

CITY OF PORTLAND, MAINE  
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August, 22, 2013

Nate Deyesso  
The North Point  
Portland, Maine 04101

Re: Unapproved exterior lights, conduit, and hanging sign at 35 Silver Street

Dear Mr. Deyesso,

I am writing concerning the storefront at The North Point. The sign permit for this property was approved on December 28, 2012; among the conditions of approval were the seven recorded by Historic Preservation Program Manager Deb Andrews (see enclosed.)

Two dark colored gooseneck lights were approved in conjunction with the metal North Point sign over the entry (mounted on the box that covers the air conditioner.) The conduit that leads over the windows and down the sides, and the eight spotlights at the windows were never proposed, and have not been reviewed or approved. The same is true of the hanging sign mounted on a bracket on the brick to the right of the windows.

I also want to call your attention to Condition # 6, concerning the painting of the heater vent positioned under the left hand storefront windows, and # 7, which requires that the air conditioning units be removed by December 28, 2013.

We in the Historic Preservation Office hope to see a resolution soon. You may apply for an after-the fact approval for the hanging sign, but the conduit and spotlights do not meet Portland's Sign Standards. Please call me at 756-8023 within 10 days of receipt of this letter to discuss your plans. Thank you for your attention to this; I look forward to your response and will be glad to discuss these matters by phone or at the property.

Sincerely,



Robert Wiener  
Historic Preservation Compliance Coordinator

Enc

Cc: Deborah Andrews, Historic Preservation Program Manager



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5266-SIGN

Located At: 37 SILVER ST

CBL: 029- B-001-001

## Conditions of Approval:

### Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.

2.

### Historic

1. Supports for frame to be attached to underside of granite only—not on face of granite.
2. Frame must be installed inside of the round columns flanking the front door. Frame must not be attached to columns.
3. Plywood cabinet to be painted—no clear finish.
4. All storefront components to be painted—not stripped and coated with a clear finish.
5. All obsolete fixtures on storefront (i.e. projecting bracket, globe light fixtures, and spotlights) to be removed.
6. Rinnai vent below storefront window to be painted out to match surrounding field.
7. Air conditioning units to be removed within one (1) year of issuance of this permit. Units were installed by previous tenant without historic preservation review or approval and do not meet ordinance standards. Building owner was previously informed of standing violation.

### Building

1. Encroachments into public ways must be a minimum of 8' above grade for signs and 7' for awnings per section 3202 of IBC 2009.
2. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.