HARRY M. SHWARTZ, PLEIDEN

Trivenon S-4131

INDUSTRIAL RESIDENTIAL APPRAISALS

APPRAISALS PROPERTY MANAGEMENT

DAVID SHWARTZ & SONS, INC. REAL ESTATE 602 CONGRESS STREET PORTLAND 3, MAINE

Sous P. Shwalm, Theory

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MAR 1 5 1952 DEFT. OF DEPA (CHY OF FURNE)

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Harch 15, 1952

Hr. Warren McDonald, Inspector of Infldings City Hall Building Fortland, Maine

Dear Mr. McDonaldı

Rs: Avon Place Garage

Thanka very much for your letter of March 11th, addressed to Sidney P. Shwartz, regarding proposed change of use of garage building situated on Avon Place. In your letter you refer to the property as being numbered 12-16 Avon Place, whereas actually the property in question includes Nos. 12-20 Avon Place as shown on files of the City Assessors. The property in recent years has also been called Nos. 5 and 7 Avon Place.

Mr. Edward E. Blanchard, local plastering contractor, intends to purchase the property in question and use same in connection with his own business, and not as a public repair and storage garage. He will likely alter same so as to provide office space in a portion of the building, and store his contractor's stock, equipment and materials on the premises. He will probably leave the small apartment on the second floor intact, which may possibly be occupied by one of his employees as caretaker. Mr. Blanchard will also store his own commercial vehicles in the building which will undoubtedly be less in number than those that were stored in the premises during the year 1938.

Mr. Blanchard understands of course that any alterations to the building must necessarily comply with the requirements of the Building Code of the City of Portland, and he will naturally submit them to you for approval before commencement of any such work.

In connection with storage of his own commercial type vehicles, we enclose herewith affidavit signed by Mrs. Rose d'Almeida, who operated the garage in question in conjunction with her husband, Jose d'Almeida, continuously for a period of sixteen years from 1933. Mr. d'Almeida died on April 15, 1948, and his wife operated the garage alone for two years thereafter. During the entire sixteen years of their operation of the Avon Garage, Mr, and Mrs. d'Almeida lived in the apartment on the second floor of the building.

HARRY M. BHWARTT, PRO

Appraisals Property Management

INDUSTRIAL RESIDENTIAL

TELEPHONE 3-4161

Sidney P. Shwarty, Treasurs

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Abbran 11.

DAVID SHWARTZ & SONS. INC. REAL ESTATE 602 CONGRESS STREET PORTLAND 3, MAINE -2-

Ye trust that we have supplied you with the information you require and that you will find the enclosed affidavit in order. If so, Mr. Blanchard would appreciate a letter from you advising him that upon completion of his purchase of the property no question will arise as to his being able to use the building for the purposes described above Mr. Flanchardle address is Edward E. Flanchard 30 described above. Mr. Blanchard's address is Edward E. Blanchard, 30

With many thanks to you for courtesies extended in connection with this matter, we are

Vory truly yours,

HMS: eh Naclosure

6 7.13

DAVID SHWARTZ & SONS, INC. By Harry M. Shrash



(A) APARTMENT HOUSE ZONE APPLICATION FOR PERMIT

02355

DEC 6

CITY of POSTLAND

1950

Class of Building or Type of Structure _____ Second Class

Portland, Maine, December 1, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit accordance with the Laws of the State of Maine	e, the Building Code and Zoning Ordina	nce of the City of Portland, plans and
Calle of Specifications if any, submitted herewith and the for Location 25-7 Avon Place Care 23-25-	ollowing specifications:	sited Ves Dist No
'Location 2.2- Aton Lace Contraction Owner's name and address	rk, 5-7 Avon Place	Telephone
Lessec's name and address		
Contractor's name and address <u>Charles Hil</u> Architect	1, 531 Cumberland Avenue	Telephone
Proposed use of buildingStorage	Garaga	No. families
Last use	13	No. families
Material brick No. stories 2 Hea	tStyle of roof	
Other buildings on same lot Estimated cost \$ <u>500</u> _	₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩	Fee \$2 _00

General Description of New Work

To remove column in basement and provide 2 I-beams as per plan

Frome perint record to Burnham M. B.ht whoh not done by them this perint surrendered to Contractor Hill why filed this new officiation and refuted aschute the plan. 6-150 5

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Charles Hill.

Details of New Work

Is any plumbing involved in	this work?
Height average grade to top	of plate
Material of foundation	Thickness, top bottom
Material of underpinning	manageneration and the second se
Kind of roof	Rise per foot
	Material of chimneya of lining
Framing lumber-Kind	Dressed or full size?
Corner posts	ills
Girders	
Studs (outside walls and car	rying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters:	1st. floor
On centers:	1st floor
Maximum span:	1st floor
If one story building with m	asonry walls, thickness of walls?

If a Garage

APPROVED:

Miscellaneous

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<mark>teða árið í reða</mark> meða meða meða fersið særister að menning að með den að sam sæm en sen er en er en er en er en er	Will there be in o
	Will work require of

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Sec. 64.5. 1. 27

l work require disturbing of any tree on a public street? <u>no</u> I there be in charge of the above work a person competent **to** that the State and City requirements pertaining thereto are

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Č.	P Dotte II	APARTMENT HOUSE	2011	EGAMIA 100050.
	APPLICA	TION FOR PERM		OCT 5 1850
	Class of Building or Type of	f StructureSecond Class	(DIT & PORTLAND
ATTE PO	Portlan	d, Maine, October 1, 195		
To the INSPI	ECTOR OF BUILDINGS, POI	RTLAND, MAINE		
I he un in accordance specifications, Location848	dersigned hereby applies for a pe- with the Laws of the State of Ma if any, sybmitted herewith and th SX ABOX STREAM 5-7 Ave	rmit to erant alter reparated on the second sector of the second sector of the second se	Orainance of the Ca	ty of Portland, plans and
Owner's name	and address	ark, 57XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	von Place	Dist. No.
Lessee's name	and address	icLellan, 52 Marginal Ver		Telephone
Contractor's n	anie and address Burnham-	AcLellan, 52 Marginal Way		Telephone 2=5051
Proposed use a		Specifications		No. of sheets 2 1
Lact use	s building <u>Sto</u>	Drage Garage		No. families
Material	ick No atomic 2 m			No. families
Other building	S OR same lot	eatStyle of roof		oofing
Estimated cost	\$ 500.	satStyle of roof	·····	
	1	,		Fee \$00
To remove o	column in basement and r	al Description of New Wo	rk	
		novide 2 1-Deams as per j	plan.	٨
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		$\neg \square$		
An	a ferring	usered tr	and	then My
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It is understand t	hat this power to the second			
the name of the ho	caling contractor. PERMIT T	installation of heating apparatus w O BE ISSUED TO Burnh	hich is to be taken o	ut separately by and in
			am-McLellan	• • •
	l l	Details of New Work		
ls any plumbing	involved in this work?	· ·		
Height average g	rade to top of plate	Height average grade to	involved in this w	ork?
Size, front		Thickness top	highest point of roo	of
Material of found	lation	. Thickness, top bottom.	earth	or rock?
Material of under	rpinning	Height		**************
Kind of roof	Rise per feat	Alcigitt	Thickness	** ***
No. of chimneys .	Material of chim	neys Of lining		
Framing lumber-	-Kind	Dressed or full size?	Kind of heat	fuel
Corner posts	SillsGirl	t or ledger board?		
Girders	Size Columns u	nder girders	Size	
Studs (outside wa	lls and carrying partitions) 2x4	-16" O. C. Bridging in every floo		n centers
	ters: 1st floor	, 2nd ,	r and flat roof spar	n over 8 feet.
On centers:		241		
Maximum spa	an: 1st floor	, 2nd, 3rd	, ro	of
If one story buildi	ng with masonry walls, thickne	255 of walls?, 3rd	, ro	of
No. cars now accor	nmodated on same lot	If a Garage		
Will automobile re	pairing be done other than min	be accommodated number con	nmercial cars to be	accommodated
		or repairs to cars habitually stored	l in the proposed b	uilding?
APPROVED:		Mie	scellancous	
File File service parts a disease of the california of all states in the service of the service	(1-1 -1) -1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	Will work require disturbing of	any tree on a put	lia atura 2
		i charge of the	e above work a p	
		I save that the State and City	requiremente por	taining the
1871-1-1.201-1-201-1-201-1-201-1		observed? yes	1 peri	annung thereto are

Signature of owner by: 1 Carl E Tu - Lean

INSPECTION COPY

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A CONTRACTOR OF THE STATE OF TH

NOTES Final Inspn. Jert. of Occupancy Final Notif. Notif. closing-in Inspn. closing-in Date of perfilit Owner 10-19-00, Werk well along that the anchen contraction, Chas Mill 2-4. sit occording to plan pressuit issued one, in fact had no plans, Hes used single 18" W-m 22 ahon issued Ò instead 9 200 15 7" sharv. Jold workand the stop winter after othersthein it antisfactories finite matter hasbeen atragettured out. Me. 10:21-50. In Hill called will get athin In new hismit. etc. this for new presmit. Ole and wealth get in truch with fin Hill night among 11-19-50. The Hill said Pri Weislander worksing on this and it will be in try more nor 20, 50, Me 11.22-52, Called multill, Mi Weislander has given him figures and heis trying & find what steel can The ofit inide Said the world apply for permit 11-20-50. An Wishander in office, has his figures but can de north ing sentil multill tells him what still he can get all 11-29-50, Setto Sent. Ho. . 1.5 د ب . . $^{\prime}$,

AP 5-7 Arm Place-I

12/5/50/ATH

Nr. Chorles A. H411 531. Curberland Avanue hr. John C. Clark 5-7 Avon Place

Copies to: Mr. Frwd C. Meislander 98 Proble Street Miller & Beal, Inc. 465 Congress street

Novambor 48, 1950

Gentlemont

Cur inspector has found work going on at 5-7 Avon Flace in violation of the Building Gode. A building paralt was facuad on botober 5 upcnapplicablen by Franhas-ReLallan, contractors, in the name of Mr. Gark as camer. This penalt called for removing a column in the basement and providing two 18-inch size flange I-beens on span of 15' 9" to take the place of the column to be removed and two Lally columns, one where sixiar and of the two steel beens.

On Outober 19 our inspector found that Mr. Hill was coing the work, that he apparently had no copy of the plan by Millor & Beal, Inc. on which the permit was issued, that he was using only one 18-inch beam and the span of it would be 22 feet.

Mother or not Mr. Hill has the permit which was isoued for this job, the job is still in violation of the Barlding Code in that no permit has been isoued for the work in the case of an availably being done. Our inspector rightfully required that all the case of the barlding being done. Our inspector righttion temperarily safe, We provided that Mr. Hill would get a dealgner to make a new plan showing the work the way it is proposed new, that he would clear up the matter of inconsistency in the appliestion for the permit already bound or apply for a new permit. Subsequently we learned that He. Fred Weinlander was designing the job, that there was a question as to what steel could be precured and that Mr. Bill would apply for his permit no later than November 27.

to shall expect this matter to be theroughly cleared up to show on the plane coupliance with the building dods and to have the building penuit applied for before Perember 5, 1950 or we shall be compalied to take action as directed by law without further notice.

Very unity yours,

larren Helanald Imposter of Eutlahuga

WYOD/G

Denie 3/14/47 Denie 7/14/47 14/47 Mm 47/8

City of Portland, Maine Board of Appeals -ZONING-

, 19 47 January 29,

To the Board of Appeals:

, who are theowners in commonof Your appellant, Leon V. Walker, Trustee, et al. , respectfully petitions the Board of Appeals of the 5 Avon Place property at City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance, Appliantian Representation toxeswarxehangevofvusevofxthevenjouxandvrepxicxgaxegevinxthexbaildingxtaxeatailxxxxxxx To cover alterations in and change of use of the majoy and repair garage in the buildings at the above location to retail and/or wholesale plumbing, heating and contracting uses, or other retail and/or wholesale business uses, and garage use for storage of three commercial vehicles. The application for the permit to cover such change of use has been made and denied by the Building Inspector because the property is located in an Apartment House Zone where under Soction 7A of the Ordinance, both the present use as a major garage and the proposed wholesale business uses are uses non-conforming with the provisions of the Ordinance in that Zone. Under Section 13A of the Ordinance, the present major garage use is allowed to continue because it existed in 1938 when the Ordinance was adopted. Because a General Business Zone is the most restricted Zone in which the existing major garage use is allowable and because the proposed wholesale business use is not an allowable use in a Limited Business Zone, which is the Zone next greater in degree of restriction to a General State and the state of the state o

These buildings which are now known as the Avon Street Garage and are located on the the northerly side of Avon Place are now and have for many years been used for the repair of automobiles and for both the live and dead storage thereof. At the present time cars go in and out at all hours. The proposed use of these buildings for plumbing, heating and contracting and other wholesale or retail businesses, including the garaging of three small trucks would, we feel, be far less objectionable than the present use. The normal hours of operation in the proposed use of the buildings will be from 8 Å. M. to 5 P. M. The nature of the use will be far less oBfensive to the neighborhood than the present use.

Lecen S. Walker, Treestel weiker Will & Caroline & Wellow Undergenet B. Christiagessee Frageen & Diesgeer, Barbare Blace, Carthening Slake milleston Blace by Apportant, United

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City of Portland, Maine Board of Appeals

-ZONING-

Decision

Public hearing was held or	the 14th	day of	February	, 19 47
on petition of Leon V. Walker	, Trustee, et al.			
		,		of property at
5 Aton Place	, seeking to be perm	litted an ex	ception to the	regulations of
the Zoning Ordinance. relating to	this property			

To cover alterations in and change of use of the major and repair garage in the buildings at the ablove location to retail and/or wholesale plumbing, heating and contracting uses, or other retail and/or wholesale business uses, and garage use for storage of three commercial vehicles. The application for the permit to cover such change of use has been made and denied by the Building Inspector because the property is located in an Apartment House Zone where under Section 7A of the Ordinance, both the present use as a major garage and the proposed wholesale business uses are uses non-conforming with the provisions of the Ordinance in that Zone. Under Section 13A of the Ordinance, the present major garage use is allowed to continue because it existed in 1938 when the Ordinance was adopted. Because a General Business Zone is the most restricted Zone in which the existing major garage use is allowable and because the proposed wholesale business use is not an allowable use in a Limited Business Zone, which is the Zone next greater in degree of restriction to a General Business Zone, Section 13A of the Ordinance does not allow the change.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted

in this specific case. Edur J Colley Helen & Droet Ballidian Gallson

S/ Junici, Finol

Board of Appeals

HEARING ON APPEAL UNDER THE CONING ORDINANCE OF Leon V. Walker, et al

AT. 5 Avon Place, Portland, Maine

Public hearing on above

appeal was held before

the BOARD OF APPEALS

today.

VOTE

Yes No "r. Colley 3. Frost (x) (x) Holbrook Getchell (x) (x) Mr. N.Jénsen (x)

Present for City

February 14, 1947

Board of Zoning Appeals members:-

4-7/8

Edward 7, Colley Helen C. Frost B. William Holbrook R. L.Getchell N. Franżżs Jensen

Municipal Officers:-

City officials:-

50 Avon Street, Portland 3, Maine. 12 Feb. 1947 47/8

Edward L. Colley, Chairman Board of Appeals.

My dear Sir:-

I the undersigned owner, and resident of the property located at No. 50 Aven Street, Portland, wish hereby to register my protest against the suggested change in the zoning plan regarding Avon Place.

Respectfully submitted, Perlug 74. E mery

WILLIAM DELUE ANDERSON, M.D. TWENTY-NINE DEERING STREET PORTLAND, MAINE

Mr. Edward T. Colley Mr. Edward T. Colley Chairman Board of Appeals Portland, Maine. 1.4.1

lea/a.

NET

Dear Sir: As I expect to so out-of-town this week wish to express my view in writing in regard to the use of the buildings at 5 Avon place for

the use of the buildings at 5 Avon place for business purposes. In this area we purchased our homes and pay our taxes on them in a residential neighborhood, and I believe they should be kept as such. Allowing one business firm entrance only broadens the path for other concerns, and would broadens the path for other to be used for allow this site in the future to be used for purposes perhaps not as desireable as the one proposed.

proposed. This is an area where people want to live, central in our city and I would propose using this property for living quarters, still keeping the area residential.

Respectfully yours

February renth 1947.

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P.S. In thirty-one years this is my first protest.

Board of Appeals Portland, Maine.

Mr. Edward T. Colley

Dear Sir:

As I shall be unable to be present at the hearing in regard to the use of the property at 5 Avon Place, wish to enter a complaint as to why the use of any business in that area would lessen the value of my property and have a tendency to injure my business.

February IIAn, TY47 Che.

I use my property as a rooming house, and have occupants who have to sleep during the day, so know that with the extra heavy trucking, which any business firm would demand, I would run a risk of losing my tenants.

At present, Avon Street is a very husy traffic area, and I do not think any business should be brought into it, but we should be allowed to keep it as is, a residential area

> Very truly yours, Mrs Graice Medic 48 arow St bit

CITY OF PORTLAND, MAINE

EQARD OF APPEals

February 3, 1947

8

To Whom It May Concerns

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, February 14, 1947, at ten-thirty o'clock in the forencon upon the appeal under the Zoning Ordinance of Leon V. Walkor, Trustee, et al., relating to proposal to cover alterations in and change of use of the major and repair garage in the buildings at 5 Avon Place +- retail and/or wholesale plunbing, heating and contracting uses, or per retail and/or wholesale tubiness uses, and garage use for storage or three commercial vehicles.

This property is located in an Apartment House Zone where under Section 7A of the Ordinance, both the present use as a major garage and the proposed wholesale business uses are uses non-conforming with the provisions of the Ordinance in that Zone. Under Section 13A of the Ordinance, the present major garage use is allowed to continue because it existed in 1938 when the Ordinance was adopted. Because a General Dusiness Zone is the most restricted Zone in which the existing major garage use is allowable and because the proposed wholesale business use is not an allowable use in a Limited Business Zone, which is the Zone next greater in degree of restriction to a General Business Zone, Suction 13A of the Ordinance does not allow the change.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of ito members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 foet of the presides in question as required by law,

BOARD OF APPEALS

Edward F. Colley Chairman

CITY OF FORTLAND, MAINE

BOARD OF APPEALS

February 10, 1947

TO THE MEMBERS OF THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 14, 1947 at ten-thirty o'clock in the forencon upon the following appeals under the Zoning Ordinances

S. R. Bartholomew - Lot No. 1 Emmons Street - Allowable Use (See attached notice for details)

Leon V. Walker - 5 Avon Place - Change of Uge (See attached notise for details)

Ridlon's Garage, Inc. - 329 St. John Street - Allowable Use (See attached notice for details)

Wrs. Bernice #. Clark - 25-27 Clifton Street - Allevable Use (See attuched notice for details)

In addition to the above "use" appeals, Joseph F. Coyne, 50 Tyng Etreet, has made application for building permit to cover construction of one-story addition 3-1/2 feet by 4 feet at the side of the dwelling house at this address. Said permit has been denied because under the Zoning Ordinance the dwelling is located in an Apartment House Zone where Soction 70 provides that there shall be a side yard or space between the side of the dwelling and the side lot line of no less than 10 feet in width. Appellant is requesting permit for variation in such open or yard space es provided under Section 15% of the ordinance.

BOARD OF APPLILS

Edward T. Colley Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

February 10, 1947

47/8

Loon V. Sulker, Trustee, et al. 57 Exchange Street Portland, Maine

Dear Mr. Walkors

The Board of Appeals will hold a public hearing in the Council Chamber, City Hull, Partland, Maine on Friday, February 14, 1947 at ten-thirty o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to your proposal to cover change of use of the major and repair garage in the buildings at 5 aron Place to retail and/or wholesale business uses, and garage use for storage of three conservable wshicles.

Please be present or be represented at this hearing in your behalf.

BOARD OF APPEALS

Ednard T. Colley Chairman

ce: Mr. Ralph Toung 369 Stovens Avenue Portland, Maine AP 5 Avon Place-I

February 3, 1947

kr. Leon Walker, Tr. under will of Carolyn Weston
57 Exchange Street
Br. Alph Young
339 Stevens Avenue Subject: Application for building permit to cover change of use of the Repair and Major Garage and dwolling house at 5 Aven Flace to rotail and/or wholesale business and garage used for storage of three rotor vehicles, retaining the single apartment as at present

/_{BS}

Cantloacn

As explained to Messrs. Young and it phene in the office, this penait for change of use is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where under Section 7A of the ordinance, both the present use and the Major and Repair Garage and the proposed use as a wholesale business and garage for storage of more than one commercial vehicle are uses non-conforming with the provisions of the ordinance in that zons. Under Section 13A of the ordinance, the present Major and Repair Garage use is allowed to continue because it existed in 1938 when the ordinance was adopted. Escause a General Business Zone is the most restricted zone in which the existing Major and Repair Garage is allowable and because the proposed wholesale business and storage of more than one commercial vehicle is not an allowable use in a Limited Business Zone, which is the zone next greater in degree of restriction to a General Business Zone, Section 13A does not allow the change.

It is understood that a variance appeal to the Board of Appeals in desired seeking the change, nevertheless, and, in fact, has already been filed to help the owner and prospective purchaser to the end that the question may be settled at the carliert possible date. So that you may be apprised of the full appeal procedure, however, I an enclosing an outling of the appeal procedure to each of you.

When Resers. Stephens and Young were in the office, there was considerable uncontainty as to just how the building would be used, as to what part sight be used for the wholecals business and what part used for the storage of the three consorcial validies or trucks. Also, it was not determined whether or not physical alterations hight be desired in the building.

It would be best to get these questions of location in the suilding of the wholesale business and of the truck storage together with the amount of floor area desired for these purposes. It would also be wall to determine upon any physical alterations to be made, especially if they could be termed structural alterations as Section 13A of the ordinance takes granting of such an appeal rather an exact process making it quite clear that the particular location and amount of space occupied by non-conferming uses and the question as to whether or not there are to be structural alterations, essential features for the consideration of the Beard of Appeals. If these features are not rather accurately determined before the public hearing, and communicated to the Beard, any favorable action might find himself still unable to get the building penalt for exactly what he wants.

Very truly yours,

WhieD/S

Inspector of Puildings

Encl: Outling of appeal procedure to each addresses CC: Edward H. Stevens, c/o Alton T. Maxim, A05 Congress Street Barnett I. Shur, Corporation Counsel

(A) APARTMENT HOUSE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure_.Second_Class....

Portland, Maine, January 30, 1947_

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to except alter r accordance with the Laws of the State of Maine, the Building Goda an if any, submitted herewith and the following specifications:	egoircedeanticity inspull the following building structure equipment in d Zoning Ordinance of the City of Portland, plans and specifications,
Location 5 Avon Place	
Owner's name and address 105t. Leon Walker Tr. 5	7 Frehange Street Telephone
Lassade name and address	z AvenueTelephone
Contractor's name and address	Telephone
ArchitectSpec	ificationsNo. of sheets
Proposed use of building Plumbing and heatin	g sales and serviceNo. families
Last useRepair garage and	dwellingNo. families
Material brick No. stories 2 Heat steam	Style of roofRoofing
Other buildings on same lot	
Estimated cost \$	Fee \$

General Description of New Work

To Change Use of building from Repair Garage to Plumbing and heating sales, and service, and storage.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

Up ical stenied 2/14/47It is understood that this permit does not include installation of heating apparatus which he to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involv	ed in this work?	Is any electrical	work involved in this	work?
Height average grade to top	of plate	_Height average grad	e to highest point of r	oof
Size, frontdep	thNo. stories_		d ? carth	or rock?
Material of foundation		ness, topbotton	ncellar	anağı anyı anın anlışının ağırındağını dan anın ağıştığı anındanı da nış
Material of underpinning		Heigʻut	Thicknes	S
Kind of roof	Rise per foot	Roof covering		l antara in terretoria a la constante de la const
No. of chimneys				fuel
Framing lumber-Kind		Dressed or full s	ize ?	
Corner postsS	illsGirt or ledg	er board?	Size	
GirdersSize	Columns under gi	rders	SizeMax	. on centers
Studs (outside walls and ca	rrying partitions) 2x4-16" (). C. Bridging in ever	y floor and flat roof s	pan over 8 feet.
Joists and rafters:	1st floor	, 2nd	., 8rd	., roof
On centers:	1st floor	, 2nd	_, 3rd	, roof
Maximum span:	1st floor	., 2nd	., 3rd	., roof
If one story building with a	accord walls thickness of a	unite?	' he	ight?

If a Garage

No. cars now accommodated on same lot_____, to be accommodated_____number commercial cars to be accommodated. Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?-N

Лi	32	e11	an	eo	115

Will work require disturbing of any tree on a public street? no Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed ?____yes___ Leon Walker, Tr.

Signatura of owner- 24: E Swm. Slep

ZOVED :

ECTION COPY

g. A ZONE INQUIRY BLANK FIRE DIST. CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION Date 12/10/ Verbal <u>By Telephone</u> OWNER Signa Wallary Y.W. ne. î LOCATION_ 12-247 TEL. 3-9111 Ha MADE BY_ Street mari ADDRESS 12 + Storage AUR PRESENT USE OF BUILDING NO. OF STORIES CLASS OF CONSTRUCTION 2 `,√ osemberia REMARKS: the les INQUIRY ù, Xi al 1000 beh? PADAA more is or Un-Probably OK in a since ANSWER: *** providing reg ۵Ø Lin Kinno rete. ٨ mili instel life use marile menest 01536 Virsing Done KANAN the (nestavite ony die. greet re use orman - where the sawiganageris N REPLY BY 12/10/46 DATE OF REPLY_ (ours) 12/11/4/

Lon Y Hacken Z. (Co leds) 12 9 12-16 P1 11 18.50 (27) 11 ZONE INQUIRY BLANK FIRE DIST. CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION DATE _3/26/46 Verbal Sy-Telephone 12.16 Same Wallse LOCATION OWNER __ TEL. None MADE BY X. V. Fourt avenue ADDRESS 750 Public Garreye PRESENT USE OF BUILDING CO. 2 CLASS OF CONSTRUCTION NO. OF STORIES Acond an REMARKS: Pre continue INCUIRY: this ¢ anna a ANSWER: NU. the w ac ma Securi DAVER OF REPLY 3 26 46 REPLY BY <u>CL</u>

Mr. woon V. Walker-

August 14, 1941

The building Code also provides: "Story existing freight elevator, operating in an open shaftway, or where apreach to elevator at any first level is not otherwise protected against persons falling into the "wiftway or being injured by operation of hatchway doors, shill have provided around floor spanings hatch gates, which shall close automatically with the appearant of the elevator from the floor level by which the gates are located."

You will see from this quotation that even though the brick walls save hat removed hatch gates are required at all places where the walls at the various floors are open in such a way that persons might fall in the shaftway. These brick walls extend the entire length of one side of the shaftway except for one opening in the wall at each floor level. Obtained if the brick call in the first story were removed it would be necessary the rotect the antire side of the shaftway with automatic gates and the same w.w. Area in the caller if there is any pit beneath the elevator into which a person night full or to protect a person from walking beneath the elevator on its way down.

Will you be kind enough to consider this letter as a formal order as directed by the Building Code to cover inspection, report and reputr or improvement if found necessary of the elevator mechanism and sofary devices, and to cover provision of the automatic batch deers and the hatch gates? Of course, if the alevator car were removed and both floors closed over, all those questions would disappear.

11 you also be kind enough, after considering this acttor, to advise me If you desire the building permit applied for to be issued?

Very truly yours,

S Wied/A

CC: Joseph Almeida 5 Avon Place

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Inspector of Buildings

The two the

Root. 99366-1

Mr. Leon V. Holker, 57 Exchange Street, Portland, Saine August 14, 1941

Dear Mr. Walkert

Your tement at 5 Aven Place, Joseph Almeida, who has a copy of this letter, has applied for a permit in your name as even, giving himself as contractor to cover certain alterations in the building. These would consist in moving an existing eight inch brick wall at the side of the present elevator well both in the basement and on the first floor, supporting the work overhead with a steel I-bean.

As far as the particular structural work involved is concorned, it appears to be in compliance with Building Code requirements provided the now steal there to be introduced is fireproofed with a two-inch thickness of concrete or equivalant, but the application has brought to be attention certain conditions shout the existing elevator which are deficient and thich would have to be taken care of whether the alteration proposed is done or not. In this basis it seemed best to tell you of the entire situation and swelt accurances from you before issuing the pormit.

With regard to the elevator mechanian I remember some trouble with it years ugo, but I have been mable to put my head on the transactions at thint time. At the present time, however, the safety of the heisting equipment is greatly in doubt. Under such directestances Section 706-b of the Building Code instructs me to direct the owner to have an inspection made by a competent person to determine the condition of all mechanical parts, and by devices and appurtmences of the elevator, a report in writing of the conditions found to be made to this office, any defective or unable conditions found by the inspection to be corrected of course, and all of this at the expense of the owner of the elevator.

I was unable to not clear to the top of the building to examine the sheaves, but the elevator is powered by an old automobile motor set up on the second floor. The arrangement appears to be a makeshift, and I feel quite sure that if any functor of safety originally existed that it has all but discopeared at the prosent time. I realize that this elevator is not used frequently, but it is the bright feel then that I must require the inspection indicated above by a compotent plevator and to determine the true condition and safety, if the elevator is to be continued in the shaft or used in any way whetever.

The Building Code provides with regard to existing elevators that, if there is no fire-resistive enclosing value for the shaft, the opening at each flow shall be protected by metal covered hatch doors operated by the asverent of the elevator in such a way that the doors will always be closed when the elevator is not at the particular floor where they exist.

	(A) APARTMENT HOUSE ZONE APPLICATION FOR PERMITZONE	
国和达到新闻	Class of Building or Type of Structure Second on	

- TO THE INSTRUCTOR OF BUIL	DINGS, PORTLAND, MF.		\$
The undersigned hereby app with the Laws of the State of Mair and the following specifications:	nees for a permit to erect after it ve, the Building Code of the Gity	i nstal / following building y of ind, plans and spec	strit cture wyaipment in accordanc ifications, if any, submitted herewith
Location 5 Avon Place			ts?Dist, No
Owner's or-I-essee s-name and a	ddress Leon V. Velkor	, 57 Exchange Street	Telephone
Contractor's name and address_		Von Place	Telephone3-4963
Architect		P	lans filed_ver_No. of sheets
Proposed use of building_hit j	or Garege		No. families
Other buildings on same lot			
Estimated cost \$_255		-	Fee \$_1.90
	Description of Present		
Last useNo. stories	Ke for Aerica	_Style of roofflat	Roofing_T&T
Last use	General Description		No. families
"TO TEMOTE OTISTING AT A	General Descriptio	on of New Work	
"To repove existing & bu first floor, suppo	orting some with 1-bear	of present clevator a me as per plan submit	vell in besoment end on
	н. — — — — — — — — — — — — — — — — — — —		
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· · ·			
It is understood that this permit does the heating contractor.	not include installation of heating a	apparatus which is to be taken	out separately by and in the name of
1 1	Details of N	lew Work	, ·
Is any plumbing work involved i			CEATIFICATE OF OCCUMENTS ESSUIREMENT & WAIVES
Is any electrical work involved i	n this work?	fieight average grade to to	p of plate
Size, frontdepth	No. stories	_Height average grade to hi	ghest point of roof
To be erected on solid or filled la	nd?	earth or rock?	
Material of foundation	Thickness, to	opbottomcel	ar
Material of underpinning	Hei	ight	Thickness
Kind of roof	Rise per footR	loof covering	······································
No. of chinneysM			
Kind of heat Framing lumberKind	1 ype of fuel	Is gas	fitting involved?
Corner posts	Cirt on Indon here	ressed or full size?	
Corner postsSills Material columns under girders	Gift of ledger boat	ra r	_Size
Stude (outside walls and carryin	g partitions) 2x4-16" () (° (Sinders 6x8 or larger Deld	on centers
span over 8 reet. Sins and corner	r posis an one piece in cross se	ction.	
Joists and rafters: 1s	st floor, 2nd	, 3rd,	, roof
On centers: 1:	st floor, 2nd	, 3rd	, roof
Maximum span : 1:	st floor, 2nd	, 3rd	, roof
If one story building with mason	ry walls, thickness of walls? If a Ga		height ?
No arre now appointed on an			
itor cars now accommodated on sa	ha noonnineduted	, to be accommodated	I
Total number commercial care to	a other then minor sector to		
Total number commercial cars to		cars nanimally stored in the	proposed building?
Total number commercial cars to Will automobile repairing be don	Miscella	neous	
Total number commercial cars to Will automobile repairing be don Will above work require removal	Miscellar or disturbing of any shade tre	neous e on a public street?	B0
Total number commercial cars to Will automobile repairing be don Will above work require removal Will there be in charge of the ab	Miscellar or disturbing of any shade tre ove work a person competent t	neous re on a public street?	no- requirements pertaining thereto

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C C	1	ng or Type of Struc		Ander
To the INSPECTOR C		0		/ember, 20, 1954
The understand				building structure equipment (i)
accordance with the La any, submitted herewith	aws of the State of h and the followin	Maine, the Building Con g specifications:	le of the City of Por	building structure equiprises (I) tland, plans and specifications, if its? 903 _Dist. No1
Oumer's sector	LaCo	Ward5	Within Fire Lin	its? yo3Dist. No1
	ne chu auurcas		rangnaa sa	
and a mane and a	10(1) C35	4 + 9 0 0 L BOIL _ LAST 197	13 Hotol Diam NO	6
Proposed use of building	Garage	& Libby		·
	lot			No. familiesa
Plaus filed as part of this				
Estimated cost \$ 200.			No. of sheets_	3
	Descripti	on of Present Buildi	note he Alter a	Tec \$75
Material brick No	o. stories 213H	eat_storm Style	of real entered	Roofing T&G
Last use	Garage	Style	01 1001_1466	Roofing T&G
	Gen	Prol Decomination of	NT	No. families
To provide one ner	double door (1	0"6" opening) in h		
			bersut or build	ling
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Size, frontd	lepth	Details of New W Height No. storiesHeight	ork average grade to top average grade to high	of plate
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ALEXANDER MANAGER

	Juliang	D
The undersigned hereby applies for a permit to repair the follow Laws of Maine, the Building Code of the City of Portland, and the follow Location 5 Avon Place Ward 5 Owner's name and address Leon V. Walker, Trustee, 57 Excl Contractor's name and address Brown & Berry, Inc. 22 Ecument Use of building Garage and one family decling bouse	t St. Telephone F 4695	
No. stories _2ft., Gross areasq Type of present roof covering General Description of New The Fepair after Fire to former condition. No alteration	Work me. CERTIFICATE OF OCCUPANCY CERTIFICATE OF OCCUPANCY	
If Roof Covering is to be Repaired?, Area then repair Are repairs or renewal due to damage by fire?	side existing timbers plaster board ceiling let l or Renewed red	
Estimated and C 900.		

		1
<u>.</u>	Location, Ownership and detail must be correct, complete and legible.	<u>و</u>
	Separate application required for every building.	· .
	Plans must be filed with this application.	
		1
	Application for Permit for Alterations, etc.	e .
in the second second	To the Portland, August 2,1919	4
to to com portation on	The undersigned applies for a permit to alter the following-described building:	~ *
	Location Ayon Place Ward, 6 in fire-limits 7 283	
	Name of Owner or Lessee, Western Estate Address 57 Exchange St	
		STRIPS
Descrip-	" " Architect,	
tion of	Material of Building is brick	
Present	Size of Bfiilding is 33 feet long; 40 feet wide. No. of Stories, 2	
Bldgreite	Cellar Wall is constructed of stone is inches wide on bostom and batters ta	\
	Undefpinning isbrickisinches thick; isfeet in height.	. <u>\</u>
	Height of Building; 20Lt Wall, if Brick; Ist,2d, 8d,4th,	Ì
	What was Building last used for? garage	
	What will Building now be used for? putfilia : 321220	-
	DETAIL OF PROPOSED WORK,	
		ţ
	Repair after fire to comply with the building ordinance.	
		, ,
		9
2. In Some		;
		•
	Kstimated Cast 4. 780.	
	IF EXTENDED ON ANY SIDE	, .
	Size of Extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?	. 1
	No. of Stories high?	
	Of what material will the Extension be built	
	If of Brick, what will be the thickness of External Walls?inches; and Party Wallsinches.	1
	How will the extension be occupied?	. !
	$f_{\rm eff} = -\frac{1}{2} f_{\rm eff} f_{\rm eff} + \frac{1}{2} f_{\rm eff} + \frac$, [•] •
	WHEN MOVED, RAISED OR BUILT UPON	'
	No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations	1
	No. of feet high from level of ground to highest part of Roof to be?	
	How may feet will the External Walls be increased in height?	•
	ана при при при на	
		1
		1
		15540
	IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED	
	Will an opening be made in the Party or External Walls?	
	Size of the opening?	
	How will the remaining portion of the wall be supported?	
	Signature of Owner or Authorized Representative Chas 19 Orgunt & Deres	
	19 1 B La Hell	•
	Address	
	• • • • • • • • • • • • • • • • • • •	č1.
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	Location. Ownership and dotail must be
	Location, Ownership and detail must be correct, complete and legible.
	Separate application required for every building.
	Plans must be filed with this application.
	Application for Dormit for Alteral
	Application for Permit for Alterations, etc.
	Portland, 8-4-14 191
	To the second seco
	INSPECTOR OF BUILDINGS:
	The undersigned applies for a permit to alter the following-described building -
	Location, Avon Place Wd Name of owner is? C. F. Libby Address,City
	Name of mechanic is? ChasB. Howait & Son 192 Brackett St
	Material of building is?
scrip-	By toot it out the same and the rear of th
n ôf	foot high?
• 4	and the successful successful to mignest point of roof?
esent	Distance for the second se
g.	How mony fast used for the How mony families
• 2	Building to be occupied for
۰. 'm ۰	
	DETAIL OF PROPOSED WORK.
	to remodel and repair.
	IF EXTENDED ON ANY SIDE.
	Size of extension, No. of feet long?
	SLVIE OF TOOLS
	The first care extension be builty
	inchast will be the thekness of external walls?
	how connected with the second
	Distance from lot lines:- Front?; side?; side?; rear?;
	WHEN MOVED, RAISED OR BUILT UPON.
2	
. N	Number of stories in height when moved, raised or built upon? Proposed foundations?
	and a store low a fulle to more share of roof to have
	troni P to the buildings when hoved f
•	Party walls?
,	IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED.
11	(ill an opening be made in the north of the sector of the
S	fill an opening be made in the party or external walls?
	How protoctal?
	ow will the remaining portion of the wall be supported?
	Signature of owner or authorized representative, Chas. B. Howatte Por Address, 192 Brackett
	unthorized representative,
	Address, 192 Bizales X. 3
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