



HISTORIC PRESERVATION COMMISSION

CITY OF BANGOR

**HISTORIC PRESERVATION COMMISSION
MEETING OF JULY 9, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Commission Members Present:

Nathaniel King
Rebecca Krupke
Peter Sachs

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 25, 2026

Commissioner Krupke moved to approve the June 25th meeting minutes. Commissioner Sachs seconded. All voting members in favor, none opposed. Motion passed.

New Business:

- 2. Certificate of Appropriateness and Design Review – 30 Central Street – Map-Lot 041-066 – Great Fire Historic District – Applicant: Rebeca Garcia Owner: Betsy Lundy-** The applicant, Rebeca Garcia, requests approval for Certificate of Appropriateness and Design Review at property located at 30 Central Street for the addition of a black and white striped awning to Paloma Gifts storefront. The property is located at Map-Lot 041-066, in the Great Fire Historic District. Applicant: Rebeca Garcia. Owner: Betsy Lundy.

Chair King introduced the agenda item.

Historic Preservation Commission – Meeting Minutes
July 9th, 2026

Applicant Rebeca Garcia presented to the podium.

HPC Consultant Pullen discussed the building's history, sharing that it was constructed in 1911 as part of the Frey, Dugan, Staples Block designed by Victor Hodgins and is one of the few buildings downtown clad in terracotta.

HPC Consultant Pullen asked if the proposed awning is intended to be mounted above or below the sign band – Applicant Garcia clarified below the sign band. Community and Economic Development Director Krieg clarified that the awning will need to have a clearance of 8 feet.

HPC Consultant Pullen asked if the terracotta was to remain white, but noted he observed a more recent photo displaying the storefront terracotta as black – Applicant Garcia confirmed it had been painted black.

Chair King asked the Commission for any questions and discussion.

Commissioner Krupke asked about whether terracotta risks being cracked or damaged by awning installation – HPC Consultant Pullen explained that, so long as the fasteners are installed in the mortar joints between blocks and not the face of the blocks, the terracotta will be preserved.

Commissioner Krupke asked if a remaining white spot was to be painted black – Applicant Garcia confirmed.

Commissioner Krupke discussed that awnings have been historically present downtown, so she supports the project. Chair King expressed he believes the colors selected will match the storefront well. Commissioner Sachs shared he appreciates the shade awnings provide downtown.

Commissioner Sachs moved that the Commission finds that Part 2, Sections 3, 5, 6, and 8, as well as the entirety of part three, be struck for irrelevance. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that the application was deemed complete on July 9, 2026, the proposed project is a Certificate of Appropriateness and Design Review, and the applicant paid all applicable fees. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 1 and 4, 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. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 1 and 4, 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. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 1 and 4, 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. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 1 and 4, 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. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 1 and 4, 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. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 1 and 4, 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. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

Commissioner Sachs 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 and Design Review Permit for the proposed Project. Commissioner Krupke seconded. All voting members in favor, none opposed. Motion passed.

3. Discuss Character-Defining Features in the Historic Districts

HPC Consultant Pullen recommended Commissioners acquire *A Field Guide to American Architecture* by Virginia McAlester to reference styles when reviewing applications. He recommended adding character-defining features to ordinance definitions.

HPC Consultant Pullen referenced §148-9.B.2.b, stating: "Rehabilitation work shall not destroy the distinguishing qualities nor character of the structure and its environment." Additionally, 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."

HPC Consultant Pullen discussed including character-defining features in the ordinance as reference materials for applicants and a standard for the Commission. He recommended reviewing the Secretary of Interior's resources for support.

HPC Consultant Pullen expressed how some history-rich buildings were not protected, and are therefore irretrievable. He shared that after the Great Fire of 1911, the City prioritized fire resistance and created buildings with architectural significance. He discussed that historic architectural drawings often were not preserved or recorded, as linen was utilized for drawings, and the ink would be wiped off for reuse.

Community and Economic Development Director Krieg shared that as staff explores improvements to the code, direction from the Commission is useful to understand what may be most helpful for applicants. She discussed revisiting the application form to see if there is an avenue to provide more information. HPC Consultant Pullen recommended referring applicants to the standards the Commission reviews by and asking them to prepare a presentation relative to how their project meets those standards -- Commissioner Krupke clarified something similar to a step by step guide. Pullen suggested asking applicants what historic district the project is located in rather than zoning district.

Historic Preservation Commission – Meeting Minutes

July 9th, 2026

HPC Consultant Pullen commented that window projects may be complicated, as windows of varying size change the characteristics of the window and building.

Commissioner Krupke expressed she agrees with the suggestions, as future Commission members may not have a vested interest in historic homes or related field of education, highlighting the importance of guidelines.

Community and Economic Development Director Krieg discussed letters sent to new owners within historic districts, noting potentially including more information about the significance of the particular district. HPC Consultant Pullen discussed the possibility of including Cultural and Architectural Resource Management Archive forms attached to the letter. Commissioner Krupke recommended adding something eye-catching to increase readership, such as sharing what makes their building special. Krieg noted that the new generation of buyers or residents moving in from elsewhere may not know the significance of a neighborhood.

Chair King suggested adding the Commission presentations surrounding architectural styles and character-defining features to the City webpage as a resource for applicants. He discussed the potential of a story map that displays examples of architectural styles by district and includes the associated character-defining features. King recommended creating a handout and collection of reference materials for future Commission members – HPC Consultant Pullen agreed that would be useful. Commissioner Sachs agreed, expressing not everyone has a background in historic preservation.

Chair King asked if the Commission should consider indirect effects to historic districts and structures, such as developments that alter the viewshed. HPC Consultant Pullen responded that the City of Portland has developed guidelines for when the line of a façade extends upwards, and noted that there have not been many instances of applicants constructing above existing rooftops in Bangor. Pullen commented that even when additions may not be visible from the sidewalk, they are still visible in the viewshed.

HPC Consultant Pullen shared that pre-application meetings have been useful to provide overviews to applicants and discuss potential issues. Community and Economic Development Director Krieg added it is helpful to engage in such processes at a staff level with Pullen present. Pullen noted it aids in the applicant's preparedness. Chair King expressed it would be helpful to have a handout to discuss the style of a home, discuss what the character-defining features are, and discuss how to mitigate the loss of that feature.

Commissioner Krupke asked about the address list present in the meeting materials – Community and Economic Development Director Krieg clarified it is an abutters list to the proposed project at 30 Central Street.

4. Adjournment

Meeting adjourned at 8:01 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division