

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
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May 1, 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. Townsend,

I spoke with you last February 25 about the exterior lights and sign bracket at 132 Spring Street, and sent you the enclosed letter to follow up. My understanding then was that a new sign would be installed on the empty bracket as an alternative to removal.

As I explained in my February 27 letter, we can find no evidence that the goose neck lights were approved. We believe there are potential lighting solutions that would be more appropriate for that location and in compliance with the historic preservation ordinance.

We in the Historic Preservation Office hope to see a resolution soon. 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

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Rick Romano, Chair
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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