

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 050889

This is to certify that TOWNSEND KATHRYN E CHRISTIAN B TOWNSEND ES /

has permission to install 8 sq ft of signage

AT 132 SPRING ST

C 039 D013001

**PERMIT ISSUED**

AUG - 9 2005

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 8/3/05

Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0889	Issue Date: AUG - 9 2005	CBL: 039-DQ13001
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Location of Construction: 132 SPRING ST	Owner Name: TOWNSEND KATHRYN E & CH	Owner Address: 132 SPRING ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

**PERMIT ISSUED**  
AUG - 9 2005  
CITY OF PORTLAND

Past Use: Commrcial	Proposed Use: Commercial/ install 8 sq ft of signage	Permit Fee: \$81.00	Cost of Work: \$81.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>IBC 2003</i>
Signature:	Signature:

**Proposed Project Description:**  
install 8 sq ft of signage

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 07/05/2005	<b>Zoning Approval</b>
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<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Date: _____</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>to do A</i></p> <p>Date: _____</p>
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*D. Andrews*  
*8/2/05*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0889	<b>Date Applied For:</b> 07/05/2005	<b>CBL:</b> 039 D013001
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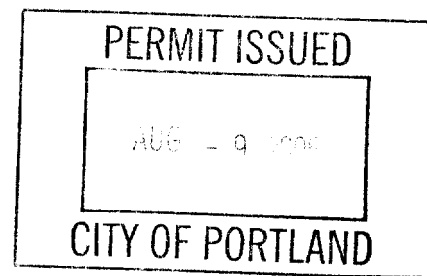
<b>Location of Construction:</b> 132 SPRING ST	<b>Owner Name:</b> TOWNSEND KATHRYN E & CH	<b>Owner Address:</b> 132 SPRING ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Tenant/Buyer's Name:</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial/ install 8 sq ft of signage	<b>Proposed Project Description:</b> install 8 sq ft of signage
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 08/02/2005  
**Note:** **Ok to Issue:**   
 1) \* Approval is for sign and bracket only. Gooseneck lamps flanking proposed sign were installed without review or approval under historic preservation ordinance.

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/07/2005  
**Note:** **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/03/2005  
**Note:** **Ok to Issue:**   
 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.



June 21,2004

Marge Schmuckal  
Zoning Administrator  
390 Congress Street  
Portland, Maine 04101

Re: Sign Permit Application

Marge;

For your review, please find attached the material requested by the city to apply for a business sign. We have spent the last year or two restoring our building and are in the process of the final design of our entrance sign.

As you can see by exhibit A, the previous owner of this building had a sign that was on hung from the building @ the corner of Spring and Park Streets. According to the previous owner, this location of the sign was not ideal as ice tended to build on the sign and then fall to the street as the gutters are directly above this location. Exhibit **B** is a super-imposed picture of our regular 'house sales' sign to show you the details of the sign and approximate size. The "Townsend Real Estate" now follows the arch of the sign similar to the phone number, and the phone number will be replaced with "Portland, Maine".

During the restoration of the building, we built an anchoring system as shown on the drawings so that the sign can now hang directly above the entrance to our business. In addition, lighting has been situated along the front of the building to accent the signage.

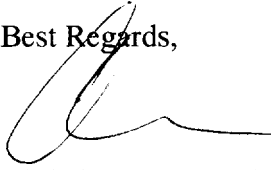
The details of the location, mounting assembly, welding & dimensions of the steel structure can be found in the enclosed drawing... The wooden portion of the sign will be constructed as follows....

The oval will be made from 1-3/4" solid teak with the business name hand carved into the sign. The wooden portion of the sign will be coated in five-six coats of "Schooner Spar Varnish". The loon will be CNC cut from **3606** Stainless Steel and offset mounted from the wood approximately 3/4". The details of the loon, feather pattern, eye, etc... will be water cut engraved into the sign.

I am a structural engineer by trade, designing 6-700 foot ocean going barges so I can assure you that the scantlings & welding details are more than appropriate for this application. The welding will be certified by CER, INC of Westbrook, Maine.

We have taken a year to design the sign and believe that it will be a great compliment to the building's historic restoration and neighborhood. Please contact me @ 842.2949 x224 if you have any questions or comments.

Best Regards,

A handwritten signature in black ink, appearing to read 'Christian Townsend', with a large, stylized initial 'C'.

Christian Townsend

CERTIFICATE OF INSURANCE

The company indicated **below certifies** that the insurance afforded by the policy or policies numbered and described below is in force as of the effective date of this certificate. This Certificate of Insurance **does not amend, extend, or otherwise alter** the Terms and Conditions of Insurance coverage contained in any policy numbered and described below.

CERTIFICATE HOLDER:

ADDITIONAL INSURED  
CITY OF PORTLAND  
CONGRESS ST  
PORTLAND, ME 04101

INSURED:

THE SKINNY LLC &  
TOWNSEND REAL ESTATE  
132 SPRING ST  
PORTLAND, ME 04101-3829

TYPE OF INSURANCE	POLICY NUMBER & ISSUING CO.	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS OF LIABILITY (*LIMITS AT INCEPTION)
LIABILITY	51-80-112494-3001	12-10-04	12-10-05	
<input checked="" type="checkbox"/> Liability and Medica? Expense	NATIONWIDE MUTUAL			Any One Occurrence.. . . . \$ 1,000,000
<input checked="" type="checkbox"/> Personal and Advertising Injury	INSURANCE CO.			Included in Above - Any One Person or Organization
<input checked="" type="checkbox"/> Medical Expenses				ANY ONE PERSON . . . . . \$ 5,000
<input checked="" type="checkbox"/> Fire Legal Liability				Any One Fire or Explosion \$ 50,000
<input type="checkbox"/> Other Liability				General Aggregate* . . . . . \$ 2,000,000 Prod/Comp Ops Aggregate* . \$ 1,000,000
<b>AUTOMOBILE LIABILITY</b>				
<input type="checkbox"/> BUSINESS AUTO				Bodily Injury (Each Person) . . . . . \$ (Each Accident) . . . . . \$
<input type="checkbox"/> 3 Owned				Property Damage (Each Accident) . . . . . \$
<input type="checkbox"/> 1 Hired				Combined Single Limit . . . . . \$
<input type="checkbox"/> 1 Non-Owned				
<b>EXCESS LIABILITY</b>				
<input type="checkbox"/> Umbrella Form				Each Occurrence . . . . . \$ Prod/Comp Ops/Disease Aggregate* . . . . . \$
<b>STATUTORY LIMITS</b>				
<input type="checkbox"/> 1 Workers' Compensation and				BODILY INJURY/ACCIDENT . . . \$ Bodily Injury by Disease EACH EMPLOYEE . . . . . \$
<input type="checkbox"/> 1 Employers' Liability				Bodily Injury by Disease POLICY LIMIT . . . . . \$

Should any of the above described policies be cancelled before the expiration date, the insurance company will endeavor to mail 30 days written notice to the above named certificate holder. but failure to mail such notice shall impose no obligation or liability upon the company, its agents, or representatives.

DESCRIPTION OF OPERATIONS/LOCATIONS  
VEHICLES/RESTRICTIONS/SPECIAL ITEMS

Effective Date of certificate: 12-10-2004  
Date Certificate Issued: 06-01-2005

Authorized Representative: PHILIP M. O'HEARN  
Countersigned at: NATIONWIDE INSURANCE  
1087 FOREST AVE PORTLAND



DEC 18 2001 15:43 FR LIVINGSTON-HUGHES

2079574831 TO GUARANTY

P.02/23

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF DEED BOOK 15458 PAGE 23 COUNTY Cumberland  
PLAN BOOK PAGE LOT

ADDRESS: 132 Spring Street, Portland, Maine

Job Number: L a - - -

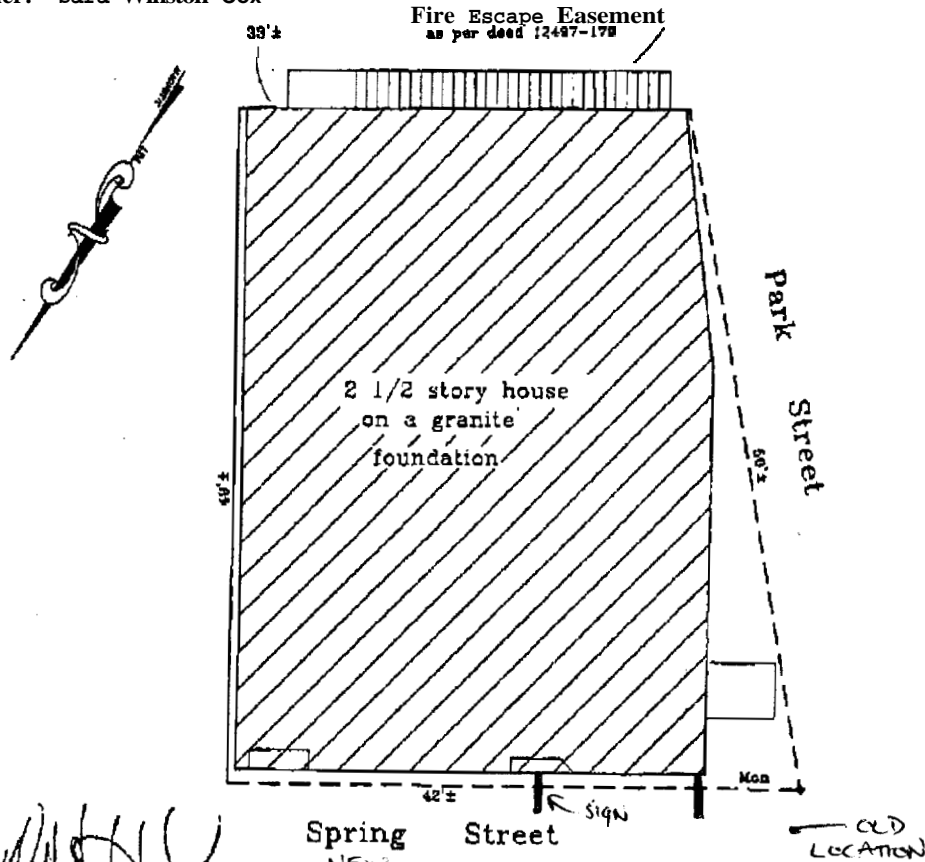
Inspection Date: 12/11/03

Scale: 1"=10'

File No: 48252

Buyers:,, Kathryn & Christian Townsend

Seller: Sara Winston Cox



*[Handwritten Signature]*

HEREBY CERTIFY TO: Guaranty Title Corporation  
Fleet National Bank  
and its title insurer

Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.  
As delineated on the Federal Emergency Management Agency Community  
Panel: 230051 0015 B  
The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.  
A wetlands study has not been performed.

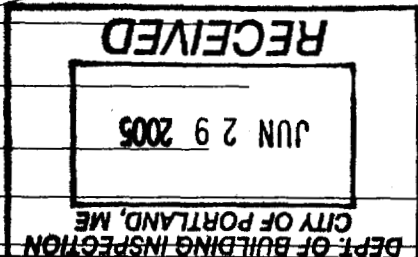
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes  
Professional Land Surveyors & Foresters  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9791 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

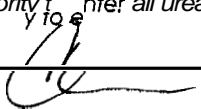
# Signage/Awning Permit Application

If you or the properly owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

ME 0	
Total Square Footage of Proposed Structure	Square Footage of Lot
Tax Assessor's Charf, Block & Lot Chart# <b>39</b> Block# <b>D</b> Lot# <b>13</b>	Owner: <b>THE SKINNY, LLC</b>
Telephone: <b>(207) 842 9200</b>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>CHRISTIAN TOWNSEND (OWNER)</b> <b>132 SPRING STREET</b> <b>PORTLAND, ME</b> <b>(207) 842 9200 x 224</b>
Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <b>46.00</b> / <b>781.00</b> Awning Fee = Cost Of 2 <sup>nd</sup> Work \$ Total Fee: \$ <b>81</b>	
If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____ Proposed use: _____ Project description: _____	
	
Contractor's name, address & telephone:	
Nhom should we contact when the permit is ready: <u>CONTACT ABOVE</u> mailing address: _____	
Ye will contact you by phone when the permit is ready. You must come in and pick up the permit and eview the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be Issued rnd a \$100.00 fee If any work starts before the permit is picked up. PHONE: _____	

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: 	Date: <b>6/21/5</b>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**



# SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 132-134 SPRING STREET, PORTLAND, MAINE ZONE: B-3

CBL: \_\_\_\_\_

SINGLE TENANT LOT? YES  NO \_\_\_\_\_ MULTI TENANT LOT? YES  NO \_\_\_\_\_  
MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES \_\_\_\_\_ NO

## TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 34' x 2 = 68' Height: 20' 0"

### INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS PROPOSED: \_\_\_\_\_

BLDG. WALL SIGN? (attached to bldg) YES  NO \_\_\_\_\_ DIMENSIONS PROPOSED: GVAL  
(SEE ATTACHED)

### INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_

BLDG. WALL SIGN (attached to bldg)? YES  NO \_\_\_\_\_ DIMENSIONS: 29" x 38" = 1102 sq in = 7.7 sq ft

AWNING? YES \_\_\_\_\_ NO  DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET): @ time of old sign installation, frontage was 20'

AWNING YES \_\_\_\_\_ NO \_\_\_\_\_ IS AWNING BACKLIT? YES \_\_\_\_\_ NO \_\_\_\_\_

HEIGHT OF AWNING: \_\_\_\_\_ LENGTH OF AWNING: \_\_\_\_\_ DEPTH: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? \_\_\_\_\_ s.f.

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED SIGNAGE ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: [Signature] DATE: \_\_\_\_\_

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

# CHECKLIST FOR SIGN/AWNING APPLICATION

**Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:**

- \_\_\_\_\_ Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.
- \_\_\_\_\_ Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- \_\_\_\_\_ A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. **Indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building facade dimensions for any signage attached to a building.**
- \_\_\_\_\_ A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*
- \_\_\_\_\_ Certificate of Flammability required for awning or canopy at time of application.
- \_\_\_\_\_ UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- \_\_\_\_\_ Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**Permit Fee for signage or awning-with-signage:  
\$30.00 plus \$2.00 per square foot of sign.**

**Permit Fee for awning-without-signage is based on cost of work:  
\$30.00 for the first \$1,000.00, plus \$9.00 for each additional \$1,000.00.**

**Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00**

# Sidewalk Signs

## Design, Location, and Construction Standards

### Quantity

One sign per establishment for each street frontage having a public entrance, provided that all dimension and location standards are met. When standards would not otherwise permit a sign, a sign may consist of multiple listings.

### Sign Dimensions

Single Listing: Maximum width is 24 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

Multiple: Maximum width is 30 inches or such lesser width sufficient to retain 4 ½ feet of unobstructed sidewalk width perpendicular to major flows. Maximum height is 40 inches to top of sign in place. Minimum height is 30 inches to top of sign in place.

### Location

Minimum distance between signs is 20 feet. Maximum distance of sign from public entrance of advertiser is 20 feet. The City may vary these distances for exceptional physical circumstances where public safety and streetscape aesthetics will be maintained. However, under no circumstances shall signs obstruct vehicular stops, benches, fire hydrants, or other street visual amenities. Signs shall be located near the curb rather than the building face.

### Materials and Graphics

All signs shall be of an A-Frame type design, shall be constructed of durable, weather-resistant materials and finish, shall have no moving parts, and shall be non-electrified. All signs shall be maintained in a clean and original appearance. Sign materials, graphics, and finish shall be of a unified design and shall be compatible with the local streetscape. All signs shall have horizontal braces spanning each side of the sign to assure rigid support. Lettering shall be legible and consistent.

### Sign Removal

All signs shall be removed when the business is closed or while any snow or ice exists on the walk within eight feet of the sign in any direction.

### Insurance

No permit shall be issued unless the applicant has posted in advance with the City a Certificate of Liability listing the City as additional insured in the amount of \$400,000.00.

### Enforcement

A sign may be removed after notice to the owner and the permit, if issued, may be revoked if the sign does not conform to the standards herein.

For a sidewalk sign permit, come to City Hall, 389 Congress Street, Room 315, with:

- \_\_\_\_\_ Certificate of Liability Insurance
- \_\_\_\_\_ Drawing of sign showing dimensions and design work
- \_\_\_\_\_ Payment of \$30.00 plus \$2.00 per s.f. of signage.
- \_\_\_\_\_ Complete application with pre-application questionnaire and checklist completed.