



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

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

AGENDA

Old Business:

1. Meeting Minutes – September 24, 2026
2. Adoption of Findings & Decision for 225 Cedar St

New Business:

3. Certificate of Appropriateness – 28 West Broadway – Map/Lot 022-065 – Applicant: Blackstone Restoration – Owner: Stephen & Allison Freese – The applicant, Blackstone Restoration, requests approval for Certificate of Appropriateness for the replacement of gutter lines, valleys, and downspouts. Additionally, the applicant proposes the replacement of the upper roof and bay window roof, as well as the installation of five snow guards. The project is located at 28 West Broadway, Map-Lot 022-065, in the Whitney Park Historic District. Applicant: Blackstone Restoration. Owner: Stephen & Allison Freese.

Other Business:

4. Adjournment



HISTORIC PRESERVATION COMMISSION

CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION
MEETING OF SEPTEMBER 24, 2026, 7:00
P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

MEETING MINUTES

Commission Members Present:

Nathaniel King
Peter Keebler
Peter Sachs
Katie Coe
Matthew Weitkamp

City Staff Present:

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

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

Old Business:

1. Meeting Minutes – September 10, 2026

Commissioner Coe moved to approve the September 10th meeting minutes. Seconded by Commissioner Keebler. All voting members in favor, none opposed. Motion passed.

2. Adoption of Findings & Decision for 217 York Street

Commissioner Coe moved to adopt the findings and decisions for 217 York Street. Seconded by Commissioner Keebler. All voting members in favor, none opposed. Motion passed.

New Business:

3. Certificate of Appropriateness – 225 Cedar Street – Map/Lot 022-057 – Applicant:

One Stop Home Repairs – Owner: Alan & Jessica Jansujwicz – The applicant, One Stop Home Repairs, requests approval for Certificate of Appropriateness for the replacement of 14 windows at property located at 225 Cedar Street, Map-Lot 022-057, in the Whitney Park Historic District. Applicant: One Stop Home Repairs. Owner: Alan & Jessica Jansujwicz.

Chair King introduced the agenda item.

Applicant Representative Howard Whelden presented on the project.

HPC Consultant Pullen noted that at the pre-application meeting, the applicant stated that the windows would be custom made and aluminum-clad, but the current application proposes vinyl windows. Pullen asked why the change occurred. Applicant Representative Whelden discussed that upon looking into the window options, his understanding of what was available changed. Pullen asked if the applicant is using all vinyl – Applicant Representative Whelden confirmed.

HPC Consultant Pullen asked whether the replacement windows will maintain the glass width and height of the existing windows, and whether infill material be needed around stock windows. Applicant Representative Whelden confirmed the glass will remain the same size.

HPC Consultant Pullen noted that the existing 6 over 6 muntins featured narrow, putty-glazed versions. He asked whether the SDLs will match those details – Applicant Representative Whelden responded the muntin will be a half inch.

HPC Consultant Pullen noted that the original windows were painted black and asked whether the new windows will match that color – Applicant Representative Whelden confirmed.

HPC Consultant Pullen asked why the exterior trim is being replaced -- Applicant Representative Whelden discussed that since they are new construction windows, they have a nailing fin and require the trim to be removed for installation.

HPC Consultant Pullen discussed a previously replaced window that had not received approval from the Commission, noting that it is to be included in the current project review.

Chair King asked the Commission for questions.

Commissioner Weitkamp asked whether the trim that is being removed is going to be replaced, and if so, what the details of the trim are. Applicant Representative Whelden responded that the windows have incorporated sills. Weitkamp asked if the height of the sill would be the same – Whelden confirmed.

Commissioner Keebler asked about storm windows -- Applicant Representative Whelden responded that currently, there is a combination of storm windows applied to the outside, and they will not be included in the replacement.

Chair King opened public comment – there were none. Public comment closed.

Chair King asked for Commission discussion.

Commissioner Keebler expressed he believes the project is appropriate and the applicant provided a good presentation. Commissioner Sachs agreed.

Historic Preservation Commission – Meeting Minutes
September 24th, 2026

Commissioner Keebler moved that the Commission finds the Procedural Background complete. Seconded by Commissioner Sachs. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that, based on Exhibits 1-2, the application satisfied Historic Preservation Code §148-9A requiring that any alteration of the historic structure will preserve or enhance its historical and architectural character. Seconded by Commissioner Sachs. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that Part 2, Sections 1, 5, 6, 7, 8, and Part 3, Sections 1-3, are not applicable. Seconded by Commissioner Weitkamp. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that, based on Exhibits 1-2, the application satisfies Historic Preservation Code § 148-9B(2)(b) requiring that rehabilitation work does not destroy the distinguishing qualities nor character of the structure and its environment. Seconded by Commissioner Weitkamp. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that, based on Exhibits 1-2, the application satisfies Historic Preservation Code §148-9B(2)(c) requiring that, while repair is preferable to replacement, in the event that replacement of deteriorate architectural features is necessary, the feature being replaced in color, design, texture and other visual qualities and, where economically and technically feasible, materials. Seconded by Commissioner Weitkamp. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that, based on Exhibits 1-2, the application satisfies Historic Preservation Code § 148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible. Seconded by Commissioner Weitkamp. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that, based on Exhibits 1-2, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired. Seconded by Commissioner Weitkamp. All voting members in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission finds that, based on the findings in Parts 1-2 of Section IV of this document, the Project meets the requirements for a Certificate of Appropriateness and therefore grants a Certificate of Appropriateness for the proposed Project. Seconded by Commissioner Sachs. All voting members in favor, none opposed. Motion passed.

Other Business:

4. Open Discussion

Chair King introduced the agenda item.

Commissioner Weitkamp asked about completing more surveys of residential areas or parks near the old air force base – Planning Officer Collette discussed that such a project would require more funding, but if a grant application opens up, the project could be considered.

Historic Preservation Commission – Meeting Minutes
September 24th, 2026

Chair King discussed Portland's ordinances with archaeology and concerns about metal detecting on City-owned and State property. Planning Officer Collette asked whether he had in mind to designate archaeological sites or evaluate ordinance language – King responded that it would be best to have ordinance language for development to consider archaeological sites and resources below ground. King discussed the potential of creating a plan for any below ground findings during development and when it may be appropriate to stop work upon findings.

Chair King shared that designation of archaeological sites may create issues with looting and privacy and discussed potential regulations and programs for metal detectorists. Commissioner Coe recommended including magnet fishing with any regulations. King shared that any objects removed from the expedition shipwrecks are property of the United States Navy and their removal could result in federal penalties. Coe discussed the potential of adding signage for shipwrecks along the waterfront. Planning Officer Collette responded that the Parks and Recreation Department is working on creating signage about the history of the river and Collette had suggested that they incorporate the shipwreck history. Commissioner Weitkamp discussed exploring grant funding for signage of historic landmarks.

HPC Consultant Pullen discussed the potential of historic brick sidewalks. Commissioner Coe discussed that if they were to be added, staff should consider longevity and safety.

Chair King discussed the possibility of engaging Eagle Scouts and the veteran community when exploring signage projects. Commissioner Keebler noted the value in having a recognizable sign format consistent between historic signage. Commissioner Coe discussed potential opportunities to collaborate with local universities. Collette suggested that Commissioners could reach out to the universities to see if signage could be a student project.

Commissioner Weitkamp asked about the process if Commissioners were to explore collaborations – Planning Officer Collette responded that including her on emails would be helpful. Chair King also noted reaching out to archaeology departments.

Chair King discussed opportunities to highlight Maine Archeology Month in October and include information about the shipwrecks, with the caveat about restrictions on taking anything from the shipwrecks.

The Commission selected January 21, 2027 as the next Special Meeting date.

5. Adjournment

Meeting adjourned at 7:49 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

October 8, 2026

Bangor Historic Preservation Commission Findings and Decision

Applicant: One Stop Home Repairs
90 Stillwater Avenue
Orono, Maine 04473

Owner: Alan & Jessica Jansujwicz
225 Cedar Street
Bangor, Maine 04401

Property Address: 225 Cedar Street, Map-Lot 022-057

Zoning District: Urban Residence 1 District (URD-1)

Permit Request: Certificate of Appropriateness

Designation: Whitney Park Historic District

Description: Replacement of 14 windows

Public Hearing Date: September 24, 2026

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

Commission Members Present: Chair King; Members Keebler, Sachs, and Coe; Alternate Member Weitkamp

Commission Vote: Motion carried 5 to 0 the Certificate of Appropriateness.

I. The Record

The Historic Preservation Commission reviewed the following exhibits:

1. Certificate of Appropriateness application, including photo exhibits and the Sanford Hills Collection catalogue, sent from Code Enforcement to Planning on 09.04.2026
2. Consultant's memo, received via email on 09.14.2026
3. Maine Historic Preservation Commission Historic Building/Structure Survey Form, received via email on 09.14.2026

4. List of abutters within 100ft of the subject property, generated by staff on 09.14.2026
5. Public Notice, sent to abutters within 100ft of the subject property on 09.15.2026
6. Notice of Mailing, generated by staff on 09.15.2026

II. Project Description and Permit Requirements

The Project proposes the replacement of 14 windows.

As an alteration to the exterior appearance of a building in a 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 September 24, 2026.
2. The proposed Project is a Certificate of Appropriateness.
3. The Applicant paid all applicable fees.

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 1-2, 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 1-2, the application satisfies Historic Preservation Code § 148-9B(2)(b) requiring that rehabilitation work does not destroy the distinguishing qualities nor character of the structure and its environment.
2. The Commission finds that, based on Exhibits 1-2, 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 feature being replaced in color, design, texture and other visual qualities and, where economically and technically feasible, materials.
3. The Commission finds that, based on Exhibits 1-2, the application satisfies Historic Preservation Code § 148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible.

4. The Commission finds that, based on Exhibits 1-2, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

V. Decision

The Commission finds that, based on the findings in Parts 1-2 of Section IV of this document, the Project meets the requirements for a Certificate of Appropriateness and therefore grants a Certificate of Appropriateness 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 12 months of approval and completed within 24 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 24 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



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

November 12, 2026

Bangor Historic Preservation Commission Findings and Decision

Applicant: Blackstone Restoration
51 Blackstone St
Bangor, ME 04401

Owner: Stephen & Allison Freese
28 West Broadway
Bangor, Maine 04401

Property Address: 28 West Broadway, Map-Lot 022-065

Zoning District: Urban Residence 1 District (URD-1)

Permit Request: Certificate of Appropriateness

Designation: Whitney Park Historic District

Description: Replacement of gutter lines, valleys, and downspouts;
replacement of the upper roof and bay window roof;
installation of five snow guards

Public Hearing Date: October 8, 2026

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

Commission Members Present:

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

I. The Record

The Historic Preservation Commission reviewed the following exhibits:

1. Certificate of Appropriateness application, submitted by Blackstone Restoration on 09.22.2026
2. Presentation, submitted by Blackstone Restoration on 09.22.2026
3. Consultant's memo, received via email on 09.28.2026

4. List of abutters within 100ft of the subject property, generated by staff on 09.28.2026
5. Public Notice, sent to abutters within 100ft of the subject property on 09.29.2026
6. Notice of Mailing, generated by staff on 09.29.2026
7. Maine Historic Preservation Commission Historic Building/Structure Survey Form

II. Project Description and Permit Requirements

The Project proposes the replacement of gutter lines, valleys, and downspouts. Additionally, the Project proposes the replacement of the upper roof and bay window roof, as well as the installation of five snow guards. The Project is located at 28 West Broadway, Map-Lot 022-065, in the Whitney Park Historic District.

As an alteration to the exterior appearance of a building in a 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 October 8, 2026.
2. The proposed Project is a Certificate of Appropriateness.
3. The Applicant paid all applicable fees.

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 1-3, 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 1-3, the application satisfies Historic Preservation Code § 148-9B(2)(b) requiring that rehabilitation work does not destroy the distinguishing qualities nor character of the structure and its environment.
3. The Commission finds that, based on Exhibits 1-3, the application satisfies Historic

Preservation Code §148-9B(2)(c) requiring that, while repair is preferable to replacement, in the event that replacement of deteriorated architectural features is necessary, the feature being replaced in color, design, texture and other visual qualities and, where economically and technically feasible, materials.

4. The Commission finds that, based on Exhibits 1-3, the application satisfies Historic Preservation Code § 148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible.
5. The Commission finds that, based on Exhibits ____, 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 ____, the application satisfies Historic Preservation Code § 148-9B(2)(f) requiring that alterations to a 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 commercial communication devices be located in such a way as to minimize their 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 1-3, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

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, based on the findings in Parts 1-2 of Section IV of this document, the Project meets the requirements for a Certificate of Appropriateness and therefore grants a Certificate of Appropriateness 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 12 months of approval and completed within 24 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 24 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

PD 55.00-CARD
9-22-26



CITY OF BANGOR
PLANNING DIVISION

HISTORIC PRESERVATION COMMISSION APPLICATION

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

☒ Certificate of Appropriateness

☒ Design Review

Applicant Blackstone Restoration Email [REDACTED]@gmail.com

Mailing Address 51 Blackstone St Phone No. [REDACTED]

Location of Site 28 West Broadway (Main Block) Zoning District URD-1 (Whitney Park)

Owner(s) of Site if Different from Applicant Stephen and Allison Freese Map & Lot 022 - 065

Address 28 West Broadway, Bangor, ME 04401 Primary Contact Person: Elliot Huguenard

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): Contractor

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

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

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

Remove steel gutter liners and valleys. Replace with 20oz copper gutter liners, valleys, and downspouts. Install two courses of Copper-Bronze snow guards to entire main block and three courses in proximity to the generator. Replace upper EPDM upper roof and re-flash with copper...

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

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

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

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 description and samples of the materials which will be used. The description must include information concerning finishes.
- Photographs of the buildings marked to indicate the location of the proposed project or sign
- 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.
- 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.
- \$55 for Certificates of Appropriateness/Design Review, \$275 for new construction/comprehensive rehabilitation

Signature of Applicant/Agent: Elliot Huguenard Date: 22 September 2026

Printed Name of Applicant/Agent: Elliot Huguenard

SIEGER SNOW GUARDS, INC.

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4TH ROW
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3RD ROW
SHINGLES

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TO SHEATHING

STRAP

TOP OF ROOF
STRUCTURE

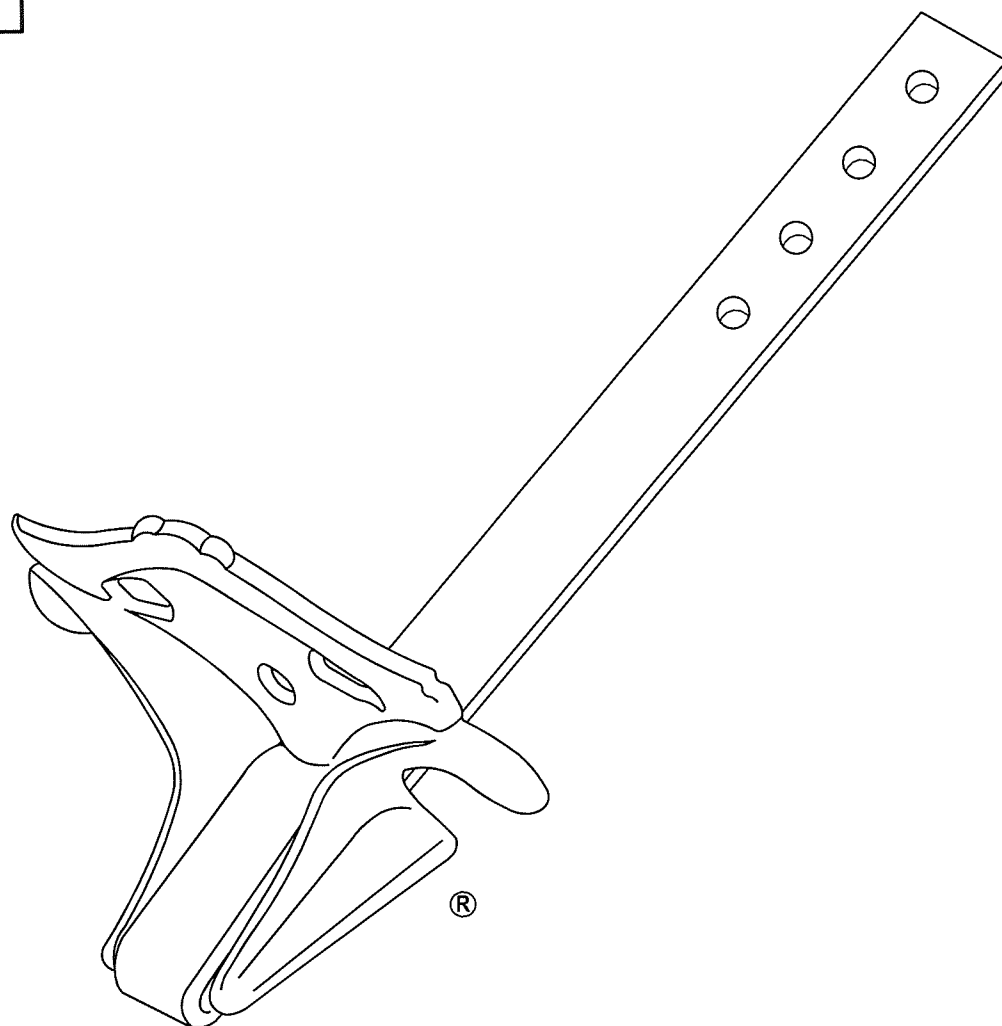
SlateRoofWarehouse.com Ph: 814-786-9085

TYPICAL MODEL C CROSS SECTION

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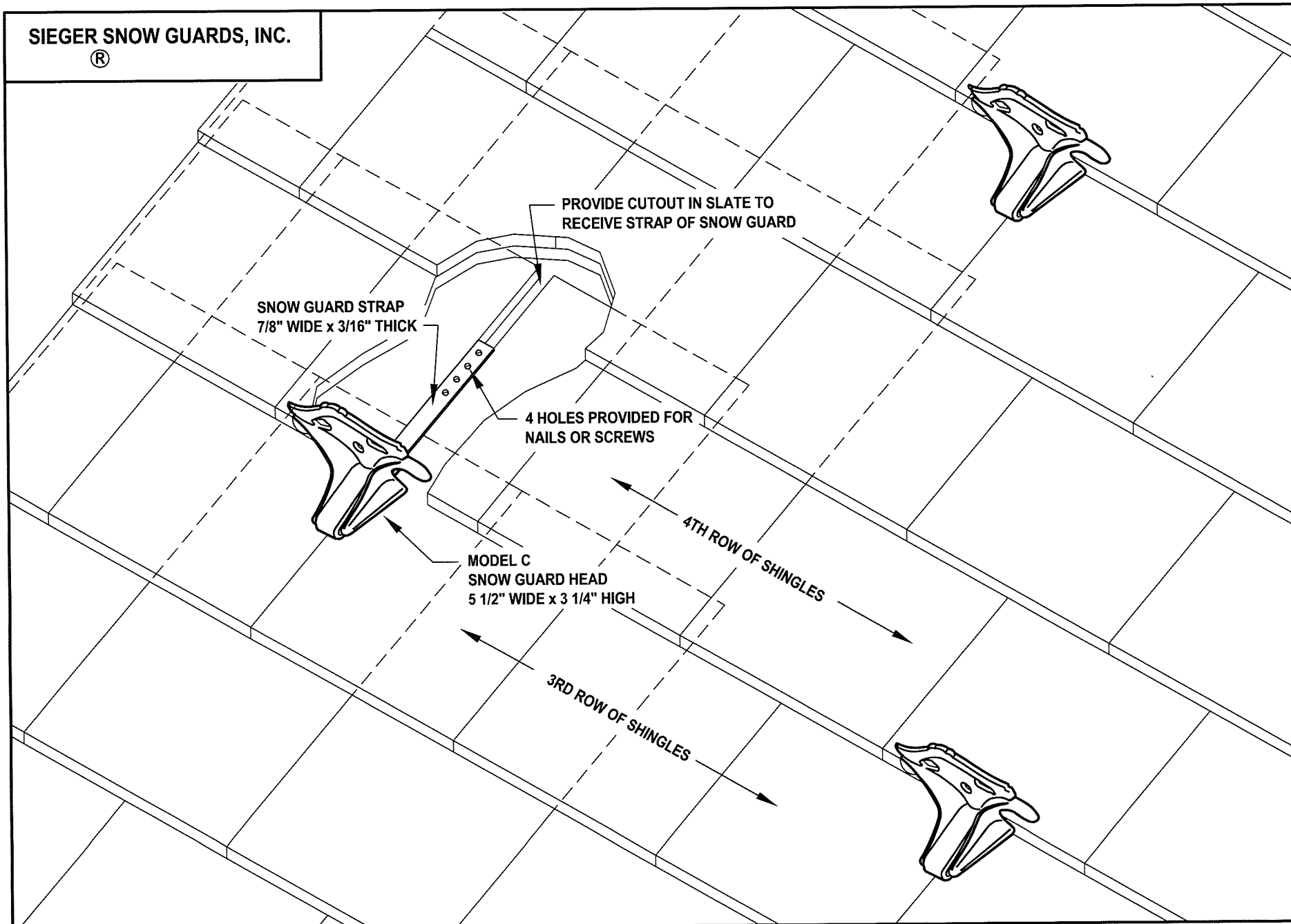


MODEL C - FOR SLATE ROOF CONSTRUCTION

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TYPICAL MODEL C INSTALLATION DIAGRAM

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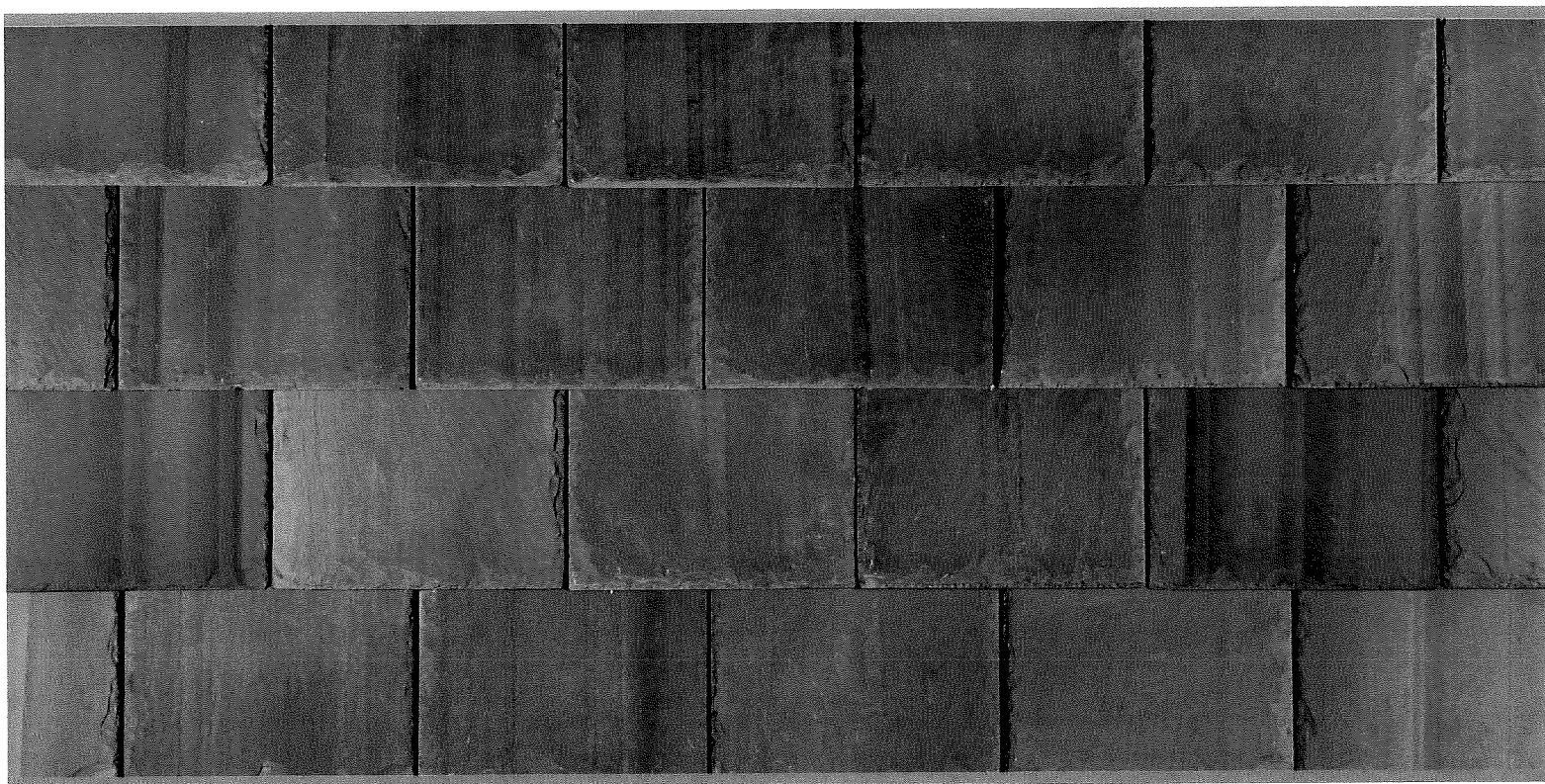
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North Country Unfading Black is a premium quality roofing slate offering an elegant and lasting roof for both new construction and restoration projects. Favorably compared to the famous slate of the Monson region of Maine, this smooth, rich black slate with a slight luster has earned the admiration of architects, contractors and building owners around the world. North Country Unfading Black slate meets or exceeds ASTM requirements as an S-1 rated roofing slate. This slate is produced by a single quarry in North America and is exclusive to North Country.

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NRCA Gold Circle Award Honorable Mention 2005 and 2008



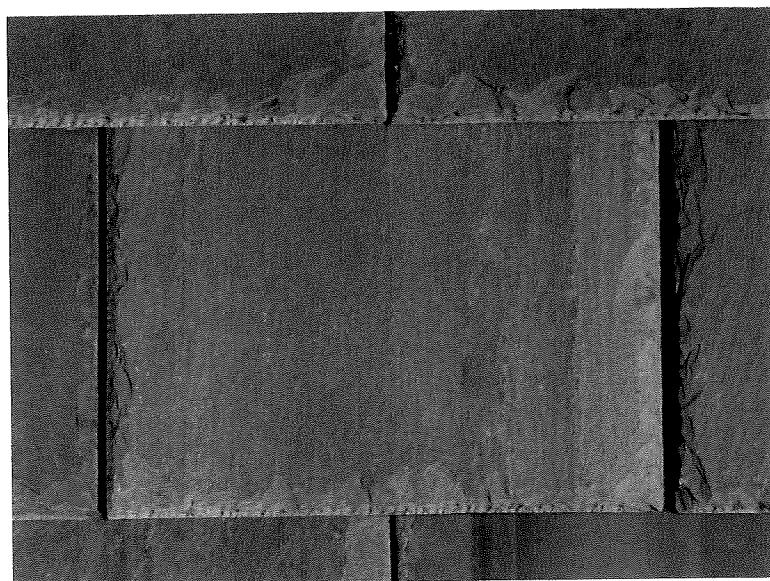
NRCA
Gold Circle Awards

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UNFADING BLACK



NORTH COUNTRY SLATE PROPERTIES

North Country roofing slate when fixed with non-corroding nails or hooks can provide a service life in excess of 100 years.

- Maintenance free.
- Durable and long lasting.
- Resistant to chemical pollutants and acid rain.
- Unaffected by freeze/thaw cycles.
- Environmentally safe.
- Proven performance on rooftops.
- Delivered from stock.
- Special trimming on request.
- ASTM E108-10 Class A (highest) Fire Resistance¹
- FM4473 Class 3 Hail Impact²
- ASTM D3161-15 Class F (highest) Wind Resistance³

¹ As per 2015 International Building Code section 1505.2 and as tested by the National Slate Association July 13, 2010.

² As tested by the National Slate Association February 25, 2010.

³ As tested by the National Slate Association December 8, 2015.

THICKNESS AND WEIGHT

North Country Slate is available in the following nominal thickness:

Standards	3/16"	700 lbs./square
Quarters	1/4"	900 lbs./square
Heavies	3/8"	1,400 lbs./square

Thicker slates are available on special order allowing for the design of a truly unique, "one of a kind" roof.

SCHEDULE OF STANDARD SIZES

SLATE SIZE INCHES	PIECES PER SQUARE AT 3" HEADLAP	EXPOSURE AT 3" HEADLAP
24 x 12	115	10.5"
22 x 12	126	9.5"
22 x 11	137	9.5"
20 x 14	121	8.5"
20 x 12	141	8.5"
20 x 11	154	8.5"
20 x 10	170	8.5"
18 x 14	137	7.5"
18 x 12	160	7.5"
18 x 11	175	7.5"
18 x 10	192	7.5"
18 x 9	213	7.5"
16 x 14	158	6.5"
16 x 12	185	6.5"
16 x 11	201	6.5"
16 x 10	222	6.5"
16 x 9	246	6.5"
16 x 8	277	6.5"
14 x 12	218	5.5"
14 x 11	238	5.5"
14 x 10	262	5.5"
14 x 9	291	5.5"
14 x 8	327	5.5"
14 x 7	374	5.5"
12 x 10	320	4.5"
12 x 8	400	4.5"
12 x 6	534	4.5"

Inventories vary with demand. For a size or thickness not listed, please contact our sales office.



Toll Free 1-800-975-2835

• info@ncslate.com

• www.northcountryslate.com

Chapter Nine

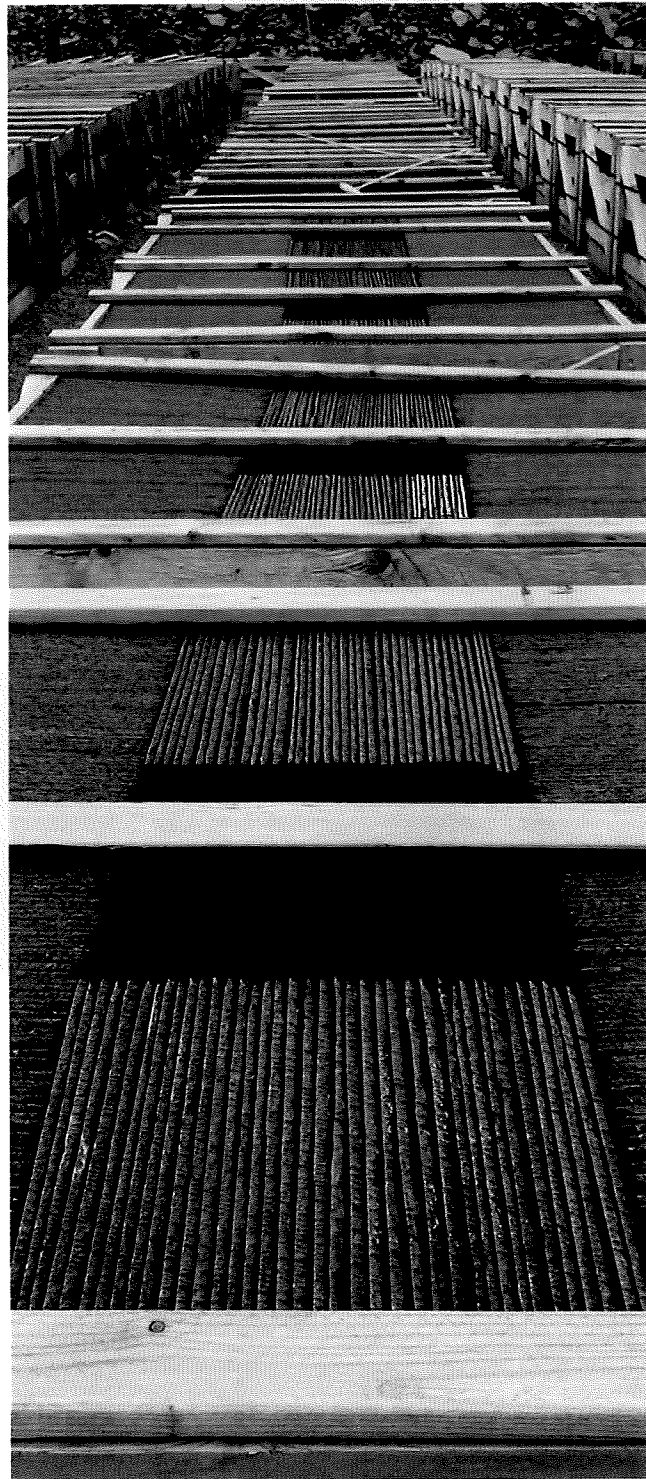
CANADA AND MAINE

One of the first known slate quarries to be opened in Canada was near Rimouski on the south bank of the St. Lawrence River. Opened in 1728, the quarry was abandoned in 1733. A formerly productive Canadian slate district is located about 60 miles north of Newport, Vermont, near Richmond and Danville, Quebec. Here, slate was first mined in 1854 at the Steele Quarry (later called the Bedard Quarry), about two miles southeast of Richmond. The first profitable quarry opened in 1860, about a mile northeast of the village of Kingsbury, and was known as the Melbourne Quarry (also called Walton Slate). A square of slate at that time sold for \$3.50 Canadian, while the quarry wage 30 years later still only hovered around eighteen to twenty-three cents an hour. The slate from this region was black and similar to the hard-vein slates of eastern Pennsylvania.

In 1878, the Melbourne Quarry shut down, and the New Rockland Quarry, which began in 1868, then became the only important slate quarry in the region, monopolizing 80% of the Canadian roofing slate market. The New Rockland Quarry employed 150-300 workers in the late 1800s, many of whom were Welsh and Cornish, and who were localized in the village of New Rockland. The quarry continued until 1924, after which the inhabitants of the village moved away and now no buildings remain there. By the time the New Rockland Quarry was in its waning years, it produced no more than a third of the slate consumed in Canada, while much was instead imported from the United States.

Today, one may visit Melbourne's "Slate Interpretation Center," a slate-roofed museum at 5 Belmont Street, Melbourne, Quebec, just across the river from Richmond via an old steel bridge (10 miles from Kingsbury, or about 60 miles north of the Vermont border). The center was incorporated in 1992 and is dedicated to the preservation of slate roofs in the Kingsbury-Melbourne-Richmond area of Quebec.

Slate was discovered in the mid-1800s on the eastern seacoast of Canada in Newfoundland, of



▲ "North Country Black" roofing slate at the Glendyne Slate Quarry in Quebec, Canada, waiting to be shipped out.



▲ Worker at the Glendyne Slate Quarry in Quebec, Canada, source of "North Country Black" roofing slate.

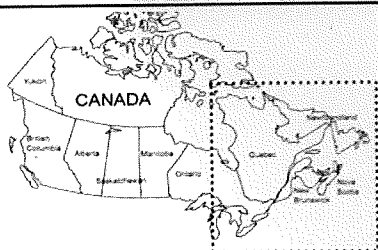
▼ The durable, purple and green slates that are characteristic of Newfoundland, grace an older home.



Cambrian age, meaning it had been highly metamorphosed into a very hard and durable stone, and is therefore categorized as S1 slate. This type of slate can be expected to last a century or more on a roof, with proper maintenance. It is identical to the slate of Wales, particularly from the Penrhyn, Dinorwic, and Dorothea Quarry areas, yielding shades of purple and green.

The first quarry in the Newfoundland region was opened by the Welsh in the mid 1850s. Most of the slate quarried at that time was used locally or shipped overseas. The quarry shut down in the early 1900s, as did many others throughout North America, due to economic hardships and market fluctuations. However, the Newfoundland quarry reopened in the mid-1980s. In 1991 the ownership changed and the operation expanded into a new, large mill building with new equipment. Roofing slate was subsequently produced there under the trademarked brand name "Trinity Slate," using fully automated equipment including diamond wire machines, laser guided saw systems, pneumatic chisels for splitting the individual roof slates, and pneumatic trimmers for trimming the slates to their final size.

In the late 1990s, Newfoundland claimed to have the largest production of natural roofing slate in



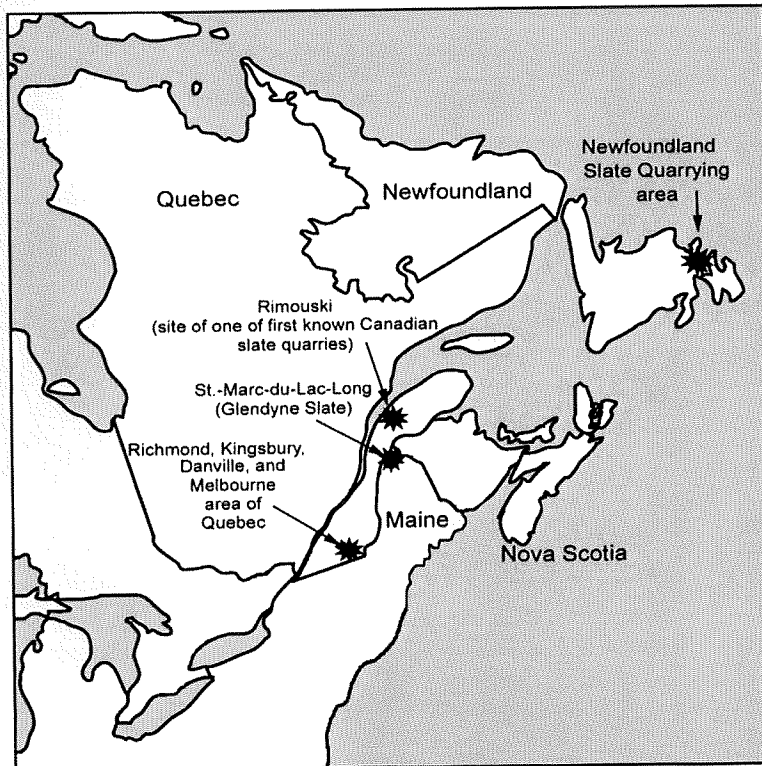
CANADIAN SLATE QUARRYING AREAS

One of the first known Canadian slate quarries opened in **Rimouski** in 1728.

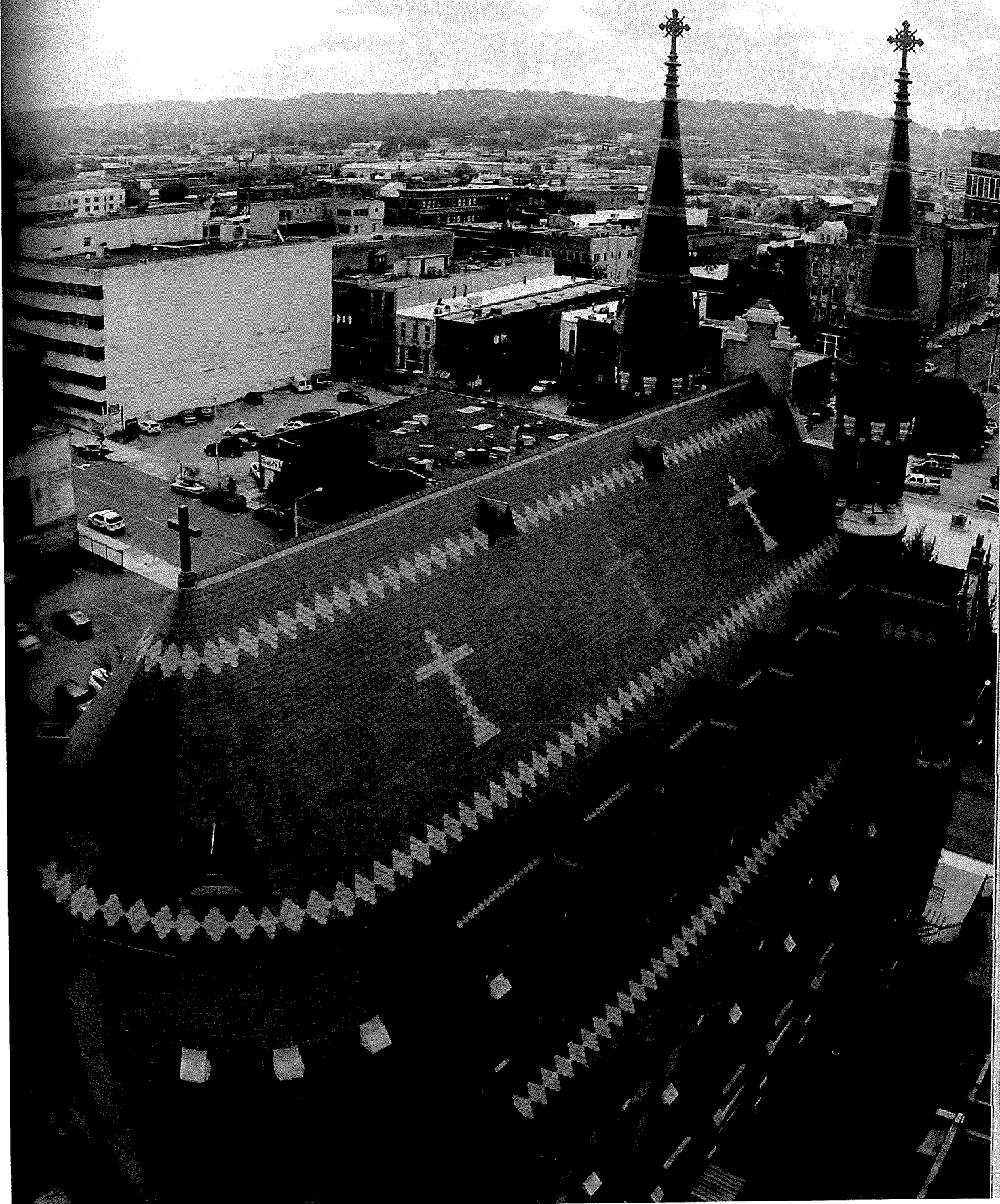
Glendyne Slate Quarry at **St.-Marc-du-Lac-Long** is an internationally known source of high quality black roofing slate, known by the trade name of "North Country Slate" in the U.S.

The durable purple and green slates of Newfoundland are quarried on the shores of **Burgoyne's Cove**, off Trinity Bay, on the remote east coast of Newfoundland.

The **Kingsbury, Richmond, Danville and Melbourne** area of Quebec once quarried a black slate similar to that of eastern Pennsylvania. A slate museum is now located in Melbourne.



Canadian North Country Black slate provides the background for Vermont green and New York red slate patterns on the Cathedral of St. Paul in Birmingham, Alabama, installed by Midland Engineering (MidlandEngineering.com) and supplied by North Country Slate (NCSlate.com). This project won the National Roofing Contractors Association 2016 Gold Circle Award for "Outstanding Workmanship in Steep Slope Roofing."



North America with distribution in the UK, Europe, Japan, Australia, New Zealand, and North America. Newfoundland Slate, Inc. with its quarry site at Burgoyne's Cove, off Trinity Bay, laid claim to being "the only slate quarrier in North America with the prestigious ISO 9002 Certification," an international standard for quality assurance. However, at the end of the 20th century, Newfoundland slate was no longer in production, and with the vagaries of slate manufacturing such as they are, the reader may have to do some independent homework to keep up with the changes in the industry.

Roofing slate is still being reliably quarried at the Glendyne Quarry at St-Marc du Lac Long in Quebec, "North America's largest quarry," which is about a hundred miles north of Monson, Maine. This quarry began operation in 1995 and yields a slate similar in appearance to Monson slate, a smooth, rich black slate with a slight luster that has earned the admiration of architects, contractors and building owners around the world. North Country Unfading Black slate roofing meets or exceeds ASTM requirements as an S1 rated roofing slate.

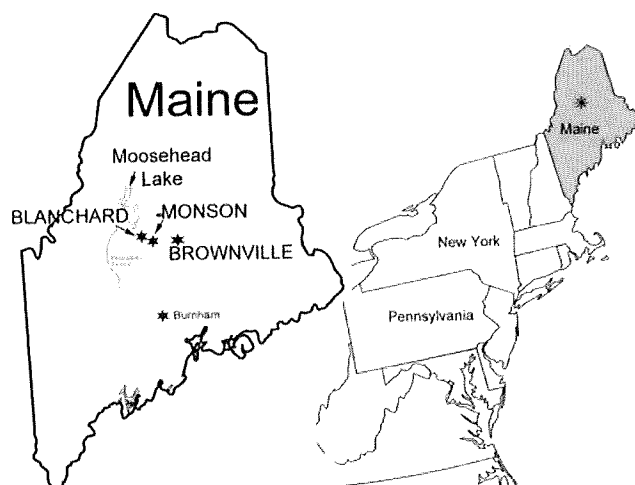
North Country Slate, 880 Milner Ave., Toronto, Ontario, Canada, M1B 5N7; 1-800-975-2835; Contact: David Large; Cell: 416-587-6070; Fax: 416-281-8842

MAINE

The slate from the Monson region of Maine is black, smooth and will last for centuries on a roof. The people of that area will say what is commonly heard in all slate regions in the U.S., that their slate is "the best slate in the world." Unfortunately, Monson slate has not been quarried for roofing in decades. Quarries stopped producing roofing slate in Maine for the same reason they stopped elsewhere throughout the world: increased cost, market fluctuations and decreased demand.

Older Monson slate roofs are excellent roofs worthy of restoration efforts. People who put their money or efforts into restoring their Monson roofs will benefit in the long run, both financially, by keeping a permanent roof over their heads, and aesthetically, by preserving a traditional, natural and beautiful stone roof.

The restoration of Monson roofs requires ample



supplies of replacement slates, and since the slates are no longer being manufactured, old roofs that are being removed (as on buildings to be demolished) should be carefully salvaged and stored until needed. One of the most important ingredients in slate roof restoration is matching slates.

Monson is a quiet, quaint little village, founded in 1822, just two years after Maine gained statehood. Nestled on the shore of Lake Hebron, near Monson Pond, it is just a few miles south of the beautiful Moosehead Lake in north central Maine.

Life changed for the residents of Monson in the summer of 1870, when William Griffith Jones, a Welshman, discovered an outcropping of slate while riding his horse. Welshmen at that time were considered the foremost authorities on excavating and cutting granite, marble and slate. Apparently Mr. Jones knew that slate had commercial value, so he bought the land from a hotel keeper and started developing the Eureka slate quarry within days.

Mr. Jones discovered the tip of the iceberg when he saw that first slate outcropping, for it was only a tiny section of one of Monson's two immense slate belts. The village belt was 200 feet in width, and became one of two belts known as the Monson-Maine Co. vein and the Portland-Monson Co. vein, both of which ran east to west.

Soon after Jones' discovery, slate quarries sprung up all over the area. The first quarry after Jones' was called the Hebron Pond Quarry, started by a Mr. Chapin. It suffered an unfortunate accident in 1881, when two men were injured and a third man killed. In 1872, a Mr. Norris opened a quarry and installed steam power, a new-fangled addition to the Monson area quarries at that time, but he didn't have much luck with it — his build-

F. W. Merrill, President

S. P. Johnson, Treasurer

THE MERRILL BROWNVILLE SLATE CO.,

MEDAL AWARDED FOR



BEST ROOFING SLATES

MANUFACTURERS OF THE

CELEBRATED MERRILL BROWNVILLE ROOFING SLATE

Unequalled for Strength, Durability, Elasticity, Brilliant and Unfading Color

Brownville, Maine,

190 *B*

Merrill slate quarry at Brownville, Maine. Note the ladders! (U.S. Geological Survey, Bulletin No. 275, Plate XII)

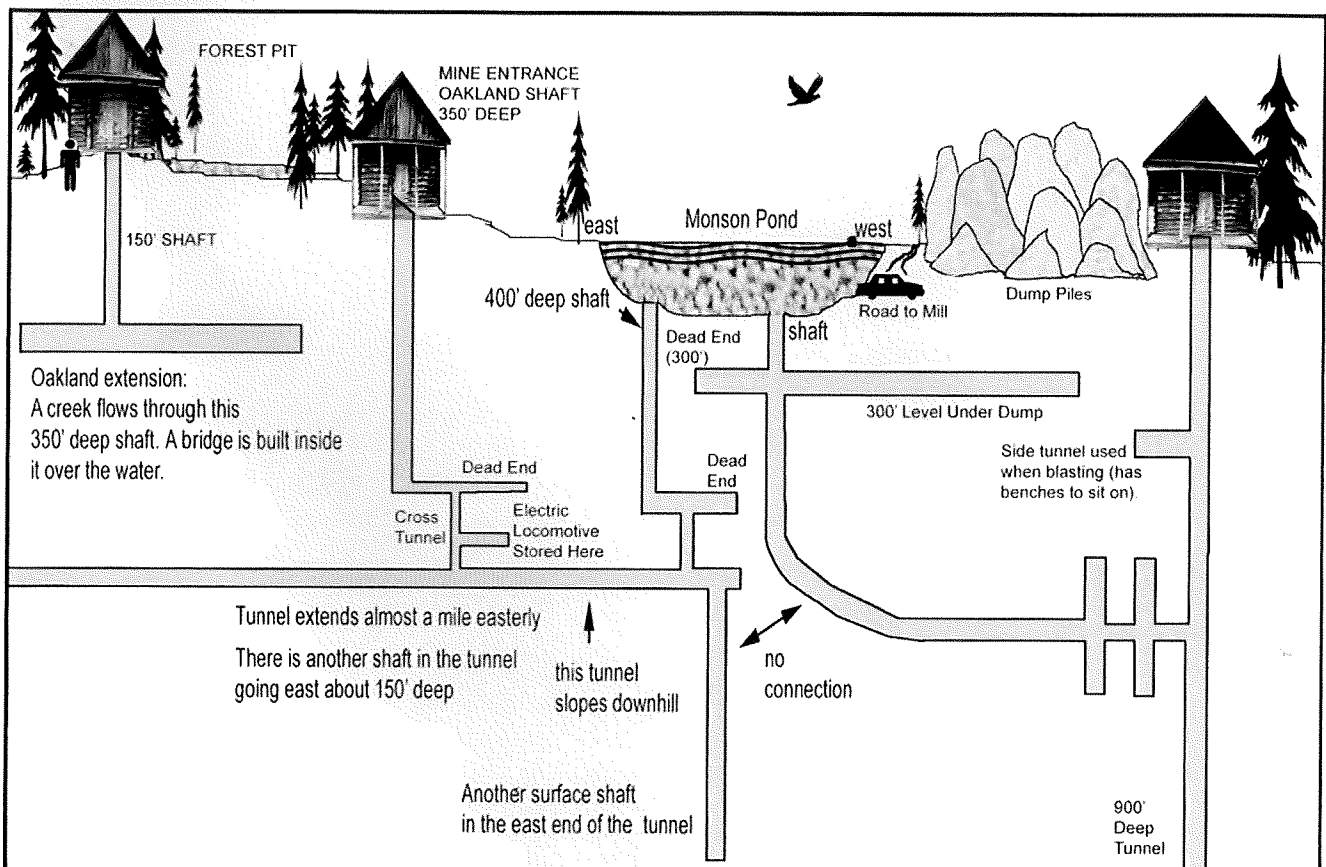




▲ Monson, Maine, slate roof with the characteristic smooth sheen of the legendary Monson slate.

◀ Monson Quarry, now a beautiful lake.

Lake photo by Robert Roddy, Acadian Shore Slate Roofing (MountainSlate.com)



A Monson, Maine Slate Mine

Diagram of Mine Showing Shafts and Details

From a crude, hand-drawn map by Arthur Day, slate quarry worker for Monson Maine Slate Co. drawn at about the age of 80, from memory (special thanks to Berwin Storer).

Arthur Day recorded the layout of the mine where he worked by a crude sketch on a piece of paper, from memory, before he died. The only notes associated with his mine diagram stated, "The west end tunnels do not connect with the east end tunnels. There is no heavy flow of water in any of these tunnels and shafts, just a few trickling springs. This is the reason they never found any of the dye they put in the dump. The water in the pits neutralizes trickling spring water so no flowage occurs."

ings burned to the ground five years later.

In the meantime, many people of English, Irish and Scottish descent immigrated to the Monson area from New Brunswick and Nova Scotia to develop and work the quarries. William Thomas, Commissioner of Immigration, brought Swedes to the area in 1870, and later Finnish people arrived to help work the slate mines.

In 1873, Fred Jackson founded the Cove Quarry, which utilized some of Mr. Norris' machinery, thereby sparing its loss in the later fire. The same year, Dexter and Portland Companies founded the Dirigo Quarry, followed by the Forest Quarry (opened by people named Forest) in 1874. Then the Underground Quarry, operated by John Folsom, sprung up in 1875; then John Tripp's Oakland Quarry in 1877; the Monson-Maine Quarry in 1880 (by Allen Williams); the Kineo Quarry and the Burmah Quarry in 1882; the West Monson Quarry (W. M. Jones) in 1895 (the buildings burned January 16, 1897); the Matthews Quarry in 1902; the Portland-Monson Quarry in 1906; the Farm Quarry and the Wilkins Quarry in 1910; and the Eighteen Quarry in 1919 (abandoned in 1922).

Some of the smaller quarries were eventually bought up by the larger ones, and by 1882, 12 years after Mr. Jones discovered the first slate outcropping, \$150,000 had been invested in the operation of five quarries in the Monson area. Six hundred and twenty railcar loads of roofing slate, equivalent to 2,500,000 square feet of roofing, were being manufactured annually, requiring 200 men and 35 horses as well as twelve teamsters to haul the slate to the railroad. Two thousand five hundred cords of wood were used each year, and about \$6,000 was being generated annually in local wages by the quarries. By 1885, a newspaper was being published out of Bangor, Maine, called "The Monson Slate."

By 1922, a scant forty years later, there were only three quarries in operation — the Portland-Monson, the Monson-Maine and the General Slate Co. The Monson-Maine Quarry outlived the General Slate Co., but was eventually abandoned in 1943. The Portland-Monson Slate Company was run by the Coleman family until April 1, 1965, eventual-

ly to change hands to the Tatko family, who renamed the company the Sheldon Slate Products Co. in the early 1990s. Sheldon Slate Products of Monson, Maine, the only slate quarry in operation in that area today, produces countertops, floor tiles, and flagstones.

On a previous page is a map of the Monson-Maine Co. mine shafts and tunnels as recorded by Arthur Day, a quarryman who drew the map for posterity in the 1980s at about age 80. He indicates that some of the tunnels descended to 900 feet, and that an electric locomotive eventually came into use in the tunnels, presumably to move the slate along tracks laid on the tunnel floor. He also shows where a side tunnel was carved to allow men a safe place to hide when blasting took place in the main tunnel. Other quarrymen of the area tell of mine tunnels 1,100 feet deep, and of a shaft under Monson Pond, two of which are evident in Mr. Day's diagram.

In addition to the quarries in the Monson area, the neighboring town of Brownville, twenty miles to the east, had quarries that produced much of the famous roof slate generally known as Monson slate. Also, a small town named Blanchard a few miles to the west of Monson quarried slate, as did Burnham, about 45 miles south of Monson.

Perhaps the most well-known use of Monson slate was for the Kennedy Memorial stone marking President John F. Kennedy's grave at Arlington National Cemetery. Saint Patrick's Cathedral in New York City also has a Monson slate roof.

(Much of the historical information about Monson's quarries comes from "*The History of Monson, Maine - 1822 - 1972*," published by the town of Monson, Maine).

MONSON MAINE SLATE COMPANY,
Quarriers and Manufacturers of
Unfading Black Roof Slates, Floor Tiles,
WASH TUBS, COUNTER COVERS, SLABS, SINKS,
Hearthstones, Refrigerator Shelves, Greenhouse Tables, Grave Vaults,
Chimney Tops, Blackboards, Electric Switch Boards,
Wainscoting, Base Boards, and Slate
work of every description.
P. O. BOX 2385. BOSTON, MASS.

George E. Thompson House

28 West Broadway

Prepared By:
Blackstone Restoration

History

- George E. Thompson
 - Penobscot County Attorney
- Constructed: Ca 1909₁
- Architect: C. Parker Crowell
 - Built on Mansur's Style
- Colonial Revival Style
 - 3-Bay fenestrated façade
 - Central fanlight

George E. Thompson of Orono, county attorney, has purchased a lot on West Broadway at Hayward street, where he is to erect a residence. C. Parker Crowell is drawing the plans.

Galvanic Corrosion

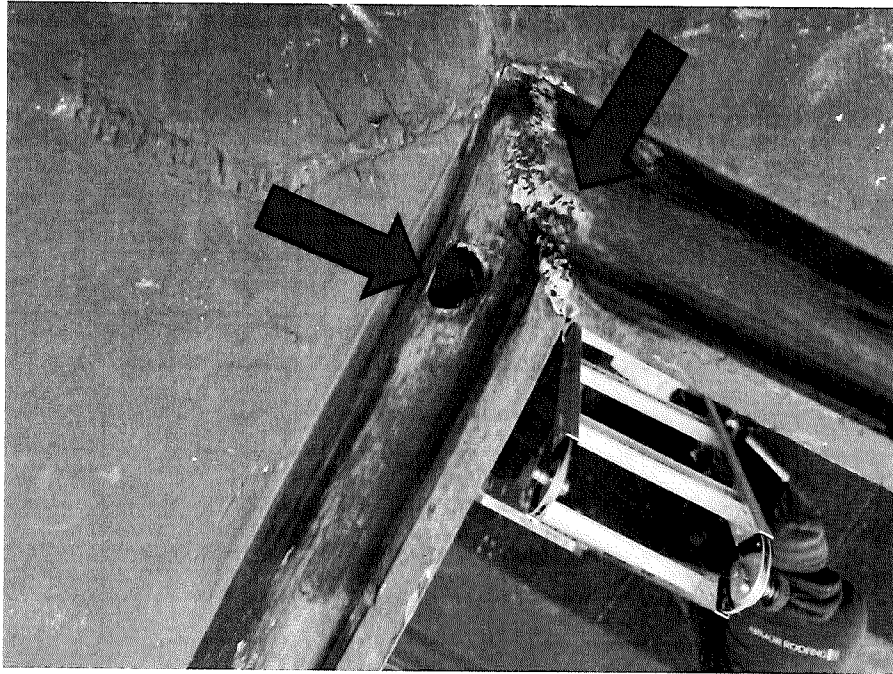
- Dissimilar Metals
 - Galvanized Steel + Aluminum²
 - Steel corrodes Aluminum
 - Galvanized Steel + Copper²
 - Copper corrodes Steel
 - Galvanized Steel + Lead
 - Lead corrodes Zinc coating of Steel²
 - Lead + Aluminum
 - Lead corrodes Aluminum²
 - Copper + Aluminum
 - Copper corrodes Aluminum²
- Electrolysis over Entire Roof due to Wet Environment

		Cathodic Metals																			
		Magnesium & Alloys	Zinc & Alloys	Aluminum & Alloys	Cadmium	Steel (Carbon)	Cast Iron	Stainless Steels	Lead, Tin, & Alloys	Nickel	Brasses, Nickel-Silvers	Copper	Bronzes, Cupro-Nickels	Nickel-Copper Alloys	Nickel-Chrome Alloys	Titanium	Silver	Graphite	Gold	Platinum	
Anodic Metals (Corrodes)	Magnesium & Alloys																				
	Zinc & Alloys																				
	Aluminum & Alloys																				
	Cadmium																				
	Steel (Carbon)																				
	Cast Iron																				
	Stainless Steels																				
	Lead, Tin, & Alloys																				
	Nickel																				
	Brasses, Nickel-Silvers																				
	Copper																				
	Bronzes, Cupro-Nickels																				
	Nickel-Copper Alloys																				
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	Silver																				
	Graphite																				
	Gold																				
	Platinum																				

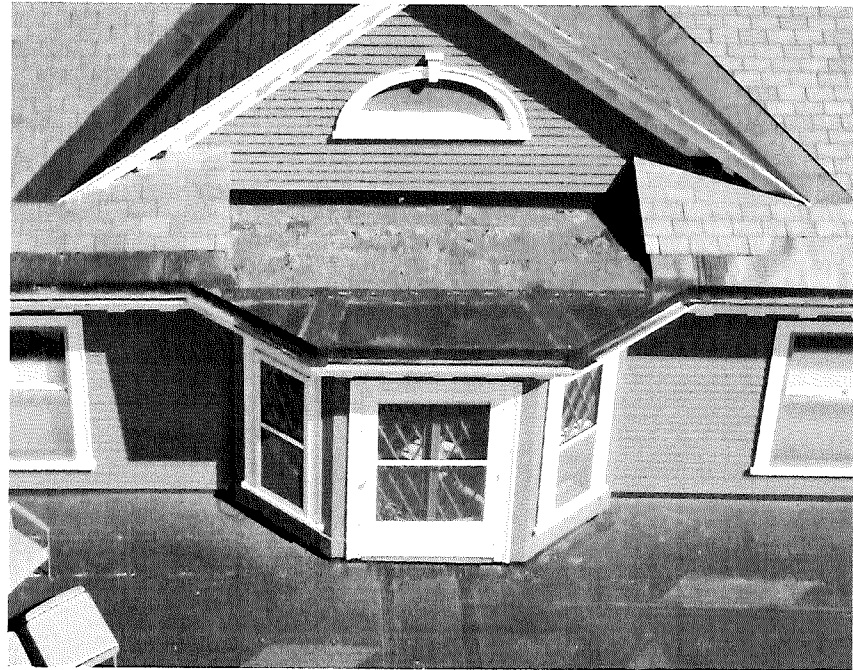
Corrosion Rate (Blue)

2 Revere Copper Products, INC. Copper and Common Sense. 6th ed., Revere Copper and Brass Incorporated, 1982.
 8 Industrial Sheet Metal Service. "Dissimilar Metal Corrosion." *Industrial Sheet Metal Service*,
industrialmetalservice.com/metal-university/avoid-long-term-problems-with-our-galvanic-corrosion-chart/. Accessed 28
 Jan. 2025.

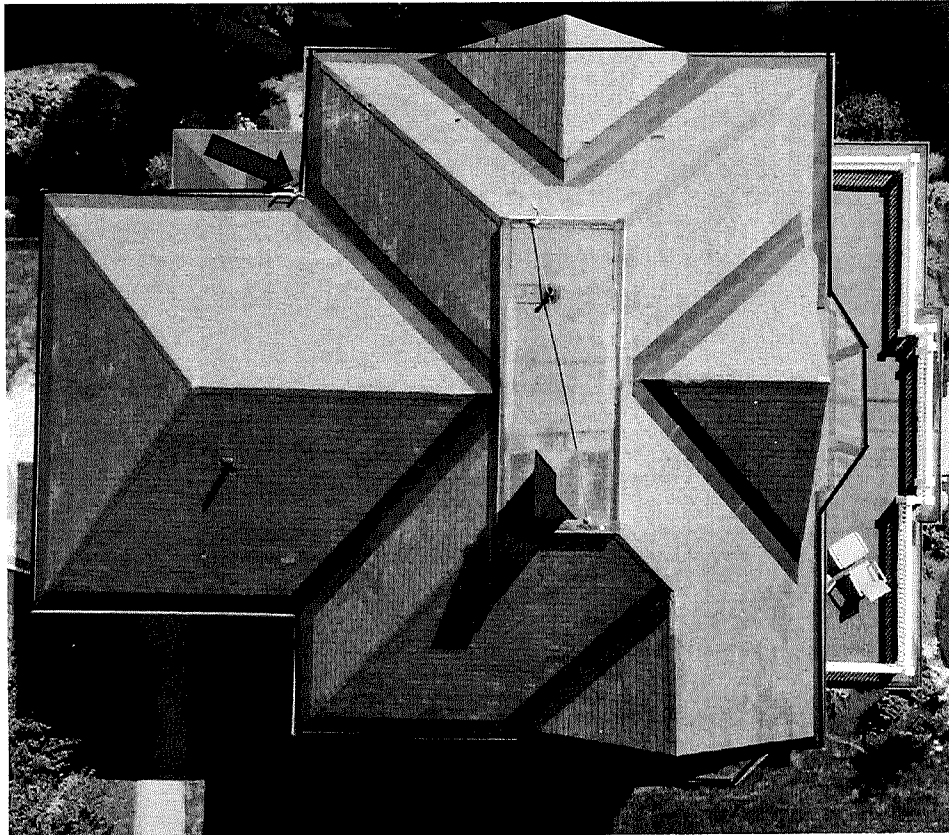
Problem Areas



- South Valley Corner
- North Bay Window / Door

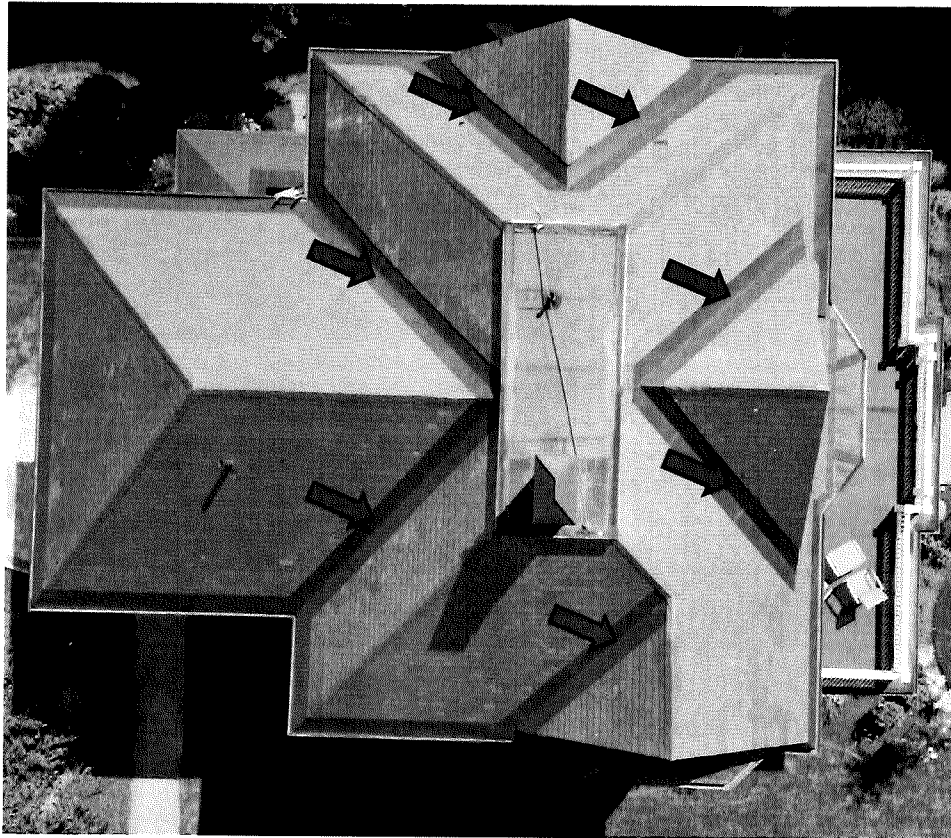


Copper-lined Wooden Gutters



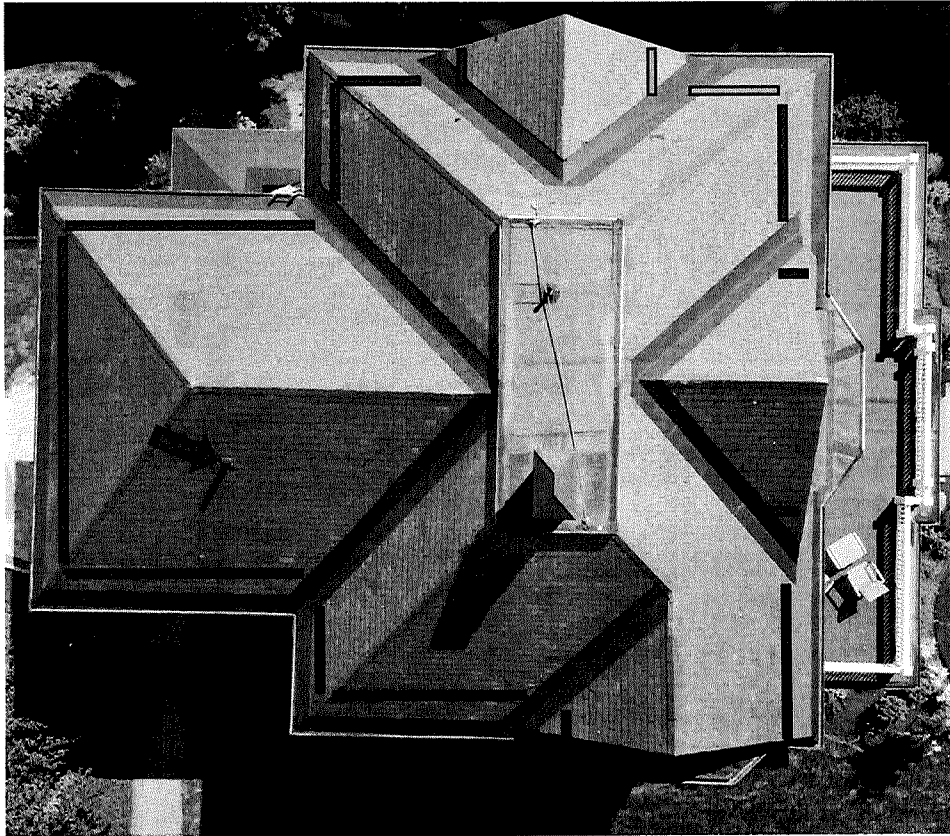
- Remove:
 - 3 courses of Slate
 - Galvanized Steel Gutter Liner
- Repair Damaged Carpentry
 - Mahogany milled to match existing
 - Painted to match
- Install 20 oz. Copper Gutter Liner
- Solder Joints
- Re-install slate

Copper Valley

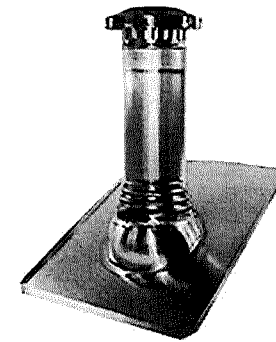


- Remove:
 - 2 Courses of Slate
 - Galvanized Steel Valley
- Install 20 oz. Copper Valley
- Re-install slate

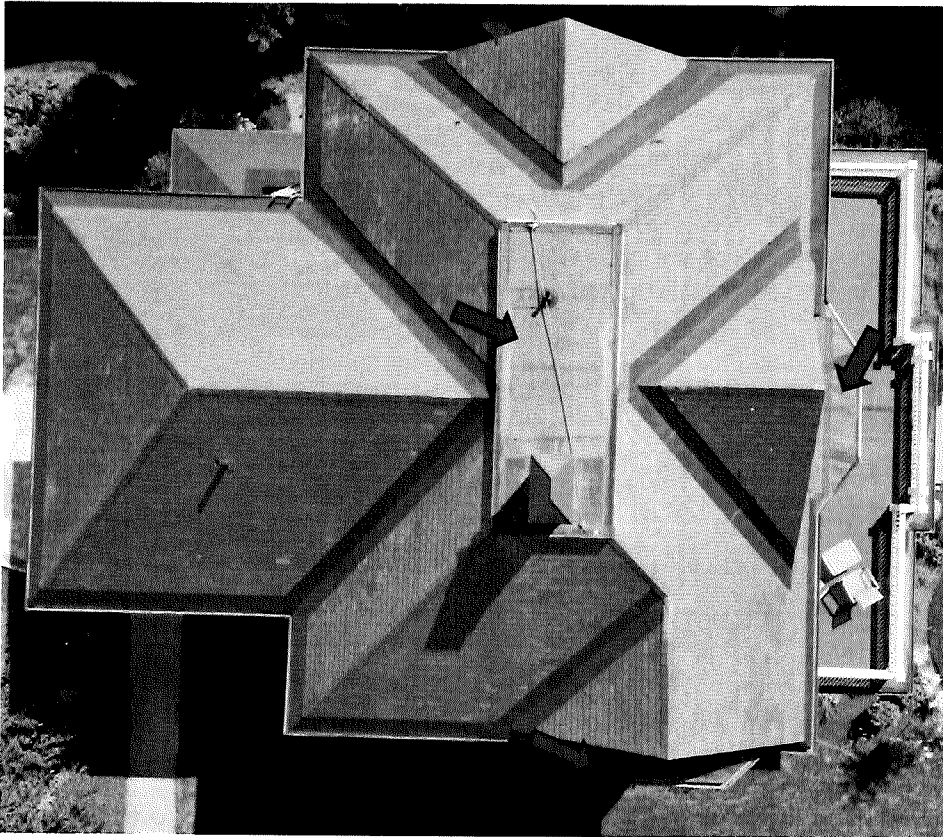
Snow Guards



- Sieger Copper & Bronze Snow Guards
Two Courses (Red)
- Three Courses above Generator (Yellow)
- Remove and Replace Vent Pipe Flashing

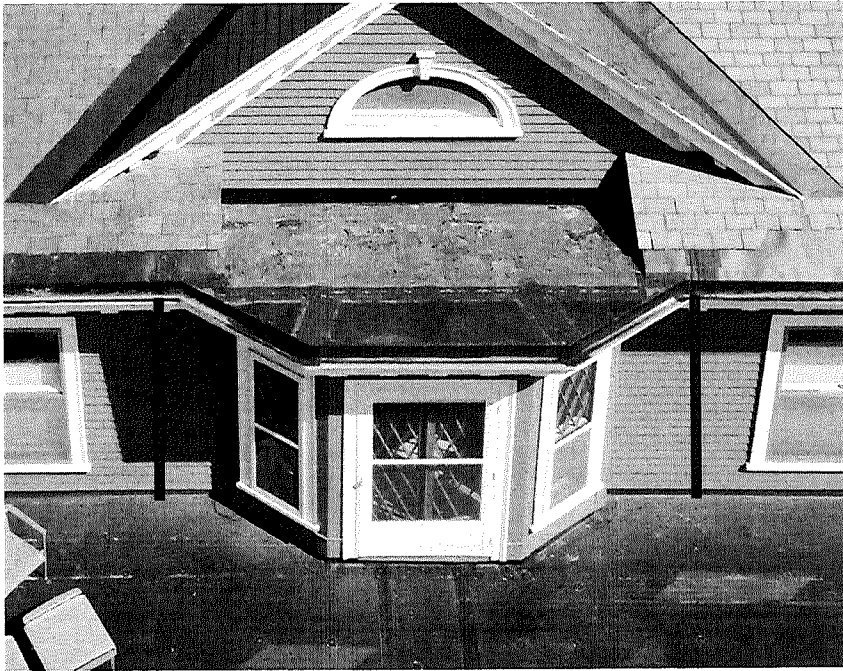


EPDM Roof



- Replace EPDM Roof
 - Re-flash with Copper
 - Install Plumbing Vent Flashing
 - Flash Chimney With Lead
- Install EPDM Roof on Bay Windows
 - Remove Steel Roofing

Downspouts



- Remove Steel downspouts
- Install 20 oz. round copper downspout
- Add Two Downspouts to North Bay Window

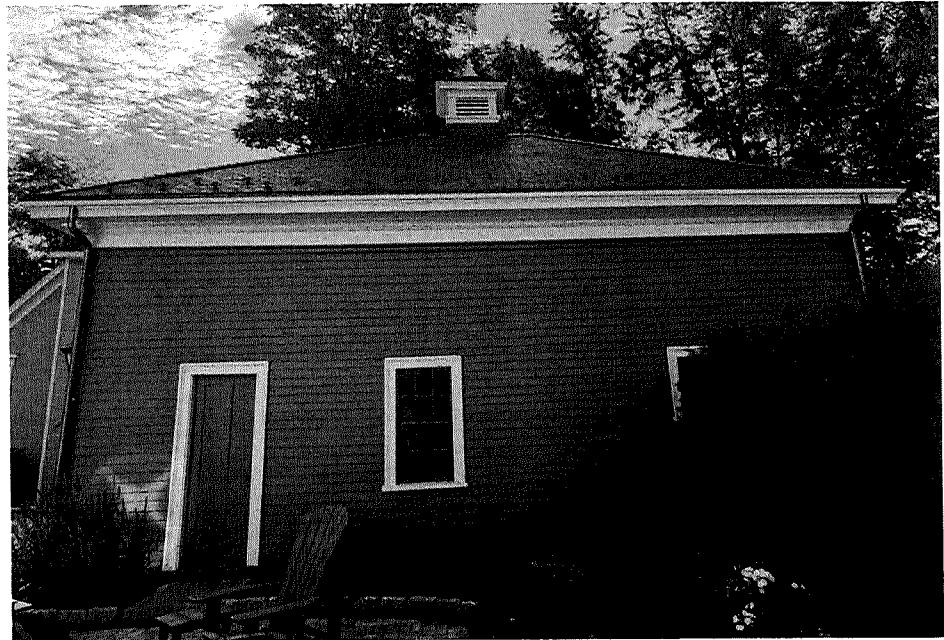
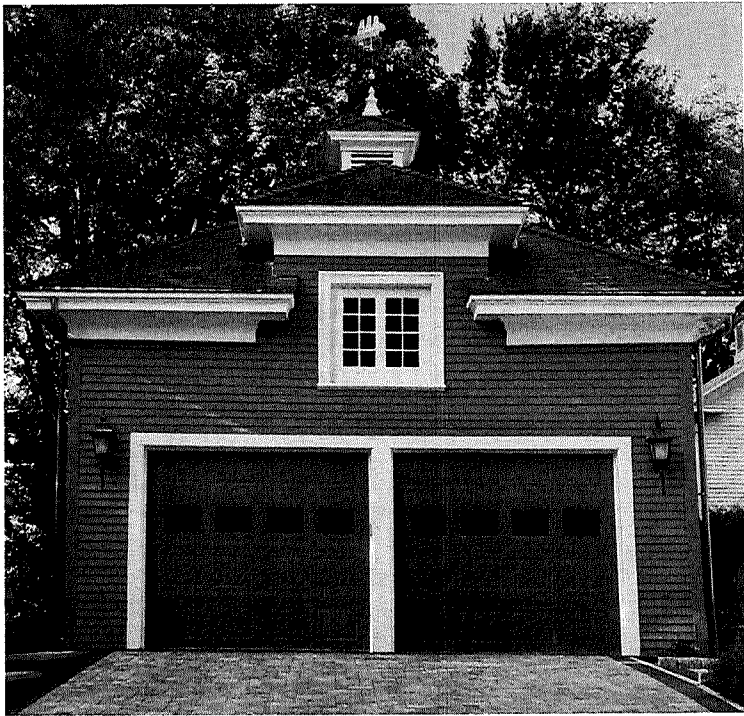


Hips & Ridge

- Remove Slate Hips & Metal Flashing
- Replace with Slate Hips
- Previously approved by HPC

Carriage House Update

- Completed July 2027



References

- Thompson, Deborah. *Bangor, Maine 1769-1914 An Architectural History*. University of Maine Press, 1988.
- Revere Copper Products, INC. *Copper and Common Sense*. 6th ed., Revere Copper and Brass Incorporated, 1982.
- *Architectural Sheet Metal Manual*. 7th ed., Sheet Metal and Air Conditioning Contractors National Association, INC, 2012.
- Industrial Sheet Metal Service. "Dissimilar Metal Corrosion." *Industrial Sheet Metal Service*, industrialmetalservice.com/metal-university/avoid-long-term-problems-with-our-galvanic-corrosion-chart/. Accessed 28 Jan. 2025.

**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: 9/28/2026

RE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS CONSULTANT COMMENTS

Location: 28 West Broadway
Applicant: Blackstone Restoration
Building Owner: Stephen & Allison Freese

INTRODUCTION TO THE APPLICATION

District: Whitney Park Historic District

Nature of Project: Remove steel gutter liners and valleys. Replace with 20 oz. copper gutter liners, valleys, and downspouts. Install two courses of Copper-Bronze snowguards to entire main block and three courses in proximity to the generator. Replace upper EPDM roof and reflash with copper.

History: This is the George E. Thompson House, circa 1909, designed by local architect C. Parker Crowell.

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 9/22/2026, the applicant seeks approval to:

- Remove steel gutter liners and valleys. Replace with 20 oz. copper gutter liners, valleys, and downspouts. Install two courses of Copper-Bronze snowguards to entire main block and three courses in proximity to the generator. Replace upper EPDM roof and reflash with copper.

ADVISORY CONSULTANT COMMENTS: HISTORIC PRESERVATION (§148)

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

- What damaged carpentry is being repaired with mahogany?
- Where is the vent pipe flashing being replaced? Is the metal chimney photo shown for the base flashing?
- How are the ridge slates made watertight?

If the Commission determines that the alterations described in the application meet the standards for evaluation, the advisory consultant recommends approval of the application.



Owner	Owner 2	Owner Address 1	Owner Address 2
HUNTLEY CARL WALLACE	HUNTLEY KATHRYN ANN	18 WEST BROADWAY	BANGOR ME 04401
MCCONNELL ADRIENNE E		29 HAYWARD STREET	BANGOR ME 04401
THOMASON STEVEN L	THOMASON ANGELA D	42 WEST BROADWAY	BANGOR ME 04401
HAND ANDREA S		32 WEST BROADWAY	BANGOR ME 04401
PETERSON CHAD B.T.	TIMKEN LAUREN J	243 CEDAR STREET	BANGOR ME 04401
TOMASELLI ANGELA M		239 CEDAR ST	BANGOR ME 04401
FARRELL ANGELA M		239 CEDAR ST APT A	BANGOR ME 04401
WRIGHT III GEORGE J	WRIGHT MARY S	19 WEST BROADWAY	BANGOR ME 04401
ANDERSON ALEC M	ANDERSON MEGAN	29 WEST BROADWAY	BANGOR ME 04401



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

September 29, 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, October 8th, 2026 at 7 PM to hear the following application:

The applicant, Blackstone Restoration, requests approval for Certificate of Appropriateness at property located at 28 West Broadway for the replacement of gutter lines, valleys, and downspouts. Additionally, the applicant proposes the replacement of the upper roof and bay window roof, as well as the installation of five snow guards. The project is located at 28 West Broadway, Map-Lot 022-065, in the Whitney Park Historic District. Applicant: Blackstone Restoration. Owner: Stephen & Allison Freese.

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, October 7th, 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, October 8th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Historic Preservation 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, AICP
Planning Officer
City of Bangor



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV



COMMUNITY & ECONOMIC DEVELOPMENT

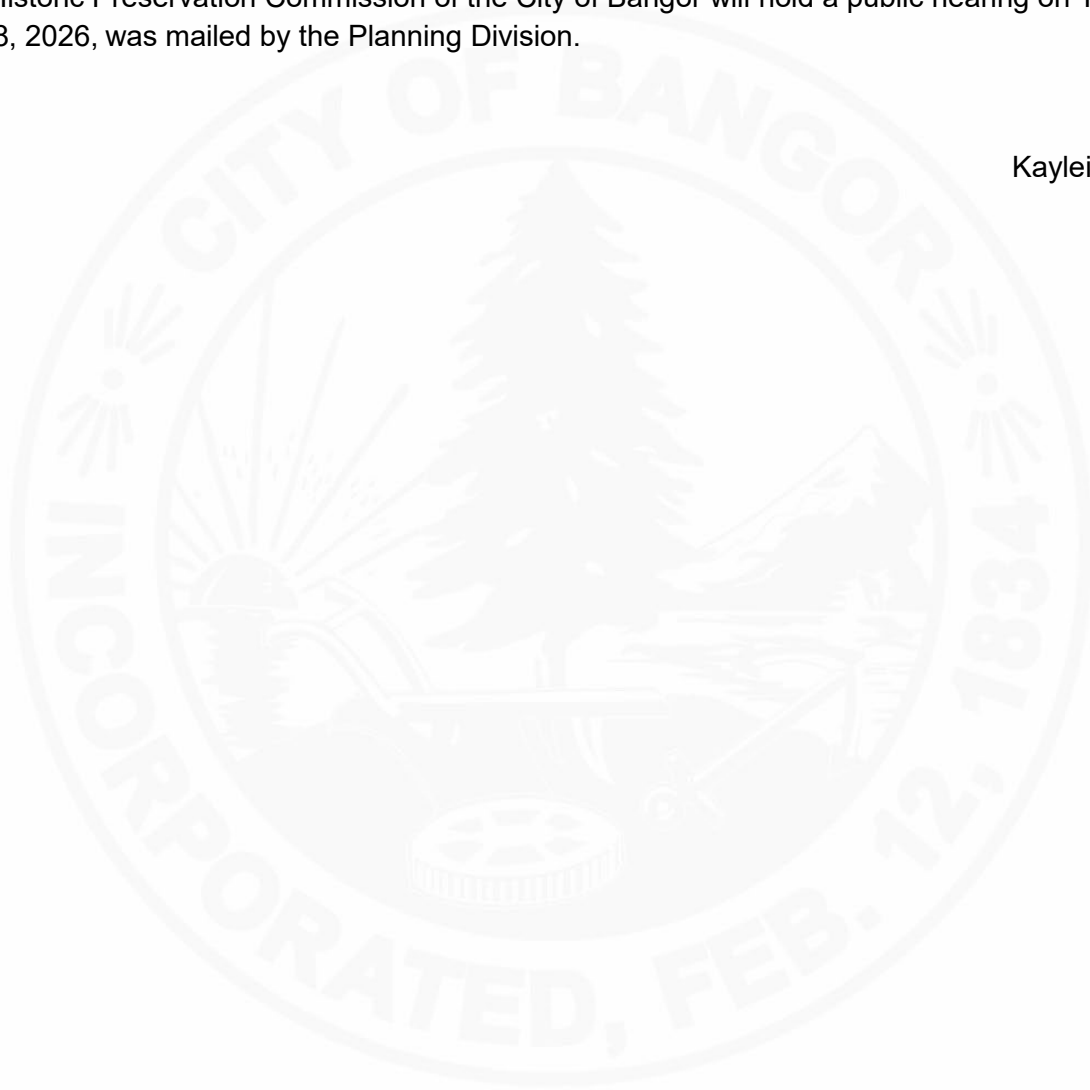
CITY OF BANGOR

PLANNING DIVISION

Re: HPC COA – 28 West Broadway – Blackstone Restoration – Notice of Mailing

On September 29, 2026, the Public Notice for 28 West Broadway – Blackstone Restoration, advising that the Historic Preservation Commission of the City of Bangor will hold a public hearing on Thursday, October 8, 2026, was mailed by the Planning Division.

Kayleigh Rienas



MHPC USE ONLY

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION

Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): George E. Thompson House
2. PROPERTY NAME (OTHER): _____
3. STREET ADDRESS: 28 West Broadway
4. TOWN: Bangor 5. COUNTY: Penobscot
6. DATE RECORDED: 10/1/2022 7. SURVEYOR: ArtifexAE, Staff
8. OWNER NAME: Stephen J. & Allison B. Freese 9. ADDRESS: 28 West Broadway, Bangor, ME 04401
10. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| ☒ SINGLE FAMILY | ☐ AGRICULTURE | ☐ COMMERCIAL/TRADE | ☐ FUNERARY |
| ☐ MULTI-FAMILY | ☐ GOVERNMENTAL | ☐ EDUCATION | ☐ HEALTH CARE |
| ☐ INDUSTRY | ☐ RELIGIOUS | ☐ HOTEL | ☐ LANDSCAPE |
| ☐ TRANSPORTATION | ☐ DEFENSE | ☐ SUMMER COTTAGE/CAMP | ☐ SOCIAL |
| ☐ RECREATION/CULTURE | ☐ UNKNOWN | | |
| ☐ OTHER _____ | | | |
11. CONDITION: ☒ GOOD ☐ FAIR ☐ POOR ☐ DESTROYED, DATE _____

ARCHITECTURAL DATA

12. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|--|---|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☒ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
13. SECONDARY STYLISTIC CATEGORY:
- | | | | |
|---|--|--|--|
| ☐ GEORGIAN | ☐ STICK STYLE | ☐ 19 TH /20 TH C. REVIVAL | ☐ MODERN/CONTEMPORARY |
| ☐ FEDERAL | ☐ QUEEN ANNE | ☐ COMMERCIAL STYLE | ☐ MINIMAL TRADITIONAL |
| ☐ GREEK REVIVAL | ☐ SHINGLE STYLE | ☐ CRAFTSMAN | ☐ RANCH |
| ☐ GOTHIC REVIVAL | ☐ ROMANESQUE | ☐ ART DECO / MODERNE | ☐ SPLIT LEVEL |
| ☐ ITALIANATE | ☐ NEO-CLASSICAL REV | ☐ INTERNATIONAL | ☐ VERNACULAR |
| ☐ SECOND EMPIRE | ☐ RENAISSANCE REV | ☐ OTHER _____ | |
14. HEIGHT: ☐ 1 STORY ☐ 1 1/2 STORY ☒ 2 STORY ☐ 2 1/2 STORY ☐ 3 STORY ☐ 4 STORY ☐ 5 STORY ☐ OVER 5 (_____)
15. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR): ☐ 1 BAY ☐ 2 BAY ☒ 3 BAY ☐ 4 BAY ☐ 5 BAY ☐ MORE THAN 5 (_____)
16. APPENDAGES: ☐ SIDE ELL ☒ REAR ELL ☐ FRONT ☐ ADDED STORIES ☐ SHED ☐ DORMERS ☒ PORCH ☐ TOWER ☐ CUPOLA ☒ BAY WINDOW

PHOTOGRAPH:



17. PORCH:

☒ ATTACHED ☐ ENGAGED ☐ ONE STORY ☐ MORE THAN ONE STORY
☒ FULL WIDTH ☐ WRAPAROUND ☐ SLEEPING PORCH ☐ SECONDARY PORCH

18. PLAN OR FORM

☐ HALL AND PARLOR ☐ 1/2 CAPE ☐ CAPE ☒ CENTRAL HALL ☐ 2-STORY DOUBLE PILE
☐ SIDE HALL ☐ BACK HALL ☐ IRREGULAR ☐ FOURSQUARE ☐ BUNGALOW
☐ MOBILE HOME ☐ MODULAR ☐ OTHER _____

19. PRIMARY STRUCTURAL SYSTEM:

☐ TIMBER FRAME ☐ BRACED FRAME ☐ BRICK ☐ STONE ☐ BALLOON FRAME
☐ CONCRETE ☐ STEEL ☐ LOG ☐ PLANK WALL ☐ PLATFORM FRAME
☒ FRAME CONSTRUCTION - TYPE UNKNOWN ☐ OTHER _____

20. CHIMNEY PLACEMENT:

☒ INTERIOR ☐ INTERIOR FRONT/REAR ☐ CENTER ☐ INTERIOR END ☐ EXTERIOR
☐ OTHER _____

21. ROOF CONFIGURATION:

☐ GABLE SIDE ☐ GABLE FRONT ☐ HIP ☐ MANSARD ☐ FLAT
☐ GAMBREL ☐ PARAPET GABLE ☐ SHED ☐ CROSS GABLE
☒ COMPOUND ☐ OTHER _____

22. ROOF MATERIAL: ☐ WOOD ☐ METAL ☐ TILE ☒ SLATE ☐ ASPHALT ☐ ASBESTOS

23. EXTERIOR WALL MATERIALS:

☒ CLAPBOARD ☐ BRICK ☐ FLUSH SHEATHING ☐ WOOD SHINGLE ☐ STONE
☐ LOG ☐ PRESSED METAL ☐ CONCRETE ☐ STUCCO ☐ ASPHALT
☐ GRANITE ☐ ASBESTOS ☐ TERRA COTTA ☐ BOARD AND BATTEN ☐ ALUMINUM/VINYL
☐ OTHER _____

24. FOUNDATION MATERIAL:

☐ FIELDSTONE ☒ BRICK ☐ WOOD ☐ CONCRETE ☒ GRANITE ☐ ORNAMENTAL CONC. BLOCK
☐ OTHER _____

25. OUTBUILDINGS/FEATURES:

☒ CARRIAGE HOUSE ☐ FENCE OR WALL ☐ CEMETERY ☐ BARN (CONNECTED)
☐ BARN (DETACHED) ☐ FORMAL GARDEN ☐ LANDSCAPE/PLANT MAT ☐ ARCHAEOLOGICAL SITE
☐ GARAGE ☐ OTHER _____

HISTORICAL DATA26. DOCUMENTED DATE OF CONSTRUCTION: 1909 27. ESTIMATED DATE OF CONSTRUCTION: _____

28. DATE MAJOR ADDITIONS/ALTERATIONS: _____

29. ARCHITECT: C. Parker Crowell 30. CONTRACTOR: _____

31. ORIGINAL OWNER: _____

32. SUBSEQUENT SIGNIFICANT OWNER: _____ DATES: _____

33. CULTURAL/ETHNIC AFFILIATION:

☐ ENGLISH ☐ FRENCH ACADIAN ☐ NATIVE AMERICAN ☐ SCOTTISH ☐ FRENCH CANADIAN
☐ EAST EUROPEAN ☐ IRISH ☐ OTHER _____

34. HISTORIC CONTEXT(S):

☐ COMMERCE ☐ INDUSTRY ☐ TRANSPORTATION ☐ AGRICULTURE ☐ MILITARY
☐ RELIGION ☐ CIVIC AFFAIRS ☐ RECREATION ☒ HABITATION ☐ EDUCATION
☐ ART, LIT, SCIENCE ☐ SOCIAL

35. COMMENTS/SOURCES: Bangor Maine 1769-1914: An Architectural History, D. Thompson, p. 441. National Register Nomination - Whitney Park Historic District, resource #1636. HISTORICAL DRAWINGS EXIST: ☐ YES ☒ NO 37. KIT HOUSE ☐ YES ☒ NO 38. PATTERN BOOK HOUSE ☐ YES ☒ NO**ENVIRONMENTAL DATA**39. SITE INTEGRITY: ☒ ORIGINAL ☐ MOVED DATE MOVED _____40. SETTING: ☐ RURAL/UNDISTURBED ☐ RURAL/BUILT UP ☐ SMALL TOWN ☒ URBAN ☐ SUBURBAN41. QUADRANGLE MAP USED: Bangor42. UTM NORTHING: 5590514.84103086 43. UTM EASTING: -7656956.4501407644. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

=====

MHPC USE ONLY

DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: ☐ L ☐ HD ☐ E ☐ NE ☐ ND REVIEWER _____DATA SOURCE: ☐ HPF ☐ CLG ☐ R&C ☐ STAFF ☐ STATE SURVEY OTHER _____ LEVEL OF SURVEY: ☐ R ☐ I