



Ann Machado <amachado@portlandmaine.gov>

126-128 Danforth Street/ Geoffrey Rice, et al

Paul Bulger <pbulger@jewellandbulger.com>

Fri, May 5, 2017 at 4:44 PM

To: "amachado@portlandmaine.gov" <amachado@portlandmaine.gov>

Hello Anne,

I received your email concerning permitting for the above-referenced project. Geoff Rice asked me to respond and ask if you need anything more. Mr. Rice is in the process of submitting designs and permit application for comprehensive plans for the buildings at 126-128. As you know Geoffrey owns the property at 128. The family corporation controlled by Geoff Rice owns 126. I am enclosing all of the various materials and submittals for this is project.

The structural engineer, Joe Leasure and the architect, and Corporation Counsel's office, requested that we make repairs to the front stairs servicing both sides of the property as soon as possible. In fact, I have committed in writing to Anne Torregrossa to do just that and I pushed for the stair and overhead porch replacement as requested by corporation counsel.

In answer to your question concerning use, 128 Danforth Street had been occupied as a 2 unit following Mr. Rice's acquisition in 1987. (Prior to that the building was a rooming house). More recently, 128 has been unoccupied pending completion of the permitting and upgrades. (See my summary to J Leasure, above under the last email).

My note to John Leasure titled "sprinkler qualification" summarizes my research on uses and title and the intention to unify title following permitting. If you see a need to apply for administrative approval for change of use, I will prepare that.

In the meantime, please let me know if you will permit the porch replacement. The front stairs and overhang are critical features for ingress and egress for 126 Danforth Street for which the application has been made.

Paul S. Bulger, Esq.

Jewell & Bulger, P.A.

477 Congress Street, Suite 1104

Portland, Maine 04101

[207-774-6665](tel:207-774-6665)

Fax: [207-774-1626](tel:207-774-1626)

----- Forwarded message -----

From: John Leasure <jmleasure@maine.rr.com>
To: Paul Bulger <pbulger@jewellandbulger.com>
Cc:
Bcc:
Date: Thu, 6 Apr 2017 16:18:07 +0000
Subject: 126-128 Danforth - Front Entry Design

Paul,

As discussed, attached are the 90% completed set of Architectural & Structural design docs for the Front Entry roof and stairs.

Let us know when you want us to submit these to the City for Approvals & Permitting.

We just need little time to coordinate Arch with Str Designs to complete.

Best regards,

John Leasure

John H. Leasure - Architect Inc.

[207.272.3267](tel:207.272.3267)

----- Forwarded message -----

From: John Leasure <jmleasure@maine.rr.com>
To: Paul Bulger <pbulger@jewellandbulger.com>
Cc:
Bcc:
Date: Thu, 6 Apr 2017 15:56:15 +0000
Subject: 126-128 Danforth

Hello Paul,

In response to your question this morning regarding existing compliance of egress at "occupied" apartments at 126 Danforth St.

Attached find floor plans indicating the "existing" violations. (although these plans reflects some proposed renovations)

Basically, existing APT 126_202 on 2nd FL has bedroom window not in compliance with 2nd means of egress requirement.

Otherwise, both existing APTS (126_201 & APT 126_202) on second floor have travel distances from APT door to exterior door under the 50 foot maximum (45ft & 47ft feet respectively) and have compliant egress windows.(see plans)

Existing Upper bedroom of 126_201 on third floor does not have 2nd means of egress door or window requirement, thus is "illegal".

Also attached early letter indicating code review options.

I hope this answer your concern. Call me if you need any clarification.

Best regards,

John Leasure

John H. Leasure - Architect Inc.

[207.272.3267](tel:207.272.3267)

----- Forwarded message -----

From: John Leasure <jmleasure@maine.rr.com>

To: Paul Bulger <pbulger@jewellandbulger.com>

Cc:

Bcc:

Date: Thu, 3 Sep 2015 17:33:38 +0000

Subject: FW: sprinkler qualifications

Paul,

FYI -

From: John Leasure [mailto:jmleasure@maine.rr.com]

Sent: Thursday, September 03, 2015 1:12 PM

To: 'geoff607@yahoo.com'; Dan Leo (dleomaine@yahoo.com); 'Paul Bulger'

Subject: sprinkler qualifications

Geoffrey,

Attached find the sprinkler qualifications and other pertinent info as requested..

Call if you have any other questions.

Best regards,

John Leasure

John H. Leasure - Architect Inc.

[207.272.3267](tel:207.272.3267)

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From: Paul Bulger <pbulger@jewellandbulger.com>
To: John Leasure <jmleasure@maine.rr.com>
Cc:
Bcc:
Date: Thu, 3 Sep 2015 21:57:33 +0000
Subject: RE: sprinkler qualifications

Thanks John.

By the way, my research at the Inspections Department indicates that the property at 128 Danforth was run as a rooming house with 7 rooms until 1979 when Geoff Rice acquired the property. Geoff told me that the property had 4 bathrooms. There is no record after that date. City tax records shows the property as a two family.

I probably should file a Change of Use to establish 2 legal units. The Change of Use application requires administrative approval. Assuming we are approved for 2 units we will still have to complete subdivision and site plan approval as part of this process.

I am in the process of dissolving Stateway Apartments, Inc. as part of wrapping up Geoffrey's mother's estate. I have an opportunity to transfer the 128 asset into Geoffrey's name which would unify title. I do not see any negative consequences of doing so from a zoning administration standpoint. Unified title will certainly help to simplify questions of access, utilities, and parking (eliminating cross easements and management problems).

John, your thoughts?

Paul S. Bulger, Esq.

Jewell & Bulger, P.A.

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From: John Leasure [<mailto:jmleasure@maine.rr.com>]

Sent: Thursday, September 03, 2015 1:34 PM

To: Paul Bulger <pbulger@jewellandbulger.com>
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John Leasure

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25 attachments

 **A1_Basement Floor 9-14-15.pdf**
67K

 **A2_First Floor 9-14-15.pdf**
119K



















 **A3_Second Floor 9-14-15.pdf**
102K

 **A4_Third Floor 9-14-15.pdf**
65K

 **A5_South Elevation 9-14-15.pdf**
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 **A6_East West Elevation 9-14-15.pdf**
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 **December 12, 2016 letter from City.pdf**
386K

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