



Ann Machado &lt;amachado@portlandmaine.gov&gt;

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**126-128 Danforth Street/ Geoffrey Rice, et al**

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Paul Bulger &lt;pbulger@jewellandbulger.com&gt;

Mon, May 8, 2017 at 10:50 AM

To: Ann Machado &lt;amachado@portlandmaine.gov&gt;

Cc: Deb Andrews &lt;dga@portlandmaine.gov&gt;, Jewell Admin &lt;assistant@jewellandbulger.com&gt;

Ann,

Thank you for following up so quickly. The stairs really need to be addressed immediately and I appreciated your authorization with respect to that discrete project. The design, including granite steps out front and a replacement console and roof system over the stairs is just a preliminary step in a restoration that will restore the building and double the number of units in use at 126-128 Danforth. The above attachments show existing conditions and plans for replacement of the porch entrance now in the City's files with the permit application. Forgive me if I say too much, but I want to be sure that everyone understands the steps in my process.

The project to rehab the property will take a year to complete from commencement. The owner's architect will very likely submit the final plans this month. To be candid, the timing is entirely in the hands of Mr. Leasure, subject to Geoff approving the various recommendations of the architect. The last Tenant in the property at 126 will vacate before the end of 2017, at which time the property will be vacant. Although we have previously work-shopped the project with the planning office, the Fire Department and with the participation of Deb Andrews, ( beginning September 2 2015, and thereafter without my participation) I suspect that there will be a review period and various adjustments to the plan following comments. Mr. Rice will be adding units in the basement and reconfiguring space upstairs. The end result will be a 9 total units.

I will submit for Change of Use keying off the new floor plan. I assume that your office will review the Change of Use administratively as part of the application for permit. Please confirm. If the floor plans or number of units is revised as a result of review of the Permit Application by staff I will amend my application accordingly.

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As I said in my prior email, I recommended that Mr. Rice unify title to avoid cross-easements for utilities, parking and maintenance, and a party wall agreement. He has

agreed to that recommendation subject only to my completing the paper work and a deed from the Stateway Corporation (the family entity holding title). Geoff is the surviving shareholder and he controls 100% of the voting interest in the corporation.

I hope that this big picture can serve as a template for expectations going forward.

Paul S. Bulger, Esq.

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**From:** Ann Machado [mailto:[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)]

**Sent:** Monday, May 08, 2017 9:08 AM

**To:** Paul Bulger <[pbulger@jewellandbulger.com](mailto:pbulger@jewellandbulger.com)>

**Subject:** Re: 126-128 Danforth Street/ Geoffrey Rice, et al

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

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

To: "g r" <[geoff607@yahoo.com](mailto:geoff607@yahoo.com)>, Paul Bulger <[pbulger@jewellandbulger.com](mailto:pbulger@jewellandbulger.com)>, "Edward Morse" <[mainenautical@icloud.com](mailto:mainenautical@icloud.com)>, "jleasure@ll-eng.com" <[jleasure@ll-eng.com](mailto:jleasure@ll-eng.com)>, "Jeremy Moser" <[jmoser@studiomnemosyne.com](mailto:jmoser@studiomnemosyne.com)>

Cc:

Bcc:

Date: Mon, 19 Dec 2016 17:33:37 +0000

Subject: 126-128 Danforth Front Entry-Pricing

Dear all:

Update for front entry Roof/Porch/Steps