

1. Legal Ad

Documents:

[7-19-17 LEGAL AD.DOCX](#)

2. Agenda

Documents:

[7-19-17 AGENDA \(REVISED\).PDF](#)

3. 245 Spring Street

Documents:

[HP MEMO - 245 SPRING ST.PDF](#)

4. 2 City Center

Documents:

[HP MEMO - 2 CITY CENTER.PDF](#)

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

On **Wednesday, July 19, 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. PUBLIC HEARING

- i. Certificate of Appropriateness for Comprehensive Exterior Rehabilitation; 245 SPRING STREET; Rock Ledge LLC., Applicant.
- ii. Certificate of Appropriateness for Sign Installation; 2 CITY CENTER; Legacy Properties, Applicant.

2. 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

July 19th, 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 JULY 12, 2017:

- i. Certificate of Appropriateness for Site Alterations; CITY HALL PLAZA; City of Portland, Applicant. *The application was tabled to the July 19 meeting pending receipt of additional information.*
- ii. Certificate of Appropriateness for New Construction; 50 INDIA STREET; cPort Credit Union, Applicant. *The application was approved unanimously, subject to conditions.*
- iii. Certificate of Appropriateness for Site Alterations; 55 BOWDOIN STREET; Michael and Emily Bukowski-Thall, Applicant. *The application was approved unanimously, subject to conditions.*
- iv. Certificate of Appropriateness for Reconstruction of Front Entry; 126-128 DANFORTH STREET; Geoffrey Rice, Applicant. *The application was approved unanimously, subject to conditions.*

4. PUBLIC HEARING

- i. ~~Certificate of Appropriateness for Site Alterations; CITY HALL PLAZA; City of Portland, Applicant. (This item is continued from 7/12/19 mtg.)~~
- ii. Certificate of Appropriateness for Comprehensive Exterior Rehabilitation; 245 SPRING STREET; Rock Ledge LLC., Applicant.
- iii. Certificate of Appropriateness for Sign Installation; 2 CITY CENTER; Legacy Properties, Applicant.

5. CONSENT AGENDA

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

**PUBLIC HEARING
245 SPRING STREET**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: July 14, 2017

RE: July 19, 2017 **PUBLIC HEARING**

Application for: Certificate of Appropriateness for Comprehensive Exterior Rehabilitation

Address: 245 Spring Street

Applicant: Rocks Edge, LLC

Architect: Lee Hulst

Introduction

Following a preliminary workshop on June 21st, architect Lee Hulst is requesting final review and approval of his plans for the comprehensive exterior rehabilitation of the former mixed-use building at 245 Spring Street. As Board members will recall, the small Greek Revival structure housed a business use on the ground floor and a residence above from the time of its construction in 1844. The ground floor has not been occupied by a business for some time and the current proposal is to convert the entire building to apartment units.

Today, the building retains little of its original architectural character due to a series of unfortunate renovations. The project calls for recreating most of its original features based on the 1924 tax photo of the building. The project also calls for introducing an additional dormer on the western roof slope (to match the existing) and a new covered porch at the main entrance.

Mr. Hulst has provided some additional drawings and details for purposes of the public hearing, including a revised elevation for the storefront, a storefront wall section, and stair details. No door or window specifications have been provided; presumably Mr. Hulst is requesting staff sign-off for these items

Subject Structure

The vernacular Greek Revival style building at 245 Spring was built in 1844 for Nathan Mitchell, who was identified in early records as a "trader". Research also indicates that the

1 ½ story structure was built for both his residence and his business. The building is high-posted, with its main entrance located on the side elevation and accessed from a set of stairs. Facing the street is a storefront that projects beyond the face of the main structure. From the historical information, it appears that the projecting storefront might be part of the original construction. (Or perhaps the store was originally confined to the basement of the main structure and was expanded to project beyond the main block at a later date.)

The 1924 tax photo clearly depicts most of the building's exterior features as of that date. The wide corner boards, deep cornice and door surround all reveal its Greek Revival-era construction and provide a level of architectural interest to this small-scale vernacular structure. As of 1924, the windows were 2/2. The stairs to the main entrance appear rather make-shift and were likely replacements of the original stairs. There is no porch or hood over the main entrance. Beyond the main block of the building, there is a two-story rear ell. The side elevation of the ell is not set back from the main block, creating a "run-on" appearance. There is a separate entrance to the rear ell.

Although the car in the foreground of the 1924 photo obscures most of the storefront, there is enough information to understand its basic organization and features. Two large divided-lite windows flank a center entrance. It also appears that the brick foundation wall of the house continues to form the solid side walls of the store. Note the elaborate wood balustrade above the storefront.

As the current photo shows, little remains of the building's original architectural features, other than its basic form and organization. Not only has the application of vinyl siding and installation of vinyl windows removed or obscured much of the character-defining trim, the addition of an enclosed porch on the west elevation obscures the original Greek Revival entry. (The entablature is still in place within the enclosed porch). At the storefront level, the large-scale storefront windows have been replaced with windows of a dramatically reduced size, trim has been removed and new siding installed across all elevations. In fact, there is little to suggest that this portion of the building was once a store.

Proposed Scope of Work

The proposed exterior rehabilitation project includes:

- Removal of vinyl siding and replacement w/ wood clapboards on front elevation and front portion of west elevation. Vinyl to remain on rear ell and east elevation.
- Replacement of existing vinyl 1/1 windows with 2/2 windows (window manufacturer and specifications not yet determined)
- Replacement of corner boards, cornice, window trim and other trim elements.
- Replacement of stairs and landing and replacement of enclosed side porch with covered porch supported by square posts. Stair details to follow City's *Guidelines for Porch Repair and Replacement*, applicable in historic districts
- Reconstruction of storefront—proportions and general details to be based on information available in 1924 photo.
- Restoration of bricked-in window openings on west elevation.
- Restoration of canopy over entrance to rear ell.

- Addition of a second dormer on western roof plane to match existing.

Final Proposal – Design Revision

Based on the Board's favorable response to the preliminary proposal and the fact that much of the project entails reconstructing missing architectural details based on information in the tax photo, the final proposal remain essentially unchanged. The only revision to the previous proposal is a revised storefront window solution. The revision reflects the fact that the former storefront space will be occupied by a residential apartment. At the workshop session, Mr. Hulst and the Board discussed the need to find a design solution that would provide privacy for the residential tenant while honoring the history of the ground floor's original use and ensuring that any alterations were reversible.

Although the 1924 tax photo indicates that the original windows were divided into four large panes, the new proposal calls for transom-like top window panes over taller vertical windows. This will allow for a film or other screening to be applied to the interior of the lower glass, with upper glass remaining clear to provide light into the apartment.

Staff Comments

Although the 1924 tax photo and remaining architectural features are available to guide various details of the rehabilitation (for example, the added dormer), other aspects of the project require more detailed drawings and specifications. With this submission Mr. Hulst has provided porch details and a storefront section and added some dimensions to the previous drawings. Other details, however, such as the cornice assembly and window trim, are illustrated in general form only. Also, the submission does not include window or door specifications. Staff has requested that these details be provided for the hearing on Wednesday.

Applicable Review Standards

(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.

(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.

(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.

(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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 19, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed exterior rehabilitation of 245 Spring Street **meets (fails to meet)** the historic preservation ordinance Standards for Alterations **(subject to the following conditions....)**

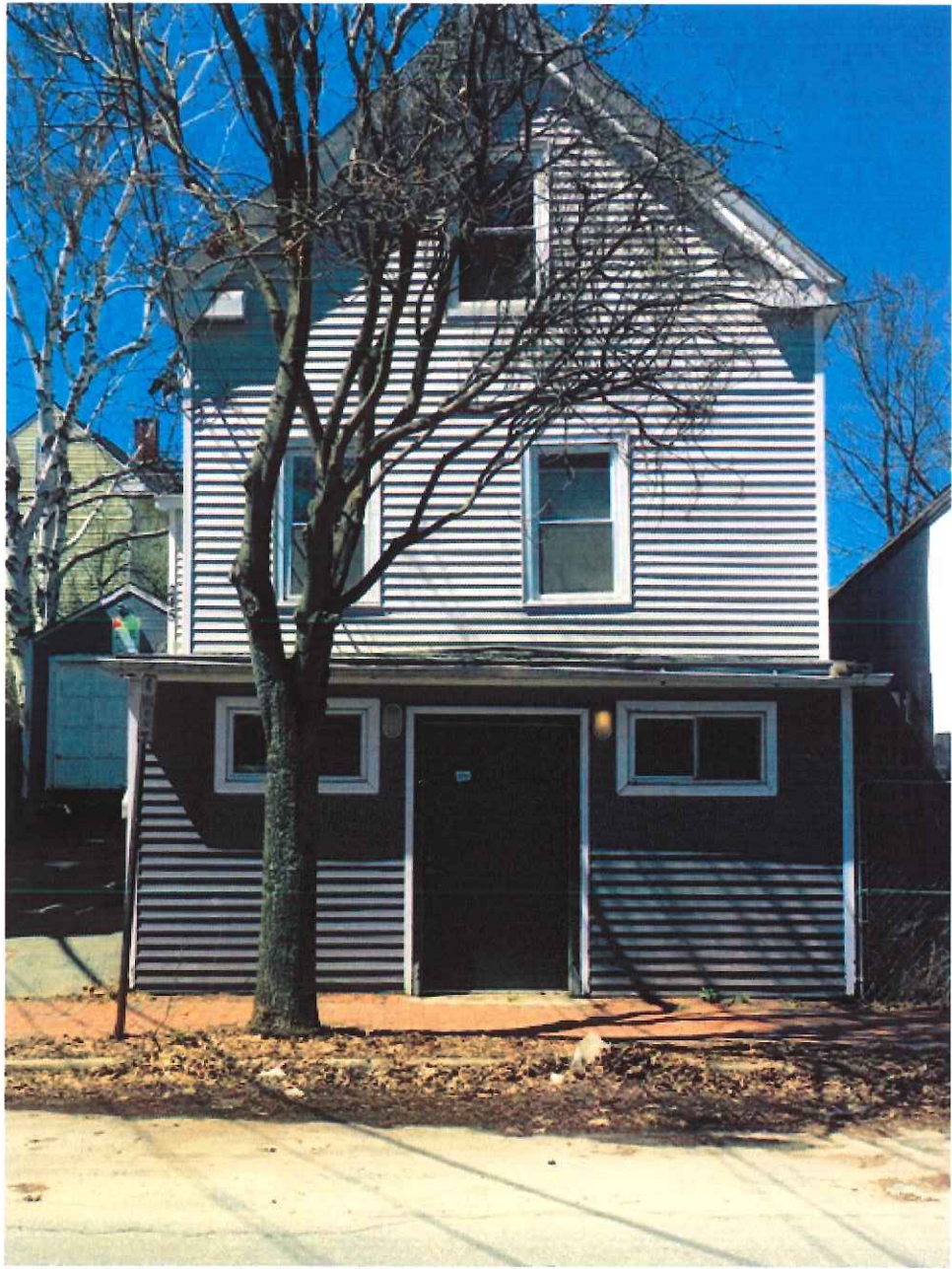
Attachments

1. 1924 tax photo of subject property
2. Current photo
3. Final elevations
4. Porch/stair details
5. Floor plans





ATT. 2
PHOTOS OF
EXISTING
CANDIDATES









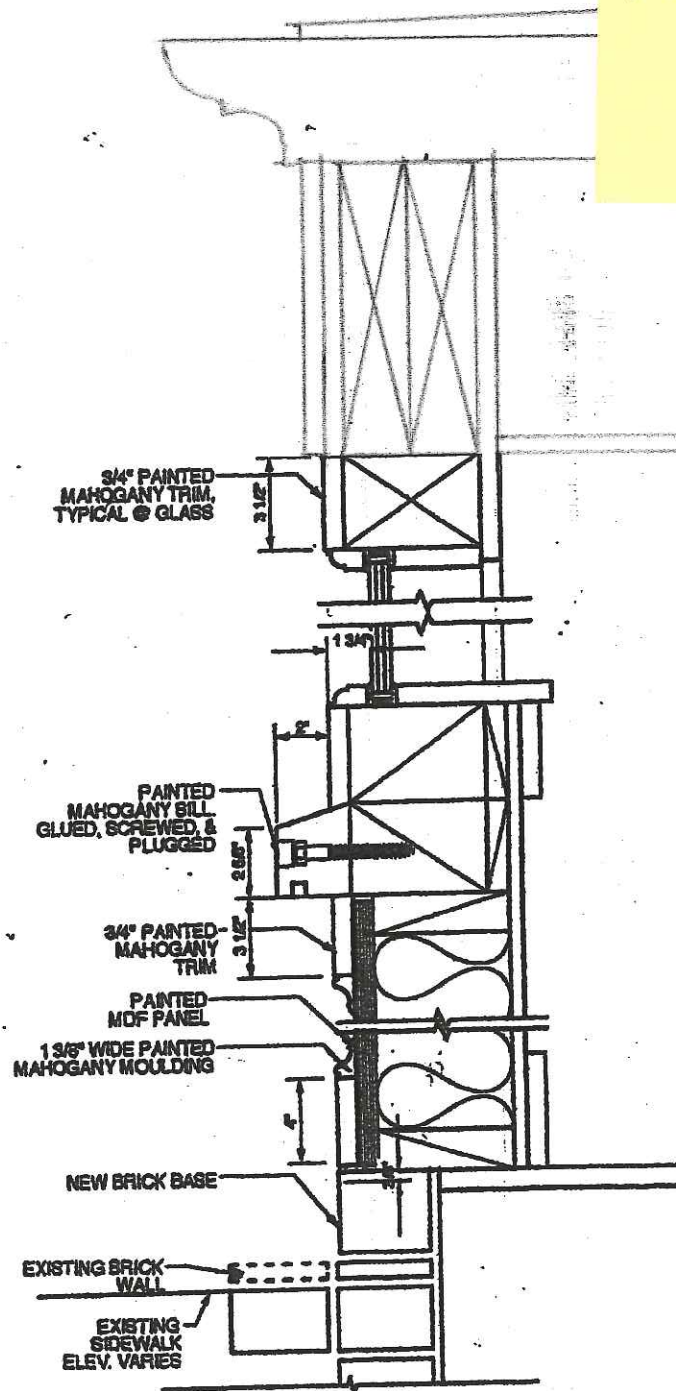


ATT. 3

FINAL
ELEVATIONS
SECTION



245 SPRING ST. PORTLAND, ME
SOUTH ELEVATION OPT. 'B'
1/4" = 1'-0" 7/10/17



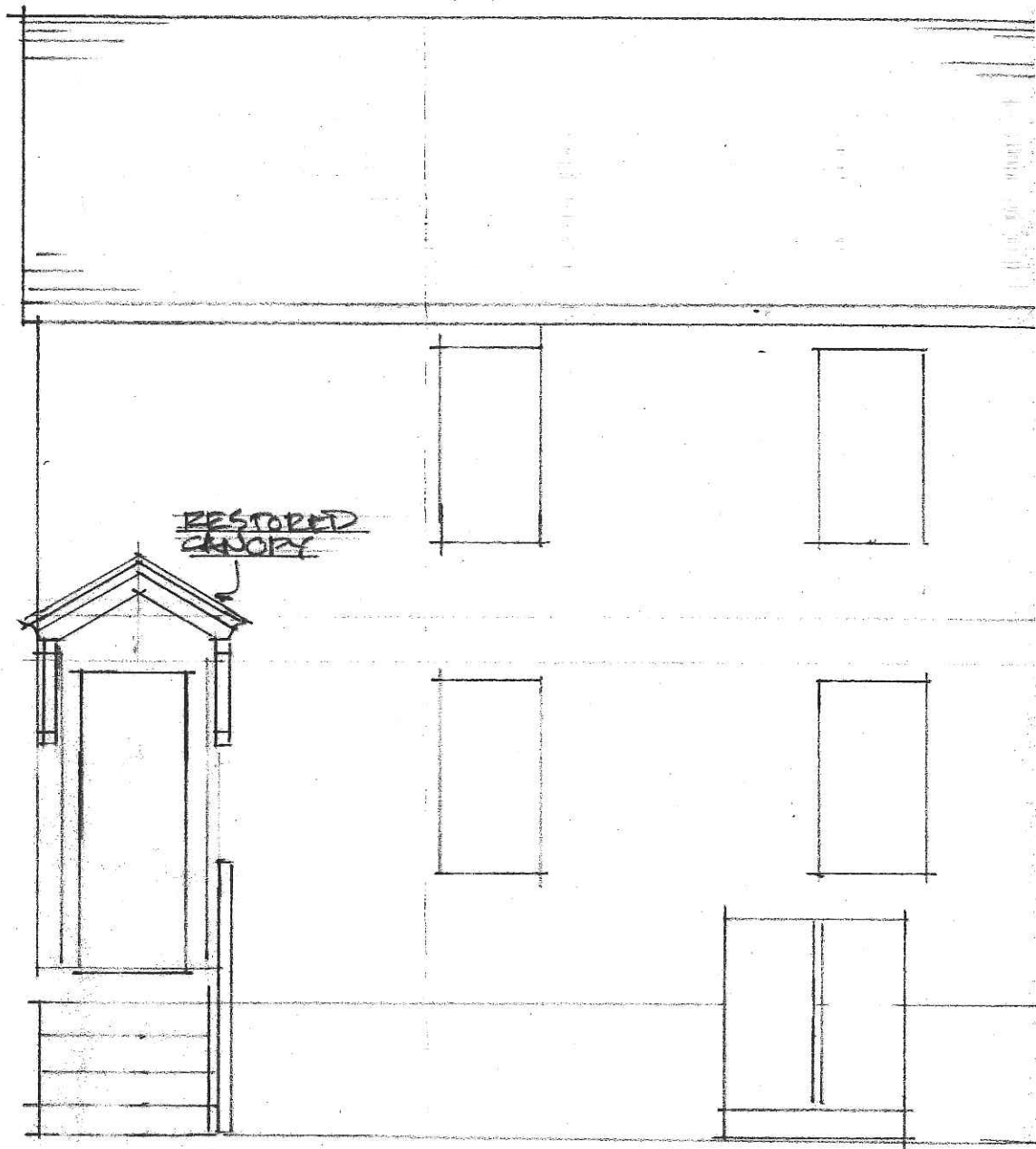
STOREFRONT SECTION

LELAND HULST
ARCHITECTURAL SERVICES

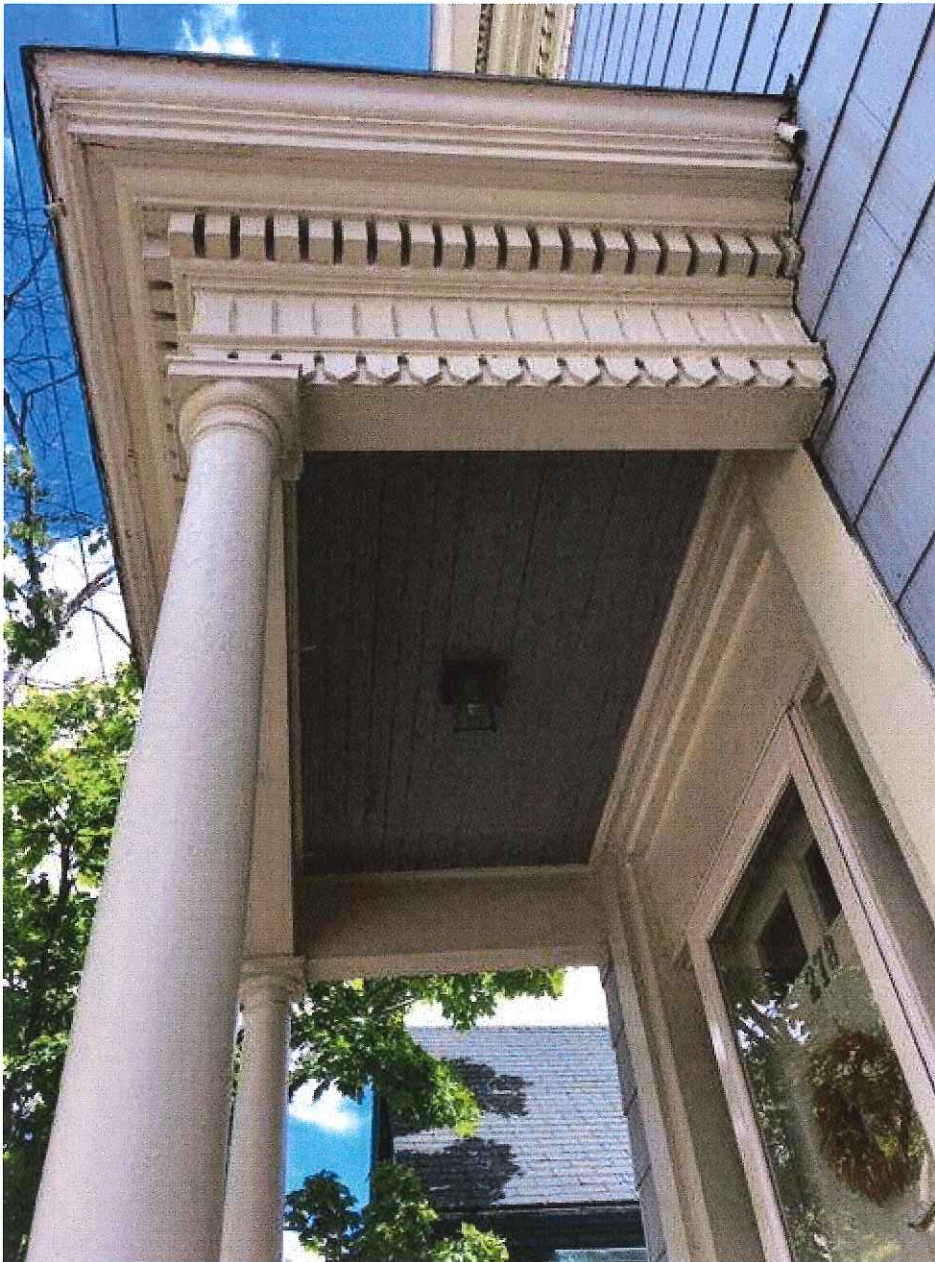
278 Spring Street / Portland, Maine 04102 / (207) 773-2843



WEST ELEVATION (CONT.)
245 SPRING ST.



(continuation of) 245 SPRING ST.
WEST ELEVATION
1/4" = 1'-0" 6/12/07



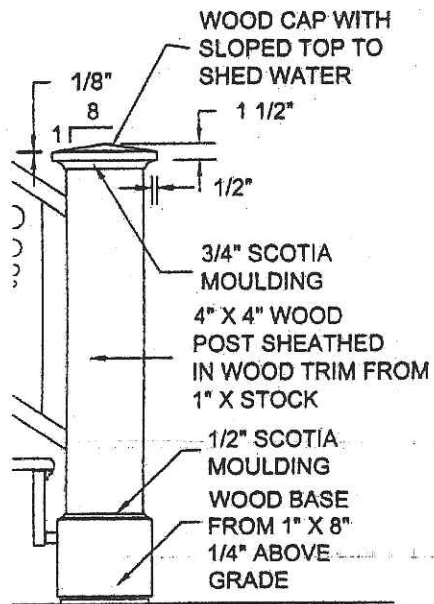
ATT. 4

Porcht/STAIR
DETAILS

PHOTO ILLUSTRATING SIMILAR
CONDITION W/ DOOR TRIM EVIDENT
UNDERNEATH PORCH

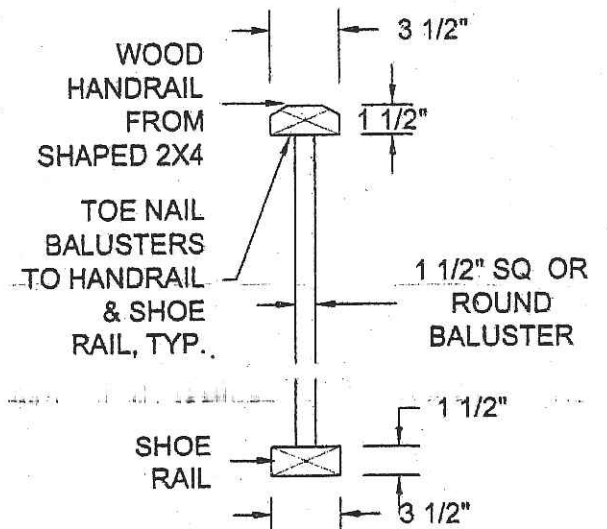
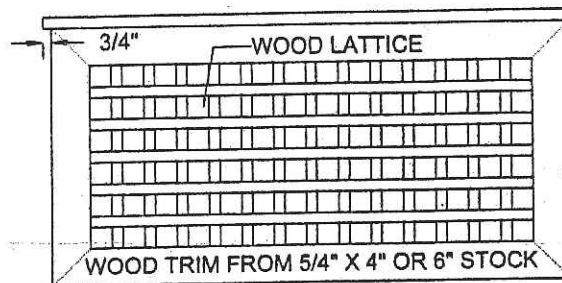
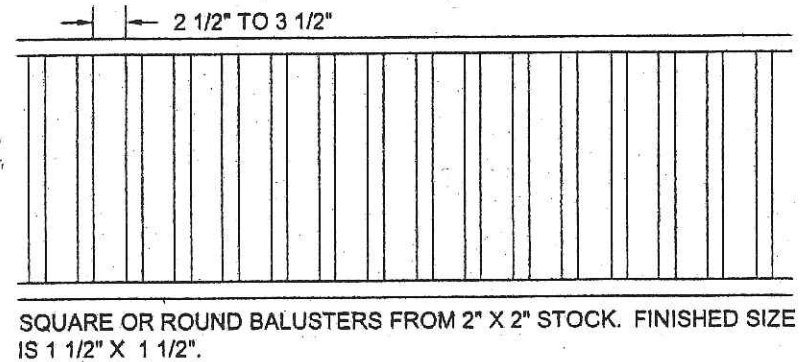
- supplied by
project architect

GREEK REVIVAL PORCH DETAILS



Typical Greek Revival Newel Posts.

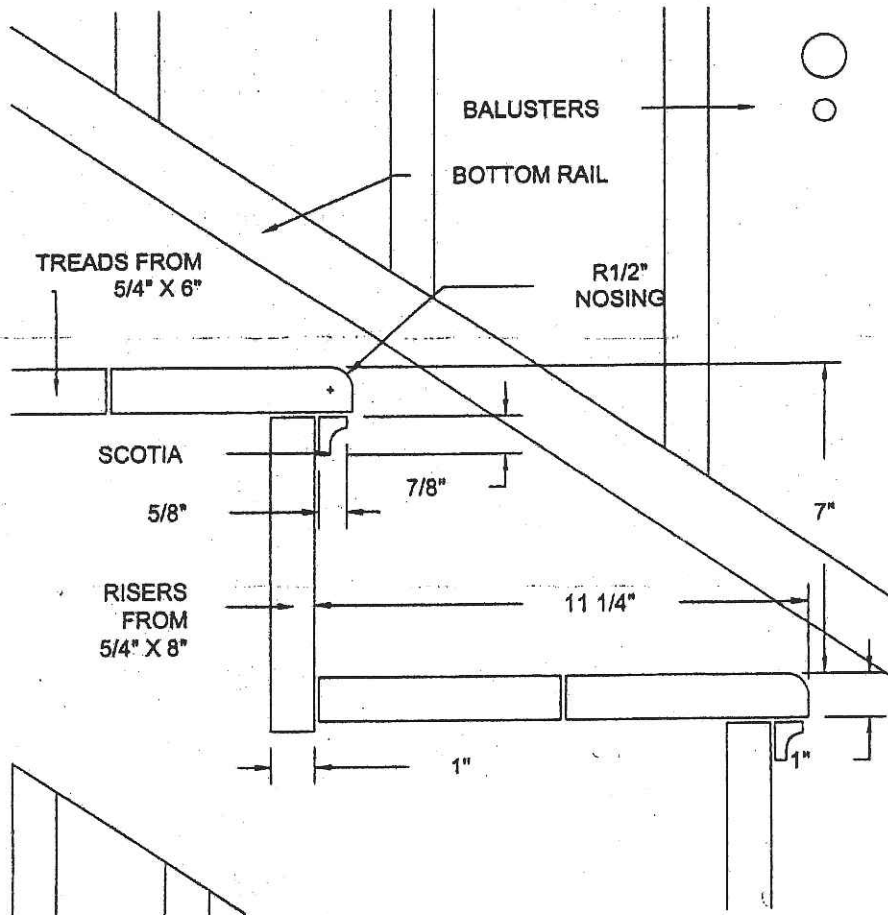
Typical Greek Revival Balusters



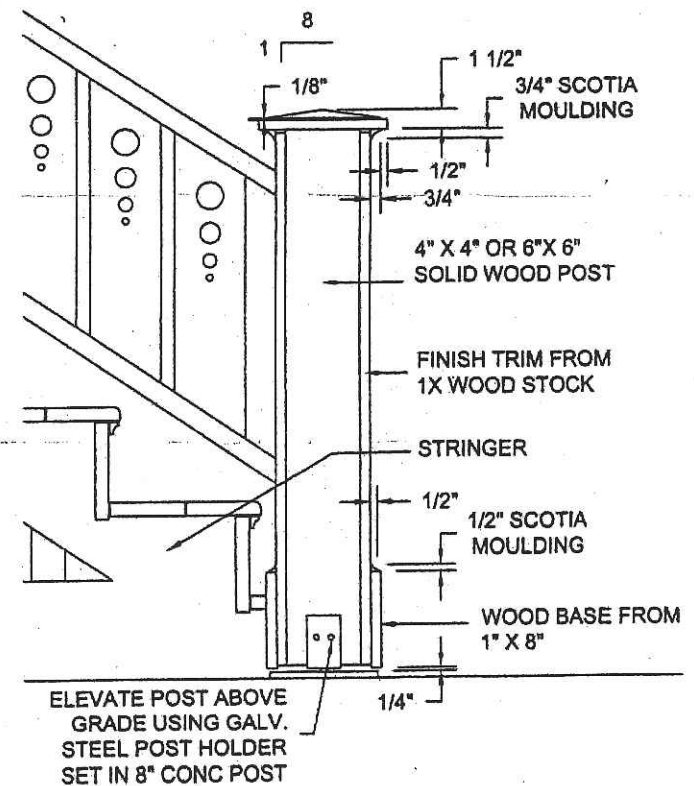
Baluster construction

STAIR DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads

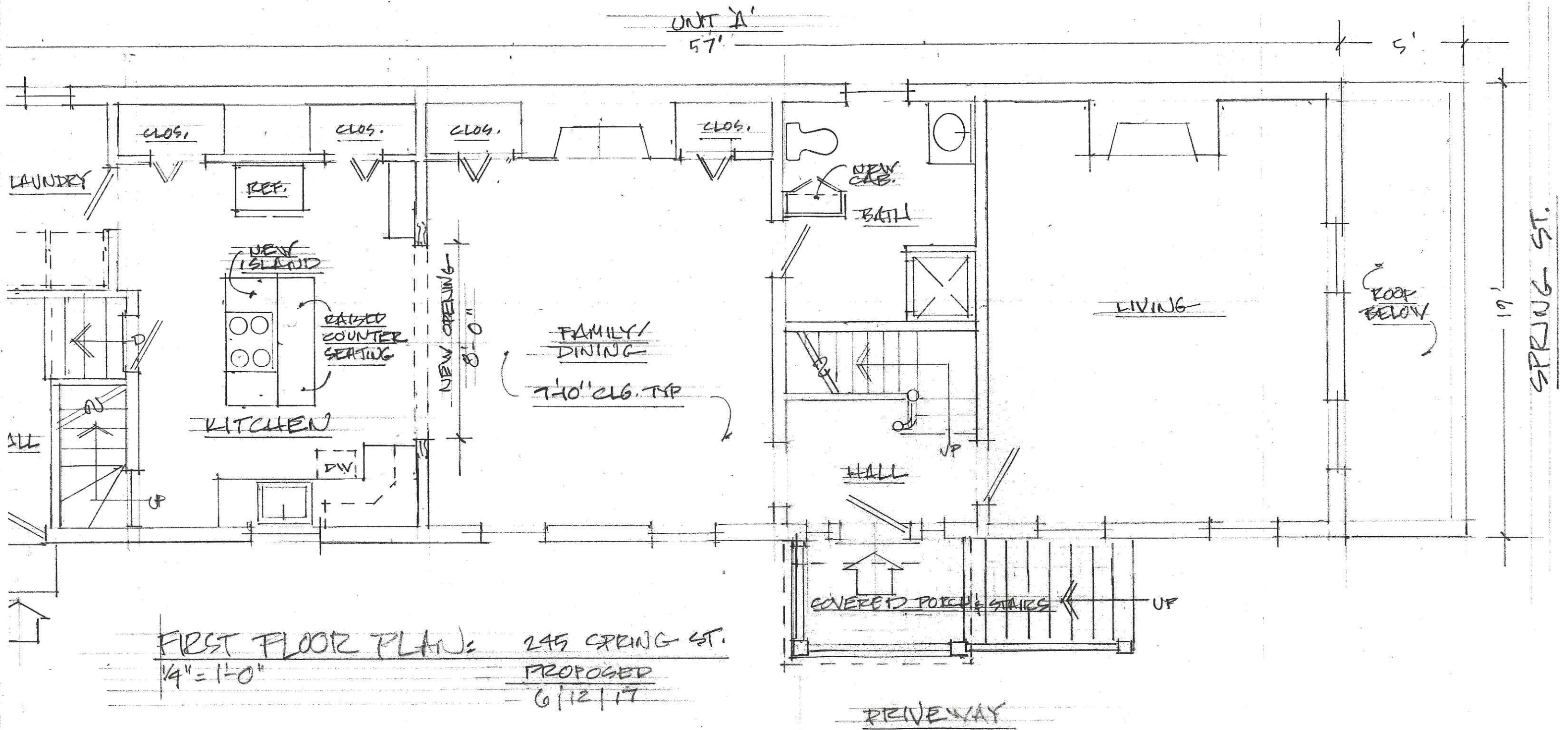


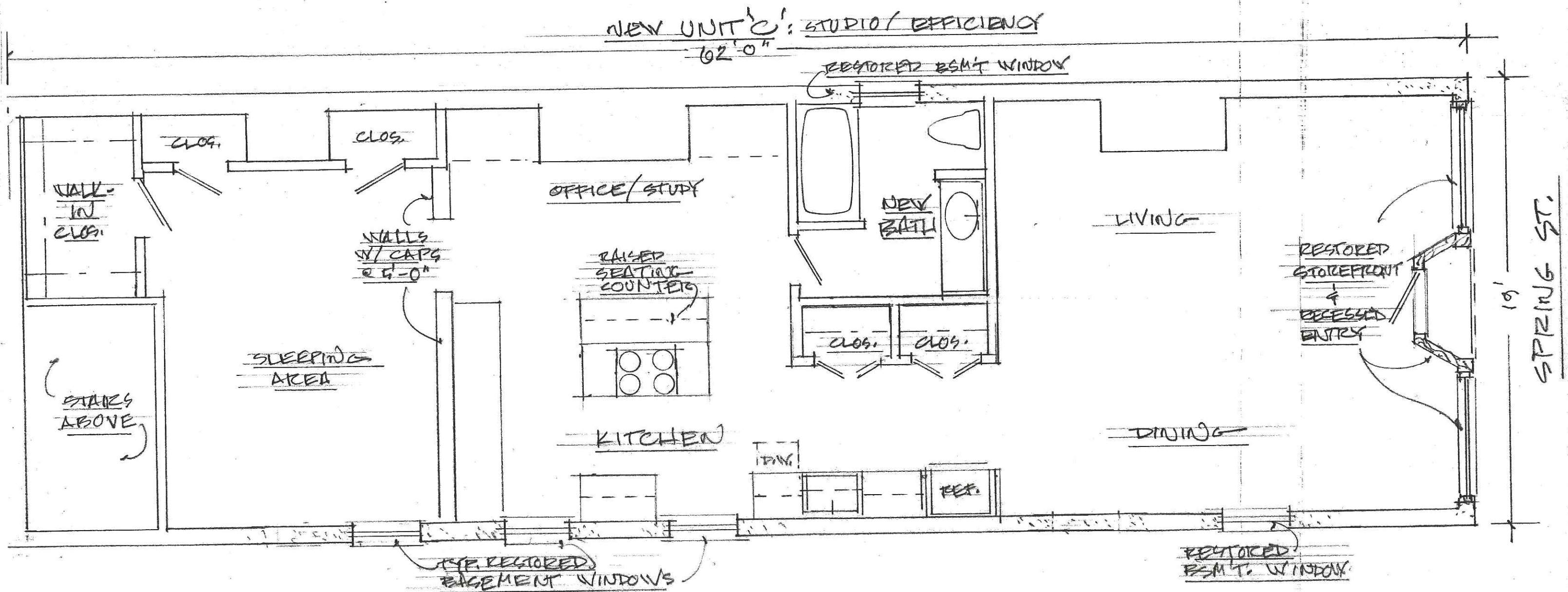
Typical newel post construction



Alternate: Newel post may be bolted to a stringer.

ATT. 5
FLOOR
PLANS





BASEMENT FLOOR PLAN - 245 SPRING ST.

1/4" = 1'-0"

PROPOSED
6/12/17

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

**PUBLIC HEARING
TWO CITY CENTER**

TO: Chair Benson and Members of the Historic Preservation Board

FROM: Rob Wiener, Preservation Compliance Coordinator

DATE: July 14, 2017

RE: July 19, 2017 **Public Hearing** – Building Sign, (Appeal of Staff Denial)

Address: Two City Center

Applicant: Legacy Properties

Sign Contractor: Patrick Bolduc, Neokraft Signs

Introduction

On behalf of his client Legacy Properties / Sotheby Real Estate, Patrick Bolduc of Neokraft Signs has requested a Board review on an appeal of staff denial of a sign permit application for 2 City Center. The 1983 building has been a complimentary, but non-contributing building in the Congress Street District since 2009. Legacy Properties / Sotheby's Realty occupies most of 2 City Center, and has prominent upper story signage between the fourth and fifth floors, on the Temple Street face and the northwest face (facing Monument Way) of the building. In March, 2017 Neokraft applied for a permit to add a third upper story sign at the same level, on the Spring Street façade near the corner of Temple Street. Like the two existing signs, the proposed sign is comprised of individually illuminated letters and the firm's lighthouse logo. Legacy Properties hopes to make their location more visible to arrivals from the south by adding the sign on Spring Street.

Historic Preservation staff reached out to the contractor late in March, to say that the sign could be approved if the location were moved west, away from the corner of Spring and Temple Streets. Staff felt that because the Temple street sign is located close to the southeast corner of the building, mounting the proposed Spring Street sign close to the same corner would concentrate too much signage in one area. The applicant's second proposal was to move the sign to the center of the window bays on the Spring Street face. Staff believes the pattern already established by the two existing signs, as well as the pattern across the intersection at 2 Canal Plaza furnish a compelling reason to locate the sign further to the left, as one faces the building on Spring Street. Further, the Sign Design Guidelines for buildings in historic

districts contain specific language concerning overconcentration of signage in one part of a building.

After some delay, Legacy Properties communicated through Mr. Bolduc that they wish to pursue an appeal to gain approval of either the first choice of locations (near the corner of Spring and Union,) or the second choice (centered on the bays of Spring Street windows.) To that end Mr. Bolduc provided sign drawings and photo renderings, showing three sign locations on the Spring Street façade, from Spring Street, and from two locations on Union Street. Staff has added Google images of the building's existing signs, as well as a view of the Camden National signs on upper stories of two faces of Canal Plaza building on the corner.

Subject Property

Staff offers the following architectural description from the Historic Resources Inventory for the Congress Street District:

This contemporary structure is compatible with the character of the Congress Street Historic District through its scale, use of red brick, and post-modern fenestration - with of bands of arched-top window openings as well as areas of large rectangular window treatment. While clearly a building of its own time it manages to relate well to the row of Victorian buildings immediately to the east and the other contemporary buildings surrounding the intersection of Spring, Middle, Temple, and Free Streets. In particular, the sensitive relationship between the band of arch-topped windows at the top of the building and the arch topped dormers on the adjacent Victorian row buildings is well done.

On the Spring Street building face the primary office windows are at the eastern end near the corner, while separate windows at the western end light the stair core.

Legacy Properties has had the upper story signs on the Temple Street and Monument Way / Free Street faces on the building for some time. Some of the first floor windows also have painted or decal signs indicating the location of the real estate firm's offices. As Christopher Lynch of Legacy Properties / Sotheby's points out (see Attachment 1,) the building is identified as 2 City Center and has no street address referring to a public street. Several of the buildings in the vicinity face a similar challenge, such as Canal Plaza, Portland Square, and 1 City Center. Street names change at the adjacent intersection, further complicating navigation: Middle Street becomes Spring Street, and Temple Street becomes Union Street.

Proposed Alterations

The proposed sign and logo appear to be an exact match for the existing signs on the other two building faces, in terms of size, proportion, and appearance – staff hopes this can be confirmed by the sign contractor. Though no scale is on the photo renderings, it appears an attempt has been made to match the scale and proportion. Like a number of other downtown, contemporary office buildings with upper story signs representing large firms, the signs are lighted. Raceways will hide wiring and rationalize the mounting points.

Three options are presented: the applicant's first choice – near the corner of Spring and Temple; the second choice – centered under the office windows; and HP staff's preferred location – aligned with the left edge of the office windows.

Staff Comments

Given the address confusion and lack of building recognition for 2 City Center, staff understands the applicant's desire to assure visibility for the company's headquarters. As there is not yet a large, upper story sign on the Spring Street façade, the proposal to add one is reasonable, and the proposed sign is not incompatible with the building design. Nevertheless, staff finds the applicant's preferred location in direct conflict with several Sign design Guidelines:

- Guideline A.i. – Consideration of the building's surrounding context: Downtown Sign Guidelines, which are based on the historic district sign guidelines, also discourage concentration of too many signs in one area of a building. Across the intersection at 2 Canal Plaza (now Camden National Bank,) the building is outside of the historic district, but the Middle Street and Union Street signs were separated instead of being near the same corner of the building as an outcome of the sign review.
- A.ii. – Signs should not dominate building facades. Staff believes the concentration of two signs at the same corner amounts to overkill.
- A.vi. – Multiple signs on a building should follow a common pattern. As with the 2 Canal Plaza Building, the two existing Legacy / Sotheby's signs at 2 City Center are separated by the length of the façade on Temple Street. This pattern would be best replicated by aligning the sign with the left-hand, or western edge of the Spring Street office window bays.
- F.i. – The proliferation of signs can lead to visual clutter. This is staff's primary objection to the proposal to position the Temple Street and Spring Street signs in close proximity, even though on different facades.

Staff notes that the applicant's second choice location provides more separation from the existing Temple Street sign, yet it would not support the existing pattern of sign placement nor would it provide enough separation, in staff's view. Given the visibility afforded to the building by the broad intersection, staff does not foresee a great loss in visibility by moving the sign to the left. Even from the perspective of the photo rendering taken from further down Union Street, the "Sotheby's" portion of the sign would be visible.

For information purposes, staff notes that a more recent sign application submitted on June 28 by North Atlantic Capital Corporation proposes metal, individual lettering, much lower on the three primary faces (just above the arched windows on the first floor.) The sign on Spring Street would identify the second tenant in the building – North Atlantic Capital – as well as the building itself, while the other two simply identify the building. This application is not part of the review in question on July 19, and Staff foresees being comfortable reviewing the application administratively. It deserves a mention here, however, because though it is not located high on the façade, such additional signs should help with identifying the building as 2 City Center.

Applicable Review Standards

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

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.

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.)
- 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.

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.

Motion for Consideration

On the basis of plans and specifications submitted by the applicant for the July 19, 2017 public hearing and information included in the accompanying staff report, the Board finds that the proposed building sign at 2 City Center **meets (fails to meet)** the historic preservation ordinance review standards for review of new construction (subject to the following conditions.....)

Attachments:

- 1. Letter from applicant
- 2. Sign contractor's drawings and photo renderings
- 3. Staff markup of original proposal
- 4. Google photo of 2 City Center, with existing signs
- 5. Google photo of 2 Canal Plaza, with existing signs



June 20, 2017

Dear Board of Directors,

I am the founder/owner of Legacy Properties Sotheby's International Realty. Our company, which is more than 11-years old, has grown to be the fourth largest real estate company in Maine as ranked by sales. As a result, our office at 2 City Center has become a destination for real estate buyers and sellers from all over the world. We have, and continue to be quite happy with our prominent location in the Old Port, but we have realized that there is a fair amount of confusion with respect to actually finding our office location. It is for this reason, that we have decided to add additional exterior signage on our building.

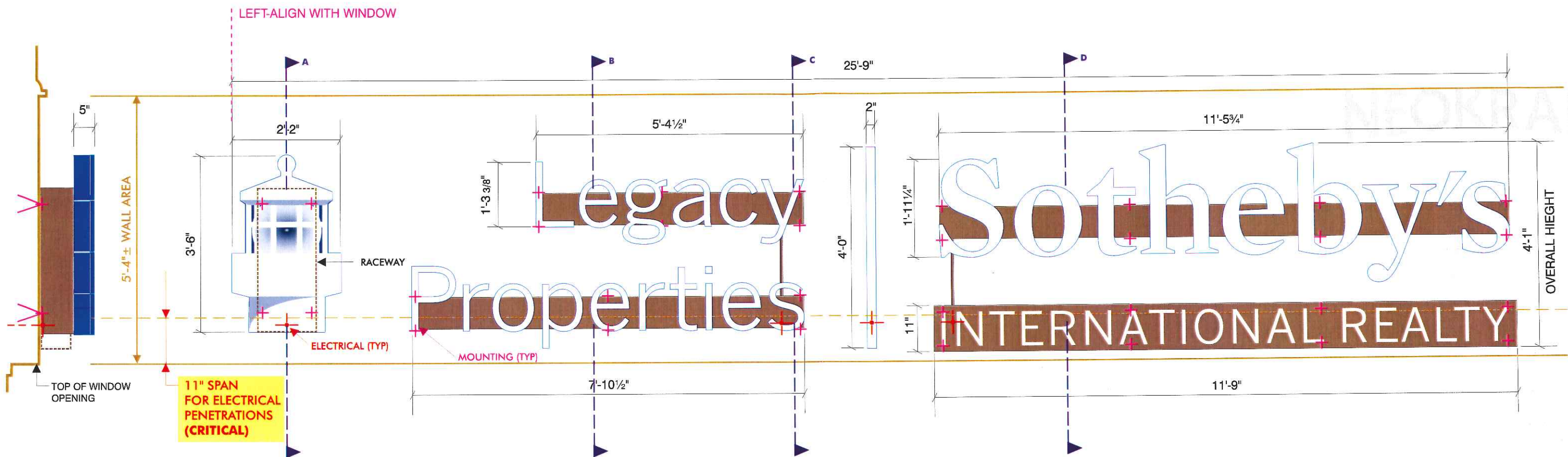
While we feel blessed to be at 2 City Center, it also comes with a curse that I believe is unique to this location. We are hard for our clients to find. As it turns out, all of the buildings which share this curse include One Portland Square, Canal Plaza and, to a lesser extent, One City Center. The curse to which I refer is that these buildings share an intersection where Temple, Middle, Spring and Union Streets all change names. I can only presume it is for this reason that none of the buildings have formal street addresses. We have daily visitors to our offices looking for any of the aforementioned buildings. They are not able to find them on their own. We are confident that a well placed sign on the south façade of 2 City Center as proposed will help to alleviate the situation.

We currently have signage on the east façade and the north façade that has been in place for more than 8 years. In considering the placement of the new sign on the Spring Street side of the building, we request your approval to orient the sign toward the corner of Spring and Temple. Although the newly installed sign will not be visible from Temple and very limited visibility from all but a few hundred feet on one side of Middle Street, our proposed placement will give it the appropriate visibility from Union Street. As more and more of our clients arrive from the south, we believe that this signage will be a major improvement in providing helpful navigation to our office.

We request that you accept our proposal and signage placement as presented.

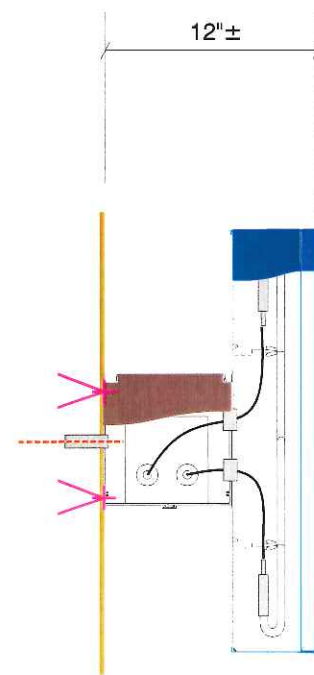
Respectfully,

Christopher Lynch
President

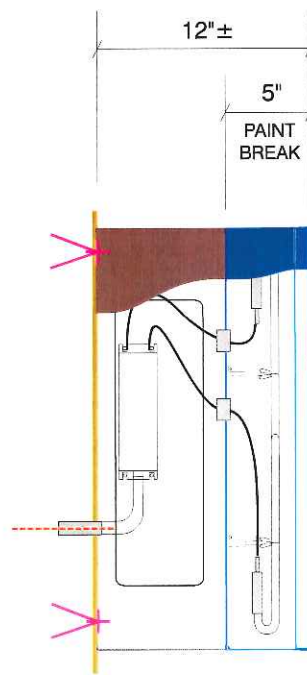


END VIEW

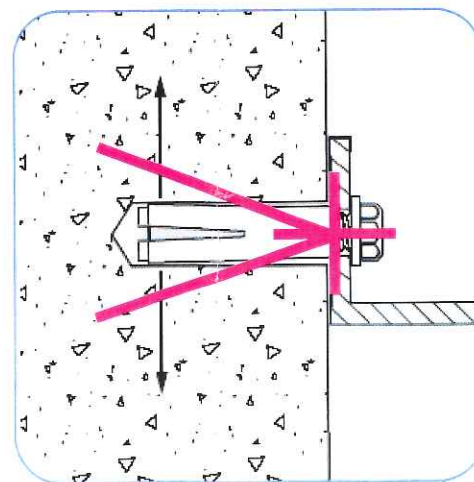
INTERNALLY ILLUMINATED WALL ID
SCALE: 1/2" = 1'-0" (1) SET



SECTION—LETTERS & LOGO
NO SCALE



SECTION—STRIPE
NO SCALE



SLEEVE-ANCHOR MOUNTING DETAIL
NOT TO SCALE

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"

PERMIT

LEGACY PROPERTIES 1821.1

LOCATION: TWO CITY CENTER
PORTLAND, ME

DRAWING NO.: 1 OF 5

DRAWN BY: DS/PB REP: CB

DATE: 02.23.2017

REVISED: 03.31.2017, 04.14.2017
04.26.2017

QUOTE: @1821

GEN REF: '07/7054



ORIGINAL PROPOSED LOCATION, CUSTOMER'S FIRST CHOICE

PHOTO COMPOSITE
NO SCALE



CUSTOMER'S SECOND CHOICE LOCATION



HISTORIC PRESERVATION PROPOSED LOCATION

NEOKRAFT SIGNS

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Custom Sign Fabrication

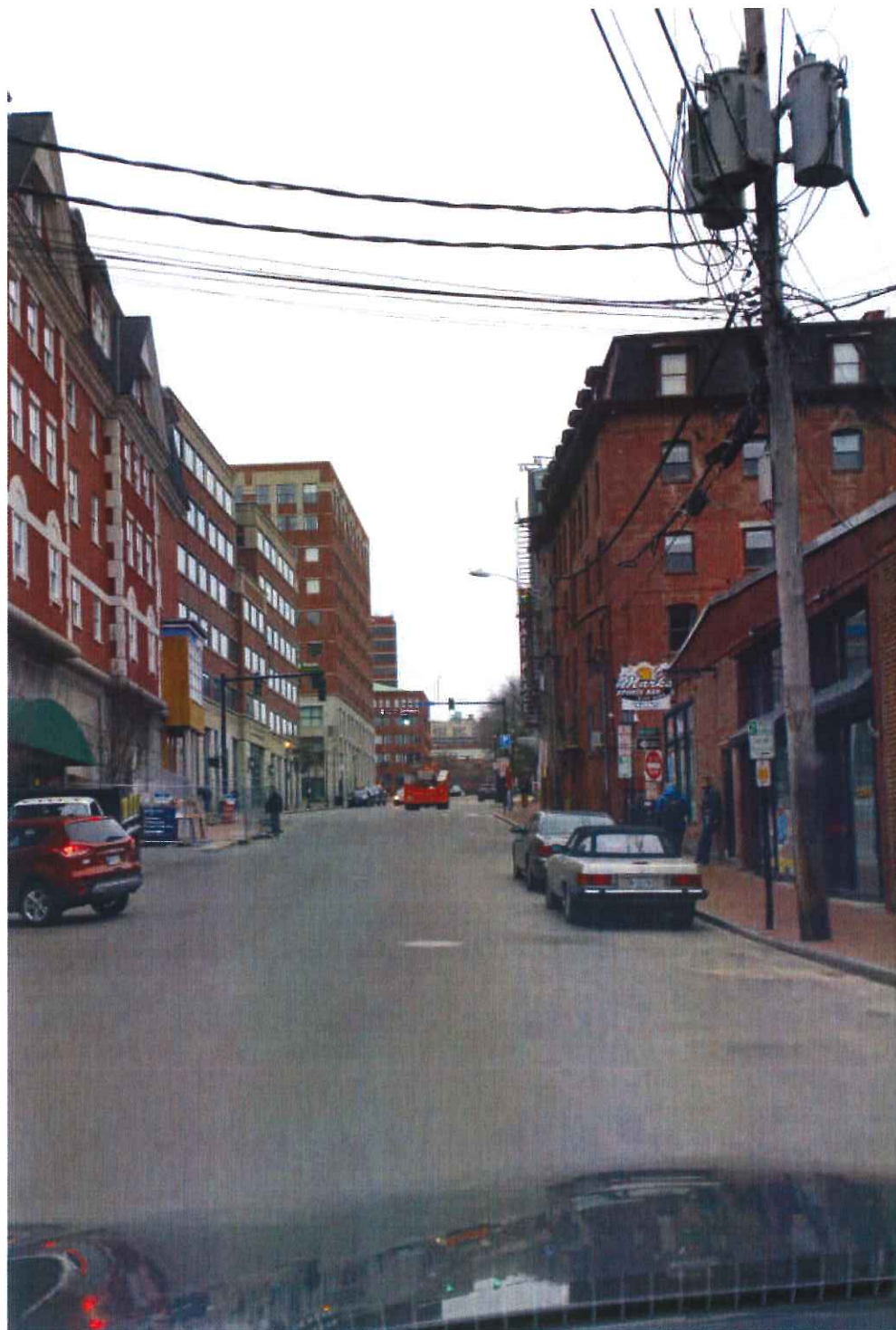
These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these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

PERMIT

LEGACY PROPERTIES 1821.1

LOCATION: TWO CITY CENTER
PORTLAND, ME
DRAWING NO.: 2 OF 5
DRAWN BY: DS/PB REP: CB
DATE: 02.23.2017
REVISED: 03.31.2017, 04.14.2017
04.26.2017
QUOTE: @1821
GEN REF: '07/7054



UNION STREET AND COMMERCIAL STREET

CUSTOMER'S FIRST CHOICE, PREFERRED LOCATION

PHOTO STUDY
NOT TO SCALE



UNION STREET AND FORE STREET

NEOKRAFT SIGNS

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Custom Sign Fabrication

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PERMIT

LEGACY PROPERTIES 1821.1

LOCATION: TWO CITY CENTER
PORTLAND, ME

DRAWING NO.: 3 OF 5

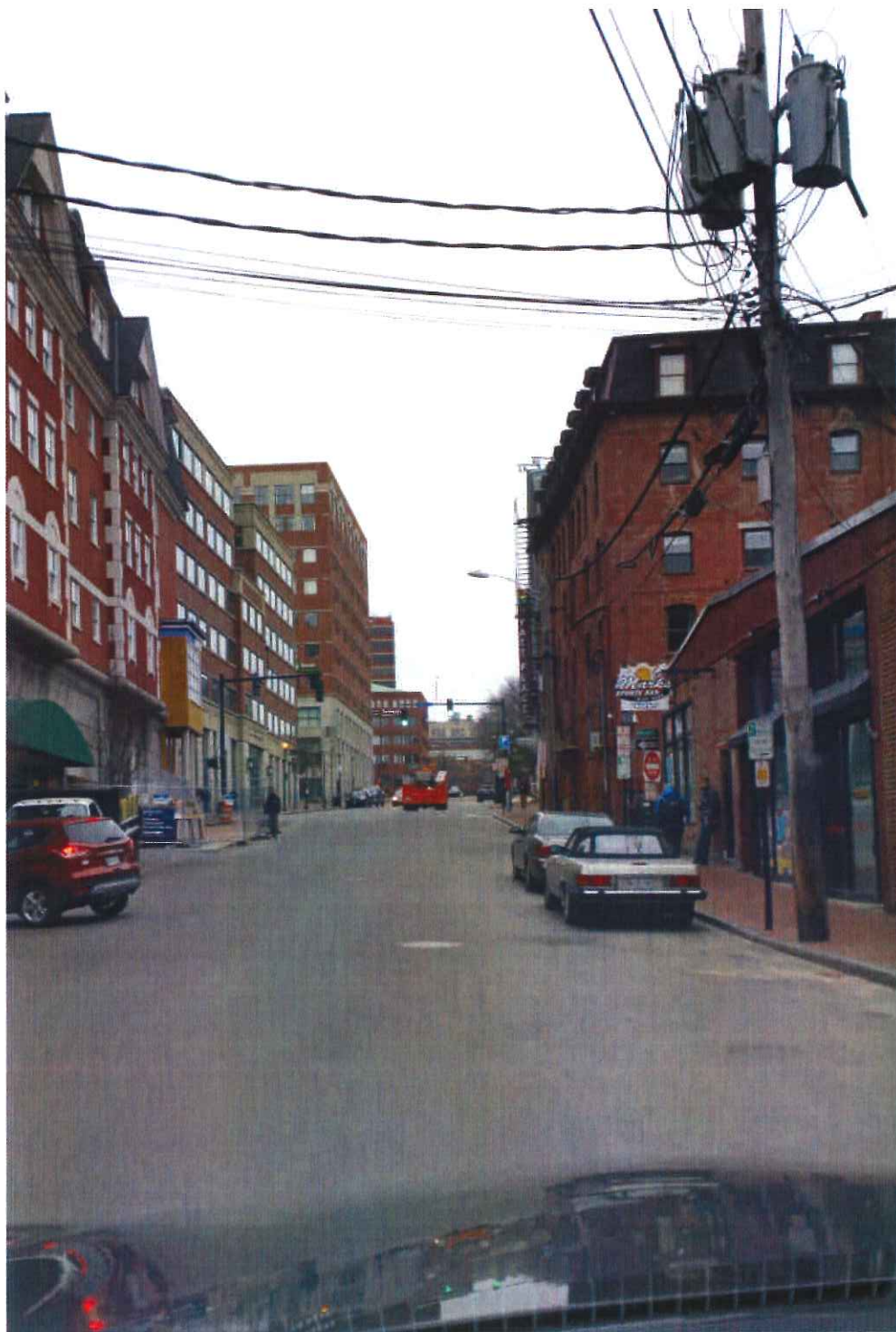
DRAWN BY: PB REP: CB

DATE: 02.23.2017

REVISED: 03.31.2017, 04.14.2017
04.26.2017

QUOTE: @1821

GEN REF.: '07|7054



UNION STREET AND COMMERCIAL STREET

CUSTOMER'S SECOND CHOICE LOCATION

PHOTO STUDY
NOT TO SCALE



UNION STREET AND FORE STREET

NEOKRAFT SIGNS

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9654
Facsimile: 207.782.0009
1.800.339.2258
<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 entailed in creating these plans.

PRESENTATION

LEGACY PROPERTIES 1821.1

LOCATION: TWO CITY CENTER
PORTLAND, ME

DRAWING NO.: 4 OF 5

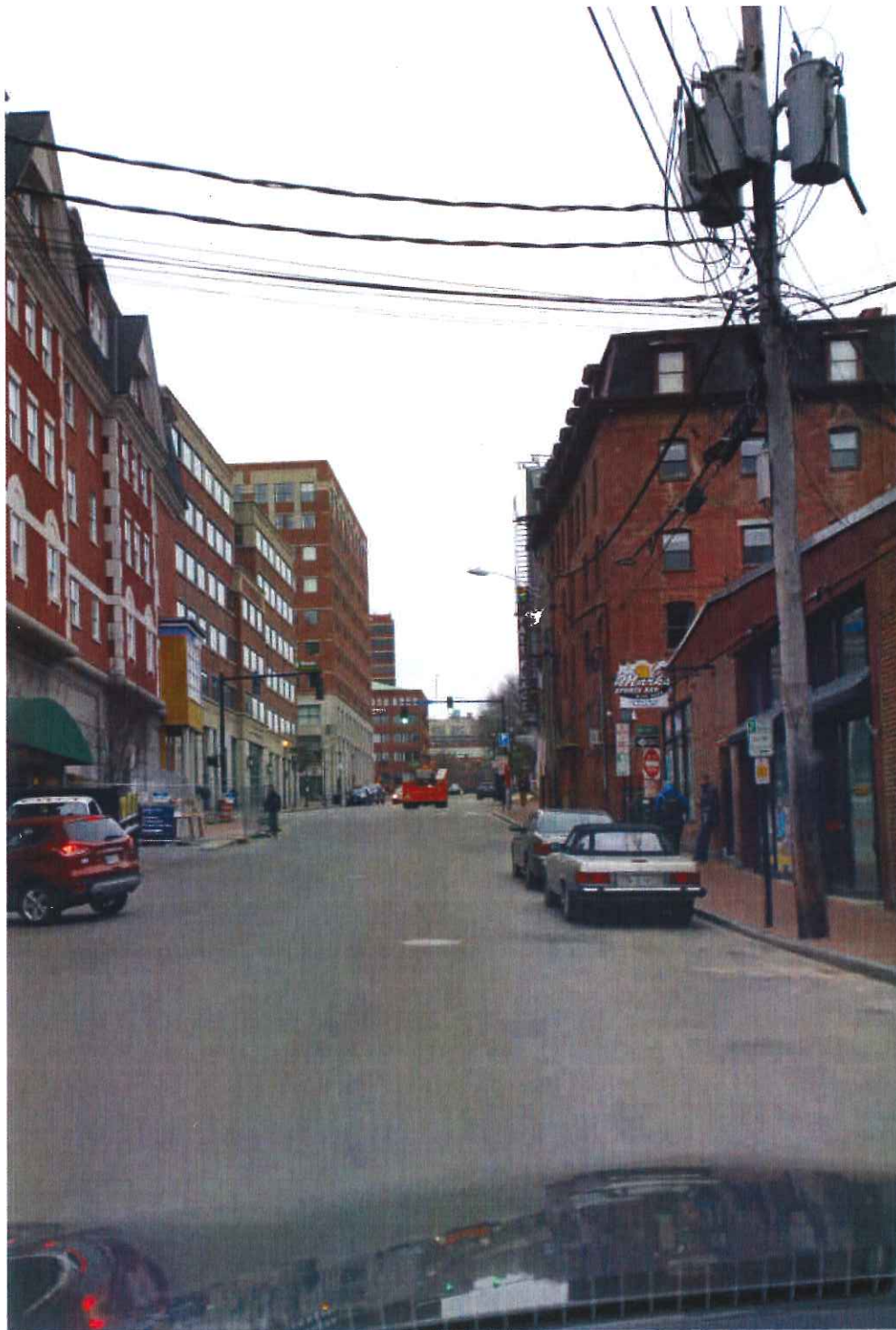
DRAWN BY: PB REP: CB

DATE: 02.23.2017

REVISED: 03.31.2017, 04.14.2017
04.26.2017

QUOTE: @1821

GEN REF.: '07|7054



UNION STREET AND COMMERCIAL STREET

HISTORIC PRESERVATION PROPOSED LOCATION

PHOTO STUDY
NOT TO SCALE



UNION STREET AND FORE STREET

NEOKRAFT SIGNS

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PRESENTATION

LEGACY PROPERTIES 1821.1

LOCATION: TWO CITY CENTER
PORTLAND, ME

DRAWING NO.: 5 OF 5

DRAWN BY: PB REP: CB

DATE: 02.23.2017

REVISED: 03.31.2017, 04.14.2017
04.26.2017

QUOTE: @1821

GEN REF: '07|7054



HP staff supports sign proposal if moved to other end of this facade. As proposed, the sign is too close to the existing large sign on the Temple Street face of the building.

PHOTO COMPOSITES
NO SCALE

NEOKRAFT SIGNS

Neokraft Signs Inc.
686 Main Street
Lewiston, Maine 04240
Telephone: 207.782.9854
Facsimile: 207.782.0009
1.800.339.2258
<http://www.neokraft.com>

Custom Sign Fabrication

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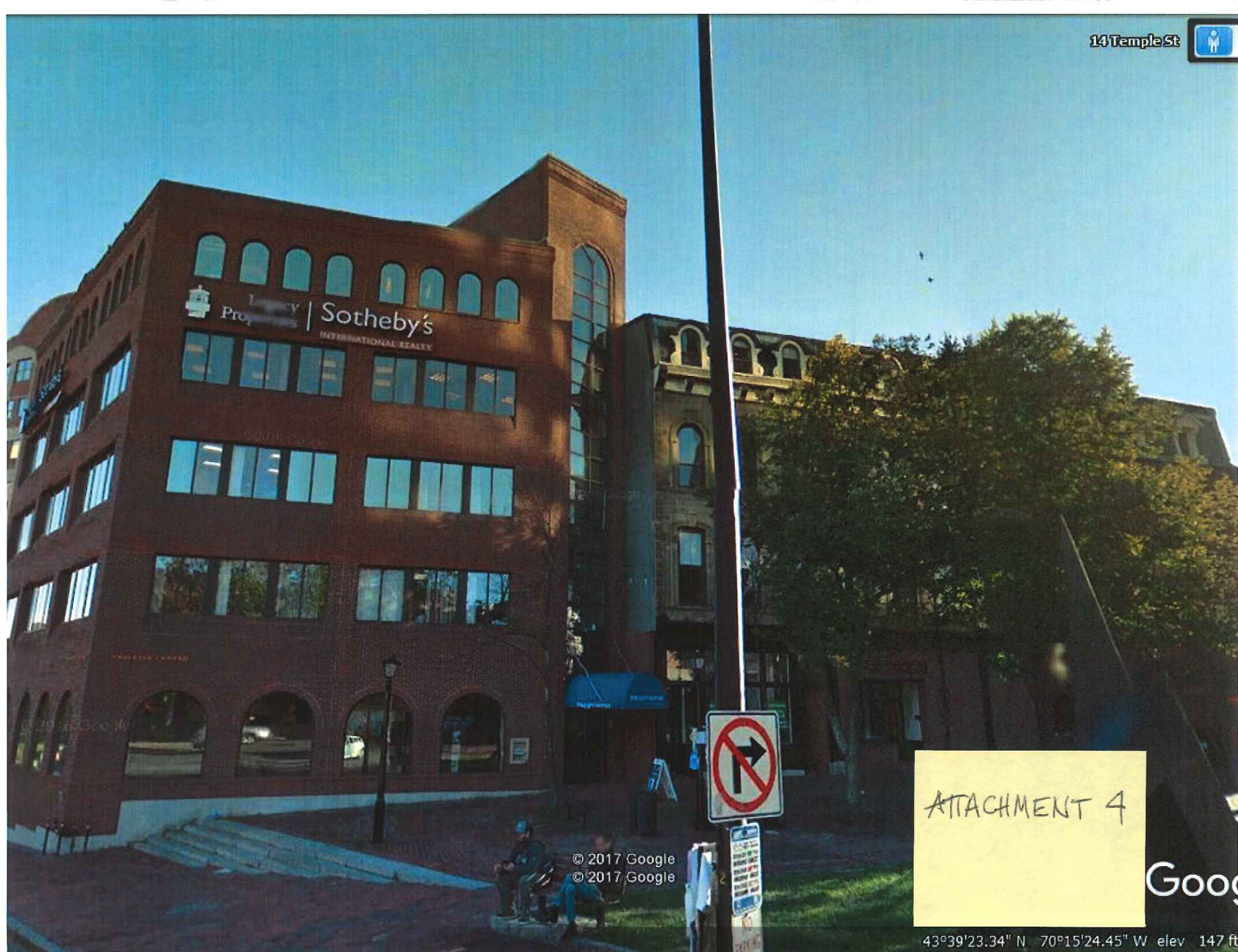
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PERMIT

LEGACY PROPERTIES 1821.1

LOCATION: TWO CITY CENTER
PORTLAND, ME
DRAWING NO.: 2 OF 2
DRAWN BY: DS REP.: CB
DATE: 02.23.2017
QUOTE: @1821
GEN REF.: '07|7054

ATTACHMENT 3



ATTACHMENT 4

Goog



ATTACHMENT 5

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