



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION
MEETING OF MAY 14, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

MEETING MINUTES

Commission Members Present:

Peter James Sachs
Matthew Weitkamp
Katie Coe
Rebecca Krupke
Nathaniel King

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 - April 9, 2026 and April 16, 2026

Commissioner Coe moved to approve the April 9th and April 16th meeting minutes.
Commissioner Sachs seconded. All voting members in favor, none opposed. Motion passed.

2. Adoption of Findings & Decision for 198 Broadway, 28 W Broadway, and 218 Ohio Street

Commissioner Sachs moved that the Board adopt the findings and decisions for 198 Broadway, 28 W Broadway, and 218 Ohio Street. Commissioner Coe seconded. All voting members in favor, none opposed. Motion passed.

New Business:

3. Parks Historic Designation Public Workshop – This agenda item is to provide time for

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

Historic Preservation Commission – Meeting Minutes
May 14th, 2026

the public to ask any questions about the proposed local historic designation of Broadway Park, Chapin Park, and Davenport Park. The formal public hearing for this item will be at the Commission's June 11th meeting.

Chair King introduced the agenda item.

Planning Officer Collette explained a recent Architectural Phase 4 Survey determined these three parks integral for the development of their surrounding neighborhoods and recommended a local historic designation. Collette clarified that the designation would not add restrictions to properties around the parks; rather, it affects major federally funded projects that may be located adjacent to the park, such as major road projects.

HPC Consultant Pullen presented on the role these parks played in Bangor's history. He used a map to show where the parks are in relation to existing historic districts and showed a panorama of Bangor from the Library of Congress in the 1875 Augustus Koch map. The parks discussed are from the 1830s.

Pullen discussed what makes these parks important:

- Important urban park landscapes that made surrounding neighborhoods desirable and were an essential part of Bangor's early city planning efforts
- Broadway and Chapin parks are associated with important landscape designers
- These parks are examples of American landscaped park designs in the period between A.J. Downing's tradition and early City Beautiful urban planning movements.

Chair King opened the public comments.

Robert Reed, a resident at 218 Broadway, asked whether the designation of Broadway Park would include it in the existing Broadway Historic District or allow it to remain a standalone landmark. Planning Officer Collette answered it would be a standalone landmark. Reed asked how this action may affect the Broadway Historic District. Collette clarified it should not affect it. Reed asked how use of the park will be affected by designating it as a landmark. Collette explained that use should not be affected; rather, it would impact the physical development of the park. HPC Consultant Pullen added that the designation primarily impacts requested changes to the park, as the Commission would then have to evaluate whether changes would impact character defining features of the park. Pullen suggested it might bring attention to the importance of the parks to Bangor and the region.

Robert Reed asked if the designation includes any improvements to the park. Planning Officer Collette answered that there are no planned changes. Reed expressed concern surrounding Broadway Park trees lost, asking if there are plans to replace them. Collette explained that although there are no current plans to do so, the City is working on an Urban Forest Management Plan which may recommend reforestation some City parks. Collette recommended Reed to bring forth his desire for more trees in the park to Parks and Recreation and Public Works. HPC Consultant Pullen added that a case may be made for returning street streets with accelerated maturing in alignment with the historic design of the park.

Robert Reed asked is there will be any effects on properties surrounding the park. Planning

Commented [RK1]: Should I add more here?

Time: 7:23-23:09

Other notes:

He used a map to show where the parks are in relation to existing historic districts. Showed panorama of bangor from library of congress in 1875 augustus Koch map. Parks discussed are from 1830s. discusses used to have a lot of squares/ parks.

What makes these parks important:

- Important urban park landscapes that made surrounding neighborhoods desirable and were an essential part of bangor's early city planning efforts*
- Broadway and chapin parks are associated with important landscape designers*
- These parks are examples of American Landscaped Park designs in the period between A.J. Downing's tradition and early City Beautiful urban planning movements.*

7:23-23:09

Historic Preservation Commission – Meeting Minutes
May 14th, 2026

Officer Collette answered there will be no changes nor restrictions on surrounding properties.

Another resident at 396 French Street questioned whether organizations will still be allowed to utilize the park for events. Planning Officer Collette confirmed that processes for hosting events in the space should not change.

Commissioner Sachs asked whether erection of temporary structures in the park will have to come before the Commission. Collette said it is unlikely. Commissioner Krupke asked about a past scenario with creating an outdoor gym at the park. Collette said that scenario would be considered more permanent and would have to be presented to the Commission.

Chair King asked if the park would be considered a contributing property to the Broadway Historic District under this designation. HPC Consultant Pullen clarified it would be a standalone designation, not a contributor to the Broadway Historic District.

Planning Officer Collette explained that official language for the designation would go to Council, and then back to the Commission for a formal public hearing on June 11th prior to making a formal recommendation to Council.

Commissioner Sachs asked what specifically would be protected by the designation. HPC Consultant Pullen explained the Commission could then ensure nothing character defining changes at the parks. For example, curvilinear walks from the original park would be considered a character defining feature that would require extra attention when modified to ensure the original character is maintained. Planning Officer Collette provided another example in which the park would be protected from road construction encroaching on the form of the park.

Chair King closed public comments.

4. **Historic Preservation Ordinance Changes Workshop** – Staff will follow up with the Commission on changes to the historic preservation ordinance based on last month's discussion.

Chair King introduced the agenda item.

Planning Officer Collette recounted her communication with the Maine Historic Preservation Commission. The Maine Historic Preservation Commission explained that as a certified local government, the City is required to follow the Secretary of Interior design guidelines; therefore, the Commission should not remove the word "materials" from the ordinance. Collette proposed to align with the Secretary of Interior's Rehabilitation Standards rather than Preservation Standards to provide flexibility. Collette said that by nature if something matches in composition, it has to be the same material, so flexibility would be added by saying: where feasible, replace materials. Collette explained she changed wording to "the future has to match the original where possible materials" to eliminate redundancies per Commissioner Keebler's suggestion.

Planning Officer Collette outlined that Planning Analyst Matthew included a definition of character defining features, and she recommended a future discussion surrounding

Historic Preservation Commission – Meeting Minutes
May 14th, 2026

determining important preservation features in each district in order to provide guidelines to applicants. HPC Consultant Pullen requested Collette read the included definition. Collette read as follows: "Prominent elements of a historic structure that highlights its character. These elements can include overall shape of the building, materials, craftsmanship, and decorative details. Guidance on determining character defining features can be found in National Park Service Preservation Brief 17 titled Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character." Chair King emphasized the importance of involving professional opinions, as not everyone has expertise in architectural history.

HPC Consultant Pullen recommended the Commissioners utilize *A Field Guide to American Houses* by Virginia McAlester as a resource in character defining definitions relating to various styles.

Planning Officer Collette recommended providing historical documents surrounding character defining features to applicants to make it easier for them to determine.

Chair King referenced a map handout from the City of Portland that includes character defining descriptions and photos for associated property types. King recounted public input in which Bangor residents would appreciate a similar guide, recommending the City creates a handout. Commissioner Weitkamp agreed, but raised a concern with the 27 individually listed properties outside of the districts potentially complicating such a guide. HPC Consultant Pullen advised it to be easier to create resources by architectural style rather than by district, recommending outlining expectations by style grouping. Weitkamp agreed with Pullen's proposed structure. Weitkamp recommended *Old-House Dictionary* by Steven J. Phillips as a terminology resource. King pledged to provide copies of the City of Portland's handout to reference.

Chair King stated for the record the provision of documents from Mr. Violette.

Planning Officer Collette suggested the Commission discuss further at the upcoming special meeting.

5. Discuss next special meeting date

Staff and the Commission discussed changing the next special meeting date from July 23, 2026 to June 18, 2026.

6. Adjournment

Meeting adjourned at 7:48 P.M.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division