



Ann Machado <amachado@portlandmaine.gov>

126-128 Danforth Street/ Geoffrey Rice, et al

Ann Machado <amachado@portlandmaine.gov>

Mon, May 8, 2017 at 2:36 PM

To: Paul Bulger <pbulger@jewellandbulger.com>

Cc: Deb Andrews <dga@portlandmaine.gov>, Jewell Admin <assistant@jewellandbulger.com>

Paul -

I just tried to call you.

If 128 Danforth Street is currently vacant and there are plans to put the two properties under one ownership and add dwelling units, then as long as 128 Danforth St remains vacant, Mr. Rice does not need to apply for a permit to establish a use at 128 Danforth Street until he is ready to move forward with a permit to change the use of both properties. Right now the legal use of 126 Danforth St is four dwelling units. The legal use for 128 Danforth Street is a lodging house with seven rooms. Your email says that Mr. Rice would like to have a total of nine units. I assume that you mean between the two buildings. Adding five units would require subdivision review with the Planning Board.

Also, an application (2017-95) was submitted on 4/24/17 to go before the Historic Preservation Board for exterior work to the buildings. I would check in with Deb Andrews because historic preservation will not be able to sign off on the rebuild of the front entry porch and stairs until the Historic Preservation Board has made a decision.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
(207) 874-8709

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To: "g r" <geoff607@yahoo.com>, Paul Bulger <pbulger@jewellandbulger.com>, "Edward Morse" <mainenautical@icloud.com>, "jleasure@ll-eng.com" <jleasure@ll-eng.com>, "Jeremy Moser" <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

Geoffrey and I met last week to discuss this project.

Please review attached "prelim" Arch dwgs A1 & A2. Options shown on A1.

Ted – Can you provide a "rough estimate" of construction costs for each option (1 thru 3) on plans? Provide any additional or unnecessary scope items! (ie winter constr??. etc..)

After, prelim. cost are provided to Owner, can **Geoffrey** indicate which option he would like us to design & detail for the City application?

We recommend Option 3 to ensure proper foundation stability, material durability/low maintenance and historical character preservation.

I will contact City Historical Preservation for a prelim. meeting to discuss these options.

I will forward their recommendations to everyone.

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 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)