

18-20 AVON PLACE

SHAW-WALKER
Full cut # 9208 - Half cut # 9209 - Third cut # 9203 - Fifth cut # 9205

Portland, Maine. August 28, 1935.

To Warren McDonald
Building Inspector
Portland, Maine

Rec'd 9/30/35
WM

We the undersigned, being residents and tax payers in the City of Portland, respectfully represent that the business conducted under the name of Heath Auto Body Co. on Avon Place creates a great deal of noise and is a nuisance and is a new business conducted in an area prohibited by the Zoning Ordinance, and we respectfully request that you proceed to have the business so conducted stopped.

Luther C. Brown 13 Deering St
Philip J. Gauthier 19 Deering St
Mrs. S. E. Giguere 11 Deering Street
Richard J. Hawkes - 21 Deering Street
Julia E. Jones 45 Avon St
Mrs. Chas. B. Wish 48 Avon St
Franklin A. Fugman 9 Deering Street
Beatrice B. Orr. 454 Cumberland Avenue

July 23, 1935

File C-55-120-I

Leon V. Walker, Trustee
57 Exchange Street,
Portland, Maine.

Dear Sir:-

With relation to the public garage at 12-16 Avon Place (Called No.5) of which you are reported to be the trustee, we have a report that a portion of this garage has been sub-let to a tenant who repairs the bodies and fenders of motor vehicles and that the pounding and hammering of metal occasioned by this work is exceedingly annoying and detrimental to the neighborhood.

Under the Zoning Ordinance this property is located in an Apartment House Zone. It is fully understood that the garage existed as a non-conforming use when the Zoning Ordinance was adopted, but it is not apparent that any business may be conducted in the garage which is objectionable or detrimental to the neighborhood.

Section 10, Paragraph a. of the Zoning Ordinance provides:

"Any lawful use of a building, or part thereof existing at the time of the adoption of this ordinance may be continued, although such use does not conform with the above provisions hereof. In the case of an existing building or part thereof designed and intended for a non-conforming use, such use and a part thereof may be extended throughout the building or part thereof so designed and intended or changed to any use permitted in a zone where such non-conforming use would be permitted and not more objectionable or detrimental to the neighborhood......"

Will you be kind enough to look into this situation and see what may be done to remedy the condition as promptly as possible.

Very truly yours,

Inspector of Buildings.

MoD/H
CC: Dr. Luther Brown

(A) APARTMENT HOUSE ZONE

Complaint No. C-35-120



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received July 16, 1935

Ward 5

Location 12-18 Avon Place (Called B.5)

Owner's name and address Leon V. Walker, Trustee, 57 Exchange St.

Telephone

Tenant's name and address

Telephone

Use of building Garage

General Description

Part of Garage which was non-conforming
under repair man who makes much

before Zoning Law has been let to body and
 detrimental to neighborhood

Complainant's name and address Dr. Luther Brown 13 Deering St.

Telephone

Conditions found

Action taken

INSPECTION COPY

*Dr. Luther Brown
13 Deering St.
July 16, 1935*

(A) APARTMENT HOUSE ZONE

Ward 5 Complaint No. 625-120
Location 1216 Arm Place (all)
Date Received 7/16/35
Date Disposed of 7/14/41

NOTES

7/20/35 - Better - Mrs
8/10/35 - Joe D'Almeida
median tenant of this
P.D. came in
W. E. Heath of 45
Hunters Pt. Ave
subject and floor
since June 24th
does body work and
repairs windows
D'Almeida has
been there 3 years
Body and feather
windows. No other
before, he is dining
ward

8/21/35. Visited this location
and a continuous
hammering was going
on at the time. Mr
McDonald said to ad-
vise Mr. Brown the
petition, signed
by neighbors in this
vicinity, to be pre-
sented to the City
Council. C.D.

11/4/35 - Petition by
Guthrie A. Brown and
seven other rec'd on
Oct 30, 1935 and
this petition with
copy of my letter
of 7/23/35 turned
over to Corp Counsel
today - Mrs

11/5/35 From 2145 to
2145 today and
since spent founding
in material.

8/20/35. Mr Brown called
said work is being con-
tinued and is very
annoying. He would
like to know of this
committed in this
tion. C.D.

11/13/35 - Mr. Heath in
and has purpose of
P.W.D.
P.D. on Kennel cat
ward



Location, Ownership and detail must be correct, complete and legible.
YOU! Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

Portland, Me., Oct. 12, 1925

To the **INSPECTOR OF BUILDINGS:**
 The undersigned applies for a permit to alter the following described building:—
 Location 7 Avon Place Ward 5 in fire limits Yes
 Name of Owner Jessa Katz Address 79 Federal St.
 " Contractor, Not List
 " Architect, Not List
 Material of Building is Brick Style of Roof, Material of Roofing,
 Size of Building is feet long; inches wide. No. of Stories,
 Cellar Wall is constructed of is inches wide on bottom and tatters 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? Public Garage No. of Families?
 What will Building now be used for? Same

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

NOTIFICATION
 before
 LATHING OR STUCCOING
 IS
 WAIVED

Detail of Proposed Work

Build brick enclosure for new heating plant in basement, two sides to be formed by the present foundations of the building, and the other two sides to be of brick at least 8" thick. All floors, if any, between boiler room and basement of garage to be tight-fitting self-closing fire doors. Ceiling of boiler room to be covered with iron or plaster board. Estimated Cost \$ 150.00
 All work to comply with the building ordinance.
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? inches; and Party Walls inches.
 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? Party Walls
 How many feet will the External Walls be increased in height?

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 Jesse Katz
 Notary

504
1



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 Permit for Alterations, etc.

Portland, Me., May 18, 1925. 10

To the
INSPECTOR OF BUILDINGS:

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

Location 7 AXON PLACE Ward 5 in fire-limits? Yes
 Name of Owner or Lessee, Jesse Katz Address 72 Federal St.
 " " Contractor, Gailley & Small " Myrtle St.
 " " Architect, _____ " _____
 Description of Present Bldg. Material of Building is Brick Veneer Style of Roof, Flat Material of Roofing, T. & G.
 Size of Building is 35 feet long; 36 feet wide. No. of Stories, 2
 Cellar Wall is constructed of Stone 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? Public Garage & Shop No. of Families? None
 What will Building now be used for? Public Garage & Shop

Detail of Proposed Work

Remove foundation wall under front and rear walls. Relay rear wall making eight inches thick above foundation. Strengthen first and second floors, roof and second story partition. Take down brick veneer on west and south sides and relay, anchoring securely to wooden wall. Strengthen front wall and other walls wherever necessary to properly support veneer. Estimated Cost \$ 2500.00
 all to comply with the building ordinance.

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? _____
 _____ of feet high from level of ground to highest part of Roof to be? _____
 _____ many feet will the External Walls be increased in height? _____ Party Walls _____

If Any Portion of the External or Party Walls Are Removed

Opening to be made in the Party or External Walls? _____ in _____ Story.
 How protected? _____
 How the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative

Address

Jesse Katz
72 Federal St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK