

Ann Machado - RE: 97 and 96 Lincoln Street

From: Jonathan Block <jblock@PierceAtwood.com>
To: 'John Martell' <martellj@portlandmaine.gov>
Date: 12/17/2014 2:09 PM
Subject: RE: 97 and 96 Lincoln Street
CC: Ann Machado <AMACHADO@portlandmaine.gov>, Craig Messinger <CRM@portlandm...>

Just to follow-up, I have contracted for the remaining work at 96 Lincoln Street (Apt. 3) described in the email below. It will be done in the Spring (likely in May) 2015, which is the earliest availability of my contractor. My contractor is sending me a confirmatory letter and I will forward that letter to you for your files. With that job, the project at 96 Lincoln will be complete.

Jonathan A. Block

PIERCE ATWOOD LLP

PH 207.791.1173

From: John Martell [mailto:martellj@portlandmaine.gov]
Sent: Tuesday, November 25, 2014 4:46 PM
To: Jonathan Block
Cc: Ann Machado; Craig Messinger; David Petruccelli
Subject: RE: 97 and 96 Lincoln Street

Thanks Jon.

John Martell
 Portland Fire Department
 Fire Prevention Bureau
 874-8400

>>> Jonathan Block <jblock@PierceAtwood.com> 11/25/2014 4:14 PM >>>

Thanks – I will speak with my contractor to develop a time estimate and get back to you (collectively).

Best wishes.

Jonathan A. Block

PIERCE ATWOOD LLP

PH 207.791.1173

From: John Martell [mailto:martellj@portlandmaine.gov]
Sent: Tuesday, November 25, 2014 4:09 PM
To: Jonathan Block
Cc: Ann Machado; Craig Messinger; David Petruccelli
Subject: RE: 97 and 96 Lincoln Street

Jon,

Thanks for getting back so quickly. It is nice to hear you have been moving forward with the project. We do

appreciate your cooperation through the whole process and know that you have tried to work with us in a positive manner. We do understand that it takes time and money. We are sorry to hear about your mother and hope things work out well. Tomorrow is my last day on the job and I appreciate your kind words on my service.

If you could give us a rough time estimate on when the stairs etc would be complete that would be helpful. Both Captain Petruccelli and FF Messinger are aware of your project and will give you any help needed. Thanks again Jon.

John

John Martell
Portland Fire Department
Fire Prevention Bureau
874-8400

>>> Jonathan Block <jblock@PierceAtwood.com> 11/25/2014 3:05 PM >>>

Hi John:

Yes, we have made a lot of progress!

We began by immediately reconstructing the rear stairway of the building as per the plans, which required that a new addition be added to the top of the building. In addition, the area that leads from the 3rd floor apartment to the rear stairway was sheet-rocked and re-floored. In addition, the wooden bead board paneling was removed from the rear entry area and replaced with sheetrock. This was completed (except for minor cosmetic work) shortly after we got the building permit in June of 2012. The cost of this whole thing was over \$30,000, which wiped me out financially, but it is done. [That required me to yank my daughter out of McAuley H.S. and put her back into public school, so my whole family sacrificed to get that project done!]

Before calling the City back for the final inspection, I need to complete the remainder of the work (e.g. widening the third floor front stairs by 6 inches and making it less steep) which is going to be a major, major project affecting the downstairs apartments as well, and I'm just trying to save the funds to do it.

I am also saving money to have the fire doors installed everywhere and I am planning to get that project done this winter. I have a phone call in to my contractor to get that work scheduled over the winter months. To me, that is a higher priority (and much easier to do) than widening the third floor front stairs by 6 inches so I was planning to do the fire doors next. (And we already put one in the new addition discussed above.)

This is not on your list, but I was also planning to call my electrician to have him check every single smoke detector to make sure they are in good working order and to replace any that are old or out of date.

My other building badly needs to be painted so I'm trying to work that into all of this as well. That's going to cost at least \$20,000 and the paint is literally peeling off in sheets so it needs to be done in the Spring.

I greatly appreciate your continued patience and working with me as I continue to make progress on this. I just learned last week that my mother (in Philadelphia) has advanced stage metastasized ovarian cancer and I will have to be spending large amounts of time travelling back and forth to Philadelphia to see to her care as I am her only child and her only close relative. So your continued patience would be very much appreciated. Unlike many landlords that I'm sure you deal with, I am responsive, caring and committing to getting everything done – it only takes some time and patience on all of our parts

Thank you for your many years of service to the City and I wish you all the best in your retirement.

Jonathan A. Block

PIERCE ATWOOD LLP

PH 207.791.1173

From: John Martell [<mailto:martellj@portlandmaine.gov>]
Sent: Tuesday, November 25, 2014 2:07 PM
To: Jonathan Block
Cc: Craig Messinger; David Petruccelli
Subject: Re: 97 and 96 Lincoln Street

Hi Jon,

I am just following up to see if you have made any progress on the legalization of the unit and the install of the dormer etc. We show that you had pulled permits back in June of 2012 but to the best of my knowledge we have not been called back for any inspections to sign off on the work. Please let us know how things are moving. We need to know if you are still renting the third floor unit at 96 Lincoln St. This is where we have the issue with the escape windows and also the code compliant stairs for the second means of egress. Please let us know what the status is for this address. If you could reply back to all that would be helpful. I am retiring from the office and Captain Petruccelli is now in charge of the office and FF Messinger is assigned here also. Thanks Jon and look forward to hearing from you soon.

John

John Martell
 Portland Fire Department
 Fire Prevention Bureau
 874-8400

>>> "Jonathan Block" <jblock@PierceAtwood.com> 4/9/2012 12:44 PM >>>

John: Please see attached letter regarding response and plan of action for 97 and 96 Lincoln Street. A hard copy is in the mail. If I should be sending it to someone else, please let me know. At your suggestion, I contacted Deb Andrews of the City's Historic Preservation Board regarding the fire door issue. Her letter is attached. As you can see, she feels strongly that the fire door requirement should be waived by the Fire Department due to the historic nature of these buildings and she totally supports such a waiver.

As you can see from my letter, there are contractors working on these buildings right now (as in today) to fix the fire escape at 97 Lincoln and work on the other issues outlined in the letter.

Thank you for your assistance. It is greatly appreciated.

Jon Block

Jonathan A. Block

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From: John Martell [<mailto:martellj@portlandmaine.gov>]
Sent: Tuesday, March 20, 2012 9:28 AM
To: Jonathan Block
Subject: Re: 97 Lincoln Street

Jon,

Here are the files that I have which we just discussed on the phone. I will have copies of the other items for you to pick up here at the office.

John

John Martell
Portland Fire Department
Fire Prevention Bureau
874-8400

>>> "Jonathan Block" <jblock@PierceAtwood.com> 3/20/2012 8:37 AM >>>

John: Here is the letter.

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