After this concern was expressed to Deputy Chief Kurran, during an earlier phone call, he spoke with his Chief and they decided to allow us to remove all structure, <u>except</u> the area around the fire. He notified me of this during the phone conversation which started March 7, 1996, at 11:26 a.m. As I recall, my comment was it was too late and had this been allowed Tuesday morning, we would not be facing this potential problem; but to find out at noon on Thursday with the storm already starting was a little late, especially since the area of the fire is easily one-quarter to one-third of the building.

At this point we will wait to see the extent of the storm and probably start our demolition work Monday, just as soon as the <u>entire</u> structure is released to us.

Respectively submitted,

Steven R. Normand, A.I.A.
Normand Associates Architects

SRN:hk

cc: Deputy Chief Kurran - Portland Fire Department
Sam Hofstas - Portland Inspector
Chase Langmaid - Colonial Adjustment
Al Rabasca - Design Professional Insurance Company

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

October 13, 1993

HARMON JAMES E
59 CURTIS RD
PORTLAND ME 04103

Re: 165 Cumberland Ave
CBL: 022- - H-026-001-01
DU: 6

Dear Mr. Harmon,

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

The above mentioned structure is to be kept vacant 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 (E 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,

Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

Inspection Services
Samuel P. Hoffses
Chief

CITY OF PORTLAND

Planning and Urban Development
Joseph E. Gray Jr.
Director

October 13, 1993

HARMON JAMES E
59 CURTIS RD
PORTLAND ME 04103

Re: 165 Cumberland Ave
CBL: 022- - H-026-001-01
DU: 6

Dear Mr. Harmon,

As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows and other openings on all vertical walls of the structure, so that no damage to life or property or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17 MRSA Section 2856, the City b[illegible] the right, and may exercise that right, to secure the structure and to re[illegible] from you, the expense in so doi[illegible] if you have not completed the orde[illegible] October 20, 1993.

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,

Merlin Leary
Code Enforcement Officer

P. Samuel Hoffses
Chief of Inspection Services

MAINESTAY
165 CUMBERLAND AVENUE
PORTLAND, MAINE

AN INGRAHAM PROJECT

The Ingraham Proposal

MAINESTAY, a new and innovative collaborative program developed by the state of Maine in conjunction with many local area social service agencies, has been awarded a $1.5 million HUD grant over the next three years to provide a continuum of supportive services to homeless young people between the ages of 16 and 23. * These are youth with severe emotional disturbance and young adults with chronic mental illness, unique problems not fully met by the child or adult service systems currently in place.

WHAT IS THE PROGRAM AND WHO IS INVOLVED?

The creation of this program involved a collaborative effort from a number of area agencies. It provides a new needed service and an expansion of many varied services which will answer all of the needs of the individual in a manner designed to increase the chances of success. It does not duplicate any service currently available to this population. In addition to Ingraham, services will be provided by:

Day One
YWCA Street Program
Preble Street Resource Center

Other agencies also invested in this collaborative effort include:

Cumberland County Dual Diagnosis Collaborative
East End Kids Katering
Jackson Brook
University of New England
CCDDC ACCESS team
Arnie Hanson Center
The Beacon Teen Center
Amistad
Youth Alternatives
Portland Public Health
Holy Innocents
Lighthouse Shelter
Westbrook Hospital

Major service components of the project will be:

- supportive and safe housing, both emergency and transitional
- continued outreach with flexibility and 24 hour a day availability
- 24 hour support and counseling
- 24 hour crisis intervention
- physical as well as mental/emotional health care
- vocational and educational assistance
- family services
- social and recreational activities

* Ingraham has received a commitment letter from the state of Maine Department of Mental Health for continued funding if the HUD grant is not renewed.

WHY DO WE NEED THIS TYPE OF PROGRAM?

- In 1993 it was estimated there were 1,650 homeless children and youth in Greater Portland at risk.
- There is a need for community planning for collaborative services.
- A report commissioned by the Downtown District confirmed the need and made many recommendations which are addressed by this new program. Some of these recommendations were:

  a. the need for more transitional housing
  b. the need for more weekend services
  c. the need for creative youth oriented programs
  d. greater networking between youth serving agencies
  e. greater familiarity with the street population by social workers

These recommendations are all met by the MAINESTAY Program.

WHY INGRAHAM?

- The state of Maine recognizes the efforts of Ingraham in providing quality services to persons with mental illness and approached them to lead the collaborative effort.
- Ingraham has been in existence for 25 years and is a front-runner in the provision of comprehensive services to all persons in need.
- Ingraham has staff with demonstrated experience in developing and maintaining successful residential programs.

SITE SELECTION

Once Ingraham received its approvals, the planning process was immediately initiated, with a primary goal of selecting an appropriate site. It was determined that the success of the project depended on its location. Youth are in the peninsula - they want services in the peninsula and would not participate in programs situated elsewhere. Some of the criteria used in this process were:

- Walking access to area resources
- Size of the building and ability to fit the handicapped accessibility criteria
- The need to meet zoning and land use requirements
- An empty building meant no relocation for existing residents
- A site within reasonable distance from the traditional areas where youth congregate
- The opportunity to upgrade an otherwise blighted area

After looking at approximately 15 sites in various areas of Portland, 165 Cumberland Avenue was targeted as the location most appropriate. This 100 year old three story building is located on the corner of Cumberland and Mayo and was badly damaged by fire over two years ago. It has remained vacant since then.

Ingraham's architect designed preliminary sketches which will, upon completion, restore the building to its former grandeur and maintain the integrity of the building and the surrounding neighborhood.

MaineStay will have a unique physical plant which was developed by a collaborative team of youth providers and professionals working with our architect. The building will contain several common areas in addition to the living room and dining room in order to encourage small group activities and educational events. The bedrooms are double occupancy and contain closet space, drawers, and desk space for each youth.

The Learning Enrichment Unit, a self-contained two person apartment within MaineStay provides an opportunity to teach and supervise independent living skills such as cooking, shopping, cleaning, and problem solving issues related to responsible tenancy. It will also provide program participants with a final step in the process of living independently as well as an on site opportunity to demonstrate the learned independent living skills and judgment before proceeding to outside independent community lifestyles.

Ingraham then presented the project to the City's Siting Subcommittee of the Special Needs Housing Committee on three occasions. The third hearing included a public hearing before the vote, which culminated into a 5-0 unanimous decision to support our project and recommend it to the Housing Committee.

NEIGHBORHOOD NOTIFICATION

In addition to the public hearing at the Siting Committee, a group representing Ingraham spent a Saturday traveling the 500 foot radius of the site to inform neighbors of the intent to build the project and to answer any questions which arose. On the following Monday night, a coffee and cookies meeting was held at the East End Kids Workshop to continue the information process. The following is a sampling of the questions which were addressed:

* **Where does the program funding come from, and how firm is it?**
  Much of the program funding comes from the HUD grant, combined with matching funds from the state of Maine and Medicaid.

* **Who's paying for the building and the renovations?**
  Ingraham has funding from Maine State Housing Authority for more

than 50% of the cost. The remaining need for acquisition and rehab dollars comes from an anticipated grant from the Federal Home Loan Bank sponsored by the Maine Bank and Trust and an anticipated grant from the City of Portland.

* **Ingraham has three other residences. How are we as neighbors?**
  In five years Ingraham has never experienced a neighbor related problem. We share garden vegetables, driveways, and a good neighbor policy. Our programmatic success rate helps to make this possible. In fact, we have already begun to show our good faith by cleaning up the broken glass around a building we don't own and by boarding up the windows to prevent entry by undesirable visitors.

* **How will the clients fit into the neighborhood? Will it increase the problems already in existence?**
  Ingraham and its collaborators have spent a great deal of time and effort in creating a program that includes lots of structure as well as 24 hour awake supervision. Hanging out will not be permitted. In fact, it is anticipated that, if our clients are seen in the neighborhood, it will be because of their involvement in planned community service efforts, such as shoveling for the elderly, assisting with yardwork, or other areas of need.

* **What will our program provide?**
  Our program will provide stability, counseling, support, a homelike atmosphere, 24 hour supervision, and meet the physical needs of the clients as well as their emotional needs. Our greatest hope is that the program will provide the incentives necessary to promote growth to a more independent lifestyle and making the right choices.

FUNDING REQUEST FROM THE CITY OF PORTLAND

Ingraham is requesting $140,700. from the City of Portland. Ingraham requires that the money be provided to MAINESTAY as a direct grant or a 0% due on sale loan. The reason that Ingraham cannot offer to pay interest on the funds is that the debt service generated by the primary loan from Maine State Housing Authority is all that the MAINESTAY Project can afford. Any additional cost to MAINESTAY due to the City's funds would result in a decrease of services being provided to the residents of the program.

The City receives a HOME grant annually from the Federal Government, and 15% of each year's entitlement amount can only be used for community housing development

organizations. This year's funds have not been spent, and, if not committed by May 31, 1995, must be returned to the Federal Government.

Ingraham is in the process of forming a CHODO and is waiting for approval from the Internal Revenue Service, thereby making us eligible for these funds. No other requests have been submitted to the City of Portland for these funds.

HOW WILL WE ALL BENEFIT?

PORTLAND WILL:

A. Improve the neighborhood by elimination of a blighted building
B. Be supporting a program that answers many of the needs of Portland residents
C. Receive increased tax dollars by the addition of more job opportunities in Portland, created both by the program and by the construction effort.
D. Have an appropriate source in which to channel its unused CHDO Funds to prevent losing these funds to the Federal Government
E. Youth currently on the streets will be educated and/or job trained to become employable in the community

INGRAHAM WILL:

A. Obtain the financial assistance it needs to complete the project
B. Devote its efforts to maintaining a successful program to meet the needs of area youth
C. Maintain good neighborly relations by operating a program in a way which addresses the concerns and wishes of its neighbors

ELECTRICAL PERMIT
City of Portland, Me.

Reinspection due to Fire

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical code and the following specification.

Date 12/11/95
Permit # 7002

LOCATION: 165 Cumberland Ave

OWNER Ingraham Volunteers ADDRESS

								TOTAL	EACH	FEE
OUTLETS										
	167	Receptacles	60	Switches				227	.20	45.40
FIXTURES		(number of)								
	105	incandescent		fluorescent				105	.20	21.00
		flucrescent strip							.20	
SERVICES										
	x	Overhead				T L AMPS TO	800	200	15.00	15.00 §
		Underground					800		15.00	
TEMPORARY SERV.										
		Overhead				AMPS OVER	800		25.00	
		Underground					800		25.00	
METERS	1	(number of)							1.00	1.00
MOTORS		(number of)							2.00	
RESID/COM		Electric units							1.00	
HEATING		oil/gas units							5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens			2.00	
		Water heaters		Fans		Dryers			2.00	
Disposals		Dishwasher		Compactors		Others (de ote)			2.00	
MISC. (number of)		Air Cond/win							3.00	
		Air Cond/cent							10.00	
		Signs							5.00	
		Pools							10.00	
		Alarms/res							5.00	
		Alarms/com							15.00	
		Heavy Duty							2.00	
		Outlets								
		Circus/Carnv							25.00	
		Alterations							5.00	
		Fire Repairs							15.00	
	16	E Lights							1.00	16.00
		E Generators							20.00	
	1	Panels							4.00	4.00
TRANSFER		0-25 Kva							5.00	
		25-200 Kva							8.00	
		Over 200 Kva							10.00	
						TOTAL AMOUNT DUE				
						MINIMUM FEE		25.00		102.40

INSPECTION: Will be ready _____ or will call x

CONTRACTORS NAME A to Z Elect
ADDRESS RFD 2- Box 2390 Buckfield ME
TELEPHONE 336-2529
MASTER LICENSE No. Brian Lacroix - #17002 SIGNATURE OF CONTRACTOR
LIMITED LICENSE No. _____ Brian J Lacroix

ELECTRICAL INSTALLATIONS —

Permit Number 7002

Location 165 Cambridge Hwy

Owner Ingraham Volunteers

Date of Permit 12-13-95

Final Inspection 9/9/96

By Inspector [illegible]

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in 1-22-96 by SB 2ND-3RD Fl

PROGRESS INSPECTIONS: 2-9-96, SB 1ST Fl.

2-22-96, Basement

5/31/96, (3rd / 4th Rough-in)

6/13/96 (2nd Rough-in)

6/21/96, 1st Floor (Rough-in)

9/9/96 (Final)

DATE:	REMARKS:
3-1-96	Sunday Fire / will require more nonaunation / new Permit
3-5-96	called in Temporary Services
5/31/96	Rough-in OK (3rd / 4th floors)
6/13/96	" " (1st & 2nd)
6/21/96	"
9/9/96	Final lighting all finished on outside of building

* ALL ABOVE FROM (5/31/96 ON)

Reinspections DUE TO FIRE (ALL NEW WIRING AGAIN)

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 165 Cumberland Ave

PROPERTY OWNERS NAME

Last: Immaculate Veterans First:

Applicant Name: Chris Blaisdell

Mailing Address of Owner/Applicant (If Different): 61 Pleasant Hill Rd Freeport, ME

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny permit.

Signature of Owner/Applicant

PORTLAND 5573 TOWN COPY

Date Permit Issued: 11 8 95

$ 144 FEE ☐ If Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # 0124

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Merle Leary 8-28-96

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

This Application is for:

1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER -- SPECIFY Grays Home

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 02205

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

☐ HOOK UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

☐ HOOK-UP: to an existing subsurface wastewater disposal system.

☐ PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

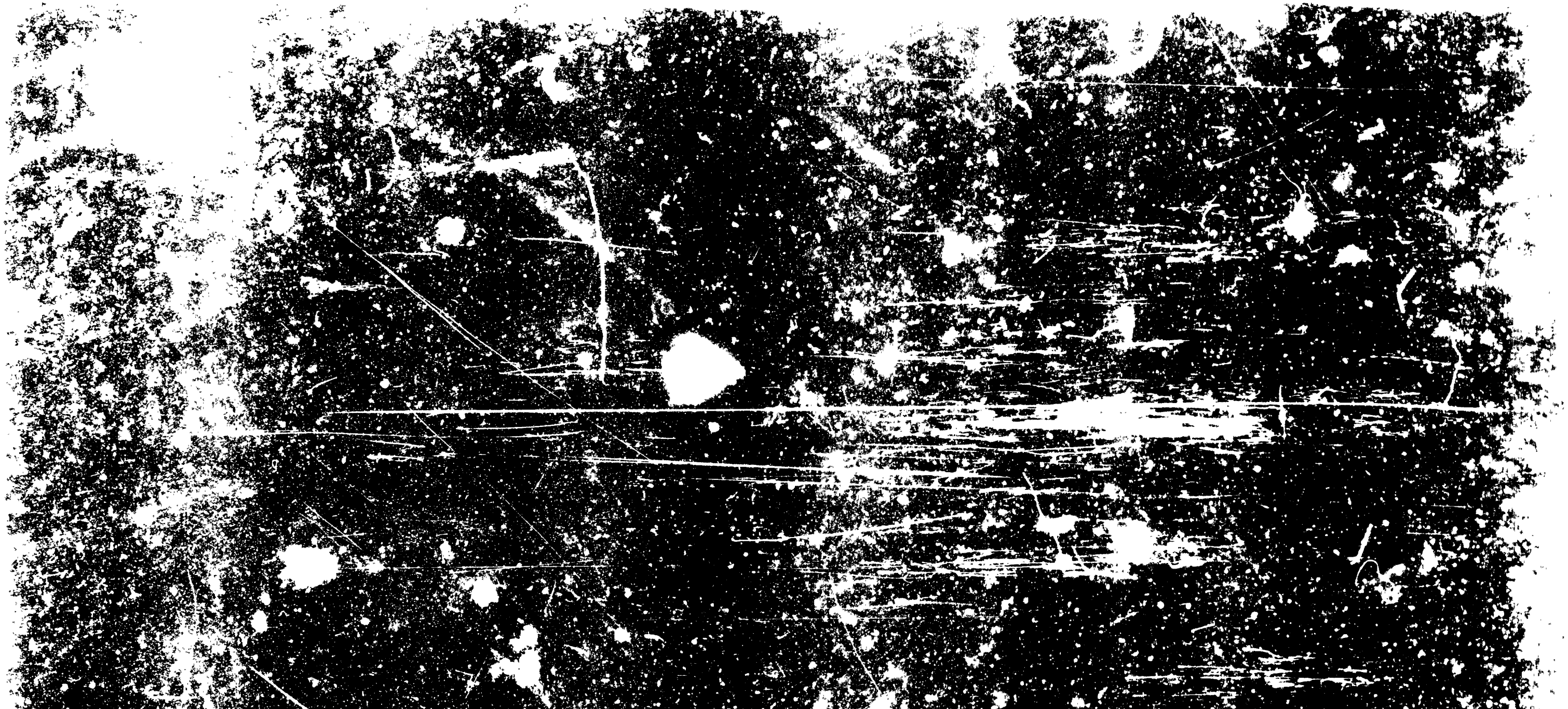
$ Number of Hook-Ups & Relocations

$ Hook-Up & Relocation Fee

OR

☐ TRANSFER FEE ($6.00)

Column 2 Number	Column 2 Type of Fixture	Column 1 Number	Column 1 Type of Fixture
2	Hosebibb / Sillcock	3	Bathtub (and Shower)
	Floor Drain	4	Shower (Separate)
	Urinal	3	Sink
	Drinking Fountain	9	Wash Basin
	Indirect Waste	9	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Grease / Oil Separator	1	Dish Washer
	Dental Cuspidor	2	Garbage Disposal
	Bidet		Laundry Tub
	Other:	2	Water Heater
	Fixtures (Subtotal) Column 2	34	Fixtures (Subtotal) Column 1
		2	Fixtures (Subtotal) Column 2
		36	Total Fixtures
		$	Fixture Fee
		$	Transfer Fee
		$	Hook-Up & Relocation Fee
		$144	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY