

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Memo

To: City Council
William Bridgeo, City Manager
Ralph St. Pierre, Assistant City Manager

From: Matt Nazar, Director of Development Services
Bob LaBreck, Facilities Manager

Date: July 21, 2014

Re: Tax Acquired Property Demolition

A number of tax acquired properties are in a condition that has been found by Code Enforcement and Facilities Management staff to be structurally unsafe, unlikely to survive a significant weather event or winter, or so badly maintained that they need to be demolished as soon as possible to remove health and safety hazards to the public. The following tax acquired buildings fall into that category for the reasons listed. **Total cost for all demos is \$128,580**, which includes \$40,000 estimated cost for removal of hazardous materials prior to, or during, demolition.

A. 18 Greenlief Street – 2 story single family home (approx. 1,200 sq ft)

- a. Significant mold growth throughout the structure
- b. Years of freeze/thaw cycles has caused significant damage to the foundation
- c. The building is structurally unsound and in danger of collapse in severe weather.
- d. Demo Cost = \$8,240



B. 36 Maple Street – Building # 1 – 2 story former warehouse (approx. 4,000 sq ft)

- a. West facing wall is starting to shift off foundation
- b. Several open holes through the 1st floor to the basement level
- c. This building is near the entrance to the Kennebec Lockes



property and is on land that is not owned by the city, however the front foundation supports part of Maple Street.

- d. Demo Cost = \$32,960

C. 36 Maple Street – Building # 2 – 1 story former warehouse (approx. 20,000 sq ft)

- a. 98% of this structure has collapsed and is a hazard
- b. This building is near the entrance to the Kennebec Lockes property and is on land that is not owned by the city.
- c. Demo Cost = \$29,870



D. End of Penobscot Street – 1 story single car garage (approx. 240 sq ft)

- a. Structure is undermined and could collapse
- b. Structure is located entirely within the street right-of-way
- c. Demo Cost = \$2,575



E. 4 Chase Avenue – 2 story single family home/1 car garage (approx. 1,700 sq ft w/garage)

- a. Structures are full of several years of garbage and animal waste. Odors from the garbage and animal waste has permeated the entire structure

- b. Demo Cost = \$6,695



F. 13 North Street – 2 story single family home (approx. 1,400 sq ft)

- a. Structure has significant foundation damage

- b. Demo Cost = \$8,240

NOTE: Property is located adjacent to the park at the corner of Bridge Street and North Street. It has been recommended by the Recreation Committee to demolish the structure and expand the park.

