

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 21, 1994

RE: 111 Woodlawn Avenue

Ms. Betty Wilhelmi
111 Woodlawn Avenue
Portland, ME 04102

Dear Ms. Wilhelmi,

On Friday June 17th at 1:15 P.M., in the company of Arthur Rowe, City of Portland Code Enforcement Officer, I inspected the wiring at the above address. I found the interior wiring on the second level in non compliance to the City of Portland Electrical Code, and the requirements of the National Electrical Code 1993. There was much wiring exposed, not properly terminated, one wall had open splices between cables, a direct hazard to personnel. There was extensive use of extension cords throughout the premise, open exposed receptacles terminated off open hanging cables.

I left my card with your son, Mark, recommending he hire an electrical contractor, notifying him he could not terminate any wiring. He said he would hire a master electrician. I would recommend posting this building as a danger, until it has been brought to code compliance.

Very truly yours,

Sven Borglund
Chief Electrical Inspector

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer
Gaylen McDougal, Fire Prevention Bureau

per CMP:
August 18th, 1994
is when the power
was shut off

C. Lane Corp Counsel

74-42

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 5, 1994

RE: 111 Woodlawn Avenue

Mrs. Betty Wilhelmi
111 Woodlawn Ave.
Portland, ME 04103

Dear Mrs. Wilhelmi:

It has been brought to the attention of the City that the condition of the wiring in the home occupied by you and your son constitutes a serious threat to the safety of its inhabitants. (A copy of the electrical inspector's report is enclosed.)

Although I made your son aware of the serious violation of the electrical code existing in your home and he promised me that he would arrange to have them corrected by a master electrician, you need to understand that, if the wiring is not brought up to code standards within a reasonable period of time, the City will have an obligation to post the building and to prevent anyone from inhabiting it.

I will re-inspect your home within 5 to 7 days after the date of this letter, and will expect to find that the wiring has been brought up to code standards. I would appreciate a call from the electrician employed by you to correct the deficiencies, so that he can advise me when he will have them corrected.

If you do not understand either the need to meet code requirements or that posting (if necessary) could bar use of your home, please call me and I will attempt to explain to you the urgent need to remedy the code deficiencies as soon as possible.

The owner may do his own electric work as long as proper permits are obtained.

Sincerely,

Arthur Rowe
Code Enforcement Officer

/el

cc: C. Wilhelmi, 10 Holbrook Road, Freeport, ME 04032

Inspection Services
Samuel P. Hoffses
Chief



Charlie Lane
Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 17, 1994

Mrs. Betty Wilhelmi
111 Woodlawn Avenue
Portland, Maine 04103

Dear Mrs. Wilhelmi,

On July 5, 1994, you were advised that your home contained dangerous electric hazards which had been identified by the City's Electrical Inspector. You were directed to complete the repairs within 7 days.

On August 15th I reinspected your property, none of the electrical problems noted above had been corrected.

In addition, I observed the following code violations (the list is not intended to be complete).

Other violations noted during the inspection are as follows:

1. Missing plaster/wallboard from most walls and ceilings.
2. Broken windows throughout.
3. Miscellaneous rubble throughout yard.
4. Damaged siding, gutters, downspouts.
5. Missing mortar in chimney
6. Hole in roof.
7. No electricity.

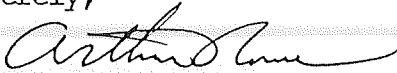
In its present condition your home not only is in violation of applicable City codes but also constitutes a serious threat to its health and safety both of its inhabitants as well as the neighborhood.

Unless the property is brought into compliance with the Electrical Code and electric service within two business days following your receipt of this letter. Your home will be posted against human habitation and you will be required to vacate it.

DO NOT ATTEMPT TO RESTORE ELECTRIC SERVICE UNTIL ALL THE WIRING AND APPURTENANCES THERETO HAVE BEEN REPAIRED BY A LICENSED ELECTRICIAN

If you have questions concerning the contents of this letter, call me and I will attempt to assist you. You must understand, however, that in its present condition, you have is a hazard to yourself and your sons and you will not be permitted to remain there unless the repairs are made.

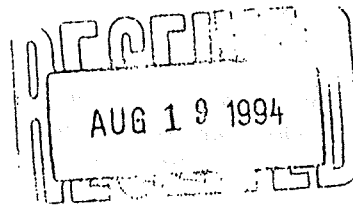
Sincerely,



Arthur Rowe
Code Enforcement Officer

cc: C. Wilhelmi
10 Holbrook Rd.
Freeport, Maine 04032

ACCESS
Jill Tiffany
82 Elm Street
Portland, Maine 04101



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

TO: Nadeen M. Daniels, Assistant City Manager

FROM: Gary C. Wood, Corporation Counsel *GCW*
Ext. 8480 (dl)

DATE: August 26, 1994

RE: Betty and Mark Wilhelmi (111 Woodlawn Avenue) -
Eviction Because of Dangerous Living Conditions

This is the case I spoke to you about on Monday. The City is taking action to move Betty Wilhelmi and her son, Mark, out of their home at 111 Woodlawn Avenue. Both Mark and his mother apparently suffer from some form of mental illness or impairment. Mark's problems are reportedly much more severe than his mother's. The neighbors have been complaining about his behavior off and on for the past several years.

Mark has been tearing the house up for the past several years. Some of the material he burns for heat. Other material he throws out into the yard. Building Inspections and DPW have cleared it up on several occasions. They took two truckloads of trash to the dump just this week in our most recent effort to clean up the property.

As a result of Mark's activity, the house is now unsafe and unfit for human habitation. It has at least one open doorway and lacks electricity (see attached letters from Arthur Rowe, Code Enforcement Officer). Sam Hoffses is very familiar with this situation. Marge Schmuckal and Arthur Rowe have also worked on the case.

Given the condition of the house, it is clear that Betty and Mark cannot safely spend more time there. A critical component of moving them out is to find living quarters for them before we board up the house.

Mark is being helped with his illness by one of Dr. McFarlane's new crisis management teams. The contact person on that team who is apparently trying to arrange living quarters is Jill Tiffany. Her mailing address is: ACCESS, 82 Elm Street, Portland, ME 04101. Her telephone number is 780-0020.

The City needs to make certain that living quarters are provided before eviction or we will be seen as creating a problem rather than solving one. We may run into resistance from mental health advocates or from Mrs. Wilhelmi's daughter. The daughter's name is C. Wilhelmi, 10 Holbrook Road, Freeport, ME 04032.

Nadeen M. Daniels
August 26, 1994
Page 2

Please assign this task to someone from Health & Human Services or ask Marge Schmuckal if she can handle it. Health & Human Services may already be working with Jill Tiffany on this issue and their job may not consist of any more than confirming with her that living arrangements have been made.

Once my office has received confirmation from Health & Human Services or Building Inspections that living arrangements have been set up for Betty and Mark Wilhelmi, we will go to court and seek a preliminary injunction allowing us to remove them from the premises. In making that request to the court, we will have a fair chance of success if living arrangements have been made. We will probably have no chance of success if no living arrangements have been made because we are going to have to inform the court that it might have to appoint a guardian ad litum to represent the Wilhelmis in our eviction action.

I will be away on vacation until September 6, but Charlie Lane is familiar with the case and ready to go to court as soon as we hear about the living arrangements.

Charlie has advised me that City action on this matter has been postponed until early September so that the special needs of the Wilhelmis can be accommodated.

GCW:d1

Encs. (2)

cc: Robert B. Ganley, City Manager
Joseph E. Gray, Jr., Director of Planning & Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Marge Schmuckal, Assistant Chief of Inspection Services
Arthur Rowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Richard Lauck, Trades, Public Works
FROM: Marge Schmuckal, Asst. Chief of Inspections
DATE: August 26, 1994
DATE: Boarding up 111 Woodlawn Avenue

We have been working very closely with Corporation Counsel and Social Services concerning a building at 111 Woodlawn Avenue. Briefly, the mother and older son who live there have some form of mental illness and/or impairment. Because the son is constantly ripping things out of the house, such as electrical work, dryers, wood, sheetrock, chimneys, etc., our office is deeming it a hazard to live in. Before we can evict them (through a court order), we are trying to set up safe housing for them ahead of time. As soon as this is done and they are removed from the property, we need your crew to ~~to~~ in immediately to board up the building.

Please go by the building and estimate the materials that you would need for the job. There is also a small building that used to be a garage at one time and then was turned into a living unit. It too has essentially been trashed. It will also need to be boarded up at the same time.

I do caution you not to get involved with these people, as they are not rational to deal with. If we can get everything lined up and in order, we will probably be going thru with the temporary restraining order right after the Labor Day weekend. We will keep you apprised of when we will need your services.

If you have any more questions on this matter, please don't hesitate to call me. (X 8711)

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Nadeen Daniels, Asst. City Manager
P. Samuel Hoffses, Chief of Inspection Services
Charlie Lane, Associate Corporation Counsel
Arthur Rowe, Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 09, 1994

WILHELMI BETTY J
111 WOODLAWN AVE
PORTLAND ME 04103

Re: 109 Woodlawn Ave
CBL: 151- - B-005-001-01 & 151-B-004
DU: 2 & 1

Dear Ms. Wilhelmi:

As owner or agent of the property located at the above referred address, you are hereby notified that as the result of a recent inspection, the occupied structure is hereby declared unfit for human occupancy.


The above mentioned structure is to be vacated so long as the following conditions continue to exist thereon:

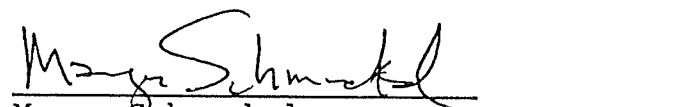
Article V, Section 6-120

1. Properties which are either damaged, decayed, dilapidated, insanitary, unsafe or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants or the public ---

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned structure without the written consent of the Health Officer or his/her agent.

Sincerely,


Arthur Rowe
Code Enforcement Officer


Marge Schmuckal
Asst. Chief of Inspection Services

— NOTICE —

Occupancy of these premises is not permitted due to conditions dangerous or detrimental to life or health. Removal of this notice without the approval of the City of Portland Division of Inspection Services is Prohibited by Law

Inspector *A. Lowe*

Date 9/9/44

JOSEPH E. GRAY, JR., Director
Planning and Urban Development
Inspection Services

copy + send copy to SAM Hoffes.
CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

To: Joe Gray / SAM Hoffes

From: Amy Wood

Date: 14 Sept 94

Re: 18 Woodlawn Ave / Wilhelmis

For your info./review/comments
 For your approval/signature
 For your files
 Other _____

Comments: Based on what Charley Lane saw
yesterday I think we should move ASAP
to condemn + tear down the
Wilhelmis house. If you agree please
have Sam take pictures + prepare a
condemnation report + we will get
the process going immediately.

DRAFT

September 16, 1994

Mrs. Betty J. Wilhelmi
C/O Ms. Claudine Wilhelmi
10 Holbrook Street
Freeport, ME 04032

**RE: Premises at 111 Woodlawn Avenue
151-B-005-001-01
151-B-004**

Dear Mrs. Wilhelmi:

From June to September 1994, officials of the City of Portland have advised you of serious violations of both the Housing Code and also the Electrical Code at the above-described premises. Although you were directed to take action to correct those deficiencies, you either failed or neglected to do so. As a result, on September 9, 1994, the building occupied by you and your son was posted against human habitation, and on September 12, 1994, the Superior Court granted a Temporary Restraining Order which barred its use for human habitation.

On September 13, 1994, I was present at your home and had an opportunity to inspect its interior and exterior as well as the structure in the rear which was formally used for residential

DRAFT

purposes.

The comments set forth below apply generally to each structure. In my opinion, both structures reflect the following conditions. Those conditions are:

(i) structurally unsafe, because many structural members have been fully or partially removed;

(ii) unstable, because holes have been cut through the structure and floor joints have been cut without headers and trimmers being installed to carry the loads;

(iii) unsafe, because stairs and decks have been removed;

(iv) unsanitary, because the structures have no water supply and the plumbing fixtures have been severely damaged;

(v) unsuitable for residential use, because the property is not served with either water or electricity, as well as for the other reasons set forth herein; and

(vi) constitutes a hazard to health and safety, because of their location in regard to other structures, inadequate maintenance and dilapidation, and for the other reasons stated

DRAFT

herein.

In their present condition each structure would qualify for removal under Maine's Dangerous Building Statute (17 M.R.S.A. Section 2851, et seq).

If you intend either to restore the structure formally occupied by yourself and your son or to improve or remove the other structure, so that it no longer constitutes a nuisance, please let me know within thirty (30) days from the date of this letter.

Unless you have provided me with the material requested below within 30 days from the date of this letter, I will request the city council to consider ordering their demolition. You should provide the following material:

(i) plans showing that your residence will be brought up to code standards;

(ii) plans showing that the other structure will either be razed or improved to the ^{point} ~~point~~ where it is no longer a nuisance;

(iii) evidence of financial capability to carry out the plans;

DRAFT

(iv) both the time of the start of the work and the date of its completion (which must encompass reasonable periods of time); and

(v) executed contracts with responsible and licensed (for electrical, plumbing and heating work) contractors reflecting that they have been engaged either by you or on your behalf to complete such work.

IN THE ABSENCE OF SUCH SUBMISSION BY YOU, I WILL SEEK AUTHORITY TO DEMOLISH THE STRUCTURES.

Naturally, my staff and I will cooperate with you and your contractors if you should decide to restore the property. Please call me if you have any questions.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

CAL:rlj
Sent by: Regular and Certified Mail

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Draft

September 16, 1994

c/o Mrs. Betty S. Wilhelm.
Ms Claudine Wilhelmi
10 Holbrook Street
Freeport, Maine 04032

RE: Mrs. Betty Wilhelmi
111 Woodlawn Avenue
Portland, Maine 04103

Charlie
For your review
and comments - make
changes and return
Sam
8/20/94

Mrs.
Dear Mrs. Wilhelmi,

On June 17, 1994, the City's Chief Electrical Inspector, Sven Borglund and Code Enforcement Officer Arthur Rowe inspected the ~~above referenced~~ and found wiring to be in dangerous condition and recommended that a Master Electrician be employed to correct the condition.

On July 5, 1994, Code Enforcement Officer, Arthur Rowe wrote you a letter stating the serious threat that the wiring posed; and again required you to have a Master Electrician make the necessary corrections. On August 15, 1994, Mr. Rowe reinspected your property and found that none of the electrical problems noted during the previous inspection was done. On August 17th, 1994, Central Maine Power secured the electrical power to your property.

On August 17, 1994, Mr. Rowe reinspected 111 Woodlawn and observed a number of building and housing code violations and stated them, along with a statement that your home constituted a serious threat to the health and safety of its inhabitants. (a letter dated May/94).

September 9, 1994, Mr. Arthur Rowe posted 109-111 Woodlawn Ave., CBL 151-B-005-001-01 and 151-B-004 against human occupancy. On September 12, 1994 a TRO was issued and on September 13, 1994, the buildings at the above referenced were secured by the City of Portland.

These buildings have been inspected by myself, Chief of Inspections and found that both buildings meet the requirements set forth in the State law 17s285.1 Dangerous Buildings and the City's Building Code, the BOCA National Building Code/1993, Chapter 1, section 119.0, Unsafe Structure.

I based my conclusion on the following conditions:

1. Structurally Unsafe - Many structured members throughout the structures have been removed causing the structure to become structurally unsafe.

Your home

Unstable: a. Holes cut through the structure.
b. Floor joists cut without proper headers and trimmer installed to carry the live and dead loads.
c. Wall studs have been removed or cut without regards to load bearing capacity.

Unsafe: Decks and stairs removed from structure holes cut in floors.

Unsanitary: The plumbing has been removed in some areas, no portable water supply in bathrooms. At this time the structure has no portable water.

Fire Hazard: The structure has no electric power, therefore candles were used for lights and a grill for cooking which constitutes a fire hazard.

Unsuitable: This structure has become unsuitable for the intended occupancy of a two family dwelling and one family dwelling because of the above statements.

Constitutes a hazard to health and safety: These structures are a hazard to health from the standpoint that there is no portable water supply, trash and garbage throughout both structures and on or around the property. This property is a safety hazard to the neighbor because of its location in relation to other structures and its inadequate maintenance and dilapidation.

In conclusion, I am going to recommend razing of the structure to the Portland City Council. If you wish to restore these structures to safe and healthy dwellings, you must within 30 days following your receipt of this letter 1. submit to this office a plan showing the repairs. 2. Contract from a Plumbing , Electrical and Building Contractors. 3. A financial plan showing the means of payment for their services and 4. The time from start for the proposed work.

If you have any questions, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspections

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 16, 1994

Mrs. Betty J. Wilhelmi
C/O Ms. Claudine Wilhelmi
10 Holbrook Street
Freeport, ME 04032

RE: Premises at 111 Woodlawn Avenue
151-B-005-001-01
151-B-004

Dear Mrs. Wilhelmi:

From June to September 1994, officials of the City of Portland have advised you of serious violations of both the Housing Code and also the Electrical Code at the above-described premises. Although you were directed to take action to correct those deficiencies, you either failed or neglected to do so. As a result, on September 9, 1994, the building occupied by you and your son was posted against human habitation, and on September 12, 1994, the Superior Court granted a Temporary Restraining Order which barred its use for human habitation.

On September 13, 1994, I was present at your home and had an opportunity to inspect its interior and exterior as well as the structure in the rear which was formally used for residential purposes.

The comments set forth below apply generally to each structure. In my opinion, both structures reflect the following conditions. Those conditions are:

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- (iii) unsafe, because stairs and decks have been removed;
- (iv) unsanitary, because the structures have no water supply and the plumbing fixtures have been severely damaged;
- (v) unsuitable for residential use, because the property is not served with either water or electricity, as well as for the other reasons set forth herein; and
- (vi) constitutes a hazard to health and safety, because of their location in regard to other structures, inadequate maintenance and dilapidation, and for the other reasons stated herein.

In their present condition each structure would qualify for removal under Maine's Dangerous Building Statute (17 M.R.S.A. Section 2851, et seq).

If you intend either to restore the structure formally occupied by yourself and your son or to improve or remove the other structure, so that it no longer constitutes a nuisance, please let me know within thirty (30) days from the date of this letter.

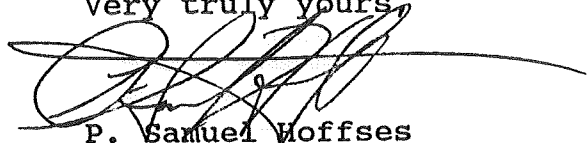
Unless you have provided me with the material requested below within 30 days from the date of this letter, I will request the city council to consider ordering their demolition. You should provide the following material:

- (i) plans showing that your residence will be brought up to code standards;
- (ii) plans showing that the other structure will either be razed or improved to the point where it is no longer a nuisance;
- (iii) evidence of financial capability to carry out the plans;
- (iv) both the time of the start of the work and the date of its completion (which must encompass reasonable periods of time); and
- (v) executed contracts with responsible and licensed (for electrical, plumbing and heating work) contractors reflecting that they have been engaged either by you or on your behalf to complete such work.

IN THE ABSENCE OF SUCH SUBMISSION BY YOU, I WILL SEEK AUTHORITY TO DEMOLISH THE STRUCTURES.

Naturally, my staff and I will cooperate with you and your contractors if you should decide to restore the property. Please call me if you have any questions.

Very truly yours

A handwritten signature in black ink, appearing to read 'P. Samuel Hoffses', written over a horizontal line.

P. Samuel Hoffses
Chief of Inspection Services

CAL:rlj

Sent by: Regular and Certified Mail



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Charles Lane, Associate Corporation Counsel

FROM: Samuel Hoffses, Chief of Inspection Services *SH*

DATE: September 16, 1994

SUBJECT: Title search and other preparation for the proposed
demolition of 111 Woodlawn Avenue
CBL 151-B-005 and 151-B-004; Owner Betty Wilhelmi

I am requesting that a title search for the above subject be conducted, and the necessary actions to place this on a future City Council agenda for demolition. I feel that these structures meet the criteria of the dangerous building law outlined under subsections 2851 of the Maine Revised Statutes. A copy of my findings will follow.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Marge Schmuckal, Assistant Chief of Inspections

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Mark J. Wilhemi
109-111 Woodlawn Avenue
Portland, Maine 04103

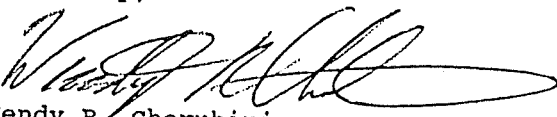
September 22, 1994

Dear Mark,

After you applied for a rehabilitation grant on September 20, the City's Rehabilitation Specialist visited your home at 109-111 Woodlawn Avenue. We estimate that it would cost between \$65,550 - \$93,350 to repair and secure the property. The building is structurally unsound because load bearing walls have been removed, the stairs to the 2nd floor are unsafe and the stairs to the 3rd floor have been removed. There is no electricity in the building and therefore no heat or food refrigeration capability. Chimneys have been removed and there are holes in the roof. I have attached a list of the work which would need to be done to make the house safe along with cost estimates.

As I explained to you, the City has a limit on the amount it can provide for rehabilitation grant assistance of \$8,500. Unfortunately in order to make your home safe and habitable, particularly as winter approaches, much more money would be required and we are unable to help you at this time.

Sincerely,


Wendy R. Cherubini
HCD Coordinator

enc.

cc: Marge Schmuckal
Jill Tiffany
Neva Cram

BUDGET SPECIFICATIONS AND COST ESTIMATE FOR 109-111 WOODLAWN ST.
September 22, 1994

EXTERIOR.

SIDING.

REMOVE EXISTING TRANSITE SIDING.	\$4,500-5,500.00
REPAIR CLAPBOARD SIDING. 10% TOTAL AREA.	\$1,100-1,200.00
REPAIR TRIM BOARDS.	\$ 250- 500.00
PAINT SIDING AND TRIM.	\$3,700-4,750.00

WINDOWS.

INSTALL NEW VINYL WINDOWS.	\$ 4,600.00
INSTALL NEW VINYL BASEMENT WINDOWS.	\$ 1,000.00

PORCHES.

REPAIR REAR PORCH AND STAIRS.	\$ 800-1,000.00
REPAIR SIDE PORCH AND STAIRS.	\$1,100-1,500.00
REPAIR 2ND FLOOR PORCH AND STAIRS.	\$1,500-2,500.00
REPAIR FRONT PORCH.	\$ 300- 500.00

GUTTERS.

REPAIR GUTTERS.	\$ 500- 700.00
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CHIMNEYS.

REBUILD REAR OUTSIDE CHIMNEY.	\$2,400-3,000.00
REBUILD CENTER INTERIOR CHIMNEY.	\$4,200-6,300.00

ROOFING.

STRIP AND INSTALL NEW SHINGLE ROOF.	\$1,500-1,900.00
STRIP AND INSTALL FLAT ROOF.	\$ 500- 700.00
<u>EXTERIOR TOTAL:</u>	<u>\$23,750-35,650.00</u>

INTERIOR.

DEMOLITION.

REMOVE EXISTING PLASTER WALLS AND CEILINGS.	\$4,500-5,500.00
DUMPSTER AND LANDFILL FEES.	\$2,500-3,500.00

INSULATION.

INSTALL NEW FIBERGLASS INSULATION.	\$1,600-2,100.00
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WALLS / CEILINGS.

CONSTRUCT NEW BEARING WALLS.	\$ 650- 950.00
INSTALL NEW SHEETROCK.	\$3,100-5,300.00
PAINT NEW SHEETROCK.	\$2,600-3,700.00
INSTALL NEW STRAPPING.	\$ 300- 400.00
INSTALL NEW SHEETROCK.	\$1,900-2,100.00
PAINT NEW SHEETROCK.	\$2,600-3,600.00

DOORS.

INSTALL NEW DOORS.	\$1,000-1,750.00
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FLOORS.

INSTALL VINYL FLOORING.	\$1,800-2,400.00
PATCH AND REFINISH FLOORS.	\$2,950-4,600.00

ELECTRIC. INSTALL ALL NEW WIRING.	\$5,700-6,700.00
PLUMBING. INSTALL ALL NEW PLUMBING-2 KITCHENS,2 BATHS.	\$2,100-3,200.00
HEATING. INSTALL ALL NEW HEATING SYSTEM-2 ZONES.	\$5,500-7,500.00
CABINETS. INSTALL ALL NEW CABINETS-2 KITCHENS.	\$1,500-2,200.00
STAIRS. INSTALL ALL NEW STAIRS.	\$1,500-2,200.00
<u>INTERIOR TOTAL:</u>	
<u>EXTERIOR TOTAL:</u>	<u>\$41,800-57,700.00</u>
<u>GRAND TOTAL:</u>	<u>\$23,750-35,650.00</u>
	<u>\$65,550-93,350.00</u>

THIS BUILDING IS STRUCTURALLY UNSOUND BECAUSE OF THE REMOVAL OF THE LOAD BEARING WALLS, WHICH SUPPORT THE SECOND AND THIRD FLOORS. REMOVAL OF THESE WALLS HAS CAUSED THE SECOND FLOOR TO SAG OVER 4" FROM ITS CORRECT POSITION IN ONE DIRECTION AND OVER 2" IN THE PERPENDICULAR DIRECTION. IN OTHER WORDS, IT SAGS 4"+ FRONT TO BACK AND 2"+ SIDE TO SIDE.

MOST OF THE ELECTRICAL WIRING HAS BEEN REMOVED FROM THE WALLS AND THE ELECTRICAL SYSTEM IS INOPERABLE.

MOST OF THE PLUMBING PIPES HAVE BEEN REMOVED FROM THE WALLS AND IS INOPERABLE.

THE MONITOR HEATING SYSTEM IS INOPERABLE WITHOUT ELECTRICITY AND DOES NOT PROVIDE ANY HOT WATER FOR SANITATION PURPOSES.

THE FORCED HOT WATER BASEBOARD HEATING SYSTEM IS INOPERABLE WITHOUT A CHIMNEY.

THE APPLIANCES ARE INOPERABLE WITHOUT ELECTRICITY AND THEREFORE NO FOOD STORAGE FACILITIES.

THE STAIRS TO THE SECOND FLOOR ARE STRUCTURALLY UNSOUND AND THE STAIRS TO THE THIRD FLOOR ARE NON EXISTENT.

STATE OF MAINE
CUMBERLAND, SS.

SUPERIOR COURT
CIVIL ACTION
DOCKET NO. CV-94-886

SEP 9 3 29 PM '94

CITY OF PORTLAND, a body politic
and corporate, situated in the
County of Cumberland, State of
Maine,

Plaintiff

vs.

BETTY J. WILHELMI, of Portland,
in the County of Cumberland,
State of Maine,

and

MARK WILHELMI, of Portland, in
the County of Cumberland, State
of Maine,

Defendants

TEMPORARY RESTRAINING ORDER
WITHOUT NOTICE

This matter came on to be heard on plaintiff's complaint and motion, with supporting affidavit, seeking a restraining order without notice. It appears to the Court, that immediate and irreparable injury, loss, and damage will result to the plaintiff (before the adverse parties can be heard in opposition), because the continued use and occupancy of the subject premises for human habitation constitutes a serious threat to the health and safety of its residents.

Accordingly, the Court herewith determines that notice before granting this Temporary Restraining Order will not be required, because of the life-threatening nature of the violations of Portland's Housing Code described in the complaint and supporting affidavit.

Therefore, on plaintiff's motion, it is ORDERED that:

(i) The defendants, and each of them, including any person not named as a defendant herein who may be residing in the premises, their officers, agents, servants, employees, and attorneys, and all persons in active concert or participation with them, be and hereby are ordered to quit and vacate the said premises immediately upon their being asked to do so and upon being presented with a copy of this Temporary Restraining Order;

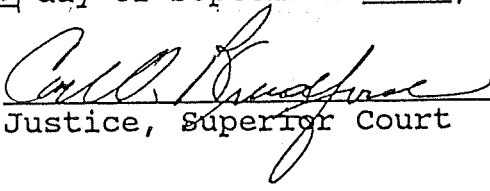
(ii) the plaintiff City of Portland is hereby authorized to remove any person who refuses to comply with this order from the premises;

(iii) plaintiff's prayer for preliminary injunction be and hereby is set for hearing on _____, September _____, 1994, at _____ O'Clock, at the Cumberland County Court House, 142 Federal Street, Portland, Maine; and

(iv) the Temporary Restraining Order is granted without the requirement of security, because the underlying action seeks to protect the public health and safety.

This Temporary Restraining Order is issued at Portland, Maine, at 8:30 O'Clock a.m. ~~p.m.~~, this 12th day of September _____, 1994.

Dated: September 12, 1994


Justice, Superior Court

STATE OF MAINE
CUMBERLAND, ss.

SUPERIOR COURT
CIVIL ACTION
DOCKET NO. CV-94-886

SEP 23 8 30 AM '94

CITY OF PORTLAND, a body politic)
and corporate, situated in the)
County of Cumberland, State of)
Maine,)

Plaintiff)

vs.)

BETTY J. WILHELMI, of Portland,)
in the County of Cumberland,)
State of Maine,)

and)

MARK WILHELMI, of Portland, in)
the County of Cumberland, State)
of Maine,)

Defendants)

ORDER GRANTING PERMANENT
INJUNCTION

This matter came on to be heard on September 22, 1994, on the plaintiff's Verified Complaint and Motion for a Preliminary Injunction.

The defendants did not appear and were not represented by counsel. The Clerk advised the Court that on September 21, 1994, she had had a telephone conversation with Betty J. Wilhelmi and advised her to be present in Court on September 22nd either in person or by counsel. In addition, Charles A. Lane, Esquire, the attorney for the plaintiff, advised the Court that, during the afternoon of September 21st, he had had a telephone conversation with a local attorney who had been consulted by Betty J. Wilhelmi and her daughter in connection with the hearing scheduled for today. (As of 8:30 a.m. on September 22nd, however, no attorney

had entered his appearance on behalf of the defendants.)

The Court viewed a videotape of the premises taken on September 13th, several photographs of the exterior of the premises, and heard the testimony of Marge Schmuckal, Deputy Director of Inspection Services for the City of Portland.

Having considered the testimony and exhibits, the Court finds that a permanent injunction should issue barring use of the premises at 111 Woodlawn Avenue for human habitation until such time as they have been brought into compliance with the applicable codes of the City of Portland.

It is ORDERED that the defendants, and each of them, their officers, agents, servants, employees and attorneys, and all persons in active concert in participation with them, be and hereby are ordered not to use the said premises for human habitation until they have been brought into conformity with the ordinances of the City of Portland and the posting notice has been revoked by the Building Authority of the City of Portland.

NOTICE TO DEFENDANTS

The City of Portland is directed to mail an executed copy of this permanent injunction, by regular mail, to each of the defendants in care of their relative, Claudine Wilhelmi, at the address set forth below:

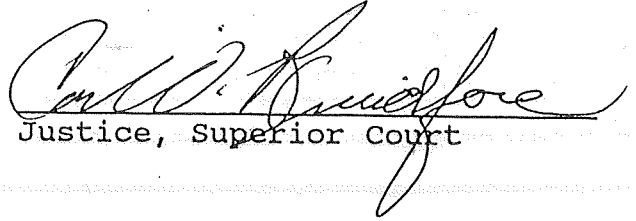
Claudine Wilhelmi
10 Holbrook Street
Freeport, Maine 04032

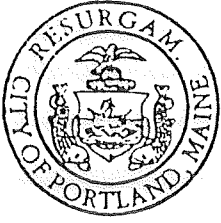
and to file evidence of such mailing with the Clerk.

EFFECTIVE DATE OF PERMANENT INJUNCTION

This permanent injunction shall be effective from and after
9:00 a.m., September 22, 1994.

Dated: September 22, 1994


Justice, Superior Court



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager

DATE: October 28, 1994

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

SUBJECT: Item for the November 7, 1994 City Council Agenda--Demolition Order regarding 107-111 Woodlawn Ave. (151-B-004 & 151-B-005)

Summary of Issue:

The City's Building Inspections Division is recommending the demolition of the property located at 107-111 Woodlawn Avenue. Photographs of the condition of the property is include in the council packets.

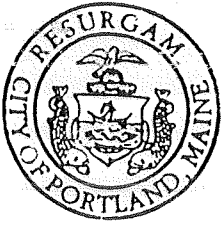
The two buildings on this property have been in a continual decline over the past several years. The situation had escalated to such point of decline that the health and safety of the occupants was severely threatened. The buildings are structurally unsafe and unstable. The lack of basic utilities such as water, electricity, and heat created unsanitary conditions. Superior Court agreed with our assessment and issued first a Temporary Restraining Order, following up with a Permanent Restraining Order.

Over the past year and a half, the Fire Department has had four calls to the property concerning a trash fire, a chimney fire, and a barbecue fire. One fire call was unfounded. The attached Building Inspection Report details the structural, safety, and health concerns with the present condition of the building.

The City has secured the building. As previously stated, the buildings can not be occupied in the present condition.

Representatives of the City departments will be at the public hearing. A video tape of the premises should be available for review at the public hearing.

/el



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
DATE: October 28, 1994
FROM: P. Samuel Hoffses, ^{PAH} Chief of Inspection Services
SUBJECT: 107-111 Woodlawn Avenue (151-B-004 & 151-B-005)

On September 9, 1994, these structures were posted against human habitation, and on September 12, 1994, the Superior Court granted a Temporary Restraining Order which barred its use for human habitation. Pursuant to those orders, the structures were vacated from occupancy on September 13, 1994.

The comments set forth below apply generally to both structures. In my opinion, both structures reflect the following conditions as follows:

- (i) Structurally unsafe, because many structural support members have been fully or partially removed;
- (ii) Unstable, because holes have been cut through the structure and floor joists have been cut without headers and trimmers being installed to carry the loads;
- (iii) Unsafe, because stairs and decks have been removed;
- (iv) Unsanitary, because the structures have no water supply and the plumbing fixtures have been severely damaged to the point of no functioning use;
- (v) Unsuitable for residential use, because the property is not served with either water or electricity of heating or cooking facilities, as well as for the other reasons set forth herein; and
- (vi) Constitutes a hazard to health and safety, because of their location in regard to other structures inadequate maintenance and dilapidation, and for the other reasons stated herein.

In their present condition, each structure would qualify for removal under Maine's Dangerous Building Statute (17 M.R.S.A. Section 2851, et seq).

The Fire Department has responded to four (4) fire calls within the last year and a half. This included a trash fire, a chimney fire, and a barbecue fire.

The City immediately secured the two buildings as soon as the structures were vacated. A Permanent Restraining Order was obtained on September 22, 1994 from Superior Court.

Since a letter of request dated September 16, 1994, for the owner to take action to either remove the structures or to bring the structures up to all related codes, no direct action or official response has been taken by the owner.

Order #-- Order of Demolition - (17 M.R.S.A. Section 2851, et Seq.)
RE: Premises at 107-111 Woodlawn Avenue - Sponsored by Robert B. Ganley, City Manager.

Order #-- Order Approving Order of Demolition RE: 107-111 Woodlawn Avenue - Sponsored by Robert B. Ganley, City Manager

A two family house with a detached rear building which had been a garage converted into a single family dwelling needs to be demolished. Both structures have been badly damaged and are structurally unsafe. Plumbing, heating, and electrical systems have been disabled and the building is unsuitable for its residential use. Efforts to have the owner rebuild or remove the structure have been unsuccessful. This order gives the owner one final thirty(30) day period to remove it. After that, the City will remove it and try to recover its cost by enforcing the lien against the real estate. This order seeks the approval required by State Law before the City can demolish the structure.

These two items require ^{FIVE}~~SIX~~ affirmative votes for passage; after an opportunity for public comment has been given.

/el

City of Portland, Maine
IN THE CITY COUNCIL

COPY

CITY OF PORTLAND, MAINE
IN BOARD OF MUNICIPAL OFFICERS

Re: Premises at 111 Woodlawn Avenue

ORDER OF DEMOLITION
(17 M.R.S.A. Section 2851, et seq.)

Notice having been given to Mark J. Wilhelmi, Betty J. Wilhelmi, Peoples-Heritage Savings Bank, Key Bank of Maine, and all other persons having an interest in the premises situated at 111 Woodlawn Avenue in Portland, Maine, described as Chart 151, Block B, Lot 4-5 of the Assessor's maps on file at Portland City Hall, consisting of two structures, and more particularly described in the deed from Betty J. Wilhelmi to Mark J. Wilhelmi, dated September 19, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11634, Page 2.

A hearing having been duly held in the Council Chambers at Portland City Hall on Monday, November 7, 1994.

The said premises or any part thereof having been adjudged to be unsanitary; as constituting a fire hazard; as unsuitable or improper for the use of occupancy to which they are put; as constituting a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence, or abandonment; or otherwise dangerous to life or property within the meaning of §2851-2853 of Title 17 of the Revised Statutes of Maine, 1964, as amended:

Now, therefore, it is ORDERED that the structure situated on that portion of the premises known as Chart 151, Block B, Lot 4-5 of the assessor's map, all as more fully described above, be removed within 30 days from the date of this Order and that the premises be left in a safe and sanitary condition;

It is ORDERED that the City Clerk cause attested copies of this Order to be served upon the persons above named as required by law; and

150
It is ORDERED that, if this Order should not be complied with, then the city manager is hereby authorized and directed to ask for bids for the removal of the said structure described herein.

And, it is further ORDERED, that a lien be placed on the premises described as Chart 151, Block B, Lot 4-5 of the assessor's map, for all expenses (as defined in 17 M.R.S.A. §2853, as amended) incurred by the City in connection with the removal of the said structure.

Dated: November 7, 1994

Municipal Officers of the City of Portland

Mayor Richard W. Paulson, Jr.

Councilor Orlando E. Delogu

Councilor Thomas H. Allen

Councilor Cheryl A. Leeman

Councilor Charles W. Harlow

Councilor George N. Campbell

Councilor John F. McDonough

Councilor Keri D. Lord

Councilor Philip J. Dawson

CITY OF PORTLAND, MAINE
IN BOARD OF MUNICIPAL OFFICERS

Re: Premises at 111 Woodlawn Avenue

NOTICE OF LIEN UNDER DANGEROUS BUILDINGS STATUTE
(17 M.R.S.A. Section 2851, et seq.)

To: Mark J. Wilhelmi, Betty J. Wilhelmi, Peoples-Heritage Savings Bank, Key Bank of Maine, and all other persons having an interest in the above described premises.

Notice is hereby given that the City of Portland, a body politic and corporate, located in the County of Cumberland and State of Maine, claims a lien on the said property which is more fully described below:

The premises situated at 111 Woodlawn Avenue in Portland, Maine, described as Chart 151, Block B, Lot 4-5 of the Assessor's maps on file at Portland City Hall, consisting of two structures, and more particularly described in the deed from Betty J. Wilhelmi to Mark J. Wilhelmi, dated September 19, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11634, Page 2.

pursuant to the provisions of 17 M.R.S.A. §2853, by reason of an ORDER of the municipal officers of said city, dated November 7, 1994, and providing for the abatement or removal of a nuisance found to exist on the said premises.

Dated: November ____, 1994

Duane G. Kline
Director of Finance
City of Portland

STATE OF MAINE
CUMBERLAND, ss.

The foregoing instrument was acknowledged before me this ____ day of November, 1994 by Duane G. Kline, Director of Finance for the City of Portland, a body politic and corporate located in the County of Cumberland and State of Maine, on behalf of the City of Portland.

Notary Public/Attorney-at-Law

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: November 16, 1994

RE: 111 Woodlawn Avenue - Wilhelmi

We will not be able to proceed with the demolition hearing scheduled for December 5th because Betty J. Wilhelmi was recently admitted to AMHI for evaluation. At this time, it is unclear what her ultimate placement may be, but, apparently, she will not be able to return to her daughter's residence.

I will stay in touch with Neva Cram in order to determine Mrs. Wilhelmi's status. As soon as we can proceed, I will advise you.



Charles A. Lane
Associate Corporation Counsel

cc: Marge Schmuckal, Asst. Chief of Inspection Services
Lt. Galen McDougal, Fire Prevention Bureau
Joseph E. Gray, Director of Planning and Urban Development
Gary C. Wood, Corporation Counsel

CAL:rlj

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

TO: Joseph E. Gray, Jr., Director of Planning and Urban
Development

FROM: Charles A. Lane, Associate Corporation Counsel
Ext. 8480

DATE: February 17, 1995

RE: Premises at 111 Woodlawn Avenue

A hearing on the proposed demolition of the above-described property has been scheduled for Monday, April 3, 1995, at 4:00 p.m.

Agenda. Materials for the agenda package must be in the Manager's office no later than Thursday, March 23, 1995. As I understand the current demolition procedures, Marge will prepare and deliver appropriate material for the council package to the Manager's office, while I will be responsible for preparation of the Order of Demolition.

Preparation of Staff. This case will require careful presentation to the council. The video used in the Superior Court proceedings will be available. I propose that Sam, Marge, Galen and I meet on Friday, March 31st, at 9:00 a.m. in my office to prepare the case.



Charles A. Lane
Associate Corporation Counsel

CAL:rlj

cc: P. Samuel Hoffses, Chief of Inspection Services
Marge Schmuckal, Asst. Chief of Inspection Services
Lt. Galen McDougal, Fire Prevention Bureau



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager

DATE: March 9, 1995

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

SUBJECT: Item for the April 3, 1995 City Council Agenda--Demolition Order regarding 107-111 Woodlawn Ave. (151-B-004 & 151-B-005)

Summary of Issue:

The City's Building Inspections Division is recommending the demolition of the property located at 107-111 Woodlawn Avenue. Photographs of the condition of the property is include in the council packets.

The two buildings on this property have been in a continual decline over the past several years. The situation had escalated to such point of decline that the health and safety of the occupants was severely threatened. The buildings are structurally unsafe and unstable. The lack of basic utilities such as water, electricity, and heat created unsanitary conditions. Superior Court agreed with our assessment and issued first a Temporary Restraining Order, following up with a Permanent Restraining Order.

Over the past year and a half, the Fire Department has had four calls to the property concerning a trash fire, a chimney fire, and a barbecue fire. One fire call was unfounded. The attached Building Inspection Report details the structural, safety, and health concerns with the present condition of the building.

The City has secured the building. As previously stated, the buildings can not be occupied in the present condition.

Representatives of the City departments will be at the public hearing. A video tape of the premises should be available for review at the public hearing.

/el

- Order #-- Order of Demolition - (17 M.R.S.A. Section 2851, et Seq.)
RE: Premises at 107-111 Woodlawn Avenue - Sponsored by Robert B. Ganley, City Manager.
- Order #-- Order Approving Order of Demolition RE: 107-111 Woodlawn Avenue - Sponsored by Robert B. Ganley, City Manager

A two family house with a detached rear building which had been a garage converted into a single family dwelling needs to be demolished. Both structures have been badly damaged and are structurally unsafe. Plumbing, heating, and electrical systems have been disabled and the building is unsuitable for its residential use. Efforts to have the owner rebuild or remove the structure have been unsuccessful. This order gives the owner one final thirty(30) day period to remove it. After that, the City will remove it and try to recover its cost by enforcing the lien against the real estate. This order seeks the approval required by State Law before the City can demolish the structure.

These two items require fire affirmative votes for passage; after an opportunity for public comment has been given.

/el



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
DATE: March 9, 1995

FROM: P. Samuel Hoffses, Chief of Inspection Services

SUBJECT: 107-111 Woodlawn Avenue (151-B-004 & 151-B-005)

On March 1, 1995, Lt. McDougall of the Portland Fire Department and I conducted an inspection of 111 Woodlawn Ave. (151-B-004 & 151-B-005) and found the same condition that existed as per my memo to you dated October 28, 1994. In which I stated the following:

On September 9, 1994, these structures were posted against human habitation, and on September 12, 1994, the Superior Court granted a Temporary Restraining Order which barred its use for human habitation. Pursuant to those orders, the structures were vacated from occupancy on September 13, 1994.

The comments set forth below apply generally to both structures. In my opinion, both structures reflect the following conditions as follows:

- (i) Structurally unsafe, because many structural support members have been fully or partially removed;
- (ii) Unstable, because holes have been cut through the structure and floor joists have been cut without headers and trimmers being installed to carry the loads;
- (iii) Unsafe, because stairs and decks have been removed;
- (iv) Unsanitary, because the structures have no water supply and the plumbing fixtures have been severely damaged to the point of no functioning use;
- (v) Unsuitable for residential use, because the property is not served with either water or electricity of heating or cooking facilities, as well as for the other reasons set forth herein; and
- (vi) Constitutes a hazard to health and safety, because of their location in regard to other structures inadequate maintenance and dilapidation, and for the other reasons stated herein.

In their present condition, each structure would qualify for removal under Maine's Dangerous Building Statute (17 M.R.S.A. Section 2851, et seq).

The Fire Department has responded to four (4) fire calls within the last year and a half. This included a trash fire, a chimney fire, and a barbecue fire.

The City immediately secured the two buildings as soon as the structures were vacated. A Permanent Restraining Order was obtained on September 22, 1994 from Superior Court.

Since a letter of request dated September 16, 1994, for the owner to take action to either remove the structures or to bring the structures up to all related codes, no direct action or official response has been taken by the owner.

Order #-- Order of Demolition - (17 M.R.S.A. Section 2851, et Seq.)
RE: Premises at 107-111 Woodlawn Avenue - Sponsored by Robert B.
Ganley, City Manager.

Order #-- Order Approving Order of Demolition RE: 107-111 Woodlawn Avenue -
Sponsored by Robert B. Ganley, City Manager

A two family house with a detached rear building which had been a garage converted into a single family dwelling needs to be demolished. Both structures have been badly damaged and are structurally unsafe. Plumbing, heating, and electrical systems have been disabled and the building is unsuitable for its residential use. Efforts to have the owner rebuild or remove the structure have been unsuccessful. This order gives the owner one final thirty(30) day period to remove it. After that, the City will remove it and try to recover its cost by enforcing the lien against the real estate. This order seeks the approval required by State Law before the City can demolish the structure.

These two items require fire affirmative votes for passage; after an opportunity for public comment has been given.

/el



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager
DATE: March 9, 1995
FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development
SUBJECT: Item for the April 3, 1995 City Council Agenda--Demolition Order regarding 107-111 Woodlawn Ave. (151-B-004 & 151-B-005)

Summary of Issue:

The City's Building Inspections Division is recommending the demolition of the property located at 107-111 Woodlawn Avenue. Photographs of the condition of the property is include in the council packets.

The two buildings on this property have been in a continual decline over the past several years. The situation had escalated to such point of decline that the health and safety of the occupants was severely threatened. The buildings are structurally unsafe and unstable. The lack of basic utilities such as water, electricity, and heat created unsanitary conditions. Superior Court agreed with our assessment and issued first a Temporary Restraining Order, following up with a Permanent Restraining Order.

Over the past year and a half, the Fire Department has had four calls to the property concerning a trash fire, a chimney fire, and a barbecue fire. One fire call was unfounded. The attached Building Inspection Report details the structural, safety, and health concerns with the present condition of the building.

The City has secured the building. As previously stated, the buildings can not be occupied in the present condition.

Representatives of the City departments will be at the public hearing. A video tape of the premises should be available for review at the public hearing.

/el

gma

JAMES M. AMENDOLARA

ATTORNEY AT LAW

10 FREE STREET

PORTLAND, MAINE 04101

(207) 775-2358 • FAX (207) 775-5924

March 10, 1995

Charles A. Lane, Esquire
Associate Corporation Counsel
CITY OF PORTLAND
389 Congress Street
Portland, Maine 04101-3509

MAR 13 1995
COPY

RE: Mark J. Wilhelmi
111 Woodlawn Avenue
Portland, Maine
Tax Map 151, Lot B-5

Dear Mr. Lane:

In accordance with your request for an update from September 29, 1994 at 3:30 p.m., I hereby certify that I have examined or caused to be examined records in the Cumberland County Registry of Deeds and the Probate Court within and for said County and State, and all instruments of record therein as correctly reflected by indices affecting the title to the premises described in a deed from Betty J. Wilhelmi to Mark J. Wilhelmi dated September 19, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11634, Page 2.

I further certify that as of February 24, 1995 at 12:00 p.m., the following matters appear of record affecting said property during the above-captioned period:

1. Notice of Hearing Under Dangerous Buildings Statute from the City of Portland dated October 17, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11682, Page 184.

Records of the Municipality and Water District are not available to be examined; we, therefore, must disclaim any responsibility for the accuracy of any information concerning taxes and assessments. You should request the seller to provide you with paid receipts in this regard.

THIS CERTIFICATE OF TITLE IS PREPARED FOR THE INFORMATION AND EXCLUSIVE USE OF THE PERSONS ABOVE NAMED AS ADDRESSEES, FOR THIS PARTICULAR TRANSACTION ONLY AND THE TITLE EXAMINER SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY TO ANY OTHER PERSONS. SEE ATTACHED LIST OF GENERAL EXCEPTIONS WHICH LIMIT ALL MAINE TITLE COMPANY OPINIONS.

Very truly yours,

James M. Amendolara
James M. Amendolara, Esquire
Maine Title Company

NOTE: See attached sheet for General Exceptions and inherent limitations on all Maine title opinions.

GENERAL EXCEPTIONS LIST

COPY

1. Any conditions or state of facts which would be disclosed by inspection of the property and/or an accurate engineering survey (including the exact geographic location of the premises).
2. Persons in possession of the premises and those claiming under oral or unrecorded leases.
3. Any title or interest arising from adverse possession or prescriptive use.
4. Our examination indicates that there are no mechanics liens or labor liens of record against the premises, but liens of this nature may be perfected within 120 days from the last day that services are rendered or materials furnished by contractors and/or suppliers.
5. Questions as to possible encroachments, whether or not buildings and improvements are located entirely within the boundaries, whether or not roadways servicing the premises are public or private and availability of public water supply, septic or storm drainage and other utilities to the premises.
6. Any and all provisions of any law, ordinance, regulation, order or ruling affecting the disposition, use, zoning and/or occupancy of the premises.
7. Any bankruptcy proceedings and any defect resulting from a conveyance in the chain of title being set aside as a fraudulent transfer or conveyance or otherwise impacted by applicable Federal or State bankruptcy, insolvency or fraudulent conveyance laws.
8. Any disability of any Grantor in the chain of title; any forgery of an instrument in the chain of title; any fraudulent or mistaken identity of a record title holder due to similar or identical names; any Registry of Deeds or Probate Court errors in the record; the rights, if any, of undisclosed heirs; any exercise of a power of attorney after death or disability of the creator of the power; and any defects in undue influence.
9. Any past or current use of the premises for the storage, collection, handling or discharge, whether intentional or unintentional, of any hazardous or toxic waste, material or substance, any pesticide, petroleum product or derivative, as such may be defined by Federal, State or local law.
10. Any loss of title to the premises or loss of lien priority under the so-called "superlien" provision of 38 M.R.S.A. §1371 et seq. (1987) which related to the abatement, cleanup or mitigation of hazards posed by an uncontrollable hazardous substance site.

23125

64737

BK11682PG184

COPY

CITY OF PORTLAND, MAINE
IN BOARD OF MUNICIPAL OFFICERS

Re: Premises at 111 Woodlawn Avenue

NOTICE OF HEARING UNDER DANGEROUS BUILDINGS
STATUTE (17 M.R.S.A. SECTION 2851 et seq.)

To: Mark J. Wilhelmi, Betty J. Wilhelmi, Peoples-Heritage Savings Bank, Key Bank of Maine, and all other persons having an interest in the premises situated at 111 Woodlawn Avenue in Portland, Maine, described as Chart 151, Block B, Lot 4-5 of the Assessor's maps on file at Portland City Hall, consisting of two structures, and more particularly described in the deed from Betty J. Wilhelmi to Mark J. Wilhelmi, dated September 19, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11634, Page 2.

TIME AND PLACE OF HEARING

You are hereby notified that the Municipal Officers of the City of Portland will hold a public hearing on Monday, November 7, 1994 at 4:00 p.m. in the Council Chambers of Portland City Hall, Portland, Maine, for the purpose of hearing all persons interested in the condition of the premises described herein which are alleged to be a nuisance and dangerous within the meaning of 17 M.R.S.A. Section 2851, et seq., as amended.

At said hearing, the Municipal Officers will consider whether they will adjudge said premises, including the buildings thereon, or any part thereof, to be a nuisance or dangerous; and, if so adjudged, will record an order prescribing what disposal shall be made thereof.

It is ORDERED that attested copies of this Notice be served upon the persons above named as required by law; and, pursuant to 17 M.R.S.A. Section 2857, that an attested copy be recorded in the Cumberland County Registry of Deeds.

Dated: October 17, 1994

Municipal Officers of the City of Portland

Richard W. Paulson, Jr.
Mayor Richard W. Paulson, Jr.

George N. Campbell, Jr.
Councilor George N. Campbell, Jr.

Councilor Thomas H. Allen

Cheryl A. Leeman
Councilor Cheryl A. Leeman

Charles W. Harlow
Councilor Charles W. Harlow

Orlando E. Delogu
Councilor Orlando E. Delogu

John F. McDonough
Councilor John F. McDonough

Keri D. Lord
Councilor Keri D. Lord

Philip J. Dawson
Councilor Philip J. Dawson

A TRUE COPY. SEAL

Nadeen M. Daniels 10/25/94
Nadeen M. Daniels Date
City Clerk

RECEIVED
RECORDED REGISTRY OF DEEDS

94 OCT 26 AM 11:49

CUMBERLAND COUNTY

John B. O'Brien

Sam

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

TO: Ellen Sanborn, Director of Budget & Purchasing

FROM: Charles A. Lane, Associate Corporation Counsel
Ext. 8480

DATE: June 27, 1995

RE: Premises at 111 Woodlawn Avenue
Chart 151, Block B, Lot 4-5

This is to supplement my previous memorandum to you dated May 24, 1995.

On June 26, I learned that Mark J. Wilhelmi had attempted to file an appeal of the city council's order of demolition in the Cumberland County Superior Court on May 9th.

While I have filed a motion to dismiss that appeal, the City cannot prudently proceed with demolition until the Court has ruled on the motion.

Accordingly, would you please hold all demolition proceedings until the Court has ruled the pending motion.



Charles A. Lane
Associate Corporation Counsel

CAL:rlj SANBOR2.MMO

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development



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

TO: Ellen Sanborn, Director of Budget & Purchasing

FROM: Charles A. Lane, Associate Corporation Counsel
Ext. 8480

DATE: September 7, 1995

RE: Premises at 111 Woodlawn Avenue
Chart 151, Block B, Lot 4-5

The purpose of this is to supplement my previous memoranda to you regarding the demolition of the, above described structure.

You may recall that on April 3, 1995 the City Council ordered the removal of the two structures situated on the above-described property. The City was unable to proceed further, however, because Mark Wilhelmi, the record owner, had filed an appeal in Superior Court. His appeal was dismissed on September 1, 1995.

Accordingly, would you please solicit bids for removal of the two structures on the property, subject to the condition that no demolition may take place on or before Monday, October 9, 1995. (I have requested the extension of time before proceeding with demolition to allow for the possibility that Mark might attempt a further appeal to the Supreme Court of Maine).


Charles A. Lane
Associate Corporation Counsel

CAL:rlj SANBORN3.MMO

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 12, 1995

James Guzelian
c/o Northeast Test Consultants
587 Spring Street
Westbrook, ME 04092

RE: 109-111 Woodlawn Avenue
Portland, Maine
(151-B-4 & 5)

Dear Jim,

The City Council has approved the demolition of the above two structures on the property of 109-111 Woodlawn Avenue, Portland.

I am requesting that a hazardous assessment, including fuels that may be in holding tanks, be done for both buildings on the site. The City has already secured these buildings. If you need our help to gain access, please feel free to contact us.

Sincerely,

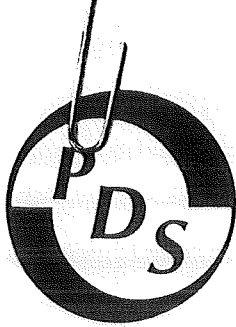
Marge Schmuckal
Asst Chief, Insp Svcs

cc: J. Gray, Dir, PUD
P. Samuel Hoffses, C, Insp Svcs
A. Rowe, Code Enf Ofcr

109-111 WOODLAWN AVENUE

BIDS FOR HAZARDOUS WASTE REMOVAL

MORRISSEY ENTERPRISES P. O. BOX 1568 AUBURN, ME 04211-1568 783-4260	\$3,930.00
PORTLAND DIVERSIFIED SERVICES P. O. BOX 1869 PORTLAND, ME 04104 828-0920/828-0823 (FAX)	\$3,725.00
S. F. ENVIRONMENTAL SERVICES P. O. BOX 1395 AUBURN, ME 04211-1395	\$2,300.00
ABATEMENT PROFESSIONALS 779 WARREN AVENUE PORTLAND, ME 04103 761-4361	\$1,994.50



PORTLAND DIVERSIFIED SERVICES
A MULTI-SERVICE CORPORATION

PROJECT OWNER:

Ms. Marge Schmuckle
City of Portland
389 Congress Street
Portland, Maine 04104

PHONE:

DATE:

10/9/95

Attn.: Ms. Marge Schmuckle

JOB NAME/LOCATION:

109 - 111 Woodlawn Ave.
Portland, Maine

THIS PROPOSAL / AGREEMENT IS BETWEEN PORTLAND DIVERSIFIED SERVICES, INC. (THE CONTRACTOR) AND MS. MARGE SCHMUCKLE (AS AGENT FOR THE OWNER).

1.0 PROJECT DESCRIPTION:

1.1 Removal and disposal of approximately 2500 square feet of asbestos containing material (ACM) siding, 6 lineal feet of ACM pipe insulation and approximately 170 square feet of floor covering material at the project listed above.

2.0 SCOPE OF SERVICES:

Owner will move all movable objects from the work area. The Owner will notify all visitors (employees) of the work in that area if necessary. An independent Asbestos Air Monitor to perform final inspection and air samples. The Owner will allow the Contractor use of the water and electricity. Contractor will provide all necessary equipment, materials, and labor to properly remove and dispose of all the material listed above. — All have been *discussed*

3.0 PROJECT SCHEDULE:

PDS will submit notification to the State of Maine Department of Environmental Protection ten days prior start of the project. The completion schedule would be four (4) working days for removal.

4.0 PROJECT PROCEDURES:

All work practices would be in compliance with State of Maine asbestos regulations and the OSHA Standard 29 CFR 1926.58. Prior to the abatement all HVAC systems will be isolated. The work area would require the erection of containment barriers. These barriers, although temporary, are designed to prevent the release of airborne asbestos fibers during the removal activities. The work area also contains HEPA air filtration systems, which remove any generated airborne asbestos fibers and maintains the work area under differential pressure.

Once the material is removed it will be double-wrapped in 6 mil thick labeled polyethylene bags. All waste will be deposited at an EPA permitted landfill.



PORTLAND DIVERSIFIED SERVICES

A MULTI-SERVICE CORPORATION

Upon completion of abatement activities an independent Asbestos Air Monitor will conduct a visual inspection and run clearance air samples as required by the State of Maine DEP Regulations Chapter 425 to ensure the air quality meets or exceeds the standard levels established by the EPA and State of Maine DEP (utilizing PCM method NIOSH 7400). Cost is included in the price quoted below.

5.0 PRICING:

For these services the Owner will pay the Contractor:

1.1 THREE THOUSAND SEVEN HUNDRED TWENTY FIVE DOLLARS (\$ 3,725.00)

Upon completion the Owner will be invoiced. Payment due upon invoice.

6.0 ACCEPTANCE OF PROPOSAL:

The above prices, Specifications and conditions are satisfactory and are hereby accepted. The Contractor is authorized to do the work as specified.

Date of acceptance: _____

Signature: _____

P9757.WPS

**ATTACHMENT B
BID SHEET**

Date of Submission: **OCTOBER 10, 1995**

Referenced Invitation to Bid: **Asbestos Removal - 109 - 111 Woodlawn Avenue,
Portland, Maine**

Bidders Name & Address: **PORTLAND DIVERSIFIED SERVICES
P.O. BOX 1869
PORTLAND, MAINE 04104**

Bidders Telephone Number: **207-828-0920**

Send Sealed Bids to: **Ms. Marge Schmuckle
City of Portland
389 Congress Street
Portland, Maine 04104**


In response to the above referenced invitation to bid, the undersigned hereby proposes to perform all work in strict compliance with the contract provisions:

The undersigned agrees that upon written acceptance of this bid mailed or otherwise furnished within ten (10) calendar days after the date of opening of bids, will execute the contract and submit Notification to Maine DEP.

Name of Bidder: PORTLAND DIVERSIFIED SERVICES

Business Address: P.O. BOX 1869

PORTLAND, MAINE 04104

Signature: 

Title: OPERATIONS MANAGER

**ATTACHMENT B
BID SHEET**

Date of Submission: OCTOBER 10, 1995

Referenced Invitation to Bid: Asbestos Removal - 109 - 111 Woodlawn Avenue,
Portland, Maine

Bidders Name & Address: Morrissey Enterprises
P.O. Box 1568, Auburn, ME 04211-1568

Bidders Telephone Number: 207-783-4260

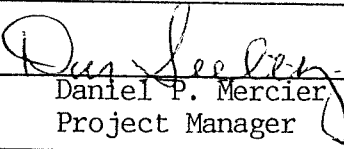
Send Sealed Bids to: Ms. Marge Schmuckle
City of Portland
389 Congress Street
Portland, Maine 04104 FAX# 874-8716

In response to the above referenced invitation to bid, the undersigned hereby proposes to perform all work in strict compliance with the contract provisions:

The undersigned agrees that upon written acceptance of this bid mailed or otherwise furnished within ten (10) calendar days after the date of opening of bids, will execute the contract and submit Notification to Maine DEP.

Name of Bidder: Morrissey Enterprises

Business Address: P.O. Box 1568
Auburn, ME 04211-1568

Signature: 
Daniel P. Mercier

Title: Project Manager

PRICE.....\$ 3,930.00

**ATTACHMENT B
BID SHEET**

Date of Submission: OCTOBER 10, 1995

Referenced Invitation to Bid: Asbestos Removal - 109 - 111 Woodlawn Avenue,
Portland, Maine

Bidders Name & Address: ABATEMENT PROFESSIONALS
779 WARREN AVENUE
PORTLAND, MAINE 04103
207-761-4361

Bidders Telephone Number: 207-761-4361

Send Sealed Bids to: Ms. Marge Schmuckle
City of Portland
389 Congress Street
Portland, Maine 04104

In response to the above referenced invitation to bid, the undersigned hereby proposes to perform all work in strict compliance with the contract provisions:

The undersigned agrees that upon written acceptance of this bid mailed or otherwise furnished within ten (10) calendar days after the date of opening of bids, will execute the contract and submit Notification to Maine DEP.

Name of Bidder: ROBERT W. RICKETT JR.

Business Address: ABATEMENT PROFESSIONALS
779 WARREN AVENUE, PORTLAND, MAINE

Signature: *Robert W. Rickett Jr.*

Title: PRESIDENT

TOTAL BASE BID-----\$1,994.50--DOLLARS

**ATTACHMENT B
BID SHEET**

Date of Submission: OCTOBER 10, 1995

Referenced Invitation to Bid: Asbestos Removal - 109 - 111 Woodlawn Avenue,
Portland, Maine

Bidders Name & Address:

Bidders Telephone Number:

Send Sealed Bids to: Ms. Marge Schmuckle
City of Portland
389 Congress Street
Portland, Maine 04104


In response to the above referenced invitation to bid, the undersigned hereby proposes to perform all work in strict compliance with the contract provisions:
TWO THOUSAND THREE HUNDRED DOLLARS (\$2,300.00)

The undersigned agrees that upon written acceptance of this bid mailed or otherwise furnished within ten (10) calendar days after the date of opening of bids, will execute the contract and submit Notification to Maine DEP.

Name of Bidder: S.F. Environmental Services

Business Address: P.O. Box 1395

Auburn, ME 04211-1395

Signature: 

Title: General Manager

Corporation Counsel
Gary C. Wood



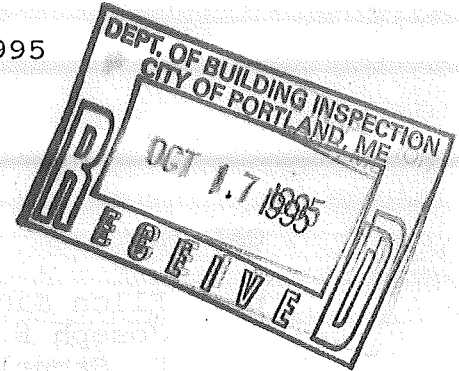
CITY OF PORTLAND

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

October 16, 1995

Mr. Gregory Nisbet
125 Ocean Street
South Portland, ME 04106

**RE: 111 Woodlawn Avenue
Portland, Maine**



Dear Gregory:

This is to reflect our recent discussions concerning the above described property.

As I have explained to you during several telephone conversations, the City is proceeding to carry out the demolition order passed by the Council on April 3, 1995. The environmental study has been completed and the City will seek bids for demolition as soon as it can.

As a result, any action you take either to arrange for the sale of the property or rehabilitation of the structures on it is at your own risk. You should not interpret any conversation with me as evidence that the City will either decline or defer removal of the structures.

Nevertheless, if you should decide to submit written material for my review which, in your opinion, would justify the City's not carrying out the order of the Council, I will forward such material to the Manager, together with my recommendation, provided it persuasively addresses the following issues:

- (i) reflects a legally enforceable purchase agreement which has been accepted by the mortgagees;
- (ii) describes a plan for bringing the structure up to code within a reasonable period of time;
- (iii) sets forth a reasonable budget for rehabilitation;
- (iv) identifies a source of funds for such work; and

Mr. Gregory Nisbet
October 16, 1995
Page 2

(v) (at the request of the Building Inspector) includes plans and specifications, acceptable to him, reflecting that structural integrity of the buildings will be restored.

Very truly yours,



Charles A. Lane
Associate Corporation Counsel



CAL:lab

pc: Ellen Sanborn, Assistant Finance Director
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief of Inspection Services

151-B-004



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: John T. Lyman, Assistant Purchasing Agent
FROM: Marge Schmuckal, Assistant Chief, Code Enforcement Division
SUBJECT: 109-111 Woodlawn Avenue - Demolition
DATE: December 22, 1995

I spoke with Jim Guzelian, General Manager, Northeast Test Consultants, concerning the two oil tanks in the basement. He stated that he personally checked those tanks and that both were dry. Any scrap dealer will take dry tanks.

Should the contractor who receives the bid feel uncomfortable with the tanks, Jim suggested that they be pulled out and set aside for him to retest on the site.

Information from the Sewer Department showing sewer hook-ups are enclosed. I have been informed that it will be required that the sewer be capped off at the street.

Call me if you have any further questions.

cc: Mike Claus, Trades
P. Samuel Hoffses, Chief, Code Enf Div
B. Goodwin, PW, Engr

4. Application. This section shall not affect the application of state and federal statutes.

1981, c. 472.

¹ Section 8001 et seq. of title 5.

Library References

Nuisance \Leftrightarrow 3(1), 61.

C.J.S. Nuisances § 26.

SUBCHAPTER IV

DANGEROUS BUILDINGS

Section

- 2851. Dangerous buildings.
- 2852. Appeal; hearing.
- 2853. Municipal officers may order nuisance abated.
- 2854, 2855. Repealed.
- 2856. Securing dangerous structures.
- 2857. Recording of notice.
- 2858. Consent to removal.
- 2859. Summary process.

§ 2851. Dangerous buildings

Whenever the municipal officers shall find a building or structure or any portion thereof or any wharf, pier, pilings or any portion thereof which is or was located on or extending from land within the boundaries of the municipality, as measured from low water mark, is structurally unsafe; unstable; unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment or is otherwise dangerous to life or property, they may after notice and hearing on this matter, adjudge the same to be a nuisance or dangerous and may make and record an order prescribing what disposal shall be made thereof.

1. Notice. The notice shall be served on the owner and all parties in interest, as defined in Title 14, section 6321, in the same way service of process is made in accordance with the Maine Rules of Civil Procedure.

2. Notice how published. When the name or address of any owner or co-owner is unknown or is not ascertainable with reasonable diligence, then the notice shall be published once a week for 3 successive weeks prior to the date of hearing in a

17 § 2853

CRIMES

Title 17

against the land on which said building was located for the amount of such expenses and such amount shall be included in the next annual warrant to the tax collector of said town for collection, and shall be collected in the same manner as other state, county municipal taxes are collected." for "the municipal officers may bring a civil action to recover such expenses", and added a second paragraph.

The 1973 amendment added the provisions constituting the second paragraph.

The 1977 amendment repealed the former first and second sentences of the second paragraph, which prior

thereto read: "Personal property located within said nuisance shall be removed upon written notice of the municipal officers sent by certified mail at least 14 days prior to the abatement of said nuisance. The notice shall be sent to the owner or owners at their last known address and shall specify that unless said personal property is removed it will be disposed of by the municipality."

The 1979 amendment added the third paragraph.

Transition and application. For transition and application provisions of Laws 1977, c. 707, see the Historical Note under § 1301 of title 33.

Library References

Nuisance ↪78.

C.J.S. Nuisances § 108.

§§ 2854, 2855. Repealed. 1965, c. 284

Historical Note

Section 2854, which related to costs, was derived from R.S.1954, c. 141, § 28. See, now, generally, § 2853 of this title.

Section 2855, which related to the adoption of this subchapter by vote at a town meeting, was derived from R.S.1954, c. 141, § 29.

§ 2856. Securing dangerous structures

In addition to other proceedings authorized by this subchapter, a municipality shall have the right to secure structures which pose a serious threat to the public health and safety and to recover its expenses in so doing as provided in this subchapter. If a building is secured under this section, notice, in accordance with section 2851, subsection 1, shall be given. This notice need not be given before securing the structure if the threat to the public health and safety requires prompt action. 1979, c. 27, § 6.

Library References

Health and Environment ↪32.

C.J.S. Health and Environment §§ 28 to 36, 52.

§ 2857. Recording of notice

The municipal clerk shall cause an attested copy of the notice to be recorded in the Registry of Deeds located within the county where the structure is situated. Recording of this notice

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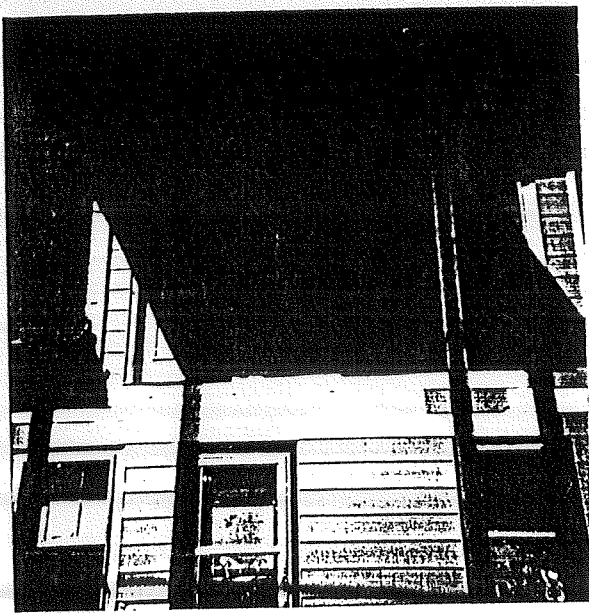
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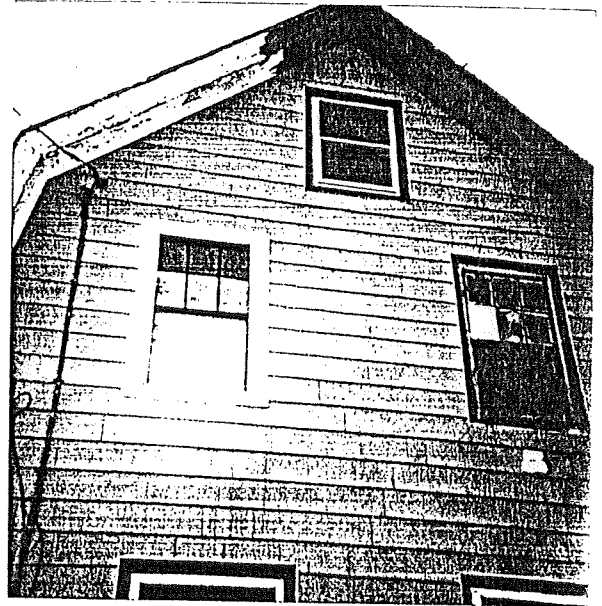
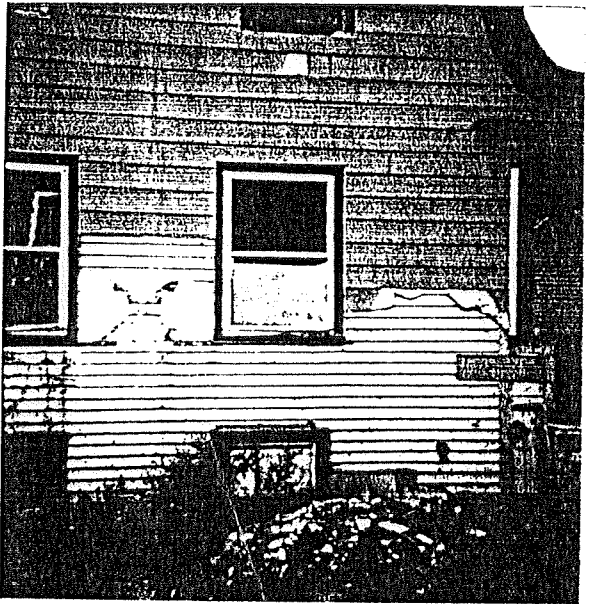
§ 2

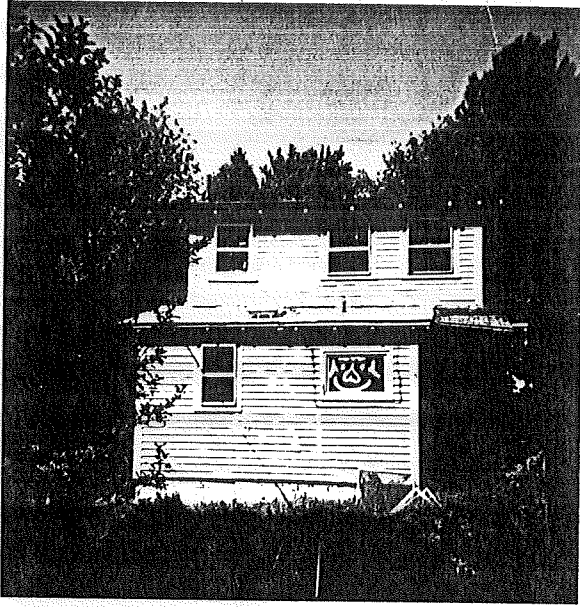
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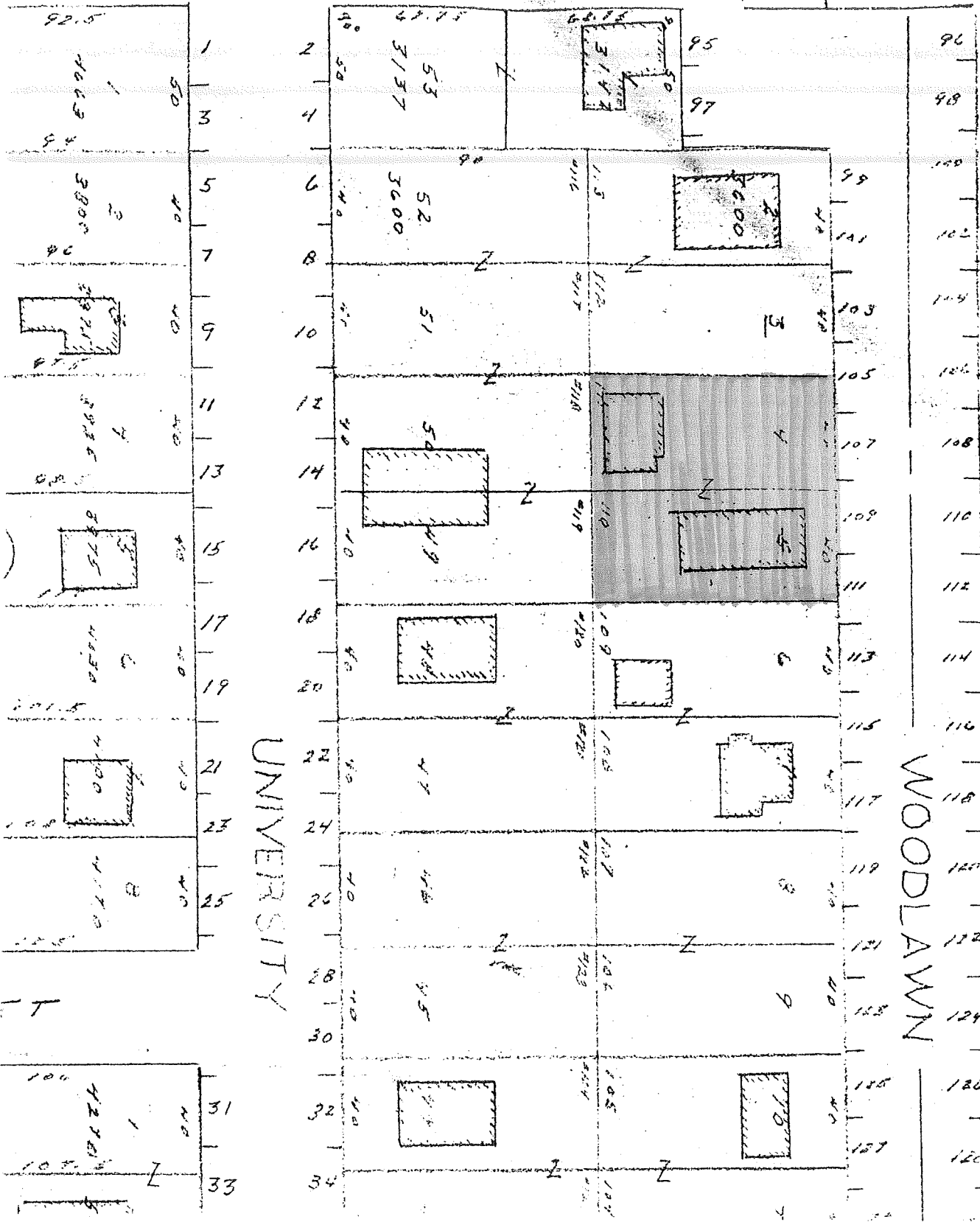






STREET SHEET 435-B

↑ ALLEN AVE



PORTLAND FIRE DEPARTMENT

MEMORANDUM

TO: Marge Schmuckel

FROM: Lt. Mc Dougall

SUBJECT: 111 Woodlawn Ave.

DATE: November 3, 1994

I have included a list of fire calls at 111 Woodlawn Ave..
The call on 8/23/94 was for the owner cooking outside because
he did not have any utilities.

1) 5/4/93	trash	@1825
2) 7/20/93	unfounded	@1908
3) 8/11/93	chimney fire	@0234
4) 8/23/94	barbecue	@1950

J. Mc Dougall

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
Shows the previous row in the Current List. ** 1: cfs table**

- disturbance
R <0538> code <11-45>< > date <07/23/1992> case # <92036743>
stno <111 > locat <WOODLAWN AVE ><LEFT SIDE >
cross street < > city <PORTLAND >
business < > alm < > phone <797-0878>
name <REFUSED > < > prty < > 911 < > dispo < >
addr < > < > unit <411> <412> < >
reg < > state < > type < > off# <113> < > < >
<10-95 SCREAMING MATCH BETWEEN MOTHER AND DAUGHTER >
D<0545> A<0545> C<0550> geo< > dspnm <137 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

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R <0647> code <11-34>< > date <07/23/1992> case # <92036748>
stno <111 > locat <WOODLAWN AVE >< >
cross street < > city <PORTLAND >

business < > alm < > phone <797-4222>
name < > < > prty < > 911 < > dispo <8 >
addr < > < > unit <411> <408> < >
reg < > state < > type < > off# <113> <76 > < >
<10-95 MALE SCREAMING AND PUSHING MOTHER >
D<0651> A<0656> C<0701> geo< > dspnm <126 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
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-Disturbance
R <2130> code <11-45>< > date <07/14/1993> case # <93033803>
stno <111 > locat <WOODLAWN AVE > <GREEN HOUSE >
cross street < > city <PORTLAND >
business < > alm < > phone < >
name < > < > prty < > 911 < > dispo <8 >
addr <122 ><WOODLAWN > unit <211><209>< >
reg < > state < > type < > off# <28 ><3 >< >
<::POSS MOTHER/SON DOMESTIC SILENT 10-17 >
D<2135> A<2142> C<2142> geo< > dspnm <188 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

3

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
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-Disturbance
R <2303> code <11-45>< > date <07/21/1993> case # <93035178>
stno <111 > locat <WOODLAWN AVE > < >
cross street < > city <PORTLAND >
business < > alm < > phone < >
name < > < > prty < > 911 < > dispo <11>
addr < ><SILENT > unit <211><210>< >
reg < > state < > type < > off# <28 ><50 >< >
<LOUD MUSIC >
D<2313> A<2323> C<2323> geo< > dspnm <191 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

4

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
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Disturbance

R <2342> code <11-45>< > date <08/10/1993> case # <93039609>
stno <111> locat <WOODLAWN AVE ><OUTSIDE >
cross street < > city <PORTLAND >
business < > alm < > phone < >
name < > < > < > prty <2> 911 < > dispo <11>
addr <107 ><WOODLAWN AVE > unit <412> <405> < >
reg < > state < > type < > off# <18 > < > < >
<VERY LOUD TV OUTSIDE UNDER PICNIC TABLE...BLASTING LOUD.>
D<0010> A<0015> C<0043> geo< > dspnm <118 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

5

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
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Request for Assistance

R <0255> code <11-59><C > date <08/11/1993> case # <93039642>
stno <111> locat <WOODLAWN AVE >< >
cross street < > city <PORTLAND >
business < > alm < > phone < >
name < > <E-8 > < > prty <2> 911 < > dispo <1 >
addr < > < > unit <409> < > < >
reg < > state < > type < > off# <45 > < > < >
<REQUEST FOR AN OFFICER RE SMOKE FROM CHIMNEY.>
D<0255> A<0339> C<0339> geo< > dspnm <118 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt <1> dtl < >

6

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
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R <1413> code <11-60>< > date <08/13/1993> case # <93040187>
stno <111 > locat <WOODLAWN AVE >
cross street < > city <PORTLAND >
business <CRISIS STABILIZATION > alm < > phone < >
name <WHITTINGTON > <SUSAN > prty <2> 911 < > dispo <11>
addr < >< > unit <109> <107> < >
reg < > state < > type < > off# <36 > <99 > < >
<RES OF MARC WILHEMI, WINDOWS BROKE OUT, WALLS PUNCHED OUT, UNKN
D<1426> A<1530> C<1530> geo< > dspnm <191 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

7

PERFORM: Query Next Previous View Add Update Remove Table Screen ..
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request for assistance

R <1243> code <11-59>< > date <08/18/1993> case # <93041385>
stno <111 > locat <WOODLAWN AVE >
cross street < > city <PORTLAND >
business < > alm < > phone <828-2888>
name < > < > prty <3> 911 <A> dispo <11>
addr < ><CMP METER MAN > unit <109> < > < >
reg < > state < > type < > off# <36 > < > < >
<CWB OF ELDERLY WOMAN AT ABOVE RES. 1017 STATES THAT SHE IS POSS 1044 >
D<1253> A<1256> C<1256> geo< > dspnm <189 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

8

PERFORM: Query Next Previous View Add Update Remove Table Screen ..
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disturbance

R <1728> code <11-45>< > date <08/25/1993> case # <93043027>

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Shows the next row in the Current List. ** 1: cfs table**

Disturbance

R <1728> code <11-45>< > date <08/25/1993> case # <93043027>

stno <111> locat <WOODLAWN AVE >> <IN STREET-OUT FRONT >
cross street < > city <PORTLAND >
business < > alm < > phone <n/a >
name <REFUSED > < > < > prty <2> 911 <Y> dispo <11>
addr < > < > unit <211> <216> < >
reg < > state < > type < > off# <28 > <66 > < >
<10-95'S LARGE GROUP IN FRONT OF DIP AND YELLING. ONGOING PROBLEM? >
D<1731> A<1738> C<1740> geo< > dspnm <118 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

9

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mentally unstable person

R <0918> code <11-44>< > date <12/07/1993> case # <93062020>
stno <111> locat <WOODLAWN AVE >> < >
cross street < > city <PORTLAND >
business < > alm < > phone <pay phon>
name < > < > < > prty <1> 911 <E> dispo <11>
addr < > <Y > unit <109> <209> < >
reg < > state < > type < > off# <36 > <3 > < >
<10-44 MALE HAS TAKEN 6 QUININE TABLETS THAT ARE 350 MG EACH CALLER IS >
D<0922> A<0924> C<0947> geo< > dspnm <189 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

10

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Disturbance

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Disturbance

R <1335> code <11-45>< > date <05/18/1994> case # <94023474>
stno <111 > locat <WOODLAWN AVE ><OUTSIDE >
cross street < > city <PORTLAND >
business < > alrm < > phone <797-7475>
name < > < > < > prty <1> 911 <E> dispo <11>
addr < > < > < > unit <109> <110> < >
reg < > state < > type < > off# < > < > < >
<MALE TRASHING THE HOUSE W/ A BOARD >
D<1336> A<1343> C<1358> geo< > dspnm <188 >

11

warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

PERFORM: Query Next Previous View Add Update Remove Table Screen ..
Shows the next row in the Current List. ** 1: cfs table**

Assault

R <2020> code <11-04><EP> date <06/05/1994> case # <94026849>
stno <111 > locat <WOODLAWN AVE ><INSIDE >
cross street < > city <PORTLAND >
business < > alrm < > phone <878-0393>
name < > < > < > prty <1> 911 <E> dispo <3 >
addr < > < > < > unit <510> <507> < >
reg < > state < > type < > off# < > < > < >
<1082/MOTHER & SON(WINDOWS BREAKING) (11-45) >
D<2021> A<2147> C<2147> geo< > dspnm <188 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt <1> dtl < >

12

PERFORM: Query Next Previous View Add Update Remove Table Screen ..
Shows the next row in the Current List. ** 1: cfs table**

Disturbance

R <0255> code <11-45>< > date <07/31/1994> case # <94039050>

PERFORM: Query Next Previous View Add Update Remove Table Screen ...
Shows the next row in the Current List. ** 1: cfs table**

R <1947> code <11-84>< > date <08/23/1994> case # <94044297>
stno <111 > locat <WOODLAWN AVE ><EITHER 100 OR 111 >
cross street < > city <PORTLAND >
business < > alarm < > phone < >
name <FD > < > prty <1> 911 <A> dispo <11>
addr < >< > unit <208> < > < >
reg < > state < > type < > off# <55 > < > < >
<DESK BOX 959/SMOKE COMING FROM ROOF >
D<1948> A<1956> C<1956> geo< > dspnm <188 >
warn < > weapon < > injury < > weap type < > weap usage < >
reprt < > dtl < >

15

RECEIPT NUMBER: 18404
DATE: 09/20/1994 TIME: 10:41A

Cumberland County, Maine
OFFICE OF THE Register of Deeds

BK 11634 PG 002

57794

ISSUED TO:

INST NO.	TYPE	DOC	TOTAL
BOOK	PAGE	TIME	
57794	D		10.00
11634	2	10:41A	
			<u>10.00</u>

CHARGE : 0.00
CHECK () : 0.00
CASH : 10.00
CHANGE : 0.00

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, § 775

of Portland, County of Cumberland and State
of Maine, ion paid, grants to MARK J. WILHELMI, of
Cumberland and State of Maine, with Warranty
of Portland, County of Cumberland and State of
Maine, as shown in Exhibit A attached hereto and made a

THANK YOU! Jack O'Brien
Register of Deeds

Witnessed and sealed this 19th day of September, 1994.

Betty J. Wilhelmi
BETTY J. WILHELMI

STATE OF MAINE
Cumberland, ss.

September 19, 1994

Personally appeared the above named BETTY J. WILHELMI and
acknowledged the foregoing instrument to be her free act and deed,

Before me,

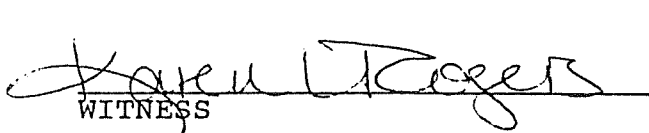
Karen L. Rogers
NOTARY PUBLIC/ATTORNEY AT LAW

KAREN L. ROGERS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 28, 1999

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, § 775

BETTY J. WILHELMI, of Portland, County of Cumberland and State of Maine, for consideration paid, grants to MARK J. WILHELMI, of Portland, County of Cumberland and State of Maine, with Warranty Covenants, the land in Portland, County of Cumberland and State of Maine more fully described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 19th day of September, 1994.


WITNESS


BETTY J. WILHELMI

STATE OF MAINE
Cumberland, ss.

September 19, 1994

Personally appeared the above named BETTY J. WILHELMI and acknowledged the foregoing instrument to be her free act and deed,

Before me,


NOTARY PUBLIC/ATTORNEY AT LAW

KAREN L. ROGERS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 28, 1999

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Woodlawn Avenue, formerly known as Colby Street, in the City of Portland, County of Cumberland and State of Maine being lots numbered 110 and 111 as shown on Plan of Hawthorne Heights Extension recorded in Cumberland County Registry of Deeds in Plan Book 13, Page 108, to which plan reference is hereby made, bounded and described as follows:

Beginning at a point on the southwesterly side of said Woodlawn Avenue, eighty (80) feet southeasterly from the point where the part of Woodlawn Avenue formerly known as Colby Street joins the portion of said Woodlawn Avenue which was originally known as Woodlawn Avenue, said point being the most easterly corner of Lot numbered 112 on said plan; thence southwesterly by the southeasterly side line of said lot numbered 112, ninety (90) feet; thence southeasterly, parallel with Woodlawn Avenue, a distance of eighty (80) feet to the most westerly corner of lot numbered 109 on said plan; thence northeasterly by the northwesterly side line of said lot numbered 109 a distance of ninety (90) feet to said Woodlawn Avenue; thence northwesterly by said Woodlawn Avenue eighty (80) feet to the point of beginning.

Being the same premises conveyed from Robert T. Hayden to Betty J. Wilhelmi dated September 27, 1966 and recorded in Cumberland County Registry of Deeds in Book 2974, Page 543.

Subject to the mortgage hereon, which grantee herein assumes and agrees to pay.

RECEIVED
RECORDED REGISTRY OF DEEDS

94 SEP 20 AM 10:41

CUMBERLAND COUNTY

John B. O'Brien

	time of call
111 Woodlawn	↓
5/4/93	trash e 1825
7/20/93	unfounded e 1908
8/11/93	Chimney fire e 0234
8/23/94	Barbecue e 1950

Fire CALLS

At 111 WoodLawn Ave

per Lt MacDougal
9/1/94

Contractor: Mark Wilhelmi
DEPARTMENT OF PUBLIC WORKS

Portland, Me., September 24, 1974

Permit No. B-0396 has been granted to

Dana Aaskov to open

Woodlawn Avenue Street at No. 111

owned by Mark Wilhelmi

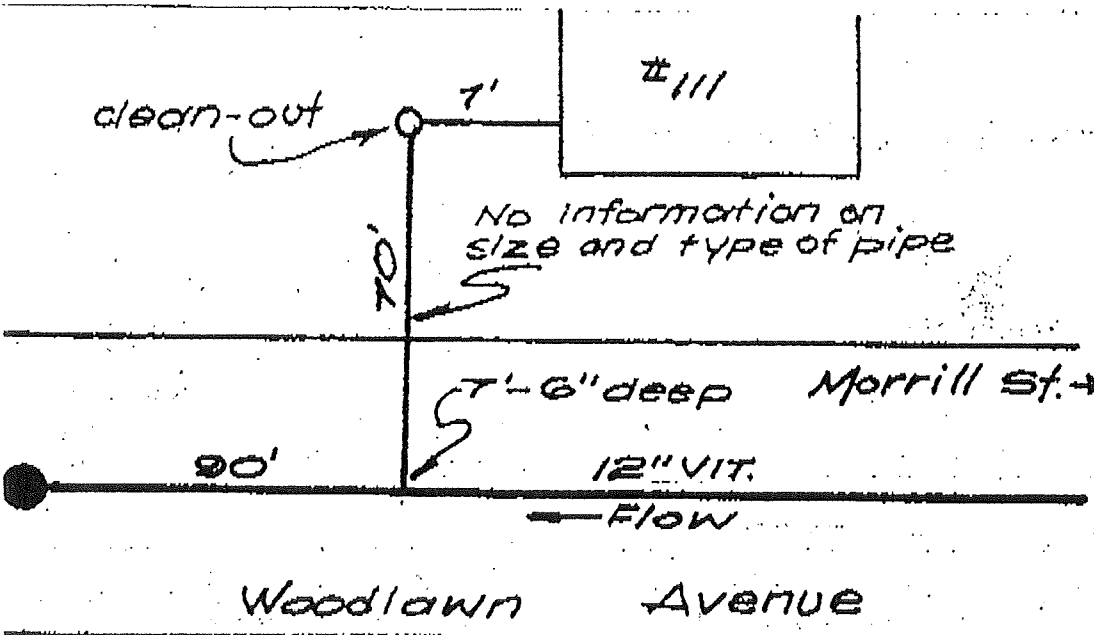
for the purpose of Enter the Sewer

The connection with the sewer must be inspected, sketched on back of this card with size and kind of pipe used, date of inspection, name of inspector and any further information which may be of value to the department.

F. WORTH LANDERS
Director of Public Works

CS61

8716



Sewer Connection Book Vol. P

Inspected by J. Lowery

Size and kind of pipe no information

Connected by Dana Aaskov

Date of Entrance 10-19-74

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 16, 1994

Mrs. Betty J. Wilhelmi
C/O Ms. Claudine Wilhelmi
10 Holbrook Street
Freeport, ME 04032

RE: Premises at 111 Woodlawn Avenue
151-B-005-001-01
151-B-004

Dear Mrs. Wilhelmi:

From June to September 1994, officials of the City of Portland have advised you of serious violations of both the Housing Code and also the Electrical Code at the above-described premises. Although you were directed to take action to correct those deficiencies, you either failed or neglected to do so. As a result, on September 9, 1994, the building occupied by you and your son was posted against human habitation, and on September 12, 1994, the Superior Court granted a Temporary Restraining Order which barred its use for human habitation.

On September 13, 1994, I was present at your home and had an opportunity to inspect its interior and exterior as well as the structure in the rear which was formally used for residential purposes.

The comments set forth below apply generally to each structure. In my opinion, both structures reflect the following conditions. Those conditions are:

- (i) structurally unsafe, because many structural members have been fully or partially removed;
- (ii) unstable, because holes have been cut through the structure and floor joints have been cut without headers and trimmers being installed to carry the loads;

(iii) unsafe, because stairs and decks have been removed;

(iv) unsanitary, because the structures have no water supply and the plumbing fixtures have been severely damaged;

(v) unsuitable for residential use, because the property is not served with either water or electricity, as well as for the other reasons set forth herein; and

(vi) constitutes a hazard to health and safety, because of their location in regard to other structures, inadequate maintenance and dilapidation, and for the other reasons stated herein.

In their present condition each structure would qualify for removal under Maine's Dangerous Building Statute (17 M.R.S.A. Section 2851, et seq).

If you intend either to restore the structure formally occupied by yourself and your son or to improve or remove the other structure, so that it no longer constitutes a nuisance, please let me know within thirty (30) days from the date of this letter.

Unless you have provided me with the material requested below within 30 days from the date of this letter, I will request the city council to consider ordering their demolition. You should provide the following material:

(i) plans showing that your residence will be brought up to code standards;

(ii) plans showing that the other structure will either be razed or improved to the point where it is no longer a nuisance;

(iii) evidence of financial capability to carry out the plans;

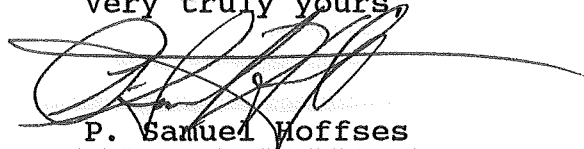
(iv) both the time of the start of the work and the date of its completion (which must encompass reasonable periods of time); and

(v) executed contracts with responsible and licensed (for electrical, plumbing and heating work) contractors reflecting that they have been engaged either by you or on your behalf to complete such work.

IN THE ABSENCE OF SUCH SUBMISSION BY YOU, I WILL SEEK AUTHORITY TO DEMOLISH THE STRUCTURES.

Naturally, my staff and I will cooperate with you and your contractors if you should decide to restore the property. Please call me if you have any questions.

Very truly yours

A handwritten signature in black ink, appearing to read 'P. Samuel Hoffses', written over a horizontal line.

P. Samuel Hoffses
Chief of Inspection Services

CAL:rlj

Sent by: Regular and Certified Mail

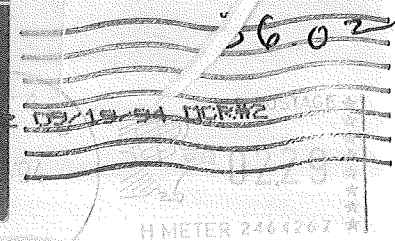
CITY OF PORTLAND, MAINE

DEPT. OF PLANNING & URBAN DEVELOPMENT
Room 315, City Hall
PORTLAND, MAINE 04101

CERTIFIED

P 792 456 743
PORTLAND, MAINE 04101
1994

MAIL

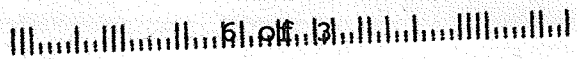


Name AMT
1st Notice 9/20/94
2nd Notice 9/26/94
Return 10/5/94

Mrs. Betty J. Wilhelmi
c/o Ms. Claudine Wilhelmi
10 Holbrook Street
Freeport, ME 04032

Unclaimed
Attempted
Insufficient Address
No such supp
No such office in state
Do not remain in this envelope

04032-123A 01

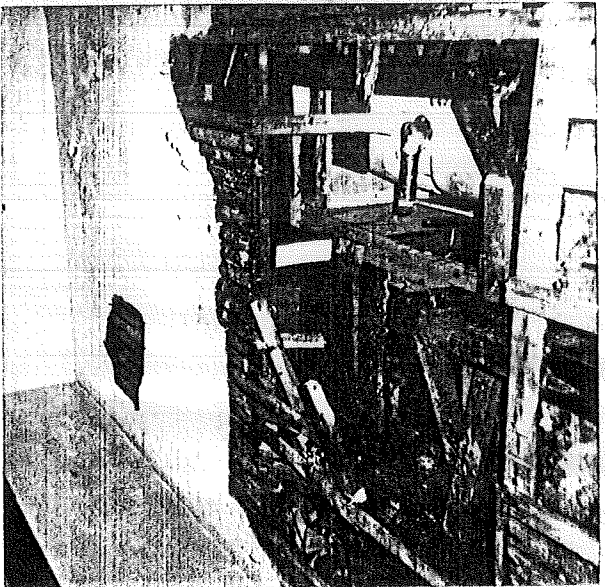


P 792 456 743

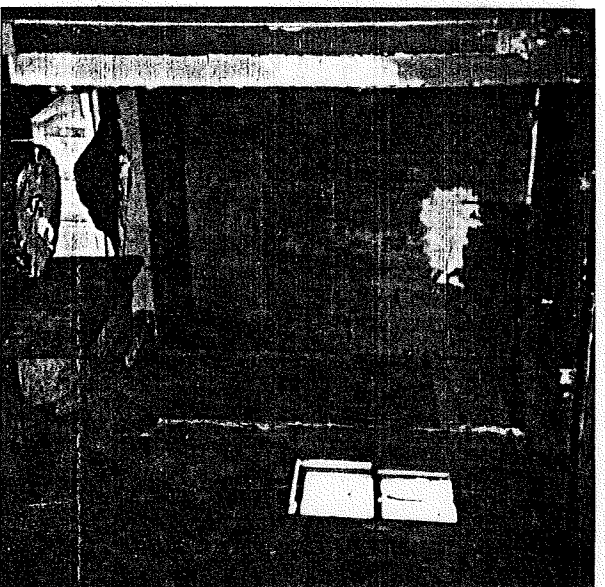
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to Mrs. Betty J. Wilhelmi	
Street and No. c/o Ms. Claudine Wilhelmi	
P.O., State and ZIP Code 10 Holbrook St. Freeport, ME	
Postage	\$ 04032
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

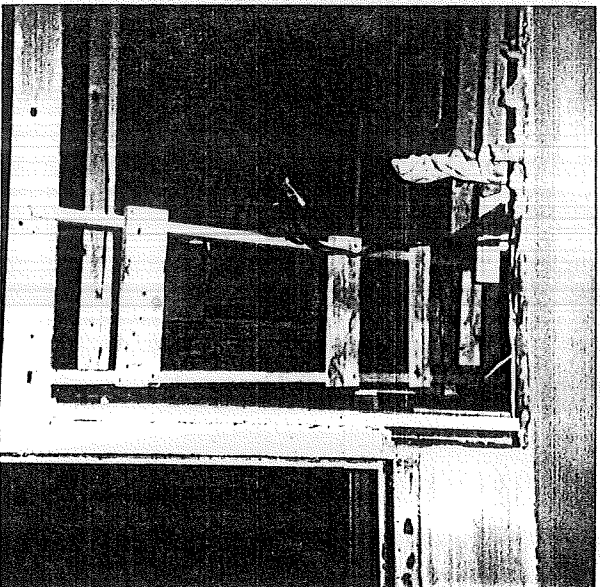
PS Form 3800, June 1985



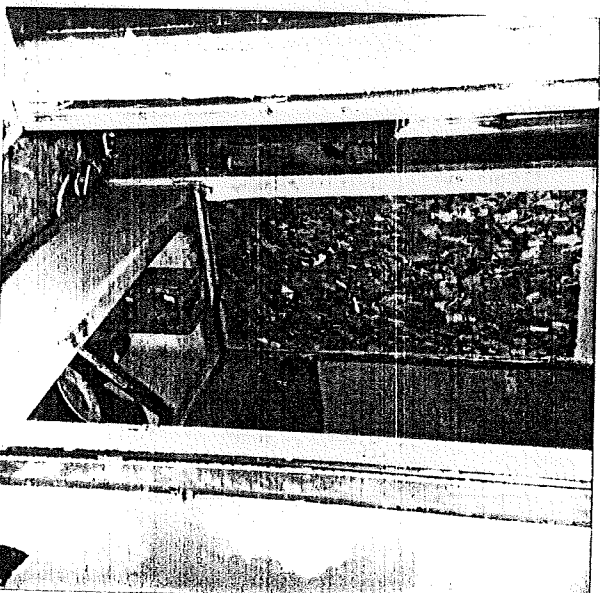
1st floor ceiling
10/13/94



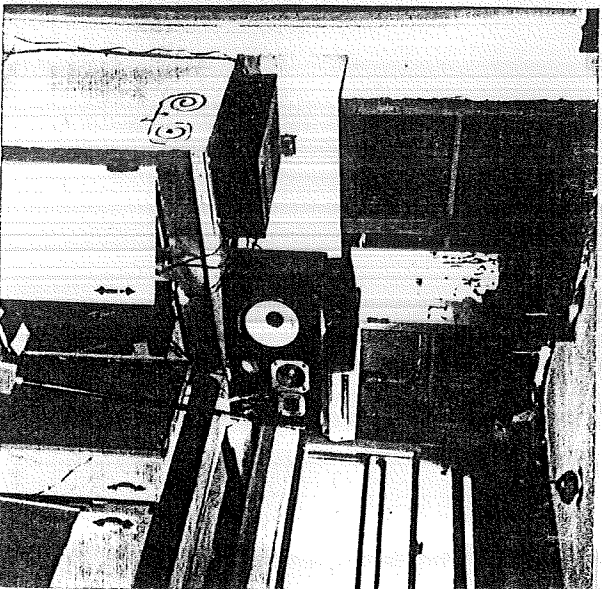
2nd floor
BATH
10/13/94



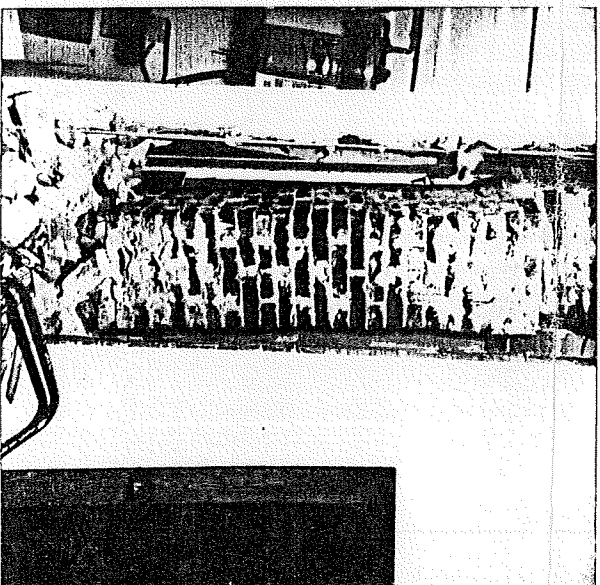
stairs to 3rd floor
10/13/94



111 Woodlawn
2nd floor 10/13/94



2nd floor
10/13/94



REAR
Bldg 111 Woodlawn
10/13/94