

Sotheby's
INTERNATIONAL REALTY

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



Date: June 26, 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:

2 City Center

CHART/BLOCK/LOT: 032/P001/001 (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.

Install (1) set of internally illuminated letters on building.
(please see attached drawings)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or sections, where applicable.
- N/A Floor plans, where applicable.
- N/A Site plan showing relative location of adjoining structures.
- N/A Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- N/A Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dea@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101