

18-22 AVON STREET

MADE IN
ENGLAND



Original Permit No. _____

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, August 6, 19

To the INSPECTOR OF BUILDINGS PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 101799 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 18-20 Aron Street Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Tra. of the Dalton Memorial Chapel and Burial Hall

Contractor's name and address American Oil Co., 142 High St. 3-4785

Plans filed as part of this Amendment yes No. of Sheets 1

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____

Increased cost of work _____ Additional fee .25

Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To locate tanks as shown on plan submitted with this amendment

Approved: _____

Chief of Fire Department.

Commissioner of Public Works.

INSPECTION COPY

Tra. Dalton Memorial Chapel and
Burial Hall

By American Oil Co.

Signature of Owner [Signature]

Approved: Warren Donald
Inspector of Buildings

Rept. 68730-1

May 14, 1969

Trustees Delton Memorial Chapel,
and Burnham Hall
c/o E. F. Ferris, Jr., Tr.
St. Stephen's Church,
Congress Street,
Portland, Maine

Gentlemen:

The American Oil Company acting as your agents have applied for a permit to cover installation of tanks, pumps, piping, etc., to establish a gasoline filling station on your property at 18-20 Avon Street.

I find that I am unable to issue this permit because in 1953 I was ordered not to do so by the Municipal Officers as a consequence of action upon the appeal of Fred B. Kelsey, et als, under the Zoning Law seeking to prevent establishing on this property an automobile parking space and gasoline filling station.

I find that the Rector, Wardens and Vestrymen of St. Stephen's Episcopal Church were advised of this action on the part of the Municipal Officers by my letter of March 8, 1953 addressed to them in care of Col. George E. Fogg, 232 St. John Street.

Very truly yours,

WMcD/H

Inspector of Buildings

CC: American Oil Co.
142 High Street
Attention Mr. Hegarty

Gentlemen:

If you will return the receipt for the fee paid to this office, your money will be refunded by voucher.

Warren McDonald



(C) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure _____

JUN 21 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, May 10, 1940

The undersigned hereby applies for a permit to erect or install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, Plans and specifications, if any, submitted herewith and the following specifications:

Location 15-20 Avon Street Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address Trs. of the Dalton Memorial Chapel and Burnham Hall Telephone _____
 Contractor's name and address American Oil Co., 142 High St. Telephone 3-1785
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 370 Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To install two tanks, one 1,000, one 550 gallons, for gasoline with two electric pumps, new installation, public use, tanks will bear Underwriters' Label, will be atleast three feet below grade, coated with asphaltum, minimum diameter of piping tank to pump 1 1/2"

Appeal sustained 6/19/40

storage applied for

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.

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind _____ Dressed or Full Size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

CERTIFICATE OF COMPLIANCE REQUIREMENT IS WAIVED

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

INSTRUCTION COPY _____ Signature of owner, By Trs. Dalton Memorial Chapel and Burnham Hall
American Oil Co.

CHIEF OF FIRE DEPT.

By Donald A. Hegarty



City of Portland, Maine

Appeal sustained
6/19/40 40/39
WMA

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

Trustees of Dalton Memorial
by Chapel and Burnham at 18-22 Avon Street
Hall- Rector, Wardens and Vestrymen 17-21 Vernon Place
of St. Stephen's Church
June 4, 1940

To the Municipal Officers:

Your appellant, Trustees of Dalton Memorial Chapel and
and Burnham Hall and Rector, Wardens and Vestrymen of
St. Stephen's Church
of property at 18-22 Avon Street
who are the owners

respectfully petitions the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 14, Paragraph d
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies permits to cover installa-
tions of gasoline tanks, pumps, piping, etc., to establish a gasoline filling
station and a small roof sign on other property intended to advertise the
use of the lot in question for a filling station and parking of motor vehicles
because such uses of this lot has been held by the Municipal Officers in the
case of a former appeal to be injurious, noxious and offensive to the neighbor-
hood by reason of the emission of odor, fumes, and noise and from other causes
contrary to the provisions of the Ordinance in the General Business and Apart-
ment House Zones where the lot is jointly located.

The reasons for the appeal are as follows: This lot has been held for a long
time without much in the way of income from it and St. Stephen's Church which is
the sole interest of the appellant owners in the matter is in need of the
revenue that would be received as result of these uses of the property both as
a parking space and gasoline filling station. It is the belief of the appellant
owners that there is need of this use in the neighborhood and that the objections
to these uses formerly expressed have largely disappeared.

Trustees of Dalton Memorial Chapel and
Burnham Hall - Rector, Wardens and Vestrymen of
St. Stephen's Church

By: Era Ferris

40/37

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF TRUSTEES OF DALTON
MEMORIAL CHAPEL AND BURNHAM HALL, AND RECTOR, WARDENS AND VESTRYMEN OF ST. STEPHEN'S
CHURCH AT 18-22 AVON STREET AND 17-21 VERNON PLACE

June 17, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson and Ward and the Inspector of Buildings.

Rev. Ezra F. Ferris, Jr., Rector of the Church, conducted the case for the appellant owners and there were several members of the parish present in support of the appeal.

Mr. Ferris said that no elaborate filling station operations were intended but that the station was intended mostly for the patrons of the parking lot that wanted to buy gasoline there.

Albert E. Anderson, attorney, appeared for Dr. W. L. MacVane and several others in opposition to the appeal. He said that Avon Street at the part where the station was proposed is only about 15 feet wide and is a one way street, that the present parking space had already proven objectionable from noise and odor and that the filling station would increase the features detrimental to the neighborhood.

Dr. William L. MacVane who owns the property at 10 State Street spoke in opposition saying that a gasoline filling station would further increase undesirable features, that there had already been disturbances on the parking lot which necessitated calling the police, and that he had already lost one tenant on account of the noise of the parking space.

Mr. Fred B. Kelsey of 22 Deering Street opposed the filling station both for sake of himself as owner and tenant and for his other tenants.

Mr. William S. Boyd of 15 Avon Street said that the parking space had been noisy at times but was not very bad now. He objects to the filling station because he believes it would increase the objectionable features ~~to~~ the neighborhood.

Mr. Alfred Sturgis of 20 Deering Street said that the noise, fumes, etc., from the parking space and which would come from the filling station were bad enough but that the worst feature in his judgment was the traffic situation caused by the narrowness of Avon Street which is 16 1/2 feet wide including the sidewalk, and that traffic and parking conditions, especially at the junction of Avon Street and Deering Street, are even now very bad.

A letter from Mrs. Margaret K. Carney of 26 Deering Street was received opposing the filling station.

Mr. Anderson undertook to find out from Mr. Ferris about what arrangements were to be made if the filling station were allowed. Mr. Ferris said the church would operate the filling station, and that the Gas Company, probably the American Oil Co., would merely furnish the gasoline. He believes that the church would receive so much for each gallon of gasoline sold. He was unable to say or to estimate how many gallons would be sold in a year, but thinks that the pumps and driveways leading to the pumps would not interfere with the parking space in any way. He said that there is at present space for about 12 cars on each side of the lot.

Mr. Ferris then questioned Dr. MacVane, who said he had lived in his present home for 25 years. He admitted that the property where the filling station is proposed had been improved very much in appearance, but said that he does get odors

from the cars parked there.

At this point Mr. B. B. Loeb, a tenant of Dr. MacVane, said that the parking space was very objectionable to him as a tenant and that they got no peace or quiet in their home after seven o'clock in the morning.

Dr. Lucinda B. Hatch of 27 Deering Street spoke in opposition saying that the biggest problem involved was that of traffic.

Patrick E. Griffin in charge of the Andrew's Post Home at 23 Deering Street spoke in favor of the appeal saying that the Andrew's Post had five or six hundred members and that many of them ~~give~~ use the parking space, now in question, found it very convenient, and would like to have opportunity to buy gasoline there on occasion. He filed a petition signed by a large number of members of the Andrews Post favoring the filling station.

Attorney Anderson questioned Mr. Griffin and got from him the admission that only a small part of the total membership of the Andrew's Post were at the Post Home at any one time, that no one slept there except the caretakers and that therefore none of the members of the Post would be disturbed by any objectionable features to the residential neighborhood. Mr. Griffin agreed that this was not a formal action by the Andrew's Post but an informal move by individual members.

Mr. Anderson then questioned several of the St. Stephen's parishioners who were present in support of the appeal including the following: Mrs. Wiggin who lives on Grant Street, Mrs. Brown living at the corner of Pine and Emery Streets, Mrs. Ferris who lives at 124 Park Avenue, Mary H. Kelley, Hotel Eastland, Mrs. Poland of 45 Aldworth Street, Mrs. Dillon of 5 Walker Street, Mrs. L. E. Colpitts of 94 Pine Street, Mrs. Saunders of 163 Neal Street and Mrs. Roderick of 69 Vesper Street. These all said they were present because of their interests in the financial aspect of the proposed filling station as it would benefit St. Stephen's Church.

Mrs. McWilliams of 237 State Street spoke against the appeal saying that if the Zoning Ordinance was modified now in this particular instance it would be but an opening wedge that would mean further relaxation of its precise requirements without restraint.

Warren McDonald

49/37
June 19, 1940

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of Trustees of Dalton Memorial Chapel and Burnham Hall, and Rector, Wardens and Vestrymen of St. Stephen's Church, relating to installation of gasoline tanks, pumps, etc., at 18-22 Avon Street and 17-21 Vernon Place to establish there a gasoline filling station and to erection of a small sign on other property to advertise the use of the lot in question for a filling station and for parking of motor vehicles, contrary to a ruling of the Municipal Officers in the instance of an appeal in 1933 to the effect that such uses would be injurious, noxious and offensive to the neighborhood by reason of the emission of odor, fumes, and noise and from other causes in violation of the Ordinance in the General Business and Apartment House Zones where the lot is jointly located, and contrary to an order of said Municipal Officers directing the Inspector of Buildings to deny all permits involving such uses of the property, reports that the appeal ought to be sustained.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

40/39

that the appeal under the Zoning Ordinance of Trustees of Dalton Memorial Chapel and Burnham Hall, and Rector, Wardens and Vestrymen of St. Stephen's Church, relating to installation of gasoline tanks, pumps, etc., at 18-22 Avon Street and 17-21 Vernon Place to establish there a gasoline filling station and to erection of a small sign on other property to advertise the use of the lot in question for a filling station and for parking of motor vehicles, contrary to a ruling of the Municipal Officers in the instance of an appeal in 1933 to the effect that such uses would be injurious, noxious and offensive to the neighborhood by reason of the emission of odor, fumes, and noise and from other causes in violation of the Ordinance in the General Business and Apartment House Zones where the lot is jointly located, and contrary to an order of said Municipal Officers directing the Inspector of Buildings to deny all permits involving such uses of the property, be sustained and that a building permit be granted to said appellant owners, subject to full compliance with all terms of the Building Code;

BECAUSE this property has been used for some years since 1933 for parking motor vehicles without any conclusive evidence that this use has been injurious, noxious or offensive to the neighborhood by reason of the emission of odor, fumes, and noise or from other causes; and because the addition of equipment for the sale of gasoline would hardly prove so injurious, noxious and offensive to the neighborhood.

6/17/40
40/30

We, the undersigned, patrons of the Avon St. Parking Place, operated by St. Stephen's Church and The Dalton Trustees, herewith endorse their application for a permit to establish and maintain a filling station in the said parking place, and affirm that it would be a desirable convenience to said patrons and the neighbors, and to summer visitors. It is a method by which the church can render a real service.

Dr. J. Reed
Helen Armstrong
Roger Valentine
Jean Williams
Elizabeth C. Hayes
Howard R. Shivers
Wilfred Paradise
G. J. James
F. J. McManana
B. C. Eklund
E. C. Hodgdon
George A. White
B. M. Kimball
E. Odine

We, the undersigned, living within five hundred feet of the Avon St. Parking Place, operated by St. Stephen's Church, endorse the application of the said church authorities and the Dalton Trustees for a permit to establish and maintain a filling station in the said parking place. It will be a convenience to the people of the neighborhood, and will serve the many summer visitors who find it a convenience to park there.

William Panagotakes.

Mrs Catherine G. Hopgood

Charles Sabell

William Johnson

John E. Cady.

403
Rec'd
6/17/50

We, the undersigned, members of The Andrews Post, American Legion, with headquarters at Deering and Avon Sts., heartily endorse the application of St. Stephen's Parish to establish and maintain a filling station in the parking area they operate at 18-22 Avon St.,
In this the parish is rendering a needed service to people frequenting the neighborhood, and the addition of gasoline pumps would be an added service and convenience, without detriment to the neighborhood, to the members of this post, to residents of the neighborhood, and to visitors thereto from other parts of the city and state, and to the numerous visitors from beyond the state lines who come to us during the summer months especially. The attention of the City Council is respectfully requested to the congested parking conditions in Deering and Avon Sts., and to other nearby streets, particularly State, Congress, Park and High Sts., and to the increasing use of Longfellow Sq. and its neighborhood for business purposes, which conditions make the continuance of such service in this parking area offers of increasing importance and value.

- | | |
|----------------------|----------------------|
| John J. Maloney | Barbara J. Napoleone |
| James A. Griffin | Eugene E. Reardon |
| Francis J. [unclear] | Charles E. McCarthy |
| Francis R. Hopper | E. P. Polomy |
| Edward J. McCarthy | J. R. Hanley |
| John W. [unclear] | Thomas [unclear] |
| Samuel [unclear] | Dwight F. [unclear] |
| Joseph H. O'Neill | Joe P. [unclear] |
| John W. LaRoi | John F. [unclear] |
| Joseph L. Slack | [unclear] |
| [unclear] | [unclear] |
| William [unclear] | C. J. Gordon |
| Thomas Carrigan | W. B. Rooney |
| Walter [unclear] | Fred [unclear] |
| | Vincenzo [unclear] |

Clarence E. Adams

4/39

Wm. W. Shan

Carl S. Grant

Titus E. Griffin

John W. August

Ellis F. King

Almon Legnick

Myron Fawcett

John J. Guley

John M. Kerrey

James E. Emerson

Walter G. Cummings

Fred Kenney

James Bonviri

Chas E. Bradley

W. J. Keavin

James S. Curran

Walter E. McDonald

Desmond Conway

John J. Keppins

Joseph Little

Wray E. Howard

John C. McHenry

Ray St. Germain

Russell Newford

Charles J. Linnell

John L. Brett

Wm. W. Kint

Henry A. Deagle

Clarence A. Walsh

William S. McDevitt

Patrick Mulvaney

James B. Lantry

Thomas M. McHugh

Timothy J. Hopkins

A. W. Condesse

Pat E. Martin

Room 21, City Hall
June 13, 1949

Trustees of Dalton Memorial Chapel
528 Burnham Hall and
Rector, Wardens and Vestrymen of St.
Stephen's Church
c/o Rev. E. F. Farris,
Eastland Hotel,
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Monday, June 17, 1949 at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the use of the property at 18-22 Avon Street and 17-21 Vernon Place for a gasoline filling station and to erect a small roof sign on other property intended to advertise the use of the lot in question and parking of motor vehicles contrary to the provisions of the Ordinance in the General Business and Apartment House Zones where the lot is jointly located.

Please be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Erickson, Chairman

60137

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
June 6, 1940

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Monday, June 17, 1940 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Trustees of Dalton Memorial Chapel and Burnham Hall and Rector, Wardens and Vestrymen of St. Stephen's Church seeking the right to use the property at 18-22 Avon Street and 17-21 Vernon Place as a gasoline filling station and a lot for parking motor vehicles in the open air.

The property in question lies partly in a General Business Zone where such uses are usually allowable, the other part is in an Apartment House Zone where such uses are not allowable, the line between the two zones dividing the lot. In such a case where a zone line divides a lot, the Zoning Law provides that the allowances and regulations of the less restricted zone (in this case General Business) shall apply for a distance of 30 feet into the more restricted zone (in this case Apartment House). Application of this rule places practically all of the lot in question under the regulations of the General Business Zone. The Zoning Law also provides, however, that, even in a General Business Zone, any use injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise is prohibited.

In 1933 a group of owners of neighboring property appealed under the Zoning Law to prevent the issuance of a permit intended to cover installation of tanks, pipes, pumps, etc., for a gasoline filling station on this property, representing that use of the property as intended then for a gasoline filling station or for parking motor vehicles would be injurious, noxious or offensive to the neighborhood by reason of one or more of the above causes. The appeal was sustained and the Inspector of Buildings was ordered to refrain from issuing any permits involving such uses of the property.

The appellant owners in the present instance desire to use the lot for parking motor vehicles and to install the necessary tanks, pumps, piping, etc., to carry on a gasoline filling station. Accordingly the present appeal seeks a reversal of the former decision of the Municipal Officers and an order to the Inspector of Buildings to issue permits applied for to cover installation of necessary tanks, pumps, piping, etc., and to cover erection of a small sign on the roof of a small building on Congress Street to advertise these proposed uses of the lot.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle E-kilson, Chairman

November 17, 1937

Rector, Wardens & Vestrymen,
St. Stephen's Church
51 Coyle Street
Portland, Maine

Gentlemen:

We are issuing to Antonio Leo a permit to cover construction and location of a small building on the church property at the rear of 18-22 Lyon Street, facing on Vernon Court.

We have explained to Mr. Leo that in order to count this as a permanent building and thus avoid an extra fee and a limited time of use for a temporary stand, that it will be necessary to provide some type of foundations under this building which will extend either down to ledge rock or to a grade four feet below the ground which ever is encountered first.

The permit is given, then, under the condition that these foundations be provided.

Very truly yours,

Inspector of Buildings

McD/H



APPLICATION FOR PERMIT 1996

Class of Building or Type of Structure Third Class NOV 17 1937
Portland, Maine, November 12, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 18-22 Avon Street Ward B 5 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address St. Stephens Church, Rector, Gardens & Vestrymen Telephone _____
Contractor's name and address Antonio Leo, 117 Oxford Street Telephone 3-0612
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Office building No. families _____
Other buildings on same lot _____
Estimated cost \$ 40. Fee \$.50

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To construct 6'x8', one story building.

Since the exterior walls of this building are to be wood - frame construction - the cornice and the exterior walls except window and door openings will be covered with sheet metal and the inside of the exterior walls except window and door openings will be covered with sheet metal or other approved incombustible material

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.

spruce

Details of New Work

Size, front 6' depth 6' No. stories 1 Height average grade to top of plate 7'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation blockings Thickness, top _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof pitch Rise per foot 10" Roof covering metal
No. of chimneys none Material of chimneys _____ of lining _____
Kind of heat none Type of fuel _____ Is gas fitting involved? _____
Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 4x6, 2nd _____, 3rd _____, roof 2x1
On centers: 1st floor 27", 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor 6', 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

Signature of owner Antonio Leo St. Stephens Church

INSPECTION COPY

772



APPLICATION FOR PERMIT

Permit No. 1081

Class of Building or Type of Structure third

Portland, Maine, July 21, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location: 20 Avon St. Ward 6 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address: Charles H. Prout 161 Ocean St. So. Portland Telephone _____
 Contractor's name and address: Caner Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Last use Office for parking area attendant No. families _____

General Description of New Work

To move building 12' x 18', 1 story, outside city limits.

THIS PERMIT DOES NOT INCLUDE THE RIGHT TO MOVE ANY BUILDING THROUGH THE PUBLIC STREETS OF THE CITY

CERTIFICATE OF OCCUPANCY REQUIREMENT IS NEEDED FOR MOVING IN MAINE

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.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

Signature of owner: Charles H Prout

INSPECTION COPY

98228

#33/450-1

December 9, 1933

Mr. Charles H. Froot
161 Ocean Street
South Portland, Maine

Dear Sir:

With relation to the small building which you have constructed at 18-20 Avon Street in this city, the chimney included in your original permit has never been built, and the inspector reports that probably the chimney will not be built at present.

This letter is merely to call your attention to the fact that more than five months have elapsed since any work has been done on the building, and that therefore the permit, as far as the construction of the chimney is concerned, has become void. In other words, if you plan to build the chimney at some time in the future, it will be necessary to apply at this office and secure another permit for the chimney.

Very truly yours,

Inspector of Buildings.

WM/HO



GENERAL BUSINESS FORM

PERMIT ISSUED
0450

APPLICATION FOR PERMIT

MAY 1 1933

Class of Building or Type of Structure Third Class wood frame, metal covered.
Portland, Maine, May 1, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 18-20 Avon Street Ward 5 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Charles H. Prout, So. Portland Telephone P156
Contractor's name and address Clarence Prout, So. Portland Telephone ---
Architect's name and address None
Proposed use of building Store for sale of automobile accessories No. families ---
Other buildings on same lot No
Plans filed as part of this application? - yes No. of sheets - 1 Fee \$.75
Estimated cost \$ 300.

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To erect one story building 12' x 18'
Since the exterior walls of this building are to be wood - frame construction - the cornice and the exterior walls except window and door openings will be covered with sheet metal and the inside of the exterior walls except window and door openings will be covered with sheet metal or other approved incombustible material

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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.

Details of New Work

Size, front 12' depth 18' No. stories 1 Height average grade to top of plate 8'
To be erected on solid or filled land? Solid Height average grade to highest point of roof 12'
Material of foundation concrete blocks earth or rock? Earth
Material of underpinning --- Thickness, top --- bottom ---
Kind of Roof Galvanized iron Rise per foot 6" Roof covering Galvanized iron
No. of chimneys One Material of chimneys Brick of lining Clay
Kind of heat Oil burner Type of fuel Oil Is gas fitting involved? No
Corner posts 4 x 4 Sills 4 x 6 Girt or ledger board? None Size ---
Material columns under girders --- Max. on centers ---
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2x8, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor 18", 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor 12', 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

Signature of owner Charles H. Prout

INSPECTION COPY

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for store building

at 18-20 Avon Street

Date 5/1/33

1. In whose name in the title of the property now recorded? St. Steven Paruk
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes
3. Is the outline of the proposed work now staked out upon the ground? yes. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 14
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Charles H. Pratt



APPLICATION FOR PERMIT

PERMIT ISSUED

0304

APR 9 1933

Class of Building or Type of Structure Third Class

Portland, Maine, April 5, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure ~~and~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 18-20 Avon Street Ward 5 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Rector, Vestrymen and Wardens, St. Stephens Telephone _____

Contractor's name and address W. L. Prout, Scarboro Telephone _____

Architect's name and address _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Plans filed as part of this application? _____ No. of sheets _____

Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____

Last use Shed No. families _____

General Description of New Work

To demolish building, app 16' x 16'

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.

Details of New Work

Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one-story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person who is familiar with the State and City requirements pertaining thereto and who will see that the same are observed? yes

Signature of owner W. L. Prout

By Charles H Prout

INSPECTION COPY

94264



PERMIT ISSUED

APPLICATION FOR PERMIT

0303

APR 3 1933

Class of Building or Type of Structure Third Class

Portland, Maine, ~~March~~ April 3, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building structure-equipment-in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 18 Avon Street Ward 5 Within Fire Limits? yes Dist. No. 2
Owner's or Lessee's name and address Rector, Vestrymen and Wardens, St. Stephens Telephone _____
Contractor's name and address W. L. Prout, Scarboro Telephone _____
Architect's name and address _____
Proposed use of building _____ No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ _____ Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use Rooming House No. families _____

General Description of New Work

To demolish building app 30' x 40'

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by another contractor.

Details of New Work

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

Signature of owner By W. L. Prout

INSPECTION COPY

By Charles H Prout

74254



City of Portland, Maine

33
Appeal
Sustained,
permit denied
unanimously.
Wm
3/6/33.

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Rector, Wardens, and Vestrymen at 17-21 Vernon Place and 18-22 Avon Street

February 28, 1933

To the Municipal Officers:

Your appellant, Fred B. Kelsey et als

and who are the owners of property at in the vicinity of the property in question respectfully petitions the Municipal Officers of the City of Portland ~~to change the decision of the Inspector of Buildings relating to this property~~, as provided by Section 13, Paragraph c. of the Zoning Ordinance, ~~to prevent issuance of a permit to allow establishment and maintenance of an automobile parking space and gasoline filling station on these premises.~~ ~~to prevent issuance of a permit to allow establishment and maintenance of an automobile parking space and gasoline filling station on these premises.~~

The owners of this property have filed a preliminary application for a permit for the installation of gasoline tanks and pumps on this property indicating their intention to establish there an automobile parking space and a gasoline filling station combined. This property lying partially in a General Business Zone and partially in an Apartment House Zone, it is our understanding that the regulations of the General Business Zone apply in this particular case to that portion of this property lying in an Apartment House Zone, and we realize that the establishment of the gasoline filling station or parking space is not specifically prohibited in an Apartment House Zone.

The reasons for the appeal are as follows: The appellants are owners of residential property having frontage on Deering Street which has the rear of the property abutting the lots in question. Section 4 of the Zoning Ordinance containing the regulations for a General Business Zone provides that no premises shall be used for any use injurious, noxious, or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise, or other cause. It is our belief that this establishment, if permitted, would be injurious, noxious, and offensive to the neighborhood by reason of the emission of odor, fumes, dust, and noise besides the ~~emission of headlights at night and other detrimental features.~~

March 3, 1933

Mr. Fred B. Kelsey et al
22 Peering Street
Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Monday, March 6, 1933 at 11:00 o'clock A. M. upon your appeal which seeks to prevent issuance of a permit to allow a parking space and a gasoline filling station on the property of St. Stephens Church at 17-21 Vernon Place and 13-22 Avon Street.

You should be present or should be represented at this hearing in support of your appeal, as failure to be so represented will be considered equivalent to withdrawal of the appeal and as reported to the Board of Municipal Officers.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS,

PHILIP J. BERRING, Chairman

33/9
Copy to Rev. Ezra F. Ferris, Jr., 88 Park St.

March 3, 1933.

Rector, Wardens, and Vestrymen of St. Stephens Church
C/o Col. George E. Fogt
232 St. John Street
Portland, Maine

Gentlemen:

Following your preliminary application for a permit to allow the establishment and maintenance of an automobile parking space and gasoline filling station on the premises owned by St. Stephens Church at 17-21 Vernon Place and 18-22 Avon Street, an appeal which seeks to prevent the issuance of such a permit has been filed with the Board of Municipal Officers by Fred B. Kelsey et al who own property in the vicinity.

Although this appeal cannot be formally received by the Municipal Officers until its meeting on March 6th, it seems for the best interest of all concerned to get the question settled as promptly as possible, and you are, therefore, invited to be represented at a public hearing to be held by the Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers at Room 55, City Hall, Monday, March 6, 1933 at 11:00 o'clock A. M. The appellants have also been notified to present their case at this hearing.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

PHILIP J. DEEREN, Chairman.

PUBLIC HEARING ON THE APPEAL OF FRED B. KELSEY ET ALS WITH RELATION TO ISSUANCE
OF A PERMIT TO ST. STEPHENS EPISCOPAL CHURCH FOR A GASOLINE FILLING STATION
AND AUTOMOBILE PARKING SPACE AT 17-21 VERNON PLACE AND 18-22 AVON STREET.

March 6, 1933

A public hearing upon the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Deering and Craig, and the Inspector of Buildings. Councillor Jordan came in during the latter part of the hearing.

Because this appeal is the reverse of the usual order of zoning appeals, Chairman Deering requested the opponents of the appeal, who were also the proponents of the gasoline filling station and parking space, in other words St. Stephens Episcopal Church, to present their case first. Col. George E. Fogg appeared for the church. He said that the church desired to lease the property in question to Charles H. Prout, who, under the terms of the proposed lease, would remove some of the buildings now on the property and establish and maintain a gasoline filling station and parking space upon the property, paying to the church a definite sum for the privilege. Col. Fogg said that the church has received an ultimatum from the bank to the effect that the church must balance its budget, that the entire situation had been canvassed, salaries had been reduced, all sources of income taken advantage of, and that the renting of this land was the only course which presented itself to balance the budget and thus keep the church open. Col. Fogg readily admitted, upon complaint of one of the appellants, that probably illicit liquor business had been carried on on these premises which had also been used for four or five years for parking automobiles, the privilege of renting parking space having been allowed to one of the tenants in a building on the same property owned by the church, but Col. Fogg further said that the church officials believe that they could eliminate this illicit and objectionable business by making of the property a bonafide filling station and parking space under responsible management would maintain adequate supervision both day and night. Col. Fogg then said that Mr. Prout estimated that not more than ten or twelve cars on the average would be parked on the property.

Hon. Frederick W. Hinkley appeared for the appellants, and filed with the committee a petition to the Municipal Officers signed by William McBride and fourteen others, protesting against the proposed establishment. Mr. Hinkley argued that this location was no suitable place for a filling station because automobiles would only be able to reach or leave the property by means of either Avon Street or Vernon Place, both of which are only fourteen feet wide, Vernon Place being a dead end street, and Avon Street being restricted to one way traffic. He said there was no ~~more~~ ^{drainage} in Vernon Place, and hardly practicable to put one in. On this account the place has no adequate drainage and at times is in very bad condition even with the existing traffic conditions on it. Mr. Hinkley called attention to the fact that on two sides of the property in question were residences and doctors' and dentists' offices which would be inconvenienced and annoyed by noise, fumes, and lights incident to the filling station and parking space.

33/9

Mr. Hinkley then called upon Dr. W. L. MacVane of 209-211 State Street, William McBride of 24 Deering Street, Fred B. Kelsey of 22 Deering Street, Mrs. R. A. MacWilliams of 207 State Street, Mrs. Alfred Sturgis of 20 Deering Street, and Dr. Lucinda B. Hatch of 27 Deering Street, who all agreed that the proposed establishment would be detrimental and harmful to their comfort and their property.

Upon questioning by Col. Fogg, Dr. MacVane admitted that the premises in question had already been used for parking purposes and that he, Dr. MacVane, had not lost any of his tenants on account of trouble so far.

At the close of the hearing, Chairman Deering, explained to those present that the appeal had not formally come before the Municipal Officers as yet, but that since all parties concerned seemed desirous of an early answer, that the committee would endeavor to get a decision at the meeting of the Board that evening if so desired. Col. Fogg and Mr. Hinkley agreed that it would be best to get a definite answer from the Board of Municipal Officers at the earliest possible date.

INSPECTOR OF BUILDINGS.

March 6, 1939

To the Municipal Officers

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal of Fred D. Kelsey et al. seeking to prevent issuance of a permit to cover the establishing of a gasoline filling station and seeking to prevent the establishing and maintaining of an automobile parking space on the property owned by St. Stephens Episcopal Church at 17-21 Vernon Place and 18-22 Avon Street, reports as follows:

It is the belief of this committee that the proposed establishment would prove injurious, noxious, and offensive to the neighborhood by reason of the emission of odor, fumes, and noise and from other causes incident to the operation of a gasoline filling station and automobile parking space.

Under these circumstances it is recommended that the appeal by the opponents of the establishment be sustained, and that the Inspector of Buildings be directed to refuse to issue the permit covering the establishment of the gasoline filling station, that he be further instructed to notify the applicant for the permit that establishing and maintaining an automobile parking space on the premises in question is a non-conforming use, and, therefore, not permissible under the terms of the Zoning Ordinance. It is also recommended that the Board of Municipal Officers deny any application that may be filed for a license to store gasoline for sale on these premises.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

Chairman



Location, Ownership and detail must be correct, complete and legible.
 are responsible for separate application required for every building.
 with the law, whether or not. Plans must be filed with this application.
 know the requirements or not.

Application for Permit for Alterations, etc.

Portland, Me., Oct. 21, 1925

To the INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 20 Avon Street Ward 5 in fire-limits? yes
 Name of Owner or Lessee, St Stephen's Church Address 669 Congress Street
Alexander McCutcheon " 52 Spruce Street
 " " Contractor,
 " " Architect,
 Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt
 Size of Building is feet long; feet wide. No. of Stories,
 Cellar Wall is constructed of is inches wide on bottom and batters to inches on top.
 Underpinning is is inches thick; is feet in height.
 Height of Building Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? shed No. of Families?
 What will Building now be used for? private garage 3 cars

Detail of Proposed Work

~~.....~~
 Cut in doors and use building as a three car private garage
 all parts of the building to be made at least two feet from the lot
 line. all to comply with the building ordinance
 Estimated Cost \$ 25.

If Extended On Any Side

Size of Extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?
 No. of Stories high?; Style of Roof?; Material of Roofing?
 Of what material will the Extension be built? Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations?
 No. of feet high from level of ground to highest part of Roof to be?
 How many feet will the External Walls be increased in height? Party Walls

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative Alexander McCutcheon
 Address 52 Spruce St

25

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK