



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

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

MEETING MINUTES

Commission Members Present:

Katie Coe
Peter Keebler
Nathaniel King
Rebecca Krupke
Peter Sachs
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 – February 12, 2026

Planning Officer Anja Collette noted the missing item from these meeting minutes, as staff will need to amend this – Commissioner Keebler responded that he made the motion to approve the meeting minutes at the last meeting, and Alternate Member Weitkamp confirmed that he seconded the motion. Collette confirmed that this edit will be made to the meeting minutes.

Commissioner Keebler moved to approve the February 12th meeting minutes with the stated amendment. Alternate Member Weitkamp seconded. All voting members in favor, none opposed. Motion passed.

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.

Historic Preservation Commission – Meeting Minutes
March 12th, 2026

Chair King introduced the agenda item.

Applicant Louie Morrison presented to the podium and provided an overview of the application.

Chair King raised a possible conflict of interest, as his wife is employed by the architecture division at Haley Ward, who worked on this application. Commissioners discussed with Planning Officer Anja Collette. Vice Chair Krupke expressed that she does not feel there is a conflict.

Commissioner Coe moved that there is no conflict of interest.

Commissioner Sachs expressed that while he does not feel Chair King has a direct conflict, he does feel that it could give the appearance of a conflict. Alternate Member Weitkamp expressed agreement with this. Commissioner Keebler asked Applicant Morrison for clarification on the work done by Haley Ward – Morrison responded and clarified. Keebler noted that he does not feel there is a conflict as Morrison did not pay Haley Ward for the small amount of work done. Weitkamp and Sachs expressed agreement with this.

Commissioner Coe reiterated her motion that there is no conflict of interest. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

HPC Consultant Mike Pullen provided an overview of his written report on the application. Pullen asked Applicant Morrison whether he was planning on replacing the round downspouts – Morrison responded and discussed. After clarifying further with Pullen, Morrison confirmed that the new downspouts will also be round.

Commissioner Keebler asked about HPC Consultant Pullen's note regarding the trim board – Pullen and Applicant Morrison responded and clarified.

Vice Chair Krupke asked for clarification regarding downspout placement – Applicant Morrison responded and clarified.

Alternate Member Weitkamp asked about the rear of the building – Applicant Morrison responded and clarified.

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

Commissioner Keebler expressed support for the application, and appreciation for Applicant Morrison's willingness to amend the previous application and return with this version. Alternate Member Weitkamp expressed agreement with this.

Commissioner Keebler asked whether the proposed gutters are aluminum – Applicant Morrison responded and confirmed this. Keebler commented on the ordinance requirements regarding replacement with in-kind materials – Chair King discussed this with HPC Consultant Pullen, Planning Officer Collette, and Commissioners.

Planning Officer Collette provided clarification regarding the standards included in the Findings & Decision document for this application.

Commissioner Keebler moved to strike Part 2, Paragraphs 1, 7, and 8, and all of Part 3, from the Findings & Decision as they are not applicable to this application. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Historic Preservation Commission – Meeting Minutes
March 12th, 2026

Commissioner Keebler moved that the Commission find that the application was deemed complete on March 12, 2026, that the proposed project is a Certificate of Appropriateness, and 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. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find 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. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find 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. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find 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. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find 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. Seconded by Vice Chair Krupke. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find 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. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find 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. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Keebler moved that the Commission find that the project meets the requirements for Certificate of Appropriateness and therefore grants a Certificate of Appropriateness permit for the proposed Project. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Other Business:

3. Artifex Training

HPC Consultant Mike Pullen provided a slideshow presentation and training on historic preservation in

Bangor to Commissioners.

4. Discussion About NAPC Historic Trades Webinar

Planning Analyst Matt Altiero presented to the podium and provided an overview of the NAPC historic trades webinar that staff attended.

Planning Officer Anja Collette noted that the City's Economic Development Division has been notified of the shortage of historic tradespeople in the area, and they are currently working on outreach efforts.

5. Follow-Up Items from Last Meeting

Planning Officer Anja Collette suggested several dates and times for scheduling a special meeting to discuss general Commission business. Commissioners discussed and selected a meeting time of April 16th at 7 pm.

Planning Officer Collette also mentioned the discussion of a historic site designation, and clarified the process for this with Commissioners.

Planning Officer Collette discussed the possibility of having Commissioners write social media posts that the City could use regarding historic preservation – Commissioners discussed.

Planning Officer Collette discussed upcoming Jane's Walks.

6. Adjournment

Meeting adjourned at 8:56 P.M.

Respectfully submitted,

Sarah Maquillan
Development Assistant
Planning Division