

1. **Legal Ad**

Documents:

3-15-17 legal ad.pdf

2. **Agenda**

Documents:

3-15-17 Agenda.pdf

3. **71 India Street**

Documents:

HP MEMO - 71 INDIA ST.pdf

4. **29 West Street**

Documents:

HP MEMO - 29 WEST STREET.pdf

5. **136 Commercial Street**

Documents:

HP MEMO - 136 COMMERCIAL ST.pdf

**LEGAL ADVERTISEMENT
HISTORIC PRESERVATION BOARD
CITY OF PORTLAND
Public comments are taken at all meetings.**

On **Wednesday, March 15, 2017** at **5:00** p.m., the Portland Historic Preservation Board will meet in Room 209 of City Hall to review the following items. (Public comments are taken at all meetings):

1. WORKSHOP

- i. Preliminary Review of Proposed Building Addition; 71 INDIA STREET; Dominic Reali Realty, LLC

2. PUBLIC HEARING

- i. Certificate of Appropriateness for Fence Installation; 29 WEST STREET; Bruce and Eva McVikar, Applicant.

Break for Dinner; Meeting Resumes at 7:15

PUBLIC HEARING, continued

- ii. Certificate of Appropriateness for Sign Installation; 136 COMMERCIAL STREET; Saco & Biddeford Savings Institution, Applicant.

3. CONSENT AGENDA

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Robert O'Brien
Penny Pollard
Julia Sheridan
John Turk

HISTORIC PRESERVATION BOARD AGENDA

March 15, 5:00 p.m.

Room 209, City Hall, 389 Congress Street

Public comment is taken at all meetings

- 1. ROLL CALL AND DECLARATION OF QUORUM**
- 2. COMMUNICATIONS AND REPORTS**
- 3. REPORT OF DECISIONS OF February 22, 2017:**

- i. Certificate of Appropriateness for Dormer Additions; 97 INDIA STREET; Scott Knoll, Applicant.
The Board voted unanimously to approve the proposed dormer subject to conditions. The Board denied the application request to remove the rear chimney on the north facing the roof plane.

4. WORKSHOP

- i. Preliminary Review of Proposed Building Addition; 71 INDIA STREET; Dominic Reali Realty, LLC

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6. CONSENT AGENDA

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**WORKSHOP
71 INDIA STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 6, 2017

RE: March 15, 2017 Workshop – Preliminary Review of Proposed
Building Addition

Address: 71 India Street, addition to existing Amato's store

Applicant: Dominic Reali Realty LLC.

Architect: Evan Carroll, Bild Architecture

Introduction

Architect Evan Carroll, on behalf of Dominic Reali Realty LLC, has requested a workshop to present preliminary plans for a building addition to the existing Amato's store at the corner of India and Newbury. The addition is proposed to be built on top of an existing foundation that currently serves as a retaining wall around the outdoor seating area adjoining the store. The 1,400 square foot addition will house a dining room and bar and will feature a display about the origins and history of Amato's. As noted in the application, the project site is the location of the original Amato's and as such has special significance for the India Street-based company.

Mr. Carroll has provided photographs of the building context, numerous perspective views of the proposed addition, as well as a floor plan, and images of proposed materials.

Project Context

Immediate Abutting Structures

The existing Amato's building was completed in 1999. Given its recent construction, it is classified as a noncontributing structure within the India Street Historic District. The one-story brick structure features a simple rectangular form and a flat roof. Ornamentation consists of a green tile base, a projecting glass block entry vestibule, a projecting, natural-finish metal

canopy suspended from metal rods, and a checkered tile band just below a simple precast cornice. Fenestration consists of a horizontal band of square mullioned windows in dark aluminum frames. Abutting the store is an outdoor seating area which can be accessed from the south elevation of the building. The seating area is surrounded by a concrete retaining wall that projects beyond the face of the store itself and is clipped or angled at its three outside corners. A six-foot metal fence surmounts the wall. At the rear of the outdoor courtyard is a two-story flat-roofed office building owned and operated by applicant Dominic Reali Realty.

The existing structure has little architectural relationship to its India Street context, apart from its brick exterior. The scale of the building, its fenestration and architectural details do not reflect the established building patterns or architectural character of the historic structures that dominate and visually “define” the street. The existing building’s scale is not at odds with its immediate vicinity, however. The commercial block on the south side of the Newbury Street intersection is a single story and the Reali Realty building immediately behind the existing patio area is two stories.

General India Street Historic District Context

Although the India Street Historic District exhibits a wide variety of building types, a number of common visual characteristics serve to unify the district. The area’s preponderance of brick buildings provides a strong level of visual consistency, as does its relatively consistent architectural vocabulary. Much of the existing historic building stock was built during the second half of the 19th century when the Italianate and Second Empire styles were popular and the two styles are architecturally quite similar. The scale and form of development is also generally consistent. Buildings are typically 2 ½ to 3 stories tall and many exhibit the strong, blocky massing associated with the area’s many double houses or duplexes. With few exceptions, the buildings fill their respective lots and sit directly at the sidewalk line. With respect to fenestration, the upper floor windows are almost exclusively vertical in proportions. Bays, projecting cornices, door hoods and rich architectural trim provide visual interest and variety.

The strong level of consistency exhibited on the upper end of India Street becomes fragmented as one moves south toward Commercial Street. Here, the continuity of the street wall is interrupted by several large gap sites and one-story buildings have been constructed that are inconsistent with the established development pattern of the upper end of the street.

Several of the new or remodeled commercial storefronts at the lower end of India depart from long-established storefront design principles that one can observe on Middle Street’s commercial blocks and on the diminutive Coffee by Design storefront at 67 India. Storefronts, regardless of architectural period or design, typically feature the same basic formula, the key elements of which are large, rectangular display windows extending low to the ground and framed by vertical piers. Amato’s current storefront and Micucci’s remodeled storefront at 45

India do not follow this traditional formula and therefore stand out as exceptions to this prevailing development pattern. Micucci's storefront, for example, is largely opaque and its limited fenestration consists of arched windows which are not characteristic of traditional storefront glazing.

Intent of Form-Based Code and Historic District Designation

The new Form-Based Code that was adopted in 2016 was developed specifically to encourage new development that relates to the scale and character of the traditional building stock in the India Street neighborhood. The new code reflects a careful analysis of the established building patterns in the area and codifies these characteristics in the new zoning. The adoption of a historic district for the historic core of the neighborhood was also pursuant to an interest in encouraging compatible new development as well as sensitive rehabilitation of historic structures.

Proposed Addition

See architect Evan Carroll's written description of the proposed building addition, which is to accommodate a dining room, bar, bathroom and salad bar. The addition is to be constructed on top of the existing concrete wall that surrounds the outdoor patio area adjoining Amato's store. As you will note, the retaining wall projects beyond the face of the store building and is clipped at a 45-degree angle at three corners. Access to the addition will be provided from the store through an expanded opening in the side wall as well as from a new entrance at the corner of India and Newbury.

As proposed, the exterior brick façade features a series of large arched openings that extend to floor level. Set behind this arched wall façade are operable glazed overhead doors with natural finish aluminum frames. Horizontal aluminum railings between the arched openings provide a barrier when the overhead doors are raised.

The brick exterior is broken at each outside corner of the building. The corners are highly glazed, with the framing of the glass echoing the framing of the overhead doors. At the corners abutting the existing store and the Reali Realty Building, the glazed wall is set back behind a landscape bed with small ornamental tree. A deep, stainless steel overhang surmounts the building. Where the footprint of the addition is clipped at the corners, the overhang is square to the abutting sidewalks, creating a deeper overhang at the corners. The material and design of the overhang is patterned after the entrance canopy at the Amato's store. A louvered clerestory is shown centered on the roof. The clerestory is intended to provide additional natural light during the day and to emit light during evening hours.

Staff Questions and Comments

Achieving an appropriate contextual design solution is particularly challenging in this instance given the parameters of the project and the architectural character of the building the addition will adjoin. If the proposed development were a new stand-alone building, the Form-Base Code applicable in the India Street neighborhood would require a building of at least three stories, consistent with typical heights in the neighborhood. As an addition to an existing structure, however, the Form-Base Code requirements do not apply and a single-story structure is allowed. A single-story structure by its very nature is inconsistent with the prevailing development pattern that both the Form-Base Code and historic preservation review standards were adopted to reinforce in any new construction. Further complicating the matter is the fact that the addition is proposed for a non-contributing structure that has a very definite architectural expression. The architectural character of the existing structure is neither consistent nor generally compatible with that of the area's historic building stock.

As the Board begins its review of the proposal, threshold questions for consideration include: To what extent should the proposed addition relate to the design of the existing Amato's building? Is the goal of architectural cohesiveness important in this circumstance, even though the existing structure does not relate to the prevailing development patterns in the neighborhood? Should the addition be treated as an independent structure, despite its physical connection to the existing Amato's building? How might the new addition help reinforce some of the strongest and most positive visual characteristics of India Street? Should the existing retaining wall dictate the footprint of the building addition? Should the proposed addition be approached as a "signature" structure, as would appear to be Amato's goal from Mr. Carroll's written narrative, or is a more recessive design appropriate in this circumstance? The Board is encouraged to consider both the ordinance's Standards for Review of Alterations to Noncontributing Structures as well as the Standards for Review of Construction—see following section of this report.

Setting aside these threshold questions, staff does wish to comment on one specific aspect of the proposed design—the arched openings that dominate the building façade. In a preliminary discussion with Mr. Carroll, staff raised questions about the compatibility of this architectural treatment, noting that the storefront level of commercial buildings, regardless of architectural style or construction period, exhibit a fairly standard composition (described above) and that the purpose-built commercial structures on India, Middle and Congress Street all share this same basic composition. Arched windows or openings, although featured in the remodeled Micucci's storefront, are not traditionally found on commercial storefronts. Also, they are not a feature of Amato's existing façade. Mr. Carroll has included with his application numerous examples of arched openings from the neighborhood to establish that there is precedent for this feature. Staff notes, however, that the examples are of arched upper story windows, recessed arched entrances on residential structures and arched elements from religious and institutional buildings. Although arches are found on numerous buildings in the neighborhood, they are not

an element of traditional storefront design and therefore not necessarily precedent-setting for this project.

Applicable Review Standards

Note that the historic preservation ordinance includes standards for alterations to non-contributing structures, as the issues presented by such projects are distinct from those for alterations to historic structures.

Sec. 14-651.5 Standards for Review of Alterations to or Redesign of Noncontributing Structures

- (a) In considering an application for a certificate of appropriateness involving alteration(s) to a noncontributing structure the standards for review of alterations.....shall apply as applicable. The intent to the review shall be to ensure no further erosion of any architectural character of the subject structure determined to be significant by the historic preservation board and, where practicable, to guide projects toward a more compatible relationship with the surrounding context.
- (b) In considering an application for a certificate of appropriateness involving comprehensive redesign of a contributing structure, the standards for review of construction....shall apply.

Sec. 14-651 Standards for Review of Construction

In considering a certificate of appropriateness involving new construction, the historic preservation board shall consider the following compatibility factors *as may be applicable to the context of the proposed construction*.

Scale and Form

Height

Width

Proportions of principal facades

Roof Shapes

Scale of the structure

Compositions of Principal Facades

Proportion of Openings

Rhythm of solids to voids in facades

Rhythm of entrance porch and other projections

Relationship of materials, texture and color

Presence of signs, canopies and awnings

Relationship to the Street

Walls of continuity

Rhythm of spacing and structures on streets

Directional expression of principal elevations

Attachments

1. Project description
2. Photos of immediate context
3. Perspective renderings
4. Wall section
5. Photos of India Street neighborhood buildings with arched window openings
6. Site plan
7. Floor plan
8. Materials and details



Date: 2/20/2017

HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROJECT ADDRESS:

71 India Street, Portland

CHART/BLOCK/LOT: 20-D-31 (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

The proposed project is an addition to the existing Amato's store on India Street. The location for the addition is on the current patio seating area, and on the historic site of the original India Street Amato's. The project is an opportunity for the Amato's Corporation to create a flagship location at the place of the chain's historic beginning at a time when the historic neighborhood is poised to once again reach the vibrancy of activity that once existed.

The addition will be 1400sf, including a dining room, full service bar, bathroom, and salad bar. Some of the windows will be overhead doors that open to the sidewalk during warm weather.

The existing Amato's store was built in 1999 by Great Falls Construction, and is not believed to be a historically contributing structure. Even so, the structure has gained significance to the company, and will not be substantially changed. The addition will connect into the existing structure with a cut opening in the exterior wall, as opposed to a complete removal of the exterior wall. The existing exterior brick on the abutting buildings will be used as an interior finish for the addition.

The exterior design consists of several elements. Portions of the facade will have brick to help the restaurant claim a presence on the street-scape. Full height glazing and operable overhead doors will serve as a translucent backdrop to the brick. A stainless steel overhang will shade the glazing and help to provide intimacy to the sidewalk experience. A clerestory "beacon" on the roof will provide additional natural lighting to the dining space during the day and will beckon visitors from the neighboring residential structures at night.

CONTACT INFORMATION:

APPLICANT

Name: Evan Carroll, Bild Architecture

Address: PO Box 8235
Portland, ME

Zip Code: 04104

Work #: 207-408-0168

Cell #: _____

Fax #: _____

Home: 207-409-3589

E-mail: evan@bildarchitecture.com

PROPERTY OWNER

Name: Dominic Reali Realty, LLC

Address: 312 Saint John Street, 2nd Floor

Zip Code: Portland, ME 04102

Work #: 207-828-5981

Cell #: _____

Fax #: _____

Home: _____

E-mail: CustomerService@amatos.com

BILLING ADDRESS

Name: Same as contractor

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

ARCHITECT

Name: Same as applicant

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

CONTRACTOR

Name: Jon Smith, Great Falls Construction

Address: 20 Mechanic St, Gorham, ME 04038

Zip Code: _____

Work #: 207-839-2744

Cell #: _____

Fax #: _____

Home: _____

E-mail: jon@greatfallsinc.com

Evan A. Carroll
Applicant's Signature

Owner's Signature (if different)

Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
Expansion of existing restaurant, on historic footprint of same restaurant.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
Existing restaurant appears to be non-contributing structure.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
Addition is contemporary; connects to existing in a way that acknowledges timely progression.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
Existing building, with it's unique features, is respected.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
Such distinctive features to not exist.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
Addition does not involve historic structures.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
Addition does not involve historic structures.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
Discovered historic elements will be respected.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
Compatible materials and scaling are used.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
Addition does not involve historic structures.

HISTORIC PRESERVATION

2/20/2017

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

71 India Street, Amatos Addition

Building Photographs



Aerial, with proposed addition location.



Street perspective of existing buildings and proposed site.



Front of existing Amatos Store.



Front of existing Reali Realty Building



Close-up of existing foundation and dining garden.



Location of opening from existing store to proposed dining room.



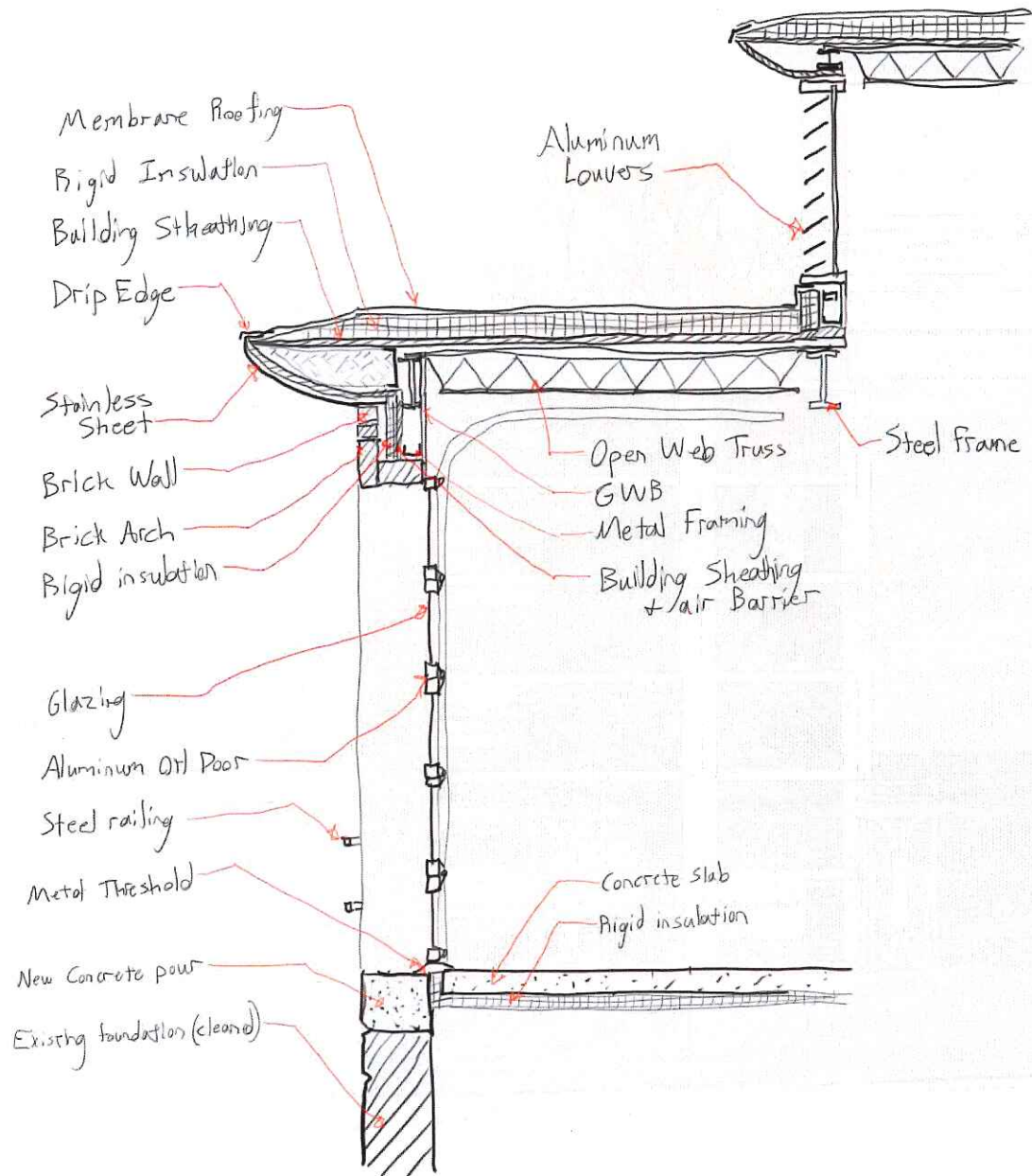


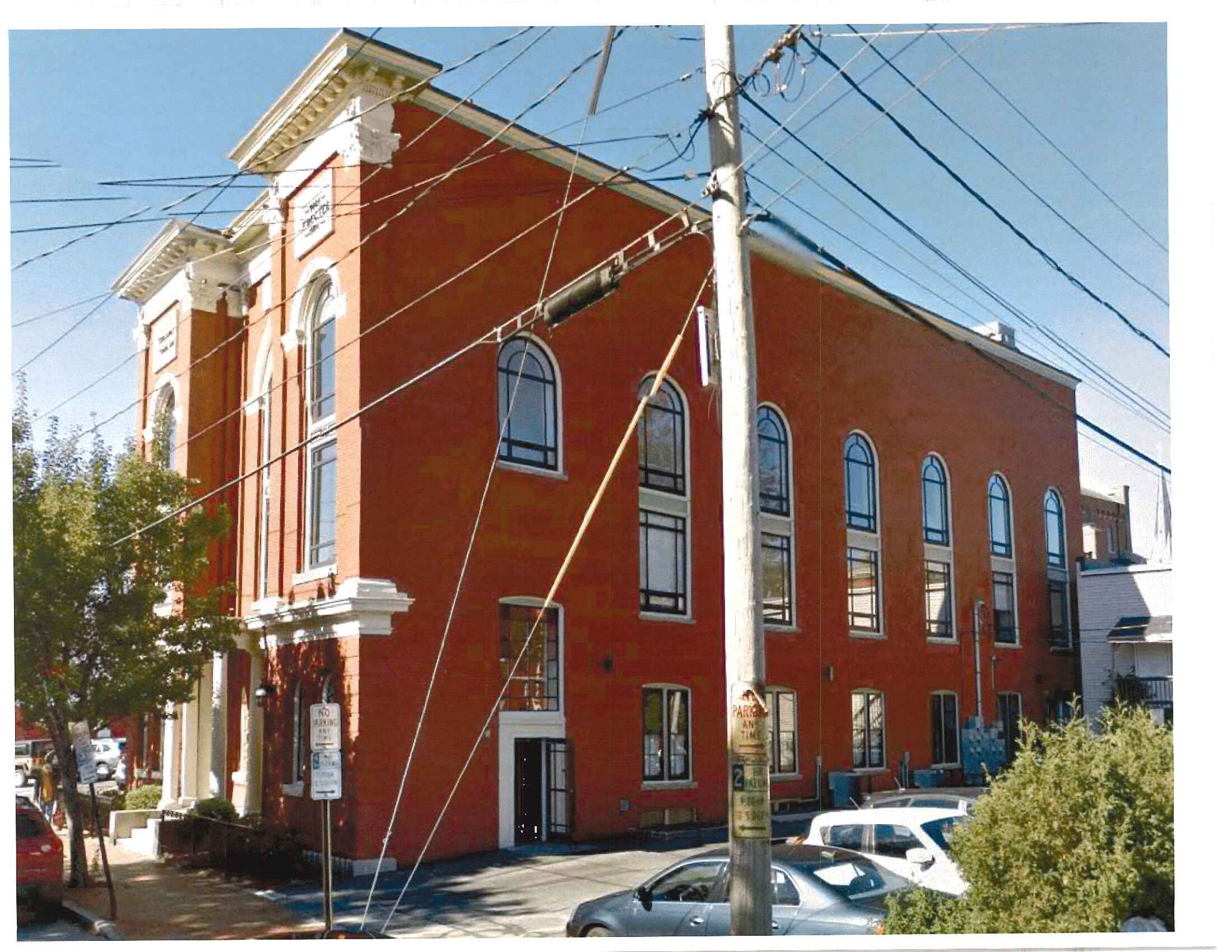


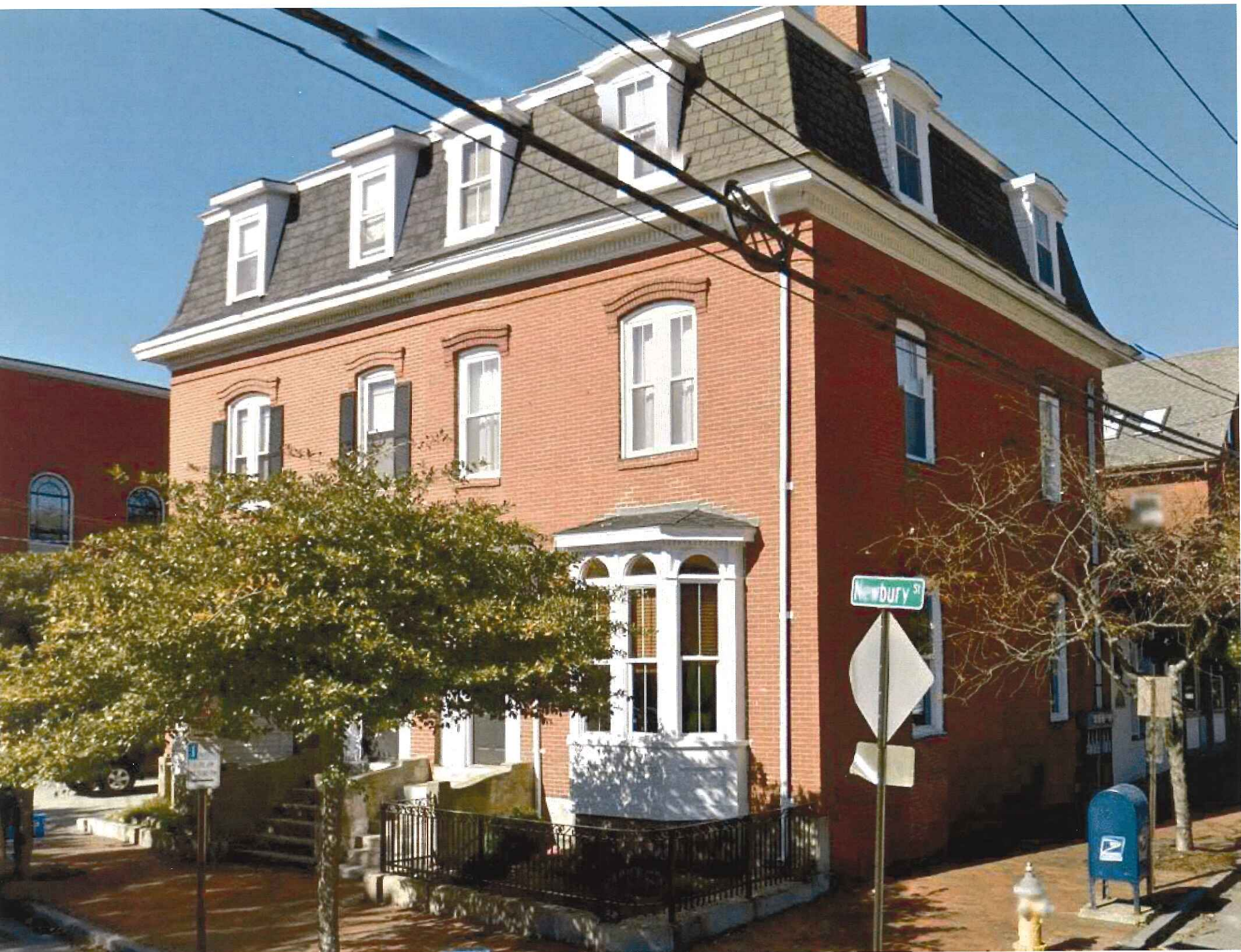




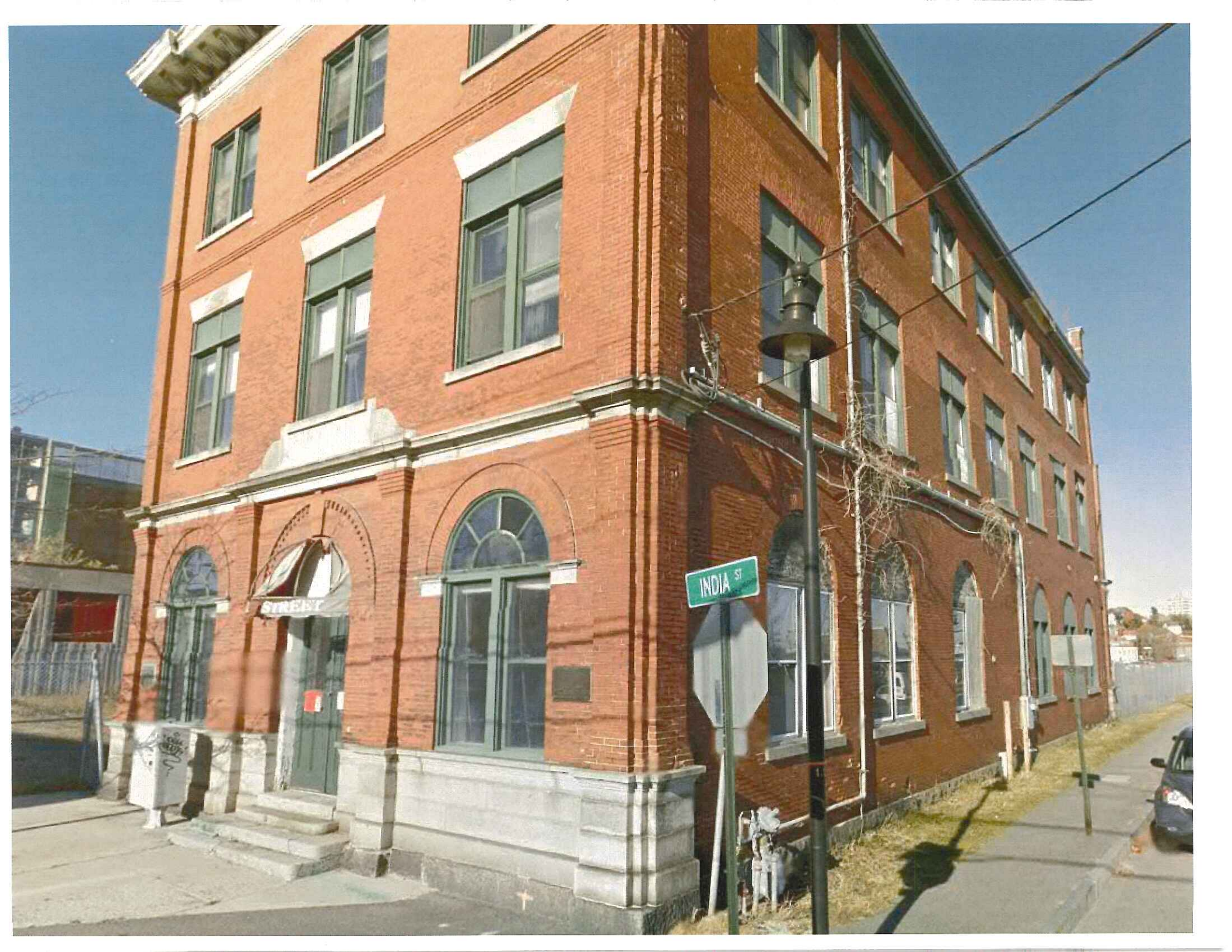


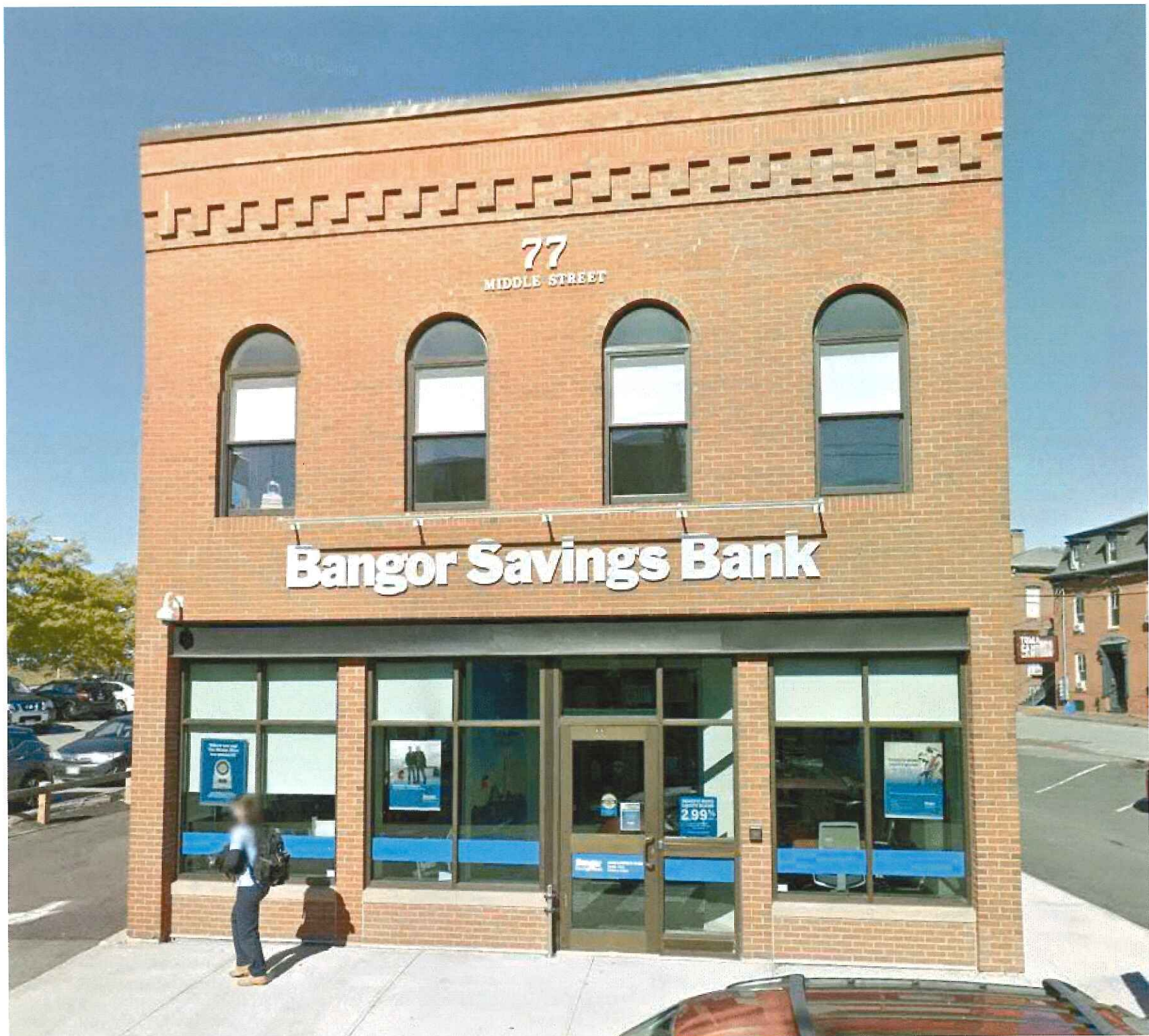


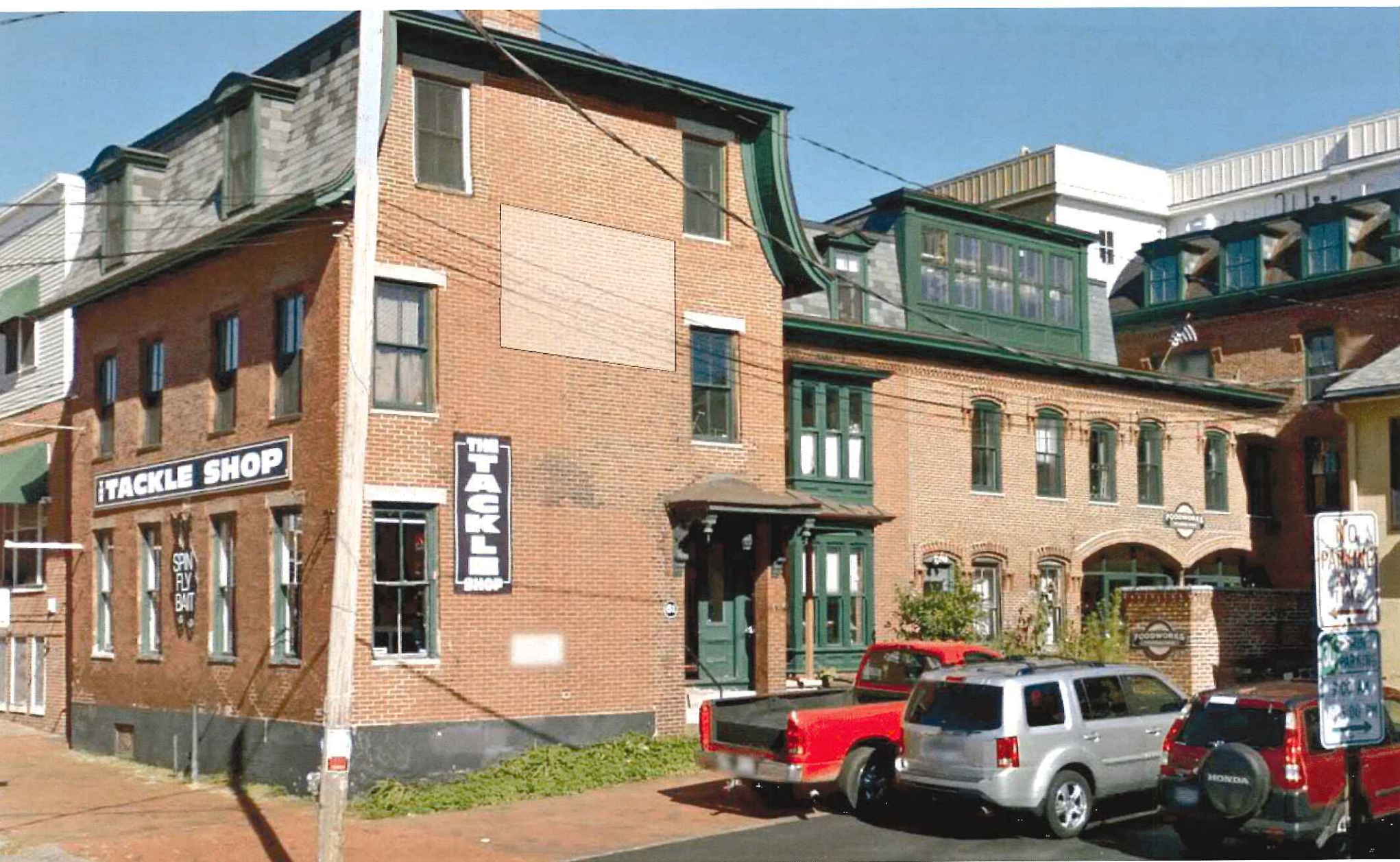


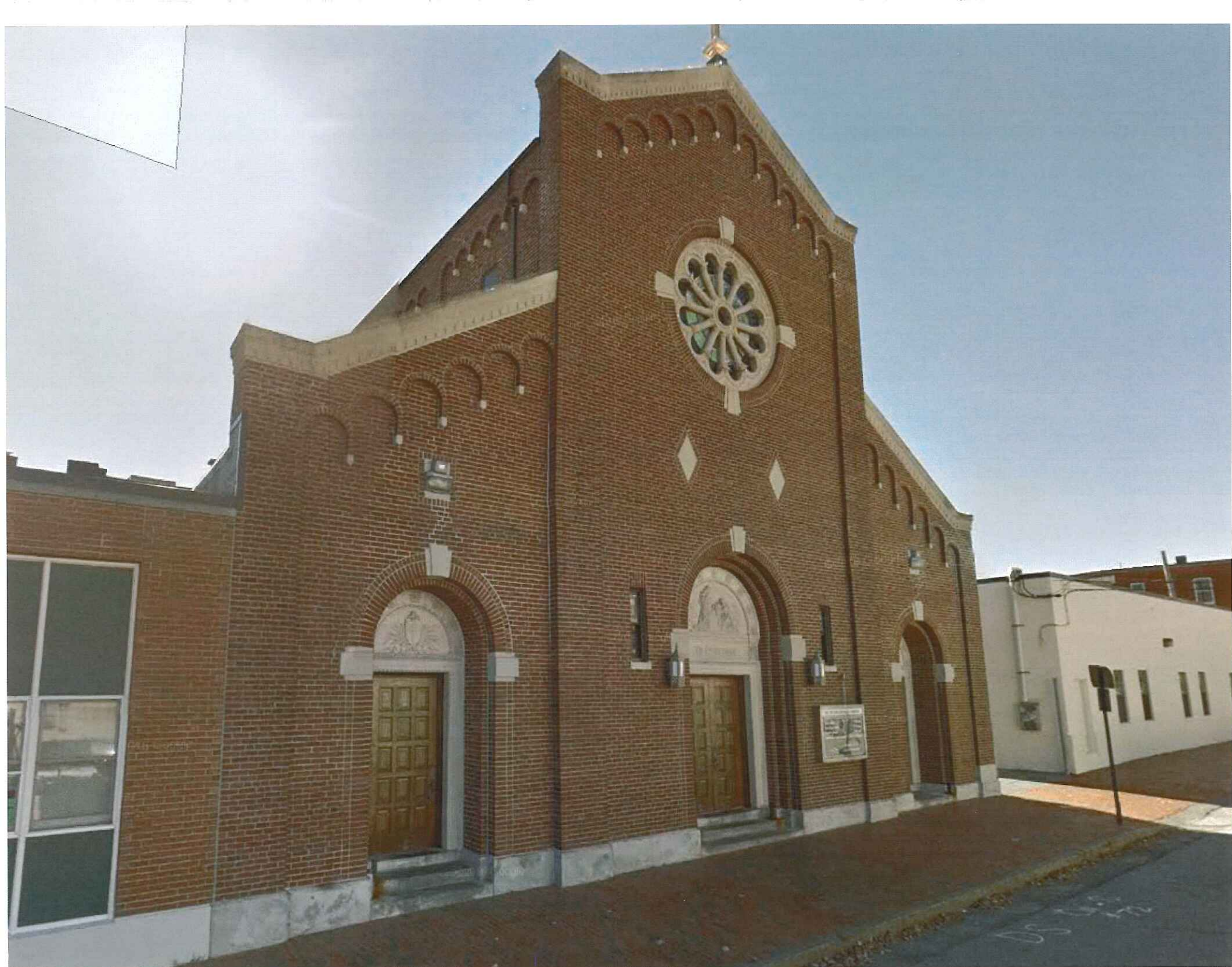




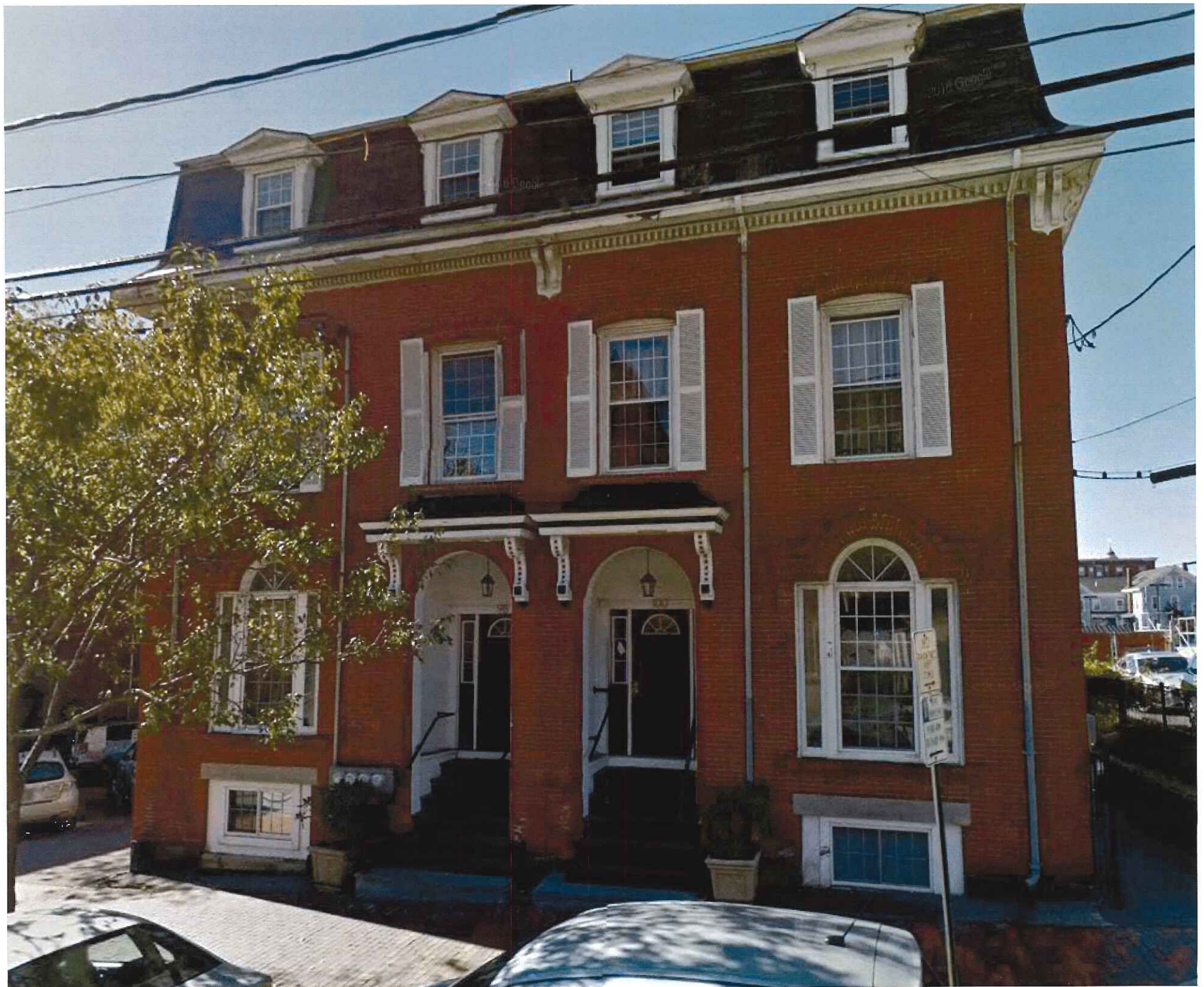


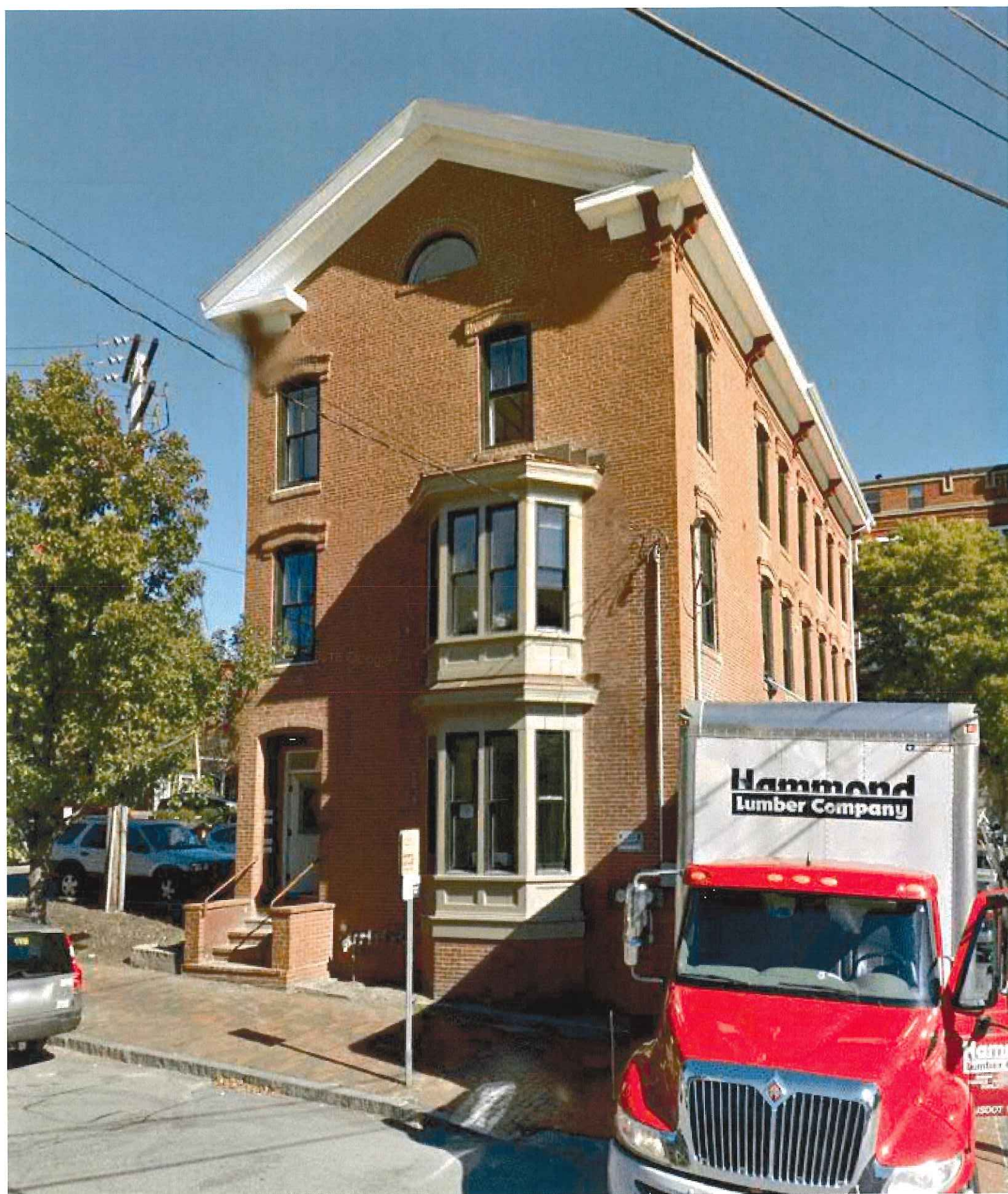




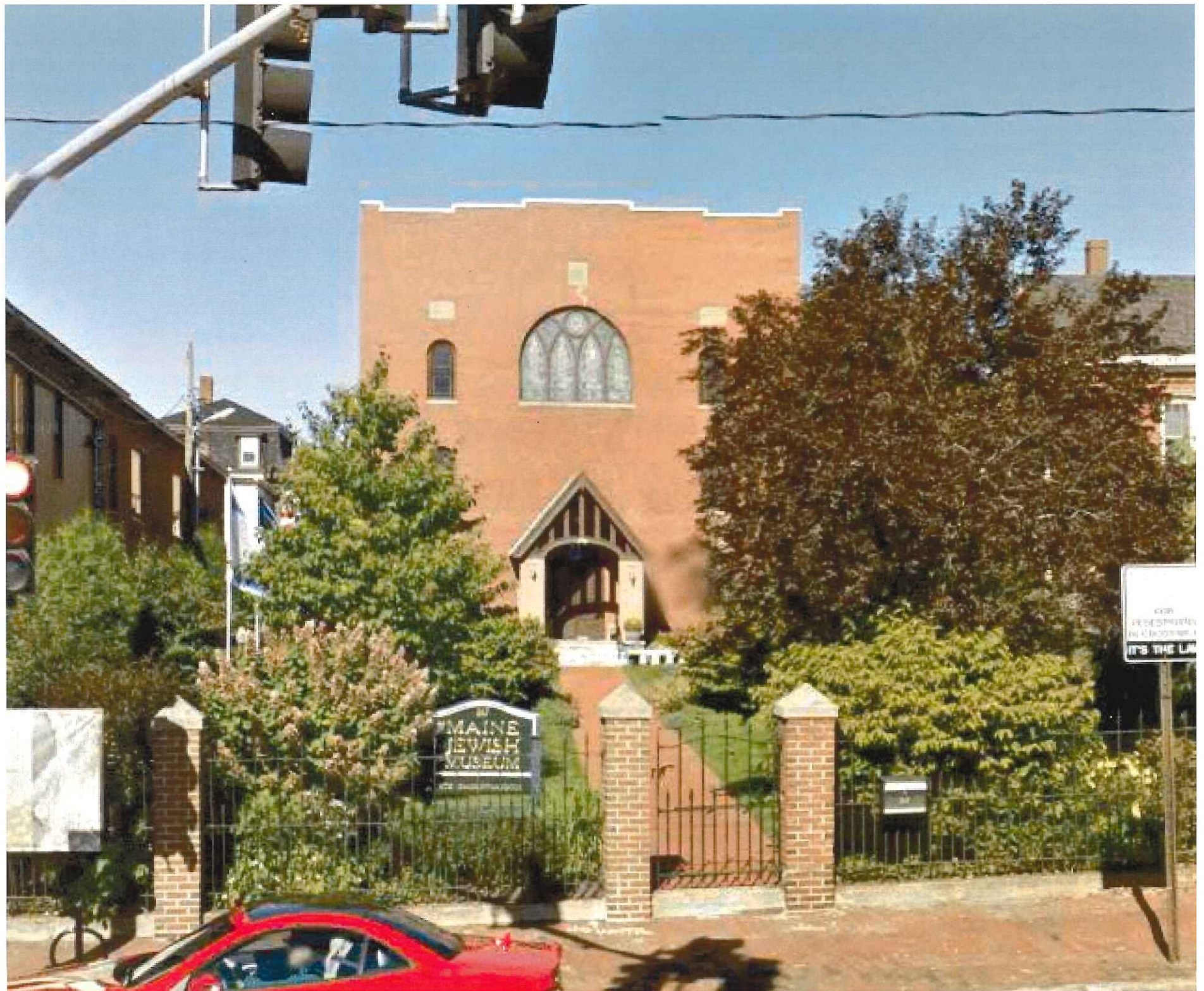


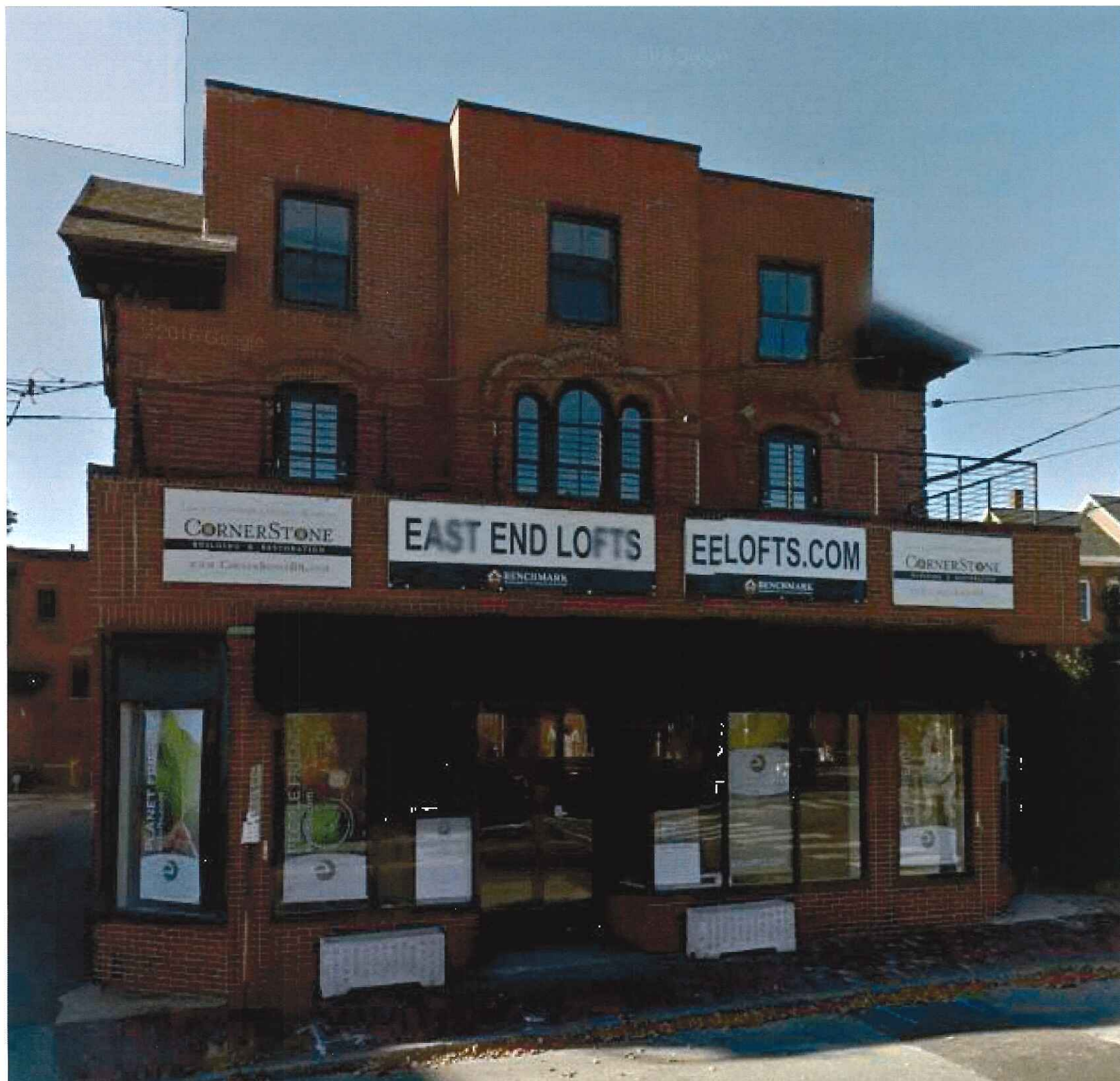


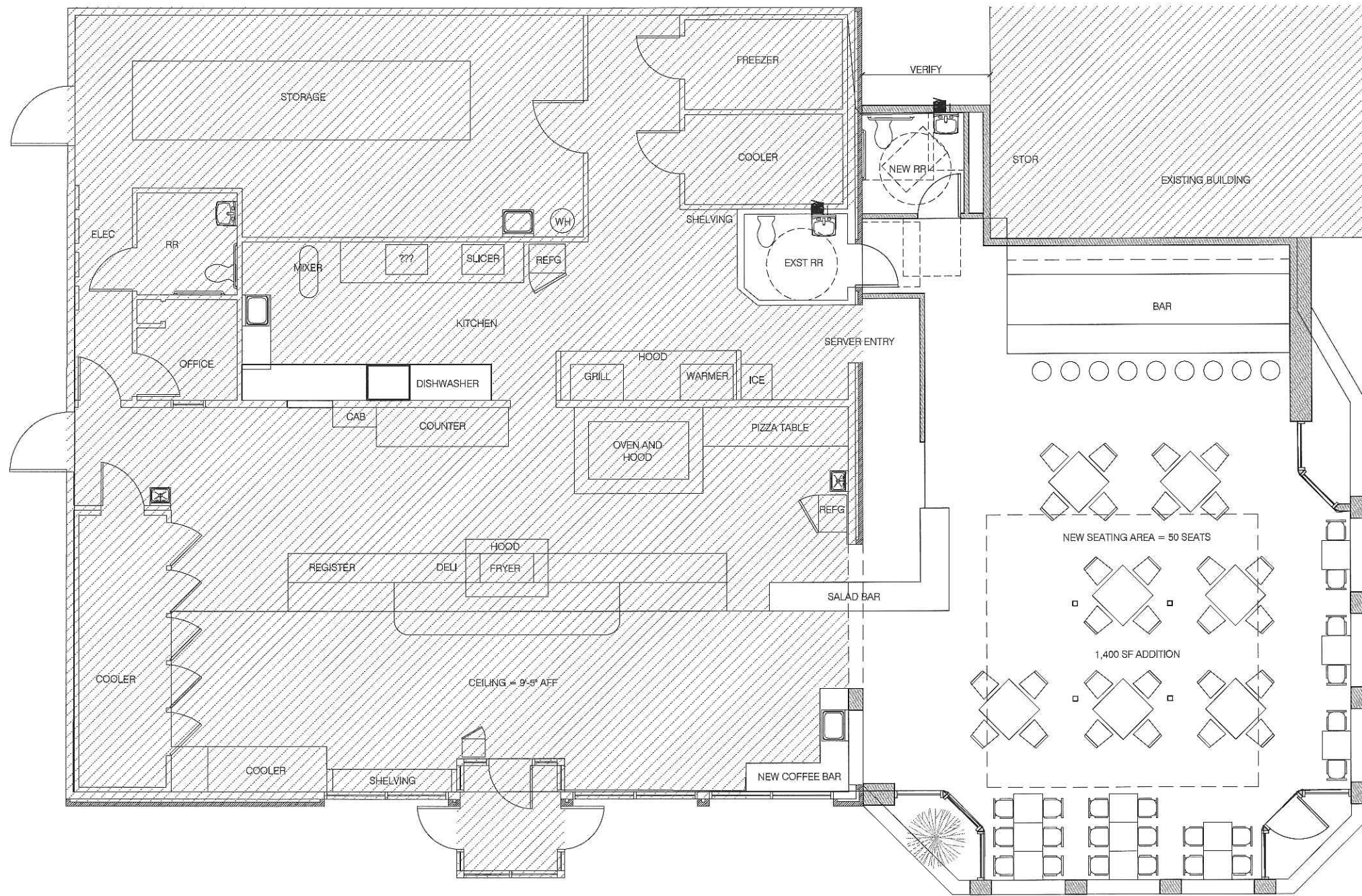


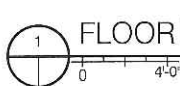










  **FLOOR PLAN**
SCALE: 1/4" = 1'-0"



- KEY OF MATERIALS:**
1. STAINLESS STEEL FLAT SEAM SHEET METAL
 2. STAINLESS STEEL RAILINGS
 3. PORTLAND BRICK
 4. ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
 5. ANODIZED ALUMINUM OVERHEAD DOOR
 6. SITE CAST CONCRETE WITH REVEALS
 7. ANODIZED ALUMINUM SHADE LOUVERS



PUBLIC HEARING
29 WEST STREET

Address: 29 West Street

Applicants: Eva and Bruce McVicar

O:\PLAN\4 HISTORIC PRESERVATION\HP Board Memos\2017 Memos\3-15-17 West 29, boundary fence, PH.doc- 1 -

within 25' of the curb, it would be acceptable. Staff was not comfortable with the location and height of the proposed fence because it was not consistent with the 2008 Board decision on the driveway and fence proposal by the owners of 27 West Street. After several delays, the McVicar's informed staff that they intended to apply for a Board review of their application Certificate of Appropriateness, and asked to delay the removal of the installed posts until after a review of their proposed fence.

In support of the current wood fence proposal, Mrs. McVicar submitted a project description, a photo of fence samples, photos of the site, and photos of similar fence installations in narrow yards with driveways in the West End. Staff further clarified the details of the fence design through an email exchange with Mrs. McVicar (see below,) and staff has provided additional photos of the site, both before and after the driveway installation by 27 West Street and the fence post installation by the McVicar's. Staff has also attached relevant previous decisions and ordinance excerpts.

Background Information

Boundary treatments between 27 (the row house) and 29 (the subject property) West Street have been a sensitive issue for the property owners of the two residences for some time. The current owners of 27 West (Deborah Boyajian and William Nelligan) applied in 2008 for a curb cut and driveway on the west side of their property, which was approved with conditions by the Historic Preservation Board July 16, 2008, but denied by the Public Works Department because the driveway could not meet the minimum driveway width requirement of twelve feet. In 2016, the Department of Public Works reversed its position on the driveway, and granted permission for a curb cut. Ms. Boyajian and Mr. Nelligan renewed their application for a Certificate of Appropriateness, which was granted by staff on June 6, 2016 on the grounds that it was consistent with the 2008 decision. (The 2016 proposal by 27 West Street did not include a fence component.) The driveway has been installed, which the McVicar's, the current fence applicants at 29 West Street, cite as a motivation for the boundary fence proposal.

In researching the background on the subject property and its context, staff located the 2008 decision on the Boyajian / Nelligan application for the 27 West boundary fence and driveway project. The 2008 decision contained specific language regarding a boundary fence that staff believes is germane to the current review of the McVicar's fence application. (See attachment 6.) Staff informed the McVicar's that based on what staff knew at the time about their fence proposal (no application had yet been filed,) staff would not be comfortable approving a fence that was not consistent with the 2008 decision by the Board, and said a Board review would be necessary if the McVicar's wanted to pursue the application.

As part of the current fence proposal, the McVicar's plan to remove an existing iron and brick fence at the front of their property that was installed in violation of the historic preservation ordinance years earlier. When it came to the Board for after-the-fact review in 2002, the Board denied the application, based on findings that it did not meet Standards # 3 and # 9 of the historic preservation ordinance. (The question of the property boundary was not raised during the review.)

The McVicar's subsequently appealed the decision to the Planning Board. In consideration of the fact that Mr. McVicar never formally "made application" for the fence, the Planning Board

remanded the case to the Historic Preservation Board to provide Mr. McVicar with more opportunity to make his case. Mr. McVicar never returned to the Historic Preservation Board for review; the fence installation remains in violation of the historic preservation ordinance. The part of the iron and brick fence along the side boundary was removed several years later, after a dispute between the two neighboring households concerning the location of the boundary. It was found at that time that the boundary sections had been installed on land owned by Ms. Boyajian and Mr. Nelligan.

Subject Property and Context – Additional Information

As noted above, the houses on this section of West Street have narrow side yards. Towards the rear, some distance back from the sidewalk, both 27 and 29 West Street have bay windows that project, and a six foot high cedar fence on the 27 West side of the boundary has solid boards on the lower section, and short pickets topped by a cap rail for the top section. The recently installed driveway at number 27 extends past the beginning of this existing fence toward the rear. Closer to the sidewalk, plantings and a hedge appeared to define the property line in the past (see photo from 2015, Attachment 4,) though in the older photo it is not clear exactly where the property line is or which neighbor owned the plantings. A tree appears to be on the 29 West yard, and would probably have to be removed to complete the proposed fence. In front of the McVicar residence, at the back of the sidewalk and adjoining the stone cheek wall of the front stairs, one section of the iron fence and one brick pier still exists – it is this fence, an outstanding violation - that the McVicar's plan to remove.

Proposed Fence

The McVicar's are proposing a cedar fence 42 inches high, with a design similar to the existing fence on the boundary at 27 West Street, except that the lower section would be open pickets instead of solid boards. (See Attachment 2.) The already installed posts are cedar 4 x 4's which the installer plans to cut down after the installation of the fence panels, at which time a cap (presumably wood, like the supplied photo,) would be installed. This fence is proposed to start at the street end of the existing, taller boundary fence, and end three feet from the edge of the sidewalk. No mention is made in the application of any plans to apply a finish to the proposed fence.

Staff Comments

Before realizing that the July, 2008 Board decision included a condition of approval about fencing that is relevant to the current review, staff first considered the need for visibility from the driveway, and a standard used in the city residential neighborhoods that limits fences within 25' of the street line to four feet or less in height. But Board discussion at the 2008 public hearing included questions and concerns about creating a visual barrier between the two properties that sit so close together. In that discussion the semi-private space between the house fronts and the sidewalk was termed a character defining feature of the properties, and concern was raised about creation of a visual barrier between the tightly spaced houses. In a number of instances either the Board or staff has concluded that fences should be held back from the sidewalk or street, often as far as the front face of the house, due to particular circumstances present at the property.

The fence condition in that 2008 decision for 27 West Street reads as follows – see Attachment for the complete approval letter:

The leading edge of the fence shall be set back from the sidewalk approximately 15 feet, to align with the front façade of your residence. Fence to consist of 6'-high panels throughout.

The applicants at 29 West argue that the Board's intent in creating this condition centered on the proposed fence being six feet high. Had the fence been lower, argue the McVicar's, the Board might have allowed it to come much closer to the street and sidewalk. Since staff can find no reference to any potential for approval of a lower fence (for example, four feet high or less,) the language of the condition seems to indicate that a fence of any height should be no closer to the street than the front façade of the house. The fence was allowed to be six feet tall, but not closer to the sidewalk and street than the front of the house. If there is to be an alternative interpretation or a reconsideration of the 2008 decision regarding a fence in this location, staff's opinion is that only the Board, not staff, can make that determination.

Among the questions and considerations that seem relevant in this case are:

- Does the Board wish to reconsider the 2008 findings that the semi-private spaces between the houses and the sidewalk are a character defining feature of the properties, and a hard boundary such as a fence would negatively impact this feature in a way that plantings would not? (Note: In most situations like this one, plantings are not subject to historic preservation review.)
- Do the height and design – whether open pickets or solid boards - of the fence make a difference in considering its visual impact on the front yards and house facades?
- Staff emphasizes that it is not the responsibility of either staff or Historic Preservation Board to resolve or take into account boundary disputes. The issue at hand is the appropriateness of the proposed fence in this specific context, and whether it is consistent with the applicable historic preservation standards.
- If the historic preservation standard is more restrictive than other City standards for fences close the sidewalk, the historic preservation standard must apply.
- The applicants have submitted photos of other properties in the West End they consider to be analogous to their circumstances and proposal. Staff suggests the examples be considered for their similarities and differences in regards to the subject property, the success of the treatment exhibited in the photos, and the possibility that the installations shown may have been installed prior to the creation of the historic preservation review process.
- In most recent fence installations in the West End, staff has required a solid-bodied stain or other opaque finish on sections close to the street, for a more refined and finished appearance in keeping with the formal historic neighborhood. This also avoids the period before weathering, when the bright brown color of fresh cedar stands out dramatically. Should the proposed fence be approved, staff suggests a condition be added regarding finishing of the wood.

- Regardless of the Board's decision on the proposed new cedar fence, the removal of the iron and brick fence at the front of the property should be carried out, as it persists as a violation of the historic preservation ordinance.

Applicable Review Standards

The following ordinance review standards apply in the review of the proposed project:

- (1) *Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.*
- (2) *The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the March 15, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed fence at 29 West Street **meets (fails to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

1. Applicant's project description
2. Photo of proposed fence, supplied by applicant
3. Site plan supplied by applicant
4. Photos of site and existing posts, supplied by applicant
5. Staff photos of site
6. Photos of site supplied by staff
7. Approval letter for July 16, 2008 Board decision for 27 West Street driveway and fence
8. Approval letter for staff review of updated driveway application – 27 West Street



Date: 2.28.2017

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for following work on the specified historic property:

PROJECT ADDRESS:

29 West Street, Portland, ME 04102

CHART/BLOCK/LOT: _____ (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

We would like to put a low fence between our house and our neighbors at 27 West Street. Establishing a boundary with our neighbors has been a difficult and sensitive issue for us, especially recently, after a permit for installation of a driveway in a very tight space between the two houses was granted to our neighbors.

We believe that a low fence would provide for privacy and a successful boundary treatment and will allow us to restore an attractive sidewalk garden view to our property. We are proposing a low fence from MaineLine Fence Co in Cumberland, photo is included and we are open to other suggestions.

<http://www.mainlinefence.com/residential/privacy-fences>

We have found more than fifteen instances in the West End of a treatment similar to the one we are proposing, i.e. tight spaces between two houses with a driveway and we believe we have the right to bring a short fence to the sidewalk.

We have put fence posts in ground last fall as we were hoping to get an approval before the ground freezes. The line is clearly marked by survey stakes, the posts are on our side and we want the installed boundary treatment be completely within our lot lines. The posts are set to receive pre-made sections from MaineLine Fence Co, with cross pieces in place to hold them in place for attachment. They will be cut down once the sections are in place, and topped with a copper or wooden piece.

Additionally, we are planning to dismantle the historic iron fence and the modern brick pier; additionally, we would remove the apricot tree closest to the sidewalk to accommodate the fence. Lastly, we would restore to the degree possible the plantings that were originally present and remove the clutter.

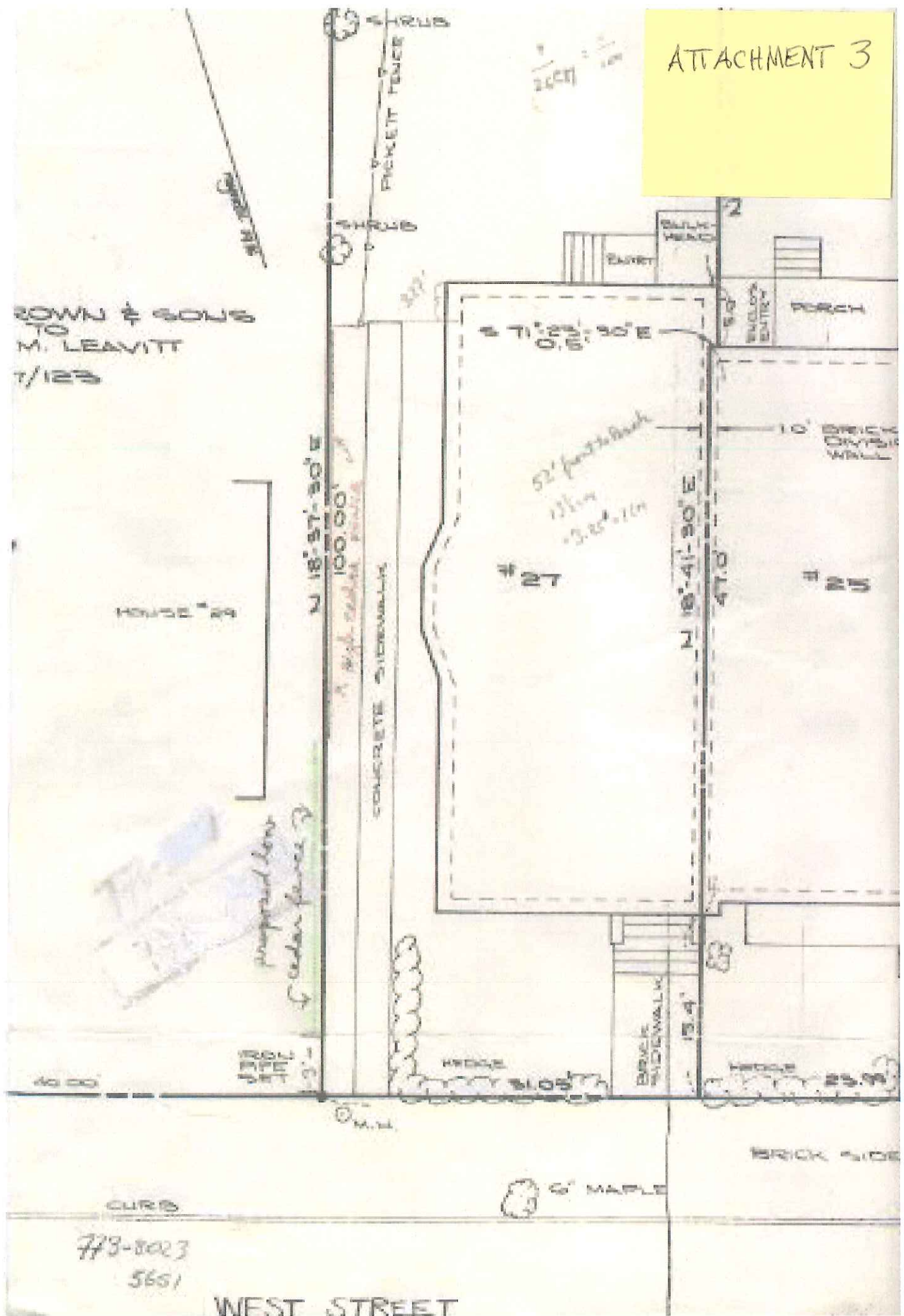
ATTACHMENT 1



↑ PROPOSED FENCE
ATTACHMENT 2



ATTACHMENT 3





ATTACHMENT 4





ATTACHMENT 5

1/16/14





6/2/15



10/12/16



10/12/16



12/9/16



ATTACHMENT 6







CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Michael Hammen
Ted Oldham
Cordelia Pitman

July 21, 2008

William Nelligan and Deborah Boyajian
27 West Street
Portland, Maine 04102

Re: Driveway and Fence Installation; 27 West Street

Dear Mr. Nelligan and Ms. Boyajian:

On July 16, 2008, the City of Portland's Historic Preservation Board reviewed your application for a Certificate of Appropriateness for site alterations at 27 West Street. The application was for the installation of a fence and driveway along the western edge of your property at 27 West Street. Following extensive deliberations, the Board elected to vote separately on the two components of your application, given factors discussed below.

The Board's decisions are as follows:

- 1) The Board voted 4-0 (Deprez recused; Baron, Romano absent) to approve the proposed fence at the western boundary of the property, subject to the following condition:
 - * The leading edge of the fence shall be set back from the sidewalk approximately 15 feet, to align with the front façade of your residence. Fence to consist of 6'-high panels throughout.
- 2) The Board voted 3-1 (Hammen, Oldham & Turk in favor; Pitman opposed; Deprez recused) to approve the proposed driveway, subject to the following conditions:
 - * The driveway shall be no wider than 8', leaving space for a narrow landscaped buffer on either side.
 - * The curbcut itself shall be no wider than 10', in order that it be proportional to the driveway width and width of side yard.
 - * The driveway shall extend to the leading edge of bay only.

Note: At your request, the Historic Preservation Board reviewed the driveway component of your application notwithstanding the fact that the City of Portland's Public Services Department had previously denied your request for a curbcut based on findings that your proposal did not meet City specifications. As you are aware, your proposed driveway

requires approval from both the City of Portland's Public Services Department and the Historic Preservation Board. These review processes are independent of each other and applications are reviewed under separate sets of standards; in this instance, neither review process supercedes the other. You asked that the HP Board review the driveway, as you were considering an appeal of the Public Services Department's decision.

All improvements shall be carried out as shown on the plans and specifications submitted for the 7/16/08 public hearing, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this Office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

Deborah Andrews
Historic Preservation Program Manager

cc: Todd Merkle, Public Services Department
Building Inspections

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Scott Benson, Chair
Bruce Wood, Vice Chair
Glenn Harmon
Ted Oldham
Penny Pollard
Julia Sheridan
John Turk

June 6, 2016

Deborah Boyajian and Bill Nelligan
27 West Street
Portland, Maine 04102

Re: Proposed Driveway Installation

Dear Ms. Boyajian and Mr. Nelligan,

This office has reviewed and approved your updated application for the installation of a driveway at 27 West Street. Approval is based on materials and illustrations provided in your e-mail dated May 17, 2016.

The scope and nature of the project is consistent with what was approved by the Historic Preservation Board in 2008 and meets all conditions of approval stipulated by the Historic Preservation Board at that time—see attached 2008 decision letter.

Approval is subject to the following condition:

- Brick in driveway apron to be installed in soldier courses, not flat, to provide a stronger driving surface.

All improvements shall be carried out as shown on the site plan and specifications submitted May 17, except as to comply with the condition above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: David Margolis-Pineo, Department of Public Works

Enc.

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
136 COMMERCIAL STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 8, 2017

RE: March 15, 2017 Public Hearing – Appeal of Staff Decision

Application for: Certificate of Appropriate for Sign Installation

Address: 136 Commercial Street

Applicant: Saco & Biddeford Savings Institution
 represented by Jeffrey Vachon, Senior Vice President

Contractor: Neokraft Signs
 represented by Patrick Bolduc

Introduction

Jeffrey Vachon, Senior VP of Saco & Biddeford Savings Institution, is requesting Board consideration of the bank's proposal for a wall-mounted sign on the south elevation of 136 Commercial Street. The bank recently leased space on the ground floor of the commercial block abutting DiMillo's parking lot and applied, through contractor Neokraft Signs, for approval to install three signs on the building. Staff conducted the review, as sign applications are typically reviewed at the administrative level. Following an initial review of the application, staff informed Neocraft that it was prepared to sign off on two of the signs (a projecting blade sign and plaque), finding that they met the sign standard and guidelines applicable in Portland's historic districts. Staff questioned the compatibility of the third sign, however, which was proposed for the side elevation facing DiMillo's. Based on findings (described below), staff recommended eliminating the sign in question or adjusting its size and proportions to be, in staff's view, more compatible with the subject structure and location. Alternatively, staff indicated that the applicant could request review by the Historic Preservation Board. Saco & Biddeford Savings has elected to make their case for the sign as proposed to the Historic Preservation Board.

Enclosed is a copy of the application submitted by NeoKraft on behalf of the bank— Attachment 1. Staff photos of the building are enclosed as Attachment 2. Attachment 3 is a letter from Mr. Vachon, together with photos he has provided of other signs in the Old Port.

As staff has already signed off on the projecting sign and the plaque sign requested by the applicant, the focus of the Board's review is on the sign proposed for the south elevation of the building, which faces DiMillio's parking lot.

Subject Sign

Enclosed as Attachment 1 are images and specifications for three signs submitted for review and approval by NeoKraft. All three signs are provided for reference purposes, but as noted above, the projecting sign and plaque sign were approved administratively and were installed this week.

The sign before the Board for consideration is a 3' x 10' flush-mounted wall sign proposed to be hung on the side elevation of the building. The area proposed for the sign is a blank section of brick wall near the front corner of the building. The sign itself is an aluminum panel painted flat black with acrylic text in a gold leaf finish. The sign is mounted with hidden clips. (See dimensioned drawing and computer-generated photo with sign in its proposed location.)

Staff's Analysis

As part of every sign review, staff considers the scale, proportions, materials, character, source and character of illumination, etc. of the proposed sign as it relates generally to other signage in the district. As well, staff assesses the characteristics of the subject storefront or building in evaluating the proposed placement of the sign. Finally, staff consults the guidelines that were developed to elaborate on the intent and application of the historic preservation ordinance's sign review standard. (Sign standard and guidelines are enclosed as Attachment 4.)

In this instance, the subject building's storefront extends only across the building's Commercial Street frontage and does not wrap around the building corners. The building is decidedly "frontal" in orientation. The side elevations have no relationship to the commercial storefronts. The south elevation of the building, where the subject sign is proposed, has no signage and features a regularly-spaced pattern of windows. The specific location proposed for the sign installation is a blank section of brick wall near the front corner of the building.

In reviewing the sign, staff found no issue with the materials or character of the sign itself, as they are clearly compatible with the subject building and its Old Port context. The issue was the sign's placement. In the Portland's commercial historic districts, ground floor tenant signs are generally located directly above the subject storefront, whether they be a fascia sign or a projecting sign. In some cases, where the storefront continues around the corner of the

building, a second sign is located on the side elevation over the continued storefront. In this instance, the sign is proposed to be installed on a side elevation that has no obvious connection to the applicant's storefront. In staff's view, the sign appears extraneous and its placement driven by the opportunity a blank wall presents for additional signage. Also in staff's view, the long horizontal orientation of the 30sq.ft. sign panel has no relationship to the building elevation to which it would be attached in terms of shape, size, placement or proportions. Also, rather than being sized and oriented to pedestrian traffic, the sign appears to be designed for oncoming vehicular traffic. When staff contacted the sign rep to discuss this concern and learned that a sign on this wall was important to his client, staff suggested that, at a minimum, the size and proportions of the sign be reconsidered to better relate to other features of the wall. Staff assumed the next step would be to discuss a modified sign solution for this wall.

Staff has had no follow-up discussion with the NeoKraft rep, as bank officials elected to appeal staff's decision to the Historic Preservation Board. It should be noted that staff offered to meet with Mr. Vachon and other bank representatives to discuss the basis for staff's findings, but received no response.

Response from Applicant

Please refer to Mr. Vachon's letter, where he describes the bank's signage needs and goals and provides photographs of signs in the Old Port to support the bank's application—see Attachment 3. Note that Mr. Vachon makes reference to the fact that the sign has already been made. As the Board is aware, the fact that the sign has been fabricated has no bearing on the Board's review.

Mr. Vachon also notes in his letter that they intend to light the proposed sign with gooseneck fixtures. This information was not included in the application.

With respect to the examples shown in Mr. Vachon's submission, it should be noted that several of the buildings are not located within the Old Port Historic District boundaries (e.g. the Gorham Savings Building, the Browne's Trading Company building, the building occupied by Liquid Riot and the Pearl Street building where Northeast Bank is located). Other examples are of signs installed long before the establishment of the historic preservation ordinance in 1990 (e.g. the Joseph's signage).

Applicable Review Standards

The historic preservation ordinance's Standards for Review of Signage (Sec. 14-652.5) and accompanying signage guidelines apply in the review of this application. The review standard and guidelines are enclosed as Attachment 4.

Specific guidelines relevant to this review include:

A. General Design Concerns

- i. Signage on all buildings, historic and contemporary, should be carefully considered, taking into account the scale, character and design of the subject building and its surrounding context.
- v. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given façade, and complementing the building's architectural features.

B. Size

- i. The size of proposed signs should be compatible with the scale of the overall building and its architectural features. Signs should be sized to fit the specific selected location.
- ii. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Except in unique circumstances, projecting signs should not exceed 16 square feet, on the first floor level.

C. Placement and Location

- i. The placement of signage should take into account the traditional location of signage on buildings and the specific architectural features of the given façade. Features to consider include existing sign boards, lower cornices, lintels and piers.

F. Number of Signs

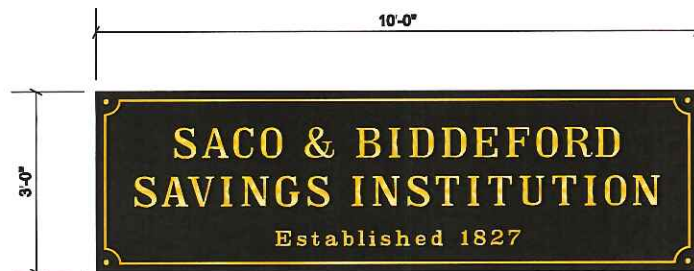
- i. The proliferation of signs within a dense urban environment can lead to visual clutter. The number of signs for each tenant or building should be kept to a minimum while recognizing the need for identification and visibility.
- ii. Ground floor tenants shall generally be limited to one wall sign and one projecting sign per tenant. Where tenants have frontage on more than one street, additional signs may be allowed.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant and information included in the accompanying staff report, the Board finds that the sign proposed for the south elevation of 136 Commercial Street **meets (fails to meet)** the historic preservation ordinance's sign standard and guidelines (subject to the following conditions.....)

Attachments

1. Sign application materials
2. Staff photos of subject structure
3. Letter and photos submitted by applicant
4. Sign Standard and Guidelines applicable in Historic Districts



1582.1



PHOTO COMPOSITE
NO SCALE



2" DEEP ALUMINUM BACKGROUND PAINTED FLAT BLACK,

1/8" THICK ACRYLIC TEXT AND BULLETS (WITH EASED EDGES), GOLD LEAF FINISH,
STUD-MOUNTING TO BACKGROUND,

1/2" x 1/2" ALUMINUM SQUARE TUBE PERIMETER BORDER
(WITH EASED EDGES), GOLD LEAF FINISH,

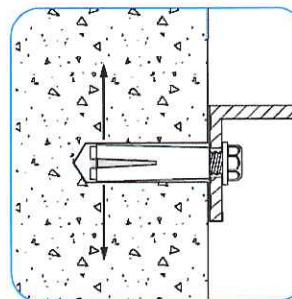
MOUNTED WITH HIDDEN CLIPS

30
SQ. FT

1582.1—NON-ILLUMINATED WALL ID

SCALE: 1/4"=1'-0"

(1) REQUIRED



LOK-BOLT™ ANCHORING SYSTEM AS MFG BY POWERS
FASTENERS, NEW ROCHELLE, NY OR EQUAL:

A PRE-ASSEMBLED SINGLE UNIT SLEEVE ANCHOR FOR
ANCHORING INTO SOLID AND HOLLOW CONCRETE
AND MASONRY SUBSTRATES

PATENTED COMPRESSION RING PULLS FIXTURE FLUSH
TO THE WORK SURFACE

AVAILABLE IN CARBON STEEL AND TYPE 304 STAINLESS
STEEL; SEVERAL HEAD STYLES

SIZE RANGE: 1/4" DIA. x 5/8" TO 3/4" DIA. x 7 1/2"

SEE http://www.powers.com/product_06160.html

SLEEVE-ANCHOR MOUNTING DETAIL
NOT TO SCALE



Neokraft Signs Inc.
696 Main Street
Leviston, Maine 04840
Telephone: 207.782.9854
Facsimile: 207.782.0009
1.800.339.2268
<http://www.neokraft.com>

Custom Sign Fabrication

These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort expended in creating these plans.

PERMIT

SACO & BIDDEFORD SAVINGS INSTITUTION 1582.X

LOCATION: COMMERCIAL STREET
PORTLAND, MAINE

DRAWING NO.: 1 OF 5

DRAWN BY: PFAT REP: MM

DATE: 12.28.2016

QUOTE: @1682

GEN REF.: '09/10584

ATT. 1



[OPP—2SB ROUND FINIAL
FOR 2" SQ. SUPPORT ARMS]

2 1/2" DEEP x 1 1/2" ALUMINUM CHANNEL FRAME, 1/8" ALUM. FACES
WITH ENGRAVED ACCENT STRIPES, 2" SQUARE TUBE
SUPPORTS, ALUMINUM PLATE; ALL PAINTED FLAT BLACK

1/2" THICK ACRYLIC TEXT AND BULLETS (WITH EASED EDGES),
GOLD LEAF FINISH, STUD AND OR D/A TAPE MOUNTING TO
BACKGROUND

1/4" x 1/4" ALUMINUM SQUARE TUBE PERIMETER BORDER
(WITH EASED EDGES), GOLD LEAF FINISH

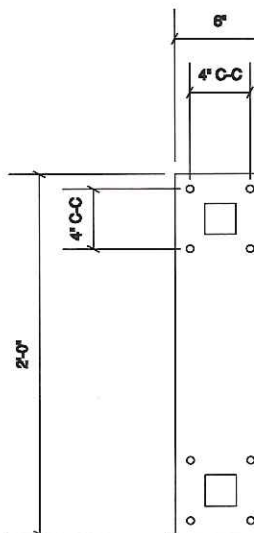
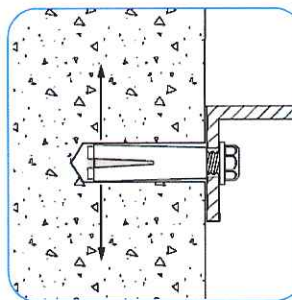
BLACK FASTENERS INTO GRANITE, AS REQUIRED

5
SQ. FT.

1582.1—DOUBLE FACE NON-ILLUM. PROJ. ID
SCALE: 1 1/2" = 1'-0" (1) REQUIRED



END VIEW
SCALE: 1 1/2" = 1'-0"



MNTG. PLATE
SCALE: 1 1/2" = 1'-0"

LOK-BOLT™ ANCHORING SYSTEM AS MFG BY POWERS
FASTENERS, NEW ROCHELLE, NY OR EQUAL:

A PRE-ASSEMBLED SINGLE UNIT SLEEVE ANCHOR FOR
ANCHORING INTO SOLID AND HOLLOW CONCRETE
AND MASONRY SUBSTRATES

PATENTED COMPRESSION RING PULLS FIXTURE FLUSH
TO THE WORK SURFACE

AVAILABLE IN CARBON STEEL AND TYPE 304 STAINLESS
STEEL; SEVERAL HEAD STYLES

SIZE RANGE: 1/4" DIA. x 5/8" TO 3/4" DIA. x 7 1/2"

SEE http://www.powers.com/product_06160.html

SLEEVE-ANCHOR MOUNTING DETAIL
NOT TO SCALE



Neokraft Signs Inc.
696 Main Street
Levittown, Maine 04240
Telephone: 207.782.8664
Facsimile: 207.782.0008
1.800.239.2258
<http://www.neokraft.com>

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for the sole purpose of consideration of whether to
purchase these plans or to purchase from Neokraft a
sign manufactured according to these plans.

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other than employees of said client, or use of these
plans to construct a sign similar to the one embodied
herein, is expressly forbidden. In the event that such
exhibition or construction occurs, Neokraft expects to
be reimbursed \$1500 in compensation for time and
effort entailed in creating these plans.

PERMIT

**SACO & BIDDEFORD
SAVINGS INSTITUTION
1582.X**

LOCATION: COMMERCIAL STREET
PORTLAND, MAINE

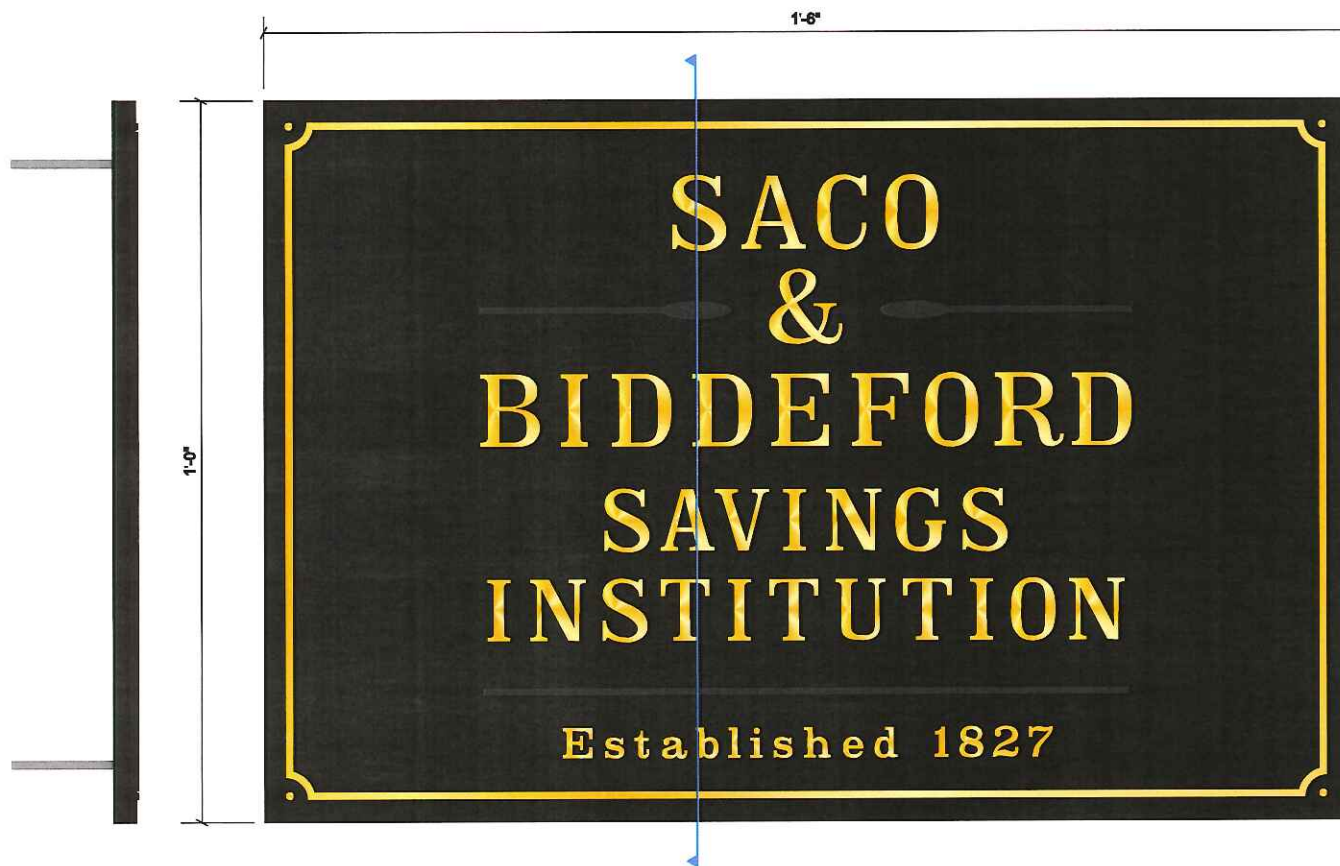
DRAWING NO.: 2 OF 5

DRAWN BY: PFAT REP:MM

DATE: 12.28.2016

QUOTE: @1582

GEN REF: '09/10584



END VIEW

BLACK BACKGROUND; DEBOSS/ENGRAVED ACCENTS, BLACK
RAISED TEXT & BORDER
STUD-MOUNT TO GRANITE COLUMN

1 1/2
SQ FT

1582.2—CAST BRONZE WALL PLAQUE
SCALE: HALF-SIZE (1) REQUIRED

DEBOSS/
ENGRAVE
ACCENT

DEBOSS/
ENGRAVE
ACCENT

SECTION

NEOKRAFT SIGNS

Neokraft Signs Inc.
696 Main Street
Leviston, Maine 04840
Telephone: 207.782.9854
Facsimile: 207.782.0008
1.800.339.2258
<http://www.neokraft.com>

Custom Sign Fabrication

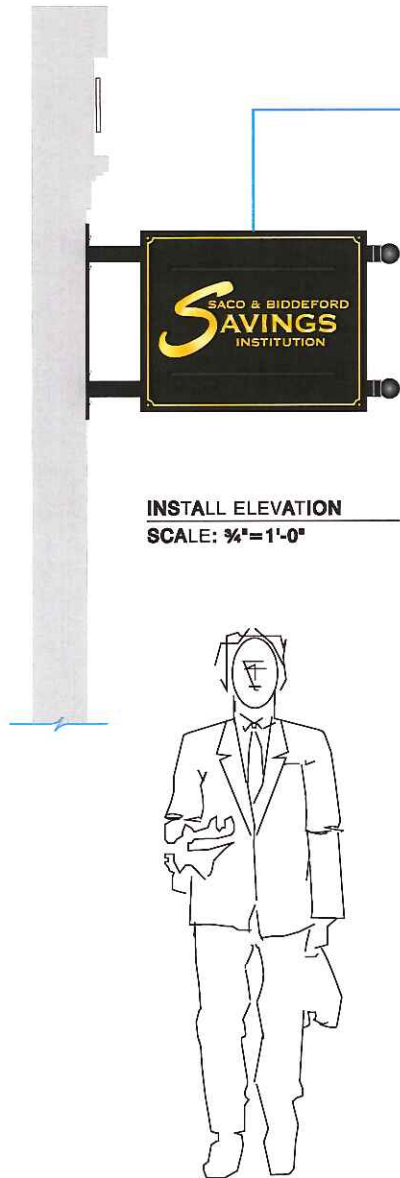
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PERMIT

SACO & BIDDEFORD SAVINGS INSTITUTION 1582.X

LOCATION: COMMERCIAL STREET
PORTLAND, MAINE
DRAWING NO.: 3 OF 5
DRAWN BY: PFAT REP: MM
DATE: 12.28.2016
QUOTE: @1582
GEN REF.: '09|10584



INSTALL ELEVATION
SCALE: 3/4"=1'-0"

1582.1



1582.2

INSTALL ELEVATION
SCALE: 3/4"=1'-0"

NEOKRAFT SIGNS

Neokraft Signs Inc.
696 Main Street
Leviston, Maine 04840
Telephone: 207.782.8654
Facsimile: 207.782.0008
1.800.336.2258
<http://www.neokraft.com>

Custom Sign Fabrication

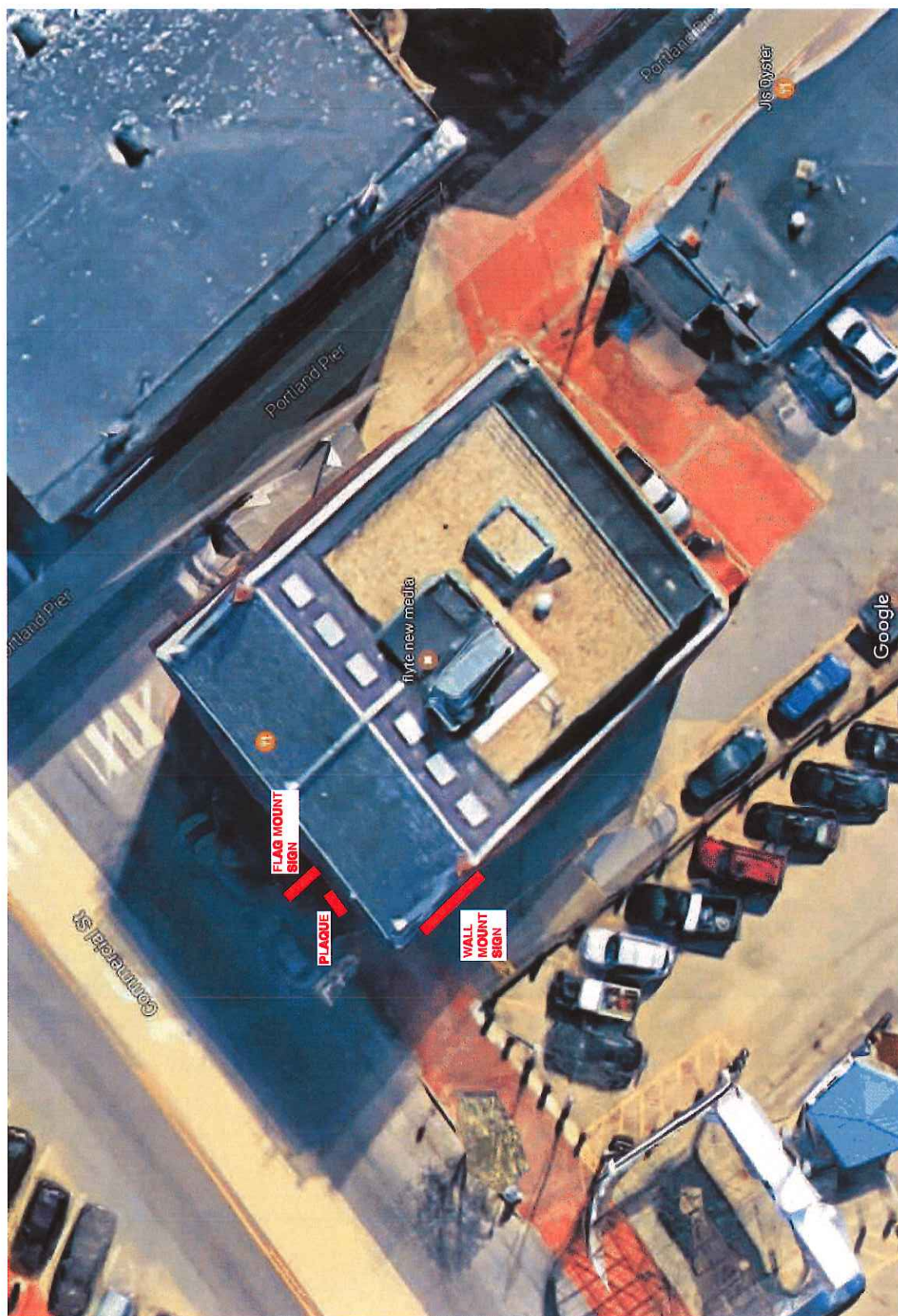
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PERMIT

SACO & BIDDEFORD SAVINGS INSTITUTION 1582.X

LOCATION: COMMERCIAL STREET
PORTLAND, MAINE
DRAWING NO.: 5 OF 5
DRAWN BY: PFAT REP:MM
DATE: 12.28.2016
QUOTE: @1582
GEN REF: '09|10584





ATT. 2
STAFF PHOTOS





March 3, 2017

Ms. Deb Andrews
Historic Preservation Program Manager
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Proposed Sign for Saco & Biddeford Savings Institution to be located on the Southerly Side of the Carroll Block Building Located at 136 Commercial Street, Portland, Maine

Dear Ms. Andrews:

At the outset Saco & Biddeford Savings Institution (the "Bank") wants to express its appreciation for the opportunity to present its plan for a sign to be located on the southerly side of the Carroll Block building located at 136 Commercial Street in Portland to the Historic Preservation Board. The Bank recently signed a ten year lease for a portion of the first floor space (it is actually a tri-level space) in the Carroll Block building which lease includes three five year options. It is certainly the plan of the Bank to occupy the space for a very long time. The Bank has many customers in Portland, and we feel that the establishment of a branch in Portland will allow the Bank to better serve those customers.

As the oldest bank in Maine and 9th oldest in the United States, the Bank takes great pride in its history and strives to celebrate not only the traditions of the Bank but also the history of the communities that it serves. Almost all of our branches depict historical images of the communities in which they are located and we have attempted to construct and maintain buildings that are an asset to our various communities. In the interior of our new Portland location we intend to turn of the century images of the City along with artwork from local artists while preserving the interior and exterior architectural character of the building.

Signage, however, is an important element for our business. As you well know Commercial Street is an extremely busy and vibrant area in Portland. We intend to conduct a number of real estate closings and meetings at our Portland branch and the ability of our customers to find our location is vital. We will have a sign which will project from the front of the building (photograph enclosed) which you have reviewed and approved. There will also be a small placard sign on the front of the building to direct people who are standing immediately out front which placard will be the same as the signs for all of the other tenants in the building.

Ms. Deb Andrews
Historic Preservation Program Manager
City of Portland
March 3, 2017
Page 2

The sign in question is one that would be located on the southerly side of the building adjacent to the DiMillo's parking lot. I have enclosed a rendering of that side of the building with the image of the sign at its proposed location superimposed on the side of the building. The enclosed rendering is to scale and should give you a very good idea of the size of the sign in relation to that side of the building. A sign in that location is very important to the Bank. We have made parking arrangements with DiMillo's for our customers, and therefore, it is important for them to determine the location of our branch before they pass the parking lot entrance. We have included an image of the street view of the DiMillo's entrance and the southerly side of the Carroll Block building with our proposed sign superimposed on the side of the building.

The sign has already been made for the Bank. When the Bank received its approvals for its renovations to the space we understood that those approvals included the proposed signage which was shown to the Code Office. We were not aware that there was another level of approvals required. The sign is a timeless design with a black background and gold leaf lettering very similar to the sign on the front of our Main office in Saco which dates back almost to the Bank's inception in 1827.

We have had a chance to review Section 14-652.5 of Portland's Historic Preservation Ordinance and the referenced provisions of Portland's Historic Resources Design Manual. The Bank maintains that its proposed sign is an appropriate size when compared to the large southerly side of the Carroll Block building. It by no means dominates the side of the building in any way. The sign is very tasteful and its workmanship is of the high quality called for in the guidelines. Its black color and gold leaf lettering seem appropriate to the character and appearance of the building and certainly suggests a sense of permanence just as the Bank intends this location to be a permanent one for it. We have attempted to keep the sign clean and plain and did not try to incorporate our logo into the sign. It should no way detract from the building. Finally, as set forth in your design guidelines, the sign will be below the sill of the second floor windows.

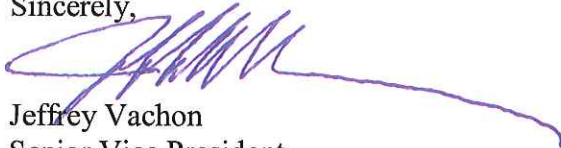
We have attached some images of other signs in the Old Port area for comparison purposes only.

The Bank would propose to light the building with tasteful gooseneck lights that would project onto to the sign. The lit sign will enable our customers to more easily locate the branch in the late fall and winter evenings when it is dark out.

As stated at the outset, the Bank is very proud of its 190 year history, and we would not do anything that we felt would detract from our reputation developed over all of those years nor would we want to deface the historic character of the areas that we serve. The Bank truly believes that its proposed sign is in keeping with the City's guidelines, and we look forward to presenting our sign to the Historic Preservation Board.

Ms. Deb Andrews
Historic Preservation Program Manager
City of Portland
March 3, 2017
Page 3

Sincerely,

A handwritten signature in purple ink, appearing to read 'Jeffrey Vachon', with a long horizontal flourish extending to the right.

Jeffrey Vachon
Senior Vice President
Director of Bank Administration
Saco & Biddeford Savings Institution

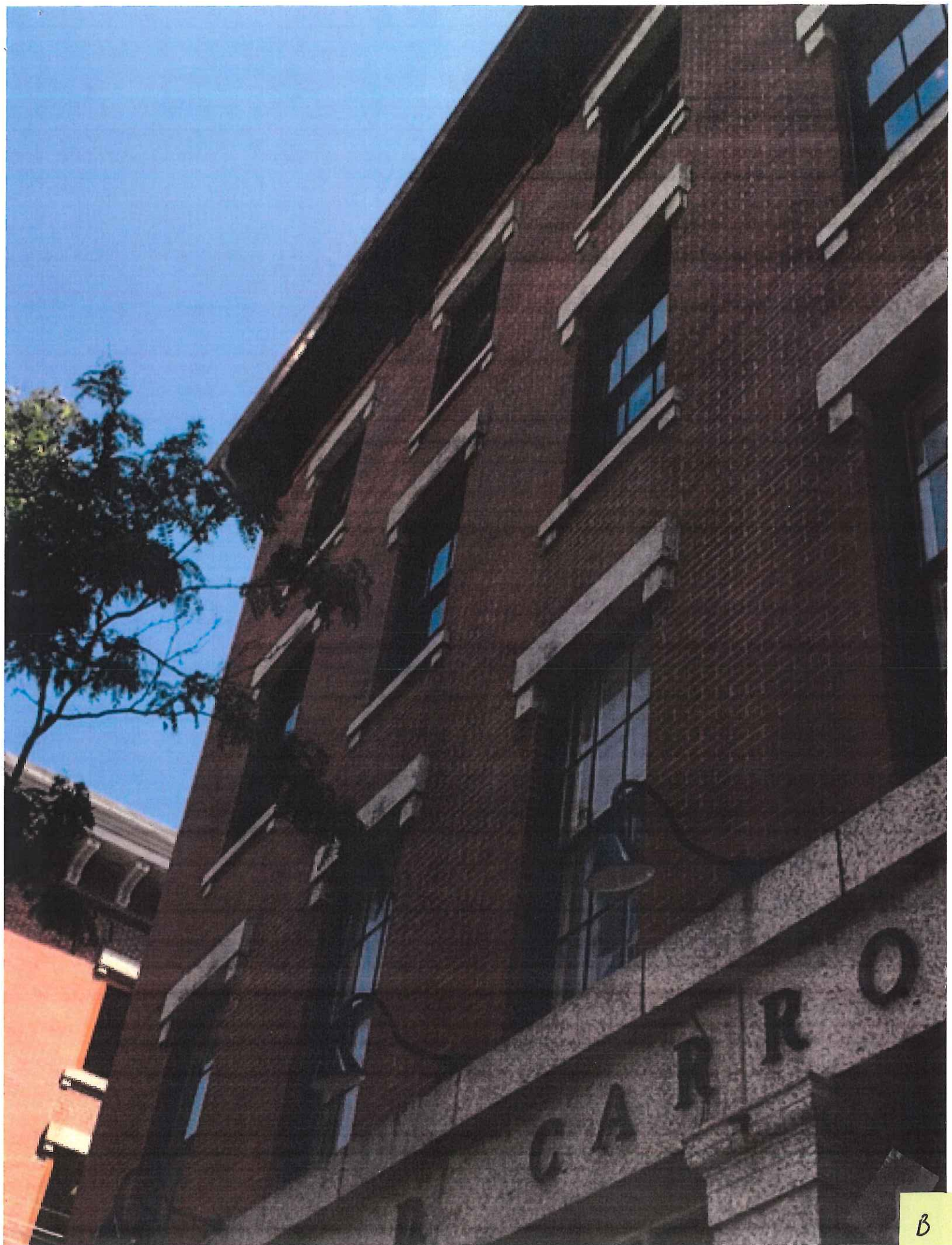


SACO
SAVING
DEFC
ITU
1827

Exit
Or...

THE
Phila.
1827

A





SHIPWRECK & CARGO
MAINE GIFTS & NAUTICAL DECOR

NO
ANY
TENT
ONE
PARKING



SHIPWRECK & CARGO



C

Gorham SAVINGS BANK



Gorham SAVINGS BANK

ENTRANCE
ONLY

PRIVATE
PARKING

ALLEGEDLY, THE BANK
WAS AT THE TIME OF THE
ATTEMPTED ROBBERY & KIDNAPING
ON 10/10/88 & 11/1/88
797-4500

E

Gorham SAVINGS BANK



Entrance
Drive Thru

24 Hour ATM

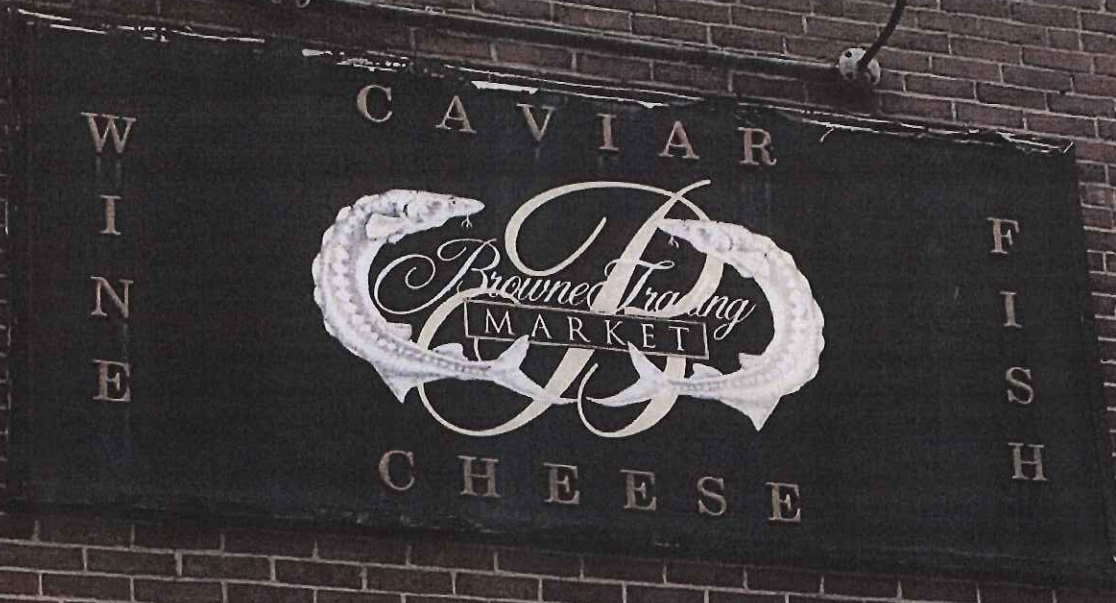
MARKET

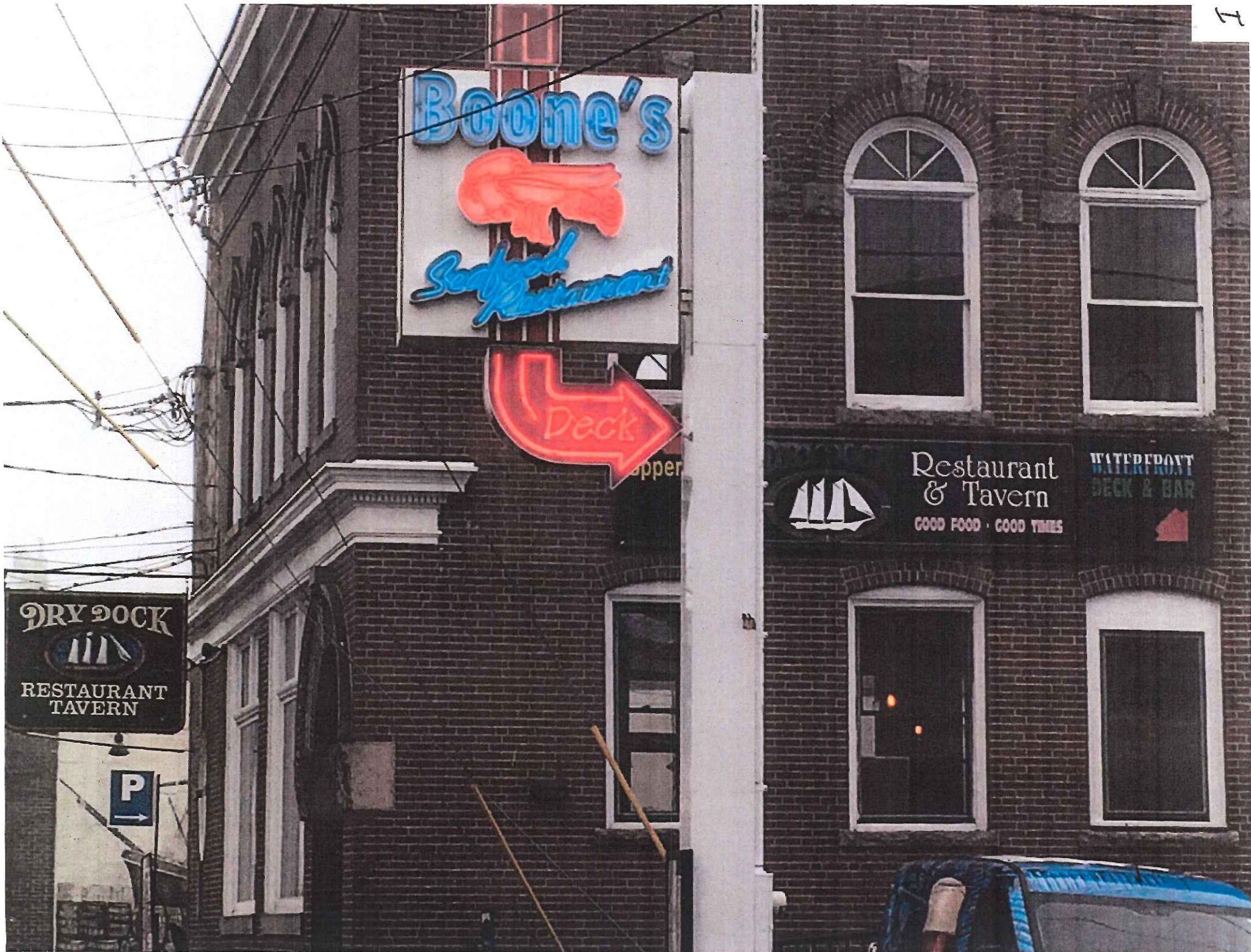
Pratt's
MARKET

OPEN

OPEN

THE EARLY 1900S
TO THE 1950S
FOR THE
WALKER
OF





Boone's



Deck



Restaurant
& Tavern
GOOD FOOD · GOOD TIMES

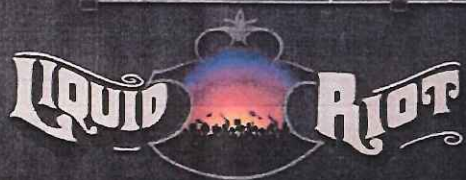
WATERFRONT
DECK & BAR

DRY DOCK



RESTAURANT
TAVERN

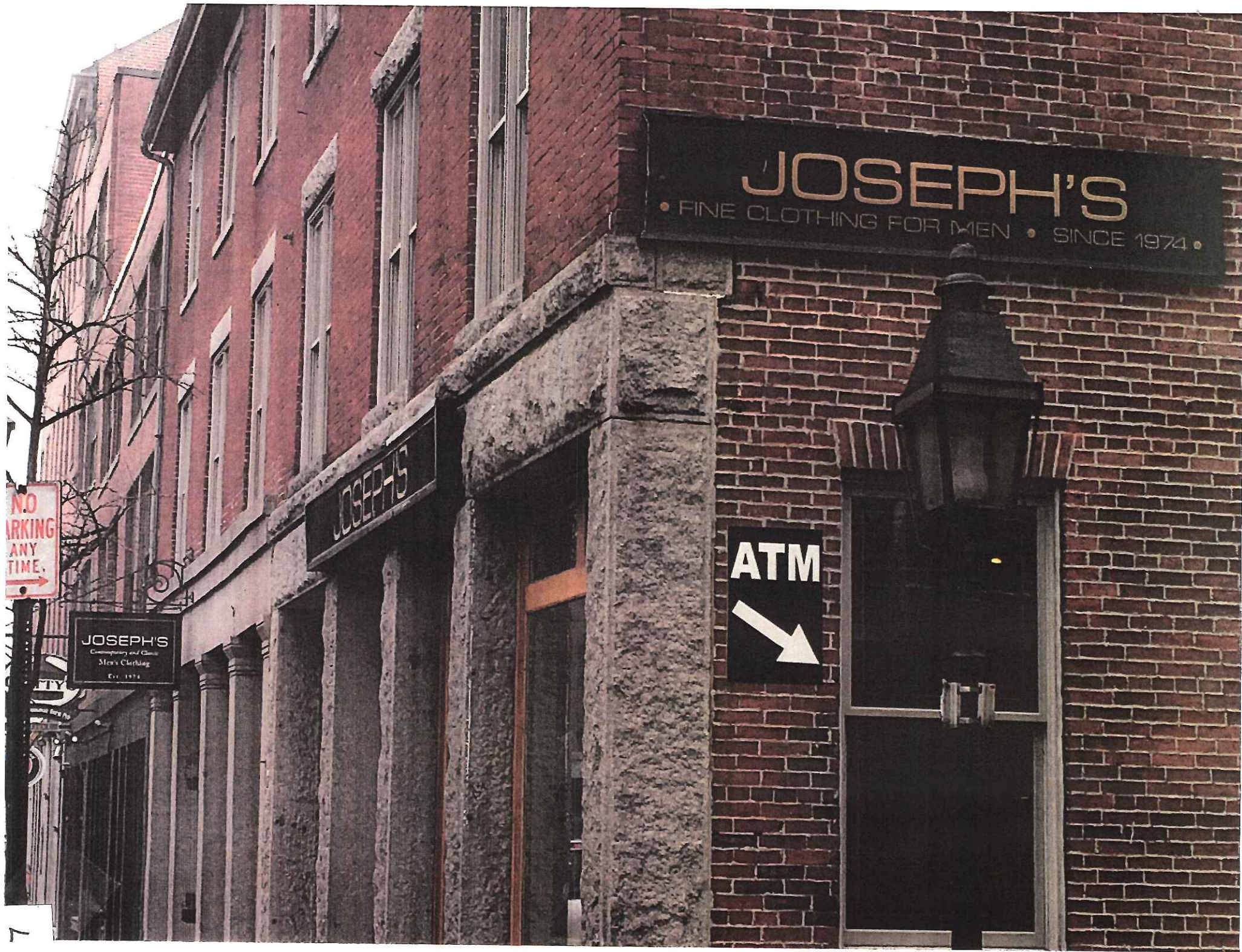


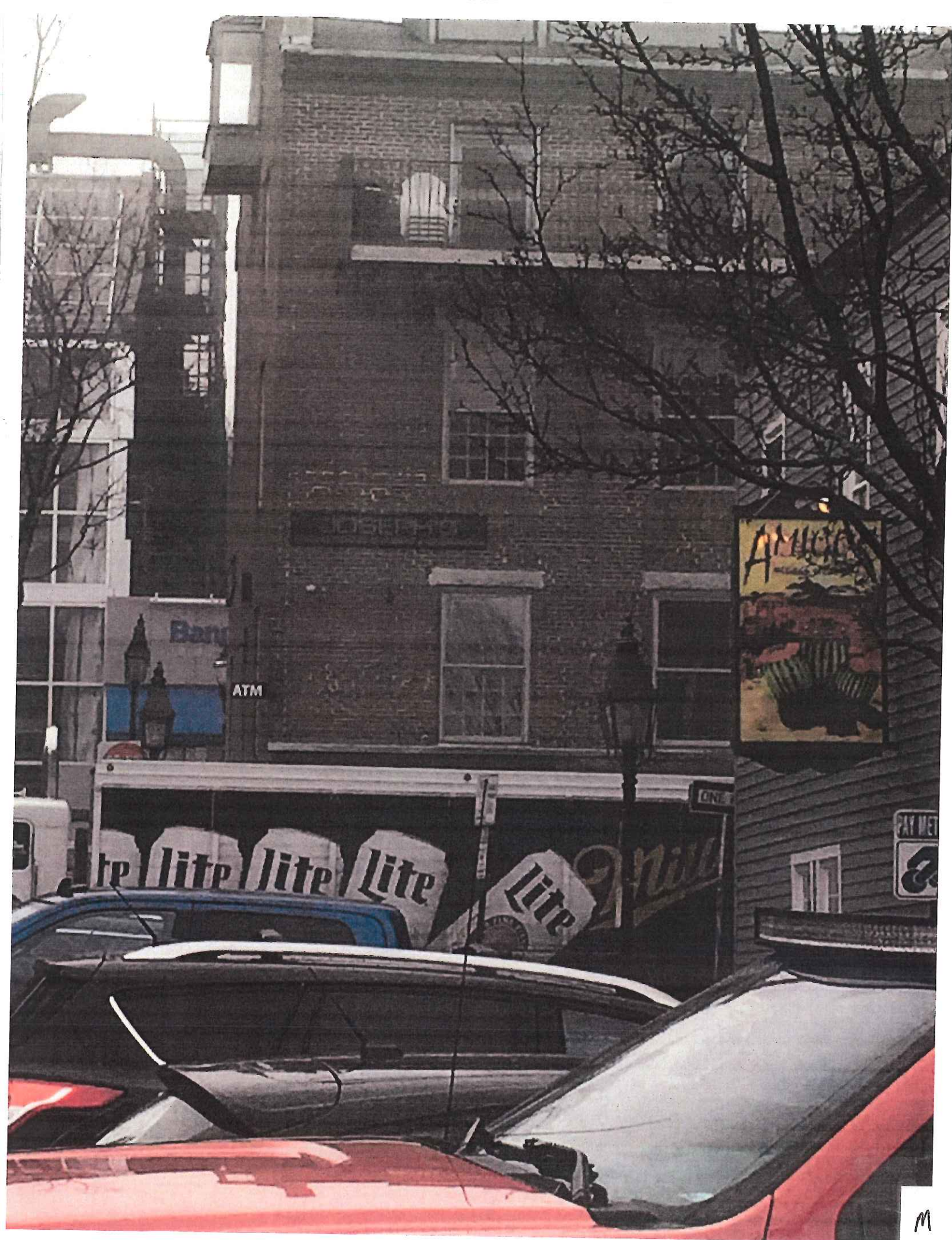


• resto-bar • brewery • distillery •









Northeast
BANK

Northeast
BANK



Sign standard included in Historic Preservation Ordinance text:

Sec.14-652.5 Standard for review of signage

In considering an application for a certificate of appropriateness involving the installation or modification of sign(s), including awning(s) which incorporate signage, the historic preservation board and planning board shall apply the following standard:

Signs shall be compatible with the subject building and its surrounding context *as detailed in the signage design guidelines included in the Historic Resources Design Manual*. If there is a conflict between this standard and the requirements of Division 22 (signs) of the Land Use Code, the stricter shall apply.

Signage Design Guidelines

Introduction

Signs, awnings, canopies and other similar devices are among the most noticeable visual elements of the urban commercial environment. These devices are not only a practical business requirement for a property owner or tenant but also can significantly enhance a storefront, building façade and street environment. Signage designed, constructed, and installed throughout Portland's historic districts should be executed and placed in a manner which is respectful of the character of the building on which it will be located and the character established by surrounding buildings and environment.

Signs, as components of a building façade, are relatively temporary as businesses or tenants change with some frequency over time. The design and installation of signage should recognize this temporary nature of uses and should always be approached with an attitude of reversibility. All signs should be designed and installed in a manner that, upon their removal, the character defining features of the building remain intact and that the exterior materials of the building are not permanently or irreparably damaged.

Regulation of Signage in Historic Districts

Any new sign and any change in the appearance of an existing sign located on Landmark structures or within Historic Districts or Historic Landscape Districts shall be subject to review and approval under the provisions of the historic preservation ordinance (Article IX of the Land Use Code) and shall require a Certificate of Appropriateness.

The following guidelines provide guidance in the interpretation and application of the historic preservation ordinance review standard (Sec. 14-652.5). The guidelines are general in nature and are intended as guidance in designing appropriate signage for a wide range of building types and styles, as well as contexts. Each application will be reviewed on a case-by-case basis, with the objective of approving signage appropriate for the particular building and context.

These guidelines shall apply to all sign types, including but not limited to, projecting signs, wall signs, permanent window signs, awnings and canopies, banners, free-standing signs (where permitted), portable signs, and rooftop signs (where permitted).

If there is a conflict between these standards and guidelines and the requirements of Division 22 of the Land Use Code (sign ordinance) or other provisions of the City Code, the stricter shall apply.

Guidelines

A. General Design Concerns

- i. Signage on all buildings, historic and contemporary, should be carefully considered, taking into account the scale, character and design of the subject building and its surrounding context.
- ii. Signs should not dominate building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.)
- iii. Design, selection of materials, and workmanship should be of high quality in appearance and character, complementary to the materials and character of the building, and convey a sense of permanence and durability.
- iv. In a downtown setting, the design of signage should be oriented and sized to reflect the nature of movement around the building, with an emphasis primarily on the pedestrian and slow-moving traffic.
- v. The design of signage should be respectful of the building on which it is located, carefully designed to fit a given façade, and complementing the building's architectural features. Signage of a style that predates the building, such as providing "colonialized" signs on a Victorian storefront, is not appropriate. A sign of contemporary design or materials on a historic building may be acceptable, provided it complies with the guidelines herein.
- vi. Where multiple signs occur on a single building, there should be a common pattern and character between such signs. Signs need not all be identical, but there should be a common pattern or placement, general scale and design, and type of illumination.

B. Size

- i. The size of proposed signs should be compatible with the scale of the overall building and its architectural features. Signs should be sized to fit the specific selected location.
- ii. The size of signs and individual letters should be at an appropriate scale for pedestrians and slow-moving traffic. Except in unique circumstances, projecting signs should not exceed 16 square feet, on the first floor level.
- iii. As a general rule, projecting signs should not extend more than 4 feet into any public right-of-way.
- iv. Signs on adjacent storefronts within the same building should be coordinated in size and proportion.

C. Placement and Location

- i. The placement of signage should take into account the traditional location of signage on buildings and the specific architectural features of the given façade. Features to consider include existing sign boards, lower cornices, lintels and piers.
- ii. The placement of signage should not visually obscure architecturally significant features of the building.
- iii. The use of a continuous sign band extending over adjacent shops within the same building is encouraged, as a unifying element.
- iv. Where signage is proposed on (or behind) window surfaces, such signage should not substantially obscure visibility through the window and should be incidental to the scale of the window. Larger window signs will be considered in the overall sign allowances for individual tenants.
- v. Generally, the placement of signage should occur below the sill of the second story windows. Placement elsewhere on a building may be considered under the following circumstances: a) where the design of the base portion of the building establishes some higher point as an appropriate location; b) where unusual site characteristics exist; or c) where the proposed signage exhibits exceptional design merit and is integrated into the design vocabulary of the subject building.
- vi. For historic structures, upper floor signage (including rooftop signs) is generally not allowed, except for permanent window signs or where unique circumstances warrant an exception (e.g. where a historically or architecturally significant rooftop sign is to be recreated).
- vii. Freestanding signs are generally not allowed. However, if the distance of the building or tenant's frontage from the street makes a building sign infeasible or ineffective, a freestanding sign may be considered. Integration of such signs into site features, such as planter walls, is encouraged.
- viii. In addition to placement criteria above, the minimum clearance of projecting signs, awnings, canopies and marquees from the sidewalk must conform to current building codes (generally 8' clearance).
- ix. The placement of signs must not disrupt or obstruct the vision of drivers or pedestrians so as to create a hazardous situation. No signs should be so located as to significantly obstruct pedestrian circulation.

D. Communication

- i. Signage is most effective when it is simple and limited in subject matter to the name of the business or property and the incorporation of a logo, symbol, or other graphic display which is central to the primary tenant or use of the property. General commercial advertising incidental to the principal use is discouraged.

- ii. Typefaces should be selected which are easy to read and scaled appropriately for both the sign and building. Logos or symbols are encouraged where integrated with the sign. Pictographs (such as the creation of a projecting sign in the shape of a key for a lock shop) can be an interesting and appropriate feature.
- iii. A sign should not, by virtue of its color or shape, be distracting from the design and character of the building on which it is located. Signs tend to be most effective when there is a contrast in color between the lettering/symbols and the background of the sign.
- iv. The importance of trademarked corporate identification is recognized in the review of sign applications. However, in order to preserve Portland's unique character and sense of place, standard corporate signage will, in some instances, be required to be reinterpreted to ensure compatibility with the subject building and the surrounding context. Such reinterpretation may include, but not be limited to, use of alternative materials or lighting solutions, adjustments in the scale of trademark logos or graphics, etc.

E. Illumination

- i. Illumination of signage should be compatible with the character of illumination of existing appropriate signs on the building or in the vicinity.
- ii. In residential zones, internally-illuminated signs are not appropriate.
- iii. Where ample lighting exists from street lights or building façade illumination, sign lighting may not be allowed.
- iv. Acceptable forms of internal illumination may include halo-lit signs and dye-cut metal sign panels that illuminate individual letters and symbols only. Neon signs may be acceptable as well where they are custom-designed to be compatible with the building's historic and/or architectural character. As a general rule, standard internally-illuminated box-type signs and individual letters that are internally illuminated are prohibited.
- v. Where internal illumination of a sign causes the scale of the sign to become excessive in relation to architectural features of the building, alternative lighting should be considered.
- vi. External illumination of signage should be concentrated evenly on the sign itself, with no significant glare or spillover onto adjacent buildings. The light source should be concealed from the direct view of the pedestrian and driver.
- vii. All electrical conduit, transformers, raceways and wires should be concealed within or behind the sign or face of the building, be designed as an integral element of the building façade, or be substantially disguised or hidden so as to be unobtrusive to the appearance of the building and sign. The attachment of such devices to the

structure should not permanently damage any significant architectural features or exterior building material. For projecting blade-type signs, spot lights should be incorporated into the bracket itself.

- viii. Generally, flashing or moving lights are not appropriate. Special situations, such as the design of marquees or features relating to special uses such as cultural events or public activities may be appropriate exceptions where sensitively designed and where no safety hazard is created.

F. Number of Signs

- i. The proliferation of signs within a dense urban environment can lead to visual clutter. The number of signs for each tenant or building should be kept to a minimum while recognizing the need for identification and visibility.
- ii. Ground floor tenants shall generally be limited to one wall sign and one projecting sign per tenant. Where tenants have frontage on more than one street, additional signs may be allowed.
- iii. Upper floor tenants should generally be served by a building directory sign. Directory signs should be located at or near building entrances and should be scaled so that individual names are visible to the pedestrian. Where allowed (see Section C, vi and vii), upper floor building signs will be limited to one per building façade.
- iv. Signs (and/or banners) displayed during business hours only constitute an ongoing advertising format and will be considered permanent signs rather than temporary signs, if such display continues for more than 30 calendar days.

G. Guidelines for Special Categories of Signs

In addition to the guidelines described above, certain types of signs require special guidelines which relate to their special characteristics or purpose.

- i. Awnings, Canopies and Marquees that incorporate Signage: The shape and size of these devices should correspond to the shape, character and size of the opening over which they will be installed, and should fully fill the width of the individual window or door opening. These devices should not obscure architecturally significant elements of the building. The attachment of such devices to the structure should not permanently damage any significant architectural features or exterior building material.

Where there are existing (appropriate) awnings or canopies on the building, new awnings should be designed and located to be compatible with those existing.

Signage graphics on awnings or canopies should generally be confined to the valance and side returns. Awnings or canopies with graphics may be considered as primary signage.

Fabric awnings should be of a canvas-type material and should not emit light.

- ii. **Public Information Signs:** This category of signage includes informational signage such as traffic regulations, transit information, public announcements or community activity information, and historic markers, as well as directional signage such as street/district signs and wayfinding signs to major civic, arts and cultural destinations. Wherever possible, these signs should be designed and located so that they complement and reinforce the historic character of the environment in which they are placed. Such signs may be freestanding as necessary to effectively serve their purpose and may be located off the premises to which they refer.
- iii. **Painted Wall Art and Signs:** Painted wall art such as murals and tromp l'oeil should be used only to enhance the environment or streetscape and should not be developed for advertising purposes. Such wall art should not disrupt the setting of an historic building or of an otherwise distinctive environment.

Painted walls signs such as business names may be appropriate and should be reviewed according to other applicable guidelines. Concerns about future reversibility may prohibit signs proposed for unpainted masonry surfaces.

In a few instances, historic painted walls signs of a commercial nature are still discernable on the facades of some buildings and serve as reminders of former businesses and activities found therein. Where these signs reflect a significant period of Portland's history, preservation may be required.

- iv. **Portable/Movable Signs:** Sandwich board signs commonly found are the only portable freestanding signs that are permitted (other than special temporary signs and public information signs.) All portable signs placed within the public way require special permitting through the City. In addition to requirements of that process, all such signs should be designed and located in a manner which does not detract from the character of the pedestrian environment, nor create obstacles to pedestrian circulation or visibility. Portable signs are generally not allowed in residential zones.
- v. **Temporary Signs:** Temporary signs or banners are exhibited for a limited time--generally no more than 30 days--to advertise special events or sales and should be removed immediately following the event. Temporary promotional commercial signs or banners should be used on a limited basis and are not allowed as an ongoing form of advertising.
- vi. **Real-Estate Signs:** In commercial districts, real estate signs should be displayed in windows only and removed promptly upon the sale or lease of the property.
- vii. **Non-Commercial Banners, Flags and Pennants:** The number of such elements per business or tenant, however, should be limited to avoid visual clutter. While the flag or banner may be relatively temporary in nature, the brackets or poles from which these elements hang tend to remain for extended periods. Attachment of

such support devices to buildings or other structures should not cause damage to architectural features or building materials.

- viii. On-site informational signs: On-site signs for such needs as identifying parking entrances and exits, handicapped parking spaces or handicapped access, drive-thru teller signs, and other similar directional signs should be considered as part of a signage system, coordinated in size, materials, design and character within a single property and with adjacent properties.
- ix. Signs on residential structures within residential zones: Signs on residential structures should be located and sized to be compatible with the character of the district and property. Signs on residential properties should generally be smaller than those in a commercial district and shall be limited to one.
- x. Off-premise signs: With the exception of public information or wayfinding signs, signs advertising businesses or products not found on the premises are not allowed.

H. Brackets and Installation

- i. Brackets should be in scale with the sign and building. As a general rule, brackets should be simple and incidental to the sign. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
- ii. Attachments for all signage, awnings, conduit, etc. should cause no irreversible damage to historic building materials. On masonry buildings, attachments for all signage, awnings, conduit, etc. should be installed at mortar joints or into existing holes, to avoid damaging masonry. Where possible, existing sign brackets should be reused.

I. Master Signage Plans

- i. A master signage plan will be required for all major projects (rehab and new construction) as part of the site plan and/or historic preservation review process. Signage on new buildings should be related to, and read as an integral part of, the design and material palette of the building. The master sign plan should allow adaptability for changing tenants and uses over time.

J. Maintenance

- i. All signs shall be maintained in good visual and structural condition.

K. Obsolete Signs

- i. Except where an obsolete sign is determined to have historical significance, obsolete signs for establishments no longer located at the premises should be removed.

Illustrated Examples



An example of a well-coordinated signage scheme. The awnings' traditional form (shed style with loose scalloped valance) and placement over the transom windows reinforce the historic character of the storefront.

This awning solution is a successful contemporary interpretation of the traditional shed-type awning. Instead of a loose and/or scalloped valance, the valance is taut. The graphic element on the slope of the awning, while not typically encouraged, works here because of its scale, subtlety and repetition.



This awning solution is inappropriate for its historic setting. The combination of a non-traditional shape, shiny plastic material, and poorly integrated graphics is in conflict with the historic character of the property and streetscape.



Historic signs are important reminders of Portland's commercial history and may not be removed or covered without express approval.

A sophisticated signage solution, reminiscent of historic signage and well-suited to the building's corner location.



On commercial blocks with several individual storefronts, it is advisable to develop a master plan for signage that ensures a level of consistency while showcasing the individual nature of each business. Here, the same style bracket is used across the entire ground floor frontage. The signs themselves are all wood, non-lit and similarly sized.



A classic example of traditional signage and retractable awnings still in use. The consistency shown here is particularly well-suited to large buildings with multiple storefront tenants.

Obsolete signs should be removed entirely. Even with the graphics removed, these sign panels distract from and clutter a landmark building on a prominent corner.

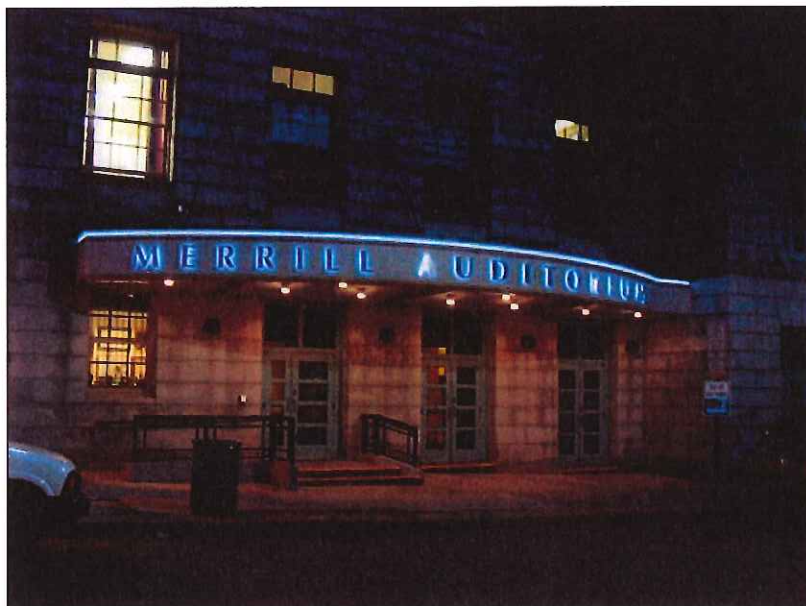


Standard internally-illuminated box-type signs are not appropriate in historic districts. This example, not in a district, illustrates the visual impact of this type of signage on its historic neighbor.

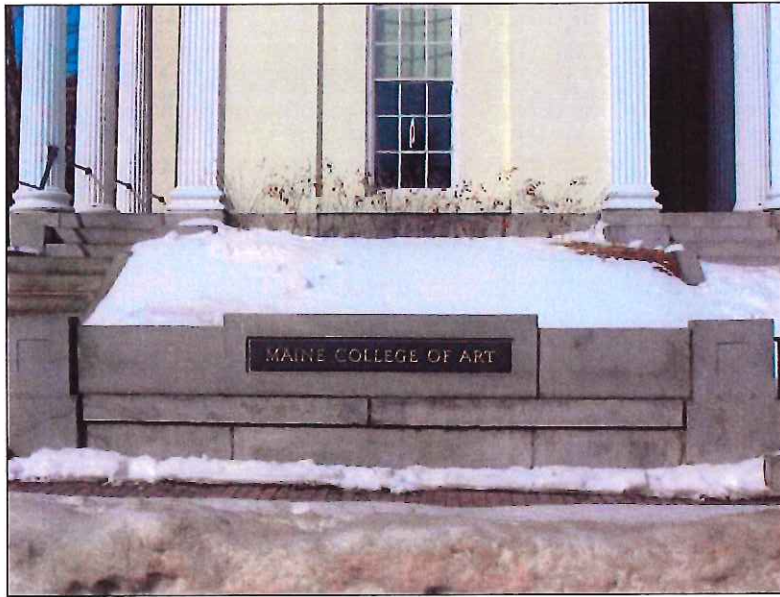


When the Eastland Park Hotel wanted to re-establish the original grandeur of its main entrance, this traditional style marquee with signage was created to evoke the era and spirit of the hotel's 1920's construction.

Located at the rear of City Hall, Merrill Auditorium long suffered from a lack of visibility and its "back door" entrance gave no clue as to the grandeur and elegance of the space within. This marquee, added in 2006, successfully improves visibility for the auditorium and enhances the sense of arrival, just as traditional marquees were designed to do. Although clearly contemporary in design and material, this installation is seamlessly integrated with its historic setting. The brushed aluminum letters project from the face of the sign band, giving depth and visual interest to the marquee.



At night, the letters are halo-lit; a subtle band of neon completes the composition.

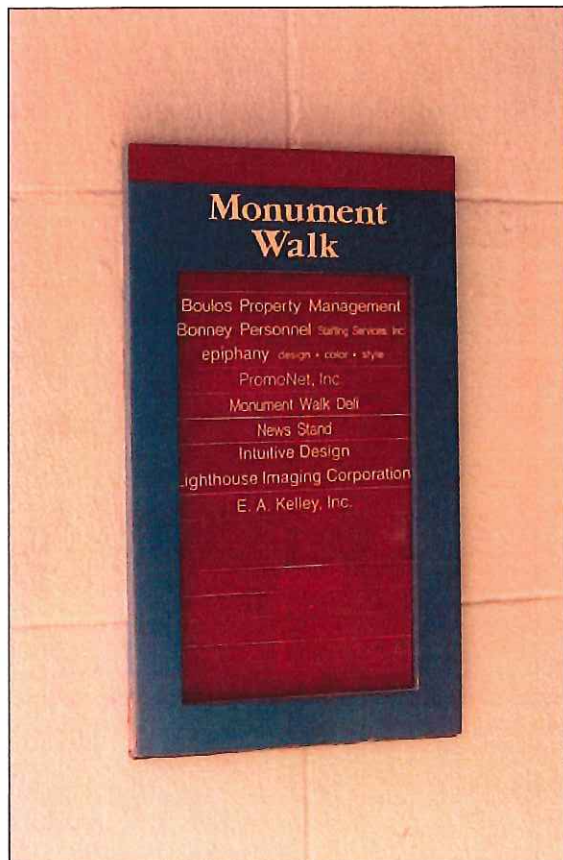


This discrete sign, incorporated within the historic granite retaining wall, serves its intended purpose without competing with the landmark building behind it. The typeface, gold-leaf lettering and slate sign panel also reinforce the dignity of its setting.

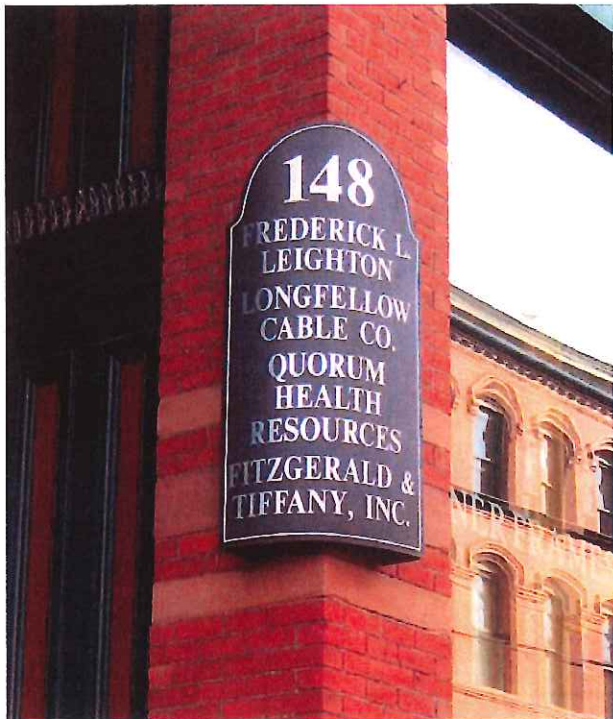
A well designed and executed sign that is both understated and highly effective for its purpose. Individual laser-cut metal letters stand atop a metal entrance canopy.



All too often, real estate signs remain in place long after the space they advertise is leased, becoming permanent fixtures that clutter the façade of a historic structure. For this reason, they should be placed in windows and removed as soon as a space is filled.



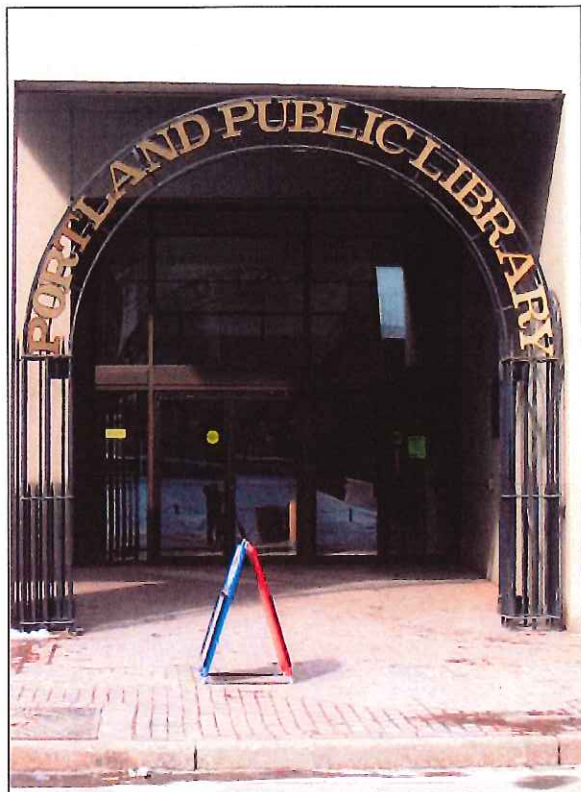
Directory signs, located near the main building entrance, are an appropriate solution for upper floor tenants. Upper floor signs for individual tenants are not encouraged.



A curved metal sign mounted at a corner is a form of signage that appears in historic photos of Portland. Here it has been used as a building directory for a historic structure.

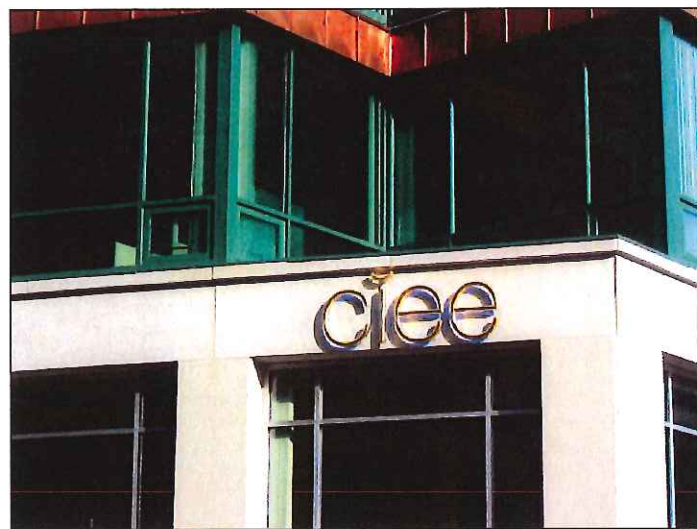


Grouped bronze plaques can be an effective form of directory signage, and is often used for professional offices. Close coordination of the individual plaques, in terms of size, style and placement, is critical.



A good example of an architecturally integrated sign solution. This type of signage is strongly encouraged for institutional uses, where turnover in tenancy is not an issue.

A sculptural, contemporary bracket and sign well-suited to its modern storefront. Note the subtle spotlights that do not detract from the sign or storefront.

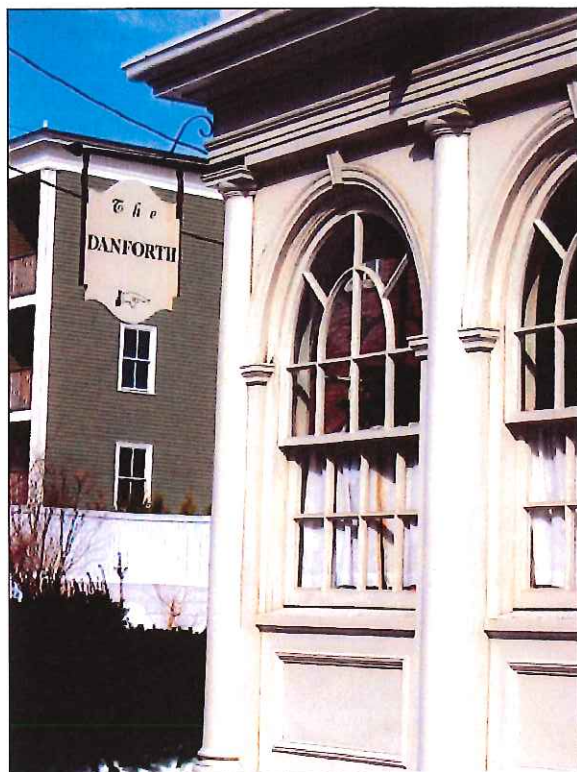


This sign, which features subtle halo backlighting, reinforces the clean, contemporary design of the building itself.



When residential buildings are converted to business use, sign solutions need to be carefully considered. In this instance, the size and placement of the sign is at odds with the residential character of the structure.

This small scale business sign, with its traditional shape and graphic style, is especially appropriate for its historic residential context.

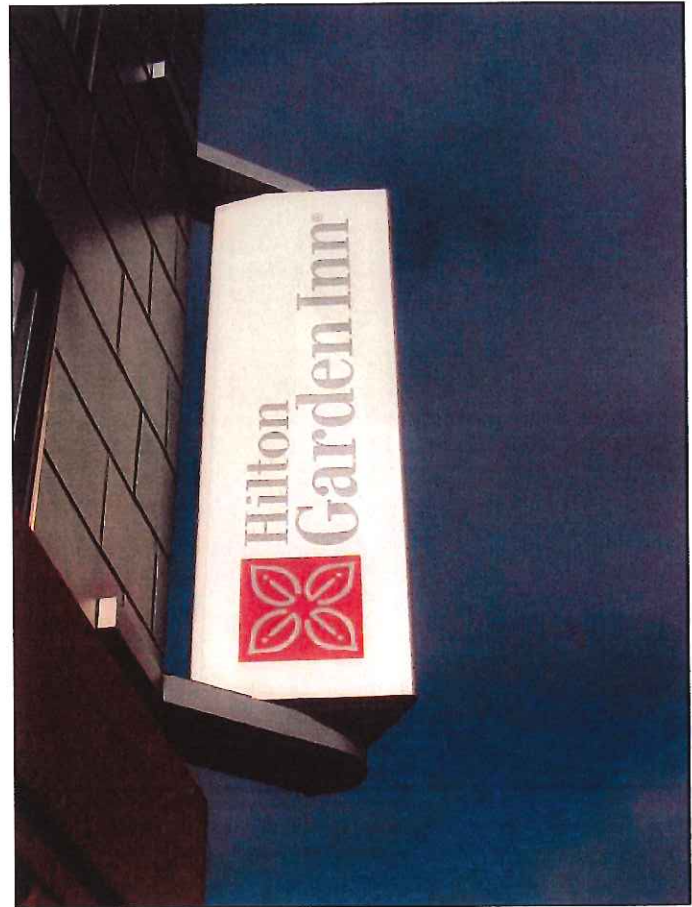


Here, the combination of exposed conduit and multiple floodlight bulbs detracts from both the sign itself and the building. In all cases, electrical conduit, transformers, raceways and wires must be concealed within or behind the sign or be hidden so as to be unobtrusive.

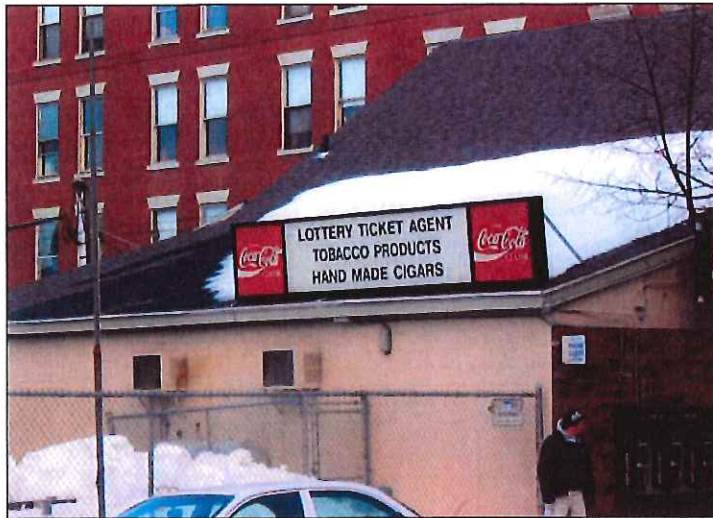


Laser-cut stainless steel and white Lucite are used here to create an illuminated sign that matches the quality and style of the modern building it identifies. Note the subtle inset panel in the brick pier which frames the sign.

This sign illustrates how a departure from a standard corporate sign solution can effectively relate the signage to the unique character and materials of a particular building. Such an approach can help to avoid the “Anywhere, America” homogenization that standard corporate sign solutions create.



Subtle internal halo illumination, instead of a standard internally illuminated sign box with a glowing sign face, helps relate this sign to its historic district context.



Signage should advertise the name of the business, not brand name products sold within. By avoiding generic sign solutions, the unique nature of Portland's commercial districts is preserved.

Covering windows with numerous unrelated items not only obscures visibility into the store itself, but creates a cluttered, unprofessional image for the business. For this reason, sign standards limit coverage to no more than 50% of a window.



Promotional banners, while acceptable if used occasionally, should not be used as an ongoing form of advertising and should be removed within 30 days.



Installed without approval (and subsequently removed,) this signage overwhelmed the architectural features of this dignified building.

This photo illustrates what happens over time when signs brackets are mounted directly into architectural masonry. Not only does the appearance of the building suffer, but permanent damage is done to the masonry as well. Whenever possible, existing brackets or holes should be reused. Alternatively, brackets should be mounted into the mortar joints, not the masonry itself.

