



HISTORIC PRESERVATION COMMISSION

CITY OF BANGOR

**HISTORIC PRESERVATION COMMISSION
MEETING OF JUNE 25, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Commission Members Present:

Peter Keebler
Katie Coe
Rebecca Krupke
Nathaniel King
Matthew Weitkamp

City Staff Present:

Anne Krieg, Director of Community &
Economic Development
Matt Altiero, Planning Analyst
Kayleigh Rienas, Development Assistant
Mike Pullen, HPC Consultant

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

Old Business:

1. Meeting Minutes - June 11, 2026

Commissioner Coe moved to approve the June 11th meeting minutes. Commissioner Keebler seconded. All voting members in favor, none opposed. Motion passed.

2. Adopt Findings & Decisions for 43-49 Main Street

Commissioner Coe moved to adopt the findings and decisions for 43-49 Main Street. Seconded by Commissioner Krupke. All voting members in favor, none opposed. Motion passed.

New Business:

3. Discuss Character-Defining Features in the Historic Districts

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HPC Consultant Pullen presented on the character-defining features of Bangor's Architectural Styles, focusing on residential projects. He referenced §148-9.B.2.b, stating: "Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment." Pullen explained the purpose of the presentation is for the Commission to know while reviewing applications if there may be alterations that would affect such distinguishing qualities.

HPC Consultant Pullen reminded the Commission the meaning of a character-defining feature. He referenced the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitation, stating: "A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features."

Commissioner Keebler noted it is interesting that vegetation is mentioned, as it is viewed as something temporary. Chair King responded that some locations' vegetation is integral to the experience of the location. Commissioner Weitkamp added that some architects designed a structure to exist in certain landscapes, which could contribute to its importance.

HPC Consultant Pullen provided an overview of how the Commission can utilize the CARMA Data Base.

HPC Consultant Pullen discussed the diversity of architectural styles present in the Tree Street Area and State Street Area.

HPC Consultant Pullen presented on the character-defining features of the following architectural styles which are prevalent in Bangor:

- Colonial/Federal
- Greek Revival
- Gothic Revival
- Italianate
- Second Empire
- Shingle/Queen Anne
- Craftsman

Commissioner Coe asked for clarification on what six over six means. HPC Consultant Pullen responded it is the quantity of muntins or panes in a window.

Commissioner Krupke asked if it is original to have sides blocked in on a portico in relation to a Greek Revival home. HPC Consultant Pullen responded yes.

Commissioner Keebler discussed the history of a Gothic Revival property formerly owned by the Kelloggs.

HPC Consultant Pullen described the three-point method when evaluating character-defining features, which entails: what you see from a distance, what you see up close, and what you see at arm's length.

Commissioner Coe asked about additions on buildings that has different elements and styles – specifically, if an owner could add on in a style that is already present on the building but may not be its original style. HPC Consultant Pullen responded that with additions, one does not copy a historic style; rather, the addition must be distinguished separately. He included the example of a transparent glass connector between an original build and an addition.

HPC Consultant Pullen provided an interactive example on how to utilize the State of Maine Cultural &

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Architectural Resource Management Archive (CARMA) Data Base. He concluded the presentation, stating that commercial properties will be discussed at a later time.

Other Business:

4. Schedule Next Special Meeting Date

Commissioner Coe informed the Commission she is unable to attend the meeting on July 9, 2026. Chair King confirmed that a satisfactory number of Commission Members should be present, so her attendance is not necessary.

The Commission decided September 24, 2026 for the next Historic Preservation Commission Special Meeting date.

5. Adjournment

Meeting adjourned at 8:07 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division