

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

416-C-9
09-799 0002A
201 State St.
Bed.
restoration

APL

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 09-79900022 **Application Date:** 1/04/10

Project Name: BUILDING RESTORATION

Address: 201 State St **CBL:** 046 - C-009-001

Project Description: State Street - 201-203; Building Restoration; Chris Delano, Applicant.

Zoning: R6

Other Reviews Required:

Review Type: MINOR SITE PLAN

Chris Delano
24 Ice House Road

Windham Me 04062

Distribution List:

<input checked="" type="checkbox"/> Planner	Erick Giles	<input type="checkbox"/> City Arborist	Jeff Tarling
<input type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Inspections	Tammy Munson	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Stormwater	Dan Goyette
<input type="checkbox"/> Parking	John Peverada	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input type="checkbox"/> DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by: January 27th, 2010

Final Comments needed by:



Development Review Application
PORTLAND, MAINE

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: 201 - 203 STATE ST. CONDOMINIUMS.

PROPOSED DEVELOPMENT ADDRESS:

201 - 203 STATE ST. PORTLAND, MAINE

PROJECT DESCRIPTION:

EXTERIOR RESTORATION OF A LOAD BEARING BRICK BUILDING.
INTERIORS TO BE GUTTED AND FRAMED NEW INTO (6) CONDOMINIUMS.

CHART/BLOCK/LOT: 46 C 9-10-21

CONTACT INFORMATION:

APPLICANT

Name: CHRIS DELANO
Address: 24 ICE HOUSE RD.
WINDHAM ME 04062
Zip Code: 04062
Work #: 892.1643
Cell #: 233.7177
Fax #: 892.1643
Home: 892.1643
E-mail: CHRIS@ARTOFSPACE.COM

PROPERTY OWNER

Name: LOUISE MURPHY (SEA OTTER LLC)
Address: 39 COVESIDE LANE
YARMOUTH, ME
Zip Code: 04096
Work #: 846.0422
Cell #: 653.6672
Fax #: -
Home: 846.1401
E-mail: WEEZIE.MURPHY@MSN.COM

BILLING ADDRESS

Name: LOUISE MURPHY
Address: 39 COVESIDE LANE
YARMOUTH, ME
Zip: 04096
Work #: 846.0422
Cell #: 653.6672
Fax #: -
Home: 846.1401
E-mail: WEEZIE.MURPHY@MSN.COM

RECEIVED

JAN 7 2010

City of Portland
Planning Division

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____



ARCHITECT

Name: CHRISTOPHER DELANO
Address: 24 ICE HOUSE RD
WINDHAM, ME
Zip Code: 04062
Work #: 233.7777/892.1643
Cell #: 233.7777
Fax #: 892.1643
Home: 892.1643
E-mail: CHRIS@ARTOFSPACE.COM

CONSULTANT

-(STRUCT. ENGINEER)

Name: LEL ENGR. / JOE LEASURE
Address: 6 A STREET
SOUTH PORTLAND, ME
Zip Code: 04106
Work #: 767.4830
Cell #: 329.0445
Fax #: 799.5432
Home: -
E-mail: JLEASURE@LL-ENGR.COM

SURVEYOR

Name: OWEN HASKELL, INC
Address: 16 CASCO, ST. PORTLAND.
MAINE
Zip Code: _____
Work #: 774.0424
Cell #: _____
Fax #: 774.0511
Home: _____
E-mail: EBREWEL@OWENHASKELL
.COM

ATTORNEY

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 6,263 sq. ft.
 Proposed Total Disturbed Area of the Site 500 sq. ft.
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 0 sq. ft.
 Existing Total Impervious Area 1172 sq. ft.
 Proposed Total Impervious Area 1610 sq. ft.
 Proposed Impervious Net Change 438 sq. ft.

BUILDING AREA

Existing Building Footprint 2,145 sq. ft.
 Proposed Building Footprint 2,145 sq. ft.
 Proposed Building Footprint Net change 0 sq. ft.
 Existing Total Building Floor Area 5,771 sq. ft.
 Proposed Total Building Floor Area 5,771 sq. ft.
 Proposed Building Floor Area Net Change 0 sq. ft.
 New Building NO (yes or no)

ZONING

Existing X
 Proposed, if applicable _____

LAND USE

Existing X
 Proposed _____

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units 1
 Proposed Number of Residential Units to be Demolished 3
 Existing Number of Residential Units 9
 Proposed Number of Residential Units 6
 Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces 7
 Proposed Number of Parking Spaces 7
 Number of Handicapped Parking Spaces 0
 Proposed Total Parking Spaces 7

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces 0
 Proposed Number of Bicycle Parking Spaces 0
 Total Bicycle Parking Spaces 0

ESTIMATED COST OF PROJECT

\$500,000

Please check all reviews that apply to the proposed development

Design Review	<u>X</u>	Stormwater Quality	_____
Flood Plain Review	_____	Traffic Movement	_____
Historic Preservation	<u>X</u>	Zoning Variance	_____
Housing Replacement	<u>X</u>	Historic District/Landmark	_____
14-403 Street Review	_____	Off Site Parking	_____
Shoreland	_____	Multi-Family Dwelling	<u>X</u>
Site Location Act Local Review	_____	B-3 Pedestrian Activity Review	_____
Single Family Dwelling	_____	Change of Use	_____
2 Family Dwelling	_____		

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00 (except for residential projects which shall be \$200.00 per lot _____))</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement's authorized representative 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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant: </p>	<p>Date: 12/18/09</p>
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Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

201-203 STATE ST. CONDOMINIUMS.

Project Name, Address of Project

Application Number

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name and address of applicant and name of proposed development	a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Scale and north points	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Boundaries of the site	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total land area of site	d
<input type="checkbox"/>	<input type="checkbox"/>	* Topography - existing and proposed (2 feet intervals or less)	e
<input type="checkbox"/>	<input type="checkbox"/>	Plans based on the boundary survey including:	2
<input type="checkbox"/>	<input type="checkbox"/>	* Existing soil conditions	a
<input type="checkbox"/>	<input type="checkbox"/>	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
<input type="checkbox"/>	<input type="checkbox"/>	* Location of on-site waste receptacles	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Public utilities	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Water and sewer mains	e
<input type="checkbox"/>	<input type="checkbox"/>	* Culverts, drains, existing and proposed, showing size and directions of flows	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions of on-site pedestrian and vehicular access ways	g
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Parking areas	
<input type="checkbox"/>	<input type="checkbox"/>	* Loading facilities	g
<input type="checkbox"/>	<input type="checkbox"/>	* Design of ingress and egress of vehicles to and from the site onto public streets	g
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Curb and sidewalks	g
<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan showing:	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location of existing vegetation and proposed vegetation	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Type of vegetation	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Quantity of plantings	h
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Size of proposed landscaping	h
<input type="checkbox"/>	<input type="checkbox"/>	* Existing areas to be preserved	h
<input type="checkbox"/>	<input type="checkbox"/>	* Preservation measures to be employed	h
<input type="checkbox"/>	<input type="checkbox"/>	* Details of planting and preservation specifications	h
<input type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions of all fencing and screening	i
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and intensity of outdoor lighting system	j
<input type="checkbox"/>	<input type="checkbox"/>	Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
<input type="checkbox"/>	<input type="checkbox"/>	Written statements to include:	c
<input type="checkbox"/>	<input type="checkbox"/>	* Description of proposed uses to be located on site	cl
<input type="checkbox"/>	<input type="checkbox"/>	* Quantity and type of residential, if any	cl
<input type="checkbox"/>	<input type="checkbox"/>	* Total land area of the site	c2
<input type="checkbox"/>	<input type="checkbox"/>	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
<input type="checkbox"/>	<input type="checkbox"/>	* General summary of existing and proposed easements or other burdens	c3
<input type="checkbox"/>	<input type="checkbox"/>	* Type, quantity and method of handling solid waste disposal	c4
<input type="checkbox"/>	<input type="checkbox"/>	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application - page 12)	c5
<input type="checkbox"/>	<input type="checkbox"/>	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

_____	_____	* An estimate of the time period required for completion of the development	7
_____	_____	* A list of all state and federal regulatory approvals to which the development may be subject to, the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
_____	_____	* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	
_____	_____	* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
_____	_____	* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
_____	_____	A jpeg or pdf of the proposed site plan, if available.	
_____	_____	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- | | |
|---|---|
| - drainage patterns and facilities | - an environmental impact study |
| - erosion and sedimentation controls to be used during construction | - a sun shadow study |
| - a parking and/or traffic study | - a study of particulates and any other noxious emissions |
| - a wind impact analysis | - a noise study |

Example of Zoning Summary

1.	Property is located in the IM Zone (Moderate Impact Industrial)		
2.	Parcel Acreage: 1.37 AC (59,677.2 sf)		
	Regulations	<u>Required/Allowed</u>	<u>Provided</u>
	Min Lot Area	none	59,677.2 sf.
	Min Street Frontage	60 ft.	314.46 ft.
	Min Front Yard Setback	1 ft./1 ft. Building Height	72.04 ft.
	Min Rear Yard Setback	1 ft./1 ft. Building Height	35.66 ft.
	Min Side Yard Setback	1 ft./1 ft. Building Height	82.80 and 38.22
	Max Building Height	75 ft.	65 ft.
4.	Parking – Warehouse Distribution:	1 space/1000 sf.	10 spaces
5.	Maximum Impervious Surface Ratio:	75%	43%

Portland Fire Department Checklist

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews, which shall include:

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.
13. Some structures may require Fire flows using annex H of NFPA 1

Additional Submission for Subdivisions:

Street Names and Street Numbering for Proposed Subdivisions

Notice to Developers of New Subdivisions

Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials and shall include information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information.

Street Numbering Assignments

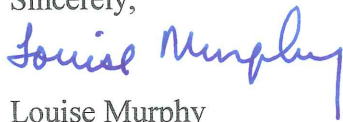
The assignment of official street addresses is the sole responsibility of the Department of Public Services. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and, depending on size and site layout, the creation of new street names may be required. Despite addresses listed on such things as the check sheet for site plan approval, building inspection documents or tax maps, it is requested you contact the Department of Public Services for your official address(es). Please call, Leslie Kaynor, GIS Surveyor at (207) 874-8346.

Louise Murphy
Sea Otter LLC
39 Coveside Lane
Yarmouth, Maine 04096
January 11, 2009

Dear City of Portland,

Enclosed is the deed to 201-203 State Street, my financial statement and my most recent investment account statement to prove that I have the cash to pursue this project.

Sincerely,



Louise Murphy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **HCR PROPERTIES LIMITED LIABILITY COMPANY**, a Maine limited liability company with a place of business at Portland, Maine, for consideration paid, grant to **SEA OTTER LIMITED LIABILITY COMPANY**, a Maine limited liability company with a mailing address of 39 Coveside Lane, Yarmouth, Maine 04096, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land, with the buildings thereon, situated on the Easterly side of State Street in Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning in the Easterly sideline of State Street in the middle of the partition wall dividing the house formerly owned by Moses Morrill and the house hereby conveyed; thence running Eastwardly by said Morrill line sixty-eight (68) feet, more or less, to land now or formerly of H.W. and A. Deering, thence Northwardly and Eastwardly by said Deering's line to Vernon Court, thence Northwardly by the line of Vernon Court to a point, from which a line running to State Street parallel with said partition wall will include about twenty feet on said State Street; thence by said direct line to State Street; thence Southwardly by State Street to the point of beginning.

Also a certain lot or parcel of land, with the buildings thereon, situated on the easterly side of State Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the easterly side of State Street at a point one hundred seventeen and eight-tenths (117.8) feet northerly from the intersection of the easterly line of said State Street with the northerly line of Congress Street and in line with the center of the division wall between the house on the lot herein conveyed and that on the lot adjoining this on the north; thence easterly by said line and by the center line of said wall and its prolongation, sixty-five (65) feet to land formerly of H.W. and A. Deering, thence southerly by said Deering land twenty (20) feet to land conveyed to said H.W. and A. Deering by Robert Smith and Ann L. Smith by deed dated June 6, 1843 and recorded in the Registry of Deeds of said County of Cumberland in Book 183, Page 182; thence westerly, parallel with Congress Street thirteen and fifteen one-hundredths (13.15) feet to a corner of said Deering land; thence southerly by said Deering land twenty-three (23) feet to the land conveyed by Frank G. Patterson to Emily M. Swan by deed dated September 25, 1879, and recorded in said Registry of Deeds in Book 461,

MAINE REAL ESTATE TAX PAID

Page 363; thence westerly by said Swan land, fifty-one (51) feet to said State Street at a point seventy-four and six-tenths (74.6) feet northerly from said Congress Street; thence northerly, by said State Street, forty-three and two-tenths (43.2) feet to the point of beginning; also hereby conveying the right to use the passageway extending from the rear of the above described premises southerly to Congress Street; subject, however, to such right of passage to and from said Congress Street over said land adjoining said Deering land on the west as was granted to said H.W. and A. Deering by said Smith's deed to them.

This conveyance is made subject to a right to maintain a drain as set forth in a certain agreement between Philip Q. Loring and Benjamin F. Harris, recorded in said Registry of Deeds in Book 827, Page 159.

Also a certain lot or parcel of land, with the buildings thereon, situated in Portland, in the County of Cumberland, and State of Maine, on the westerly side of Vernon Court, formerly so-called, now Vernon Place, and being bounded and described as follows:

Beginning at a point in the westerly line of said Vernon Court at a lot of land formerly owned by Thomas McKenney; thence northerly on said westerly line of said Vernon Court sixty-five (65) feet, more or less, to land formerly owned by Mrs. N.P. Cushman; thence westerly by said Cushman land twenty-six (26) feet, more or less, to land formerly of said Mrs. N.P. Cushman; thence southerly by said Cushman land and by land formerly owned by Moses Morrill twenty-five (25) feet, more or less, to the south line of said Moses Morrill lot; thence westerly by said Morrill land sixteen (16) feet, more or less, to a court or passageway leading from Congress Street; thence southerly by said court or passageway forty (40) feet, more or less, to land formerly of Charles A. Lord; thence easterly by said Lord land and by land formerly of said Thomas McKenney forty (40) feet, more or less, to said Vernon Court at the point of beginning; together with all rights in streets and passageways described in deed from Eli D. DePuy to Bessie C. DePuy, dated August 31, 1926 and recorded in the Cumberland County Registry of Deeds in Book 1243, Page 466.

MEANING AND INTENDING to describe those same premises conveyed by 201 State Street, Inc. to HCR Properties Limited Liability Company by deed dated September 10, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13313, Page 275.

This transfer satisfies the obligations of the Grantor pursuant to an Installment Sales Contract dated July 3, 2002, a memorandum of which was recorded in Book 17811, Page 254.

IN WITNESS WHEREOF, the said HCR Properties Limited Liability Company has set its hand this 15th day of October, 2003.

Thomas Jewell
Witness

HCR PROPERTIES LIMITED
LIABILITY COMPANY

BY: Christopher M. Smith
Its Member

STATE OF MAINE
COUNTY OF CUMBERLAND

October 15, 2003

Then personally appeared HCR Properties Limited Liability Company, by its member, Christopher M. Smith and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,
Thomas Jewell
Notary Public/Attorney at Law
Thomas Jewell

Received
Recorded Register of Deeds
Jan 14, 2004 10:24:55A
Cumberland County
John B. O'Brien

Louise H. Murphy-Financial Statement

Asset	Liability
Portland	
Apartment Buildings	
\$900,000	12-14 Taylor St.- 6 unit
\$380,000	91 Emery St.-4 unit
\$600,000	16 Gilman-6-unit
\$600,000	12 Gilman-8 unit
\$500,000	201-203 State Street-9 unit under Construction
\$900,000	85-87 Emery Street-6 unit
Condominium Projects	
\$700,000	258-262 Danforth-3 units for sale
\$1,470,000-	254-256 Danforth-6 unit nearing completion
<u>Biddeford</u>	
\$1,000,000-	100 Washington-Totally rehabbed 12 unit
<u>Other</u>	
\$1,000,000-	Residence at 39 Coveside Lane
\$175,000-	81 Hillcrest(1/2 ownership)
<u>Center Lovell</u>	
\$900,000-	Renovated rental house on Kezar Lake
\$175,000-	Rental cottage on Kezar Lake
<u>Other</u>	
\$1,000,000	-Farm with 75 acres
<u>Other Assets</u>	
\$1,657,324-	Northern Trust Investment Account-(December Statement attached)
\$70,000-	Checking and savings
\$200,000-	Cars,boats,antiques, farm equipment ,paintings, cash
<u>Other Personal Debt</u>	
Real estate related-oil,taxes,etc.	\$10,000
<u>TOTAL \$12,227,000</u>	<u>TOTAL \$320,000</u>

NET WORTH -\$11,907,000



Account Statement

December 1, 2009 - December 31, 2009

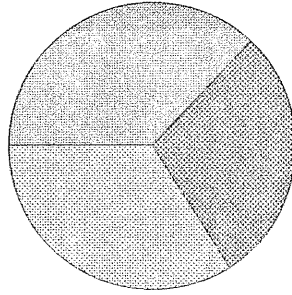
Account Number 23-64745
MURPHY TRUST LOUISE

Financial Summary

Account Market Values

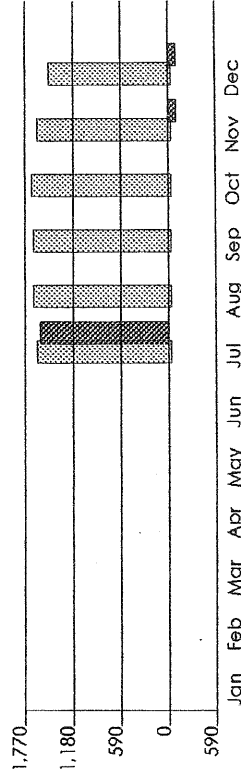
Asset Class	Value as of December 31, 2009	Value as of November 30, 2009	Change
Equity Securities	\$559,521.60	\$592,802.77	(\$33,281.17)
Fixed Income Securities	448,470.73	450,327.99	(1,857.26)
Cash and Short Term Investments	516,132.44	614,194.08	(98,061.64)
Total	\$1,524,124.77	\$1,657,324.84	(\$133,200.07)

Asset Allocation



Equity Securities	36.7%
Fixed Income Securities	29.4%
Cash and Short Term Investments	33.9%
Total	100.0%

Value Over Time (in thousands)



Value Over Time Legend:
 Value
 Net Contributions/Withdrawals

CHRISTOPHER M. DELANO, architect

January 11, 2010

Barbara Barhydt
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

project description: renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Barbara:

Following is the Wastewater Capacity Application as requested.
Please call with any questions.

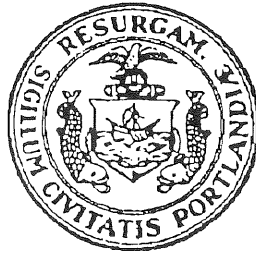
Most Sincerely,



Christopher M. Delano

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 1/04/10

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 201-203 STATE ST. PORTLAND CHART 46, BLOCK C, LOTS 9-10-21
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)
 Chart Block Lot Number: _____
 Proposed Use: APARTMENT BLDG (CONDOMINIUMS) 6 UNITS (10 BEDROOMS)
 Previous Use: SAME
 Existing Sanitary Flows: _____ 1825 GPD
 Existing Process Flows: _____ GPD
 Description and location of City sewer, at proposed building sewer lateral connection:
FRONT OF BLDG. STATE ST. SIDE
(SEE ATTACHED SHEET FOR PWD RECORDS)
Clearly, indicate the proposed connection, on the submitted plans.

Site Category:	Commercial	_____
	Industrial (complete part 4 below)	_____
	Governmental	_____
	Residential (MULTI-FAMILY)	_____
	Other (specify)	<u>X</u>

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 10 BR x 2 PEOPLE EACH → 37,400 GPM = 1,247 GPD
 Peaking Factor: Peak Times: _____
 Specify the source of design guidelines: (i.e., "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," X Portland Water District Records, Other (specify))

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: LOUISE MURPHY, SEA OTTEL, LLC
 Owner/Developer Address: 39 COVESIDE LANE, YARMOUTH, ME 04096
 Phone: 846.0422 Fax: _____ E-mail: WEEZIE.MURPHY@MSN.COM
 Engineering Consultant Name: _____
 Engineering Consultant Address: _____
 Phone: _____ Fax: _____ E-mail: _____
 City Planner's Name: BARBARA BARTHOLDT Phone: 874.8699

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD
 Do you currently hold Federal or State discharge permits? N/A Yes _____ No _____
 Is the process wastewater termed categorical under CFR 40? N/A Yes _____ No _____
 OSHA Standard Industrial Code (SIC): _____
 Peaking Factor/Peak Process Times: _____
(http://www.osha.gov/oshstate/sicco.html)

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

PORTLAND WATER DISTRICT RECORDS:

HUNDREDS OF CU. FT. / MONTH

201 STATE 2004 : AVERAGE SANITARY FLOWS OUT : 23.8 (17,802 GALLONS)
 MAX. 46 (34,408 GALLONS) = 593 GPD.

203 STATE 2004 AVERAGE : 10 (7,480)
 MAX : 12 (8,976 GALLONS)

201 STATE 2005 : AVG: 36.6 (27,376.8 GALLONS) = 912.6 GALLONS / DAY
 MAX: 49 (36,652 GALLONS)

203 STATE 2005 : N/A. (NO TENANTS) ASSUME SAME USAGE IN EXISTING SANITARY FLOWS:
 (BUILDING WAS VACANT EVER SINCE) TOTAL EXISTING = 1825 GPD.

- ASSUMPTION: 201 & 203 IS A SINGLE BUILDING W/ (2) SEWER CONNECTIONS. AVERAGE ASSUMED EXIST. SANITARY FLOWS: 912.6 GPD / ADDRESS = 1825 GPD

BUILDING UNITS:

201 STATE ST. : (2) 2 BEDROOM UNITS, (1) 1 BEDROOM

203 STATE ST. : (2) 2 BEDROOM UNITS, (1) 1 BEDROOM UNIT

- SEWER CONNECTION IS LOCATED @ STATE ST. SIDE OF BLDG.

CHRISTOPHER M. DELANO, architect

December 18, 2009

Barbara Barheight
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

project description: renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Barbara:

This letter is a companion for the Development Review Application. As stated in the project description above, this is primarily a renovation project to an existing historic building. Because the necessary parking for the building is at the rear, we have developed a new rear entrance to the upper (4) units in the building (the (2) ground units are still accessed from the front of the building). This new entrance and a new brick walkway connecting the front and rear of the building, mark the major changes to the landscape of the site. All existing grades will be maintained.

All site features as shown on L-2 are in attempt to balance the pressures of creating an inviting landscape surrounding this historic gem, while conserving the necessary money to effectively restore this severely dilapidated building back to its golden years.

Please call me if there are any questions.

Most Sincerely,



Christopher M. Delano

CHRISTOPHER M. DELANO, architect

January 11, 2010

Barbara Barhydt
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

project description: renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Barbara:

Following is the Wastewater Capacity Application as requested.
Please call with any questions.

Most Sincerely,

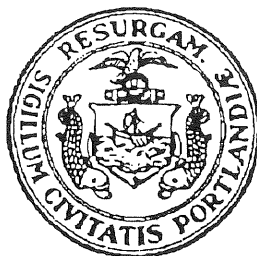


Christopher M. Delano

3 PAGES

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancealy,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 1/04/10

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 201-203 STATE ST., PORTLAND CHART 46, BLOCK C, LOTS 9,10-21
(Regarding addressing, please contact Leslie Kaynar, either at 756-8846, or at LMK@portlandmaine.gov) Chart Block Lot Number: _____

Proposed Use: APARTMENT BLDG (CONDOMINIUMS) 6 UNITS (10 BEDROOMS)

Previous Use: SAME

Existing Sanitary Flows: _____ 1025 GPD

Existing Process Flows: _____ GPD

Description and location of City sewer, at proposed building sewer lateral connection:
FRONT OF BLDG, STATE ST. SIDE
(SEE ATTACHED SHEET FOR PWD RECORDS)

Clearly, indicate the proposed connection, on the submitted plans.

Site Category	Commercial	_____
	Industrial (complete part 4 below)	_____
	Governmental	_____
	Residential (MULTI-FAMILY)	<u>X</u>
	Other (specify)	_____

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 10 BPL X 2 PEOPLE EACH → 37,400 GPM = 1,247 GPD

Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," X Portland Water District Records, Other (specify) _____)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: LOUISE MURPHY, SEA OTTER, LLC

Owner/Developer Address: 39 COVESIDE LANE, YARMOUTH, ME 04096

Phone: 846.0422 Fax: _____ E-mail: WEEZIE.MURPHY@MSN.COM

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

City Planner's Name: BARBARA BARTHDT Phone: 874.8699

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD

Do you currently hold Federal or State discharge permits? Yes _____ No _____

Is the process wastewater termed categorical under CFR 40? N/A Yes _____ No _____

OSHA Standard Industrial Code (SIC): _____

Peaking Factor/Peak Process Times: _____

(http://www.osha.gov/oshstats/sicset.html)

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

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HUNDREDS OF CU. FT. / MONTH

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203 STATE ST.: (2) 2 BEDROOM UNITS, (1) 1 BEDROOM UNIT

- SEWER CONNECTION IS LOCATED @ STATE ST. SIDE OF BLDG.

May 6, 2008

Christopher M. Delano
Art of Space
24 Ice House Road
Windham, ME 04062

RE: 201-203 State Street
Chart: 46 Block: C Lot: 9-10-21

Dear Mr. Delano:

The Planning Authority received your April 1, 2008 application for exemption from site plan review for the proposed renovation and rehabilitation of the property at 201-203 State Street. In your application you describe your proposal to restore the exterior and renovate the interior of the existing building into condominiums.

Section 14-523(d) of the City Code lists the following requirements that must be met in order for a development to be exempted from site plan review:

- 1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection 2 of this subsection;*
- 2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;*
- 3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;*
- 4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four-inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;*
- 5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;*

6. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;*
7. *There are no evident deficiencies in existing screening from adjoining properties; and*
8. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the proposed right-of-way.*

Planning staff have visited the site in order to verify if the proposed exemption complies with City standards. Staff has determined that the exemption does not comply with requirements (3), (6) and (7) of Section 14-523(d). The existing dirt and gravel parking area at the rear of the site must be improved, including paving, striping and closing one of the two curb cuts. Additional screening must be added for adjoining properties. All parking lots require site plan review, thus, this provision is triggered in the case of this development proposal. During the site plan review process, The Department of Public Services shall determine if curbs and sidewalks are in sound condition (4) and if existing utility connections are adequate (8).

Please be advised as you develop your proposal that 20% of the lot is required to remain as open space in the R-6 zone. In addition, because the site is located within a historic district is also requires approval from the City's Historic Preservation (HP) Program. Though I am aware from our communications that a proposal for the site did receive HP approval in the past, I recommend that you speak with Deb Andrews, Historic Preservation Program Manager to determine if your current proposal is still covered by that approval or if you will be required to submit an amended proposal.

The City's site plan application packet is available on the City website or at the Planning Division on the 4th floor of City Hall. If you have any questions, feel free to contact me at 874-8609 or by email at bab@portlandmaine.gov.

Sincerely,

Barbara Barhydt
Development Review Services Manager

Cc: Alex Jaegerman, Planning Division Director
Inspections Division









APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant LOUISE MURPHY, SEA OTTER, LLC

Application Date APRIL 1, 2008

Applicant's Mailing Address 39 COESIDE LANE, YARMOUTH, ME 04096

Project Name/Description 201-203 STATE ST. CONDOS

Consultant/Agent/Phone Number CHRISTOPHER DELAJO - 207 892 1643

Address of Proposed Site 201-203 STATE ST, PORTLAND

CBL: LOT 46-C-9-10-21

Description of Proposed Development:

REPAIRATION OF EXISTING APARTMENTS INTO CONDOMINIUMS.
HISTORIC RESTORATION TO EXTERIOR, INTERNAL LAYOUT TO BE
REPAIRED IN CONDOMINIUMS

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>YES</u>	<u>Yes</u>
<u>YES</u>	<u>Yes</u>
<u>YES</u>	<u>no</u>
<u>N/A</u>	<u>No</u>
<u>YES</u>	<u>Yes</u>
<u>YES</u>	<u>no</u>
<u>YES, N/A</u>	<u>no</u>
<u>YES</u>	

Planning Division Use Only

Exemption Granted _____ Partial Exemption _____ Exemption Denied X

Planner's Signature [Signature] Date 5/6/08

REVIEW

April 11, 2008

Christopher M. Delano
Art of Space
24 Ice House Road
Windham, ME 04062

RE: 201-203 State Street
Chart: 46 Block: C Lot: 9-10-21

Dear Mr. Delano:

The Planning Authority received your March 3, 2008 letter requesting an exemption from the requirements of Division 29 of the Portland City Code - *Housing Replacement* for your proposed renovation of the property at 201-203 State Street. In your request, you claim that the building meets the criteria for exemption (6) of Section 14-483(n) of the City Code. Criteria (6) states:

Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence.

We have reviewed your submittal and supporting documentary evidence describing that the three-story building was originally constructed in 1855 as a duplex, was later converted into a lodging house before being further divided into eleven (11) apartments. Based on these submittals, we have determined that you meet criteria (6) for exemption and thus, are in conformance with Division 29.

This authorization of an exemption from Division 29 by the Planning Authority does not constitute approval for any other component of a development proposal for this site.

If you have any questions, feel free to contact Molly Casto, Planner at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,

Alexander Jaegerman
Planning Division Director

May 6, 2008

Christopher M. Delano
Art of Space
24 Ice House Road
Windham, ME 04062

RE: 201-203 State Street
Chart: 46 Block: C Lot: 9-10-21

Dear Mr. Delano:

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- 2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;*
- 3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;*
- 4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four-inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;*
- 5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;*

6. *There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;*
7. *There are no evident deficiencies in existing screening from adjoining properties; and*
8. *Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the proposed right-of-way.*

Planning staff have visited the site in order to verify if the proposed exemption complies with City standards. Staff has determined that the exemption does not comply with requirements (3), (6) and (7) of Section 14-523(d). The existing dirt and gravel parking area at the rear of the site must be improved, including paving, striping and closing one of the two curb cuts. Additional screening must be added for adjoining properties. All parking lots require site plan review, thus, this provision is triggered in the case of this development proposal. During the site plan review process, The Department of Public Services shall determine if curbs and sidewalks are in sound condition (4) and if existing utility connections are adequate (8).

Please be advised as you develop your proposal that 20% of the lot is required to remain as open space in the R-6 zone. In addition, because the site is located within a historic district is also requires approval from the City's Historic Preservation (HP) Program. Though I am aware from our communications that a proposal for the site did receive HP approval in the past, I recommend that you speak with Deb Andrews, Historic Preservation Program Manager to determine if your current proposal is still covered by that approval or if you will be required to submit an amended proposal.

The City's site plan application packet is available on the City website or at the Planning Division on the 4th floor of City Hall. If you have any questions, feel free to contact me at 874-8609 or by email at bab@portlandmaine.gov.

Sincerely,

Barbara Barhydt
Development Review Services Manager

Cc: Alex Jaegerman, Planning Division Director
Inspections Division



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department

Penny St. Louis Littell, Director

January 21, 2010

Louise Murphy
c/o Sea Otter LLC
39 Covese Lane
Yarmouth, ME 04096

Project Name:	201-203 State Street	Project ID:	09-7990022
Project Address:	201-203 State Street	CBL:	046-C009001
Applicant:	Louise Murphy, Sea Otter LLC	Planner:	Erick Giles, AICP, LEED AP

Dear Ms. Murphy:

On January 20, 2010, the Portland Planning Authority distributed your application for 201-203 State Street for the exterior site improvements, which are being reviewed under the standards of Portland's Site Plan Ordinance. This property is within the Deering Street Historic District, so the proposed renovation and exterior improvements to both the structure and site are also subject to review under the City's Historic Preservation Ordinance.

The Inspections Division received a request for a demolition permit on January 20, 2010, which provided the following project description:

"Demo building interior to brick, then rebuild into 6 condos. (see all plans submitted.)"

In addition, there is an asbestos building demolition notification from 12/15/09 in the Inspection Division file.

Permits for site work are not issued while a site plan is under review without written permission from the Planning Authority. This letter will serve as the Planning Division sign off to the Inspection Division for the release of a **demolition permit for interior demolition work only** while the site plan is under review. The demolition permit shall contain the following conditions to limit the extent of work:

1. There shall be no exterior changes to the structure;
2. There shall be no exterior site work, and
3. There shall be no rebuilding of the interior units.

All required approvals, including but not limited to site plan, historic preservation and building code approvals, shall be in place prior to the release of any other building permits. In addition, all required fees must be paid to the Inspection Division prior to the release of a demolition permit. That permit will be ready for you to pick up at 8:30 am on **Friday, January 22, 2010**.

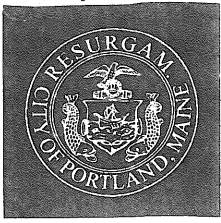
Please contact Barbara Barhydt, Development Review Services Manager at 874-8699 with any questions.

Sincerely,

Penny St. Louis Littell, Director
Department of Planning and Urban Development

Electronic Distribution

Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Erick Giles, Planner
Deb Andrews, Historic Preservation Manager
Tammy Munson, Inspections Division
Jeanie Bourke, Inspections Division
Marge Schmuckal, Zoning Administrator
Ann Machado, Zoning Specialist
Phil DiPierro, Development Review Coordinator
Danielle West-Chuhta, Associate Corporation Counsel
Approval Letter File



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

FEBRUARY 18, 2010

Louise Murphy
39 Coverside Lane
Yarmouth, ME 04106

Christopher M. Delano
24 Ice House Road,
Windham, ME 0402

Project Name: State Street Building Restoration
Project ID: 09-79900022
Project Address: 201-203 STATE ST.
Planner: Erick Giles, AICP, LEED AP

Dear Ms. Murphy:

On February 18, 2010, the Portland Planning Authority approved a minor site plan for 201-203 State Street as shown on the approved plan prepared by Chris Delano and dated February 8, 2010.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Authority pursuant to Chapter 14 of the Land Use Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact **Erick Giles** at **207-874-8723** or **egiles@portlandmaine.gov**

Sincerely,

A handwritten signature in black ink, appearing to read "Alexander Jaegerman", with a long horizontal flourish extending to the right.

Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Eric Giles, AICP, LEED AP Planner/

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division

Gayle Guertin, Inspections Division

Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran

Assessor's Office

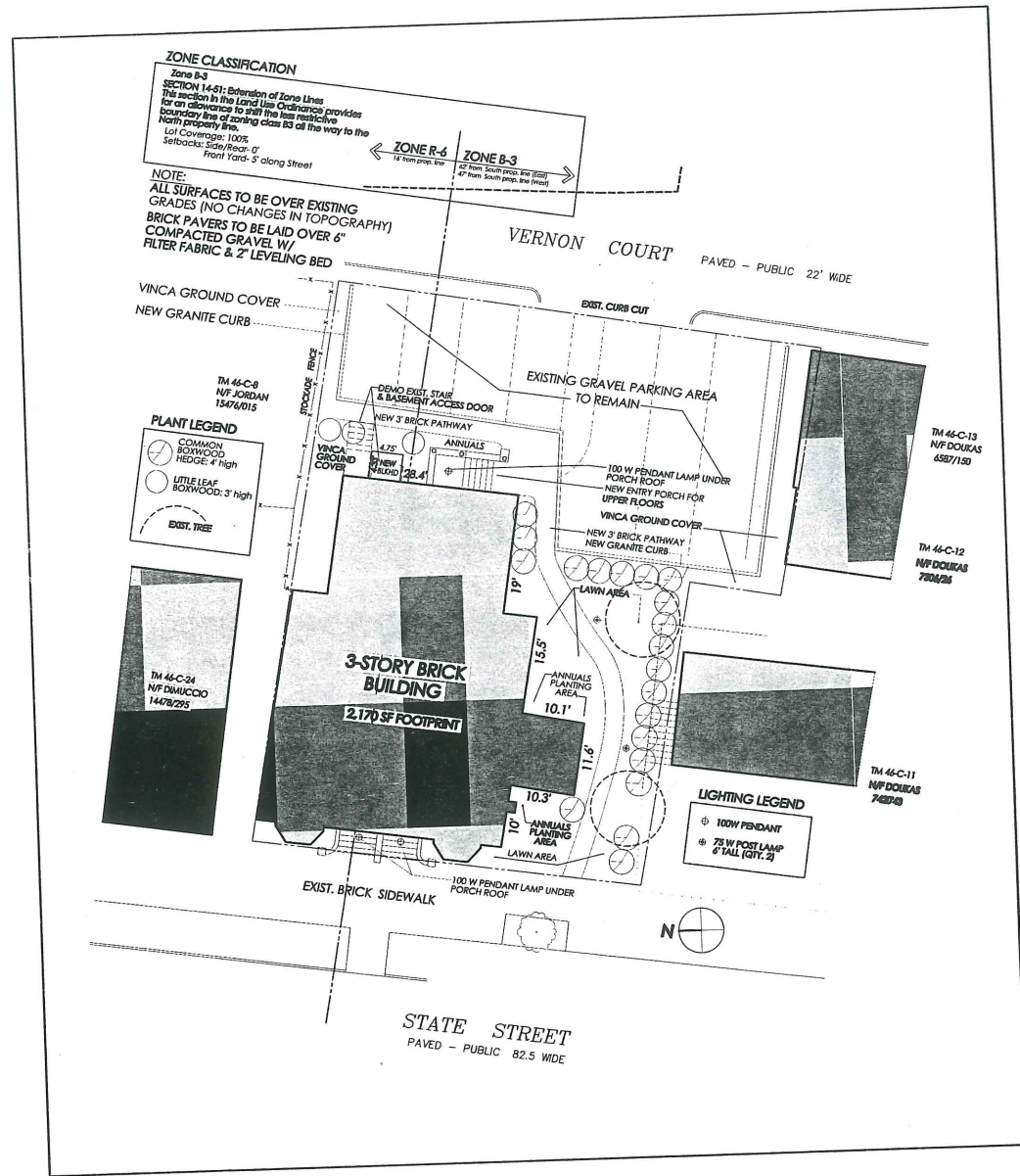
Approval Letter File

Hard Copy: Project File

RECEIVED

JAN 27 2010

City of Portland
Planning Division



1 LANDSCAPING PLAN

SCALE: 1/16" = 1'-0"

CHRISTOPHER M. DELANO
architect
24 Ice House Road, Westbrook, Maine 04092
207.682.1440

L & L STRUCTURAL ENGINEERING
engineer
4 G Street, S., Portland, Maine 04106
207.747.6500

OWEN HASKELL, INC.
land surveyors
370 Route 1, Falmouth 04105
207.774.024

201-203 State Street Condominiums
Condominium Conversion, Portland, Maine

December 18, 2009
revised January 22, 2010

LANDSCAPE PLAN

PERMIT SET

L2

VERNON PLACE

Beginning at a stake in the northerly side line of Congress Street, said stake being eighty six and eight tenths (86.8) feet east of a monument at the northeast corner of Congress and State Streets;

Thence with an angle to the right, or northerly of eighty eight degrees and eighteen minutes (88° 18') a distance of two hundred sixty five and thirty five one hundredths (265.35) feet more or less to a fence, said fence being the southern boundary of a lot of land now or formerly owned by F.V. Carney.

Said street to be twenty two (22.0) feet wide and to lie wholly on the easterly side of the above described line.

July 10th 1911

Name

VERNON PLACE

Section

To

DATE	DESCRIPTION	BOOK	PAGE
July 10, 1911	Congress St. city.	1	313

Street Record



PORTLAND MAINE

Planning Division
Molly Casto, Planner

- chris@artifospace.com

HP -

When a zone splits a lot - can

have B3

B3 - would govern.

2 1br

4 2br

Proposed 10 cars to 12 cars, depending.

vacant for two years.

Proposed as condos.

- Marge asked for veinf. that bldg.
has been vacant for 2 yrs.

(CD - Architect).

CD submitted doc. to Alex for HR ordinance

- 11 units → originally a 2 unit.
zoning recog. 9 units. → Applic. wants

to go down to 6 units.



PORTLAND MAINE

Planning Division

Molly Casto, Planner

traffic proposal - doesn't work. Can't
have cont. curbs cut.
no additional plan^y required - redic.
of units / adding plan^y.

other modified proposal \Rightarrow 8 spaces.
(better). Questionable aisle width.

recent traffic studies \Rightarrow show ~1 car/
unit demand. 8 probably would work.

- Also option to rent spaces in
neighbouring lots.

Review

- ① Site Plan
- ② Condo Conversion.



PORTLAND MAINE

Planning Division

Molly Casto, Planner

201-203 State

R6 / B3 split

renovate, convert to condos,
add 12-car parking lot

- new plating - site plan
20% must remain as open space

Molly Casto - Re: Vernon Court

From: Molly Casto
To: Farmer, Michael
Date: 4/14/2008 2:45 PM
Subject: Re: Vernon Court

thanks!

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> Michael Farmer 04/14 2:41 PM >>>

Vernon Place is an accepted public way. Accepted in 1911, it is about 265 feet long, measured from the northerly sideline of Congress Street, and 22 feet wide.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Molly Casto 04/11 3:51 PM >>>

Hi Mike-

Is Vernon Court (off Congress St near the intersection of Congress and State) considered an alleyway or an accepted street? Currently it's asphalt sidewalks with granite curb and it's paved but it's very narrow and dead-ends. If possible, could you get me this information by Wednesday Development Review?

thanks-
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

CHRISTOPHER M. DELANO, architect

April 2, 2008

Alex Jaegerman

Planning Division Director
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

project description: renovation of an existing three-story brick building. The building is a historic structure and will be diligently restored on the exterior. The dilapidated interiors will be entirely demolished, and built new to accommodate six new condominium units.

Dear Mr. Jaegerman:

This letter is intended to accompany the "Application for Exemption from Site Plan Review". Additionally, I would like this letter and application to accompany a letter previously sent to the planning office in March, dated March 3, 2008, requesting exemption from the "Preservation and Replacement of Housing Units" section of Portland's Land Use Ordinance. I have included another copy of this letter for your convenience.

201-203 State Street is an existing brick apartment building. This renovation will maintain the existing building envelope; rehabilitate the exterior, and build (6) six new condominium units on the interior. Two years ago, before the building was closed down and the interiors demolished, it was an active apartment building of (9) nine legal units.

Under this renovation, the only exterior modification, beyond the existing building envelope, is the addition of a rear entrance porch as shown on the site plan. Other exterior work will include maintaining the existing gravel parking area, adding new plantings along the base of the building, and new exterior lights to illuminate the parking area. Due to the minimal modifications to the exterior, coupled with no change in building use, I feel this building conforms to the criteria relieving us from the site plan review portion of the permitting process.

Thank you for your consideration to both these exemptions (Site Plan Review and Housing Replacement). Please let me know your decision as soon as possible.

Most Sincerely,



Christopher M. Delano

VERNON COURT PAVED - PUBLIC 22' WIDE

TM 46-C-8
N/F JORDAN
15476/015

STOCKADE FENCE

EXISTING GRAVEL PARKING AREA
TO REMAIN

NEW PRECAST CONC. STEPS,
BRICK WALL AND ROOF
EXIST. BRICK BLDG. TO REMAIN

TM
N/F
65

TM
N/F
73

3-STORY BRICK
BUILDING

2,170 SF FOOTPRINT

TM 46-C-24
N/F DIMUCCIO
14478/295

TM 46-C-
N/F DOU
7420'43



EXIST. BRICK SIDEWALK

STATE STREET
PAVED - PUBLIC 82.5 WIDE

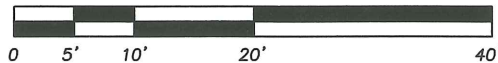
201-203 STATE STREET CONDOMINIUMS

4.1.2008

CHRISTOPHER M. DELANO, architect

SCALE: 1" = 16'

207.892.1643



CHRISTOPHER M. DELANO, architect

March 03, 2008

Alex Jaegerman

Planning Division Director
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

Dear Mr. Jaegerman:

I am the Architect for a significant renovation of a 3-story solid brick Italianette-style apartment building built in 1855 and located at 201-203 State Street. The current owner, Louise Murphy through Sea Otter, L.L.C, is planning to restore the severely dilapidated exterior and completely renovate the interior into new condominiums. Because the building had been chopped up so severely over its long history, this letter and its attachments outline our qualification for the 'exemption' listed under Section 14-483.N.6 of Division 29 of the Land Use Ordinance, "Preservation and Replacement of Housing units":

Section 14-483.N.6

"Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence."

The three-story building was originally built in 1855 as a duplex. 201-203 State Street continued to be used as it was intended up into the first third of the 20th century, as shown in the Portland Directory 1927 and 1932. After almost 90 years of use as a duplex, the Portland Directory 1941 shows #203 (owned by the Cummings family) functioning as a lodging house. In years subsequent to that listing, both 201 and 203 were further divided into at least 11 small units.

We are proposing a renovation with 6 units (2 per floor), including the necessary egress stair connecting each unit. Evaluating the necessary egress requirement of the current building code, the available parking spaces on the property, combined with the inclusion of a bath and kitchen inside each unit, this building is full with those 6 units.

Considering the issues addressed above, supported by the attached documentary evidence, I feel this building clearly qualifies for this exemption.

Please contact me with any further questions.

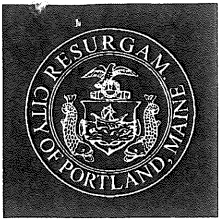
Most Sincerely,



Christopher M. Delano

List of attachments:

Portland Directory 1927, Portland Directory 1932, City of Portland Revaluation Map 1882



Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

April 23, 2008

Christopher M. Delano

Art of Space

24 Ice House Road

Windham, ME 04062

RE: 201-203 State Street

Chart: 46 Block: C Lot: 9-10-21

Dear Mr. Delano:

The Planning Authority received your March 3, 2008 letter requesting an exemption from the requirements of Division 29 of the Portland City Code - *Housing Replacement* for your proposed renovation of the property at 201-203 State Street. In your submittal, you describe your development proposal includes a reduction in the total number of units from eleven (11) to six (6). In your request, you claim that the building meets the criteria for exemption (6) of Section 14-483(n) of the City Code. Criteria (6) states:


Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence.

We have reviewed your submittal and supporting documentary evidence (attached) describing that the three-story building was originally constructed in 1855 as a duplex, was later converted into a lodging house before being further divided into eleven (11) apartments. Based on these submittals, we have determined that you meet criteria (6) for exemption and thus, are in conformance with Division 29.

This authorization of an exemption from Division 29 by the Planning Authority does not constitute approval for any other component of a development proposal for this site.

If you have any questions, feel free to contact Molly Casto, Planner at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexander Jaegerman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Alexander Jaegerman
Planning Division Director

Cc: Molly Casto, Planner
Barbara Barhydt, Development Review Services Manager

CHRISTOPHER M. DELANO, architect

March 03, 2008

Alex Jaegerman
Planning Division Director
Portland Planning Division
389 Congress Street
Portland, Maine 04101

RECEIVED MAR 04 2009

re: **201-203 State Street, Portland**, Lot 46-C-9-10-21, zone R-6/B-3

Dear Alex:

I am the Architect for a significant renovation of a 3-story solid brick Italianette-style apartment building built in 1855 and located at 201-203 State Street. The current owner, Louise Murphy through Sea Otter, L.L.C, is planning to restore the severely dilapidated exterior and completely renovate the interior into new condominiums. Because the building had been chopped up so severely over its long history, this letter and its attachments outline our qualification for the 'exemption' listed under Section 14-483.N.6 of Division 29 of the Land Use Ordinance, "Preservation and Replacement of Housing units":

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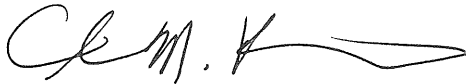
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Considering the issues addressed above, supported by the attached documentary evidence, I feel this building clearly qualifies for this exemption.

Please contact me with any further questions.

Most Sincerely,



Christopher M. Delano

List of attachments:

Portland Directory 1927, Portland Directory 1932, City of Portland Revaluation Map 1882

LEFT SIDE

STATE STREET—Continued

RIGHT SIDE

- 80 J Walker Desmond real est and h
- Mrs Mary P Hay
- Edward C Bradley
- Frank N Tucker real est and h
- Levi Clay
- 32 Robert E Ahern
- Clayton C Briggs
- Mrs Mary B Kendall
- Mrs Ida A Alderson
- Mrs E L D Browne
- Wilbur R Doble
- Fred C Stewart
- Herbert L Russell
- Mrs Clara Curtis
- 42 Agnes Taylor
- Mrs Ellen B McGregor mus tchr
- 44 Mrs J Rourke
- John J Rourke
- 46 Winslow Apartments
- Mary S Morse apt 3
- Horace C Dunn apt 1
- Mrs A Morse apt 2
- Mrs Harriet Sidelinger apt 23
- Mrs Evelyn Ponsland apt 32
- Joseph M Burns
- Deane S Payne
- 52 State St Hosp Home for Nurses
- Ellie M Mountain
- 54 Mrs Alice G Michels
- Melvin L Bishop
- Mrs Marie L Reilly
- Clifford Hamilton
- Miles Askew

Directly opposite where located 25 years
BAXTER BLOCK, 4th Floor, Room 402, Telephone

F. S. PENDEXTER, OPTOMETRIST

INCALLS & CO., MOVERS
27 COTTON STREET
PHONE FOREST 10257

LEFT SIDE

STATE STREET—Continued

RIGHT SIDE

- Vacant
- Joseph H Donahue lodg and h
- Joseph S Bugbee
- Roland S Pearson
- Walter Hutchins
- Edward C Thomas
- Howard B Rolfe
- Theodore K Thurston
- George H Waldron
- Catharine Cahill
- Mary K Longfellow artist and h
- Charles J Bailey Spring street
- 0 Spring street
- Mrs Lena Gott lodg and h
- Clarence Keyes
- The Proquet Tea Room
- Lena White nurse
- Vacant
- Mrs Mary R Plummer
- Portland Club
- Barley B Williams
- The King's Academy
- The Eight Kings
- Central Vacant
- Dr Willis E Moulton h and o
- Dr Albert W Moulton o
- Vacant
- Goodyear Tire & Rubber Co Inc
- Vacant
- Leighton Apartments
- Marjorie V Cleaves apt 2
- Kellen H Card apt 4
- Hildred E Tobey apt 4
- Fennie M Proctor apt 5
- Wapont & Johnson Dental Labora-
tory rm 201
- Mrs Henry B Weston dentist rm 203
- Gibson Medical Laboratory rm 204
- Dr Harold W Causland dentist rm
204 o
- Dr Benjamin B Foster rm 206 o
- Dr Carl M Robinson rm 211 o
- Harold Gilbert rm 302
- Edward G Burke rm 303
- Elizabeth M Dodge rm 303
- Wilfred P Drake rm 308
- Edward L Atkinson rm 308
- Wilbur E Manchester rm 404
- Charles E Allen rm 406 407
- Harley S Crandall rm 408
- Lawrence H Clark rm 408
- Dr Raymond J Malone dentist o
- Vacant s
- Dr Henry Gilman dentist o
- Dr Alton H Swett dentist o
- Dr Stanwood E Fisher o
- Dr Adam P Leighton o
- Edmund Wilson
- 0 Congress street
- Vacant
- 0 Congress street
- 208 The Queen's Hospital
- Deering street
- George H Beal
- Ernest E Decker
- Ethel F Craig real est and h
- Mrs Alberta E Kendall lodg and h
- Beatrice W Foulin
- Beulah Foxlow nurse
- Mrs Evangeline D Swasey psycholo-
gist and h
- 0 Cumberland avenue
- Peter L Kyle
- George H H Lawton
- Mrs Ella R Dodge lodg and h
- 0 Sherman street
- 204 Patrick H Connell

GEO. E. MORRISON & SON

CEMETERY MEMORIALS

128 High Street, Portland Phone Forest 1877

- 91 Charles W Hopkins jr
- Charles W Hopkins jr
- Miguel M Harger nurse
- G Mordecai Barney
- Harold L Berry
- 99 Frederick Hale
- Mrs Henrietta M Chisholm
- 108 Vacant
- Elizabeth B Milliken
- 111 Vacant
- 115 Vacant
- 117 Vacant
- 110 Marion Stephenson
- 121 Vacant
- Herbert J Brown
- 126 Dr Edwile G Abbott o
- 131 Dr Henry A Swift o
- Dr Harold W Pingree o
- Dr Frank W Lamb o
- Dr Edw W Gehring o
- Walter E Pinkham
- Dr Langdon T Thaxter o
- Dr Thomas W Foster o
- Dr Ernest W Fyles o
- Dr Timothy J O'Sullivan
- Dr Henry W Lamb o
- Dr John W Bowers o
- 137-141 St Luke's Episcopal Cathedral
- 143 Rt Rev Benjamin Brewster
- 153 Rev J Arthur Glasier
- 155-159 State Street church
- 165 Vacant
- Mrs Lucia L Barrett
- 169 Charles S Cook
- 171 Herbert J Connell
- Hebert Sisters lodg
- 175 Mrs Florence P Locke
- 179 Pine State Bldg
- 181 Dr John H Nugent dentist rm 3
- Fred H Thorne archt rm 4
- Dr Mortimer Warren
- State of Maine Publicity Bureau
rm 5
- Florence C Sullivan coal rm 11
- Little Fashion Atelier drsmkr rm 14
- F W Cunningham & Sons bldg
contrs rm 15
- 185-191 Congress street
- 201 Almon E Marsham h and o
- 203 Dr Philip Thompson h and o
- 207 Royal A McWilliams oostoopath h
and o
- 209 Dr Ernest F MacVane h and o
- Dr William L MacVane
- 211 Mrs Mary L Thompson
- 0 Deering street
- 235 David Shwanick
- 237 Mrs Mabel E Mills
- 243 Dr Joseph R Woolf h and o
- 0 Cumberland avenue
- 257 Mrs Mabel L Butler
- Mrs Jennie S Lewis nurse
- Walter S Smith
- Herbert W Rich
- 0 Sherman street
- 261 Benjamin F MacVane
- 263 Mrs Elizabeth S Haskell
- 265 Mrs Elizabeth S Haskell

PROCESS LETTERS
ADDRESSING
MAILING

Portland Directory-Fred. L. Tower Companies
199 FEDERAL STREET

1196

PORTLAND [1932] DIRECTORY

RIGHT SIDE

LEFT SIDE

STATE STREET—Continued

- 188 Leighton Apartments
Elwood B. Bigelow, rug clnr
Meredith Welch apt 1
Helen H. Chad apt 3
Mrs. Maud D. Sampson apt. 4
Temple M. Rose apt 5
Raymond J. Mahan dentist rm 1a
Oats J. Doughnutt phys rm 204
Gibson Medical Laboratory rm 203
Harold W. Clausland dentist rm 206
Carl M. Robinson phys rm 206
Isaac M. Webber phys rm 211
Harold D. Gilbert rm 361
Donald Gregory apt 302
Elizabeth M. Dodge rm 304
Walter Barker rm 306
Marie Weirothen rm 307
William D. McConagle rm 309
James S. Meader rm 401
Frank Webber rm 403
Bertrand L. Dupont rm 405
Pearle D. Ashley rm 406
Myrtle M. Grass rm 407
Walter A. Mougahan rm 409
Vacant 409
- 190 Henry G. Gorman dentist
Alton B. Sweet dentist
Stanwood P. Fisher phys
Adam F. Leighton phys
Frank H. Webber
Edmund Wilson
- 206-218 The Queen's Hospital
Deering street
- 220 George H. Beal
234 Ernest F. Soule
238 Ethel F. Cysak real est. and h
240 Vacant
242 Resurgence P. Poulin
244 Mrs. Evangeline P. Swasey
246 Benjamin F. MacVane
252 Clark W. Gibby
256 Willey J. McIntosh lodg. and h
260 Sherman street
262 Patrick H. Connell
264 Moses S. Chase
272 John H. Lepp
276 Mrs. Corinne B. Dow
John P. Munro
O. Grant street
- 278 Mrs. Lela S. Smith
280 Philip A. Rappin
Joseph Weiss
The Windsor Apartments
Rev. William D. Venzie apt 1
Charles M. Libby real est and h
apt 2
Mrs. Esther Mack apt 3
Kenneth W. Berry apt 4
Mrs. Bessie M. Robinson apt 5
Mrs. Frances B. Allen apt 6
Lizais R. Buck apt 7
Annie C. Alaman apt 8
Harris J. Brown apt 9
Paul J. Bidev apt 10
Samuel C. Rosenthal apt 11
- 288 The Windsor Apartments
Mrs. Maud S. Mason apt 3
Rella Mason apt 5
Mrs. Margaret M. Burke apt 5
John S. McDonough apt 6
- 181 Daville G. Abbott phys
Walter F. Hest phys
Henry M. Swift phys
Harold A. Plank phys
Frank W. Leung phys
Edwin W. Gensberg
Mortimer W. Wesson phys
Thomas A. Foster phys
Ernest W. Fyles phys
Timothy J. O'Sullivan
John W. Lamb phys
John W. Bowers phys
St. Luke's Episcopal Church
148 Rt Rev Benjamin Edwards
153 Rev J. Arthur Clasper
157 State Street Church (Cont)
165 Rev John C. Schmitt
169 Mrs. Lucia L. Burnett
171 Charles S. Cook
173-177 Hebert Sisters Lodge
179 Mrs. Florence F. Locke
John R. Locke lawyer
Pine State Bldg
Little Fashion Angles
State of Maine Building
rm 6
Charles A. Foshberg
F. W. Cunningham
Cunningham Realty Co
189 Belle G. Greene
201 Philip P. Thompson
203 Royal A. McWilliams
207 Smith Studio architects
Ernest F. MacVane phys and
William L. MacVane
Ruth E. Emery
Albert W. Ross dentist
Bernadette Mosdal
Deering street
Northgate Apartments
Edward M. Field
Annie M. Westhouse
Clarence R. Potter apt 2
Fred H. Zimmerman
Richard J. Crocker apt
William L. Wolfe apt 2
Mrs. Mary E. Peavoy
Charles Coburn apt 2
Milton K. Cox apt 2
Gordon W. Pritchard apt 2
Louis A. Kamben apt 3
Edwott S. Peterson apt 3
Ralph W. Branson apt 3
Sammuel H. Winters
Gordon Singler apt 5
Sam Saeter apt 5
Mrs. Charlie E. MacKenay
Alexander W. Fowler apt
Richard G. Ware apt 5
Stanley W. Hest apt 5
Mrs. Abbie S. Merwin
Nathan I. Greene apt 5
George H. Thompson apt 5
Clyde A. Penick apt 5
John C. Garry apt 5
A. Hadwin Haller apt 5
Lawrence Newell apt 5
Warren B. Wynn apt 5
235 David Shwartz
237 Mrs. Wabel E. Mills
E. Williams
Leticia E. Westwood

562 CONGRESS STREET
Directly opposite where located 25 years
BAXTER BLOCK, 4th floor, Room 402, Tel. F-3838

F. S. PENDEXTER, OPTOMETRIST

FOODS TRANSPORTATION

PORTLAND, ME
DIVISION AND

**PRE-APPLICATION MEETING
CITY OF PORTLAND, DEPARTMENT OF PLANNING AND DEVELOPMENT**

Project Name: 201-203 State St Date: 3/10/08

People in attendance: Marge, Molly, Chris Delano -B

Address of development:
201-203 State St
Lot Size:

Zone: R-6 - B-3 / split - (comm move 30' - majority - would be B-3)
Proposed Building Size: _____ sq. ft

Existing Use of site:
9 units in past

Proposed Use of site: 6 units

Description of Proposed Project:

4 - 2 bd units | driveway - parked in gravel area
2 - 1-bd units
- unoccupied -
11 units in past - vacant approx 2 yrs -
- proposed as condominiums - condo conversion ordinance -
- micro-fiche - 9 units - 6 units

Potential Reviews Required¹:

	Shoreland Zoning Stream Protection	Conditional use	Flood Plains	Design Review	Historic Preservation	Replacement Housing	Site Plan	Sub-division	Zone Change Request	Street Extension 14-403	Site Location of Development	Traffic Permit DEP	Storm water Management DEP
Yes						<u>X</u>							
Possible													

Next Steps: check with T.G. Martzial - re: proposed amendments

- condominium conversion
- Site plan - parking
- Housing Replacement - (separate decision)

¹ Please note: this meeting is not a pre-approval of any ordinances. Any project must go through the appropriate reviews and receive permits from Portland before construction or reuse can begin. The meeting and notes are intended to outline the City processes that may apply to a proposal based upon the information provided at the meeting. Any changes to the information or proposal may change the development review requirements. Please check on-line for Portland's Land Use Ordinance and other information at www.portlandmaine.gov.

CHRISTOPHER M. DELANO, architect

March 03, 2008

Alex Jaegerman

Planning Division Director
Portland Planning Division
389 Congress Street
Portland, Maine 04101

re: 201-203 State Street, Portland, Lot 46-C-9-10-21, zone R-6/B-3

Dear Alex:

I am the Architect for a significant renovation of a 3-story solid brick Italianette-style apartment building built in 1855 and located at 201-203 State Street. The current owner, Louise Murphy through Sea Otter, L.L.C, is planning to restore the severely dilapidated exterior and completely renovate the interior into new condominiums. Because the building had been chopped up so severely over its long history, this letter and its attachments outline our qualification for the 'exemption' listed under Section 14-483.N.6 of Division 29 of the Land Use Ordinance, "Preservation and Replacement of Housing units":

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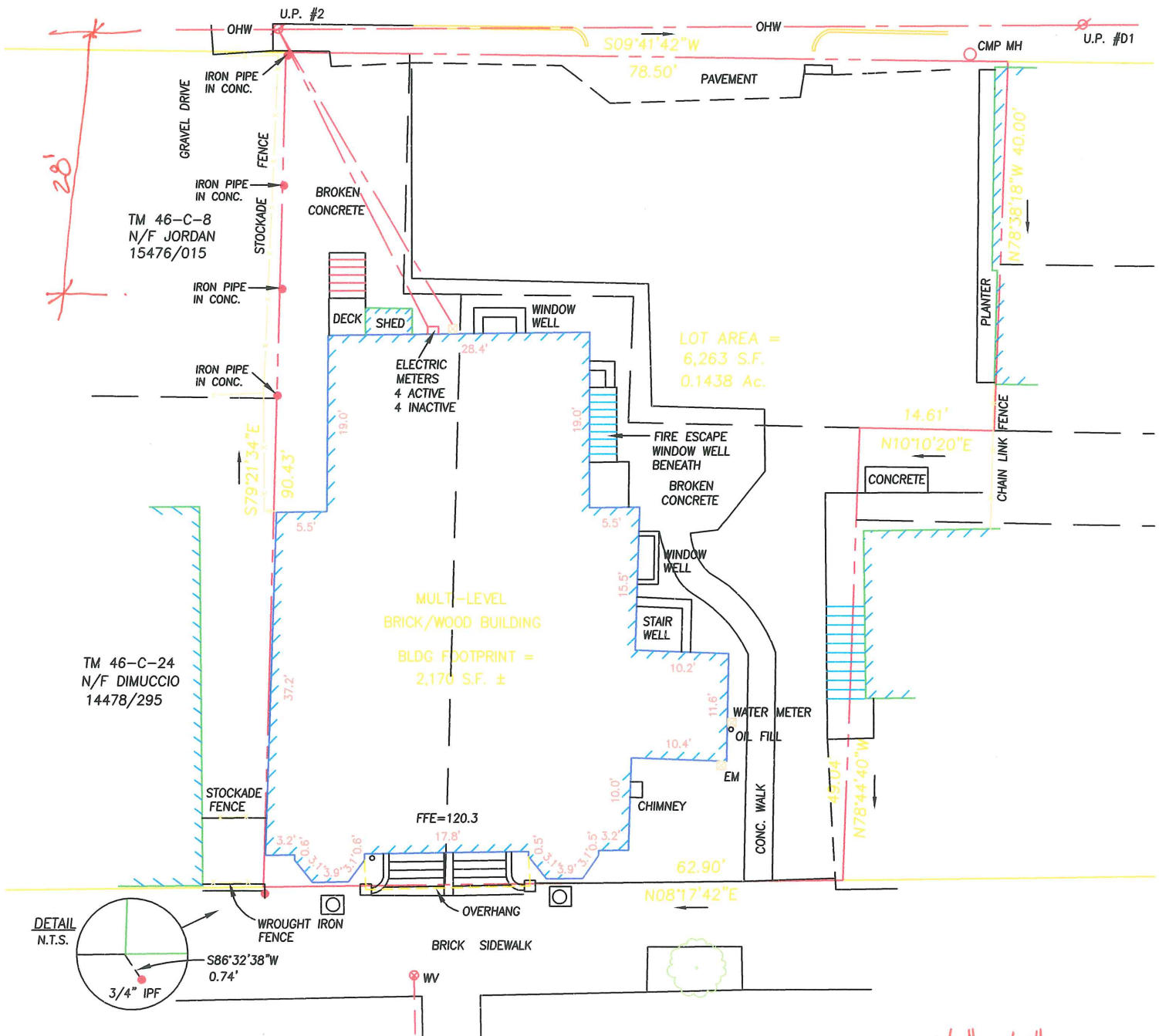
List of attachments:

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VERNON COURT

PAVED - PUBLIC 22' WIDE

MH



1/16" = 1'-0"

CHRISTOPHER M. DELANO, architect

March 03, 2008

Alex Jaegerman
Planning Division Director
Portland Planning Division
389 Congress Street
Portland, Maine 04101

RECEIVED MAR 04 2009

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"Existing residential structures which, exclusive of additions thereto, contain more dwelling units than they were originally designed and built to accommodate and which are being modified to contain fewer dwelling units, subject to the condition that the number of dwelling units originally intended to be accommodated in such structures can be established by documentary evidence."

The three-story building was originally built in 1855 as a duplex. 201-203 State Street continued to be used as it was intended up into the first third of the 20th century, as shown in the Portland Directory 1927 and 1932. After almost 90 years of use as a duplex, the Portland Directory 1941 shows #203 (owned by the Cummings family) functioning as a lodging house. In years subsequent to that listing, both 201 and 203 were further divided into at least 11 small units.

We are proposing a renovation with 6 units (2 per floor), including the necessary egress stair connecting each unit. Evaluating the necessary egress requirement of the current building code, the available parking spaces on the property, combined with the inclusion of a bath and kitchen inside each unit, this building is full with those 6 units.

Considering the issues addressed above, supported by the attached documentary evidence, I feel this building clearly qualifies for this exemption.

Please contact me with any further questions.

Most Sincerely,



Christopher M. Delano

List of attachments:

Portland Directory 1927, Portland Directory 1932, City of Portland Revaluation Map 1882

LEFT SIDE

STATE STREET—Continued

30 J Walter Desmond real est and h
Mrs Mary P Hay
Edward C Bradley
Frank N Tucker real est and h
Levi Clay

32 Robert E Ahern
Chayton C Briggs
Mrs Mary B Kendall
Mrs Ida A Alderson
Mrs E L D Browne
Wilbur K Doble
Herbert L Russell
Mrs Clara Curtis

42 Mrs Morton Furlong
Mrs Ellen B McGregor mus tchr
John J Rourke
48 Winslow Apartments
Horace C Dunn apt 1
Harry S Morse apt 3
Mrs Harriet Foidlenger apt 23
Mrs Evelyn Pousland apt 32
Joseph M Burns
Mrs Irene Goodwin
Denae S Paine

52 State St Hosp Home for Nurses
Ella M Mountain
Mrs Alice G Michels
Melvin L Bishop
Clifford Hamilton
Miles Askev

54 Frank E Lowe apt 46
Thomas Bonner apt 51
Mrs Margaret C B Shaw
Royal Luther apt 57
Nabel M Steele nurse apt 58
Gertrude I Burt apt 61
Charles W Leavitt apt 62
Mrs Emma A Calhoun apt 69
William R Miller apt 68
Alice A Bartlett apt 68
Mrs Mary A Brown apt 64
Ferdinand J Henderson apt 68
Ernest W Monkhouse street

62 State Street Hospital
0 Danforth street
66 St Dominic's School for Boys
70-84 St Dominic's Church
77 Mrs Della G State
John M Fox
Mrs Mary C Fox
Mrs Maud E Letavor
Mrs Katherine Lowe
William F Robb
Paul A King

80 Edward C Pelkey
Lenout M Leavitt
George A Arcey
James L Rackteff
88 Mrs Ruth Harrington
Albert H Harrington
Harvey L Hinman
Parkhurst Apartments
Corliss McFarland
Arlene S Hopkins
Kearland H Harris
Charles Kand

89 Ernest H Decker
Ethel F Craig real est and h
Mrs Alberta E Kendall lodg and h
Beatrice W Poulin
Beulah Foxlow nurse
Mrs Evangeline D Swasey psycholo-
gist and h
252 Peter L Kyle
George H H Lawton
256 Mrs Ella R Dodge lodg and h
300 Sherman street
304 Patrick H Connell

31 Warren H Taylor
Fred G Russell
Lawrence Pack
Elmore P Connelly
Frank Bagley
Mrs Bertina Russell
Harold F Fowler
Ernest Petersen
Alden Maxim
Mrs Esther A Lary
James W McFarland
Joseph C Thompson
Mrs Mary E De Fey
State St Garage auto repairs
Opal Burns nurse
Bernice Hunt
Lawrence Sochlon
Lorraine Smith
Mrs Alice Turner
William T Locke
Clifford Wymen
Leland Bosworth
The Stewey Apartments
Ernest J Cover apt 1
Walter W Schwartz apt 2
William P Lane apt 6
George O Tuttle apt 23
Mrs Sonora Gaul apt 27
Leon S Beverage apt 27
James W Karnes apt 28
Lewis H Plude apt 34
John L Jones apt 36
Charles H Batcherley apt 37
William E Hunt apt 38
Mrs Henry B Weeks apt 41
Hubert F Pierce real est and h apt 43
Mary S Burgess nurse apt 43
Frank E Lowe apt 46
Thomas Bonner apt 51
Mrs Margaret C B Shaw
Royal Luther apt 57
Nabel M Steele nurse apt 58
Gertrude I Burt apt 61
Charles W Leavitt apt 62
Mrs Emma A Calhoun apt 69
William R Miller apt 68
Alice A Bartlett apt 68
Mrs Mary A Brown apt 64
Ferdinand J Henderson apt 68
Ernest W Monkhouse street

63 Hazel Conrad nurse
65 Mrs Elsie Sanborn lodg and h
69 Alfred H White
71 Mrs Della G State
John M Fox
Mrs Mary C Fox
Mrs Maud E Letavor
Mrs Katherine Lowe
William F Robb
Paul A King

86 Edward C Pelkey
Lenout M Leavitt
George A Arcey
James L Rackteff
88 Mrs Ruth Harrington
Albert H Harrington
Harvey L Hinman
Parkhurst Apartments
Corliss McFarland
Arlene S Hopkins
Kearland H Harris
Charles Kand

91 Mrs Ruth Harrington
Albert H Harrington
Harvey L Hinman
Parkhurst Apartments
Corliss McFarland
Arlene S Hopkins
Kearland H Harris
Charles Kand

LEFT SIDE

STATE STREET—Continued

Vacant
Joseph H Donahue lodg and h
Kolan S Bugbee
Helen Pearson
Ester Hutchins
Howard C Thomas
Edward B Rolfe
Theodore K Thurston
George H Waldron
Catharine Cahill
Mary K J Bailey
Charles O Spring street

Mrs Lena Goff lodg and h
Clarence Keys
The Proquet Tea Room
Leah White nurse
Vacant
Mrs Mary R Plummer
Portland Club
Harley W Williams
The King's Academy
E High Times
Vacant
Dr Willis B Moulton h and o
Dr Albert W Moulton o

119 Marion Stephenson
Vacant
Herbert J Brown
Dr Edville G Abbott o
Dr Henry M Swift o
Dr Harold A Pingree o
Dr Frank W Lamb o
Dr Edwin W Gehring o
Walter B Pinkham
Dr Langdon T Thaxter o
Dr Thomas A Foster o
Dr Ernest W Files o
Dr Timothy J O'Sullivan
Dr Henry W Lamb o
Dr John W Boyers o

137-141 St Luke's Episcopal Cathedral
143 Rt Rev Benjamin Brewster
153 Rev J Arthur Giasier
155-159 State Street church
165 Vacant
Mrs Lucia L Barrett
Charles S Cook
Herbert J Connell
Herbert Sisters lodg
Mrs Florence P Locke
Mrs Florence P Locke
Dr John H Nugent dentist rm 3
Fred H Thorue archt rm 4
Dr Mortimer Warren o
State of Maine Publicity Bureau
rm 5
Florence C Sullivan coal rm 11
Little Fashion Atelier drsmkr rm 14
F W Cunningham & Sons bldg
coutrs rm 15

185-191 Congress street
201 Almon E Marshall
203 Dr Philip Thompson h and o
207 Royal A McWilliams osteopath h
and o
209 Dr Ernest F MacVane h and o
Dr William L MacVane
211 Mrs Mary L Thompson
0 Deering street
235 David Shwartz
237 Mrs Mabel E Mills
243 Dr Joseph R Woolf h and o
0 Cumberland avenue
257 Mrs Mabel L Butler
Mrs Jennie S Lewis nurse
Walter S Smith
Herbert W Rich
0 Sherman street
263 Benjamin F MacVane
265 Mrs Elizabeth S Haskell

Goodyear Tire & Rubber Co Inc
Vacant
Leighton Apartments
Mariorie V Cleaves apt 2
Eileen H Card apt 3
Eileen B Tobey apt 4
Jennie M Johnson apt 5
Dupont & Johnson Dental Labora-
tory rm 201
Gibson Medical Laboratory rm 203
Dr Harold W Causland dentist rm
204 o
Dr Benjamin B Foster rm 206 o
Dr Carl M Robinson rm 211 o
Harold Gilbert rm 301
Edward G Burke rm 302
Elizabeth M Dodge rm 303
Wilfred P Drake rm 308
Edward L Atkinson rm 404
Wilbur E Manchester rm 404
Charles E Allen rm 405
Harley S Crandall rm 407
Lawrence H Clark rm 408
Dr Raymond J Malone dentist o
Vacant s
Dr Henry Gilman dentist o
Dr Alton H Swett dentist o
Dr Stanwood E Fisher o
Dr Adam P Leighton o
Edmund Wilson
0 Congress street

206 Vacant
208 Vacant
212-218 The Queen's Hospital
Deering street
224 George H Beal
Ernest E Decker
Ethel F Craig real est and h
Mrs Alberta E Kendall lodg and h
Beatrice W Poulin
Beulah Foxlow nurse
Mrs Evangeline D Swasey psycholo-
gist and h
252 Peter L Kyle
George H H Lawton
256 Mrs Ella R Dodge lodg and h
300 Sherman street
304 Patrick H Connell

185-191 Congress street
201 Almon E Marshall
203 Dr Philip Thompson h and o
207 Royal A McWilliams osteopath h
and o
209 Dr Ernest F MacVane h and o
Dr William L MacVane
211 Mrs Mary L Thompson
0 Deering street
235 David Shwartz
237 Mrs Mabel E Mills
243 Dr Joseph R Woolf h and o
0 Cumberland avenue
257 Mrs Mabel L Butler
Mrs Jennie S Lewis nurse
Walter S Smith
Herbert W Rich
0 Sherman street
263 Benjamin F MacVane
265 Mrs Elizabeth S Haskell

199 FEDERAL SIDE
(PREBLE 590)

CEMETERY MEMORIALS
128 High Street, Portland Phone Forest 1877

662 CONGRESS STREET
Directly opposite where located 25 years
BAXTER BLOCK, 4th Floor, Room 402. Telephone

F. S. PENDEXTER, OPTOMETRIST

INCALLS & CO., MOVERS
27 COTTON STREET
PHONE FOREST 10269

Portland Directory-Fred. L. Tower Companies
199 FEDERAL STREET
PROGRESS LETTERS
ADDRESSING
MAILING

1932

MARKS PRINTING HOUSE

ALL KINDS OF PRINTING

97 Exchange

Tel. Preble 8-1111

562 CONGRESS STREET
Directly opposite where located 25 years
BAKTER BLOCK, 4th floor, Room 402, Tel. F-3835

F. S. PENDEXTER, OPTOMETRIST

1196 PORTLAND [1932] DIRECTORY

LEFT SIDE	STATE STREET—Continued	RIGHT SIDE
188 Leighton Apartments	131 Edville G Abbott phys	
Wood B Bigelow rug cldr	Walter T W Barry phys	
Milred Welch apt 1	Henry M Swift phys	
Helen H Gard apt 3	Harold A Pingree phys	
Mrs Maude D Samson apt 4	Frank W Lamb phys	
Jennie M Rose apt 5	Edwin W Gehring phys	
Raymond J Malone dentist rm 1a	Mortimer Warren phys	
Otis J Deuphinet phys rm 201	Thomas A Foster phys	
Gibson Medical Laboratory rm 203	Ernest W Elies phys	
Harold W Causland dentist rm 205	Timothy J O'Sullivan phys	
Carl M Robinson phys rm 206	Henry W Lamb phys	
Isaac M Webber phys rm 211	John W Bowers phys	
Harold D Gilbert rm 301	St Luke's Episcopal Church	
Donald Gregory apt 302	Rev J Arthur Glasgow	
Elizabeth M Dodge rm 304	State Street Church (Greek)	
Warren Barker rm 306	Rev John C Schroeder	
Marie LeProhon rm 307	Mrs Lucia L Barren	
William E McGonagle rm 309	Mrs Charles S Cook	
James S Meader rm 401	Charles H Hebert Sisters High	
Frank Webber rm 403	Mrs Florence P Locke	
Ertrand L Dupont rm 405	John R Locke lawyer	
Peoria H Tabley rm 406	Pine State Bldg	
Myrtle H Grace rm 407	Little Washin Agency dclks	
Ray A Moughan rm 409	State of Maine Embroidry	
490 vacant st		
192 Henry Gilman dentist	Charles A Jorheing jr lbrs and j	
Alton H Swett dentist	F W Cunningham & Sons	
Stanwood E Fisher phys	conts rm 5	
Adam P Leighton phys	Cunningham Realty Co lbrs and j	
Frank H Webber		
Edmund Wilson		
0 Congress street		
206-218 The Queen's Hospital	189 Belle G Greene	
220 Deering street	203 Philip P Thompson	
George H Beal	207 Royal A McWilliams (conts) phys	
234 Ernest W Soule		
238 Ethel F Craig real est and h	Smith Studio antique	
240 vacant	Ernest F MacVane phys	
242 Beatrice U Paulin	William L MacVane	
Philip H McClum phys	Ruth E Emery	
Mrs Evangeline P Swasey	Albert W Foss dentist	
244 Benjamin J MacVane	Bernadette Moreau	
252 Clair M Libby	Deering street	
266 Willey J McIntosh lodgh and h	Notrigate Apartments	
282 Sherman street	Edward M Field	
Patrick H Conrell	Annie M Waterhouse	
Moses S Chase	Clarence R Potter apt 2	
John H Hill	Fred H Zimmerman	
Mrs Carrie E Dow	Edward J Crocker apt 3	
John P Munro	William L Wolfe apt 3	
0 Grant street	Mrs Mary E Petegonia apt 3	
Mrs Lella S Smith	Charles Cohen apt 3	
278 Philip A Koplin	Milton K Cox apt 2	
Joseph Weiss	Gordon H Pfeiffer apt 2	
286 The Windsor Apartments	Louis N Kamber apt 3	
Charles M Libby real est and h	Enlist S Peterson apt 3	
apt 2	Belph W Bradish apt 3	
Mrs Esther Mack apt 3	Samuel H Whittemore apt 3	
Kenneth W Berry apt 4	Sam Saddle apt 3	
Mrs Edna M Robinson apt 5	Mrs Carrie E McClern apt 3	
Lizzie R Buck apt 7	Alexander W Boyer apt 3	
Annie C Ahern apt 8	Coland C Wats apt 3	
Harris J Brown apt 9	Stanley W Hoey apt 3	
Paul L Rider apt 10	Mrs Abbie S Merrill apt 3	
Samuel C Rosenthal apt 11	Nathan I Greene apt 3	
	George H Thompson apt 3	
	Clyde A Benson apt 3	
	John C Gerry apt 3	
	A Hadwen Miller apt 3	
	Lawrence Newell apt 3	
	Warren B Wain apt 3	
288 The Windsor Apartments	David Shwartz	
Mrs Abbie W Kerr apt 2	Mrs Mabel E Mills	
Belle Matson apt 3	E Wilhelmira Small nurse	
Mrs Margaret E Burke apt 5	Lottie E Wrenworth nurse	
John S McDonough apt 6		

PORTLAND, RHODE ISLAND, AND BOSTON
FOGG'S TRANSPORTATION



V. Street No. 45

V. Street No. 47

CITY OF PORTLAND
 REEVALUATION
 MAP - 1982

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 046 C009001
Location 201 STATE ST
Land Use FIVE TO TEN FAMILY

*201 & 203
State St*

Owner Address SEA OTTER LIMITED LIABILITY COMPANY
 39 COVESIDE LN
 YARMOUTH ME 04096

Book/Page 20768/239
Legal 46-C-9-10-21
 STATE ST 199-203
 VERNON PLACE
 6307 SF

Current Assessed Valuation

Land	Building	Total
\$69,000	\$403,100	\$472,100

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	9	0	1

Total Acres	Total Buildings	Structure Type	Building Name
0.145	Sq. Ft. 0	APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	568	SUPPORT AREA
1	B1/B1	1516	APARTMENT
1	01/01	2084	APARTMENT
1	02/02	2084	APARTMENT
1	03/03	1406	APARTMENT

Height	Walls	Heating	A/C
8		NONE	NONE
8		HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	PORCH - OPEN	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Sales Information

Date	Type	Price	Book/Page
01/14/2004	LAND + BLDING	\$550,000	20768-239
09/01/1997	LAND + BLDING		13313-275
01/01/1996	LAND + BLDING	\$60,000	12299-340
01/01/1996	LAND + BLDING	\$60,000	12299-343

Picture and Sketch

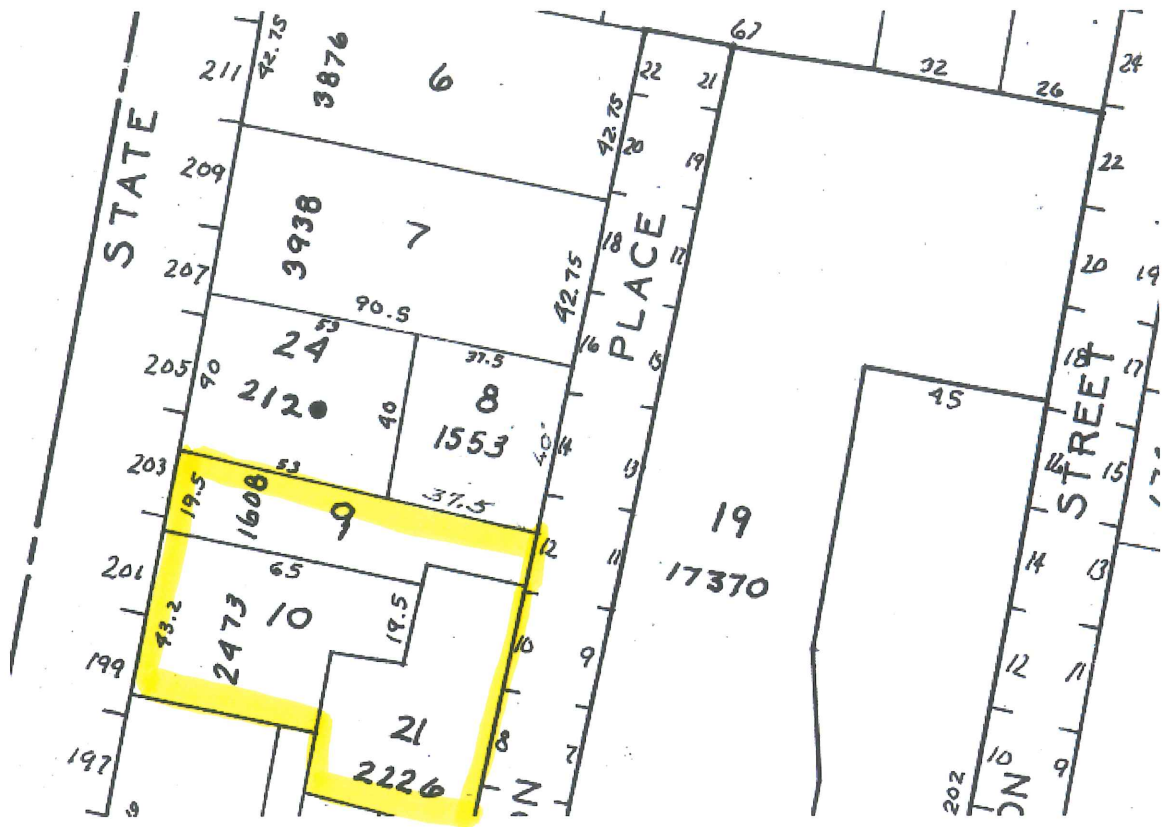
[Picture](#)
[Sketch](#)
[Tax Map](#)

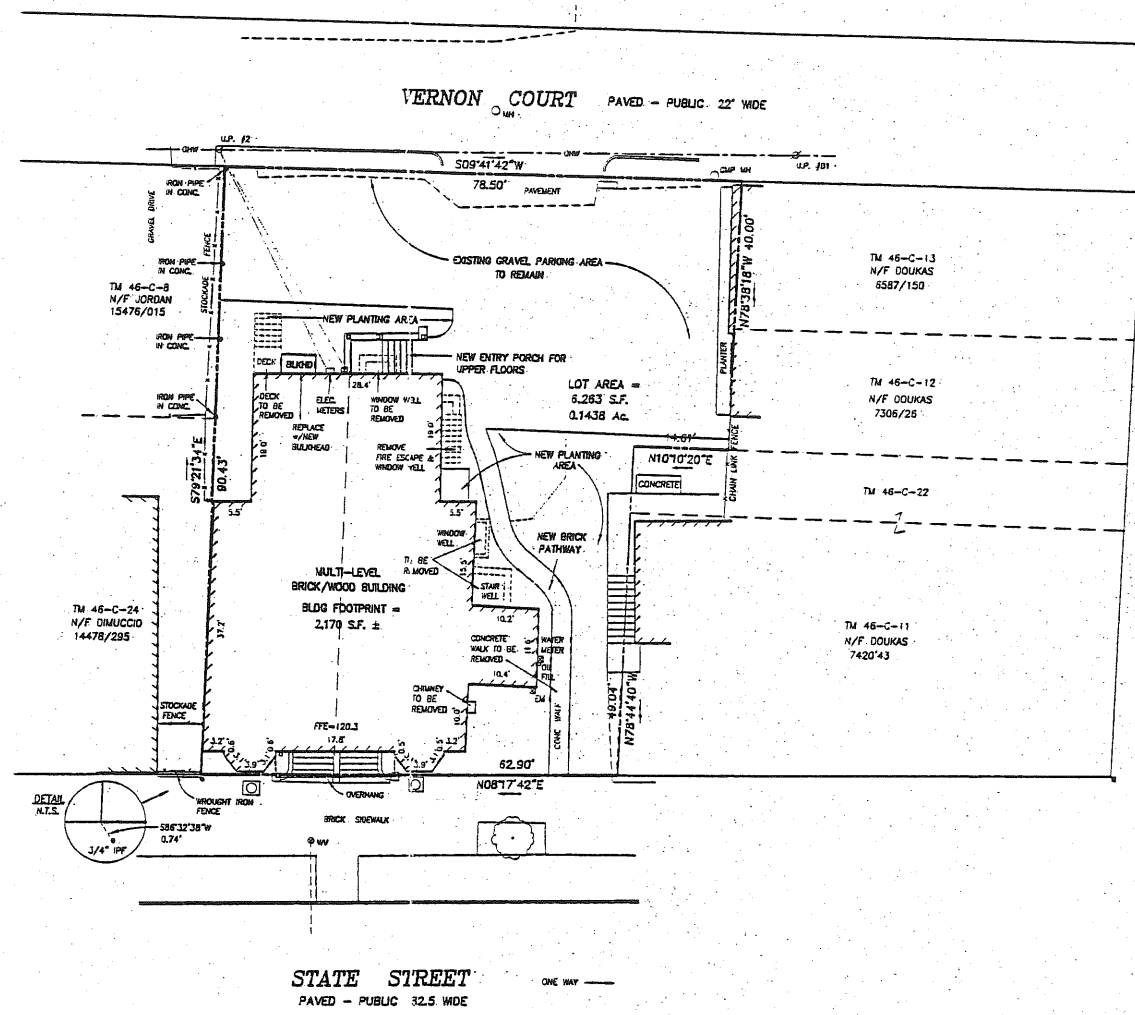
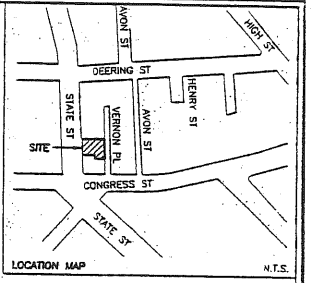
[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[New Search!](#)

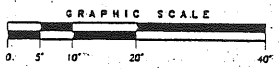






CONGRESS STREET
PAVED - PUBLIC WIDTH VARIES

- LEGEND:**
- IRON PIPE FOUND
 - GRANITE MONUMENT FOUND
 - UTILITY POLE
 - WATER VALVE
 - MANHOLE
 - U.K. STEEL COVER IN GRANITE PAD
 - ELECTRIC BOX
 - FENCE
 - CURB
 - OVERHEAD WIRES
 - DECIDUOUS TREE



- NOTES:**
- OWNER OF RECORD: SEA OTTER LIMITED LIABILITY COMPANY
C.C.R.D. BOOK 20768 PAGE 239
 - PARCEL IS SHOWN AS LOTS 9, 10 AND 21 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 46.
 - BEARINGS ARE MAGNETIC IN THE YEAR 2005.
 - FINISHED FLOOR ELEVATION IS BASED ON CITY OF PORTLAND DATUM.

REV. 1 | 12/30/09 | REUSE NEW BRICK PATHWAY

SITE PLAN
 "201 STATE STREET CONDOMINIUM"
 #201-203 STATE STREET, PORTLAND, MAINE
 MADE FOR:
LOUISE MURPHY
 RECORD OWNER
 SEA OTTER LIMITED LIABILITY COMPANY
 39 COVESIDE LANE, YARMOUTH, MAINE 04096

OWEN HASKELL, INC.
 380 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0484
 PROFESSIONAL LAND SURVEYORS

Drawn By: JMW	Date: DEC. 4, 2009	Job No.: 2005-195P
Trace By: JMW	Scale: 1" = 10'	Draw. No.: L-1
Check By: JMW/JWS	Book No.: 1021	



14005-195 State St. Portland, ME Planning, 11/20/09 2:10:20 PM