

9-11 ST. LAWRENCE STREET



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

PERMIT TO INSTALL PLUMBING

15081

PERMIT NUMBER

Date Issued: 4/13/65

PORTLAND PLUMBING INSPECTOR

Address: 11 St. Lawrence St.

Installation For: Janice H. Knowlton

Owner of Bldg: Same

Owner's Address: Same

Plumber: Portland Gas Light Co.

Date: 4/13/65

By: J.P. Welch

APPROVED FIRST INSPECTION

Date: 4/23/65

By: J.P. Welch

APPROVED FINAL INSPECTION

Date: 4/23/65

JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

- TYPE OF BUILDING
- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS	1	\$2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ► \$2.00

3

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 11 St. Lawrence Street
Loc w/i S
Bldg Fire Elec Other
Issued July 19, 1965
Expires August 19, 1965

Mr. Raffaele J. Ferrante
1 St. Lawrence Street
Portland, Maine

Dear Sir:

On April 15, 1965

an examination was made of the premises located

at 11 St. Lawrence Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Tel. 774-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Boris A. Vanadzin, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Putty the loose window panes, tighten the loose sashes in all of the windows throughout the structure.
- b. Repair or replace the loose, cracked, scaling, or missing plaster in the ceilings of the kitchen, and left rear bedroom; in the walls of the hall of the first floor apt.
- c. Determine the reason and remedy the condition which now causes the floor to sag in the left rear bedroom of the first floor apt.
- d. Repair or replace the defective knob in the door of the left rear bedroom of the first floor apt.
- e. Repair or replace the loose, worn, dilapidated and hazardous treads on the rear stairs of the second floor apt.

ELECTRICAL EQUIPMENT

- a. Install two duplex convenience outlets or one duplex convenience outlet and one ceiling-type or wall-type electric light fixture in the living room of the 1st floor apt.

The above mentioned conditions are in violation of Chapter 367 of the Municipal Code of the City of Portland, and must be corrected on or before August 19, 1965.



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
01355
AUG 29 1949
CITY of PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, August 22, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 9-11 St. Lawrence Street Within Fire Limits? yes Dist. No. 3
Owner's name and address Ralph Ferrante, 1 St. Lawrence Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Anthony Ferrante, 11 Lawrence Street Telephone 2-7078
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling house No. families _____
Last use _____ " " _____ No. families _____
Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 300 Fee \$ 2.00

General Description of New Work

To remove one-story frame side piazza 9' x 6' and
To construct one-story sun porch 9' x 14' in jo'g of dwelling.

Permit Issued with Letter

INSPECTION NOT COMPLETED

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Plate 1x4

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 Anthony Ferrante

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
Height average grade to top of plate 32 11' Height average grade to highest point of roof 12'
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers Thickness, top 8" bottom 8" cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof shed Rise per foot _____ Roof covering Asphalt Glass C Und Lab
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 1x4 Sills 1x6 Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x6, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor 18", 2nd _____, 3rd _____, roof 18"
Maximum span: 1st floor 9', 2nd _____, 3rd _____, roof 9'
If one story building with masonry walls, thickness of walls? _____ height? _____

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? _____

APPROVED:
with letter by ags

Miscellaneous

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

Ralph Ferrante

Anthony J. Ferrante
Signature of owner by: _____

AP 9-11 St. Lawrence Street-1

August 27, 1949

Mr. Anthony Ferrante
11 St. Lawrence Street
Portland, Maine

Subject: Permit for construction of one
story sun porch 9' x 14' on side of
dwelling at 9-11 St. Lawrence Street

Dear Sir:

The permit for the above work is issued herewith on the basis of the following conditions:

1. The concrete piers supporting the porch are to be at least 8" square at the top and 10" square at the bottom or if 8" square at top and bottom are to have footings at least 10" square and 3" deep provided beneath them. These piers are to be spaced so that the maximum span between them will be only about four foot six inches.
2. The 4x6 sill is to be placed with the 6" dimension upright and the 2x6 floor timbers spaced 18" on centers are to rest on top of the sills.
3. Walls of porch are to be framed with 2x4 studs spaced 15" on centers, double 2x4 plate and with double headers and jack studs around openings.
4. No lath or wallboard is to be applied to walls or ceilings until notice has been given to this department for an inspection and authorization to "close-in" the porch has been given on a green tag.

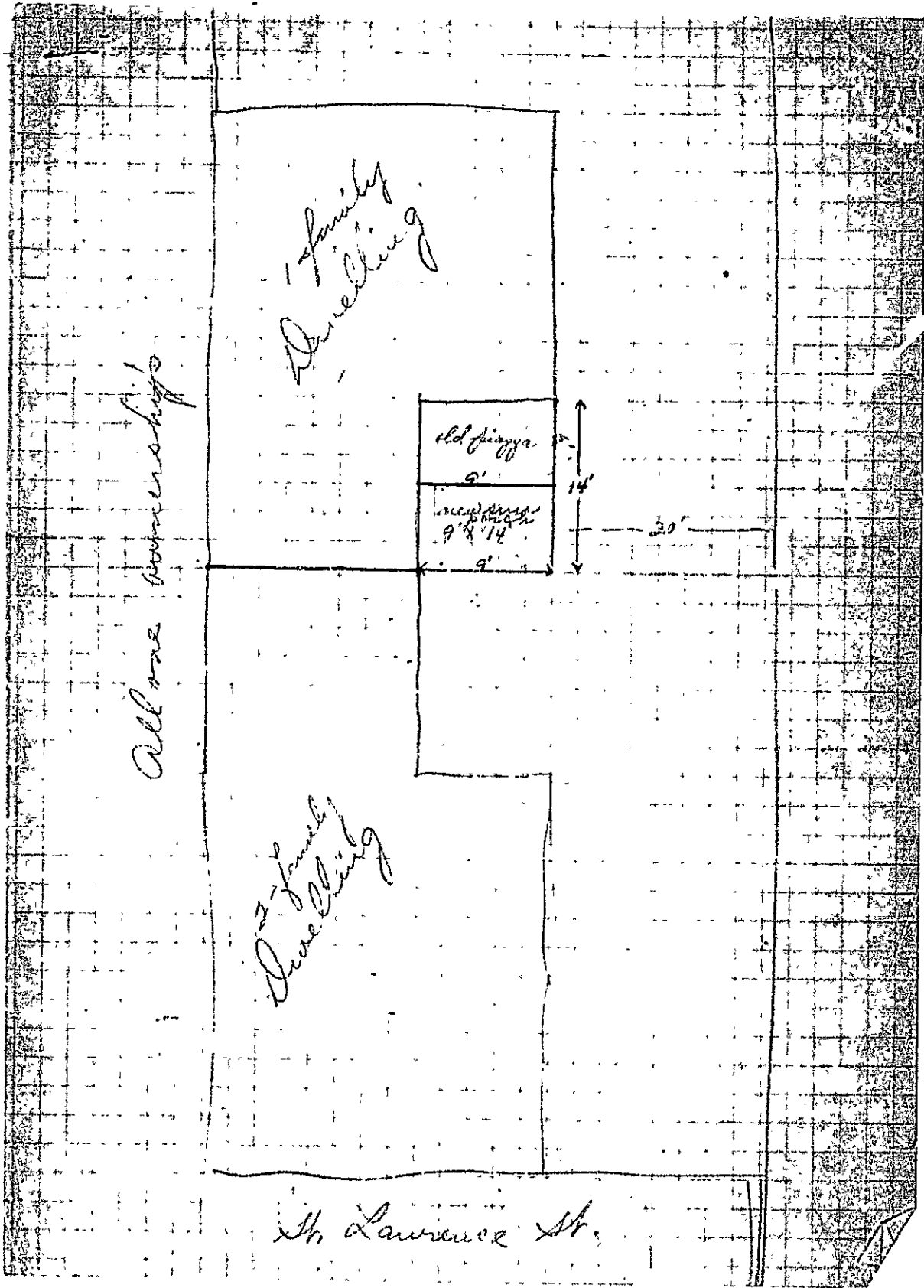
Very truly yours,

Warr. Donald
Inspector of Buildings

AJS/G

CC: Mr. Ralph Ferrante
1 St. Lawrence Street

P. S. If for any reason you are unable or unwilling to carry out the above provisions, it is important that you refrain from starting the work and return the permit immediately for adjustment.



All one ownership

1 family Dwelling

old garage

9'

new garage

9' x 14'

9'

5'

14'

20'

2 family Dwelling

St. Lawrence St.

AF 9-11 St. Lawrence Street-I

August 25, 1933

Mr. Anthony Ferrante
11 St. Lawrence Street
Portland, Maine

Subject: Application for permit for construction of sun porch 9' x 14' on side of dwelling at 9-11 St. Lawrence Street

Dear Sir:

We shall need more information concerning the above work in order to enable us to determine if what is proposed will meet requirements of the Building Code. In the first place no spacing of the concrete piers is given so that the adequacy of the 4x6 sills cannot be determined. This size sill will only work out if placed with the 6" dimension vertical and with three piers supporting it on the 14' side of the structure, thus making the spacings about 4' 8" on centers.

There is also no indication as to how the 2x6 floor timbers are to be supported on the sills. The Building Code specifies that they shall either rest on top of the sills or be notched over no less than 2x3 nailing strips spiked to the sides of the sills.

It is noted that a 4x4 plate is indicated for support of the roof. Such a member will work out all right if the walls of the sun porch are to be framed with 2x4 studs spaced 16" on centers and with double headers and jack studs provided around all ordinary window and door openings. However, if the plate is to carry the roof load across spans of considerable length, a timber larger in size will be needed.

Please furnish information as to how you plan to take care of the above matters in such a way as to meet Building Code requirements. Until that has been done we shall be unable to issue a permit for the proposed work.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Mr. Ralph Ferrante
11 St. Lawrence Street



PLEASE COMPLETELY AND SIGN WITH INK

(A) APARTMENT HOUSE 2007 PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

JUN 9 1939

Portland, Maine, June 8, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location: 11 St. Lawrence Street Use of Building Dwelling and Dough-nut shop No Stories 2 Existing
Name and address of owner of appliance McKenzie Bros., 11 St. Lawrence Street
Installer's name and address Owner Telephone

General Description of Work

To install two burner oil stove and frying kettle

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? If not, which story 2nd Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) wood table - asbestos protection
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 4'
from top of smoke pipe none from front of appliance 14' from sides or back of appliance 3' back sides over 4'
Size of chimney flue none Other connections to same flue
Hood to be provided and 7" diameter IF OIL BURNER pipe to vent the hood extending thru the window and up to extend above the roof of the building with a weather hood over, and
Name and type of burner electric exhaust fan of Labeled and approved by Underwriters' Laboratories? no suitable size to be built in a metal box included in the duct.
Will operator be always in attendance? Type of oil feed (gravity or pressure)
Location oil storage 2 qt. metal container No. and capacity of tanks 2 quarts connected to stove
Will all tanks be more than seven feet from any flame? How many tanks fireproofed?
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
INSPECTION COPY Wm B Bussard Signature of Installer by: McKenzie Bros.

Permit No. 39/781

Location 11 St. Lawrence St.

Owner M. Jessie Bur.

Date of Permit 6/19/39.

Post Card sent

Notif. for Inspn

Approval Tag issued

Change of Use 39/782

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

See statements attached

to 39/782

7/10/39, Vents not removed,
etc.

10/16/39, this equipment
not used; vent re-
moved, etc.

[Faint, mostly illegible handwritten notes and markings on the right side of the page, including some numbers and symbols.]

9-11
STATEMENT OF AGREEMENT ACCOMPANYING APPLICATION FOR PERMIT TO COVER INSTALLATION
OF COOKING DEVICE FOR FRYING DOUGHNUTS AND CONVERTING A CERTAIN ROOM IN THE
SECOND STORY OF THE BUILDING AT 11 ST. LAWRENCE STREET FOR THE MANU-
FACTURE OF DOUGHNUTS

June 6, 1939

1. This statement is to be considered as much a part of the application for the permit as though written upon the application form, but failure to mention any requirement of the Building Code or the Zoning Ordinance in the City of Portland herein shall not relieve any contractor, tenant, owner or any other person from compliance therewith.

2. In consideration of appeal sustained by the Municipal Officers of the City of Portland granting a variance in the precise terms of the Zoning Ordinance so that doughnuts may be manufactured in a certain room in the second story of the building at 11 St. Lawrence Street, McKenzie Bros., appellants, hereby agree for themselves, their heirs and assigns that all processes of manufacture of doughnuts in this building will be confined to a single room in the second story; that not more than one frying kettle will be used in such manufacture; that not more than sixty dozen doughnuts will be manufactured in any single day and none at all on Sundays.

Witness:

B. C. Smith

McKenzie Bros.

O. D. McKenzie
By: W. McKenzie

June 6, 1933

McKeanzie Bros.,
11 St. Lawrence Street
Portland, Maine

Gentlemen:

On June 5, 1933 the Municipal Officers voted to sustain conditionally your appeal under the Zoning Ordinance relating to the manufacture of doughnuts at 11 St. Lawrence Street; the conditions being as follows:

1. That you comply with all terms of the Building Code;
2. That all processes of manufacture of the doughnuts be confined to a single room in the second story, that not more than one frying kettle shall be used, that not more than sixty dozen doughnuts shall be manufactured in a single day and none on Sundays, and that you as appellants shall agree to these conditions in writing before any permits for installing equipment or any certificate of occupancy is issued.

I understand you intend no physical changes in the building, and that the only thing requiring a permit from this department is the installation of the cooker, irrespective of the fact that it has already been set up and used, and change of use of the former dining room of the second floor to the manufacture of doughnuts.

It is necessary therefore that you file your application for installation of the cooker and also the change of use of this one room. The application must describe the cooker and how the device itself is to be vented. There ought to be with it a sketch showing its location, the location of the chimney, if any, to which it is to be vented, the metal hood over the kettle and the means of venting this hood, so that we may secure the approval of the Health Department to the entire arrangement before the permit is issued.

To help you in getting the entire operation underway, I have drawn a plain agreement which I think will satisfy the purposes of the Municipal Officers in sustaining your appeal, and attach original and one copy.

Please sign the original as indicated and return to this office filing with your application for the permit.

Very truly yours,

EMcD/H

Inspector of buildings

CC: Mr. Festus B. McDonough
193 Middle Street



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure Third Class

Portland, Maine, May 16, 1939 JUN 9 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ the following building ~~structure~~ ~~work~~ 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 11 St. Lawrence Street Within Fire Limits yes Dist. No. 3
 Owner or Lessee's name and address McKenzie Bros., 11 St. Lawrence Street Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed no No. of sheets _____
 Proposed use of building Dwelling and manufacture of doughnuts No. families 2
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Last use Dwelling No. families 2

General Description of New Work

To Change Use of building from dwelling to dwelling and converting of one room in the second story apartment for the manufacture of doughnuts for retail sale off the premises.

Appeal sustained conditionally and Permit Granted by Special Order of Board of Municipal Officers 6/5/39 - See signed Statement

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

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.

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 no depth _____ No. stories _____ Height average grade to top of plate no
 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? _____

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: O. D. McKenzie
 McKenzie Bros.

INSPECTION COPY

Wm. B. ...

Permit No. 39/782
Location 11 St. Lawrence St.
Owner Mr. Kenzie Bus.
Date of permit 6/9/39
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 6/28/39. *vide. see*
Cert. of Occupancy issued *None*

Frying kettle
59/781

NOTES

6/28/39. Mr. Kenzie
Bus. has distributors
used the manufacture
of doughnuts at this
location. They are
operating a lot in
So. Portland, Me.



City of Portland, Maine

*Sustained
conditionally
6/5/39 *mm*
37/32*

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Albert H. Libby at 11 St. Lawrence Street

May 16, 19 39

To the Municipal Officers:

Your appellant, Mcenzie Bros.

who ^{are} the lessees of property at 11 St. Lawrence Street

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, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to convert one of the rooms in the second story apartment in this two family dwelling house for the manufacture of doughnuts for retail sale off the premises because such a use is not ordinarily permissible in the Apartment House Zone where the property is located.

The reasons for the appeal are as follows: The appellants find that they must conduct this business in the same place where they live. They propose to confine the business to one room, formerly a dining room, and to sell the doughnuts from house to house direct to the consumer. There is considerable vacant land on all sides of this dwelling house, and it is their belief that the business may be conducted without objection from or detriment to the neighboring property.

*Notice returned from
Annie M. Libby, Heirs.
29 Munjoy Street*

Mcenzie Bros.

By:

PUBLIC HEARING ON THE APPEAL OF MCKENZIE BROS. AT 11 ST. LAWRENCE STREET UNDER
THE ZONING ORDINANCE

June 2, 1939

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 Martin, Corporation Counsel and the Inspector of Buildings.

Festus McDonough, attorney, represented McKenzie Bros. and both brothers were present together with A. H. Libby, owner of the property in support of the appeal.

They said that there were no houses very close by 11 St. Lawrence, that they only planned to use one room in the second stor, to use only one frying kettle, to provide a metal shield over the same for fire protection, the shield to be ventilated as required by the Health Department; to make probably not more than 25 dozen doughnuts each day and none on Sundays. Mr. McDonough filed a statement by a number of owners of neighboring property, dated May 10, 1939 indicating that the signers had no objections to the making of doughnuts in the building.

No opponents appeared.

Warren McDonald

Jan 5, 1939

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Zoning Ordinance of McLenzie Bros., relating to the use of the property at 11 St. Lawrence Street to the extent of the use of one room in the second story for the manufacture of doughnuts in an Apartment House Zone, reports that the appeal ought to be sustained conditionally.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

, that the appeal under the Zoning Ordinance of McKenzie Bros. at 11 St. Lawrence Street, relating to the use of a single room in the second story of the dwelling house there for the manufacture of doughnuts ordinarily prohibited in the Apartment House Zone where the property is located, be sustained conditionally and that permit be granted to said appellants, subject to full compliance with all terms of the Building Code and subject to the conditions that all processes of the manufacture of the doughnuts be confined to a single room in the second story, that not more than one frying kettle shall be used, that not more than sixty dozen doughnuts shall be manufactured in a single day and none on Sundays, and that the appellants shall agree to these conditions in writing before any permits for installing equipment or any certificate of occupancy is issued;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by making it unnecessarily difficult to rent the property; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the minor nature of the operations contemplated would not be detrimental to surrounding property.