

City of Portland, Maine

REQUEST FOR SERVICE

INSPECTION SERVICES DIVISION

DATE RECEIVED	1-15-91	BY	Louise	DISTRICT	Arthur Add.
NAME OF REQUESTOR	Medea (via Wally)		ADDRESS		
NAME OF OWNER			ADDRESS		
ADDRESS SERVICE REQUESTED AT	78 Anderson St				
CONDITIONS					
COMMENTS	<p>- no rails or guards - holes in walls - electrical fixture hanging</p> <p>C1-CJ - There are a numerous amount of life threatening viola. Social Service is arranging to put tenants elsewhere. This is a single family, rental unit. Not owner occupied. Corp. Council to advise on P14</p>				
ENVIRONMENTAL		HOUSING	<input checked="" type="checkbox"/>	BUILDING	1-16-91
ROUTINE	URGENT	SPECIAL	REPORT TO	BY DATE	1/18/91

WHITE COPY FOR INSPECTOR YELLOW COPY FOR FILE

REINSPECTION RECOMMENDATIONS

LOCATION 78 Anderson St.

PROJECT EE

INSPECTOR [Signature]

OWNER Charlene West

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-18-91</u>	<u>2-18-91</u>				

A reinspection was made of the above premises and I recommend the following action:

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
<u>1-18-91</u>	"NOTICE TO VACATE" POST Entire <input checked="" type="checkbox"/> POST Dwelling Units <input checked="" type="checkbox"/>
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken _____
<u>2-21-91</u>	INSPECTOR'S REMARKS: <u>Vacant - Not secured.</u>
<u>3-6-91</u>	<u>Vacant - " Final notice to secure to be sent.</u>
<u>3-12-91</u>	<u>RE/PO/VAC. NP</u>
<u>4-12-91</u>	<u>RE/PO/VAC. NP - NOT SECURED.</u>
<u>5-13-91</u>	<u>RPV - NP (LA)</u>
<u>6-17-91</u>	<u>RPV occupied - NP - CC</u>
	INSTRUCTIONS TO INSPECTOR: _____

Line 24 Col 58 #1 Ready 11:06am
RPPLST6 CAMA Real Property System - Residential Display
RPP092 Parcel Id: 023- - B-011-001 01/01 Acct: W1633094

Property Address 78 ANDERSON ST (1, f, i)
Owner Name: WEST CHARLENE L
Name2
Address 78 ANDERSON ST
City/State/zip PORTLAND ME 04101

Entrance Code 7 Land Use 11 # of Units 1
Route 3 Zone R6 Nbhd 101 District 14 Traffic 1
Utilities 1 Desc: 23-B-11 ANDERSON ST 78 Total Sq Ft 1,
1500 SQ FT

House Style 5 Year Built 1900 Total Rms 06 Total Bedrms 03
Baths Full 1 Half Kitchen Remodeled 2 Bath Remodeled 2 Basemen
Attic 1 Phy Cond 6 CDU UN Heating Type 2 4 4 Wood/Coal Bur
Next Screen [_] Re

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 30, 1993

Charlene West
c/o Cumberland County Jail
122 Federal St
Portland, ME 04101

Re: 78 Anderson St

Dear Ms. West,

As owner of the property at 78 Anderson Street, the City sent out a letter on August 17, 1993 to notify you of its intention to demolish the building. I spoke with your husband since the letter went out. He said that he was going to repair the building. Our office hasn't heard from him since that telephone call and it has been over 30 days. If you still intend to get a building permit to rehab the building you will have to do so immediately.

Please call this office regarding this matter.

Sincerely,

Merlin Leary
Merlin Leary
Code Enforcement Officer

Jc: Joseph Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services

CITY OF PORTLAND
INSPECTION SERVICES DIVISION

ENVIRONMENTAL INSPECTION AND CERTIFICATION
REPORT FOR ASBESTOS

Applicant Name: _____ Source of Funds _____
Address: 78 Anderson ST

A. Asbestos

1. Does asbestos exist? Yes No _____
2. Is Asbestos to be disturbed by Rehab? Yes _____ No _____
3. If yes, attach specifications describing abatement.
4. Attach certification of proper removal and disposal.

M. Lewis
Code Enforcement Officer

11/APR/94
Date



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Nadine Daniels - Assistant City Manager
FROM: P. Samuel Hoffses - Chief of Inspection Services *PH*
SUBJECT: Demolition
DATE: December 22, 1993

On December 15, 1993 Lt. MacDougall of the Portland Fire Department and I conducted an inspection of the following properties:

74 Winter Street (rear)
284 Brackett Street (rear)
78 Anderson Street
150 Pearl Street (rear)

78 Anderson Street - This building has been vacant for over one year and has sustained damage to windows, doors, exterior siding. The interior in general has become unsuitable for occupancy. 78 Anderson Street doesn't have electric power, water or heat. It has been left unsecured and on a number of occasions the police have been called because of unauthorized people have been in the building. The fire department has been called there several times for fires. Inspection Services and Public Works has secured the building twice this past year. The building has had inadequate maintenance for a year and has become obsolescence.

This building is located within a very densely populated area and its open condition constitutes a fire hazard. It is recommended that 78 Anderson Street be razed.

284 Brackett St. (rear) - This building has been vacant over 5 years and is unsuitable for occupancy. 284 Brackett St. (rear) doesn't have electric power, water or a heating system that is in service. This building shows signs of structural fatigue in the roof area and inadequate maintenance throughout (siding, roof & windows). On December 15 we found the building open at the foundation (window). 284 Brackett St. (rear) is located in a densely populated area and constitutes a fire hazard.

I find the building to be dangerous to human life and a threat to the public welfare, I recommend it to be razed.

150 Pearl St. (rear) - This building has been vacant for a number of years and is unsuitable for occupancy. The building in the past has sustained fire damage and has had inadequate maintenance. 150 Pearl St. (rear) doesn't have electric power, water or a heating system. On December 15, 1993 we found this building open which constitutes a fire hazard (basement, windows, doors).

I feel this building is dangerous to human life and a threat to the public welfare. I would recommend that it be razed.

74 Winter St. (rear) - This building received fire damage in 1985 and has been vacant ever since. It also has no water, electric power, or a working heating system and is unsuitable for occupancy. On December 15, 1993 we found the building open (doors, windows) which constitutes a fire hazard. 74 Winter St. (rear) is located in a very densely populated area and is dangerous to human life and a threat to the public welfare. I recommend that it be razed.

Sam

CITY OF PORTLAND
MEMORANDUM

TO: Nadine Daniels, Asst. City Manager
FROM: LT Mc Dougall, Fire Prevention Bureau
RE: Demolition of Dangerous Buildings
DATE: December 20, 1993

I have inspected the following premises and found them to be dangerous and should be razed:

- 1) 74 Winter St (rear)
- 2) 284 Brackett St (rear)
- 3) 78 Anderson St
- 4) 150-154 Pearl St (rear)

On December 15, 1993, I inspected the following properties with Sam Hoffses and found the following conditions:

- 1) 74 Winter St (rear)
 - a) first floor and basement open and unsecured
 - b) exposure to other property is within 8 feet
 - c) the building has had previous fire damage
- 2) 284 Brackett St (rear)
 - a) basement open in rear
 - b) exposure to other property is within 5 feet
- 3) 78 Anderson St
 - a) building open in rear
 - b) building being lived in by vagrants
 - c) building has had previous fire damage
 - d) exposures on both sides within 8 feet
 - e) evidence of several small fires set inside
- 4) 150-154 Pearl St (rear)
 - a) building open in front
 - b) building has had previous fire damage
 - c) exposure to other building within 10 feet

Generally speaking vacant building are dangerous to the safety of firefighters and citizens of Portland. Usually vacant building have trash accumulation, are not maintained, have no early detection systems, and therefore are susceptible to fire.

H. Mc Dougall



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Charles Lane - Asst. Corporation Counsel
FROM: P. Samuel Hoffses - Chief of Inspections
SUBJECT: Title Search for structures that have been proposed for Demolitions (razing)

After my conversation with you on October 19, 1993, regarding the above subject. I spoke with Mr. Gray reference the fees for the Title Search and having the owners served. He (Mr. Gray) said to proceed with the work and we would pay for it.

Background

On October 14, 1993, Mr. Gray, Lt. MacDougal and myself completed the exterior inspections of the structures at the following addresses:

5 C Street	27 Munjoy Street
74 Munjoy Street	284 R. Brackett Street
74 R. Winter Street	32 Anderson Street
26 Anderson Street	14 Anderson Street
78 Anderson Street	150 Pearl Street
150 R. Pearl Street	23 Cedar Street
176 Grant Street	55 Chestnut Street

For the preceeding it was my opinion that four of these structures should be demolished (razing).

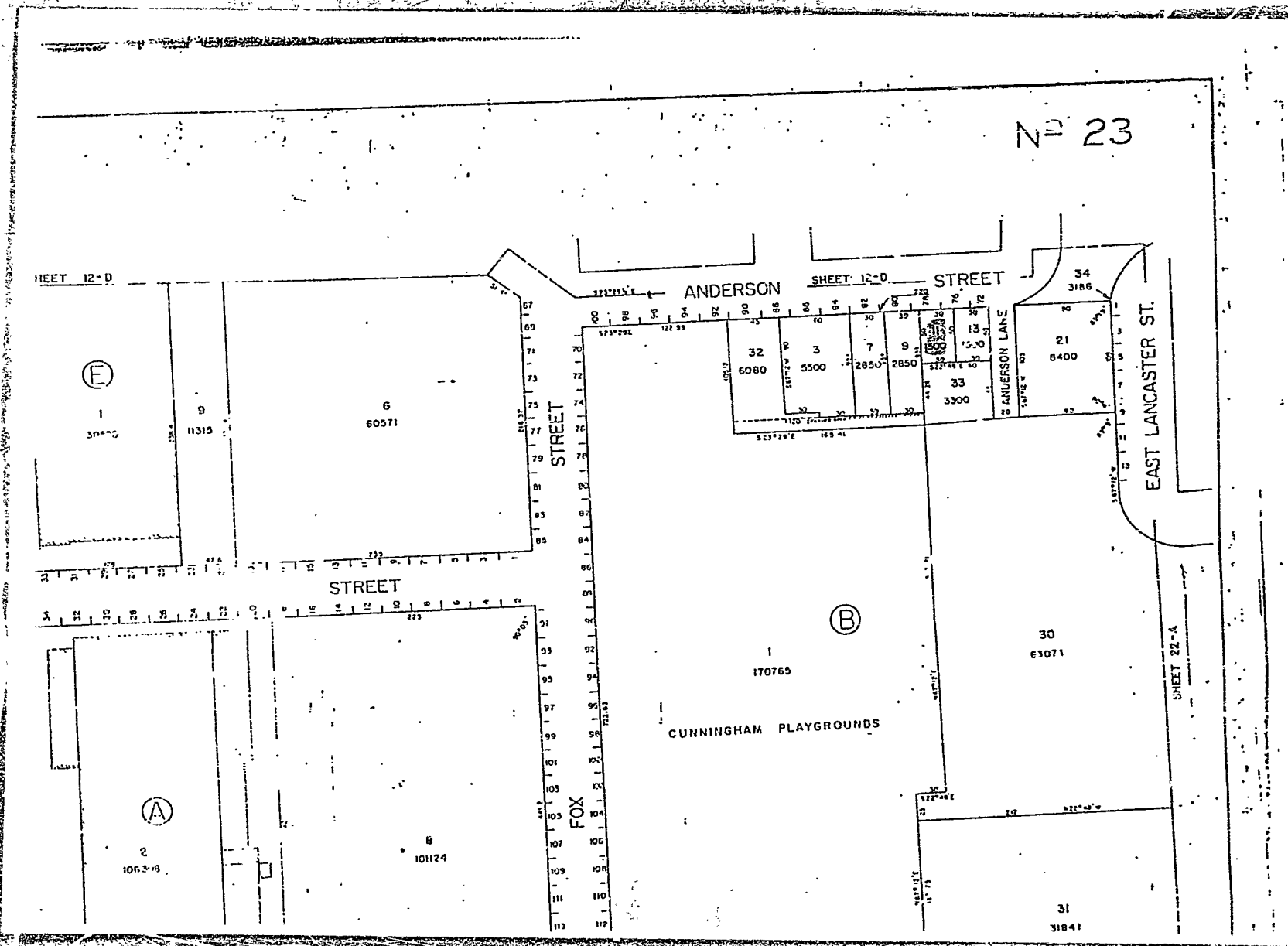
284 R. Brackett Street	78 Anderson Street
74 R. Winter Street	150 R. Pearl Street

The following is a list of owners, CBL's and their addresses as per the City's Real Estate Tax Assessment tax roll 1993-94 of the structures that we recommend for demolishing (razing).

<u>284 R. Brackett Street</u> Mr. Alton H. William 284 Brackett Street Portland, Maine 04102 CBL # 63-I-15	78 Anderson Street Ms Charlene West 17 Mallison Falls Rd. Windham, Maine 04062 CBL #23-B-011
<u>72 R Winter Street</u> Ms Diana R. Napolitano 305 Woodfords Street Portland, Maine 04103 CBL # 45-E-17	<u>150-154 Pearl St (rear struct)</u> Halfway House, Inc. 5 Grant Street Portland, Maine 04101 CBL # 26-L-7

Conclusion

I'm now requesting that you implement the Title work on those four (4) addressees. Thank you.



Parks & Public Works



George A. Flaherty
Director

CITY OF PORTLAND

June 29, 1994

Mr. Charlie Levitt
Rickett Plastering and Abatement Co.
779 Warren Ave.
Portland, ME 04103

Re: 78 Anderson St. - Asbestos Removal

Dear Charlie:

Enclosed find 1 copy of Northeast Test Consultants Asbestos Abatement Design Plan for the above project. Please submit a proposal for removal of asbestos containing materials. Please submit a lump sum price for the complete project in accord with the Design Plan.

Please base your proposals on the following conditions:

1. All asbestos removal operations can be done during regular working hours. The building will not be open to the public during the work.
2. Water and electric service to the building is not available.

To arrange a site visit to the building please contact Sam Hoffses, City of Portland Building Inspector (874-8704). Please mail your proposal to my attention at Parks and Public Works or Fax your proposal to my office (874-8473). Please follow up any Faxed proposal by mail. Please submit your proposal as soon as possible. If you have any questions call me at 874-8893.

Sincerely,

Michael W. Claus, P.E.

cc: A. Lachance, Asst. City Manager
E. Sanborn, Purchasing Manager
S. Hoffses, Inspections
R. Lauck, Public Buildings Manager

55 Portland Street · Portland, Maine 04101 · (207) 874-8493

Parks & Public Works



George A. Flaherty
Director

CITY OF PORTLAND

June 29, 1994

Mr. Milt Calder
Morrissey Enterprises
P.O. Box 1568
Auburn, ME 04211-1568

Re: 78 Anderson St. - Asbestos Removal

Dear Milt:

Enclosed find 1 copy of Northeast Test Consultants Asbestos Abatement Design Plan for the above project. Please submit a proposal for removal of asbestos containing materials. Please submit a lump sum price for the complete project in accord with the Design Plan.

Please base your proposals on the following conditions:

1. All asbestos removal operations can be done during regular working hours. The building will not be open to the public during the work.
2. Water and electric service to the building is not available.

To arrange a site visit to the building please contact Sam Hoffses, City of Portland Building Inspector (874-8704). Please mail your proposal to my attention at Parks and Public Works or Fax your proposal to my office (874-8473). Please follow up any faxed proposal by mail. Please submit your proposal as soon as possible. If you have any questions call me at 874-8893.

Sincerely,

Michael W. Claus, P.E.

cc: A. Lachance, Asst. City Manager
E. Sanborn, Purchasing Manager
S. Hoffses, Inspections
R. Lauck, Public Buildings Manager

55 Portland Street • Portland, Maine 04101 • (207) 874-8493

Parks & Public Works



George A. Flaherty
Director

CITY OF PORTLAND

June 29, 1994

Mr. Jim Jabbusch
Accurate Abatement
390 Presumpscot St.
Portland, ME 04103

Re: 78 Anderson St. - Asbestos Removal

Dear Jim:

Enclosed find 1 copy of Northeast Test Consultants Asbestos Abatement Design Plan for the above project. Please submit a proposal for removal of asbestos containing materials. Please submit a lump sum price for the complete project in accord with the Design Plan.

Please base your proposals on the following conditions:

1. All asbestos removal operations can be done during regular working hours. The building will not be open to the public during the work.
2. Water and electric service to the building is not available

To arrange a site visit to the building please contact Sam Hoffses, City of Portland Building Inspector (874-8704). Please mail your proposal to my attention at Parks and Public Works or Fax your proposal to my office (874-8473). Please follow up any Faxed proposal by mail. Please submit your proposal as soon as possible. If you have any questions call me at 874-8893.

Sincerely,

Michael W. Claus, P.E.

cc: A. Lachance, Asst. City Manager
E. Sanborn, Purchasing Manager
S. Hoffses, Insr. & Ins. Mgr.
R. Luck, Public Buildings Manager

55 Portland Street • Portland, Maine 04101 • (207) 874-8493



NORTHEAST TEST CONSULTANTS

DESIGN PLAN

for

CITY OF PORTLAND
78 Anderson Street
NTC Job # 6026

Prepared by:

NORTHEAST TEST CONSULTANTS
587 SPRING STREET
WESTBROOK, ME 04092

Prepared for:

*City of Portland
389 Congress Street
Portland, Maine 04101*

June 23, 1994

587 Spring Street • Westbrook • Maine 04092 (207) 854-3939 FAX (207) 854-3658

DESIGN PLAN

Client: City of Portland
NYC Job #: 6026
Project: Asbestos Removal
78 Anderson Street
Portland, Maine

Designer: Stephen R. Broadhead
Design Consultant #DC - 0018

The scope of work required under this specification shall follow Maine Department of Environmental Protection CMR 425.

The following project involves the removal of 80 linear feet of asbestos-containing pipe insulation and the removal of 250 square feet of asbestos-containing floor tile. The project will be set up into two (2) phases:

- Phase I: Remove 80 linear feet of asbestos-containing pipe insulation from the basement of 78 Anderson Street.
- Phase II: Remove 250 square feet of asbestos-containing floor tile from the kitchen area of 78 Anderson Street.

Each phase will follow the work practices and methods as prescribed in this asbestos design plan.

Part 1 - Work Area Containments and Enclosure Installation

Install work area containments and enclosure utilizing double layer six-mil polyethylene sheeting.

Install decontamination facilities contiguous to the work area containments to be located at the entrance of each work area.

Part 2 - Respiratory Protection

Half-face negative pressure respirators and/or Powered Air Purifying Respirators (PAPR) shall be used as respiratory protection.

Part 3 - Establishment of Negative Pressure

Install two (2) HEPA filtered negative pressure ventilation system in Phase I containment and one (1) HEPA filtered pressure ventilation system in Phase II containment to achieve a minimum of one air exchange every fifteen (15) minutes and to ensure an air pressure differential of -0.02 inches of water column relative to the air pressure external to the containment.

The abatement contractor is responsible for monitoring the negative pressure system utilizing pressure differential monitors equipped with a chart recorder.

Part 4 - Asbestos Removal

PHASE I - Remove 80 linear feet of asbestos-containing pipe insulation from the basement area of 78 Anderson Street.

PHASE II - Remove 250 square feet of asbestos-containing 12" x 12" floor tile from the kitchen area of 78 Anderson Street.

All removed asbestos materials shall be maintained in a wet condition throughout the project.

Part 5 - Air Monitoring

Monitoring During Asbestos Abatement

Area Monitoring of airborne fiber levels will be performed at several locations at the boundaries of the containments including but not limited to the following areas:

HEPA Ventilation Unit Exhaust	-	1 per 8 hour shift
Clean Room	-	2 per 8 hour shift
Critical Barriers	-	2 per 8 hour shift

If at any time airborne fiber concentrations outside the containments during the removal of asbestos exceeds 0.01 fibers per cubic centimeter (f/cc), the abatement shall cease until the source of the contamination is identified and resolved.

Monitoring After Clean-up

Following successful visual inspection as per Maine CMR 125.10 (d)(1) of all abated surfaces, two (2) aggressive Phase Contrast Microscopy clearance samples shall be performed for each phase per Maine DEP Chapter 425.10

(d)(2)(c).

If the airborne fiber levels are greater than 0.01 fibers per cubic centimeter (f/cc), then the Contractor shall re-clean the area and additional clearance monitoring shall be performed until such levels are below 0.01 fibers per cubic centimeter (f/cc).

Providing the PCM clearance samples are less than 0.01 f/cc, all abated surfaces shall be encapsulated utilizing an appropriate type encapsulant.

After all the encapsulation material is dry, the containment and all equipment will be removed and the area can be re-occupied.

A negative pressure differential shall be maintained by the contractor until the successful completion of clearance sampling.

Personal Monitoring

The contractor shall be responsible for personal monitoring during the abatement project.

Part 6 - Special Contractor Requirements

The contractor is responsible for supplying sufficient power, lighting, and a water source for the duration of the project.

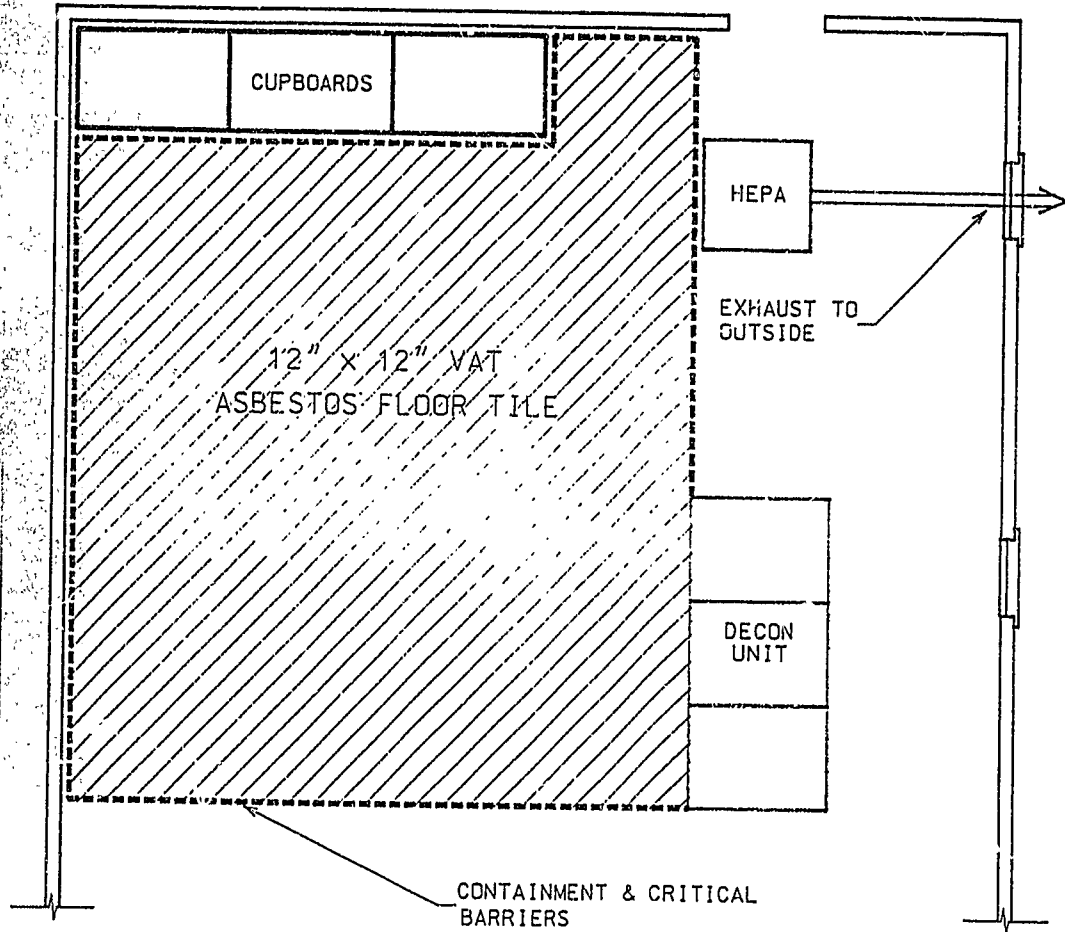
The contractor is responsible for notification update and fees.


Project Summary

1. Material - Phase I: Friable Pipe Insulation
Phase II: 12" x 12" Vinyl Asbestos Tile
2. Containment- Full Containment
3. P.P.E. - Full body covering, half-face negative pressure or P.A.P.R. respirator
4. Disposal - Double 6-mil bags and label
5. Decon - Full Decontamination
6. Monitoring - Visual Inspection, area, and personal monitoring
7. Exit - Visual Inspection and Clearance sampling, teardown, and site exit

CITY OF PORTLAND

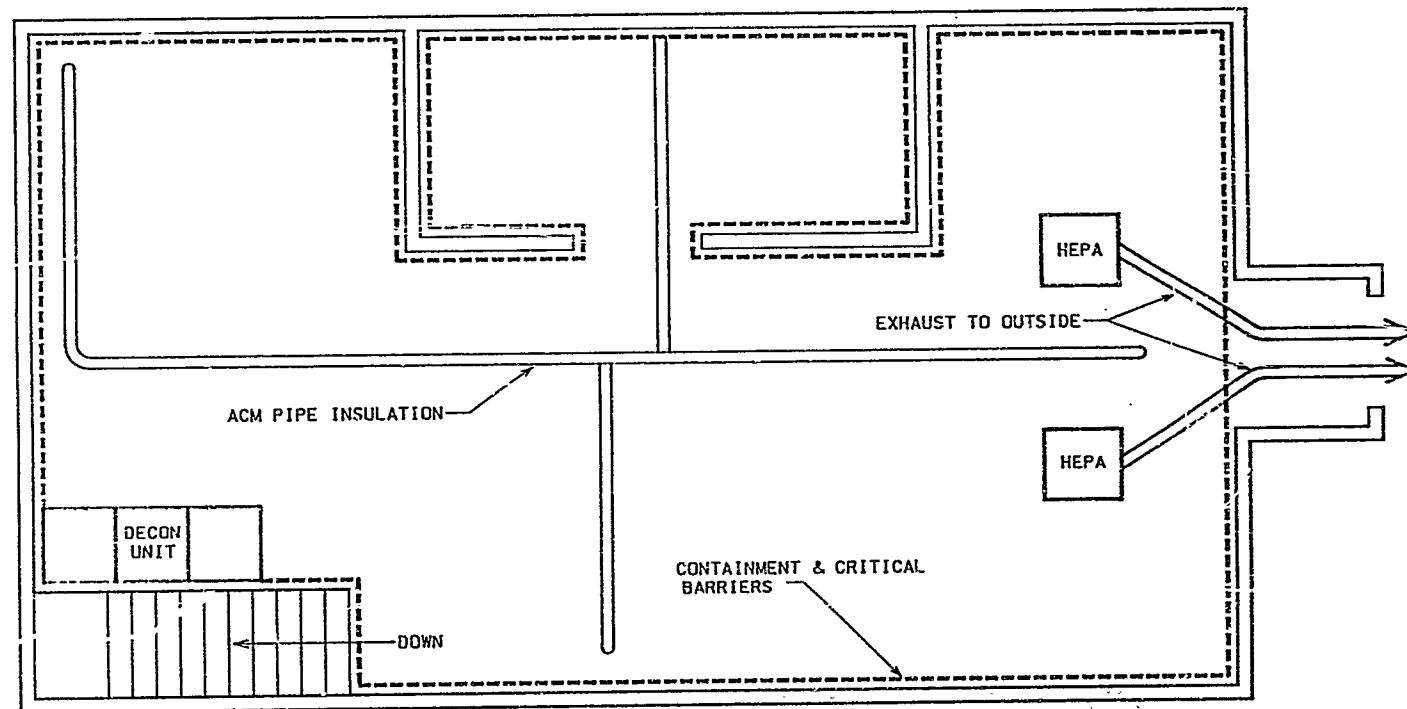
PHASE II ASBESTOS REMOVAL PROJECT
78 ANDERSON STREET KITCHEN AREA
PORTLAND, MAINE



	NORTHEAST TEST CONSULTANTS 587 SPRING STREET WESTBROOK, MAINE 04092 PHONE (207) 854-3939 FAX (207) 854-3658	CLIENT: CITY OF PORTLAND TITLE: ASBESTOS REMOVAL PROJECT PHASE II - KITCHEN AREA 78 ANDERSON STREET NTS PORTLAND, MAINE	DRAWING NUMBER: 06849 JOB NUMBER: 6028 DATE: 21 JUNE 1994 DRAFTSPERSON: D.FERREault
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CITY OF PORTLAND

PHASE I ASBESTOS REMOVAL PROJECT 78 ANDERSON STREET BASEMENT
PORTLAND, MAINE



NORTHEAST TEST CONSULTANTS
587 SPRING STREET
WESTBROOK, MAINE 04092
PHONE (207) 854-3939
FAX (207) 854-3658

CLIENT: CITY OF PORTLAND
TITLE: ASBESTOS REMOVAL PROJECT
PHASE I - BASEMENT
78 ANDERSON STREET
PORTLAND, MAINE

DRAWING NUMBER: 0684A
JOB NUMBER: 6026
DATE: 21 JUNE 1994
DRAFTSPERSON: D.PERREAU, T.

Sam

4-22
10⁴⁵

Oil tank is
in cellar

@ Anderson St

— Mike

(see)

CITY OF PORTLAND, MAINE

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

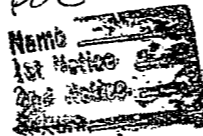
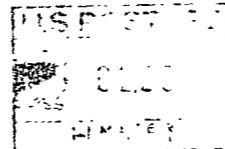
- RETURNED TO SENDER
- Moved, list no address
 - Forwarding order expired
 - Attempted - list known
 - Unclaimed Refused
 - No such street
 - No such number
 - No mail receptacle
 - Insufficient address
 - Box closed - no entry
 - Do not mail in this envelope

CERTIFIED

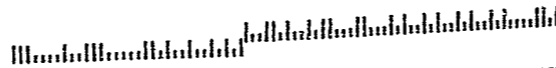
P 792 456 608

MAIL

Ms. Charlene L. West
RFD #3 Box 99
Gorham, Maine 04038



04038-0099



SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. Restricted Delivery *(Extra charge)*

3. Article Addressed to: <i>Charles F. West</i> <i>RFD #3 Box 99</i> <i>Gorham, Me.</i> <i>04038</i>	4. Article Number <i>P782-456-608</i> Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail
5. Signature - Addressee <i>X</i>	Always obtain signature of addressee or agent and DATE DELIVERED.
6. Signature - Agent <i>X</i>	8. Addressee's Address <i>(ONLY if requested and fee paid)</i>
7. Date of Delivery	

**LEGAL ADVERTISEMENT
CITY OF PORTLAND, MAINE**

Notice to Bidders

Sealed bids will be received at the Purchasing Office, Room 103, City Hall, 389 Congress Street, Portland, Maine 04101, until 2:30 P.M., Wednesday, September 28, 1994, and at which time they will be publicly opened and read, for:

DEMOLITION, REMOVAL and DISPOSAL of BUILDING at 78 ANDERSON STREET

The materials and/or work to be supplied under this bid are funded under a program receiving direct Federal financial assistance from the Department of Housing and Urban Development.

MANDATORY PRE-BID CONFERENCE
THERE WILL BE A MANDATORY PRE-BID MEETING CONDUCTED AT THE WORK SITE ON TUESDAY, SEPTEMBER 20, 1994, AT 9 A.M. ONLY THOSE FIRMS REPRESENTED AT THIS MEETING MAY BID ON THE PROJECT.

Specifications and proposal forms may be secured at the above office, phone (207) 874-8554.
CITY OF PORTLAND, MAINE

213726

***** ENDS *****

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

1981, c. 472.

† Section 8001 et seq. of title 5.

Library References

Nuisance § 3(1), 61.

C.J.S., Nuisances § 20.

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 not 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

50-
Call me @
713-
Gary C. Wood
Corporation Counsel



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

CITY OF PORTLAND

October 30, 1993

Ms. Victoria Mailman
Maine Title Company
10 Free Street
Portland, ME 04101

RE: Request for Title Opinions- Demolition Program

Dear Ms. Mailman:

Would you please undertake forty year title searches on each of the four properties described below. The properties are being considered for removal, pursuant to Maine's Dangerous Building Statute (17 M.R.S.A. Section 2851, et seq.). Notice of the proceedings must be given to the owner and all parties in interest, as defined in 14 M.R.S.A. Section 6321 (foreclosure proceedings).

In each case you have been provided with a street address, reference to the assessor's maps, and a deed which, according to the assessor's records, reflects the reference to the individual believed to be the present owner. In several cases additional information has also been provided. The parcels are described below:

Parcel 1
284 Brackett Street
63-I-15

Robert C. Kennedy
to
Alton Harry William and Geraldine Katherine William
Deed dated Nov 8, 1977
Book 4129, page 304

Parcel 2
74 Winter Street
45-E-17
Maurice C. Hothem, et al
to

Pasquale T. Napolitano
Deed dated Dec. 16, 1971
Book 3205, page 495

[The middle initial "T" may be incorrect.]

Parcel 3
78 Anderson Street
23-B-11
Richard A. West, et al
to
Charles L. West
Deed dated March 6, 1979
Book 4388, page 316
See also: Charlene L. West
to
United States of America
Deed dated May 22, 1987
Book 7784, page 184

Parcel 4
150-154 Pearl Street
26-L-7
Freeman J. Porter
to
James W. and Sharon Bell
Deed dated June 11, 1986
Book 7217, page 37

The present owner of the property may be Halfway House, Inc.

Would you please forward your report on each property to me as soon as it has been completed. You should direct bills for your services to :

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

Your bills should clearly indicate that the title work was done in connection with the proposed demolition of the property.

Very truly yours,

Charles A. Lane

Charles A. Lane
Associate Corporation Counsel

CHL:ltr

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

NOVEMBER 30, 1993

THE CITY OF PORTLAND

C/O JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING AND URBAN DEVELOPMENT
399 CONGRESS STREET
PORTLAND, MAINE

Maine Title Company

107 1/2 Street
P.O. Box 15009
Portland, Maine 04101
(207) 775-2350

RE: PROPOSED DEMOLITION OF 78 ANDERSON STREET, PORTLAND, MAINE

TITLE INSURANCE, EXAMINATIONS AND CERTIFICATIONS

FOR PROFESSIONAL SERVICES:

TITLE SEARCH.....\$351.00

WHITE - CUSTOMER COPY YELLOW - REPLY COPY PINK - FILE COPY GOLD - ACCOUNTING COPY

CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

To: Sam Hoffses

From: Charlie Lane

Date: 12/20/93

- For your info./review
 For your approval/signature
 For your files
 Other Please process for payment

Comments: The attached invoice is for
the deputy sheriff's attempt to serve
the Notice of Hearing re: Demolition
of 78 Anderson Street upon Charlene
West. She is now at the County Jail
and we have arranged to have the Notice
served upon her there. You will receive
another invoice for that service. Thanks.

2002

Gary C. Wood
Corporation Counsel



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

CITY OF PORTLAND

December 8, 1993

Richard Mannette
Deputy Sheriff
19 Meadowview Road
South Windham, ME 04062

RE: 78 Anderson Street,
Dick

Dear Deputy Sheriff ~~Mannette~~:

Would you please serve the enclosed Notice of Hearing relating to the proposed demolition of premises at 78 Anderson Street upon Charlene West. Ms. West resides at:

17 Mallison Falls Road
Windham, ME 04062

After service has been completed, would you please make your return on the document provided and mail it to me together with your bill.

Very truly yours,

Charles A. Lane

Charles A. Lane
Associate Corporation Counsel

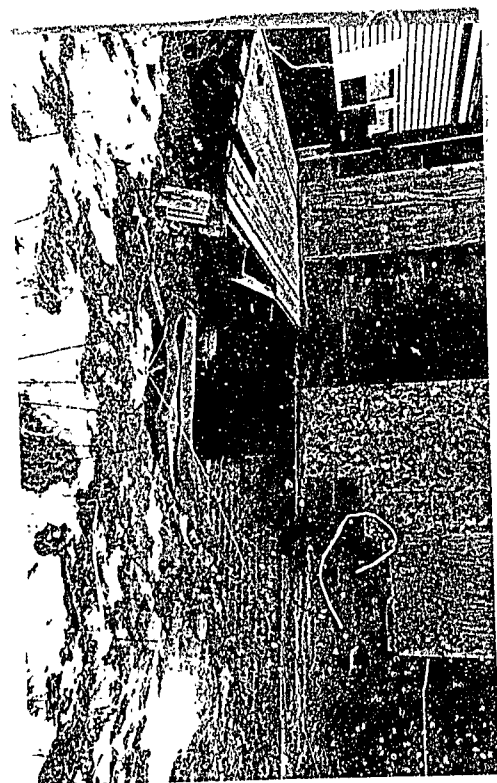
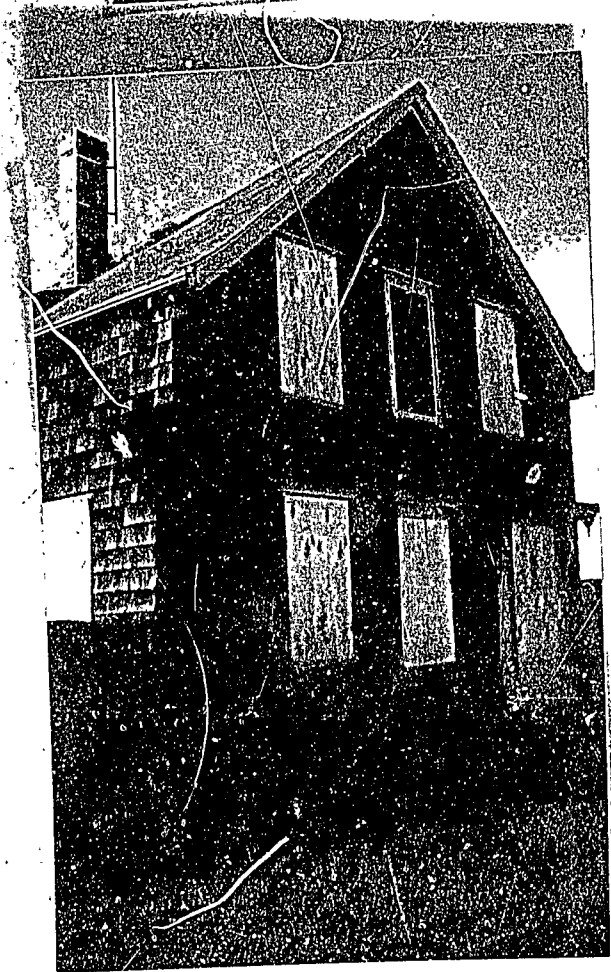
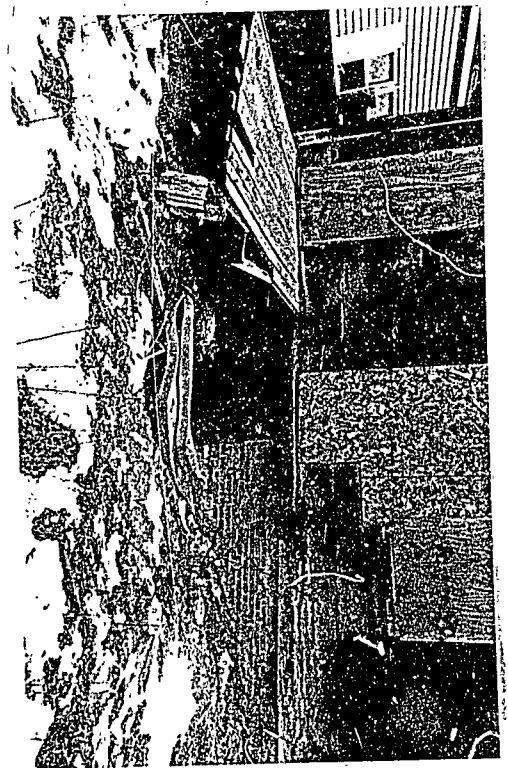
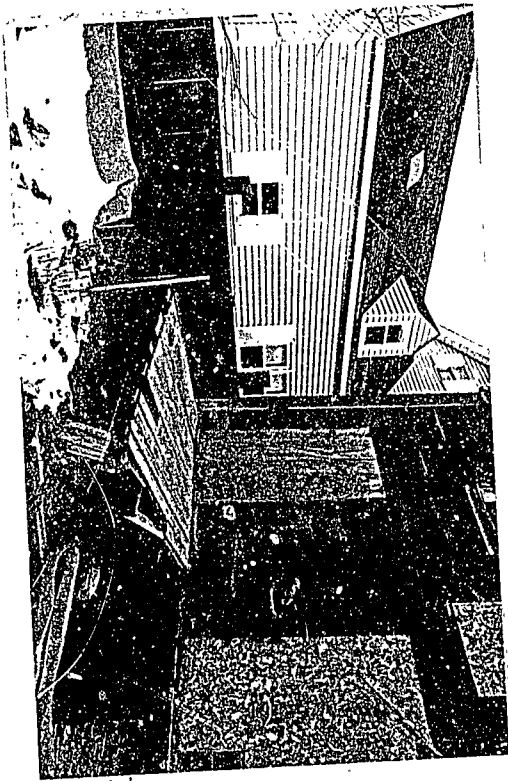
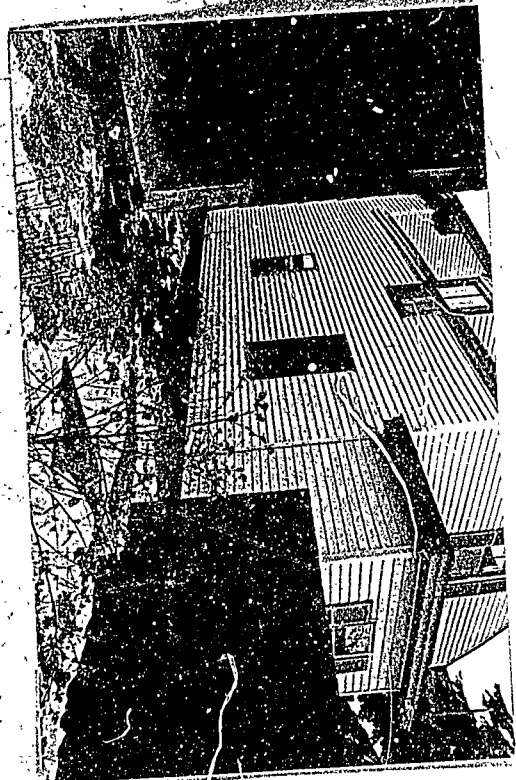
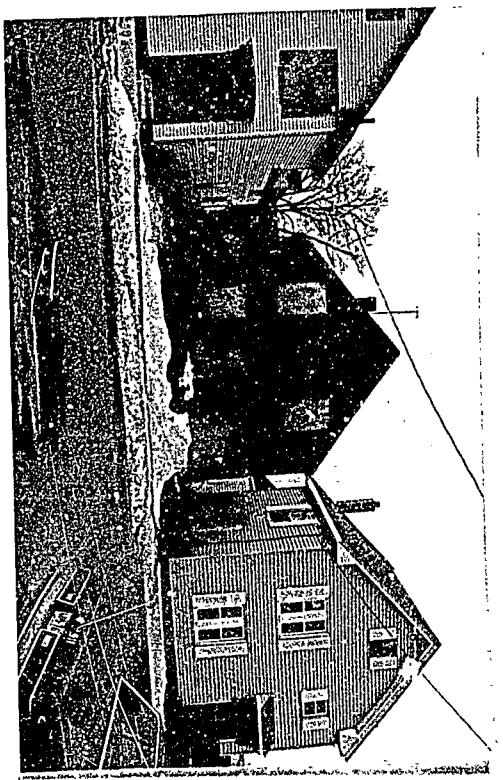
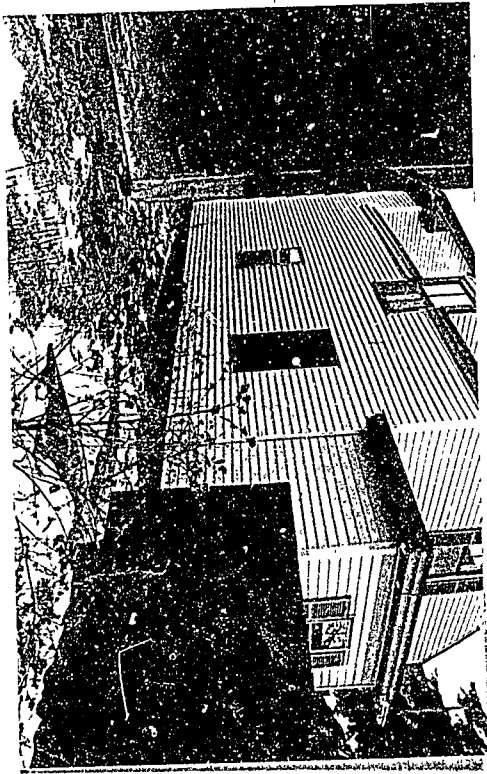
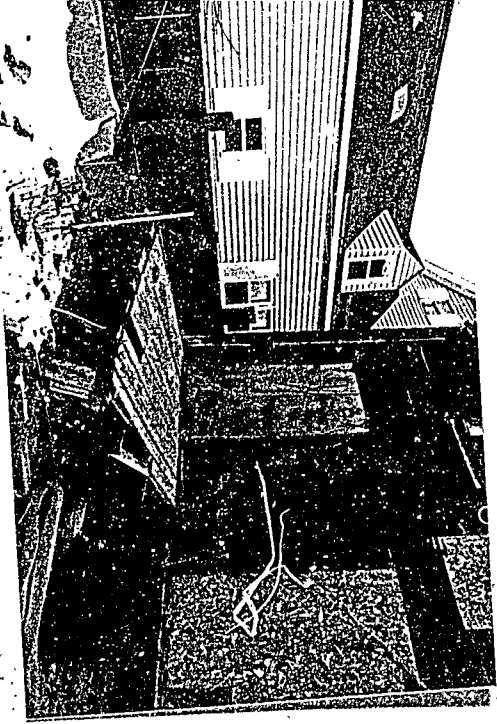
CAL:d1
Encs.

*Charlie, she is in
The County Jail.*

*Dick Mannette
to party brief*

*10.00
7.00
2.58*

*The Portland Office handles
this.*



City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 78 Anderson St.		Owner: Roland Chabot	Phone: 782-6042	Permit No: 941117
Owner Address: *****949 Minot Ave. Auburn Me 04210		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Sama		Address:		Phone:
Past Use: single family	Proposed Use: to demo	COST OF WORK: \$ 8555.55	PERMIT FEE: \$ 65.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED OCT 18 1994 CITY OF PORTLAND </div>
Proposed Project Description: To demo single family house Demo list submitted.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>Demol</i>	
Signature:		Signature: <i>Demol</i>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shc.reland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mr <input type="checkbox"/>
Permit Taken By: LATINI		Date Applied For: October 17, 1994		
<p>1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>				
<p>Dump Permits 5 Single Axle Dump \$70.00 EACH \$350.00 Paid</p> <p>#00006 00007 00008 00009 00010</p>				
<p>CERTIFICATION</p> <p>I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit</p> <p style="text-align: right;">October 17, 1994</p>				
SIGNATURE OF APPLICANT		ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:		ADDRESS:		PHONE:
<p>White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector</p>				

PERMIT ISSUED
 WITH EXCLUSIVE PERMIT

CEO DISTRICT 1

COMMENTS

10-21-94 House has been taken down

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 13 OCT / 94 Address 78 Anderson St.

REASON FOR PERMIT: Demol.

BLDG. OWNER: _____

CONTRACTOR: R. Land Chabot APPROVED: [Signature]

PERMIT APPLICATE: _____ DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service must be obtained. (a 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. ft. per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and J-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separated tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1117 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms;
2. In all bedrooms;
3. In each story within a dwelling unit, including basements.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

11. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

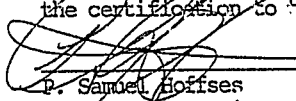
14. Headroom in habitable space is a minimum of 7'6".

15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

*16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. Section 25-135 of the Municipal Code for the City of Portland states "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.


P. Sandoz
Chief of Inspections

/dmm 01/14/94 (redo w/additions)

*19. This proposed demo must be done in accordance with Chapter 10 Section 10 of the City's building code.

Dig SAFE 944006739

OUR D.G SAFE
NUMBER IS

P.A. Ricci
EXCAVATION

944007488

DEMOLITION CALL LIST
CITY OF PORTLAND
DIVISION OF INSPECTION SERVICES

Roland Chabot hereby requests permission to demolish
(Name of Owner)

78 Anderson Street beginning ASAP 10-11-94 for the following work
(structure) (Date)

as described : wood framed house-demolition and removal of debris.

UTILITY APPROVALS	NUMBERS	CONTACT NAME AND DATE
Central Maine Power	828-1411 x5000	
New England Telephone	1-800-225-4977	9-28-ARLEN'S EXT 842
Northern Utilities	797-8002 x6243	9-29-CRIS - 6-6-1992 CUT AT STREET
Portland Water District	774-5961	10-7-DAN / - 9-11-8310 - ELAINE 10-7
Public Cable Co.	775-2381 x257	9-28-DAN -
CITY APPROVALS	NUMBERS	CONTACT NAME AND DATE
DPW/Sewer Division	874-8300 x8871	- P.A. Ricci
DPW/Traffic Division	874-8083 x8891	- CITY DIO
DPW/Forestry Division	874-8300 x8820	- CITY DIO
DPW/Sealed Drain Permit	874-8300 x8822	Cond - P.A. Ricci 10-7-94
Building Inspections	874-8300 x8703	
Historic Preservation	874-8300 x8699	CITY DIO
Fire Dispatcher	874-8300 x8576	9-28-BEN
ASBESTOS	NUMBERS	CONTACT NAME AND DATE
U.S. EPA Region 1	617-567-3219	TAKEN CARE OF BY CITY
DEP - Environmental	879-6300	TAKEN CARE OF BY CITY

I have contacted all of the necessary utility companies and City departments.

Date: October 17, 1994

Signed: Bonnie Chabot

DIBIA Roland Demolition

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX 874-8716

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Owner Address: *****949 Minot Ave., Auburn Me 04210		Leasee/Buyer's Name:	Phone	Business Name:
Contractor Name: Same		Address:		Phone:
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Proposed Project Description: To demo single family house Demo list submitted.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: Signature: <i>Demo</i>	
Permit Taken By: LATINI		Date Applied For: October 17, 1994		Zoning Approval Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> rmm <input type="checkbox"/>
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..				
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SIGNATURE OF APPLICANT <i>Roland Chabot</i>		ADDRESS: 949 Minot	DATE: October 17, 1994	PHONE: 207-782-6042
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Bonnie / Roland Chabot</i>		PHONE: 207-782-6042		

PERMIT ISSUED WITH REQUIREMENTS

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT

M.A. Leavelle

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector