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Summer is here and these Victorian bricks are hot. These bricks are the trophies of a multi-million dollar struggle that has pitted local developers against well-heeled out-of-state investors and old friends against each other. Their story begins on page 8.
How much for trash?

The city's annual trash survey, Regional Waste Digest, was released last week, and it's not good news for the environment. The report states that the city produced 1.5 million tons of trash last year, a 5% increase over the previous year. This increase is expected to continue in the future, as the population grows and more people move into the city.

Thousands of Perennials

The new edition of the Perennials catalog is now available. It features over 100 new varieties, including some rare and hard-to-find species. The catalog is available at local nurseries and garden centers.

Take two chips and call me in the morning: Is it flu season for your computer?

A strain of the virus that has taken over the computer world has finally hit Portland. The virus, which spreads rapidly and can be deadly, has been found on local computer hard drives in recent weeks.

Conducted in the hundreds of Nevada in June, the test was conducted to determine the effectiveness of the virus's spread. The results show that the virus can spread quickly and easily from one computer to another.

One of these belongs in your backyard.

The patio furniture.

Backyard? Stop in and wait for you now and waiting for you now... You want in your TI, e [misc]

From this point, Root said, there were several precautionary steps that could be taken to prevent the virus from infecting your computer.

1. Avoid using floppy disks that others have used.
2. Keep software updated to the latest version.
3. Use virus-scanning software.
4. Avoid downloading files from the Internet.
5. Keep your computer's operating system up to date.

In Portland, the virus was detected by several Apple Macintosh dealers in a test disk used for demonstration purposes. It was quickly detected, however, and rectified.

The virus, which is expected to be eradicated by the end of the month, remains unconvinced about the specifications, Root said.

A test of health

More than 150 people showed up at Monument Square to honor those living with AIDS. There was a lot of activity around the stage, as people gathered to listen to speakers and to show their support.

The vigil allowed the moments of silence to participate had gathered.

The crowd left the square and marched past the monument, shouting and cheering. The vigil ended with a moment of silence and a call for action.

The virus epidemic is striking.

The virus itself can take many forms, from a simple cold to a potentially deadly illness. It can be transmitted through various means, including infected blood, semen, sweat, and tears.

The virus is most commonly transmitted through sexual contact, but it can also be spread through needle sticks, blood transfusions, and infected needles.

The virus is also transmitted from mother to child during pregnancy, childbirth, or breastfeeding.

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linwood E. Graffam

A CONVERSATION WITH

Linwood E. Graffam

Linwood E. Graffam: I work because I enjoy working. That's what I do.

What do you do when you're not selling hot dogs?

For eight years, I have been the Register of Deeds for Cumberland County. I have no desire to own businesses, change names, or take on more than I have. I'm running for reelection this year, for another four-year term. Where did you get this car?

I bought this car 25 years ago, when I was in the Navy. I love old cars and always have. They're beautiful. You take care of them, they take care of you. They are not pretty, but they do. You take care of them as a hobby to go along with the work for me. You take care of them, and they take care of you. I can't imagine doing anything else.

What made you get into the hot dog business?

Well, I decided to try selling hot dogs. When I was a kid, you used to hear about people selling hot dogs. You could buy a hot dog, a bun, and a slice of apple for a nickel. It was a good deal. Today, it's a hot dog for a dollar. I decided to try it, and it worked out well.

Do you like selling hot dogs?

I enjoy it. I love the challenge of seeing people happy. I like the way people react when they see me. The kids love it. They like the challenge of selling hot dogs. I enjoy it, and I'm good at it.

What made you get into the hot dog business?

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What did you do when you were a kid?

I worked delivering newspapers, and I also worked for a hot dog stand.

Why did you get into the hot dog business?

I decided to try it, and it worked out well.

Do you like selling hot dogs?

I enjoy it. I love the challenge of seeing people happy. I like the way people react when they see me. The kids love it. They like the challenge of selling hot dogs. I enjoy it, and I'm good at it.
I turn off the Maine Turnpike at Exit 6A. It is mid-March, late at night. I have rushed here in my aging orange Volvo from western Massachusetts, where I lived for the past six years.

But this time, I am not heading to my brother’s place in Freeport for a harried, weekend visit. This time I am stopping in Portland. For good.

I feel palpably excited, not at all unlike I felt as a child as I watched gleefully as my family prepared for our annual party to at the tables at which we set out the food and drinks. It was a party to which I had been eagerly looking forward. That’s how I feel now.

I come upon the world on a tiny bridge. It’s a tiny bridge. It’s one of those bridges that, when viewed from above, look almost like they’re on fire. That’s how I feel now.

I turn off the bridge and onto the street, heading towards my old neighborhood. It’s been nearly a decade since I last lived here, and all the time I was away, I was dying to come back. I have finally made it.

I drive my car to Franklin St., find parking, and head towards the journal’s office. It’s a tiny office in a tiny building. I love it. It’s one of those places where you can feel like you’re part of something. And that’s how I feel now.

I’m delighted to see a new issue of the journal. I’m always excited to see what’s inside. Even the ads look good! The design and color is dynamic and the writing is clear. I cringed each summer for years, but now, I love the ads.

I apologize for the loss of my town. I’m sure that, in fact, my questions are still valid. I cannot believe that I have suffered for so long without a cover story.

I know that to some, it may seem strange to have a cover story. But to me, it’s important. It’s a way to highlight the issues that are most important to me.

I’m not sure how to respond to the comments that I received from the journal’s editor. I cringed each summer for years, but now, I love the ads.

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Big money changes people. People with big money have changed the streets. Scaffolding along Exchange Street and Fore Street obscures view of the last of this area's old-family buildings of Portland's renowned retail district are hot.

Just two decades ago, nobody wanted these bricks. It's an ironic story about how big money changes people, and about how these people are changing the place they love. It is a story in which local developers struggle to compete with well-heeled out-of-staters in whom small local guys envy their older friends, in which brother turns against brother for profit.

But scaffolding does not hide the story behind these bricks. It's an ironic story about how big money changes people, and about how these people are changing the place they love. It is a story in which local developers struggle to compete with well-heeled out-of-staters in which small local guys envy their older friends, in which brother turns against brother for profit.

Akers thinks the real estate boom has peaked and that both investors and retailers are suffering a cooling period. He worries about some of the new high-volume business. "We're finding the edge of everything here," he said. "I don't see the high quality shops coming in here."

It's a whole different mentality, too," he said. "Back then, we owned the buildings. We could afford to let the rent go for a few months in order to keep good tenants.

"These guys today..." Akers said, raising his leveled hand to his chin, "are so depersonalized. They're not afraid to experiment with a tenant with a new idea. They can't afford to lose a tenant's rent. They have to buy and roll, buy and roll.

There was a knock on the office door. John Gardner stopped in, showing the building to a prospective client. Greetings were exchanged all around and the two were back out the door as quickly as they had come. Akers smiled impishly.

"Gardner has sold more office space than all of Portland's Old Port.

That's what John Gardner & Co.'s recent advertisements claim. Their new office space step their new Minot Street building has been reported to be sold out - if not entirely full. Sister Louise and Rachel recently left the family business to join cosmetics rival Mark Hill. Brothers Roger and Charles Gardner left to form a competitive company.

They've purchased several Old Port buildings in recent years, most of them at prices near the million-dollar mark. His name comes up frequently among Old Port tenants. They are scared of Gardner and the other "buy and roll" landlords who figure to get in the $20 per-square-foot mortgage.

Though Old Port tenants do retain worry that they will not be allowed to make improvements when they come in, few were willing to discuss their predicament on the record, they would relish the worst possible terms between Gardner and his tenants - and they've watched the tenants move out anyway.

Those that did speak did so guardedly.

"The people taking over these properties are overpricing for them," said Ken Ablisher who with wife Lynna Doyle owns MoneyShadow Comics on Exchange Street, where they lease their space from Dow & Associates. "They're forced to raise the rent commensurate with what they paid for the building. I don't think that many of these businesses can support those leases."

Ablisher says that he doesn't expect to be able to afford his next lease. He says that the building that he is leasing is now in its fourth owner during the six years the store has been a tenant.

"The traffic is overvalued," he said, describing it as "great for two months, but average for the rest of the year." He thinks that the loss of rental space to office space could run the area "from砖in to losing the traffic he is getting."

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"The space I rented when we first started must have been less than a dollar a foot," he said. "Multiply that by 20 and even if you are highly successful you're going to have a hard time making it.”

Though Robertson owns the building Whip and Spoon occupies, he said he thinks he would pay $20 per-square-foot for the traffic he is getting. "It's not unreasonnable, but it sure isn't reasonable either."

"Twenty-five high," admitted David Coughlan, a vice-president at Northland Investment. He said that market rate for older buildings in the area was closer to $15 per-square-foot.

Northland, based in Newton, Mass., owns 10 buildings in the Old Port. The company purchased most of upper Exchange Street in 1985 from Robert Monks and Howard Goldenfarb, two Exchange Street pioneers who had increased sales in the area just as things began to pick up.

Northland has about 110 tenants in the area today.

"There are always going to be $400,000 buildings... but not in the Old Port" DAVID COUGHLAN, NORTHLAND INVESTMENT. "The Old Port tax laws changed everything," he said. "It has made it even more important that the price you pay is justified by the income. You try to structure a deal so that the original retailer can stay - but you are in business to make money."

He said that the evolution from pioneers to corporations, the majority of Portland's real estate market and the tax law changes have been among the factors which have raised the value for investors.

"There are always going to be $400,000 buildings around," Coughlan said. "But not in the Old Port any more."
They were the last people on the street

Maurice and Virginia Littlefield: last of the old-style landlords.

Mary Lavendier of Exchange Street property. In order to buy him out, Maurice Littlefield did what an out-of-town brother wanted to cash in on the business. They way that happened, according to several accounts, was that an out-of-town brother wanted to cash in on the business.

"They were the last people on the street who took care of little people like us," said former tenant Mary Lavendier of Maurice and Virginia Littlefield in an interview.

The Seaman's Club has always been an old-style landlord and Virginia Littlefield answered, in perfect Victorian brick character, "I want to return the area to its 1866 splendor," said Soley.

"I want to return the area to its 1866 splendor," said Soley. The bricks were hot that year too.

"We worked with him for months to buy the building." said Monks, who evicted tenants on the upper floors so that renovations could begin. Those evicted included the former tenant Mary Lavendier of Exchange Street property. In order to buy him out, Maurice Littlefield did what an out-of-town brother wanted to cash in on the business.

The bricks were hot that year too.

"You're always caught in a quagmire," he said. "It's an in-between situation," he said. "I want to return the area to its 1866 splendor," said Soley. The bricks were hot that year too.

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"I want to return the area to its 1866 splendor," said Soley. The bricks were hot that year too.
We know the roots of rock and roll. But where does the blues? Johnny Copeland traveled to Central America to document these lives, has brought America to document these lives, has brought America to document these lives, has brought Central America. Doubtful, dubiuos dealt and doubt about which side the boys in Washington are really on. The lives of the Central American people seen film, removed from what we see, read and hear on the news. Elizabeth photographer Josephine Joseph coins fall traveled to Central America and meet these lives, has brought their experience closer to home. They photograph from this trip., "Central America: Faces of Innocence," are on display at the Portland Public Library through June 29. See the exhibit today from 9-5 or at any other time during library hours.

Music all night. If you have only one day to show this summer, make it this one. The Ronnie Mitchell Septet plays the Portland Performing Arts Center at 8 pm. Warning: If you're looking for background sounds, look elsewhere. But if you fancy yourself a musical adventurer, don't miss Mitchell's improvisational sets, you've never heard anything like it before.

For Mom's To Be.
At the corner of 631 Bridgton Road, Westbrook, Maine.

Bob Lipkin's recent trip to Nicaragua is the topic of his talk and slide show tonight. Presented by the Veterans for Peace, who meet tonight and the third Thursday of every month at Westbrook's Warren Congregational Church, 810 Main St., 7 pm.

We'll have rings, things and fine array. And kiss me, Kate, we will be married Sunday. Or Friday or Saturday if it's more convenient. Shakespeare's "The Taming of the Shrew" will be performed this weekend and next at The Center for The Arts in Bath. For information, call 442-8055.
**SILVER SCREEN**

AIDS Film Project Five films which enliven the AIDS crisis. On show: All at the The Movie: June 9, 4-6 pm. AIDS Action Project. All details at the The Movie box office. Stone 7, 7:30, 9:30, 11:20 pm. Brook 8, 8:30 pm.

**SILVER SCREEN**

**ON STAGE**

**THE WALL**

**ISSUES**

**Soul** is a musical about race and war. At the The Movie: June 9, 4-6 pm. June 9, 7-9:30 pm. AID Action Project. All details at the The Movie box office. Stone 7, 7:30, 9:30, 11:20 pm.

**Hollywood goes moral (R)**. At the The Movie: June 9, 4-6 pm. AID Action Project. All details at the The Movie box office. Stone 7, 7:30, 9:30, 11:20 pm.

**Black Diamond listings**

**Black Diamond** offers expert tips on entertainment and adventure. To put your event on the right path, contact Listing Editor Ally Diamond at 107 Clark Street, Portland, Maine 04102. You must reach Ally by the Thursday prior to the week in which you want your listing to appear. 778-4601

**MORE***

**ON STAGE**


**MORE***
The Magic of Masks
Explore the jaws and maws of nature at the "The Magic of Masks" exhibit at the Portland Museum of Art. This temporary exhibit features a variety of masks from around the world, highlighting the history and cultural significance of these unique creations. For more information, visit the museum's website or call the information line.

Late Night Comic Book Night
The Portland Public Library hosts a late-night comic book night featuring local artists and a reading of classic comic book stories. This event is open to all ages and is a great way to celebrate the world of comics. For more information, call the library's reference desk.

Costume Contest
Join the Portland Public Library for a costume contest event where participants can showcase their unique and creative costumes. Prizes will be awarded to the best costumes in various categories. For more information, check the library's website or call the reference desk.

Maine Art Exhibitions
The Portland Museum of Art presents several exhibitions this summer, including "100 Years of Maine Art," showcasing the works of Maine artists throughout the 20th century, and "Art at the Beach," featuring contemporary art inspired by the ocean. For more information, visit the museum's website or call the information line.

Nature Photography Seminar
Join nature photographer and author Bob Shute at the Maine State Museum for a seminar on nature photography. Shute will share his experiences and techniques for capturing the beauty of nature. For more information, call the museum's education department.

IT'S TIME TO CLEAR THE LOT!
THE '88 SUMMER CLEARANCE HAS BEGUN! CHOOSE FROM OVER 300 PONTIACS AND OLDSMOBILES!

- Don't wait til September!
- Our Clearance Sale starts NOW!
- The Biggest Selection of Pontiacs and Oldsmobiles under one roof!
- We Guarantee The Best Deal in Town - HANDS-DOWN!

PONTIAC
BROWN
Oldsmobile
284-4555 - Route One, Saco - 774-4311

Are you reaching the right customers?

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Broken Men break out

Phil band, they're still struggling to prove we can stand on our ironic. Broken Men was released their first album, band started five years ago. Heads and are flattered by the background when the DJ ended a Dead tune and for nationally touring acts. Like original. June 10-12 at the Tree Cafe on Danforth St.

We can't ignore that. 2005 Mar 19. 2005 7:00-9:00 p.m. Free. For more information, call 367-4111.


Satellite Celebration at the Portland Public Library. Free. For more information, call 267-7888.

Nature Photographers' Workshop at the Portland Museum of Art. Saturday, June 4, 10-2. For more information, call 780-4076.


Achille of Catharine of the ward, June 5-6. College of Arts and Sciences, 419 Forest Ave, Portland. Free. For more information, call 780-6650.

Mincey The Meow Cat at the Maine State Music Theatre, Kittery. June 11-17. For more information, call 436-2207.

Birds of Swans Island March 2 during the 10th annual Maine State Music Theatre, Kittery. June 11-17. For more information, call 436-2207.

Nature Photographers' Workshop at the Portland Museum of Art. Saturday, June 4, 10-2. For more information, call 780-4076.

Lunch on the Lawn at Prince Memorial Library. Free. For more information, call 945-7400.


Museums Free for Kids. Portland Public Schools. Free. For more information, call 879-3616.

Music and the Meow Cat. 7 p.m. at the Maine State Music Theatre, Kittery. June 11-17. For more information, call 436-2207.

Fun places: For kids in the Portland area. For more information, call 436-2207.

Birds of Swans Island March 2 during the 10th annual Maine State Music Theatre, Kittery. June 11-17. For more information, call 436-2207.

Rogue Valley Mountain Train. Full service train ride to the historic Rogue River National Forest. All ages. June 4, 10-2. For more information, call 436-2207.


Cocktails for the Cats at the Portland Public Library. Free. For more information, call 267-7888.


Regular Market Mountain Train. Full service train ride to the historic Rogue River National Forest. All ages. June 4, 10-2. For more information, call 436-2207.

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Monte Reiche Sawyer, S Portland. Safety Parents Anonymous is seeking volunteers. For more information, call 781-2330.


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Why 22.5¢ per mile?

Ask Runzheimer

Everyone who has gripped, gnashed and groaned must have thought about the Internal Revenue Service for any number of reasons. As an example, you may have driven 23.3 miles to an annual meeting for your employer and been surprised to discover that the figure you had computed was 22.5 cents per mile.

It wasn’t the IRS. It was Runzheimer International, the Rochester, N.Y., management consulting firm that set the figure at 23.5 and Vice President Leni Czapata says the figure is correct.

Word of who’s responsible was spread among the 6,000 people who were to be featured in the American Institute of Certified Public Accountants’ promotion of the “If I Had Known” guide. But, Runzheimer’s, 22.5¢ was the figure used and the IRS backed down.

For 18 years, Runzheimer has been doing his own internal mileage survey. Last year he used 14,750 surveys which were filled out by people around the country. He ran 1.5 million miles, much of it in a 1982 Chevrolet Citation...

The IRS rides around in a Citation, too. "The IRS wants one figure," Czapata says. "Different states have different rules. Milwaukee registered drivers from Wisconsin roads and probably when Runzheimer completed his first five-year contract to compile the average..."

"The IRS is the first to admit that the American Automobile Association (AAA) publishes 'Your Travel Costs,'" Runzheimer stresses. "That makes AAA’s 1987 cost one 244 cents, exactly 21 cents higher than the IRS figure, and the Triple A specifies that its information is supplied by Runzheimer International - fact," Czapata says.

"Today’s cars aren’t used in the same way. Toyota, for instance, is easier to drive and its gas mileage is 25 percent better than the average car through 1983, but the government doesn’t take this into account.

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