COPLEY AVENUE, 413-B-1-9

SHAW-WALKER
Full cut #920R - Half cut #9202R - Third cut #9203R - Fifth cut #9205R

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: Lots 10 & 11 Copley

INSPECTION COPY

COMPLAINT NO. 76/50 Date Received April 28, 1976

Location Lots 10 & 11 Copley Road Use of Building

Owner's name and address Mr. K. Knight, 100 Huntington Ave Telephone

Tenant's name and address Telephone

Complainant's name and address Telephone

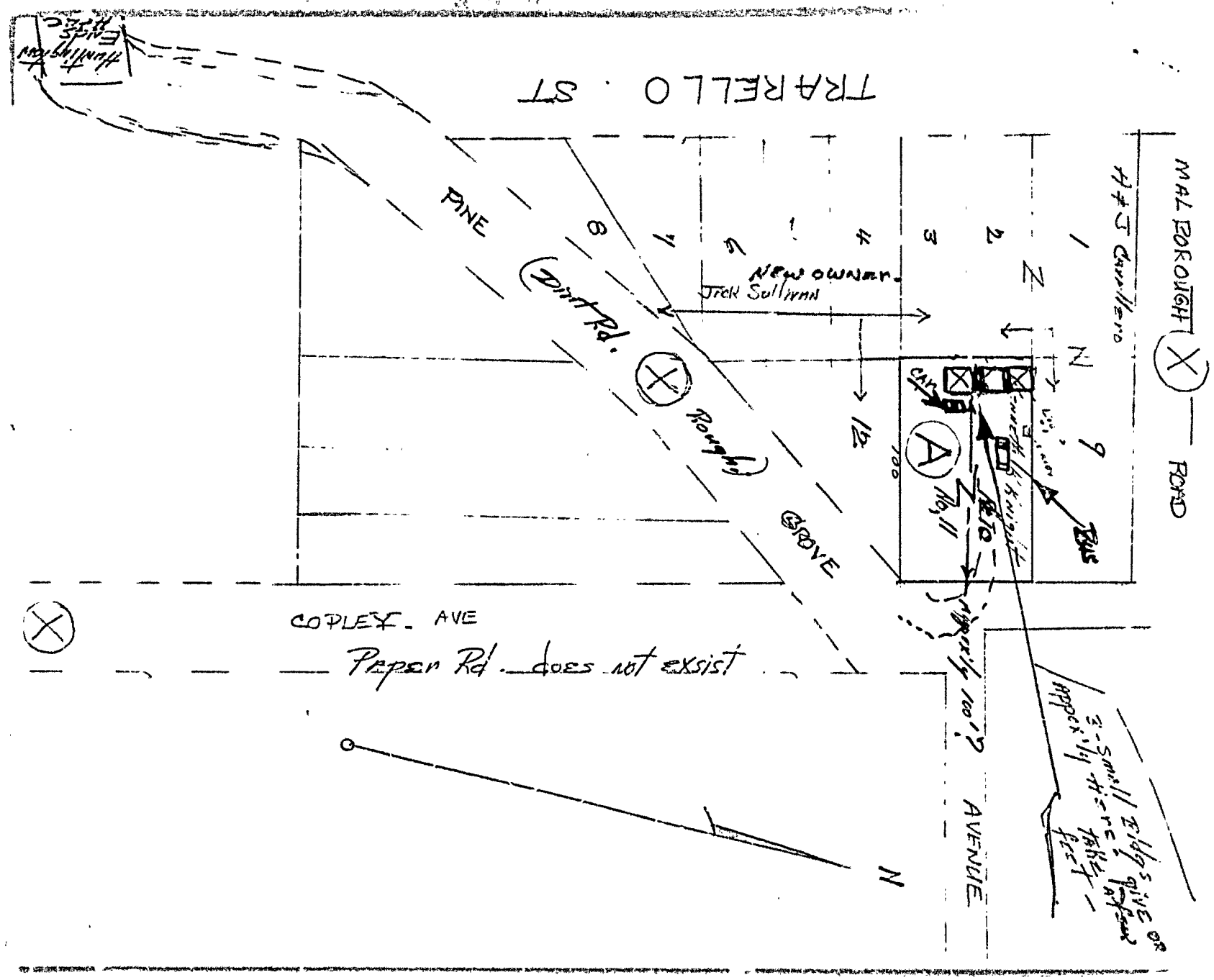
Description: Junk automobiles on property

NOTES: I have investigated this complaint several times, the drawing will indicate the approximate locations of the small buildings and the property of Mr. Knight.

The buildings appear to be approximately 100 or 125 feet in from the roadway used to go to and from the area. Located near the buildings was a car (complete) wheels, motor, glass, etc. and a bus that was blocked up being worked on.

5/3/76 The following information is on record in the Assessors tax book: It shows Mr. K Knight as owning lots 10 and 11, and also states he has a lease on the lots 1 to 9.

I was told at this time there are two buses that I have not been able to see that are over a hill. One is said to be junk and burned out. The other was occupied last fall. I'll return to the area and investigate the most recent information and complaint.


MAL BOROUGH
ROAD
A & J Carrillero
N
9
2
3
4
5
1
6
7
8
New owner
Jack Sullivan
12
100
A
No. 11
Bus
Rough
Dirt Rd.
GROVE
PINE
COPLEY AVE
Paper Rd. does not exsist
N
AVENUE
TRARELLO ST

Re: Hanson; Map 413, A. 10-11

[redacted] Copley Ave April 28-29/76

Re: Mr K Knights Property.

mailing add. Kenneth K Knight
in Assessors Book. 100 Huntington Ave.

I have investigated this complaint several times. The drawing on the reverse side will indicate the approx. locations of the original buildings of the property of Mr Knights.

The buildings appear to be approx 100 or 125 feet in from the roadway used to go to from the area: located near the buildings was a car, (complete) wheels, motor, glass etc: and a line that was located upon which worked on:

5/3/76 The following information is on record in the Assessors tax book.

It shows Mr K K Knight as owning lots 10 and 11; I also states he has a lease on the lots 1 to 9.

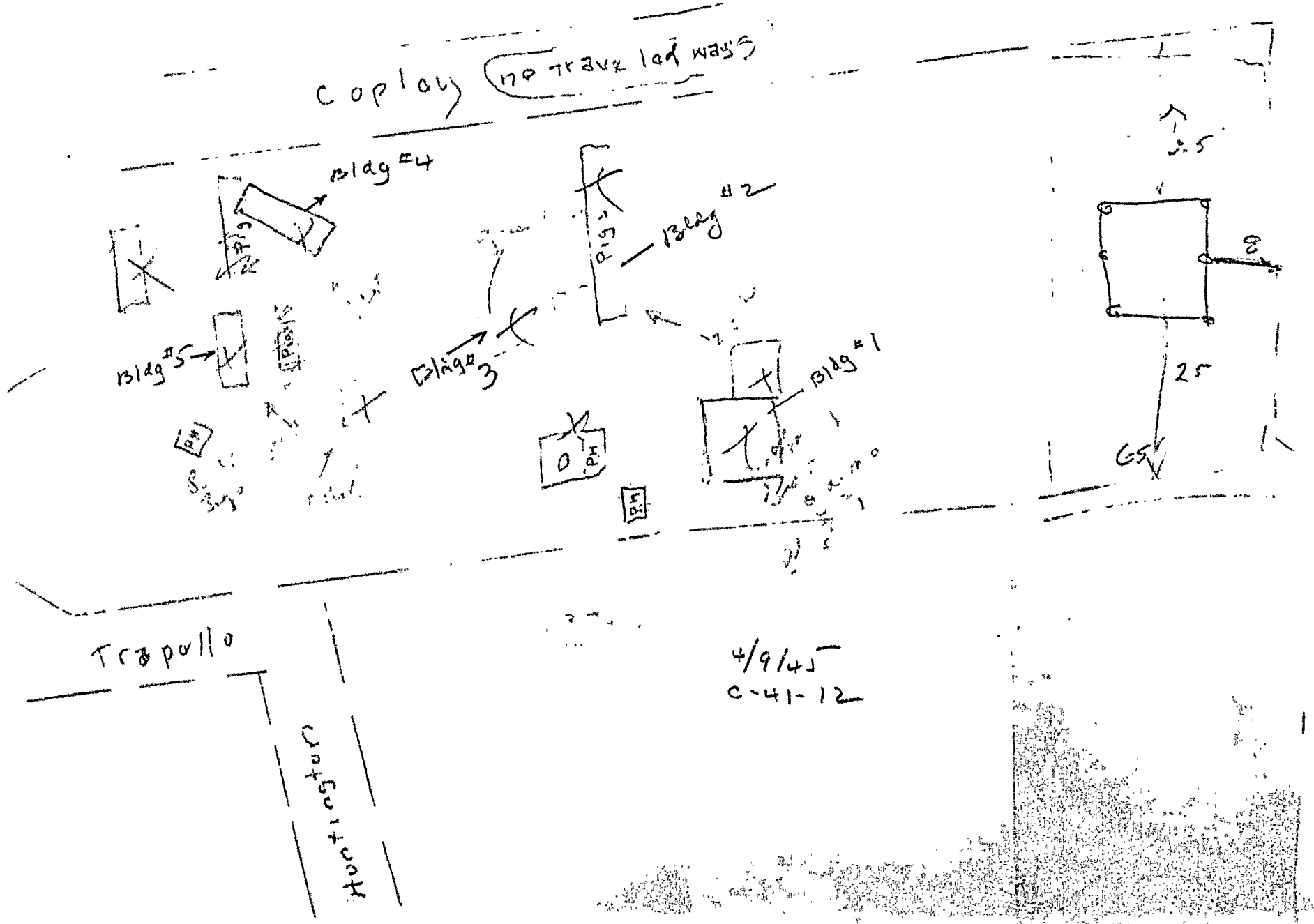
I told at this time there are two buses that I have not been able to see that are over a hill, One it is said to be junk & burned out; The other was occupied last fall;

I'll return to the area & investigate the most recent information & complaint;

Hanning

413-A-10-11
Copley Ave -
6000 SF.

Trapelo St
Bldg ON Leased
Land
map-
413-B-[redacted]-
Lots 1 to 9


Coplay (no travel ways)
Bldg #4
Bldg #2
Bldg #5
Bldg #3
Bldg #1
Trapullo
Huntingston
4/9/45
C-41-12
2.5
8
25
GS

C-[illegible]-I

ATH
RMT
PH
AJS
BS

April [illegible], 1945

Harry C. Libby, Chairman
Board of Municipal Officers
465 Congress Street
Portland 3, Maine

Subject: Questionable piggery operated by [illegible]. Gingerow and Essie at the end of Huntington Avenue

Dear Mr. Libby:

For the information of the Board in connection with the hearing to be held April 25, the bearing of Building Code and Zoning Ordinance on the above matter is as follows:

Under the Zoning Ordinance, the [illegible] located in a General Residence C (two family) Zone where the Board of Appeals has ruled that such a use as a piggery is non-conforming with the Ordinance. There is no doubt, however, that this particular use to some extent was being carried on there even when the initial Zoning Ordinance was adopted in [illegible]. It is [illegible] to prove that this piggery [illegible] or increased since [illegible] when the present Zoning Ordinance was adopted by the [illegible].

The only possible way in which the Zoning Ordinance could help to remedy the situation, it seems to me, would be the statement in the Zoning Ordinance under this type of zone: "any use injurious, noxious or offensive to the neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration or noise is prohibited."

There is another possibility of control under the Zoning Ordinance in that Section [illegible]-a provides that a use non-conforming with the Ordinance at the time of adoption, if it is allowed to continue, would have to have been a lawful use. I understand that an old City Ordinance provides that no such animals shall be kept within the City limits except with the permission of the Board of Health. It is certain that this piggery and that another piggery in the City has never had prior to 1938 the approval of the Board of Health in a formal way. Therefore, this piggery could not have been a "lawful" use in 1938. This being unlawful in 1938, it could not have been such a non-conforming use as would be allowed to be continued.

Obviously this raises at once the question of our own City piggery and the privately owned one on Riverside Street where City garbage is fed. But if these piggeries are in the same type of zone as the one in question; but as far as I know they are both kept in as good sanitary condition as piggeries can be kept, although there is considerable odor from both at times, no doubt. Perhaps the Board of Health could approve these two good piggeries, thus relatively [illegible] them "[illegible]". Failing to approve the piggery in question would leave it under the unlawful status and therefore a non-conforming use not allowed to continue.

Under the Building Code the buildings are in a completely wretched condition. Several of them are in danger of immediate collapse. Most of these buildings could be complained of to your Board under State law and after public hearing they could be condemned and their removal required. Such a move would not remedy the real trouble, however, which is the attitude and capacity of the men who keep the piggery. We have always had trouble with them, largely I think to lack of [illegible]. With relation to the few building permits that have been issued out there, they never know what they want to build, where they want to build it, and whenever permits have been issued for anything, we have scarcely been able to find out what they have done or where they have done it.

Very truly yours,

CC: Dr. Burroughs
Health Officer

Inspector of Buildings

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

HEALTH DEPARTMENT

April 5, 1945

Mr. Warren McDonald
Inspector of Buildings

Dear Mr. McDonald:

At the request of Councilor George Harrison, Mr. Nicholas Gingeras of 87 Huntington Avenue and Mr. Louis Ezzio of 75 Huntington Avenue appeared before the City Council at its meeting on 2 April to justify their operation of their respective piggeries on Huntington Avenue. Mr. Gingeras and Mr. Ezzio were represented before the Council by Judge Max Pinansky, at whose request the matter was brought over until the next meeting of the Council.

Judge Pinansky went on 3 April with Mr. Christensen of this department and myself to inspect the piggeries. We found the piggery buildings in poor condition. To the lay eye some of the buildings appeared to be in danger of collapse.

As the Council will probably ask for a report on conditions at the piggeries, I bring this to your attention and whatever action you may deem proper.

Yours very truly

T. P. Burroughs M.D.

T. P. Burroughs, M. D.
Health Officer

B/w

RECEIVED
APR 6 1945

(R) GENERAL RESIDENCE ZONE

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

Complaint No. _____

COMPLAINT

INSPECTION COPY

Date received ~~February 13, 1956~~

413-B-1-4

Location ~~Lot 493-497 Copley Avenue~~

Use of Building ~~Hog House~~

Owner's name and address ~~Anastasia Ginger, 423 Huntington Avenue~~ Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address ~~Tenant 100 Damarest St.~~ Telephone _____

Description: Hogs running loose - odor is offensive to neighborhood

(R) GENERAL RESIDENCE ZONE

Complaint No. C-41-12

Location Lot 489-497 Coney Is.

Date Received 2/15/41

Date Disposed of 4-25-45 Dm

NOTES

[illegible]

[illegible]

[illegible]

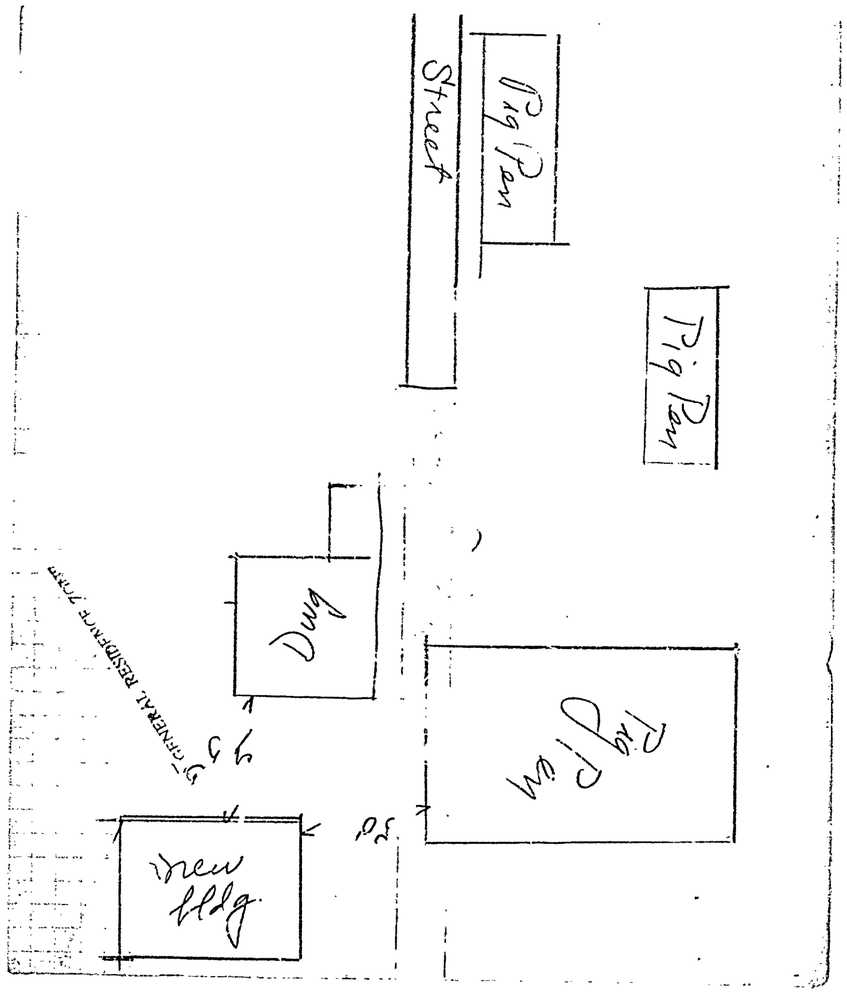
[illegible]

6/29/41 This building has been changed to two family dwelling [illegible]

[illegible]

[illegible]

[illegible]



PLAN ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for hog house

at Lots 518-526 inc. Copley Ave. Date 10/11/32

1. In whose name is the title of the property now recorded? Tuska Gingeras

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?

3. Is the outline of the proposed work now staked out upon the ground? No If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? Yes

4. What is to be maximum projection or overhang of eaves or drip? none

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

Emile Larue

To build one story frame building 13' x 40'

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

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

Height average grade to top of plate 8'

Size, front 16' depth 40' No. stories 1 Height average grade to highest point of roof 11'

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

Material of foundation rocks Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof ~~flat~~ pitch Rise per foot ~~3/8~~ Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved?

Corner posts 6x6 Sills 3x8 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 2x4
On centers:	1st floor 2'	2nd	3rd	roof
Maximum span:	1st floor 8'	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?

Signature of owner Alek Gingeras By Emile Larue

INSPECTION COPY

GENERAL RESIDENCE ZONE

PERMIT ISSUED

Permit No. 1723

OCT 12 1932

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 11, 1932

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:

413-B-1-9

Location Lots 518-546 inc. Copley Avenue Ward 9 Within Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address ~~Nick Gingeras~~ Gingeras, Copley Ave. Telephone

Contractor's name and address Emile Larue, 96 Federal St. Telephone no

~~Lessee's name and address~~

~~Proposed use of building~~

Other buildings on same lot 3 sheds, dwelling house

Plans filed as part of this application? yes No. of sheets 1

Estimated cost $ 100. 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 build one story frame building 16' x 40'

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

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 16' depth 40' No. stories 1 Height average grade to top of plate 8'

To be erected on solid or filled land? solid earth or rock? earth Height average grade to highest point of roof 15'

Material of foundation rocks Thickness, top bottom

Material of underpinning 6" Height Thickness

Kind of Roof ~~flat~~ pitch Rise per foot ~~1/2"~~ Roof covering Asphalt roofing Class C Unc. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat no Type of fuel Is gas fitting involved.

Corner posts 6x6 Sills 6x6 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 2x4

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

Maximum span: 1st floor 8', 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?

INSPECTION COPY

Signature of owner Nick Gingeras

By Emile

Ward 9 Permit No. 32/1723

Location Lots 46 & 47 Copley

Owner Nick. Gingeras

Date of permit 10/12/32.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

C. O.

11/3/32. Mr Gingeras, owner, carpenter left for Flo[illegible] not know when he will finish it. JB.

[illegible] APPLICATION FOR BUILDING PERMIT

[illegible] for ho[illegible] use

at Lots 518-546 inc. Copley Av[illegible] Date 10/11/32

1. In whose name is the title of the property now recorded? Tusha Zingeras

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?

3. Is the outline of the proposed work now staked out upon the ground? NO If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes

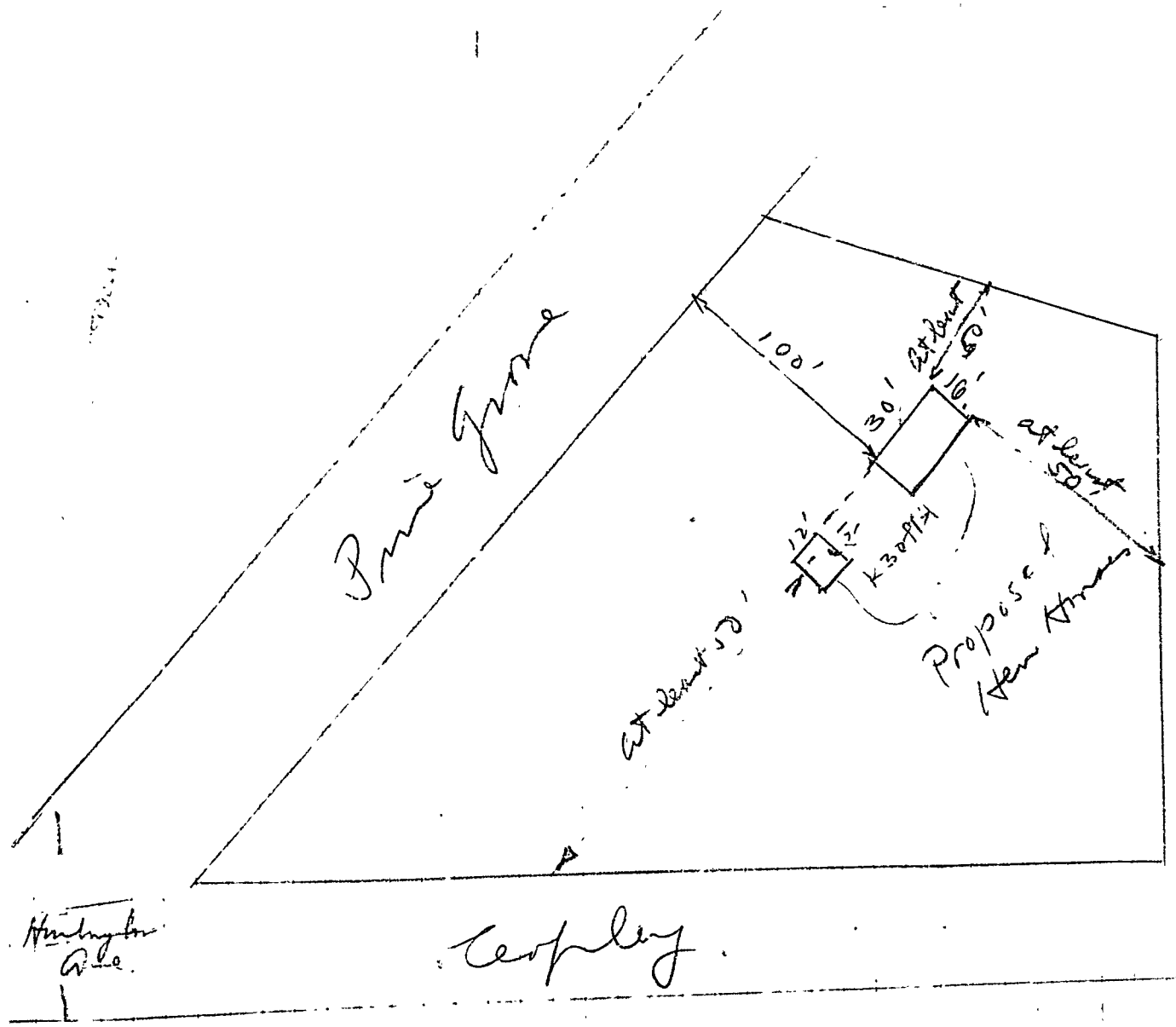
4. What is to be maximum projection or overhang of eaves or drip? none

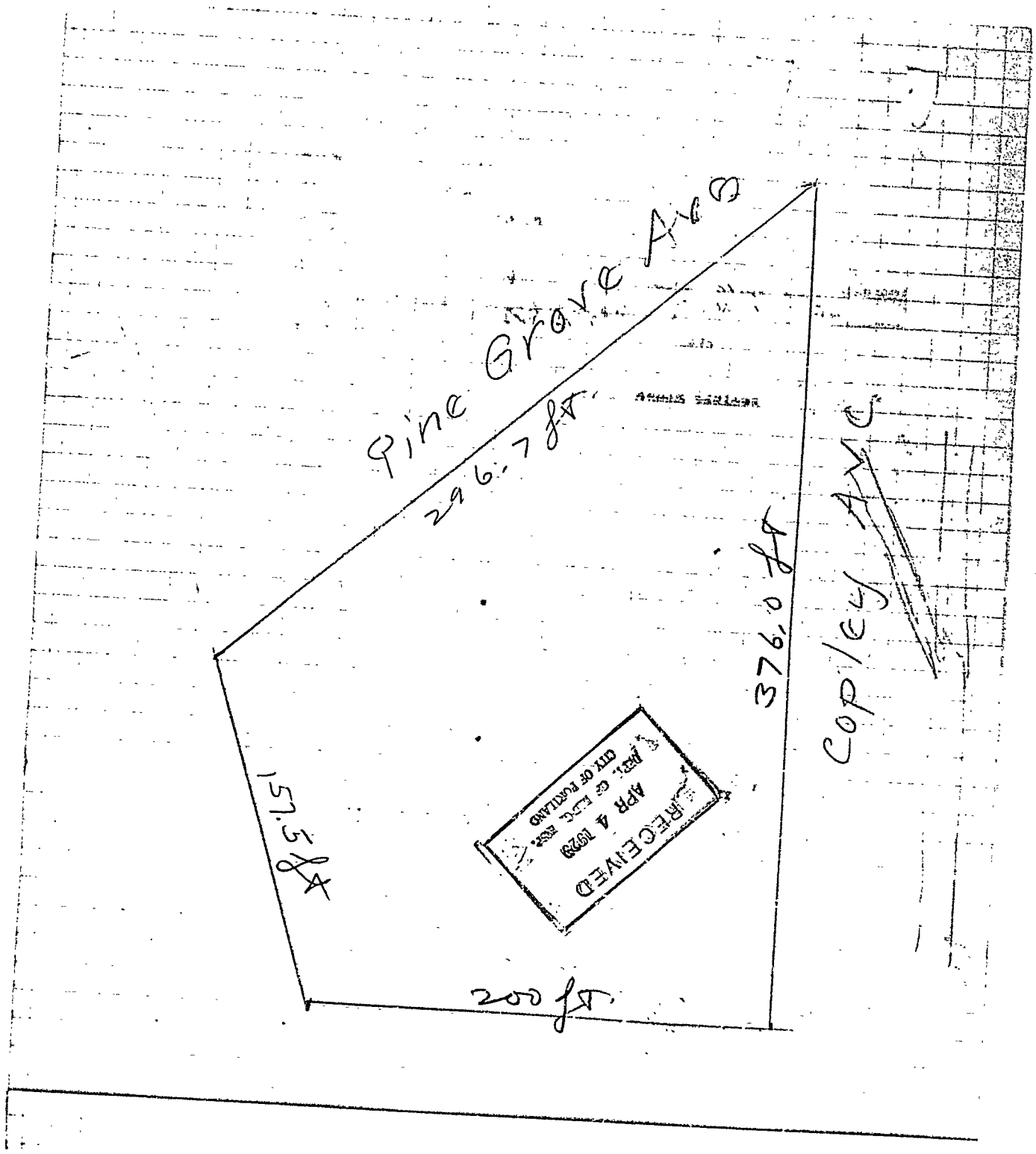
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes

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

Emile Lavine


Brunswick Grove
100'
30'
at least 50'
10'
at least 50'
12'
30'
30'
at least 50'
Proposed New Houses
Huntington Ave.
Copley


Pine Grove Ave
296.7 ft
376.0 ft
157.5 ft
200 ft
RECEIVED
APR 4 1929
PERS. & LEGL. DEPT.
CITY OF FOREMAN
COPIED

Permit No. 1929

APR 4 1929

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 4, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd 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 ~~Lot~~ Corner Pine Grove Ave. and Copley Ave. (4-3-B-1-9 Copley Avenue) Ward 9 Within Fire Limits? No Dist. No.

Owner's ~~Lessee's~~ name and address Nicholas Gingeras, 5 Wilmot St. Telephone

Contractor's name and address Owner Telephone

Architect's name and address

Proposed use of building poultry house No. families

Other buildings on same lot poultry house

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 frame poultry house

NOTIFICATION BEFORE LATHING

CERTIFICATE OF OCCUPANCY

Details of New Work

Size, front 12' depth 12' No. stories 1 Height average grade to highest point of roof 12'

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

Material of foundation cedar posts Thickness,, top bottom

Material of underpinning Height Thickness

Kind of roof pitch Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? no Size of service

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 2x8	2nd	3rd	roof 2x6
On centers:	1st floor 2'	2nd	3rd	roof 2'
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

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

Estimated cost $ 25. Fee $ .50

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 Nicholas Gingeras

Harold Temple

INSPECTION COPY

Ward 9 Permit No. 29/429

Location Cor. Pine Grove & Copley Ave

Owner Nicholas Gingeras

Date of permit 4/4/29

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/6/29 CAB.

Cert. of Occupancy issued

NOTES

On other bldg built on this property to line on this location had to be set back. This work probably done as there is some new work in this vicinity

Permit No. 29/498

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 4, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ ~~build~~ 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 Corner Pine Grove Avenue and Copley Avenue Ward 9 Within Fire Limits? No Dist. No.

Owner's ~~or Lessee's~~ name and address Nicholas Gingeras, 5 Wilmot Street 433 Huntington Ave. Telephone

Contractor's name and address Owner Telephone

Architect's name and address

Proposed use of building Poultry house No. families

Other buildings on same lot

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 frame poultry house, 16' x 30'

NOTIFICATION OF CLOSING IN LATHING OR CEILING IS WAIVED.

CERTIFICATE OF OCCUPANCY OF BUILDING IS WAIVED.

Details of New Work

Size, front 16' depth 30' No. stories 1 Height average grade to highest point of roof 7'

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

Material of foundation cedar posts Thickness, top bottom

Material of underpinning Height Thickness

Kind of roof shed (flat) front 7' - rear 5' Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys no Material of chimneys of lining

Kind of heat Type of fuel Distance heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts 4x6 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 2x3, 2nd, 3rd, roof 2x6

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

Maximum span: 1st floor 12', 2nd, 3rd, roof 8' 4x6 thru center of 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

Plans filed as part of this application? yes No. sheets 1

Estimated cost $ 75. Fee $ .50

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

INSPECTION COPY

Signature of owner Nicholas Gingeras
Harold Temple

Ward 9 Permit No. 29/498

Location Cor. Pine Grove & Copley Ave

Owner Nicholas Gingeras

Date of permit 4/4/29

Notif. closing-in

Inspn. closing-in

Final Inspn. 11/6/29

Cert. of Occupancy issued

NOTES

This location is found to be one of the works probably done as there is some new work in this vicinity

TIMES 30 CENTS