Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/08/15

Mount Joy LLC
49 Merrill Street
Portland, ME 04101
207.415.3834

Level I Minor Residential Development Review Application
98 Washington Avenue

<u>Two residential units to be added to the building</u>

98 Washington Avenue looks much the same today as it did in 1876 and is a fine example of a 19th century brick building constructed to serve a mixed commercial/residential use. Along with several other early brick buildings nearby it is an architectural highlight of the Washington Avenue arterial, a major entry point into the city.

There had been some discussion with the Planning Department regarding the possibility of a Level III subdivision site plan review in the event we chose to add three residential units to the building. However, since that time and in the course of inspecting the building prior to purchase we discovered that one of the attorneys practicing in the building, William D. Maselli, had been living there part time since the mid-90's on the third and fourth floors. He has made the following statement:

June 18, 2015

To Whom It May Concern,

I maintained my office at 98 Washington Avenue Portland from 1997 until 2015. During that time period I also used this address as a part-time residence.

Thank you very much.

William Maselli

William Maselli
146 Congress Street
#1
Portland, Maine 04101

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We have photos of his living quarters at the time of the inspection, but in respect of his privacy prefer not to make them a part of this public record.

Additional research revealed that the property has been partially or exclusively residential since the mid to late 1880's. The earliest written record of the building which we have found is in the City Directory of 188 __ . The directory reveals both the uses and the occupants of the building. There are of course brief periods where it was unoccupied both long in the past as well as more recently, as would be expected in a building that has stood for over 130 years. But from at least 1883 when Michale J Mulhern operated a grocery on the first floor while also making the building his home, the property has been occupied as a residence. Louis Isseson followed in Mr. Mulhern's steps, operating a variety store and living above it, the residential section of the building then identified as 1 Madison Street. Many different families and individuals lived in the building throughout the 1900's. The 1924 Tax Record identifies the building as "dwellings and store" which housed 3 families. In the 1980's the property appears to have been exclusively residential with familiar Munjoy Hill name Joseph DiBiase living in the building until 1985. In the late 80's L Therioult and others lived there and for two years beginning in 1990 the property was inhabited by Dennis Sancomb. Mr. Maselli was the next to live in the building after Mr. Sancomb left. His work brought him to Portland part time and he practiced law in his office during the day and moved to his 3rd floor/4th floor sleeping and living quarters at night.

Our plan, therefore, is to renovate the two-story apartment most recently occupied by Mr. Maselli, making changes to its design and layout to comply with fire safety and building codes, and to develop the balance of the 3rd floor as a small efficiency (400'sq), and all of the full 2nd floor as a flat.

In summary, the residential use of a portion of the building has not changed since the 1800's. Most recently it contained law offices and one residential unit. We look forward to creating two additional and much needed residential units in the building as well as providing a vibrant first floor business presence on Washington Avenue.