

CITY OF PORTLAND, MAINE  

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HISTORIC PRESERVATION BOARD

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February 27, 2013

Kathryn and Christian Townsend  
30 Graffam Road  
South Portland, Maine 04106

Re: Unapproved exterior lights and vacant sign bracket at 132 Spring Street

Dear Mrs. and Mr. Townsend,

Thank you for speaking with me on February 25 concerning your property at 132 Spring Street. I have done some checking on old building and electrical permits from the early years of your ownership. You have indicated that you didn't receive two letters sent from this office in 2011 and 2012 to 132 Spring Street, so I am enclosing copies of them.

Based on my search through scanned permits on file, it appears that the chronology during the time you first owned 132 Spring Street is as follows:

- 12/22/03: Sale of the property to you.
- 1/30/04: John Farnham applied for an electrical permit on your behalf, but no mention was made of exterior lights.
- 2/17/04: Building Permit issued (#04099) for a change of use on the second floor (apartment to commercial office.) There is no mention of exterior alterations being approved. The permit specifically notes the location in the historic district and includes this condition of approval: "Any exterior work requires a separate review and approval thru Historic Preservation."
- 5/12/04: Building Permit issued (040596) for a change of use on the second floor (apartment to commercial office.) In your letter to Marge Schmuckal (enclosed) you stated there would be no exterior alterations associated with the change of use. Again, the condition of approval is that "Any exterior work requires a separate review and approval thru Historic Preservation."
- 7/5/05: You applied for a sign permit, which was approved with conditions on 8/2/05. Historic Preservation Program Manager Deb Andrews noted: "***Approval is for sign and bracket only. Gooseneck lamps flanking proposed sign were installed without review or approval under historic preservation ordinance.***"

In the 2011 violation letter staff explained that the location of the gooseneck lamps bears no relation to the signage, and that gooseneck lights are typically used to illuminate a fascia sign positioned immediately below them. You have the right to file an application for an after-the-fact review of the lights, which would be reviewed by the Historic Preservation Board.

Otherwise, this office asks you to remove the gooseneck lights by May 1, 2013. We would be glad to work with you to find alternative lighting that could enhance the safety of your tenants and your property. I see there is a street light on the corner of Spring and Park, and it appears there are opportunities for lights to be installed at both entrances facing Spring Street.

We will look forward to reviewing an application for a new sign to hang on the existing bracket. Brackets that are unused for a long time should be removed, as they clutter a façade unnecessarily and suggest a long-term commercial stagnation.

Thank you for your attention to this; I look forward to your response. I would 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

**CITY OF PORTLAND, MAINE  
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July 25, 2011

The Skinny LLC  
132 Spring Street  
Portland, Maine 04101

**HISTORIC PRESERVATION ORDINANCE VIOLATION NOTICE**

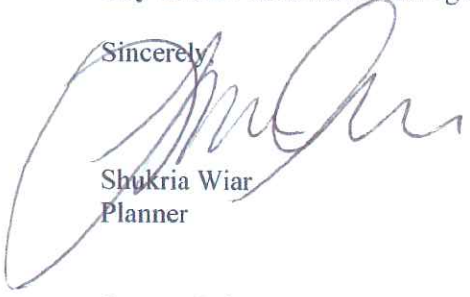
Dear Sirs:

During a recent inspection of the West End Historic District it was observed that a vacated sign bracket, which was installed for a previous first floor tenant, remains in place on the front of your building at 132 Spring Street. As it has remained in place for several months without a sign, we are writing to inquire about the status of signage on the building. If the current tenant has no need of signage, we ask that the bracket be removed. Alternatively, we would be happy to review a sign proposal for the new tenant.

Additionally, the light fixtures which were installed across the Spring Street façade of the building some time ago were never reviewed or approved under the requirements of the Historic Preservation Ordinance. Although you can request after-the-fact approval of the fixtures, it is unlikely that they would be approved as their location on the front façade has no relationship to signage on the building. (Gooseneck lights typically illuminated a fascia sign positioned immediately below them.) With this letter we are requiring that all gooseneck lights be removed from the Spring Street façade and that the affected area be restored to its original condition.

Please contact me at 756-8083 within ten (10) business days of receipt of this letter so that we may resolve these issues and agree on a timeframe for resolution.

Sincerely,



Shukria Wiar  
Planner

Cc: Deborah Andrews, Historic Preservation Program Manager  
Rick Romano, Historic Preservation Board Chairman  
Danielle West-Chuhta, Associate Corporation Counsel  
Penny St. Louis, Director of Planning & Development

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May 23, 2012

The Skinny LLC  
132 Spring Street  
Portland, Maine 04101

**HISTORIC PRESERVATION ORDINANCE VIOLATION - SECOND NOTICE**

Dear Sirs:

Last July the enclosed letter was sent to you regarding an empty sign bracket and light fixtures on the Spring Street façade of 132 Spring Street. As of last week the bracket and lights remain in place on the front of your building and we have received no response to the violation notice letter. We still would like to know the status of signage, and we would be happy to review a sign proposal for the new tenant.

Also, as stated in the enclosed letter the gooseneck lights on the façade must be removed or this office must receive an application for an after-the-fact review.

Please contact me at 756-8083 within ten (10) business days of receipt of this letter. If we do not hear from you in 10 business days we will forward this matter to Corporation Counsel.

Sincerely,

Robert Wiener  
Historic Preservation Compliance Coordinator

Enc

Cc: Deborah Andrews, Historic Preservation Program Manager  
Rick Romano, Historic Preservation Board Chairman  
Danielle West-Chuhta, Associate Corporation Counsel  
Greg Mitchell, Director of Planning & Development

May 12, 2004

Marge Schmeckel  
Zoning Administrator  
390 Congress Street  
Portland, Maine 04101

Re: Commercial Interior Construction & Change of Use Application  
132 Spring Street (1st Floor)

Marge:

For your review, I am submitting an "All Purpose Building Permit Application" for the above referenced property. As you may recall from our recent phone conversations, we are intending to change the use of the aft portion of this building (labeled on drawing No 04-1500-10) to a commercially zoned unit as. Currently, the building is zoned in the following manner...

- First Floor: Approximately 706 square-feet commercially zoned & 689 square-feet residentially zoned. The commercial space is located along Spring Street, and there is a one bedroom / one bath apartment in the rear of the building which abuts the church. The apartment is to be removed and turned into a 'Class A' commercial space.
- Second: There is a three bedroom / two bath apartment, which occupies the entire second floor with the exception of the common vertical stairways. This apartment is approximately 1,680 square feet, and also has a deck overlooking Park Street, which is approximately 315 square feet. Your office has already approved this and a C.O. was given around February 15, 2004.
- Third: The third floor has a one bedroom / one bath apartment that is approximately 600 square feet and in addition has a 225 square foot deck that also looks down towards the Eastern Prom.

My largest question/concern with this project became the lack of an existing sprinkler system in the building, and I therefore met with Lt. Gaylen McDougall on January 27, 2004.

He determined that the building was now in need of a sprinkler system and then verified his conclusion with Michael Nugent. I spoke with Mr. Nugent following my meeting with Lt. McDougall to confirm the thoughts of Mr. McDougall and this was agreed upon by both parties.

397D 13

We have demo'd the first floor in order to determine what walls were bearing and so that myself and our architect could design the first floor space. We are intending to open our Real Estate office in this space, and I have enclosed plans depicting what we intend to do. I have drawn these plans myself as I am a Naval Architect and Engineer and so can explain any uncertainties that you may have.

Jim White of White Homes, 2 Farwell Court, Westbrook, Maine is the general contractor and he can be contacted at his pager @ 741-1141. I spoke with Jim this morning, and he will be glad to come visit your office if needed.

I will be supplying you with electrical & plumbing plans when they are completed. Most likely, before the end of next week. I would however appreciate getting the construction portion of the project approved by the City of Portland so that we can begin. In the meantime, we will be stocking the project. As mentioned in the application, we hope that the project will cost us about thirty-two thousand dollars.

I met with Deb Andrews at the building about a month ago and discussed what our limits were as we are in a historic building. We have gone through great pains, both in the design process and the sacrifices in the space in order to "not touch" the building envelope in any manner. Everything with regards to the exterior will remain the same, with the exception of paint, which will be fully restored in the following months. This painting project alone will take about six weeks as we intend to make this building the jewel of the neighborhood.

I very much appreciate your time and effort.

Thank you for all your help.

Regards,



Christian Townsend  
Townsend & Townsend, Inc.  
92 Exchange Street  
Portland, Maine