

CITY OF PORTLAND
PLANNING AND URBAN DEVELOPMENT DEPARTMENT

Re: 177 Grant Street
CBL:053- B-021

October 8, 1997

177 Grant Street was removed from the demolition list and the property was transferred on October 1, 1997 to Portland West Neighborhood Council for rehab work per P.Samuel F. Hoffses.

053-B-021



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager
FROM: Joseph E. Gray, Jr., Director Planning & Urban Development
SUBJECT: Item for March 7, 1997 City Council Agenda
Demolition Order - 177 Grant Street
Chart/Block/Lot # - 58-B-21
DATE: March 3, 1997

The Code Enforcement Office and Fire Dept. recommend the demolition of the building at 177 Grant Street. A video tape showing, the condition of the structure is available for review.

This structure has been the subject of a number of complaints in the past six months. We have been in contact with the previous owner and the present holder of the mortgage. We explained the present condition of the structure and the potential public safety and fire hazards that exist. Due to the structure being vacant and the area the structure is located increase the potential hazards.

Representatives of the City Departments will be at the public hearing along with above referenced video tape of subject premises if needed.

Order # - Order of Demolition (17 M.R.S.A. Section 2851 et seg) premises at 177 Grant Street sponsored by Robert B. Ganley, City Manager

Order # - Order Approving Order of Demolition - RE: 177 Grant Street sponsored by Robert B. Ganley, City Manager.

This multi-family building has been abandoned since early fall of last year. Despite our attempts to work with the previous owner and current mortgage holder to rehabilitate this building, no effort on their part has been made to rectify this situation. This building has been through a long winter and exposed to the environment causing more structural damage and severe damage to the plumbing, heating, and electrical systems. In some areas, this building is structurally unsound. This order gives the owner a final 30 day period to raze the structure or begin rehab.. After a 30 day period, the city will proceed with razing of the building. This order seeks the council approval required by State Law before the City can demolish the structure.

The two items require five affirmative votes for passage after an opportunity for Public comment has been given.

11/OCT/97
Portland West has property now, will
be doing re-hab. \$

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: P. Samuel Hoffses, Director of Inspection Services
FROM: Charles A. Lane, Associate Corporation Counsel
Ext. 8480
DATE: March 4, 1997
RE: Demolition of 106-108 Bell Street
and
Demolition of 177 Grant Street

This is to reflect our conversation on March 3 in which you advised me that the City would be taking no further action in regard to the proposed demolition of the above-described structures, because one property is being rehabilitated by its owner (Bell Street) and the other property which is owned by the federal government will either be restored or demolished by it.



Charles A. Lane
Associate Corporation Counsel

CAL:sc

cal demo\106bell2.psh
cal demo\177grant.psh

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Elizabeth Boynton, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Department
Mark H. Lawler, Peoples Heritage Savings Bank

Corporation Counsel

Gary C. Wood



CITY OF PORTLAND

Associate Counsel

Charles A. Lane
Elizabeth L. Boynton
Natalie L. Burns
Donna M. Katsiaficas

January 28, 1997

Michelle Dorsey Brooks, Esq.
Maine Title Company
10 Free Street, P.O. Box 15009
Portland, ME 04101

RE: Premises at 177 Grant Street
Chart 53, Block B, Lot 21

Dear Michelle:

The City is interested in demolishing the structure situated on the above-described premises. Would you please provide me with a title search in your usual form. The title reference according to the records in the Assessor's office is:

Deed of Mary E. Murphy to Barbara J. Callahan, dated April 1, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6142, Page 308.

Please forward your report to me and send the bill for your services to:

Joseph E. Gray, Jr., Director
Planning and Urban Development
389 Congress Street
Portland, ME 04101

Very truly yours,

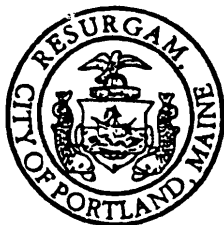
A handwritten signature in cursive script that reads "Charlie Lane".

Charles A. Lane
Associate Corporation Counsel

CAL:sc

cal\demo\grantttl.ser

cc: Joseph E. Gray, Jr., Director, Planning & Urban Develop.
P. Samuel Hoffses, Chief, Inspection Services



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Charles A. Lane, Associate Corporation Counsel

FROM: P. Samuel Hoffses, Chief, Inspection Services Division *PSH*

SUBJECT: Title Search and preparation for proposed demolition of 177 Grant Street,
53-B-21; Barbara Callahan, owner, 4 Gould Road, South Portland, ME 04106

DATE: January 22, 1997

Request a title search be conducted for subject property and the necessary action be taken to place this property on the City Council Agenda for demolition.

I feel this structure meets the criteria of the Dangerous Building Code outlined in Section 17-2051 of the Maine Revised Statute.

cc: Joseph E. Gray, Jr., Dir, PUD
Mark Adelson, Dir, Comm. Hsg
Lt. McDougall, PFD
M. Schmuckal, Asst. C, Insp Svcs
D. Jordan, CEO

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 7, 1997

Ms. Barbara Callahan
Four Gould Rd.
South Portland ME 04106

re: 177 Grant St. - Portland (053-B-021)

Dear Ms. Callahan:

Numerous complaints have been received in this office regarding the condition of your property at 177 Grant St., Portland.

Unless you provide this office with plans to restore this property and a time frame indicating how you intend to accomplish this task, the City will be forced to consider the option of placing this property on the demolition list. I am of the opinion that this structure, as is, can be considered a dangerous struture under Maine State Statute #17-2851.

If I do not hear from you by January 22, 1997, I shall proceed with a demolition order.

If you have any questions, please do not hesitate to contact this office. If you are not the current owner, please call me with the information on the current owner.

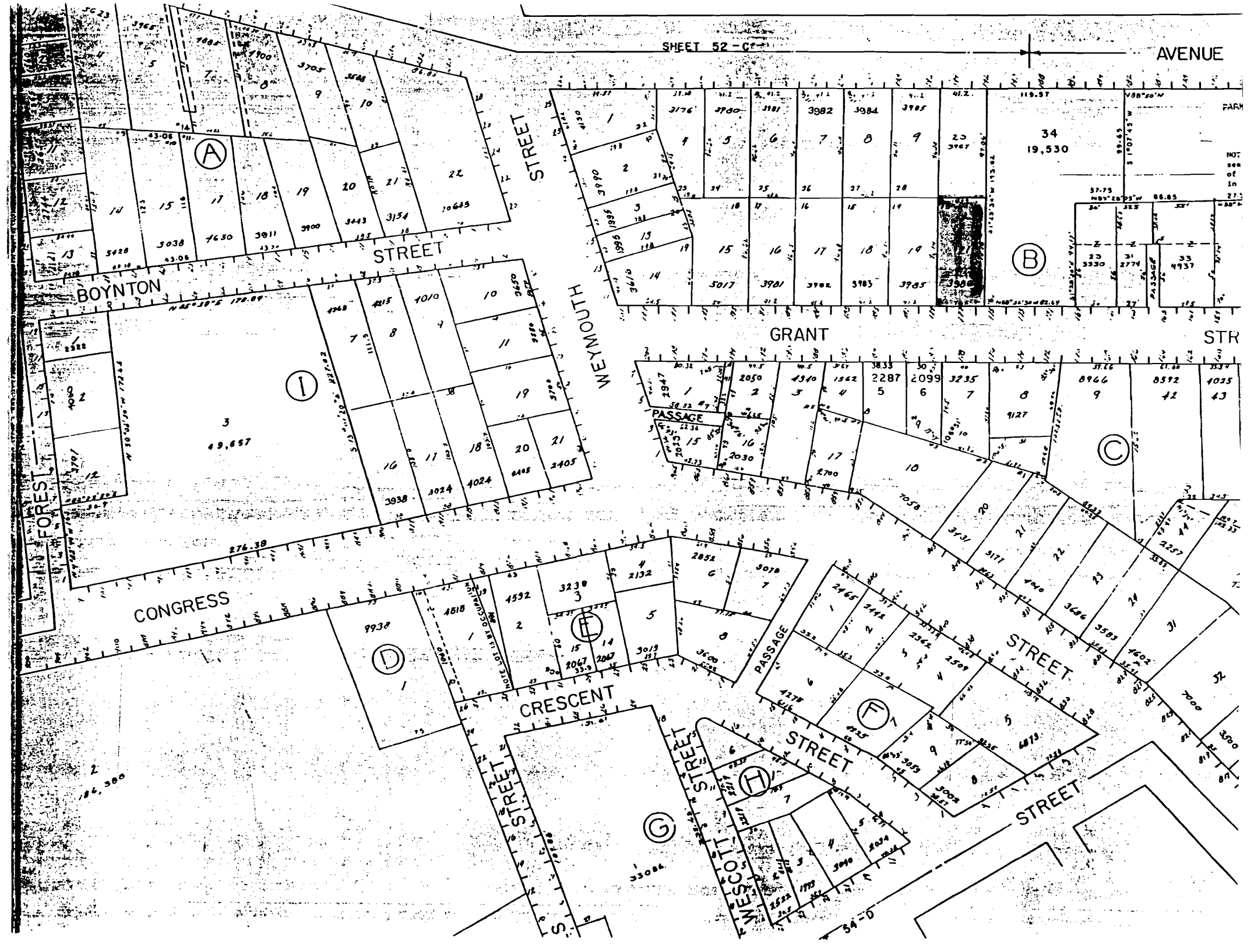
Sincerely,

A handwritten signature in dark ink, appearing to read "P. Samuel Hoffses", with a long horizontal line extending to the right.

P. Samuel Hoffses, Chief of Inspection Services

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Mark Adelson, Director of Housing and Neighborhood Services
Lt. Gaylen McDougall, Fire Prevention
David Jordan, Code Enforcement Officer

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CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Richard Lauck, Public Buildings Manager

FROM: David Jordan, Code Enforcement Officer, District 5

SUBJECT: 177 Grant Street, CBL 053-B-021
Owner: Barbara Callahan, 4 Gould Road, South Portland

DATE: February 6, 1997

As a Code Enforcement Officer for the City of Portland, I am declaring 177 Grant Street an unsafe structure as described in the 1996 BOCA National Building Code, Chapter 1, Section 119.1, which states "a vacant structure that is not secured against entry shall be deemed unsafe".

The owner of record as of July 1, 1996 is Barbara Callahan, although I do not believe she is the current owner. That leaves the subject property in "legal limbo" and unsafe as is.

I am requesting at this time the subject structure be secured at all first floor entrances and windows as soon as possible.

cc: P. Samuel Hoffses, C, Insp Svcs Div