

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 570 FOREST AVE IN PORTLAND, MAINE

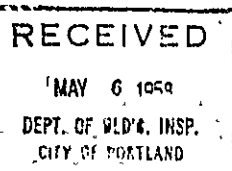
JOHN NAPPI, being the owner of the
premises at 570 FOREST AVE in Portland, Maine hereby gives
consent to the erection of a certain sign owned by NAPPI'S BAKERY
projecting over the public sidewalk from said premises as described in applica-
tion to the Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

And in consideration of the issuance of said permit JOHN NAPPI
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 perman-
ently 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 color
from him to remove it.

In Witness whereof the owner of said premises has signed this consent
and agreement this 5 day of May 1958

Thomas J. Kamin
Witness

John Nappi
Owner





Size of plastic face sign--24 sq.ft.
 Plexiglas;
 Trade name on each piece--Und. Lab.

B2 BUSINESS ZONE

**APPLICATION FOR PERMIT TO ERECT
 SIGN OVER PUBLIC SIDEWALK OR STREET**

PERMIT ISSUED

01513
 OCT 6 1960

CITY OF PORTLAND

Portland, Maine, October 5, 1960

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 540 Forest Ave. Within Fire Limits? _____ Dist. No. _____
 Owner of building to which sign is to be attached John Nappi, 540 Forest Ave.
 Name and address of owner of sign Coca-Cola Bottling Co., 650 Main St., So. Portland
 Contractor's name and address Coyne Sign Company, 195 St. John St. Telephone 2-4 144
 When does contractor's bond expire? Dec. 31 1960

Information Concerning Building

No. stories 1 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
 Electric? yes Vertical dimension after erection 4' Horizontal 6'
 Weight 125 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 2 Are they fastened directly to frame of sign? yes
 No. through bolts 1, Size 3/4, Location, top or bottom top
 No. guys 5, material cable, Size 5/16
 Minimum clear height above sidewalk or street 5' 14'6"
 Maximum projection into street 5' Fee \$ 2.00

Signature of contractor J. Horne

INSPECTION COPY

F-111

Permit No. 60/1573

Location 540 Tauskline

Owner Carson-Cala-Bettling Co

Date of permit 10/6/60

Sign Contra

Final Inspn. 11/9/60

NOTES

10/9/60 Ready for
shop installation

10/7/60 - Shop pump
made 2.8.8.

10/9/60 - water down

10/9/60 - water down

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WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 540 Forest ave IN PORTLAND, MAINE

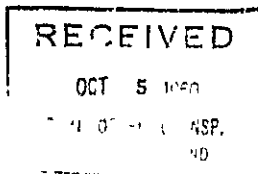
John Nappi, being the owner of the
premises at 540 Forest ave in Portland, Maine hereby gives
consent to the erection of a certain sign owned by The Coca Cola Bottling Co
projecting over the public sidewalk from said premises as described in appli-
cation to the Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

And in consideration of the issuance of said permit _____
John Nappi, 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 30th day of Sept 1960.

E. Ruffin
Witness

X John Nappi
Owner





B2 BUSINESS ZONE

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 12, 1958

PERMIT ISSUED JUN 13 1958 CITY OF PORTLAND

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 540 Forest Ave. Use of Building Bakery No Stories 1 Max Building Existing " Name and address of owner of appliance John Nappi Sr. 231 Forest Ave. Installer's name and address Portland Gas Light Company, 5 Temple St. Telephone 2-8321

General Description of Work

To install Gas-fired bake oven (Fish Model 75).

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable 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 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

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 Make No. Will oil 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 First Floor Any burnable material in floor surface or beneath? none If so, how protected? Height of Legs, if any sets on floor Skirting at bottom of appliance? no Distance to combustible material from top of appliance? over 3' From front of appliance over 3' From sides and back over 3' From top of smokepipe Size of chimney flue 10" vent pipe Other connections to same flue none Is hood to be provided? no hood If so, how vented? Forced or gravity? If gas fired, how vented? thru roof permit for ventilation on file. Rated maximum demand per hour 150,000 BTU

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

The burner sets 6" off floor in a brick burner box 3" air space under burner box.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

6/13/58 - [Signature]

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 Portland Gas Light Company

Signature of Installer by: [Signature]

Fm

NOTES

8/15/58 - 200... - 200...

Permit No. 58
Location 576 Juncos Ave.
Owner Peter H. Hays Jr.
Date of permit 6/13/58
Approved [Signature]

Two large sections of horizontal lines for notes, separated by a vertical line. The left section contains a large handwritten 'X'.

Conf Brewer

UK. E714214

*Granted 5/24/58
571.49*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

May 16, 1958

John Nappi, owner of property at 540 Forest Avenue
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Erection of a projecting sign with advertising face about six feet long and three feet high to project from the street line about six feet six inches over the public sidewalk and to include the roof structure necessary to support the sign. This permit is not issuable under the Zoning Ordinance because the property is in a B2 Business Zone where, according to Sec. 9A of the Ordinance such a sign is not included in allowable uses of premises.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

John Nappi

APPELLANT

DECISION

After public hearing held May 29, 1958, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin G. Dunbar

Ralph H. Perry

Henry M. Smith

BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 19, 1958

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, May 29, 1958, at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to permit erection of a projecting sign with advertising face about six feet long and three feet high to project from the street line about six feet six inches over the public sidewalk at 540 Forest Avenue, and to include the roof structure necessary to support the sign.

This permit is not issuable under the Zoning Ordinance because the property is in a B2 Business Zone where, according to Section 9A of the Ordinance such a sign is not included in allowable uses of premises.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to prevent confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result or action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 26, 1958

Mr. John Nappi
540 Forest Avenue
Portland, Maine

Dear Mr. Nappi:

The Board of Appeals will hold a public hearing on Thursday, May 29, 1958, at 4:00 p.m. in the Council Chamber of the City Hall, Portland, Maine, to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

cc: Portland Sign Company
181 Brackett Street
Portland, Maine

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

May 13, 1958

AP- 540 Forest Avenue
Proposed projecting sign and Zoning Appeal relating thereto:

Mr. John Nappi
540 Forest Avenue
Portland Sign Company
181 Brackett Street

cc to: Corporation Counsel

Gentlemen:

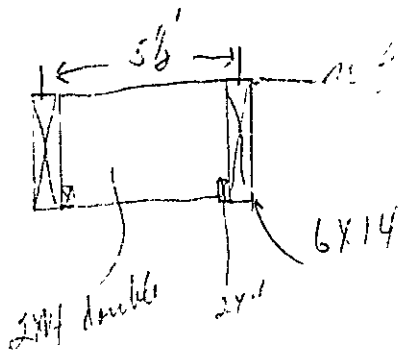
Building permit intended to authorize erection of a projecting sign with advertising face about six feet long and three feet high and to project from the street line about six feet six inches over the public sidewalk at 540 Forest Avenue and to include the roof structure necessary to support the sign, is not issuable under the Zoning Ordinance because the property is in a B2 Business Zone where, according to Sec. 9A of the Ordinance such a sign is not included in allowable uses of premises.

The sign company has indicated the desire of the owner to seek a variance from the Zoning Board of Appeals. Such an appeal is to be filed at the office of Corporation Counsel where a copy of this letter will be found.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD:R



RECEIVED
MAY 15 1958
DEPT. OF HIGH. WSP.
CITY OF PORTLAND



B2 BUSINESS ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure Second Class
 Portland, Maine, May 15, 1958

PERMIT ISSUED
 00557
 MAY 16 1958
 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 and equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, Maine, and the following specifications:

Location 540 Forest Avenue Within Fire Limits? Dist. No.
 Owner's name and address John Nappi, Jr., 540 Forest Ave, Telephone
 Lessee's name and address Telephone
 Contractor's name and address D'Amillo Construction Co., 41 Wellington Rd. Telephone 4-6422
 Architect Specifications Plans No. of sheets
 Proposed use of building Bakery No. families
 Last use " " No. families
 Material brick No. stories 1 Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

To install 1-12" Vitroliner prefab chimney for ventilation of oil-fired bake oven
 " " 1-10" Van Packer " " " gas-fired oven
 " " 1-7" " " " " " gas-fired hot water heater

The applicant has procured the instructions of the manufacturer of the prefab chimney and will follow them in erection and will see to it that the supports are adequate to carry the weight of the chimney as well as all other loads which might come upon those members.

The maximum temperature in these flues will not be more than 500 degrees Fahrenheit.
 Type of fuel - oil and gas Cleanout doors to be provided

To be supported on frame of building

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 D'AMILLO CONSTRUCTION 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?
 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
 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
 Size Girder Columns under girders Size Max on centers
 Kind and thickness of outside sheathing of exterior walls?
 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:

John Nappi, Jr.
 5/16/58

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

John Nappi, Jr.

INSPECTION COPY Signature of owner By:

DATE: Feb. 14, 1958

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF John Nappi

AT 540 Forest Avenue

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

	Yes	No
Franklin C. Hinckley	(S)	()
Joseph T. Gough	(S)	()
Harry M. Shwartz	(S)	()
	()	()
	()	()
	()	()
	()	()
	()	()

Record of Hearing:
No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

58/16
Sustained
2/14/58

VARIANCE APPEAL

January 31, 1958

John Nappi, owner of property at 540 Forest Avenue,
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance
to permit: installation of bake oven and other cooking appliances, any necessary interior
structural changes, and change the use of the present wholesale store of the Maine State
Liquor Commission to a bakery to be engaged in both wholesale and retail business. This
permit is not issuable because the property is located in a B-2 business zone where,
according to Sec. 9-A applying to such zones manufacturing for a wholesale business is
not allowable.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the
strict application of the provisions of the Ordinance would result in practical difficulties or
unnecessary hardship in the development of property which are inconsistent with the intent and
purpose of the Ordinance; that the granting of the variance is necessary in order to avoid
confiscation and permit reasonable use of property; that there are exceptional or unique
circumstances relating to the property that do not apply generally to other property in the same
zone or neighborhood, which have not arisen as a result of action of the appellant subsequent
to the adoption of the Ordinance; that property in the same zone or neighborhood will not be
adversely affected by the granting of the variance; and that the granting of the variance will
not be contrary to the intent and purpose of the Ordinance.

By:

John Nappi
APPELLANT

DECISION

After public hearing held February 14, 1958, the Board of Appeals finds that all of the above
conditions do exist with respect to this property and that a variance should be granted
in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

Freddie G. Hinkley
Henry M. Hinkley
[Signature]
BOARD OF APPEALS

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

January 31, 1958

AP - 540 Forest Avenue
Change of use of wholesale liquor store to bakery for both
wholesale and retail business

Mr. John Nappi
540 Forest Avenue

cc to: Corporation Counsel

Dear Mr. Nappi:

Building permits intended to authorize installation of bake oven and other cooking appliances, to authorize any necessary interior structure changes and to authorize change of use of the present wholesale store of the Maine State Liquor Commission, to a bakery to be engaged in both wholesale and retail business, ^{are not issuable} because the property is located in a B-2 business zone where, according to Sec. 9-A applying to such zones manufacturing for a wholesale business is not allowable.

You have indicated your desire to seek a variation from the Board of Appeals. Such an appeal is to be filed in the office of the Corporation Counsel where you will find a copy of this letter.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD:M

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 14, 1958

Jack Agger, Esq.
98 Exchange Street
Portland, Maine

Dear Mr. Agger:

The Board of Appeals will hold a public hearing
in the Council Chamber of City Hall, Portland, Maine, on
Friday, February 14, 1958, at 4:00 p.m. to hear the appeal
of John Nappl under the zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

CHAIRMAN

S

cc: Mr. John Nappl
540 Forest Ave.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 4, 1958

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, February 14, 1958, at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to permit installation of a bake oven and other cooking appliances, any necessary interior structural changes, and change the use of the present wholesale store of the Maine State Liquor Commission at 540 Forest Avenue to a bakery to be engaged in both wholesale and retail business.

This permit is not issuable under the Zoning Ordinance because the property is located in a B-2 Business Zone where, according to Section 9-A applying to such zones manufacturing for a wholesale business is not allowable.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 4, 1958

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, February 14, 1958, at 4:00 p.m. to hear the appeal of John Nappi requesting an exception to the Zoning Ordinance to permit installation of a bake oven and other cooking appliances, any necessary interior structural changes, and change the use of the present wholesale store of the Maine State Liquor Commission at 540 Forest Avenue to a bakery to be engaged in both wholesale and retail business.

This permit is not issuable under the Zoning Ordinance because the property is located in a B-2 Business Zone where, according to Section 9-A applying to such zones manufacturing for a wholesale business is not allowable.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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 the Ordinance.

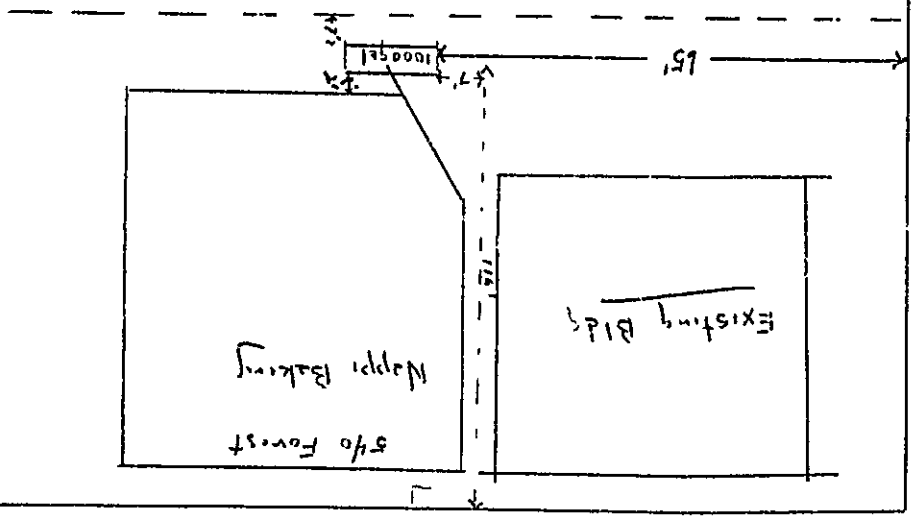
BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

Fishmont St.



(existing bakery) Forest Ave. 04-5

Community Oil Co. Inc.
207 Kenmore St.
Portland, Me.
Tank size 48' x 125'
Tank for #2 Fuel

RECEIVED
 APR 25 1958
 DEPT. OF ALB. INSP.
 CITY OF PORTLAND

4/25/58



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

00459
APR 29 1958

CITY OF PORTLAND

Class of Building or Type of Structure Installation

Portland, Maine, April 25, 1958

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: 540 Forest Ave. Within Fire Limits? Dist. No.
Owner's name and address: John Nappi, 231 Forest Ave. (National Distributors) Telephone
Lessee's name and address: Nappi's Bakery, 540 Forest Ave. Telephone
Contractor's name and address: Community Oil Company, 204 Kennebec St. Telephone 4-3964
Architect Specifications Plans yes No. of sheets 1
Proposed use of building: Wholesale & Retail Bakery No. families
Last use No. families
Material: brick No. stories: 1 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ Fee \$1.00

General Description of New Work

To install 1000 gallon fuel oil storage tank (underground) for private use.

Tank will be 3' underground and painted with asphaltum. Tank bears Underwrite's Label. Size of vent pipe 1 1/2"

4/25/58
Asst to Fire Dept.
Rec'd from Fire Dept. 4/29/58

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, w/ at is proposed for sewage?
Has septic tank notice been sent? For n 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
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
Size Girder Columns under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
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? 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

APPROVED:

Signature of Chief of Fire Dept.

John Nappi
Community Oil Co.

Signature of owner by: William S. Ward

SECTION COPY

NOTES

5/2/54 All installed -
D.H.

Handwritten notes area with horizontal lines. A large 'X' is drawn across the middle of the page.

Permit No. 53/1407
 Location 540. Jones H. H. Co.
 Owner W. H. Jones & Co. Inc.
 Date of permit 1/4/29 153'
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

APPA

INSP



EQUIPMENT COMPANY

••• BELOIT, WISCONSIN • U. S. A. • PHONE COLLEGE 3300

June 6, 1958

*Labelled OK
UL E714214*

John Nappi
540 Forest Avenue
Portland, Maine

Dear Mr. Nappi:

We are sorry that there has been some difficulty in getting approval on the oil firing equipment on your new FISH revolving tray oven. We have been working diligently with the people that manufacture the oil burner and with Underwriters Laboratories.

It appears that the best way to handle the situation is for Grant Manufacturing Company to make up a new oil burning unit, have an Underwriters inspector inspect the unit at Grant Manufacturing and put on the proper UL label. We would then ship to you a new oil burner complete with cabinet with the UL label on it. It would be installed in place of your present oil burner and the old oil burner would be returned to us.

This may take a little time as we understand it sometimes takes a few days or even a week to get an Underwriters inspector to inspect any given product. We hope, therefore, that you can explain to Mr. Mac Donald the cause for the delay we are sure that he will understand that it may take as much as a week or 10 days to get the unit to you.

We are sending an extra copy of this letter to you so that you can turn it over to Mr. Mac Donald for his file.

Cordially,

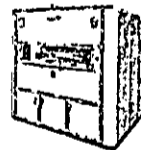
FISH EQUIPMENT CO.

K. C. Goodrich

K. C. Goodrich
Service Department

KCG:p
cc Babb

BUILDERS OF FINE MECHANICAL BAKE OVENS



FU - 6/16/58 WMA:G

AP-540 Forest Ave.-Installation of Oil-fired
burner contrary to Building Code

June 11, 1958

cc to: Fish Equipment Co.
Beloit, Wisconsin
cc to: Grant Manufacturing Corp.
Jersey City 4, N. J.
cc to: Mr. John Nappi
540 Forest Avenue

C.R. Babb Co.
1125 Tremont Street
Boston, Mass.

Gentlemen:

Upon receiving from Mr. Nappi a letter dated June 6th from Fish Equipment Co. to him as the first reply to my letter to you of June 3rd, it was most disturbing to learn that the Fish Equipment Co. have turned the matter over to the Grant Manufacturing Corp. with the prospect of considerable delay before Mr. Nappi has the correct burner which, after all, your Mr. Foran indicated on the application for the permit that the oil burner to be installed would carry the Underwriters' label.

This becomes very important to Mr. Nappi and to us because this is a new bakery, allowed under special zoning appeal, and according to both Building Code and Zoning Ordinance may not legally be operated without a certificate of occupancy from this department. We are forbidden to issue the certificate until all details comply with the Building Code requirements. The only details of Mr. Nappi's new bakery which do not now comply with the requirements are the matters of Underwriters' label on the oil burner and safe location for the remote control of the oil burner.

Thus, unless this department is to stop operation of the bakery (this seems unthinkable when a new establishment is accordingly already "to go"), we ignore the requirements of law as to the certificate of occupancy.

I feel sure that if your company fully realizes the position in which your customer and our taxpayer has been placed you will proceed at once with the utmost determination and dispatch to correct the situation at the earliest possible date.

Frankly, it does not seem adequate to me for you to pass the burden to Fish Equipment Co., then that company to pass it to Grant, and then calmly sit down to let your customer and this department somehow "cover-up" the difficulty.

That the situation may be fully known a copy of this letter is being sent to Fish Equipment Company under the assumption that Grant is the same company listed by Underwriters' Laboratories as the Grant Manufacturing Corp. of Jersey City, New Jersey.

The Fish Company's letter does not indicate that you have a copy, goes on to explain that they propose to have Grant make up a new oil burning unit, and have an Underwriter Inspector inspect the unit at the Grant plant and put on the UL label--then Fish would ship the new burner complete with cabinet to Mr. Nappi and it would be installed (presumably by Babb) in place of the present oil burner, the present oil burner to be returned to Fish. Fish explains that this may take a little time, because even after Grant has made the new unit it will take a few days

or even a week to get the Underwriters' Inspector to inspect the new burner and attach the label. Fish says that it may take as much as a week or ten days to get the new unit to Mr. Haggi's plant.

From similar experiences with non-labeled equipment the Fish estimate of time appears very optimistic indeed.

Unless the burner which Mr. Haggi now has and is using, in some way fails to meet Underwriters' specifications for a labeled burner, it would seem that a much quicker way would have been for Grant to send the specifications for the Haggi burner to Underwriters' Laboratories in Chicago with the request that Underwriters' Laboratories send to their local Inspector a label and the specifications of the Labeled burner. This is standard procedure, and if the Haggi burner is entitled to carry the UL, but does not carry it because of an omission, this process by using the telephone liberally ought to be accomplished in two or three days at the most.

This latter procedure would seem feasible since the Underwriters' list Grant burners as being labeled as models B, C, Types 1, 2; and models BX, CX, type 1, 2.

Will you not step-up this program quickly?

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/JS

June 3, 1958

FU- Mr. A.S- 6/10/58

AP- 540 Forest Ave.- Installation of oil-fired bake oven

C. H. Babb Co.
1125 Tremont Street
Boston, Mass.

cc To: Mr. John Nappi
231 Forest Avenue

Gentlemen:

Our inspector finds that an important detail of the oil-fired bake oven which you have installed for Mr. Nappi at 540 Forest Avenue does not comply with building code requirements. It is important that you get this matter cleared up immediately since the owner will soon need his certificate of occupancy without which it is not lawful for him to operate the new bakery.

When Mr. Foran applied for the permit to install the oven in the name of your company, he indicated that the oil burner had upon it the label of Underwriters' Laboratories, Inc. When our inspector came to examine the installation, he could not find the label. If you are sure that the label is actually on the burner assembly, please tell us quickly where to look to find it.

If the label is not actually on the burner assembly through some oversight on the part of the manufacturer or otherwise, only two alternatives appear:

--the manufacturer of the oil burner to contact Underwriters' Laboratories, Inc. in Chicago, have them send the specifications of the burner with the label to their representative here in Portland who will compare the burner assembly with the specifications, and, if all is in order, attach the label. There has never been any other way to get a label put on an oil burner which was entitled to carry it.

--arrange with the owner to guarantee in writing that there will always be a competent attendant constantly on duty in the room where the oil burning equipment is at all times when the burners are in operation. If the owner is able to guarantee that situation in writing, we shall be able to classify the equipment as what our building code calls an "industrial burner". In such a case the label of Underwriters' Laboratories is not required on the burner.

Whether the burners are eventually labelled or not, a different remote control for both burners is required different from the one installed. A control switch has been provided but it is so close to the equipment that in case of emergency such as a backfire at the burners, a person would not be able to shut down the burners without hazard to himself. This remote control in any event must be either outside of the room where the oven is, or so close to a doorway to this room that a person could reach in and operate the control without being exposed to any hazard in the room.

C. H. Babb Co.

(2)

Please bear in mind that this type of a control is required whether the burners are labelled or are called industrial burners, and it seems likely that a separate control is necessary for each burner. This is a "must" which holds good whether or not there are some electrical controls calculated to shut down the burners in the case of excessive heat.

Again, let me say that we wish to serve this owner without delaying him in any way whatever when he gets ready to operate the bakery. It will be appreciated if you will go into action quickly, accordingly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHC:D:H

P.S.

Our Field Inspector reports that when he was out there one of your men was present, and he could not find the label either.

AP-510 Forest Avenue

March 20, 1958

cc to: Mr. John Nappi
231 Forest Avenue

G. H. Babb Company
1125 Tremont Street
Boston, Massachusetts

Gentlemen:

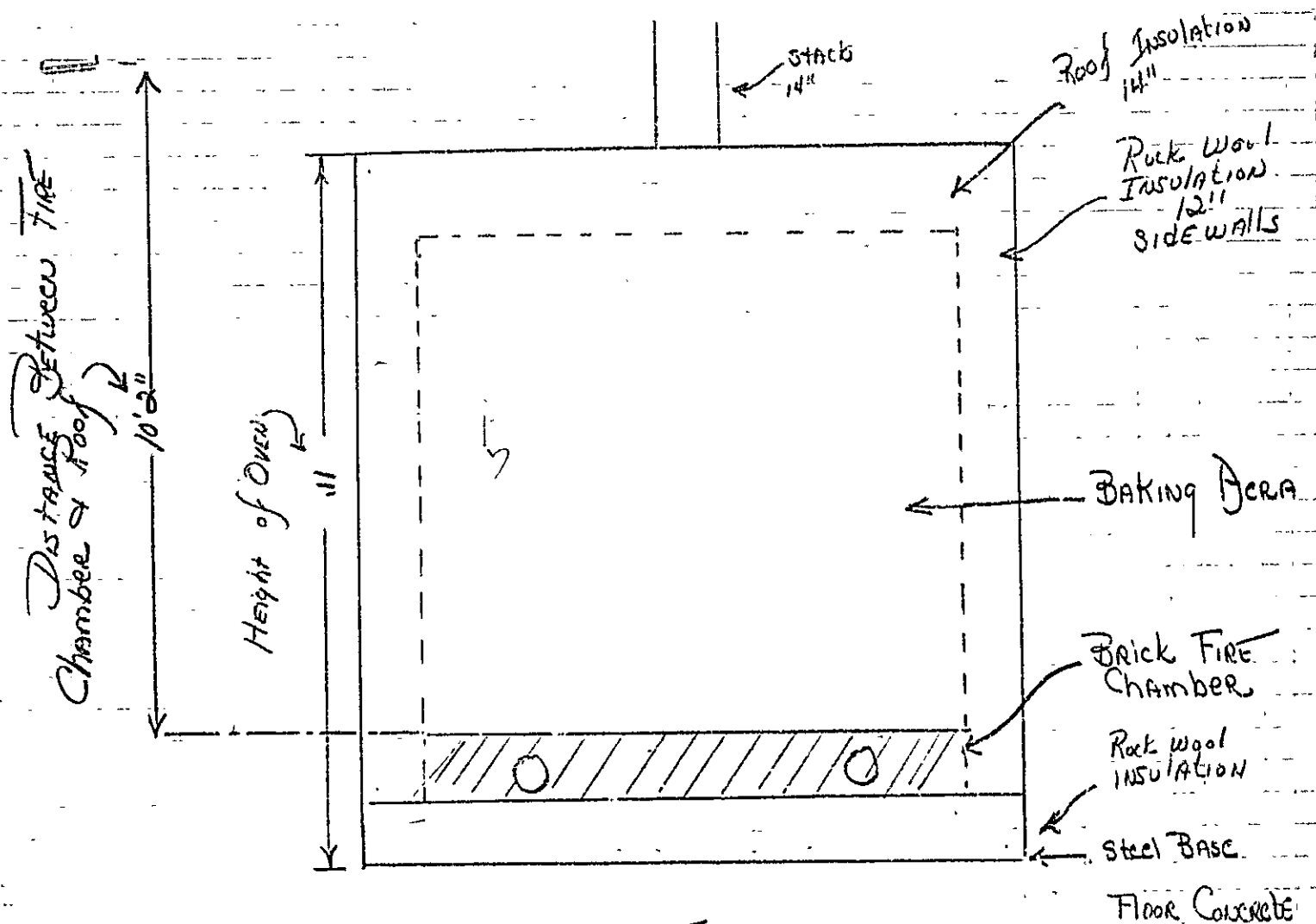
Permit for installation of an oil-fired bake oven in building at above named location in this city is being issued herewith to you. It should be understood that this permit does not cover connection of oil burner to fuel storage tank, work which is to be done by others and covered by a separate permit secured by them.

Neither does the permit now being issued cover erection of a metal stack or a pre-fabricated chimney to serve the oven. A separate permit is to be secured for this work and with application therefor will need to be furnished information adequate to show that all details of the installation are to comply with Building Code requirements.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

JS/jg



Scale 1/2" To ft.

Flue Gas Temp. NEVER OVER 550°

Fish Mechanical Bake Oven
Model 9-108 x 26

Area of oven
Height 11"
Width 11 1/8"
Depth 10'9"



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 19, 1958

PERMIT ISSUED 00250 MAR 20 1958 CITY OF PORTLAND

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 540 Forest Ave., Use of Building Bakery No. Stories 1 New Building Existing " Name and address of owner of appliance John Nappi, 231 Forest Ave. (National Distributors) Installer's name and address ... C. H. Babb Co., 1125 Tremont St. Boston Mass. Telephone Highlands 2-4340

Model General Description of Work

To install Oil-fired bake oven Fish-9-108 by 26

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable 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 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Grant- low pressure Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. 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 First Floor Any burnable material in floor surface or beneath? none If so, how protected? Height of Legs, if any Skirting at bottom of appliance? yes-steel Distance to combustible material from top of appliance? 14" From front of appliance over 4' From sides and back 1' From brick wall from top of smoke pipe Size of chimney flue 14" stack Other connections to same flue none 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

Stack to be installed by others. Electrical work installed by others. The connection from oil tank to burner will be installed by others.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc, 50 cents additional for each additional heater, etc, in same building at same time.)

APPROVED. 3/24/58 with letter by C.H.B. [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining hereto are observed? yes C. H. Babb Company-Boston Mass.

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: William Jordan

F.M.

NOTES

4/24/58 - Work not started - Allen

5/7/58 - Work started - Allen

5/27/58 - Unit all installed. No label on oil tank - Allen

6/3/58 - 15 cables - Wm

6/11/58 - Letter to Balf - Wm

6-23-58 New oil burning unit installed with label
M.L.

X

Permit No. 58/251
 Location 570 South Ave.
 Owner J. Lee Stephens
 Date of permit 3/20/58
 Approved 9/11/58

all
copy

January 31, 1958

AP - 540 Forest Avenue
Change of use of wholesale liquor store to bakery for both
wholesale and retail business

Mr. John Nappi
540 Forest Avenue

cc to: Corporation Counsel

Dear Mr. Nappi:

Building permits intended to authorize installation of bake oven and other cooking appliances, to authorize any necessary interior structure changes and to authorize change of use of the present wholesale store of the Maine State Liquor Commission to a bakery to be engaged in both wholesale and retail business, ^{are not issuable} because the property is located in a B-2 business zone where according to Sec. 9-A applying to such zones manufacturing for a wholesale business is not allowable.

You have indicated your desire to seek a variation from the Board of Appeals. Such an appeal is to be filed in the office of the Corporation Counsel where you will find a copy of this letter.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC:D:M

February 16, 1953

AP - 540 Forest Avenue
Minor alterations and conversion of portion of former storage warehouse to a
bakery for wholesale and retail trade

Jacob A. Agger, Esq.
98 Exchange Street
Mr. Philip P. Snow
477 Congress Street

cc to: Mr. Agger
Health Department

Gentlemen:

Now that the Board of Zoning Appeals have granted Mr. Nappi's appeal for the bakery at 540 Forest Avenue, it is in order to apply for the final permit for the physical changes and change of use and for the installer of the cooking refrigerating equipment etc., to apply for the permits for installing the equipment, to replace the preliminary application filed by Mr. John Nappi, Jr. to get the appeal question settled.

Permits for the bake oven and other cooking equipment and for refrigeration equipment are to be applied for by and are issuable only to the actual installer. These installers of the owner's choice should file these applications with full information to show compliance with the requirements without waiting, so that the owner may not be disappointed as to any opening date.

The applicant for the minor physical alterations and change of use should be prepared to furnish the total cost of all of the changes except the cost of the cooking equipment. On that figure the fee for the building permit is based, and we will credit Mr. Nappi with the dollar which he paid at the time of preliminary application.

OK
It is assumed from Mr. Snow's plan, filed here on Feb. 5th, that the two pairs of double doors, one at the side of the building near the toilet room in front and the other in the rear are still equipped with the anti-panic hardware that was once required on the former theater exit doors. If not there will be a question of the kind of hardware to be used on these doors and that will largely depend upon the maximum number of persons ever to be in the building. On that situation also will depend whether or not exit signs are required.

OK
Since food will be prepared for sale in the bakery, a vestibule will be required with doorway leading from vestibule to bakery at the toilet room at the Forest Avenue front. Both the door from the toilet room to the vestibule and the door from the vestibule to the bakery will have to be made self-closing by means of liquid door closers-- this to satisfy the requirement of the Building Code in 3 c. 212g2.

OK
Please have the plans revised to show this change, to show the maximum number of persons likely to be in the bakery at one time, and to show the width of the side and rear doors from the bakery portion, and have fresh print filed with the new application for the physical alterations.

WMC:RK

Very truly yours,

Inspector of Buildings

Joseph E. Agger, & Mr. Philip F. Snow (2)

p.3.

If women are to be employed in the bakery as well as men, it would be well to contact the Health Department to see whether or not more than one toilet room is required.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

540 Forest Ave.

LOCATION

Issued to **John Nappi**
Pleasant St., Yarmouth Me.

Date of Issue **Sept. 11, 1958**

This is to certify that the building, premises, or part thereof, at the above location, built—altered
—changed as to use under Building Permit No. **56/108**, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
~~hall of building towards~~
Godfords corner.

APPROVED OCCUPANCY
Bakery (wholesale and retail)

Limiting Conditions:

This certificate supersedes
certificate issued **8/16/49**

Approved:

9/11/58..... **A. Little**.....
(Date) Inspector

..... **Warren**.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AP - 540 Forest Avenue

March 3, 1958

Jacob A. Agger, Engr.
98 Exchange Street

cc to: Mr. Agger for contractor

Philip P. Snow, 477 Congress St.

Mr. John Haggi
Pleasant Street
Yarmouth, Maine

Gentlemen:

Appeal to permit change of use of portion of building from storage warehouse to bakery for wholesale and retail trade, including minor alterations, having been sustained by the Board of Zoning Appeals; building permit is issued herewith, but subject to the following conditions:

--bottom edge of 2x5 Fascia at edge of roof on new penthouse is to be metal covered in accordance with Section 402-b-15 of the Building Code.

--permits for base oven and any other cooking and refrigeration equipment are to be applied for by and issuable only to the actual installer. Permits must be secured before installations are started.

When alterations and installations are completed, and an inspection by this department has found all in order a certificate of occupancy must be obtained from this office before the premises can be lawfully used.

Very truly yours,

Theodore Hard
Deputy Inspector of Buildings

TTH/II

Use - 540 Forest Ave - Noppi

2-25-58

Zoning - Appeal Sustained 2-14-58

Area 22,000 sq'

2. Special & General Use Requirements

Questions in Letter W.M.D dated 2-18-58 answered.

3. Construction Details & Design

Fire Dist 1B - No 3rd Class except in outside walls.
Penthouse - OK

6" 14 DF. Roof Beams 5'-6" on 23' span
5.5 x 23 x 47 = 5950
6295 Allow OK

Pint 2.5 x 22 x 18 = 990

Roof load + Finish 6940
8441 Allow OK

15" I 26" 22' span

22 x 22 x 47 = 22,800
21,000 Allow OK

Statement of Design?

6295
2120

8415



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

February 27, 1958

PERMIT ISSUED
00188
MAR 3 1958
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 . . . 540 Forest Ave. Fire Limits: no
 Owner's name and address . . . John Nappi, Pleasant St. York St. Me. Telephone 3-1729
 Lessee's name and address Telephone VI-6-5553
 Contractor's name and address . . . not let Telephone
 Architect Specifications Plans yes No of sheets 4
 Proposed use of building . . . Bakery (wholesale & retail) No. families
 Last use . . . Wholesale liquor store No. families . . .
 Material brick No stories 1 Heat . . . Style of roof Roofing
 Other building on same lot
 Estimated cost \$ 4,000.00 \$ 5.00

General Description of New Work

- To raise existing beams 2'6" - this space to be used for bake ovens.
- To closeup existing door to boiler room and opening original door into boiler room.
- To provide a new 2x4 studding covered on booth side with sheetrock.
- To remove existing ~~existing~~ unit heaters (2) and provide new fin radiation on outside wall.
- all as per plan.
- To change use of the southerly half of this building from its present use as wholesale store for the Maine State Liquor Commission to a bakery engaged in both wholesale and retail business.

appeal sustained 2/14/58

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** ~~xxxx~~ Jack Agger, 98 Exchange St. City

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 sewer?
 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
 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
 Size Girder Columns under girders Size Max. on centers
 Kind and thickness of outside sheathing of exterior walls?
 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? 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

John Nappi

APPROVED:
[Signature]

INSPECTION COPY Signature of owner by: *John Nappi*

F.M.

NOTES

3-20-58 Not started *Allyn*

4/9/58. Work started -

Allyn

4/24/58. Work done under

the permit. Check on permits

for other installations - *Allyn*

5/14/58. Unable to get in -

Allyn

5/29/58 - Remote control

was needed outside of

room says Mr. McDonald.

Allyn

6/10/58 - Remote control

unit still not on table

are not up on furnace.

Prober cannot say much.

Allyn

6/11/58 - Mr. McDonald

called Mr. Maffei for Mill

gas the unit is not

adjust need to straighten

this out - *Allyn*

6-25-58

Map's -

- 1. Amendment to
- change door openings
- 2. Metal under
- facias. penthouse
- 3. Remote oil burner
- emer. switch.

Allyn

7/1/58 - I talked with the

man about remote control

switch. They have one by

the Bureau that operates

by a key. I said this

should be O.K. if a sign

was put on it so anyone

would know what it was.

- *Allyn*

7/17/58 - Same as above -

Allyn

7/31/58 - Label needed for

remote control unit.

Allyn

58/158

Permit No. 58/158

Owner *John McFarlane*

Date of permit 5/3/58

Notif. closing-in

Insp. closing-in

Final Natif.

Final Insp. 5/11/58

Cert. of Occupancy issued 9/11/58 WWA

Sinking Out Notice

Form Check Notice

8/15/58 - Unit still needed

Mr. Maffei says he will try

to have it on table next week.

- *Allyn*

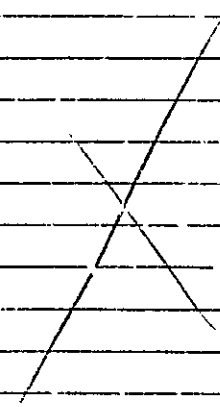
8/21/58 - Same. *Allyn*

8/28/58 - Same. Mr. Maffei says

it will be fixed tomorrow.

Allyn

9/11/58 - Work done - *Allyn*





APPLICATION FOR PERMIT

PERMIT ISSUED
02724
GOS 14 1047

Class of Building or Type of Structure Second Class

To the INSPECTOR OF BUILDINGS, Portland, Me.

PORTLAND, MAINE, October 14, 1947

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 536 Forest Avenue

Owner's name and address Leon J. Gorman, 112 Garden Rd., Ft. Lauderdale, Florida Telephone _____

Contractor's name and address John Roberts, 26 Union Street Telephone _____

Use of building—Present Theatre Proposed Theatre

No. Stories 1 Style of roof flat Type of present roof covering tar and gravel

Type and Grade of roofing to be used tar and gravel No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To renew roof covering

Leon J. Gorman

Signature of Owner By: John A. Roberts

Fee \$ 50
INSPECTION COPY

Inquiry 536 Congress St.
Cameo Theater

March 14, 1947

ATH
ESS
PHT
AJS
TH
VDC
V.D.
JES

Mr. Arthur H. Goldstein, Dist. Mgr.
Strand Theater
565 Congress Street
Portland 3, Maine

Subject: Inquiry as to application of city ordinance
concerning projection of a flag pole for advertising
purposes over the public sidewalk of
Forest Avenue

Re: 011

Answer to the above inquiry is approximately the same as that given in another letter relating to projection of a similar flag pole over the public sidewalk of Congress Street at the Strand Theater.

From your description of the proposal in the letter, I assume that you intend the 11-foot dimension of flag to be approximately upright. While it is not clear in my mind how high the flag pole would be above the sidewalk, it looks to me very much as though such a long flag would come very close to the sidewalk.

I note from your letter that you propose to open the Cameo Theater again on the 5th of April, which is only three weeks away. It is suggested that you get from the files of William K. Fields, Jr. my letter of February 11, relating to conditional approval of a license for the Cameo Theater and improvements necessary for safety.

You will note that to avoid embarrassment to the theater since they had the opening advertised at that time and did not have sufficient time to make the required improvements before the actual opening, I approve the license subject to five conditions listed in the letter. If you will read the last paragraph of the letter, you will see that if you keep faith with me on that account and to avoid any action on the part of this office to prevent opening of the theater on April 5, all of these five items must be taken care of before that date.

It is possible that care of them have been taken care of, but to be certain that no duplicate blueprints of the theater as required by the Public Assembly Ordinance have been filed here. This, too, must be taken care of well before the opening date.

Very truly yours,

Inspector of Buildings

Mac/S

CC: Barnett I. Shur
Corporation Counsel

Oliver T. Sanborn, Chief
of the Fire Department

Handwritten notes:
F
K
MS/14/47

Handwritten notes:
Rec'd 3/10/47
T. H. W.

THE STRAND THEATRE
565 CONGRESS STREET
PORTLAND 3, ME.

March 8, 1947

Board of Street Commissioners
Portland
Maine

Gentlemen:

Cameo Theatre, Forest Ave. is scheduled to reopen the 5th of April.

The situation as regards advertising attractions at this theatre is very poor due to both the lack of a front, an outside lobby, and a marquee.

In an attempt to get some advertising value at the theatre, it is desired to project a flag pole extending between the roof of the building and the bottom of the projecting sign "Cameo".

It is my understanding that the Cameo sign projects from the building a distance of 5 1/2' and the building line to the street is a distance of 15'. Information desired as to whether or not authority from your office is necessary for the projection of a flag pole underneath the "Cameo" sign 12' beyond the building from which will be hung an attraction banner measuring approximately 11'x6', long way top.

Would appreciate early consideration and decision on this matter in order that the proper advertising steps can be taken by us.

Respectfully submitted,



Arthur H. Goldstein
District Manager

AMG/jh

INQUIRY BL.

ZONE "G"

FIRE DIST. No. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Ver: 1
By Telephone

Date 3/14/47

LOCATION 536 Forest Avenue OWNER Mabel K. Gorman

(Cameo Theater)
MADE BY Arthur H. Golstein, Dist. Mgr., Strand Theater TEL. _____

ADDRESS 56 Congress Street

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: As to projecting a flagpole for advertising purposes over the public sidewalk of Forest Avenue.

ANSWER: See letter of March 14, 1947

DATE OF REPLY 3/14/47 REPLY BY W.C.D.

CITY OF PORTLAND, MAINE

APPLICATION FOR A Theatre.....LICENSE FOR A PLACE OF PUBLIC ASSEMBLAGE

February 5.....1947

To the Municipal Officers:

The undersigned applies for a Theatre.....license, involving a place of public assemblage for a period from Feb. 5.....1947.....to May 1.....1947..... inclusive.

Firm Name...Cinema Theatres, Inc.....

Name (under which the license is to be granted)...Cinema Theatres, Cinema Theatres, Inc.

Location536 Forest Avenue.....

Location in Building of Activity	Capacity in Persons	Name of Room if any
Main Floor.....	594.....
.....
.....

Name of Licensee...Cinema Theatres, Inc...Address...Hotel Bradford, Boston, Mass....

Name of Manager...George C. Cronin...Address...286 State St., Portland, Maine

Name of Owner of Building...Leon P. Gorham, Sr...Address...94 Forest Avenue....

(Signed) William A. Field, Jr.....

Approved:....., Chief of Fire Dept., subject to conditions:.....

Approved:....., Chief of Police, subject to conditions:.....

Approved: 2/10/47. *W. A. Field, Jr.* Inspr. of Bldgs., subject to

conditions: providing, without delay, a liquid door closer on heater room fire door; a new exit light over rear exit doorway in wall towards Woodfords; also a directional arrow on existing exit light; suitable fresh air supply to boiler room without reliance on fire door being open; and handrails on both sides exit stairs toward Woodfords; and duplicate blueprints of theatre for inspection purposes.

Denied by Municipal Officers,.....subject to above conditions indicated thus *

Attest:.....City Clerk.

CITY OF PORTLAND, MAINE
Office of the City Clerk

License expires... May 1 1943 April 16 1945

Application for (RENEWAL) or (NEW LICENSE) for a license to operate
(Check the one Desired) Moving Picture Theatre Dance Studio
 Stage Productions Other Amusement
 Dance Hall

Name ... Cameo Theatre Location ... 535 Forest Ave

Name of the Operating Company or Individual... Cinema Theatres, Inc. Address... 570 Forest Ave

Name of Manager... none at present Address

Owner of Building... Leo P. Forter Address... 58 Deerfield Ave

If OTHER AMUSEMENT than indicated above describe here

Have complete plans of the establishment been filed in duplicate with
Inspector of Buildings? (Answer Yes or No)

FEES (Enclosed) \$.. 100.00

IF A THEATRE

Seating capacity of orchestra, exclusive of boxes? 598

Seating capacity of first balcony, if any? none

Seating capacity of second balcony, if any? none

Total seating capacity of boxes, if any, fixed seats? none

loose seats?

Grand total capacity? 598

IF OTHER THAN THEATRE

Seating capacity main floor, loose seats or sections of seats at tables
or otherwise?; fixed seats (fastened down), booths or otherwise?

Seating capacity first balcony, if any, fixed seats? loose seats?

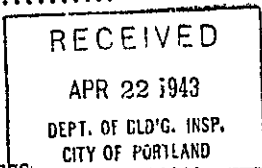
Seating capacity second balcony, if any, fixed seats? loose seats?

Estimated capacity for dancing or similar activities?

Total seating capacity main floor when part is used for dancing or similar?

Signature operating individual or company... Cinema Theatres, Inc.
Leo Young, District Mgr.

Note: This theatre is not open at present.



CITY OF PORTLAND, MAINE

APPLICATION FOR A Theatre.....LICENSE FOR A PLACE OF PUBLIC ASSEMBLAGE
.....October 24.....194 5

To the Municipal Officers:

The undersigned applies for a theatre.....license, involving a
place of public assemblage for a period from ..October 28.....1945.....to
May 1.....1946..... inclusive.

Firm Name...Cameo Fine Art Theatre.....

Name (under which the license is to be granted)...Cinema Theatres, Inc.....

Location ...536 Forest Avenue.....

Location in Building of Activity	Capacity in Persons	Name of Room if any
.....536 Forest Avenue.....550.....
.....
.....

Name of Licensee..Cinema Theatres, IncAddress...672 Forest Avenue.....

Name of Manager ..June Durst.....Address....50 Davison Street.....

Name of Owner of Building Leon P. Gorman.....Address 58 Deerfield Road.....

(Signed) ..Leo P. Young.....

Approved:.....Oliver T. Sabers....., Chief of Fire Dept., subject to
conditions:.....

Approved:.....John F. McCall....., Chief of Police, subject to
conditions:.....

Approved:..10/28/45.....Ferran McDonald....., Insptr. of Bldgs., subject to
conditions : 1st. without delay emergency exit lighting system, public hardware
on entrance doors, new directional exit light for one exit, handrails on both sides
w/l stairs used by public, suitable fresh air supply to heater room, approved closing
device for heater room fire door, to be provided; and bars and holders on exit doors,
and gas stove in rear office to be removed, the latter before theatre is opened.
Granted

Denied by Municipal Officers,.....subject to above conditions
indicated thus *

Attest:City Clerk.

3-299
Field
Brown

GENERAL DATA SHEET --- ACTIVITIES LICENSED BY MUNICIPAL OFFICERS

Type of License Theatre

Location 536 Forest Ave

Name of General Establishment Carnes

Name and Location in Building of Particular Rooms Licensed with Capacity of Each in Persons

	Capacity of Persons Theoretical by B.C.	Limits Set in License
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Name and Address of Owner of Building Mabel K Gorman
58 Deerfield Road

Name and Address of Licensee _____

Data about Plans Filed and License

Current License?	Date Expiration?	Plans Filed?	No. Sheets?
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Cinema Theater

10/30/45. Bars on exit doors removed. ON
stage in room near office, disconnected.
Pictures both shutters were up, door not
self closing and device covering
shutters not satisfactory.

11/20/45. Went over the above situation
with Miss. Ins. Insp.:

11/24/45. Insp. in connection with
application for license revealed none of
the work below has been done.

- 1- No emergency lighting system.
- 2- Anti-Panicle hardware not on front doors.
- 3- Exit light (440) right side not changed.
- 4- Nothing done on boiler room.
- 5- Fire handrails, stairs used by public.
- 6- No plans showing safety features filed.

Misc. Both exit doors, door was not
self closing and front slides to be
adjusted to close tightly. Matten

Camilo S. ...

... ilage
536 Forest Ave

10-25-45

Report of inspection for ...

Tel-2-1853

SL

IN BRIEF

- * ① What system of lighting is used.
 - * ② Picture Booth loc. inspected.
 - * ③ Front door by other locks. ic hardware, etc.
 - * ④ Remove door key trans used in lock. ing. or other iron cross
 - * ⑤ Sign for exit near main room to be moved over door (back runway) & be directional illuminated.
 - * ⑥ All stairs used by public to have handrails both sides.
 - * ⑦ Gas stove in main room. office to be removed, and turning to chimney & kitchen.
 - * ⑧ Heater room checked over for fuel. as necessary for proper combustion. Very poor. ...
 - * ⑨ ... set of plans to be filed, allowing correct setting and in of fixtures.
- See sheets 1 (attached) for detailed explanation of above matters.

See report 2-5-47.



Public Amusement

①

Camel Theater

536 Forest Ave

10-25-45

226

Inspection in connection with license application filed 10-24-45

① In a letter dated Dec. 14, 42, Lion Gorman, Jr. said he would file two sets of plans as called for in your letter of Dec. 11, 42. None have been received yet.

Capacity should be determined, and check on the various forms. At present considerable discrepancy exists. Set out in 4, 39, attached to permit 89/115 gives max. of 500. License application of Oct. 24, 45, gives 550, and by actual count 594.

② I neglected to check the system for emergency lighting. Your letter July 11, 1940, urges a better system than now being used. Working boards or through portable "spots" might have been used.

③ The picture booth was locked so no inspection could be made.

④ The front entrance door open out but do not have anti-panic hardware. The standing door has top and bottom bolts and the working door locks with a key and is not operative from the inside when so locked. Anti-panic hardware must be provided and other locks and fasteners removed.

⑤ All emergency exit door openings are covered by drapes. The doors are double, out-swinging and have an anti-panic bar on the right door. There is an iron cross-bar for locking purposes that will have to be discontinued. (This applies to all emergency exit doors)

⑥ The exit sign for the exit near Forest Ave. on the Woodford side is on the wall, but 12' away. It should be over the door or have directional illumination if in its present location.

- over -

Cameo Theater

Cont'd.

③

the floor seats. The copy with a partially obstructed view makes an improvement advisable. In view of the stage showing that these steps lead to an exit would help.

The exit to the left of the screen is even more obstructed. The exits leading to a higher level but the exits down on the stage are also located that the screen obstructs the view of this for quite a section of the center seats. A directional sign on the wall would greatly improve this.

The ceiling situation is the same as when letter of August 40 was written, stating it could not be fireproofed or treated, and the section near Woodford's covered with wire about 7/8 inch on wood strapping. Permit 40/992 calls for rock wool insulation for this ceiling.

See report 2-5-47.

Public Amusement

①

Camel Theater

536 Forest Ave

1944
S.L.

Inspection in connection with license application filed 12.27.43

① Your letter dated Dec. 12, 43, dealing with the same has been filed. I have not yet received the plans as called for in your letter of Dec. 11, 43. None have been received yet.

Capacity should be determined, and check on the various forms. At present, considerable discrepancy exists. Letter of 11.24.39, attached to permit 39, says maximum of 500. License application of Oct. 24, 43, gives 550, and by actual count 594.

② I neglected to check the system for emergency lighting. Your letter July 11, 1943, urges a better system than has been used. "Wording boards on the high portable spots" might have been used.

③ The picture booth was locked so no inspection could be made.

④ The front entrance door open but does not have anti-panic hardware. The standing door has top and bottom bolts and the working door locked with a key and is not operative from the inside when so locked. Anti-panic hardware must be provided and other locks and fastenings removed.

⑤ All emergency exit door openings are covered by drapes. The doors are double, outside opening and have an anti-panic bar on the right door. There is an iron crossbar for locking purposes that will have to be discontinued. (This is for all emergency exit doors)

⑥ The exit sign for the exit near Forest Ave. on the Woodford's side is on the wall, but 12' away. It should be over the door or have directional illumination if in its present location.

- OVER -

(6) Both sets of stairs leading from the floor to the exit on the Bradford side, stage end, have handrails on one side only. Handrail to be provided to the other side.

(7) The gas stove in the room in the rear of the office should be removed, doubtful if used.

(8) The heater room should be checked by someone experienced in that line, especially as to fresh air intake for proper combustion. At the time of inspection, the heat in this room was intense but only with both doors to the first open could it be felt. The second door construction of the duct was ordered removed in letter July 11, 1930. The asbestos covering of the heater has pulled away and crumbled off over considerable area, permitting heat that would naturally be confined to the foot of the stairs to radiate in the heater room. The fire door at opening of this duct is self-closing but the door is open, the door at the head of the stairs is not self-closing.

Suggestions for later improvement.

On the walls of both outside aisles, and between 4' and 5' above the floor, several steam pipes run the full length of the aisle. A person can easily receive a severe burn when these pipes are hot. Some sort of guard or protection should be worked out.

The exit sign over the exit at the right of the stage is not too clearly visible from several parts of the center section of seats. The door that this sign is over is at a level 22 or 23 feet above

Camera 21. n. 4

Cont'd.

(7)

the first seats. This confusion with a partially
obstructed view makes an improvement
advisable. A sign to the right of the steps
indicating that these steps lead to an exit would
help.

The exit to the left of the screen is even more
obstructed. These and steps leading to a higher level
but the steps down and sign are also located that
the screen obstructs the view of this sign. A
section of the center seats is directional signs
on the wall would greatly improve this.

The ceiling situation is the same as when
letter of August 40 was written, stating it could
not be fire resistant material, and the
sections near Woodford covered with wire
about 7/8 inch on wood strapping. Permit
40/992 calls for rock wool insulation for this
ceiling.

See report 2-5-47.

ATH
RMT
LTS
HL
68

Public Amusement
Classes License

October 26, 1945

Classa Theatres, Inc.
678 Forest Avenue
Portland 5, Maine

Subject: Improvements in Classa Theatres
at 686 Forest Avenue required under Public
Amusement Ordinance

Gentlemen:

Attached is my approval today of your application for theatre license and the following conditions:

That without delay emergency exit lighting system, anti-panic hardware on entrance doors, non-directional exit light for each exit, handrails on both sides, suitably placed fire door, to be provided; and bars and holders on exit doors, and gas stove in rear office to be removed, the latter before the theatre is opened to the public.

Note that the gas stove in the rear office is to be removed together with the vent pipe, and openings in chimney closed with masonry; and bars and holders for each exit door, and all other fastenings of exit doors other than those operated by anti-panic hardware are to be removed—all of this before the theatre is opened to the public.

All of the other improvements are required to be made as soon as physically possible.

An emergency lighting system for the theatre is required. I recommend that you approve in advance, by the Chief of the Fire Department, the type of system which "flashlights the theatre automatically in the event of a power cut", instead of the kind of system which you have at the Classa Theatre.

The requirement for anti-panic hardware on the entrance door is obvious as you have done similarly in your other theatres.

The exit light intended to indicate the emergency exit at the side of the theatre toward Woodfords Square is not suitably located. It should be relocated over the exit doors which it is intended to mark and point is angled somewhat instead of being placed flat against the wall so that there will be no doubt about the entrance of the theatre being able to reach it.

Both entrance doors at the front of the theatre on the side toward Woodfords Square, both leading to the emergency exit door are required to be equipped with handrails on both sides, full length of steps.

It is necessary that you get some competent advice from a heating engineer as to providing sufficient fresh air to the theatre for safe combustion of the oil burner. It is understood that there is a duct from a fresh air intake, located outside the theatre, to the boiler room, but this is very inefficient in the boiler room. Sufficient positive fresh air supply should be provided so that the oil burner will function efficiently and safely without requiring opening the fire door to the outside.

Cinema Theatre, Inc.

October 18, 1935

tions about this fresh air duct corrected. There is no door opening to it which
contrary to all principles of safety, and it is necessary if this duct is to be main-
tained that the inside of it be tight and really of non-burnable material such as
heavy gauge metal or the like. This duct for fresh air should be taken care of
immediately, as failure to provide sufficient fresh air may cause the
the oil burner which might prove dangerous for people in the theater and could
do the business of the new theater no good. I cannot urge you too strongly to get
the expert opinion of someone who really knows what is needed in this connection.
If mechanical ventilation is needed, or if structural changes are needed, they
should be covered by a permit from this office before the work is started. Permit
for mechanical ventilation both inside and to the street is needed.

The fire door of the boiler room is required to be either self-closing or self-
closing and kept closed by an approved device or non-flammable material (keeping open but
capable of closing without fail) in case fire occurred. The former self-clos-
ing arrangement is not satisfactory, and if that type of door is desired a self-clos-
ing door closer is necessary. If you desire a self-closing hardware, then the standard
and standard hardware should be secured except to a spring to rely on some hardware
device.

The picture booth was located at time of inspection, but it is hoped for
prompt that you will put out all equipment there, including the shutters, the automatic-
closing devices of them, the connections on the door and everything else fully in
order before the theater is opened.

There is the question of the drainage over the exit doors. These matters are
under the jurisdiction of the Chief of the Fire Department, however, and you should
consult him as to what is necessary. As you have done in the case of your other theaters,
the Public Assesing Board requires that you provide with it only one set of
this office in duplicate a plan of the exit basins showing completely all features
relating to safety of patrons and employees, this plan to be done to an appropriate
scale and by a person thoroughly experienced in such work, each copy to be a reproduc-
tion from the same original with all of the information in each copy and free that
original. These plans in you at least one for information and one for this
office, one for the Fire Department. These plans should be made like the above
improvements, including the means of providing fresh air to the boiler room.

Adjustment of the location of the exit lights indicating the two emergency
exits of the screen end of the theater is needed so that they can be clearly visible
to people in the seats and indicate more clearly what direction to take in case
these emergency exit doors. When you are ready to make this adjustment, I suggest
you notify the office and our inspector will go out and go over the matter with
you to do it.

Very truly yours,

Inspector of Buildings

Wichita

CC: Chief Engineer

Chief Yeasli

J. Edwin Smith

City Engineer

Public Accountant Casper Thwait

536 First Ave.

2-10-47

10. BRIEF

Anti-Radiation
Working on anti-radiation
for atomic bomb
Project at Los Alamos
October 1945

Remove all locks and provide
anti-radiation hardware

See the Chief record
in case of fire

No fire light - Chile sign, wall on Woodford side. Make directional

Work visible with lights out
Tank level and 3-Heater Room. Purge combustion, closing of fire doors,
Gas tank and check closing mechanism at tank.

4. Return to the door to be self-closing, both inside and tight
around door. Fire shutters to be large and on side tight

See the Chief record
in case of fire

5. Station to main exits to have handrails both sides

6. Door to be removed, and exit light provided over
main exit

included with
no fire light
main exit
make firm

7. No outside or site lights (and in use with exit)

8. No emergency lighting system (100 watt incandescent
2 at light at top of door
and 1 at door)

9. No plans (but drawings) filed

2-10-47. Noted Mr. Wilcox's bill of board of the
matters N.C.M.

Public Accounting ①
 James Theater 536 Forest Ave.
 License - Amusement Theatre, Hotel Beal, Boston, Mass.
 Manager - George E. Cronin 386 State St. Boston
 Strand Theater 565 Congress St. 3-2997
 Owner of Edif. Leon P. Germano Jr. 94 Forest Ave.
 Inspection for license applied for and received 2-5-47 M.

A previous license for this theater was received Oct. 24, 45, and approved by this dept. Oct. 26, 45, and issued subject to certain conditions.

On this inspection of Feb. 5, 47, only two of the conditions have been complied with, in spite of the fact that the theater operated on its previous license for several weeks. The bars have been removed from the exit door, and gas stove in office disconnected.

The following matters have apparently received no consideration yet.

1- The exit door is double and swings out, but has no operating dead bolts, besides provision for padlocking from the outside. All of this must be provided.

Exit panic bars have not been provided. Was in conditions of license applied Oct. 26, 45, and must be provided.

2- An exit sign on the wall on the Woodford side is located at least 12' from the actual exit door. This sign cannot be seen from some parts of the theater which probably accounts for its present location. It should be made directional now with the idea of possible improvement later.

3- The theater room is questionable from several angles and has been so for some time. It is recommended in minutes of 10-25-45, this should be looked over by a competent heating man.

The amount of fresh air for proper combustion is important as the heat in the room is intense and the odor of oil very noticeable when approaching the room.

over

The oil tank in connection with the direct action of the
duct has not been examined. This was voided as per Bureau
order.
The fuel tank leading to the engine room (No. 1) is
not closed and is supposed to be self-closing. Weight
has been measured and it is noted that it is

The oil tank (295 gal) is a wide-open tank and a check
is made to see if the hatch had fitted. A
arrangement in shutting off the tank in case of fire
does not look satisfactory. It is noted as well that the
7 or 8 in. thick insulation

4- Door - The door is not self-closing, should
be made so and port by means of a
new door in several places should be tight.
The right hand port facing the ocean is not properly
or tightly covered, when the door is closed.

5- Stairway - Both sides of stairs leading up to
main deck are in same place. (See report of 10-25-45)

6- Stairway - Stairs are not in
and (see report of 10-25-45). While light can be seen
light.

7- In emergency exit has not been tested. Light fixture
in all cases of the same.

8- No emergency lighting system.

9- No plans have been filed.

See report of 10-25-45