

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

November 24, 2014

Karen Shanahan, Paralegal
Drummond Woodsum & MacMahon
84 Marginal Way, Suite 600
Portland, ME 04101

RE: 11 Shepley Street – The Miles Standish Apartments – 037-B-015 (the “Property”)

Dear Ms. Shanahan,

I am in receipt of your request for a determination letter concerning the Property. The Property is located in the B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone.

To the best of my knowledge and research of the City’s files, the Property has received all required approvals and permits.

The Property is recognized as a legal forty (40) residential dwelling unit building. The B-3 Zone allows residential dwelling units as a permitted use.

To the best of my knowledge and research of the City’s files, there are no unresolved building or code violations. There are no current inspections of the Property.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Acting Zoning Administrator
Portland Maine
(207) 874-8709

Cc. file



(C) GENERAL BUILDINGS

Permit No. _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure. Foundation only

Portland, Maine, June 10, 1928

JUN 18 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 9-11 Shopley Street Ward B Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address Orough & Maxim Co., 477 Congress St. Telephone P. 898

Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use _____ No. families _____

General Description of New Work

To make excavation and construction foundation, only for five story brick apartment building (40 apt)

Details of New Work

Size, front 40' x 62' No. 62' depth 62' No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? solid earth or rock? earth and rock

Material of foundation Concrete Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material column under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 8x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? yes - 1



GENERAL BUSINESS 201

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Permit No. Per 1312
6 1923

Portland, Maine, July 2, 1923

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ alter ~~install~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 9-11 Shapley Street Ward 5 Within Fire Limits? Yes Dist. No. 1
 Owner's name and address Wough & Maxin Co., 477 Congress St. Telephone 1898
 Contractor's name and address Owner Telephone _____
 Architect's name and address _____
 Proposed use of building Tenement House No. families 40
 Other buildings on same lot none

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect five story brick building

(Incinerator)

Details of New Work

Size, front 40' depth 82' No. stories 5 Height average eave to highest point of roof 60'
 To be erected on solid or filled land? solid earth or rock? earth & rock
 Material of foundation Concrete Thickness, top 17" bottom 20"
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Flat Roof covering Tar & Gravel, 5 ply
 No. of chimneys one Material of chimneys brick of lining blue
 Kind of heat steam Type of fuel coal Distance, heater to chimney 5'
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? Yes Size of service _____
 Corner posts _____ Sills _____ Girt or ledger board _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd as per plans, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If 5 story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Plans filed as part of this application? yes No. sheets 7



(3) GENERAL BUSINESS FORM
APPLICATION FOR PERMIT

PERMIT ISSUED
JUL 27 1935

Class of Building or Type of Structure Second Class

Portland, Maine, July 17, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 11-15 Shepley Street Ward 5 Within Fire Limits? yes Dist. No. 1
Owner's or lessee's name and address Milan Standish, Inc., 11-13 Shepley St. Telephone 4-5778
Contractor's name and address Geo. Milne, 15 Edwards St. Telephone _____
Architect's name and address _____
Proposed use of building Tenements No. families 40
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 1.5 Fee \$.25

Description of Present Building to be Altered

Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
Last use Tenements No. families 40

General Description of New Work

To put in two new partitions, app. 5' long, and out in two new doors, to divide existing large closet into three separate closets, App. No. 2, first floor

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

Details of New Work

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
NOTIFICATION BEFORE LATENCY
IS WAIVED

024482

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$50. Zone Map # Lot #
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Erik Knudsen Phone # 781-5066
Address: 11 Shepley St. Ptd, ME 04101

LOCATION OF CONSTRUCTION 11 Shepley St.
Contractor: Sub: (Miles Standish Apts)

Address: Phone #
Est. Construction Cost: 6000 Proposed Use: 40-unit dwlg W Fire

of Existing Res. Units Past Use: 40-unit dwlg
Building Dimensions L W # of New Res. Units Total Sq. Ft.

Stories: # Bedrooms: '01 Size:
Is Proposed Use: Seasonal Condominium Conversion
Explain Conversion: Install Fire Alarm system

37-B-15
Foundations:

1. Type of Soil:
2. Set Backs - Front Rear Sides
3. Footing Size:
4. Foundation Size:
5. Other:

Floor:
1. Sills Size Sills must be anchored.
2. Girder Size
3. Lally Column Spacing: Size:
4. Joists Size Size:
5. Bridging Type Spacing: 16" O.C.
6. Floor Sheathing Type: Size:
7. Other Material: Size:

Exterior Walls:
1. Studding Size Spacing
2. No. Windows
3. No. Doors
4. Header Sizes
5. Bracing: Yes No Spacing:
6. Corner Posts Size
7. Insulation Type Size:
8. Sheathing Type Size:
9. Siding Type Size:
10. Masonry Materials Weather Exposure
11. Metal Materials

Interior Walls:
1. Studding Size Spacing
2. Header Sizes
3. Wall Covering Type Species:
4. Fire Wall if required
5. Other Materials

For Official Use Only
Date: 1/7/93 Subdivision: Name: Lot: Public: Private:
Inside Fire Limit:
Bid Code:
Type Limit:
Permitted Cost: 6000
Permitted System:
Street Frontage Provided: Back Side Side
Provided Setbacks: Front Back Side Side
Review Required:
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning: Yes No Food/Alcohol Yr N
Special Exception
Other (Explain)

Roof:
1. Truss or Rafter Size Span Action: Approved:
2. Sheathing Type Size:
3. Roof Covering Type Size:
4. Insulation Type Size:
5. Ceiling Height: Required:

Chimneys:
Type: Number of Fire Places: Date:
Heating: Type of Heat: Number of Fire Places: Date:

Electrical:
Service Entrance Size: Smoke Detector Required: Yes No

Plumbing:
1. Approval of soil test if required: Yes No
2. No. of Tubs or Showers:
3. No. of Flushes:
4. No. of Lavatories:
5. No. of Other Fixtures:

Swimming Pools:
1. Type:
2. Pool Size: Square Footage:
3. Must conform to National Electrical Code and State La.

Permit Received By: Louise Chase
Signature of Applicant: Date: 1/7/93
CEO's District:

CONTINUED TO REVERSE SIDE
Ivory Tag - CEO

White - Tax Assessor