

943-947 CONGRESS STREET

B.P.- 945 Congress St.

Nov. 18, 1969

Ergey Construction Company
10 Fleetwood Street

cc to: Lukousis Bakery, k
945 Congress Street

Gentlemen:

Permit to change from flat to hip roof as per plan is being
issued herewith subject to the following Building Code requirements:

The hip rafter is to be no less than a 2x12 member.

Very truly yours,

Earle S. Smith
Plan Examiner II

ESS:ls

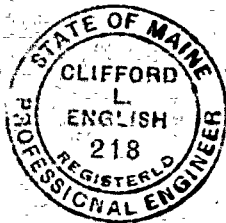
Nov. 12, 1969

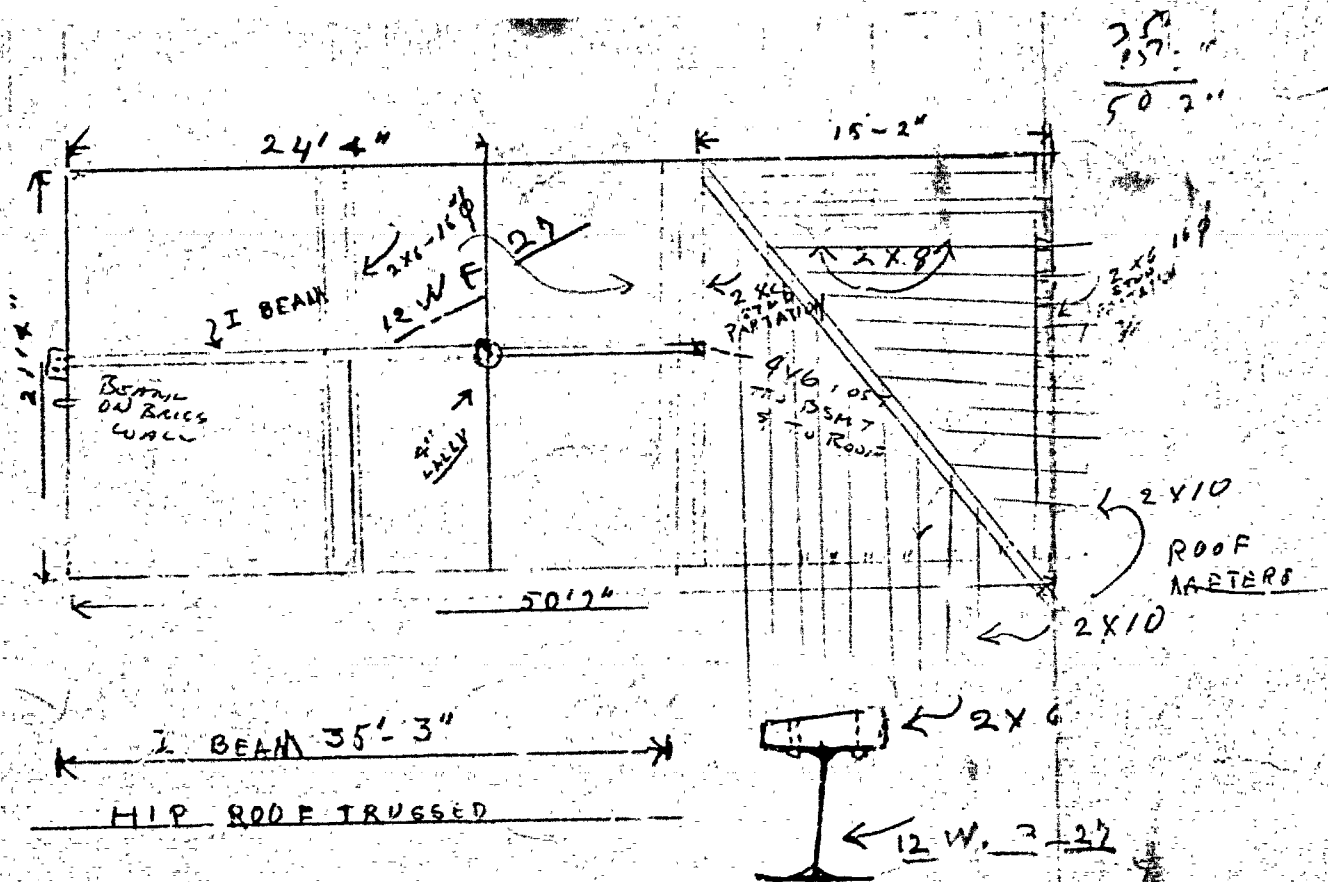
LEKOUSI'S BAKERY
945 CONGRESS ST.
PORTLAND - MAINE

The 12WF 27 Roof Beam
has been designed for a span of
approximately 24'-0" to carry
roof rafters spanning about
10'-6" on each side.

Design in accordance with
requirements of Building Code
City of Portland - Maine

Clifford L. English



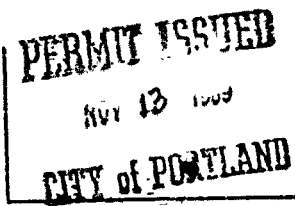




APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Nov. 12, 1969



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 69/882 pertaining to the building or structure comprised in the original application in accordance with the Laws 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 2.5 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Lekousis Bakery, 945 Congress St Telephone
Lessee's name and address Telephone
Contractor's name and address Breggy Const. Co., 10 Fleetwood St. Telephone 772-7169
Architect Plans filed No. of sheets 1
Proposed use of building bakery No. families
Last use " No. families
Increased cost of work Additional fee 50

Description of Proposed Work

To install 12WF 27 Steel beam to strengthen roof as per plan
To change roof from flat roof to hip as per plan

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories 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
Framing lumber—Kind Dressed or full size?
Corner posts Sills Gir: or ledger board? Size
Girders Size Columns under girders Size Max. on centers
(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 , 2nd , 3rd , roof
Centers: 1st floor , 2nd , 3rd , roof
Minimum span: 1st floor , 2nd , 3rd , roof

E. 88 11/18/69

Contractor By:

Signature of Owner

Approved: Inspector of Buildings

COPY



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, October 1, 1969

PERMIT

007 B 1A

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 69/882 pertaining to the building or structure comprised in the original application in accordance with the Laws 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 945 Congress St. Within Fire Limits: Dist. No.
Owner's name and address Lekousi's Bakery, 945 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Breggy Construction Co. 10 Fleetwood St. Telephone 772-7, 69
Architect Plans filed Yes No of sheets 1
Proposed use of building Bakery filed 10-1-69
Last use " No families
Increased cost of work 4,000 Additional fee 6.00

Description of Proposed Work

To rebuild and enlarge rear addition as per plan.

Details of New Work permit to contractors

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate. Height average grade to highest point of roof
Size, front depth No. stories 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
Framing lumber—Kind Dressed or full size?
Corner posts Sills 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 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof

Approved:

Zoning OK EAL 10/1/69

Lekousi's Bakery
Breggy Construction Co.
Signature of Owner by:

Approved: [Signature]
Inspector of Buildings

INSPECTION COPY

CS-105

945 Congress Street

Sept. 12, 1969

Breggy Construction Company
10 Fleetwood Street

cc to: Kekouai's Bakery
945 Congress Street

Gentlemen:

Permit is issued herewith to construct a foundation only, one wall
50' long as per plan with the understanding that this wall will not
encroach on or under the public sidewalk.

Very truly yours,

Earle S. Smith
Plan Examiner, II

EE3:m



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Foundation Only

Portland, Maine,

Sept. 12, 1969

PERMIT ISSUED

882
SEP 12 1969

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws 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 945 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Lekousi's Bakery, 945 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Breggy Construction Co., 10 Fleetwood St. Telephone 772-7169
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Bakery No. families _____
Last use 2 No. families _____
Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 6.00
Estimated cost \$ 1500.

General Description of New Work

To construct foundation only - one wall - 50' long, as per plan

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 contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If no what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ 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 _____, 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 _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

10/2/69 - C.K. - E.P.S.

Miscellaneous

Will work require disturbing of any tree on a public street? _____
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

Breggy Construction Co.

CS 301

INSPECTION COPY

Signature of owner

By:

NOTES

10-30-69 8' x 12'

Foundation

Need: 1 beam

to tie up front

foot

See Amount.

11-21-69 Pouring

footings in basement

12-8-69 Steel beam

up OK Hip roof

on - Ready for

closing in

12-11-69 Need permit

for hood over fast

fryer & candy Kettle

1-12-70 A car

platforms & steps

temporary - to

be re-built

5-22-70

Completed

Permit No. 69/882
Location 945 Commercial
Owner H. H. H. H. H.
Date of permit 9/12/69
Notif. closing in
Inspr. closing in
Final Notif.
Final Inspr.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

t to
are

By ERNOLD R. GOODWIN

App. First Insp.

WALTER H. WALKER

DEPUTY PLUMBING INSPECTOR

App. Final Lasp.

WALTER F. WALLACE

DEPUTY PLUMMER 12 11 1964 CIOB

Type C. 1.

- ☒ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO TALL PLUMBING

Address

Installation For ~~945 Concrete~~

Owner of Bldg:

Owner's Address: ~~Lakewood, Indiana~~

Plumber:

NEW REPI ~~101, 12, 21, 26~~

Date: _____

王明

NEW	REPL
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SINKS

LAVATORIES

TOILETS

BATH TUBS

SHOWERS

DRAINS	FLOOR	SURFACE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
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98	98	98
99	99	99
100	100	100

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE DISPOSALS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS

AUTOMATIC WASHERS

DISH WASHERS

OTHER

TOTAL 2

4.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Portland, Maine

Permit No. 58372
 Issued 12/5/69 1969

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Maximum Fee \$1.00)
 Owner's Name and Address Lehouses Building Tel.
 Contractor's Name and Address Cippon Electric Tel.

Location 945 Congress St Use of Building
 Number of Families Apartments Stores Number of Stories
 Description of Wiring New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underg. and No. Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 1969 Ready to start on 12/5/69 Inspection 1969
 Amount of Fee \$ 2.00 Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND
VISITS: 1	2	3	4	5
7	8	9	10	11
REMARKS:				12

INSPECTED BY [Signature] (OVER)

LOCATION *Conq. ST 945*
 INSPECTION DATE *12/22/69*
 WORK COMPLETED *12/22/69*
 TOTAL NO. INSPECTIONS *1*
 REMARKS

FEE FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING		
1 to 30 Outlets	.....	\$ 2.00
31 to 60 Outlets	.....	3.00
Over 60 Outlets, each Outlet	.....	.05
(Each twelve feet or fraction thereof of fluorescent lighting or		
any type of plug molding will be classed as one outlet)	.....	2.00
	.....	4.00
SERVICES		
Single Phase	.....	3.00
Three Phase	.....	4.00
MOTORS		
Not exceeding 30 H.P.	.....	2.00
Over 30 H.P.	.....	4.00
HEATING UNITS		
Domestic (Oil)		.75
Commercial (Oil)		
Electric Heat (Each Room)	.....	
APPLIANCES		
Ranges, Cooking Tops, Sinks, Water Heaters, Disposals, Built-in		
Dishwashers, Dryers, and any permanent built-in appliance — each	.....	1.50
MISCELLANEOUS		
unit		1.00
Temporary Service, Single Phase	.....	2.00
Temporary Service, Three Phase	.....	10.00
Temporary Service, Three Phase	.....	1.00
Temporary Service, Three Phase	.....	1.00
Temporary Service, Three Phase	.....	2.00
Temporary Service, Three Phase	.....	2.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01319
DEC 6 1967
CITY of PORTLAND

Portland, Maine, December 5, 1967

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 945 Congress St. Use of Building store and apts. No. Stories 2 ☒ Building Existing "
Name and address of owner of appliance Lekousi's Bakery, 945 Congress St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone

General Description of Work

To install gas-fired steam boiler in place of existing for steam kettle and hanging unit
in bakery Model C215-WL4 - 2 Ackerman boiler

IF HEATER, OR POWER BOILER

Location of appliance ~~basement~~ ~~1st floor~~ Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 9" From front of appliance 2' From sides or back of appliance 1'
Size of chimney flue 10x12 Other connections to same flue oil ~~in~~ furnace
If gas fired, how vented? to chimney Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off yes Make McDonnell-Miller No. 67
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Automatic shut-off

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each addition building at same time.)

APPROVED:

OK 12-5-67

Will there be in charge of the above
see that the State and City require
observed? yes
Portland Gas

Signature of Installer By: C. Leight

CS-300

INSPECTION COPY

Permit No. 67/1319
Location 445 Angus St
Owner Edinburgh Library
Date of permit 12/6/67
Approved 12-7-67 OK

NOTES

Blank lined area for notes.

Blank lined area for notes, with a large handwritten 'X' across the middle.

12373

PERMIT NUMBER

ed _____
PORTLAND PLUMBING
INSPECTOR

By
APPROVED FIRST INSPECTION

By: JOSEPH P. WELCH

By: _____
APPROVED FINAL INSPECTION

By JOSEPH P. WELCH
TYPE OF BUILDING CH

TYPE OF BUILDING CFT

- ☐ COMMERCIAL
☐ RESIDENTIAL
☐ SINGLE
☐ MULTI FAMILY
☐ NEW CONSTRUCTION
☐ REMODELING

Plumber: Ralph F. Blake

Date: 12-26-62

Plumber: Ralph F. Blake		Date: 11-1-68	NUMBER	FEE
NEW	REPL	PROPOSED INSTALLATIONS		
	1	SINKS	1	\$ 2.00
	1	LAVATORIES	1	2.00
	1	TOILETS	1	2.00
	1	BATH TUBS	1	2.00
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
			TOTAL	\$ 8.00

TOTAL ▶	\$ 8.00
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PORTLAND HEALTH DEPT. PLUMBING INSPECTION

14 square feet of plastic face - Plexiglass
Und. Lab.



B2 BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED

01362

NOV 23 1962

CITY OF PORTLAND

Portland, Maine, November 21 1962

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 945 Congress St.

Within Fire Limits? Dist. No.

Owner of building to which sign is to be attached K Lekousi's Bakery, 945 Cong. St.

Name and address of owner of sign Same

Contractor's name and address Flyn Sign Co., 623 Main St., So. Portland Telephone 4-04

When does contractor's bond expire? December 31, 1962

Information Concerning Building

Permit Issued with Plastic

No. stories 2 Material of wall to which sign is to be attached frame

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 8' Horizontal 2'

Weight 100 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material plastic

No. rigid connections 3 Are they fastened directly to frame of sign? yes

No. through bolts 2 Size 3/4" Location, top or bottom top and middle

No. guys 6 material 3/8" galvanized cable Size 3/8"

Minimum clear height above sidewalk or street 16' Fee \$ 2.00

Maximum projection into street 4:8"

Signature of contractor

By: Edward W. Dwyer Flyn Sign Co.

PA

INSPECTION COPY

J. E. H.

Permit No. 62/156-2

Location 945 Chicago St.

Owner Dickson

Date of permit 7/23/62

Sign Contractor FLYNN

Final Inspn. 12/13/62

NOTES

12/13/62 - avail. for
Mr. Shp. inspection
called for.

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 945 Congress St IN PORTLAND, MAINE

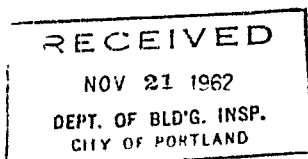
George C. Lehoucq, being the owner of the
premises at 945 Congress St in Portland, Maine hereby gives
consent to the erection of a certain sign owned by George C. Lehoucq
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit George C. Lehoucq
owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said sign
or make it permanently safe in case the sign still serves the purpose for
which it was erected, hereby agrees for himself or itself, for his heirs, its
successors, and his or its assigns, to completely remove said sign within ten
days of notice from said Inspector of Buildings that said sign is in such
condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this Nov 17 day of Nov, 1962.

Edward H. Hone
Witness

George C. Lehoucq
Owner



2
Memorandum from Department of Building Inspection, Portland, Maine

AP- 945 Congress Street

Nov. 23, 1962

Mr. Edward W. Flynn
Flynn Sign Company
623 Main St., So. Portland

cc to: Lekousi's Bakery
945 Congress Street

Dear Mr. Flynn:

Permit to erect an attached 2'x8' sign at the above location as per plans is being issued subject to the Zoning Ordinance restrictions that this sign is not to have any flashing or intermittent lighting.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third-Class
Portland, Maine, October 22, 1962PERMIT ISSUED
01408
OCT 24 1962
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws 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 945 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Lekousi's Bakery, 945 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Mandi Construction Co. 1063 Washington Ave. Telephone 4-9135
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Bakery No. families _____
Last use _____ No. families _____
Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 4,000.00 Fee \$ 8.00

General Description of New Work

To change existing store front as per plans.
To provide new plasterboard ceiling over existing one. (all as per plans.)
To provide new $\frac{1}{2}$ " plywood covering over existing floor.

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 contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ 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 _____, 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 _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

H. E. M.

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
Lekousi's Bakery
Mandi Construction Company

CS 301

INSPECTION COPY

Signature of owner

by:

Kenneth J. Mardavall

727

NOTES

10-31-62 Completed
JP

[Handwritten mark]

Permit No. *651/1408*
 Location *945 Congress Ave*
 Owner *De la Cruz & Company*
 Date of permit *10/24/62*
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[Faint, mostly illegible handwritten notes at the bottom of the page]

City of Portland, Maine
Board of Appeals
—ZONING—

February 18, 1957, 19

Denied
3/1/57

57/15

To the Board of Appeals:

Your appellant, Eustace G. Lekousi
property at 943-947 Congress Street

, who is the owner of
, respectfully petitions the Board of Appeals

of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this
property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Permit for construction of a one story addition 13 feet by 16 feet on the rear of
the building at 943-947 Congress Street to house a new bake oven to be installed for
use in connection with the bakery business carried on in the building is not issuable
under the Zoning Ordinance because such an addition would constitute an increase in
volume of a non-conforming building, contrary to Section 14-A of the Zoning Ordinance;
the bakery use being non-conforming because less than half of the products manufactured
are sold at retail on the premises directly to the ultimate consumer, contrary to
Section 5-A-10 of the Ordinance applying to the Limited business Zone in which the
property is located.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property where
necessary to avoid confiscation and can be granted without substantially departing
from the intent and purpose of the Zoning Ordinance.

Eustace G. Lekousi
Appellant

After public hearing held on the 1st day of March, 1957,
the Board of Appeals finds that an exception is not necessary in this case to grant reasonable use of
property where necessary to avoid confiscation and can not be granted without
substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted
in this specific case.

Ben B. Wilson
H. M. Loring
Paul J. Leland
James E. Smith
John E. Ball, Jr.
BOARD OF APPEALS

DATE: March 1, 1957

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Eustace Lekousi
AT 943-947 Congress Street

Public hearing on the above appeal was held before the Board of Appeals

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Bea B. Wilson
Harold E. Frank
Ira E. Hall
~~Samuel E. Bernstein~~
H. Merrill Lutho
Perley J. Tussard

Yes	No
()	()
()	()
()	()
()	()
()	()
()	()
()	()
()	()

Record of Hearing:

NO OPPOSITION - Dr. Colby on behalf of Health Dept.
IN FAVOR OF: Letter in file

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 26, 1957

Mr. Eustace G. Lekousi
945 Congress Street
Portland, Maine

Dear Mr. Lekousi:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 1, 1957, at 10:30 a. m. to hear your appeal at the above location under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

C

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 19, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 1, 1957, at 10:30 a. m. to hear the appeal of Eustace G. Lekousi requesting an exception to the Zoning Ordinance to cover construction of a one story addition, 13 feet by 16 feet, on the rear of the building at 943-947 Congress Street to house a new bake oven to be installed for use in connection with the bakery business carried on in the building.

This permit is presently not issuable under the Zoning Ordinance because such an addition would constitute an increase in volume of a non-conforming building, contrary to Section 14-A of the Zoning Ordinance; the bakery use being non-conforming because less than half of the products manufactured are sold at retail on the premises directly to the ultimate consumer, contrary to Section 5-A-10 of the Ordinance applying to the Limited Business Zone in which the property is located.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

C

Permission Granted
Amy F. Blake.
Willis F. Blake.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 19, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 1, 1957, at 10:30 a. m. to hear the appeal of Eustace G. Lekousi requesting an exception to the Zoning Ordinance to cover construction of a one story addition, 13 feet by 16 feet, on the rear of the building at 943-947 Congress Street to house a new bake oven to be installed for use in connection with the bakery business carried on in the building.

This permit is presently not issuable under the Zoning Ordinance because such an addition would constitute an increase in volume of a non-conforming building, contrary to Section 14-A of the Zoning Ordinance; the bakery use being non-conforming because less than half of the products manufactured are sold at retail on the premises directly to the ultimate consumer, contrary to Section 5-A-10 of the Ordinance applying to the Limited Business Zone in which the property is located.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use which is noxious, offensive or detrimental to a neighborhood and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

- - - Cippard - 943 - 947 Congress St. - Allen - 2/15/57

Sticks involved
St. Johns St.
Congress St.
Milling St.
St. Ann St.
A. St.
Ogdensburg
Front St.

Assess Maps
65-64-16-(65-A)-23

65-E 32 off of Salmon St.

Congress St. { 903 - 993 ✓
 { 102 - 990 ✓

St. Johns St. { 265 - 345 ✓
 { 264 - 344 ✓

Valley St. { 249 - 339 ✓
 { 246 - 342 ✓

Salmon St. { 35 - 111 ✓
 { 34 - 114 ✓

Front St. { 1 - 11 ✓
 { 2 - 34 ✓

A. St. { 1 - 23 ✓
 { 2 - 34 ✓

Total 77

Appeal 743-747 Congress St

(18)

Congress St.

899-903	Frankelmann, Hyman	19 Spruce St.
905-911	Davidson, Aaron	61 Sherman St.
915-918	Freedman, Edith S.	40 Long - 153 Comb. Ave.
917-919	Swanson, Henry C.	799 Cong. St.
923	Clark, Helen Elizabeth	525 Brighton Ave.
925	Shoberg, Jessie L.	60 Hursey St.
927-931	Schiro, Rose & Elizabeth	18 Sherman
937	Dewing, John W.	PO Box 692 Portland
937-941	Kaplan, John	326 Stevens Ave.
943-947	Lekone, Eustace S.	945 Cong. St.
949-951	Levan, Harry C.	41 Gleicher Rd.
952-961	Portland Terminal Co	NR 232 St. John St.
963	"	"
965-985	"	"
987-990	"	"
886-920	Wame General Hospital	22 Arsenal St.
926-930	Call, Andrew D.	179 Pleasant Ave.
932	Hoffman, James J.	98 Exchange St.
942-944	Giller, David & Sylvia	942 Congress St.
946-954	Community Tel. Inc.	204 Kennedy St.
960-964	Box 100, General (Dump)	
966-970	"	"
972-974	"	"
976-978	"	"
978 1/2	"	"
980-982	"	"
Q 952-1030	"	"
984	"	"
Q 984	"	"
986-988	"	"
Q 986-994	"	"
Q 994	Western Union Tel Co	244 Middle St.
	St. John St.	
263-271	Levan, Harry C. (Dump)	
273-277	Community Tel. (Dump)	
277-295	"	"
297-303	Levan, Harry C. (Dump)	

Appeals 743-947 Cong St

Page 3

Valley St. (cont'd.)

(24)

324-338 ~~Baldwin's Inc. (Dup.)~~
 340-342 ~~Corony Vacuum Oil Co. Inc. - NR Real Est~~
 648 Beacon St. - Boston - Mass
 Gilman St.

1-43 ~~Maine Memorial Hospital (Dup.)~~
 71-77 ~~Severton, Henry C.~~ 919 Cong. St.
 77-79 ~~Thorne, Peter H. & Elena M.~~ 76 Pitt St
 81-100 ~~Gigge Alfred J. & Euteria J.~~ 83 Gilman St.
 101 ~~Hall, Irving R. & Margaret D.~~ NR Mechanic Falls
 80-87 ~~Danlew, Thomas~~ R. 97 Gilman St.
 87-89 ~~Lawson, George C.~~ 89 "
 91-93 ~~Fair, Agnes S.~~ 93 Gilman St.
 95 ~~Dwyer, Fred R. & Virginia C.~~ 95 Gilman St.
 97-99 ~~Deicelle, Hubert J.~~ 97 "
 101 "
 103-107 ~~Sheriff, Golda~~ 511 Deerfield Rd.
 109-111 ~~Cellmaine Trading Corp~~ 6 Free St.
 114-116 ~~Petersons, Frederick H. & Mia.~~ 34 Gilman St.
 118-120 ~~Genmai, Sebastiano & Cecilia~~ 45 Boyd St.
 122-124 ~~Googins, Edgar F. & Louise L.~~ 118 Gilman St.
 126 ~~Genmai, Sebastiano & Cecilia (Dup.)~~
 128-130 ~~Beaudry, Mary T.~~ 54 Gilman St.
 132 ~~Lawyer, Helen M.~~ 56 "
 134-136 ~~Cell. Trade note (Dup)~~
 138-140 ~~Clark, Helen E. & Helen~~ 525 Brighton Ave
 142-144 ~~Bass, Florence M.~~ 76 Gilman St.
 146-148 ~~Dwyer, John W. Dwyer.~~ NR Dup.
 150-152 "
 154-156 ~~Harrington, Catherine J.~~ 301 Valley St.
 158-160 ~~Roberts, Holland E.~~ NR North Rd - R.D. #1
 162-164 ~~Kellogg, Arthur J. & Co.~~ Yarmouth, Me.
 166-168 ~~Davis Harmon Henry~~ 381 Deering Ave
 170-174 Dup

Forest St.

1-5 ~~Finchellman, Hyman (Dup.)~~
 7-11 ~~Blake, Amy Frances~~ 9 Hengarden St

Appeal 243-947 Cong St

Page 4
(16)

Forest St. (cont'd.)

- 2-6 ~~Davidson, Aaron Dug~~
8-10 Cook, Philip J. & Bernice M. Giffette 12 Forest St.
12 ~~Schiff, Morris Heinberg~~ 16 Forest St.
14-16 ~~Dennie, Helen~~ 20 " "
18 ~~Kennedy, Frank M.~~ 22 Forest St.
20-22 Adams, Agrippina 24 Forest St.
24-26 Barker, Gerald M. & Margaret M. 28 " "
28 ~~Denny, Harris G. & Camilla I~~ 32 " "
30-32 ~~Goodland, Rose G.~~
34 ~~Denny, James W. Dene. (Dnt.)~~

A St.

- 1-5 ~~Pinney, Sebastian & Cecile (Dnt.)~~
7-11 ~~Hampele, Theodore Dug~~ 19 A St.
13-21 ~~Valley, Henrietta G.~~ (Dnt.)
23-33 ~~Cramer, Edith B. Dnt.~~
2-6 ~~Petersen, Frederick G. & M. (Dnt.)~~
8 ~~Gates, Robert M. & Henrietta G.~~ 8 A St.
10 ~~Winnert, William C.~~ 10 A St.
12-14 ~~Thomas, Edith B.~~ 12 A St.
20-22 ~~King, Emma M. (Dnt.)~~ 26 A St.
24-26 ~~Cunningham, Mary E.~~ 28 A St.
28-30 ~~Kulcher, Marie~~
32-34 ~~Lissard, Harry P. (Dnt.)~~



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, February 11, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws 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 945 935 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Eustance ~~Lee~~ Lepousi, 935 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address J. E. Roberts Construction Co., 1024 Washington Ave. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Bakery and stores No. families _____
Last use _____ No. families _____
Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2500. Fee \$ 5.00

General Description of New Work

To construct 1-story 13'x16' rear of building - frame and masonry as per plan
To change window to door in existing bakery.

11/1/57 Not issued - *[Signature]*

3/1/57

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 J. E. Robert Construction Co.

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate 17' Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers at least 4' below grade Thickness, top 12" bottom 12" cellar no
Material of underpinning _____ Height with footing Thickness _____
Kind of roof flat Rise per foot _____ Roof covering tar and gravel
No. of chimneys no Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Flooring lumber—Kind hemlock Dressed or full size? dressed
Concrete joists 2-2x4 Sills 3x4 bolted to cor. alab Size _____
Girders _____ Size _____ Columns under _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-1' Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x10
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 13'
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:

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

J. E. Roberts Construction Co.

Signature of owner By: *[Signature]*

INSPECTION COPY

[illegible][illegible]

Addition to Rear of Bakery at 945 Congress Street 2/12/57

1- Framing: - Use O.K. of more than 50%
of the products are to be sold at retail
on the premises.

2- Floor Framing:

Wgt. of Green = 7000*

$\frac{7000}{6 \times 12} = 97^*$ per sq ft.

5" slab weighs $\frac{5}{12}$ of 150* or $6\frac{1}{2}^*$ per sq ft

16" I @ 25.4* - 15' span = 22,000*

$\frac{22,000}{6.5 \times 15} = 200^*$ per sq ft. O.K.

$\left\{ \begin{array}{l} 6.5 \times 15 \times 175 = 8530^* \\ 2 \end{array} \right.$

Load conc. at center of span = $2 \times 8530^* = 17,060^*$

11' x 13' x 20 = $2,860^*$

10" I @ 25.4* - 13' span =

$\left. \begin{array}{l} 19,920^* \\ 25,000^* \end{array} \right\} \text{O.K.}$

6.5' x 15' x 55 = 5362*

11' x 15' x 20 = 3300

10" I @ 25.4* - 15' span = $22,000^*$ } O.K.

3- Roof Framing:

2' x 10' dr. hem. - 13' span = 1379*

$\frac{1379}{13 \times 1\frac{1}{3}} = 80^*$ per sq ft. O.K.

97	
72	7000
	648
15	520
6.5	504
75	
90	62 1/2
975	12 750
	72
	30
	202
97.5	22,000.0
	1950
	2000
143	25
20	65
2860	375
	450
	48.75
	175
	243.75
	341.25
	487.5
	8531.25
	815
733	137900
	55
	13764
	75
	75
	825
	65
	4125
	4950
	5362.5

March 4, 1957

AP - 945 Congress Street

Mr. Eustace Lekoual
945 Congress Street
J. E. Roberts Construction Co., Inc.
1024 Washington Avenue

Copy to Mr. W. B. Millward Sr.
Birch Knolls
Cape Elizabeth, Me.

Gentlemen:-

Appeal under the Zoning Ordinance having been denied, we are unable to issue a permit for construction of a one story addition 13 feet by 16 feet on the rear of your building at 945 Congress Street. If you will return to this office within ten days the receipt for permit fee paid at time application was filed, we will authorize return to you by voucher of the amount paid. The fee paid at time of filing of zoning appeal, however, is not refundable.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/0

February 15, 1957

AP 943-947 Congress Street

Mr. Eustace G. Lekousi
945 Congress Street

Copy to Corporation Counsel

Dear Mr. Lekousi:-

We are unable to issue a permit for construction of a one story addition 13 feet by 16 feet on rear of building at 943-947 Congress Street to house a new bake oven to be installed for use in connection with the bakery business carried on in the building because such an addition would constitute an increase in volume of a non-conforming building, contrary to Section 14-A of the Zoning Ordinance; the bakery use being non-conforming because less than half of the products manufactured are sold at retail on the premises directly to the ultimate consumer, contrary to Section 5-A-10 of the Ordinance applying to the Limited Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this matter. Accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel who serves as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

Enclosure: Outline of appeal procedure

February 13, 1957

At 943-947 Congress Street

Copies to: J. E. Roberts Const. Co.
1024 Washington Ave.
Mr. W. G. Millard Sr.
Birch Knolls
Cape Elizabeth, Me.

Mr. Eustace G. Lokousi
945 Congress Street

Dear Mr. Lokousi:-

Permit application has been filed at this office for construction of a one story addition 13 feet by 16 feet on the rear of the building housing your bakery at the above location. We have been given to understand that less than half of the products manufactured here are sold at retail on the premises directly to the ultimate consumer. If this be the situation your business is non-conforming in the Limited Business Zone in which your property is located under the Zoning Ordinance. Section 14A of that ordinance provides that a non-conforming use may continue to the same degree as it was being carried on at the time of the adoption of the ordinance, but that a building housing such a use shall not be increased in volume unless authorized by the Board of Appeals.

Since the proposed addition will increase the volume of your building, we are unable to issue a permit for its construction unless you can definitely establish that the business now being carried on and to be carried on if the proposed addition were to be built is mainly of a retail nature. Although we cannot speak for the Board of Appeals, there is no doubt but that they would give sympathetic consideration should you care to exercise your appeal rights concerning this matter. We will be glad to explain the appeal procedure upon request.

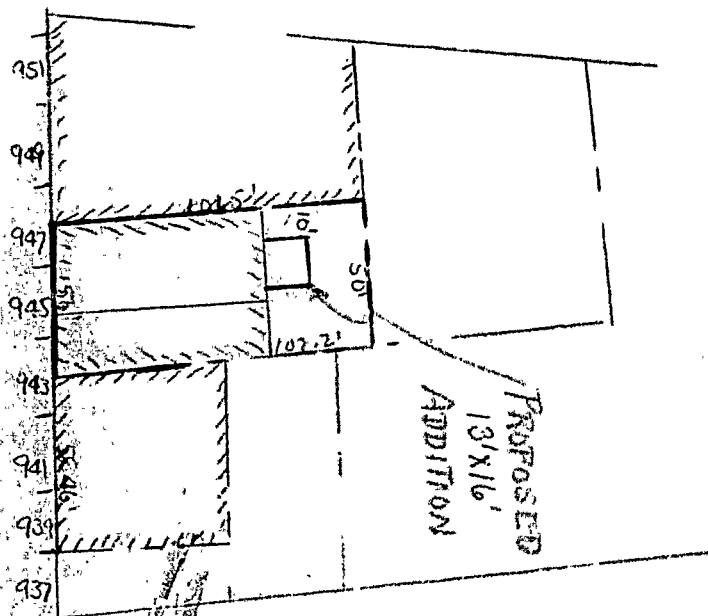
Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJB/G

ST. JOHN STREET

CONGRESS STREET



VALLEY STREET



(B) LIMITED BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location

947 Congress St.

INSPECTION COPY

COMPLAINT NO. 56/18

Date Received 2/20/56

Location 947 Congress St. Use of Building _____

Owner's name and address Eustace G. Lekousi, 945 Congress St. Telephone 4-2250

Tenant's name and address _____ Telephone _____

Complainant's name and address Guy N. Ash, Railroad Jewelers, Telephone _____
949 Congress St.

Description: Roof leaking down through building. Ceiling in storage room of jewelry shop has fallen.

NOTES: 2/21/56 Arthur Lekousi, son of the owner,
the father being on vacation, sent me reports
that they are doing some thing about the
situation. Their order from the roof was not
completely successful. It is the roof until the
snow goes off and until then, say in April they
dispair of repairing the ceiling. One son of
John Ash the shop assistant in 2nd floor
has a quit ceiling. And they will warn the
tenants about the danger. They will fix the
ceiling, but quite as it is physically
possible. The end



(2) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, June 16, 1953

PERMIT ISSUED
00962

JUN 17 1953

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws 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 945 Congress Street Within Fire Limits? yes Dist. No. 3
Owner's name and address Lekouses Bakery, 945 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. F. Briggs Co., 369 Forest Ave. Telephone _____
Architect _____ Specifications _____ Plans yes FD _____ No. of sheets _____
Proposed use of building Store No. families _____
Last use _____ " _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install refrigeration equipment
(Self-contained unit as per plan)
Freon-12)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

6/16/53
Recd from Fire Dept. 6/17/53

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 A. F. Briggs Co

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ 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 _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ 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 _____, 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 _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Oliver T. Leblond

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

Lekouses Bakery
A. F. Briggs Co.

Signature of owner

By:

L. F. Leblond

INSPECTION COPY

NOTES

7/2/53 Work completed by [Signature]

[Blank lines for notes]

[Blank lines for notes]

[Blank lines for notes]

Permit No. 53/962
Location 945 Conover St.
Owner Alex Reed Jackson
Date of permit 6/17/53
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 7/1/53
Cert. of Occupancy issued



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine, October 2, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws 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 945 Congress Street

Owner's name and address Harry Miller, c/o Jack Ager, 98 Exchange St.

Within Fire Limits?

Dist. No.

Lessee's name and address

Telephone

Contractor's name and address

DiMillo Construction Co., 78 Read Street

Telephone

Architect

Telephone 4-0315

Proposed use of building

Bakery

Specifications

Plans

permit 50/1736

No. of sheets

Last use

No. families

Material wood

No. stories 1

Heat

Style of roof

No. families

Other buildings on same lot

Roofing

Estimated cost \$ 250.

Fee \$ 2.00

General Description of New Work

To remove certain portion of building as shown on plans for alterations being done at 945 Congress Street.

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** DiMillo Construction Co.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Details of New Work

Is any plumbing involved in this work?

Is any electrical work involved in this work?

Height average grade to top of plate

Height average grade to highest point of roof

Size, front depth

No. stories

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

fuel

Framing lumber—Kind

Dressed or full size?

Corner posts

Sills

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

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 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 work require disturbing of any tree on a public street?

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
Harry Miller
DiMillo Construction Co.

INSPECTION COPY

Signature of owner by:

Harry Miller

APPROVED:

10/4/50 - OK - ags

NOTES

FOR THE

Permit No. 521055
Location 945 Chicago St.
Owner James McIlroy
Date of permit 6/14/50
Notif. closing in
Inspn. closing in
Final Notif.
Final Inspn. 11-5-50, 220.
Cert. Of Occupancy issued June

A document page with a large 'X' drawn across it, indicating it is crossed out or void. The page contains faint, illegible text and a header that appears to read 'NOT FOR PUBLICATION' at the top right.

[illegible]

10-10-68

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INSPECTION 1004



(15) LIMITED BUSINESS ZONE

PERMIT ISSUED

01353

AUG 27 1949
Permit No.

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, August 25, 19 49

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 947 Congress Street

Within Fire Limits? yes Dist. No. 3

Owner of building to which sign is to be attached Harry Miller

Name and address of owner of sign Nathan Weiner (Steele's Drug Store)

Contractor's name and address United Neon Display, 74 Elm St.

Telephone 2-0695

When does contractor's bond expire? January 1950

Information Concerning Building

No. stories 2 Material of wall to which sign is to be attached wood

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS MET

Details of Sign and Connections

Electric? yes Vertical dimension after erection 3' Horizontal 5'6"

Weight 90 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material metal

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts none Size 1/2" Location, top or bottom top

No. guys 3, material angle iron - cable Size 1 1/2" x 3/16"

Minimum clear height above sidewalk or street 10'9"

Maximum projection into street 6'

United Neon Display Fee \$ 1.00

Signature of contractor By: J. L. Coyle

ORIGINAL

49/353

47 Congress St.

Maths (9)

8/27/49

7-15-53

99-49-20

NOTES

8-30-49. Not relocated. S.



(B) LIMITED BUSINESS ZONE

PERMIT 01

JUL 22 19

Permit No.

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, July 20 19 49

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 947 Congress Street

Within Fire Limits? yes Dist. No. 3

Owner of building to which sign is to be attached Harry Miller

Name and address of owner of sign Nathan Weiner (Steel's Drug Store)

Contractor's name and address United Neon Display, 74 Elm Street

Telephone 2-0695

When does contractor's bond expire? January 1950

Information Concerning Building

No. stories 2

Material of wall to which sign is to be attached

wood

7-22-49 REMOVAL OF OBSTACLE
REQUIREMENT & WAIVED

Details of Sign and Connections

Electric? yes

Vertical dimension after erection

3'

Horizontal 5'6"

Weight 90

lbs.,

Will there be any hollow spaces? yes

Any rigid frame? yes

Material of frame angle iron

No. advertising faces 2

material metal

No. rigid connections 2

Arc they fastened directly to frame of sign? yes

no aluminum

No. through bolts none

Size

Location, top or bottom

No. guys 3

material

angle iron - cable

Size 1 1/2" x 1/2" - 1/4"

Minimum clear height above sidewalk or street

12'9"

Maximum projection into street

6'

United Neon Display

Fees 1.00

Signature of contractor

By

J. S. Royce

ORIGINAL

Permit No.

49/1139

Location

947 Congress St

Owner

Steels Drug

Date of permit

7/22/49

Sign Contractor

Final Inspn.

7-29-49 C.M.

NOTES

7-27-49 Shop sample 2 K. C. Ha

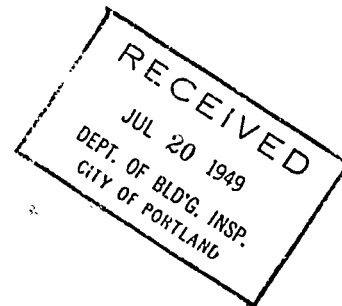
WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT Steele's Drug Store IN PORTLAND, MAINE
Harry Miller, being the owner of the
premises at 747 Congress St in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Nathan Weiner
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit 2
Harry Miller, owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said sign
or make it permanently safe in case the sign still serves the purpose for
which it was erected, hereby agrees for himself or itself, for his heirs,
its successors, and his or its assigns, to completely remove said sign
within ten days of notice from said Inspector of Buildings that said sign
is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 17th day of July, 1949

Hilda Regan Harry Miller
Witness Owner



Gas fired bake oven (replaces Coal fired oven) 945 Congress

E. G. Sekousi 945 Congress St. owner tel. 4-2250
H.W. Johnson Co. Boston Mass. installers "Hub 9070
221 State St.

34/1438 Oil burner in furnace } These are in steel and part of
39/226 H.W. heater, gas fired } cellar and connected by same
chimney as Sekousi appliances.

33/1521 Coal fired bake oven. Has been removed and to be
replaced by gas fired unit called for in the application
this report covers.

39/1061 Gas fired bake oven, being used and to remain.
Old style instantaneous water heater, gas fired,
no record of permit. These two units, first floor of
Sekousi Bakery vented to chimney.

We have a complaint C-39-100 regards deep fat fryer
without hood. (Not crossed off)

This is a confused situation due to the venting
of the several appliances noted above, and with all
this, Mr. Sekousi is under considerable hardship
without a large oven, as the other one (33/1531) has
been removed.

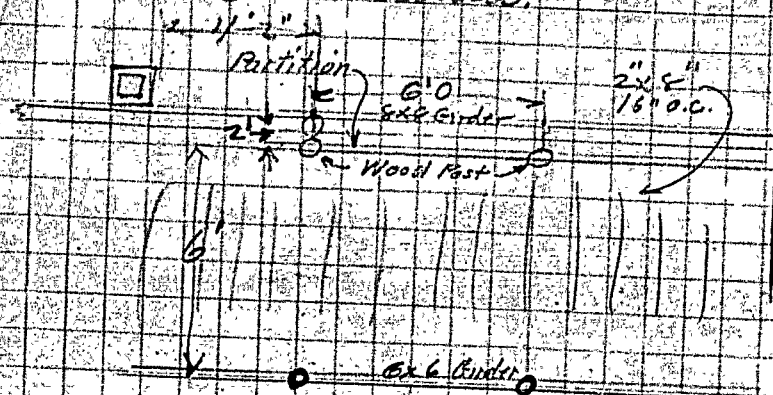
Under the present setup, the only chimney
available has all the above connected to it,
plus venting a makeshift hood over the donut
fryer.

Mr. Sekousi now says he would like to vent
the new gas fired oven through the roof. This is
one story built shed roof.

It seems this venting should be straightened
out, as it is apparent difficulties will be encountered.

— over —

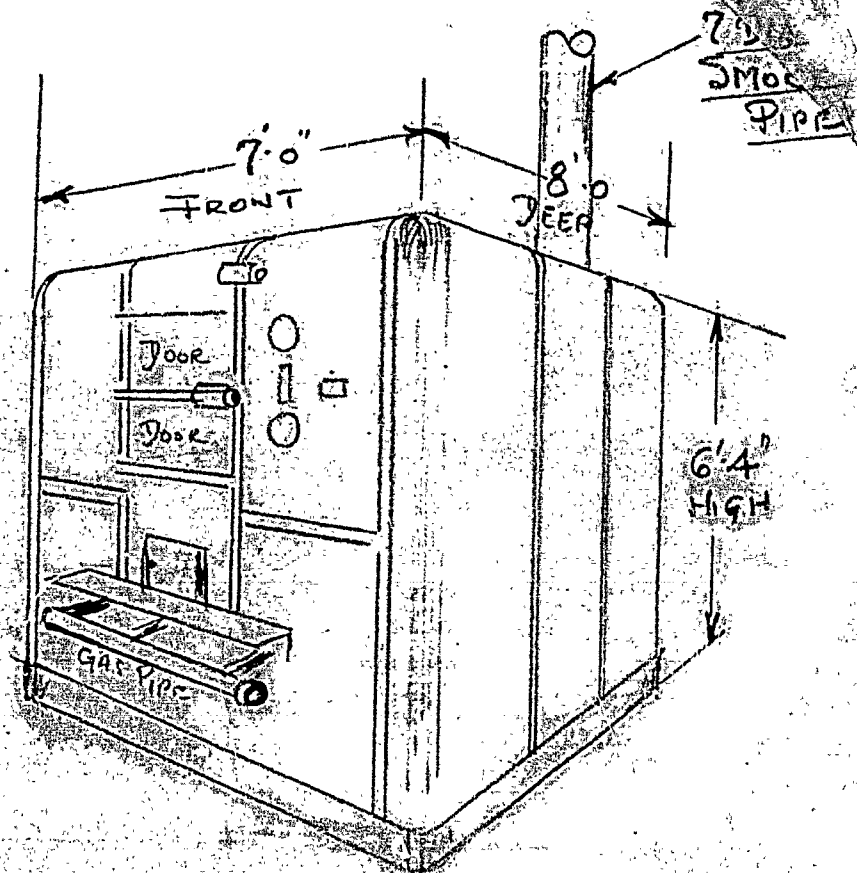
The oven is 8' long, 7' wide and weighs $5\frac{1}{2}$ tons, circular
 also gives 150 #
 Location where oven to be installed, wood floor,
 sheathed side walls.



Approx. Floor from under oven

2x8 in 6' span 1841
 6x6 in 6' " 3389

The general conditions
 here make it quite
 difficult to get too
 much definite
 information. Considerable
 makeshift strengthening
 has been done in the
 past.



#115 JOHNSON TR. OVEN

H.A. JOHNSON CO

BOSTON

NO SCALE

DOOR
TO
BACK
YARD

WOOD
WORK ROOM

DOOR
TO FRONT
SHIP

POSITION OF OVEN
SPACE

6' 4"

7' 0"

APPROXIMATE
POSITION
OF
NEW OVEN

Total weight
5 1/2 tons

Room with
WINDOW

→ To Engine
Room

10' 8"

14'

14'

AP 945 Congress Street-I

October 4, 1947

H. A. Johnson Company
221 State Street
Boston, Mass.
Mr. E. G. Lekouski
945 Congress Street

Subject: Permit for installation of gas-fired bake
oven in place of coal-fired bake oven at 945
Congress Street

Gentlemen:

We have had quite a time getting this matter straightened out because the proposed owner of the oven has been unable to get sufficient information from the installer to show full compliance with the Building Code. We do not have enough information yet, but have concluded to issue the permit on the basis that installer and owner of the oven will have to bear full responsibility for compliance with the law and for all safety conditions.

The permit is issued, therefore, subject to the following:

1. As to the supports of the oven or the floor beneath it, we are unable to put full reliance on the fact that the proposed oven will be lighter than the one to be removed. The pamphlet descriptive of the oven says that the total weight will be 150 pounds per square foot, but Mr. Lekouski says that he has a statement from the Johnson Company that the oven fully loaded will weigh a total of 5 1/2 tons. Mr. Lekouski also says that the oven will set upon legs, how many he does not know, but of course there would be at least one leg in each corner of the oven. He thought there were some intermediate legs but was not sure. One of our inspectors has examined the building in an effort to try to help out on the structural support, but all of the framing at the spot where the oven would be supported is not fully visible, and in the absence of the correct location of the legs of the oven or the amount of load coming on each leg, it is not possible to check up as to strength of supports of the new oven. On this basis the owner and installer will have to accept full responsibility for properly supporting the oven, and I suggest that this matter be determined before the oven is set up to avoid possibility of having to move the oven or strengthen supports, or worse still to have some sag or worse failure.

2. I understand from Mr. Lekouski that he would like to vent the oven straight up through the roof, and it is possible that that may be done, but in order to approve that method of venting, considerable more information will have to be furnished here. On that basis the permit is issued only on the basis of connection of the oven to the masonry chimney existing there. If the owner insists that he wants to vent the oven by a metal pipe through the roof, it will be necessary for him to have a statement from someone, the installer, the local gas company or some responsible party giving in writing the assurance that the temperature in the vent pipe at the point where it leaves the oven will never exceed 550 degrees Fahrenheit, and that if tests after the oven has been installed should show temperatures in excess of this amount, that a suitable masonry chimney will then be provided to vent the oven. Obviously the owner of the oven would have to join in any such agreement. If it is decided to try to vent the oven by a pipe through the roof, there will be quite a lot of other specifications as to the weight of the pipe, the size and material and arrangement of the thimble where the pipe goes through the roof; and more important the question of the discharge from the vent pipe and possible objectionable odors etc. to the occupants of the nearby buildings which are higher than the building in which the bakery is. The Health Department will be interested in this latter feature.

October 4, 1947

3. We have conflicting stories as to how the total amount of insulation between the bottom of the oven and the wooden floor beneath it is to be arranged and provided. From the application and from talking with Mr. Lekouski, I gather that there is a insulating bottom over the entire area of the oven consisting of 4" in thickness of rock wool, and that the bottom of this insulation or the metal supporting it is 4" above the floor. Young Mr. Lekouski insists that the apron or skirt around the bottom of the oven close off the space between the bottom of the oven and the floor around the border, is a ventilated apron, but the illustration does not make that clear. At any rate the permit is issued on the basis that there will be 4" clear space between very bottom of the oven and the top of the wooden floor beneath and this space will be ventilated to the room in which the oven will be located to such an extent that a large percentage of the skirt or apron just above the floor will be ventilating holes, or else the entire apron or skirt will be left off so as to give a free circulation should hot air strike downwards from the oven.
4. On this basis the Building Code provides in Section 602b3 that when such a clearance as the bottom of this oven above the floor is not more than 6", there shall be protection on the floor consisting of asbestos board not less than 3/16 of an inch in thickness, or of combined asbestos and metal, or equivalent protection extending in any case not less than 2" beyond the appliance on all sides. That is also a condition of issuing the permit.
5. Mr. Lekouski says that the vent pipe from the oven to the chimney will be from 24 to 36 inches below the ceiling and that the only other connection to the large chimney flue is an oil burning heater in the cellar. Immediately the question comes up as to whether or not the new oven is automatically controlled having a pilot. Mr. Lekouski says that it is not, that the oven must be lighted manually and that the height of the flame must be controlled (turned up or down) manually without any automatic operation whatever. If that is not the case and the gas supply to the oven is automatically controlled in any way, then it is necessary that the oven be equipped with a device so that in event the low flame or pilot light is extinguished from any cause, all gas supply will be immediately shut off from the appliance—thus to prevent raw gas reaching the flue to which the oil heater is connected and causing explosion.
6. Contrary to what Mr. Lekouski says, our inspector finds that there is in the bakery at the present moment a gas-fired hot water heater and a small oven (gas-fired) both connected to the same chimney flue as the oil burning heater in the cellar. Our inspector says also that there is a doughnut frying device in the bakery which is now not vented at all except out into the room and has a very improper fire protective hood. Apparently this hood was at one time connected to this same chimney flue also. Our records seem to show that this frying device was installed at some time or other without first securing a permit from this department, and certainly the device is not protected by a hood and vented as required by the Building Code. Let me say to the owner that he will have to provide a suitable hood over this fryer and provide adequate vent from it to comply with the Building Code or we shall find it necessary to proceed against him for violation of the Building Code.
7. Of course, all of this seems to make a great number of connections to this single chimney flue, the area of which is not known. This number of connections are far in excess of any arrangement contemplated by the Building Code, and may create a hazardous condition. On the other hand if the flue is quite large, as Mr. Lekouski says, then it may work out all right. Before any more appliances, including the new oven, are actually connected to this chimney flue, however, I recommend that the local gas company be consulted to see what their idea of the safety and efficiency of all of the pieces of apparatus connected to this chimney flue will be. Obviously any of the gas-fired appliances connected to this chimney flue which are automatically controlled will

H. A. Johnson Company
Mr. H. G. Lekoulaki — 3

October 4, 1947

now have to be equipped with the automatic shut-off device so that in case the pilot light or low flame is extinguished from any cause, all gas will be shut off from the appliance automatically and instantaneously, thus to avoid explosion.

Very truly yours,

Inspector of Buildings

WMed/S

CC: Copy of this let. with permit



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 26, 1947

02627
301 4 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 245 CONGRESS ST. Use of Building Bakery No. Stories One New Building Existing
Name and address of owner of appliance E. G. Lekoual, 245 Congress St., Portland 4-2250
Installer's name and address H. A. Johnson Co., Boston, Mass. Telephone Hub. 9270

Special Notices to

General Description of Work

Heater, boiler and tank

To install gas-fired bake oven in place of coal-fired bake oven

IF HEATER, OR POWER BOILER

Location of appliance or source of heat _____ Type of floor beneath appliance _____
If wood, how protected? _____ Kind of fuel _____
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace _____
From top of smoke pipe _____ From front of appliance _____ From sides or back of appliance _____
Size of chimney flue _____ Other connections to same flue _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner _____ Labelled by underwriter's laboratories? _____
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? _____
Type of floor beneath burner _____
Location of oil storage _____ Number and capacity of tanks _____
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? _____ How many tanks fire proofed? _____
Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE

Location of appliance 1st Floor Kind of fuel Gas Type of floor beneath appliance Wood
If wood, how protected? 4" Air Space 4" Rock Wool Bottom
Minimum distance to wood or combustible material from top of appliance 6"
From front of appliance over 4' From sides and back 8" From top of smokepipe X 4 1/2'
Size of chimney flue 7" Other connections to same flue None
Is hood to be provided? No If so, how vented? _____
If gas fired, how vented? By hand damper and auxiliary air boxes Rated maximum demand per hour 225 cu. ft.

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

This new oven is lighter in weight than existing oven

Permit Issued with Letter

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.)

APPROVED:

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

APPLICANT'S COPY

Signature of Installer

H. A. Johnson Co
C. R. Amiel

Permit No. 47-2627

Location: 945 Congress St

Owner: E. H. Johnson

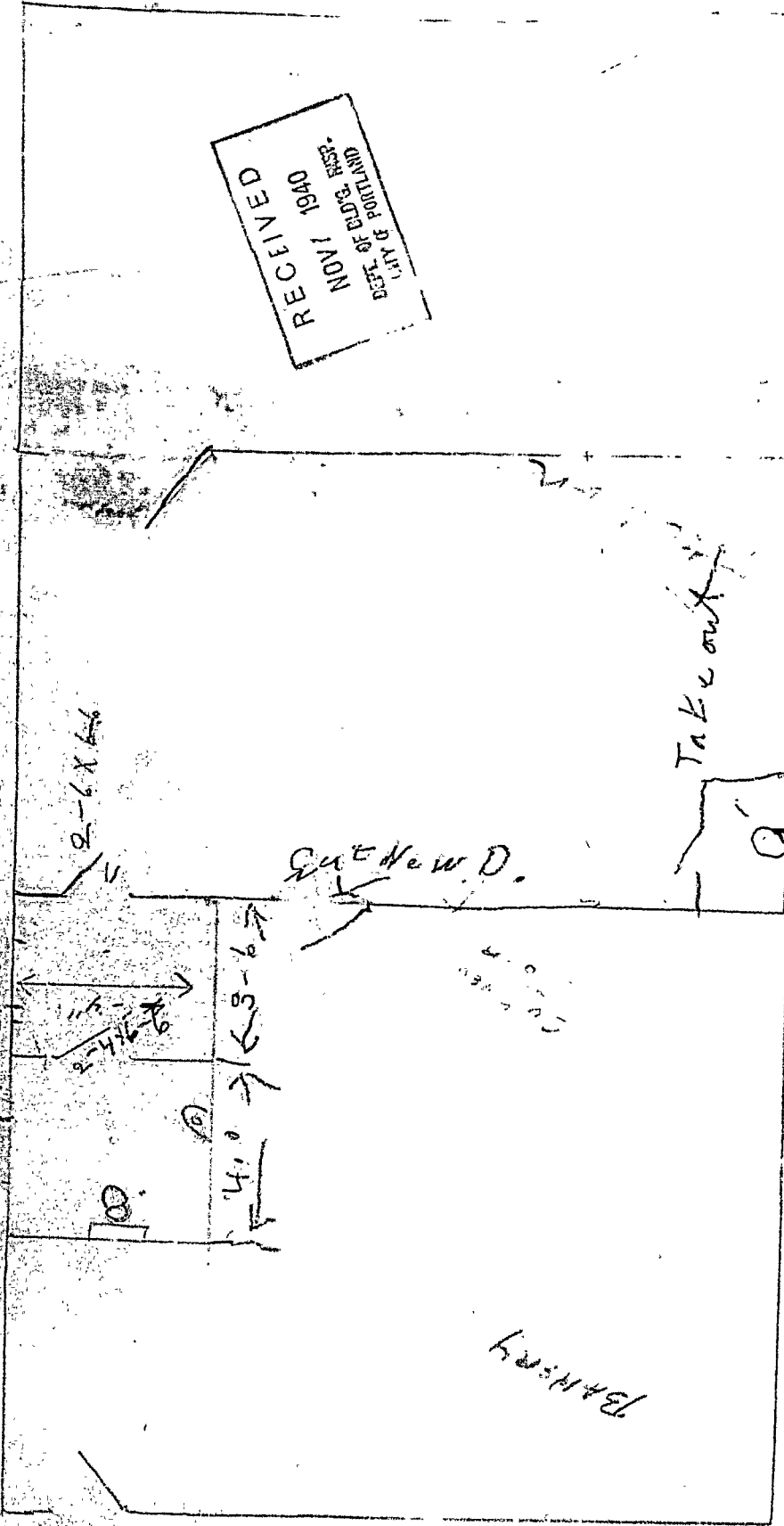
Date of permit: 4/4/47

Approved: 3-1-48 Rm

NOTES

943947

RECEIVED
NOV 1 1940
RECEIVED
NAVY
NAVY
NAVY



Part 2 x 3 16 on centre
covered with plywood
both sides or sheathing

Joists in Bakery at 943-

Joists in Bakery at 943-



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. 1807

Portland, Maine, November 7, 1940

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 945 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's or Lessee's name and address Harry Miller, 38 Sheffield St. Telephone _____
Contractor's name and address William Shortill, 292 Congress St. Telephone 2-4256
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Bakery and tenement No. families 1
Other buildings on same lot _____
Estimated cost \$ 50. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use Bakery & tenement No. families 1

General Description of New Work

To provide new toilet and vestibule in bakery as shown on plan. vestibule will be 7' high and closed over the top, existing window ~~18" x 18" ventilation for rest room~~ area, partition to go to ceiling 2x3 studs 16" OC covered with sheathing on both sides, doors to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time

To change window to door in crossway partition

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? yes CERTIFICATE OF COMPLIANCE
FOR BUILDING DEPARTMENT
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? _____

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

INSPECTION COPY

Signature of owner

Harry Miller

Wm. B. Smith

Wm. B. Smith

Permit No. 40/1807

Location 945 Congress St.

Owner Harry Miller

Date of permit 12/8/42

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/13/47, C. G.

Cert. of Occupancy issued 1/25/78

NOTES