and Chicago Style. There are also 3 public parks or green spaces located within this district: Kenduskeag Mall, Norumbega Mall, and Pierce Park. Each park contains a sculpture or statue that identifies an important moment or individual in Bangor's history. One additional building, the Sears Building, stood at 40 Harlow Street and was identified in the National Register district. This building has been demolished.

Main Street District

The Main Street district is comprised of 19 single- and multi-story buildings, all but one are constructed of brick. The former Unitarian Memorial Vestry, located at 183 Main Street, is of frame construction. This building is also the only building in the district of the Queen Anne Style. The remaining buildings are vernacular, even in their interpretations of Italianate, Richardsonian Romanesque, 19th Century Revival, and Art Deco. The rather vernacular use of style may represent original design or it may be a result of continued change to these buildings through the years. Many of the buildings predate the Great Fire of 1911 and stand as examples of not only style preference, but the desired use during throughout the 1800's - commerce at ground level and office or housing space in the upper stories. The Masonic Building, which stood at 116 Main Street, was destroyed by fire in 2004.

Bangor Historic Landmarks

While the buildings identified as Bangor Historic Landmarks also vary in construction material and style, there are some consistencies. Those buildings built of the Federal and Greek Revival styles tend to have been built of brick through the 1830's. The buildings of Italianate or 19th Century Revival Period designs tended to be less consistent and could be of either brick or frame construction. The Second Empire and Gothic Revival styles of the 1840 and 1850's were commonly of frame construction which allowed for a greater use of decorative details. There are also a few buildings dating from the later 1800's which are considered traditional examples of their style. These include the Gothic Revival St. John's Catholic Church and the Richardsonian Romanesque Fire Station #6.

In addition to the many dwellings, there are many accompanying outbuildings. These outbuildings are all of frame construction and are vernacular with no real style identified.

Bangor Study Properties

The Bangor Study Properties consist of 20 single- and multi-story buildings primarily located in the downtown area, designed for commercial use and of no recognizable style. There are, however, a few anomalies. Columbia Street Baptist Church, while modified a great deal over the years to meet the needs of the congregation is an example of an of an Italianate religious building from the mid-1800's. The 1893 Richardsonian Romanesque Columbia Building located at the corner of Columbia and Hammond Streets is the prime example of why you should always remember to "turn the corner" when you are exploring downtown. The details available on the Columbia Street façade are astounding. The 1974 Modern building located at 21 Main Street breaks the run of brick buildings with a its steel and glass construction. Another break from the

typical brick building comes along Franklin Street with the 1988 Modern style condominium located at 99 Franklin Street.

F. National Register Eligibility

Previously Determined Eligible Properties

National Register of Historic Places Individually Listed Properties

Bangor House (N.R. 2/23/1972 #73000076)

Adams-Pickering Block (N.R. 5/2/1974 #74000184)

Zebulon Smith House (N.R. 1/21/1974 #74000189)

Blake House (N.R. 10/31/1972 #72000077)

Samuel Farrar House (N.R. 5/23/1974 #74000186)

Wardwell Trickey Double House (N.R. 6/18/1992 #9200795)

Morse & Company (N.R. 4/2/1973 #73000139)

Charles Bryant Double House (N.R. 6/20/1986 #86001338)

Godfrey-Kellogg House (N.R. 6/18/1973 #73000136)

Jonas P. Veazie House (N.R. 6/23/1988 #88000890)

Bangor Fire House #6 (N.R. 4/7/1988 #88000394)

Charles Jenkins House (N. R. 9/18/1990 #90001469)

Sargent-Roberts House (N.R. 12/13/1996 #96001476)

St. John's Catholic Church (N.R. 4/2/1973 #73000142)

Connors House (N.R. 10/6/1983 #83003669)

Bangor Mental Health Institute (N.R. 7/16/1987 #87000420)

National Register of Historic Places Districts

Great Fire of 1911 Historic District (N.R. 6/14/1984 #84001479) (N.R. 1/4/2022, Boundary Increase BC100008538)

There have been no additional buildings identified as potentially eligible for individual listing on the National Register of Historic Places.

G. Threats

The greatest threat to the survey areas 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 style-defining details of the buildings. However, failure to identify and/or appreciate the importance of the style-defining features can lead to the obstruction, modification, or complete removal of these details. It should also be noted that some historic details can be difficult to maintain or replicate with modern products and materials making appropriate preservation of the building details expensive and potentially unfeasible for the average building owner.

Another possible threat which impacts the survey areas is the number of buildings which are not occupied by the owner, many buildings have been converted to 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 can leave these buildings in a situation of neglect and disrepair.

A third possible threat is in regard to the various landscapes identified through this survey process. In this phase of the survey Peirce Park, Norumbega Mall and Kenduskeag Mall were identified, but this threat pertains to all of the parks and landscaped spaces throughout Bangor. The threat does not come from lack of maintenance, but from a lack of recognition by the greater community that these spaces exist. In our age of vehicular travel and electronic entertainment, it has become easier to underappreciate local urban landscapes and their significance to the historic and modern development of Bangor.

H. Recommendations for Further Work

This phase of the survey project has reiterated the fact that “historic resources” now include resources built prior to 1970. The Bangor Center Revitalization Area contains buildings that represent the many stages of Bangor’s development and include historic buildings that stand because they have been adapted and reused. That moves the focus of recognition from the purely high-style buildings to the buildings that are rooted in the history of Bangor and tell their story through the various uses they have served. The story of Bangor is one of continual development. Work moving forward should follow the continuing path of development, including the development of Godfrey/Dow Army Airfield and Dow Airforce Base.

It is recommended that a continued study of park development throughout Bangor be conducted. This project could be developed separately with a focus on historic landscapes or could be tied in with surveying additional resources located around the parks. 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.

It is recommended that an “awareness campaign” might be designed to provide property owners and tenants with information regarding the details of style elements commonly found in the architecture of Bangor. This project should include not only residential resources, but also

downtown resources. This project might include creating a pictorial glossary of elements and house styles. A scavenger hunt based around downtown buildings and landscapes is another opportunity.

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, the 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 building. From the 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 Kedeskeag 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 and fires came, and as the whole world changed, Bangor changed with it.

Great Fire of 1911 District

The Great Fire of 1911 District is comprised of many commercial and municipal buildings and three public parks. The buildings vary as much in style as they do in massing. While so many of the downtown brick

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

³ Scee, 34.

buildings lack the high-style details that many of the frame residential neighborhoods display, this district shows what can be done with brick and shows that Bangor was embracing the styles of the 20 Century that were popping up through America. The great majority of the buildings date to post-1911 when the great conflagration ripped through the northeastern portion of downtown. Most buildings in the district were constructed in the period between 1911 and 1920. The Nichols Block, located at 187 Exchange Street, is the pre-fire an exception having been built in 1892. The Art Deco Telephone Exchange Building, located at 59 Park Street, was built in 1931. Peirce Park and the Kenduskeag Mall were laid out in 1912, while the design and completion of Norumbega Mall was completed in 1933.

Main Street District

The Main Street district is comprised of commercial buildings, housing, and religious buildings. The buildings in this district date from the mid-1800s to the first quarter of the 1900s. Most of the buildings are vernacular in style and constructed of brick. The former Unitarian Memorial Vestry, located at 183 Main Street, is the one building of frame construction and is executed in the Queen Anne style. The Union Street Church provides an example of the Italianate style in brick construction. The Bangor Opera House, which now houses the Penobscot Theater Company, has been changed over the years, but retains much of its original hybrid Art Deco/Egyptian character. The Bangor House, located at 174 Main Street, is one of the more well-known Bangor buildings. Built in the Greek Revival style, it has been remodeled and added on to throughout the years. While its size, shape and decorative details have changed over the years, it remains in use as housing. The ability to adapt the buildings of this district for modern times and new uses has resulted in a loss of stylistic details, but allows for the continued existence of the buildings.

Bangor Historic Landmarks

The buildings identified as Bangor Historic Landmarks are widely scattered throughout Bangor and date primarily from 1830 to 1900. Some are of frame construction, while some are constructed of brick. The one consistency that can be found among the resources is that the outbuildings are constructed of frame and are mostly without style. The Gothic Revival styled outbuildings at 212 Kenduskeag Avenue are the exceptions. The primary building on each parcel, however, often stands as an example of high style. The styles vary greatly and run the gamut of popular 19th and 20th century building trends. These styles include Federal, Colonial Revival, Italianate, Second Empire, Greek Revival, Gothic Revival, and Richardsonian Romanesque. The original uses of the buildings also vary; they include single family residences, double houses, commercial buildings, religious buildings, medical buildings, and a fire station. Even the outbuildings vary in this survey, with the selection including barns, carriage houses, garages, sheds, and even a doghouse. This selection of historic resources provides a good overview of building history in Bangor.

Bangor Study Properties

The historic buildings identified for survey in the Bangor Center Revitalization area are of a very different category. One building is of frame construction (24 Pleasant Street), one is of steel and glass (21 Main Street), two of concrete frame construction (115, & 127 Franklin Street), and the remaining buildings are constructed of brick and are not particularly stylized or old. Other than the Italianate Columbia Street Baptist Church, built in 1853 and located at 45 Columbia Street, and the Richardsonian Romanesque Columbia Building, built in 1893 and located at 74 Hammond Street, the buildings date from 1900 forward. In fact, two of the buildings, 21 Main Street and 99 Franklin Street, are quite modern in appearance and

age. Of course, that does not mean the buildings are devoid of detail. The building at 4 Union Plaza and the buildings located along Franklin Street hint at a myriad of uses. This collection of historic resources provides insight into a mostly hidden stock of historic commercial buildings. Because they are not “high-style” they are often dismissed. It is these buildings, however, that find new life in reuse.

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 them, built them, and occupied them. The buildings continue to stand, in many cases, because they have been renovated and found new uses. The alterations through the years also tell us about building trends and the types of materials that were available. These alterations also seemed to hint that the next era of building was upon Bangor.

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.

To truly understand the progression of the development of Bangor a review of historic maps is necessary. This review begins with the settlers’ lots as surveyed by Park Holland in 1801.⁴ The “Condukeag Point on the Penobscot River” by Charles Bullfinch, with its attempt at consistent lotting, is evidence of early community planning.⁵ The 1820 Bangor map referenced in *Bangor, Maine 1769 – 1914: An Architectural History*, by Deborah Thompson, 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.⁶ 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.⁷ The 1846 map titled “A Plan of the City of Bangor” documents the expansion that Bangor experienced around its incorporation and also begins to identify recreational areas within the developing neighborhoods.⁸ 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.⁹ 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.¹⁰ In the 1875 Bangor City Map, the location of parks, schools, churches, and notable buildings are identified.¹¹ In the 1888 “Map of the City of Bangor” by W.A.

⁴ Park Holland Survey.

⁵ Bullfinch, Charles. “Condukeag Point on the Penobscot River”, October 24, 1801.

⁶ Thompson, Deborah, *Bangor, Maine 1769 – 1914: An Architectural History* (Orono: University Press, 1988), 5.

⁷ *A Plan of the City of Bangor*, Nourse & Smith Publishers, 1834.

⁸ *A Plan of the City of Bangor*, 1846.

⁹ 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.

¹⁰ *Birdseye View of the City of Bangor*. Madison, Wisconsin: J.J. Stoner, 1875.

¹¹ Map of Bangor City, 1875.

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.¹² 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.¹³ 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 moving people in, out and around the downtown became more mass transit oriented, the greenspaces would be another strategy for directing movement, with the added benefit of providing 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*.¹⁴ 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.”¹⁵ 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.¹⁶ Those lean years for Bangor ended as World War II began and Bangor entered a time of growth, prosperity, and development.

As Bangor would continue 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.”¹⁷ 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 three parks identified in this survey, Peirce Park, Norumbega Mall, and Kenduskeag Mall, serve as examples of purposely designed greenspaces meant to highlight the walkability of the downtown in the rebuilt and carefully designed 20th century post-fire district. 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. Through it all Bangor would continue, not only to embrace, exhibit, and enhance all that nature had provided, but to move forward into each new decade.

¹² Greenouch, W. A & Sons, *Map of the City of Bangor*, 1888

¹³ A Survey Map of Bangor and Brewer Maine, Portland, ME: The National Survey Company, 1914

¹⁴ Hornsby, Stephen John, and Richard William Judd. *Historical Atlas of Maine*. University of Maine Press, 2015, 46.

¹⁵ Scee, 250.

¹⁶ Scee, 307.

¹⁷ Scee, 242.

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. The Maine Historic Preservation Commission receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and section 504 of the Rehabilitation Act of 1973, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted program. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

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