Bangor’s rich history is reflected in its architecture, giving the city its own distinct identity and strong sense of place. The City of Bangor’s Historic Preservation ordinance was adopted as part of the City’s code of ordinances in 1977. Its purpose is to preserve and protect buildings and other places in the city that have particular historic or architectural significance, such as monuments or parks, in order to promote the educational, cultural, and economic welfare of residents and visitors to the city. The historic preservation ordinance was intended to prevent inappropriate alterations to buildings that have historic or architectural value; to preserve the essential character of neighborhoods; and to assure that new buildings that are constructed in historic districts are designed and built in a way that is compatible with the character of the district.

Bangor’s historic preservation ordinance establishes and oversees historic landmarks, historic sites, and historic districts. (A list and map of Bangor’s historic landmarks and districts is in the center of this brochure.) A **historic landmark** is a building or structure that has particular historic or architectural significance for its cultural, social, economic, or political history. A **historic site** is any parcel of land of special significance in the history of the City or upon which a historic event has occurred. The term ‘historic site’ shall also include the parcel that a historic landmark sits upon. A **historic district** is any place or area that encompasses historic landmarks, buildings, structures or objects that are appropriate for preservation. There are ten historic districts and thirty-four historic landmarks in Bangor (City of Bangor’s Code of Ordinances, Chapter 148).
Nearly 400 properties in Bangor have been designated as historic. Its landmarks and historic districts contain civic, commercial, religious, and educational structures as well as residential buildings. The buildings encompass a broad range of architectural styles: Georgian and Federal styles of the turn of the nineteenth century; Greek Revival, Gothic Revival, Italianate, and Second Empire styles of the mid-nineteenth century; Queen Anne, Richardsonian Romanesque, and Stick Styles of the late nineteenth century; and the Colonial Revival style of the early twentieth century. These buildings and their relationship to each other help tell the story of Bangor’s historical development.

The preservation of these historic buildings gives beauty and stability to the city. The protection of Bangor’s architectural heritage also has economic benefits. The fact that so much of the city’s architecture is well tended contributes to a strong sense of place, making it an attractive place to live, work, and do business. Moreover, the economy of the region is strengthened by the historic rehabilitation industry, as it creates jobs in the area and a market for local construction materials.

A certificate of appropriateness is required for the following:

- When a property owner (or manager or tenant) changes the exterior appearance of a historic landmark, a historic site, or any building in a historic district if the change requires a building or sign permit from the Code Enforcement Officer.
- New construction in a historic district, if the building or structure (whether a principal or an accessory building or structure) is visible from the street.
- Demolition of a historic landmark or any building in a historic district.
- Moving a historic landmark or any building in a historic district.
- Any change, except minor repair, in siding materials, roofing materials, door and window sash and integral decorative elements, such as (but not limited to) cornices, brackets, window architraves, doorway pediments, railings, balusters, columns, cupolas and cresting and roof decorations, whether or not a building or sign permit is required.

1. Submit an application to the Code Enforcement Officer, who will check the application for completeness. Applications need to adequately describe the project, so it is often a good idea to submit photographs, drawings (plans and elevations drawn to scale), site plans, and material samples with the application.
2. The Code Enforcement Officer gives the application to members of the Bangor Historic Preservation Commission (BHPC).
3. The BHPC conducts a public hearing on the application, which is generally held on the third Thursday of the month. All BHPC meetings are announced in advance and all property owners abutting the property or within 100 feet of the exterior boundaries of the property that is being reviewed will receive notice of the hearing in the mail.
4. The applicant presents his or her project to the BHPC, which then makes a decision about whether or not to grant a COA at the public hearing. The BHPC must make a decision about granting a COA within 30 days of its submission to the Code Enforcement Officer. However, if both the applicant and the BHPC agree, the application period can be extended for an additional 30 days.
5. The applicant issues or denies a COA and other permits, according to the decision of the BHPC.
6. If you believe you have been discriminated against in any program activity, or if you desire further information, please write to:

Office for Equal Opportunity
U. S. Department of the Interior
Washington, D. C. 20240
The first step in rehabilitating a historic building is to identify its character-defining features. These are elements of the building that are important to giving the building its distinctive character and help to define it as a product of its time and place. Character-defining features can include the building's materials, finishes, elements, spaces, and spatial relationships. Rehabilitation of a historic building requires the retention of its character-defining features as much as possible while allowing it to be used for a contemporary purpose.

The evaluation standards laid out in the City of Bangor’s Historic Preservation Ordinance are based on the Secretary of the Interior’s Standards for Rehabilitation. These standards allow a property to be repaired or altered so it can be used in a contemporary manner while preserving portions and features that are significant, either historically, architecturally, or culturally.

The Historic Preservation Commission uses the standards below in evaluating an application for a certificate of appropriateness for all renovations, alterations, and repairs of existing buildings and structures that are locally-designated as historic landmarks, historic sites, and within historic districts, per City of Bangor code of Ordinances § 148-13E(1)(a-h).

a. Every reasonable effort shall be made to provide a compatible use which will require minimum alteration to the structure and its environment.

b. Rehabilitation work shall not destroy the distinguishing qualities or the character of the structure and its environment.

c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.

e. Changes that may have taken place in the course of time are evidence to define it as a product of its time and place. Alterations shall be recognized and respected.

f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.

g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material, and character of the neighborhood, structures, or its environment.

h. Whenever possible, new additions or 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. (City of Bangor Code of Ordinances, Chapter 148)

There are also evaluation standards that cover the demolition or removal of historic landmarks and buildings in historic districts; construction of new buildings and structures in historic districts; and visual compatibility factors for new additions to historic buildings and new construction in historic districts. They are covered in detail in the “Historic Preservation,” section 148-13. The ordinance can be found online at www.bangormaine.gov. The code should be consulted for any questions about Bangor’s preservation ordinance.
The National Register of Historic Places is the list of places that are considered significant by the United States government. The National Park Service administers the National Register, which confers national recognition to properties that are significant in American history, architecture, archeology, engineering, and culture. The properties can be important to a community, a state, or the nation. Properties on the National Register must meet high standards for integrity and historic significance. Inclusion in the National Register may make income-producing properties eligible for Federal and State of Maine historic rehabilitation tax credits and may make properties eligible for grants for historic preservation projects. It also enables federal, state, and local agencies to take historic preservation into consideration when planning projects and requires review of federally-funded, licensed, or permitted projects that may affect historic properties. Unlike locally-designated historic properties, the National Register does not automatically provide protection against private undertakings (e.g., demolition or insensitive renovations). There are thirty properties in the National Register in Bangor and six historic districts. All of the historic districts are also listed locally.

**PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES IN BANGOR**

- Adams-Pickering Block*  Main & Middle Streets  part of the Main Street Historic District
- All Souls Congregational Church  10 Broadway  part of the Great Fire Historic District
- Bangor House  174 Main Street  part of the Main Street District
- Bangor Fire Engine House No. 6*  284 Center Street
- Bangor Fire Hose House No. 5  247 State Street
- Bangor Children’s Home  218 Ohio Street
- Bangor Standpipe  Thomas Hill Road  Maine Civil Engineering Landmark; part of the Thomas Hill Historic District
- Battleship Maine Monument  Main & Cedar Streets
- Blake House  107 Court Street
- Building at 84-96 Hammond Street  84-96 Hammond Street  part of the High Street Historic District
- Charles G. Bryant Double House*  16 & 18 Division Street
- Charles W. Jenkins House*  63 Pine Street
- Connors-Crosby House*  277 State Street
- Dorothea Dix Psychiatric Center  656 State Street  formerly Bangor Mental Health Institute
- Edward Kent-Jonas Cutting House  48-50 Penobscot Street  part of the Broadway Historic District
- General John Williams House  62 High Street  part of the High Street Historic District
- Godfrey-Kellogg House (Cliff Cottage)*  212 Kenduskeag Avenue
- Hammond Street Congregational Church  28 Hammond Street  part of the High Street Historic District
- Hannibal Hamlin House  15 Fifth Street
- Isaac Farrar Mansion  166 Union Street  part of the High Street Historic District
- Jones P. Veazie House*  88 Fountain Street
- Joseph W. Low House  51 Highland Street  part of the Thomas Hill Historic District
- Morse & Co. Office Building*  455 Harlow Street
- Samuel Farrar House*  123 Court Street
- Sargent-Roberts House*  178 State Street
- St. John’s Catholic Church  207 York Street part of the High Street Historic District
- St. John’s Catholic Church  207 York Street part of the High Street Historic District
- Thomas A. Hill House  159 Union Street  part of the Thomas Hill Historic District
- home of the Bangor Museum & History Center
- Wardwell-Trickey Double House*  97-99 Ohio Street
- Wheelwright Block*  1 West Market Square  part of the West Market Square District
- Zebulon Smith House*  55 Summer Street

*These properties are also listed as City of Bangor landmarks.

The area that would come to be known as Bangor was originally occupied by the Penobscots. At the time of European contact, they were primarily hunters and trappers who engaged in seasonal migration. They had an important village near present-day Bangor named “Kadesquit,” meaning “reef-woven place” and continued to be an important part of the community after the arrival of European-Americans. By the 1630s, the southern part of the District of Maine was harvesting white pine and milling lumber. In 1769, settlement reached the confluence of the Penobscot River and the Kenduskeag Stream when the first European-American settler to the area, Jacob Buswell, arrived from Massachusetts and built a homestead for his wife and nine children overlooking the Penobscot River. Eleven more families moved to the area within the next two years and the area became known as “Conduskeag Plantation.” Settlers built small homes for themselves out of timber, the most widely available local material.

Condukeag Plantation had reached a population of about 150 by 1790 and incorporated as a town. By the early nineteenth century, Bangor merchants had begun to benefit from the early lumber trade and built houses in the latest architectural styles. They lived close to downtown so they could easily walk to their places of business.

By 1830, the lumber boom had hit Bangor and the population swelled to 8,000. The large increase in population was due in large part to the hundreds of Irish immigrants who had left Ireland to escape a cholera epidemic and came to Bangor looking for work in the burgeoning lumber industry. The Irish settled near the waterfront in the Hancock Street area and in neighborhoods such as “Paddy Hallow” on the west side of town. The town incorporated as a city in 1834 because the town was not able to respond effectively to anti-Irish riots the year before. Despite the persistence of anti-Irish and anti-Catholic sentiments, the Irish thrived in Bangor.

By the 1830s-1860s, in its heyday, it had the rowdy and raucous atmosphere of any boom town. Wealthy lumber merchants lived and worked in Bangor, building opulent homes for their families and a grand hotel for visitors. Henry David Thoreau traveled to Katahdin in 1846 and passed through Bangor. Upon his return to Concord he wrote:

> There stands the city of Bangor, fifty miles up the Penobscot, at the head of navigation for vessels of the largest class, the principal lumber depot on this continent, with a population of twelve thousand, like a star on the edge of night, still hewing at the forests of which it is built, already overflowing with the luxuries and refinement of Europe, and sending its vessels to Spain, to England and the West Indies for its groceries—and yet only a few axe-men have gone “up river,” into the howling wilderness which feeds it. . . . Twelve miles in the rear, twelve miles of railroad, are Orono and the Indian Island, and sixty miles above, the country is virtually unmapped and unexplored, and there still waves the virgin forest of the New World.
Bangor’s position at the head of navigation of the Penobscot made it the primary port city on the Penobscot River. In addition to its location, it had a harbor that was wide and deep enough to hold scores of large vessels. Mill towns just north of Bangor, such as Orono and Old Town, had outstanding water power to run sawmills and then transported the milled lumber to Bangor to be shipped further down the east coast. Loggers and riverdrivers collected their pay in the city after the long winter harvest, and spent their earnings on supplies. Together with sailors from the ships in port, they also frequented taverns and houses of ill repute, helping to give the area near the waterfront the nickname “the Devil’s half-acre.”

By the 1860s, lumbermen had depleted the supply of white pine from Bangor’s hinterland. The growth of canal networks and the expansion of the railroad made timber stocks around the Great Lakes and the Pacific Northwest more accessible and the lumber yield in those areas surpassed that of Maine. But lumber continued to be shipped from Bangor until the end of the nineteenth century. Lumbermen shipped sap to New York wholesalers. In fact, the highest recorded output to leave Bangor was in 1872, when 242 million board feet were shipped. Wealthy lumbermen continued to build fine houses and Bangor continued to prosper.

The Maine Central Railroad went through Bangor at Union Station and Bangor thrived as the commercial and financial center of eastern and northern Maine. Another innovation in transportation that helped shape Bangor was the electric streetcar. It allowed the city to expand, as people had a means of traveling to work besides walking, and resulted in the growth of neighborhoods such as Little City and Fairmount.

Tragedy struck Bangor in 1911, as a fire started in a hay shed on Broad Street, eventually burning fifty-five acres and destroying one hundred business blocks, two hundred eighty-five dwellings, six churches, a synagogue, the high school, library, historical society and two fire stations. Fortunately, there were only two fatalities. Bangor quickly rebuilt after the fire and the amount of new construction contributed to the growth of new architectural firms like C. Parker Crowell.

Throughout the twentieth century, Bangor continued to flourish as northern and eastern Maine’s service and financial center. Dow Air Force Base brought in an influx of people and helped to strengthen the economy.
CITY OF BANGOR
City Hall
73 Harlow Street
Bangor, ME 04401

CITY OF BANGOR HISTORIC PRESERVATION BROCHURE COMMITTEE:

Dan Wellington, Director, City of Bangor Code Division
Jeremy Martin, Development Coordinator, City of Bangor Code Division
Sara K. Martin, Architectural Historian, Kleinfelder/S E A
R. Michael Pullen, AIA, LEED, WBRC Architects/Engineers
Malcolm Collins, AIA, LEED, WBRC Architects/Engineers
Walter Ryan, City of Bangor Print Shop
Sean Gambrel, City of Bangor GIS Specialist
Abigail Zelz, Consulting Historian

ACKNOWLEDGEMENTS:

Shirar Patterson, City of Bangor Economic Development Officer
Dana Lippit, Curator, Bangor Museum & History Center
Robin Stancampiano, Historic Preservationist, Maine Historic Preservation Commission
Kirk Mohney, Assistant Director, Maine Historic Preservation Commission
Richard Shaw, Consulting Historian
City of Bangor Historic Preservation Commission, Charles Boothby, Chairperson
City of Bangor Engineering Division
City of Bangor Planning Division
Jean Deighan, historic property owner & volunteer
City of Peekskill, New York
Deborah Thompson, architectural historian, whose vision led to the creation of Bangor’s Historic Preservation Ordinance and whose skill helped to preserve much of Bangor’s historic fabric for future generations.

All historic images courtesy of the collections of the Bangor Museum & History Center

All contemporary photographs and architectural renderings by R. Michael Pullen, WBRC Architects and Engineers

Text by Sara K. Martin, Architectural Historian

Design by Walter Ryan, City of Bangor

Map by Sean Gambrel, City of Bangor

For more information, contact the City of Bangor’s Code Enforcement Office at 207-992-4230