

89-95 BROADWAY

173

Number 7

SHAW-WALKER

First col #920R - Half 4 #920R - Third col #9203R - FNU col #02R

Date
Issued

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

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

PERMIT TO INSTALL PLUMBING

Address 173 Broadway

PERMIT NUMBER 4536

Installation For multiple family dwelling

Owner of Bldg Ben Nappi

Owner's Address 173 Broadway

Plumber name

Date April 22, 1976

NEW	REPL			
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS	FLOOR	SURFACE
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
1		HOUSE SEWERS		
		ROOF LEADERS	1	32.00
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		BASE FEE		3.00
		TOTAL		35.00

Building and Inspection Services Dept.: Plumbing Inspection

Ray



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
173 Broadway

INSPECTION COPY

COMPLAINT NO. 74/124

Date Received Nov. 8, 1974

Location 173 Broadway Use of Building residential
Owner's name and address Ben J. & Margaret Nappi, same Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address irate neighbor Telephone _____

Description: R-3 Zone: Nephew is towing in cars and then they work on them on the above property and then test them out on the street out front.
Under Sec. 602.24.C3c, no business is allowed in an residential zone.

NOTES: November 12-1974. I talked with Mr. Nappi:
there is nothing going on at this address
no one works there here
B. Reitzel



R3 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 14, 1969

PERMIT ISSUED
JUL 14 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 173 Broadway Within Fire Limits? _____ Dist. No. _____
Owner's name and address Benjamin J. Nappi, 173 Broadway Telephone 797-6209
Lessee's name and address Benedetto Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families 2
Last use " No. families 2
Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 25.00 Fee \$ 2.00

General Description of New Work

To construct 8' x 5' frame platform (steps are existing) on front of dwelling.

10' to front lot line. *Installed shawnee steps instead.*

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 owner

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? *yes*
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front (2)-9 depth _____ No. stories _____ Solid or filled land? _____ earth or rock? _____
Material of foundation with footing _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof none Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind hemlock; Dressed or full size? dressed 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 2x10 8", 2nd _____, 3rd _____, roof none
On centers: 1st floor 16", 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor 5', 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:

W.L. R.L.S. 7/14/69

Miscellaneous

no

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*

Benedetto J. Nappi

CS 301

INSPECTION COPY

Signature of owner by *Benedetto J. Nappi*

NOTES

9/12/69
 Nothing started
 1-20-70
 Installed shower
 stops approx 12 ft in
 with the shower
 service door etc
 7/14/69

Permit No. 69/685
 Location 173 Broadway
 Owner 6 Boulevard St. N.Y.C.
 Date of permit 7/14/69
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Address		PERMIT NUMBER		419
Installation For:		Dwelling		
Owner of Bldg.:		Ben J. Kappi		
Owner's Address:		172 Broadway		
Plumber:		Date:	6/10/69	
Ben J. Kappi		NO.	TYPE	
NEW	REPL			
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		FISHWASHERS		
	1	OTHER (CLOSET FEED)	1	2.00
		TOTAL	1	2.00

App. First Insp.
Date 6/11/69
By WALTER H. WALLACE
~~DEPUTY PLUMBING INSPECTOR~~
App. Final Insp.
Date 6/18/69
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR
Type of Bldg.

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

Building and Inspection Services Dept.: Plumbing Inspection

FROM THE DESK OF
ROBERT LOVELL BROWN

173 Broadway —
"Benedetto"

MUSIC BEING DONE
INCLUDING WIRING ETC.

WITHOUT PERMIT.

STAIRS VERY BAD —

CONFIRM —

9/27/77
from post demolished
bad
falling down leads
from 1st floor bath
into
cells

Nothing
wrong here

6-2-69

Notify Health Dept

" Electrical "

" Plumbing "

178 Broadway

Front porch, that was the length
of the front of the house has been
demolition without a permit.

The ^{part of the} ceiling in the bath room has
been down for sometime and the
owner lives on the second floor &
his toilet bowl is directly over the
one on the first floor & the first
flr is always getting water from
above. Outage: reference to fix
ceiling. I was told when the
toilet flush just runs into the
cellar due to leaks & when the
water is pumped out of the base-
ment onto the side street (Firegut.)

All electrical outlets & switches
snap sparks and are loose in
some areas. Kit & hallway area
worst. Few cracks in the
but not too bad. Plaster is ok
& no doubt will come down someday.

He has remodeled second
flr & built a bedroom in the attic.
OVER

II

Basement was locked so I
couldn't get in to check sewer
pipes etc.

He has a faulty furnace
that hardly warms the radiators,
the janitor said they have about
froze past months.

Mrs. Eleanor Downs made the
complaint and is moving to
104 Columbia Rd today 6-2-69
she will keep the key to the
apartment until June 11th, 69, we
can get the key from her
there.

1 picture attached:

— Front stairs are bad: Hugh —
It is said he intends to do as he pleases,
could mean he will be troublesome:



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

R3 RESIDENCE ZONE

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 40

Date Received July 9, 1959

Location 93 Broadway

Use of Building

Owner's name and address Ben J. Nappi, 93 Broadway

TOBY NAPPI, 17th St.

Telephone No Tel

Tenant's name and address

Telephone

Complainant's name and address Mrs. Braadland, 54 Eighth St.

Telephone 5-1784

Description: Neighbor says pigs and chickens are kept on this property, thinks it may be City property

NOTES: Complainant says these animals have been there only for the past few weeks.

7/13/59. Complainant not at home. Could not find any pigs or chickens in this neighborhood.

7/14/59. Three pigs are in the rear of the yard at 93-95 Broadway, about 15 ft from Broadway and about the corner from Farnum and 17th St. Mrs. Ben Nappi says (Pig) helping to Toby Nappi (Range, 5th St. Chickens are Mrs. Ben Nappi's. She has had them since Easter. She will kill them off right away. Told Mrs. Nappi to tell Toby Nappi to move his pigs at once. He feeds them every day and she will tell him today.

7/15/59. I talked to Toby Nappi at his home. He said he had the pigs moved, probably by Saturday. I told him that time to keep them.

8/5/59 Mrs. Braadland called today and said pigs have been removed. PMT.

7/21/59. Mrs. Hapki, says Try Nappi,
was supposed to remove Pip today.
He had to wait until he could get
in the truck. Chaps & Mrs. Hapki
have either been Nappi or removed.

7/22/59. Mrs. Bradford Phoned and
said Pip still there. I called Mrs. Hapki
93 Broadway. She said Try Hapki, who
to take the Pip to the slaughter
Monday.

7/27/59. Mrs. Bradford Phoned (3:50 P.M.) saying
Pip had not been removed.

7/28/59 - Letter to owner of property and animals off

93 Broadway
7-17-7-28

FD - 8/5/59 AJJ

Appt. 59/10 - 93-75 Broadway
(Assessors' Lot Nos. 337-1-1 to 0 & 30 & 31)

July 23, 1959

Mr. Ben. J. Nappi
93 Broadway
Mr. Toby D. Nappi
Range Street

cc to: Health Department

Gentlemen:

As both of you are aware, the keeping of three pigs reportedly owned by Toby Nappi on the property at the above named location owned by Ben Nappi is in violation of the Zoning Ordinance in that such a use is not allowable in the R-5 Residence Zone in which the property is located. In spite of Toby Nappi's promise given to Inspector Thurlow of this department two weeks ago to dispose of these animals, he reports that to date this has not been done.

As provided by Section 26 of the Zoning Ordinance, you are hereby directed to have this violation corrected at once. Failure to do so on or before August 5, 1959 will make it necessary for me without further notice to either of you to report the violation to the Corporation Counsel for whatever legal action he may deem appropriate.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJB/jg



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 15, 1959

PERMIT ISSUED
00051
JAN 15 1959
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 .. 93-95 Broadway .. Use of Building .. Dwelling .. No. Stories .. 2 1/2 .. Max Building Existing "
Name and address of owner of appliance .. Ben J. Nappi, 93 Broadway ..
Installer's name and address .. owner .. Telephone .. 2-5209 ..

General Description of Work

To install Oil-fired steam boiler (replacement) and oil burning equipment in connection
with existing steam heat (conversion) to heat first floor.

IF HEATER, OR POWER BOILER

Location of appliance .. Basement .. Any burnable material in floor surface or beneath? .. none ..
If so, how protected? .. Kind of fuel? .. oil ..
Minimum distance to burnable material, from top of appliance or casing top of furnace .. 3' ..
From top of smoke pipe .. 18" .. From front of appliance .. over 4' .. From sides or back of appliance .. over 3' ..
Size of chimney flue .. 8x12 .. Other connections to same flue .. none ..
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? .. yes ..

IF OIL BURNER

Name and type of burner .. Eastern oil-gun type .. Labeled 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 .. 1 1/2" ..
Location of oil storage .. basement .. Number and capacity of tanks .. 1-275 gal; ..
Low water shut off .. yes .. Make .. McDonnell-Miller .. No. .. 67 ..
Will all tanks be more than five feet from any flame? .. yes .. How many tanks enclosed? ..
Total capacity of any existing storage tanks for furnace burners .. 1-275 existing ..

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 smoke pipe ..
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

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
JAN 15 1959
[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
Ben J. Nappi

CITY MAINS PRINTING CO.

INSPECTION COPY

Signature of Installer by: [Signature]

F-17

[illegible]



GENERAL RESIDENCE ZONE PERMIT ISSUED
APPLICATION FOR PERMIT

DEC 8 1933

Class of Building or Type of Structure Third Class

Portland, Maine, December 8, 1933

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 37 Broadway Ward 9 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Eva A. Rogers et al Telephone 2-0568
Contractor's name and address Owner Telephone _____
Architect's name and address _____
Proposed use of building dwelling house No. families 2
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 50. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof hip Roofing asphalt
Last use dwelling house No. families 2

General Description of New Work

To finish off one room, app. 10' x 18', on third floor

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate _____
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 _____
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? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner Eva A. Rogers, et al

INSPECTION COPY



(R) GENERAL RESIDENCE ZONE

PERMIT 1 5113
Permit No. 0769
MAY 18 1961

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third ClassPortland, Maine, May 18, 1961

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 37 Broadway Ward 9 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address Heirs of Eva Rogers, S. E. Crosby Telephone P 921-11
Contractor's name and address David Sawyer, Scarborough Telephone _____
Architect's name and address _____
Proposed use of building poultry house No. families _____
Other buildings on same lot dwelling house and garage
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 200 Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To erect frame poultry house

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate _____
Size, front 20' depth 16' No. stories 1 Height average grade to highest point of roof 9'
To be erected on solid or filled land? old earth or rock? earth
Material of foundation concrete Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof long & short pitch Rise per foot 7' front 5' rear Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat no Type of fuel _____ Is gas fitting involved? _____
Corner posts 4x4 Sills 6x8 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 2x6, 2nd _____, 3rd _____, roof 2x4
On centers: 1st floor 24", 2nd _____, 3rd _____, roof 2'
Maximum span: 1st floor 8', 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining ther are observed? yes

Signature of owner ByHeirs of Eva Rogers

INSPECTION COPY

48107

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 GAR. FRAMES GARAGE
at 37 Broadway

Date 11/12/30

1. In whose name is the title of the property now recorded? *Eva A. Rogers Helen E. Pinsky*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground and how? *in a wood stake*
3. Is the outline of the proposed work now staked out upon the ground? *yes* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced.
4. What is to be maximum projection or overhang of eaves or drip? *1 ft.*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? *yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *yes*

MP1423

Helen E. Pinsky



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 12, 1930

Permit No. 2624
ISSUED
NOV 14 1930

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 37 Broadway Ward 2 Within Fire Limits? no Dist. No. 921 W
Owner's or Lessee's name and address Heirs of Eva A. Rogers, et al Telephone
Contractor's name and address W. F. Boyle, 8 Broad Rosedale St. Telephone
Architect's name and address
Proposed use of building 2 car garage No. families
Other buildings on same lot 2 family dwelling house
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 500. Fee \$.75

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing
Last use No. families

General Description of New Work

To erect 2 car frame garage

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Height average grade to top of plate 8'6"
Size, front 18' depth 20' No. stories 1 Height average grade to highest point of roof 14'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation cedar posts Thickness, top bottom
Material of underpinning Height Thickness
Kind of Roof hlp Rise per foot 8" Roof covering Asphalt shingles Class C L.C. Lab.
No. of chimneys no Material of chimneys of lining
Kind of heat no Type of fuel Is gas fitting involved?
Corner posts 4x4 Sills 6x6 Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor cinder, 2nd , 3rd , roof 2x5
On centers: 1st floor , 2nd , 3rd , roof 2'
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 no, to be accommodated 2
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? na
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 Heirs of Eva A. Rogers

Oliver T. Sanborn

CITY OF PORTLAND

Ward 9 Permit No. 30/2624

Location 37 Broadway

Owner Heirs of Eva R. Rogers

Date of permit 11/14/30

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/27/30

Cert. of Occupancy is used Yes

11/13/30 NOTES

Location as stated
O.K.

City



City of Portland.

OFFICE OF INSPECTOR OF BUILDINGS

OFFICE HOURS
10 TO 12 M.
4 TO 6 P. M.

8-9-13 1913

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on
Broadway (44th) street, at number 27 to be
Two stories high 40 feet long, 38
feet wide; also an addition to be stories high,
feet long, feet wide, and to be used as a Dwelling

CELLAR WALL—To be constructed of Concrete to be 16 inches wide on bottom and
batter to 12 inches on top.

UNDERPINNING—To be Blocks Height of underpinning from top of cellar wall to bottom of
sill 3 ft. inches to be 8 inches in thickness.

EXTERIOR WALLS—To be constructed of Wood If of Brick, Stone, etc. Total Height of wall
ft. inches. Thickness of 1st. 2d. 3d. 4th
5th 6th story walls. If of reinforced concrete state mix and reinforcing system
to be used.

If wood construction, sills to be 4-8" Girders 4-8" Floor Timbers 2-8" 16 on 0

Posts 4-6" Girts 4-4" Studs 2-4 to be spaced 16 in on 0

This building will be used for the purposes of Dwelling (If for apartments,
tenements, or other family uses state number of families accommodated and number on each floor.
If for manufacturing or mercantile purposes state character of business and amount of estimated
weight to be carried by the floor.)

Number of families on floor One

Total number of families Two

Manufacturing (state character)

Estimated load on floors per sq. ft.

Mercantile business (state character and load per sq. ft.)

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this).

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap
and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in
tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of
Buildings may consider necessary.

STAIRWAYS—No. in building Two location Front and Rear to be enclosed
with walls to be lathed with lathing.

ROOF—To be constructed of Wood Rafters to be 2-6 inches to be spaced 24
inches on centers. Roof to be covered with Shingles.

Gutters to be made of Cornices to be made of

Bay windows to be made of to be covered with

Dormer windows to be made of to be covered

Chimneys, Smoke flues to be lined with Flue Lining and provided with a 10-inch outside collar and
an inside collar to go to the inside of the flue.

Estimated Cost of Building \$

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at
least 24 hours before the lathing is begun.

The Building is Owned by the day Address

The Architect is Address

The Owner is Allen S. Boyle Address 200 Park Ave.

No Deviation will be made from the above application without written permission from the Inspector of
Buildings.

The above petition was granted the 8 day August 1913

(Applicant)

Elvie C. Boyle



OFFICE HOURS
10 TO 12 M.
4 TO 5 P. M.

City of Portland.

OFFICE OF INSPECTOR OF BUILDINGS

.....7-24-12.....191

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on.....
(89-75) 27 Broadway St. 1775 street, at number.....to be.....
..... stories high..... Twenty-four..... feet long..... Sixteen
feet wide, also an addition to be..... stories high.....
feet long..... feet wide, and to be used as a..... Dwelling.....

CELLAR WALL—To be constructed of..... Posts..... to be..... inches wide on bottom and
batter to..... inches on top.

UNDERPINNING—To be..... Height of underpinning from top of cellar wall to bottom of
sill..... ft..... inches to be..... inches in thickness.

EXTERIOR WALLS—To be constructed of..... Wood..... If of Brick, Stone, etc. Total length of wall
..... ft..... inches. Thickness of 1st..... 2d..... 3d..... 4th.....
5th..... 6th..... story walls. If of reinforced concrete state mix and reinforcing system
to be used..... 4-8"..... 4-8"

If wood construction..... Girders..... 16 ft. on c
Posts..... Girts..... Studs..... Dwelling to be spaced.....

This building will be used for the purposes of..... (If for apartments,
tenements, or other family uses state number of families accommodated and number on each floor.
If for manufacturing or mercantile purposes state character of business and amount of estimated
weight to be carried by the floor.) One

Number of families on floor..... One
Total number of families.....

Manufacturing (state character).....

Estimated load on floors per sq. ft.....

Mercantile business (state character and load per sq. ft.).....

If building is used for tenement house or family and more than one family, the following provis-
ions of the Building Laws regarding dividing..... ions shall be adhered to (Quote Law re. this).

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap
and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in
tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of
Buildings may consider necessary.

STAIRWAYS—No. in building..... location..... to be enclosed
with..... walls to be lathed with..... lathing.

ROOF—To be constructed of..... Wood..... Rafters to be..... 2-5"..... inches to be spaced..... 24
..... inches on centers. Roof to be covered with..... Shingles.....

Gutters to be made of..... Wood..... Cornices to be made.....

Bay windows to be made of..... Wood..... to be covered with.....

Dormer Windows to be made of..... to be covered.....

Chimneys, Smoke flues to be lined with..... Blue Lining..... and provided with a 10 inch outside collar and an
inside collar to go to the inside of the flue.

Estimated Cost of Building

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at least
24 hours before the lathing is begun.

The Builder is..... Address.....

The Architect is..... Address.....

The Owner is..... Trophille Belliveau..... Address..... 22 Canton St.

No Deviation will be made from the above application without written permission from the Inspector of
Buildings.

The above petition was granted the..... day of..... 191

(Applicant to sign here)

Trophille Belliveau

PERMIT # 002030 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Ben J. Nappi 797-6209
Address: 173 Broadway Fld 04105

LOCATION OF CONSTRUCTION 173 Broadway

CONTRACTOR: owner SUBCONTRACTORS _____

ADDRESS: _____

Est. Construction Cost: 800.00 Type of Use: 2 family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain constructing new deck as per plan

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:
1. Sills Size: _____ Sills must be anchored
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

**PERMIT ISSUED
WITH LETTER**

White-Tax Assesor

Yellow-GPCOG

White Tag CEO

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Date: 11 23 1989 Subdivision: Yes / No _____
Inside Limits: _____ Name: _____
Bldg Code: _____ Lot: _____
Time Limit: 60 3 30 Block: _____
Estimated Cost: _____ Permit Expiration: _____
Value Structure: _____ Ownership: _____ Public _____ Private _____
Fee: 25.00

Ceiling:
1. Ceiling Joists Size _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____
**PERMIT ISSUED
MAY 4 1989**

Roof:
1. Truss or Rafter Size _____
2. Sheathing Type _____
3. Roof Covering Type _____
4. Other _____
City Of Portland

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat: _____

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Fixtures _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:
District: _____ Street Frontage Req: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt. _____ Special Exception _____
Other (Explain) _____
Date Approved: 11 23 89

Permit Received By Deborah Goode

Signature of Applicant [Signature] Date 4-28-89

Signature of CEO _____ Date _____

Inspection Dates _____

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type

Inspection Record

Date

_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 5-1-89 The work was done 5-15-89 same time as

Signature of Applicant

Ben J. Mappi

Date

4-20-89

BUILDING PERMIT REPORT

ADDRESS: 173 Broadway

DATE: 3/may/89

REASON FOR PERMIT: deck

BUILDING OWNER: Ben J. Nappi

CONTRACTOR: owner

PERMIT APPLICANT: 11

APPROVED: *1*9

CONDITION OF APPROVAL ~~OR DENIAL~~

- *1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

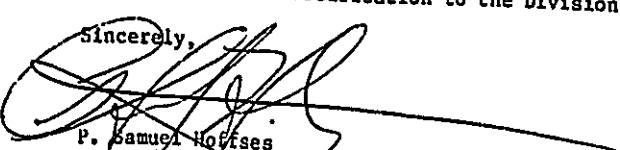
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

- * 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inch in height. When guards shall have intermediate rails, baluster, or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/cl
11/16/88

PROPOSED DECK 193 BROADWAY

MATERIAL COST ESTIMATE - ALL PRESSURE TREATED

15	2X8X12'	@	9.05	135.75
1	2X8X16	@	11.96	11.96
1	6X6X16	@	34.64	34.64
3	6X6X12	@	26.09	78.27
28	5/4X6X16	@	10.19	285.32
				<u>\$ 545.94</u>

\$545.95 BASIC COST PLUS HARDWARE

ADDITION:

- DECK WLL HAVE RAILING ALL AROUND 42" HIGH WITH
BALISTERS SPACED SO THAT A 6" SPHERE CANNOT PASS THUR.

- EXISTING WIND MODIFIED AS DOOR WITH JACK POST
TO MATCH EXISTING STOCK

RECEIVED

APR 28 1939

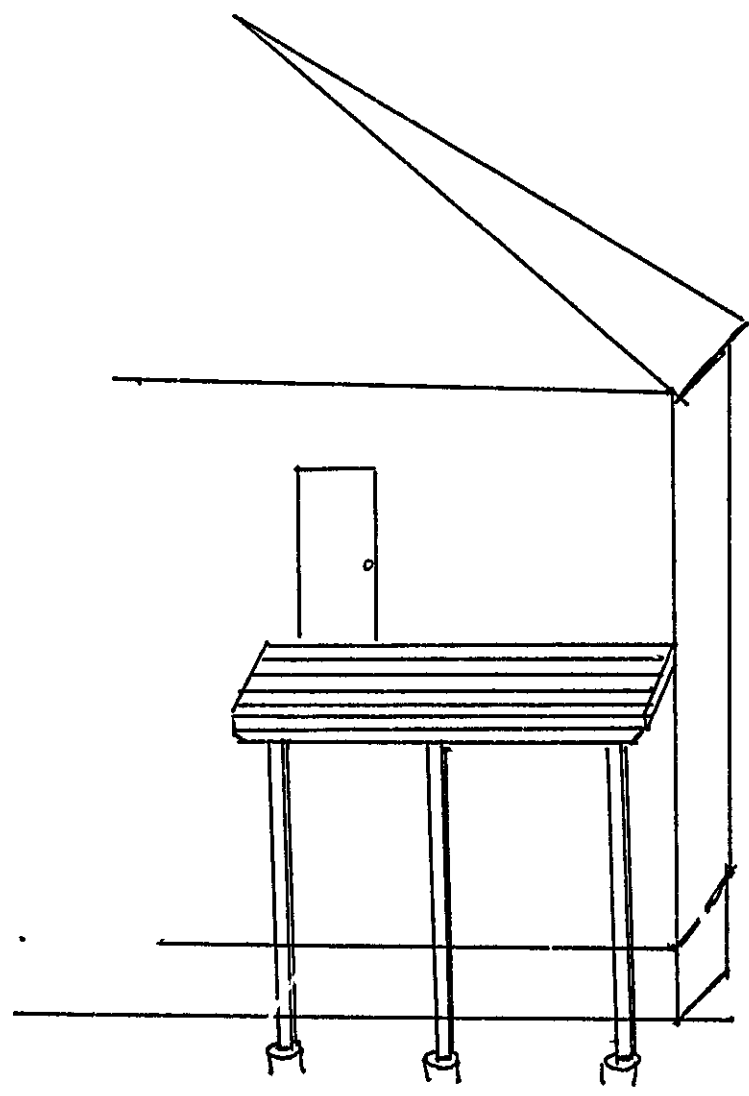
DEPT OF BUILDING INSPECTION
CITY OF PORTLAND

REAR VIEW
113 BROADWAY

RECEIVED

APR 28 1989

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

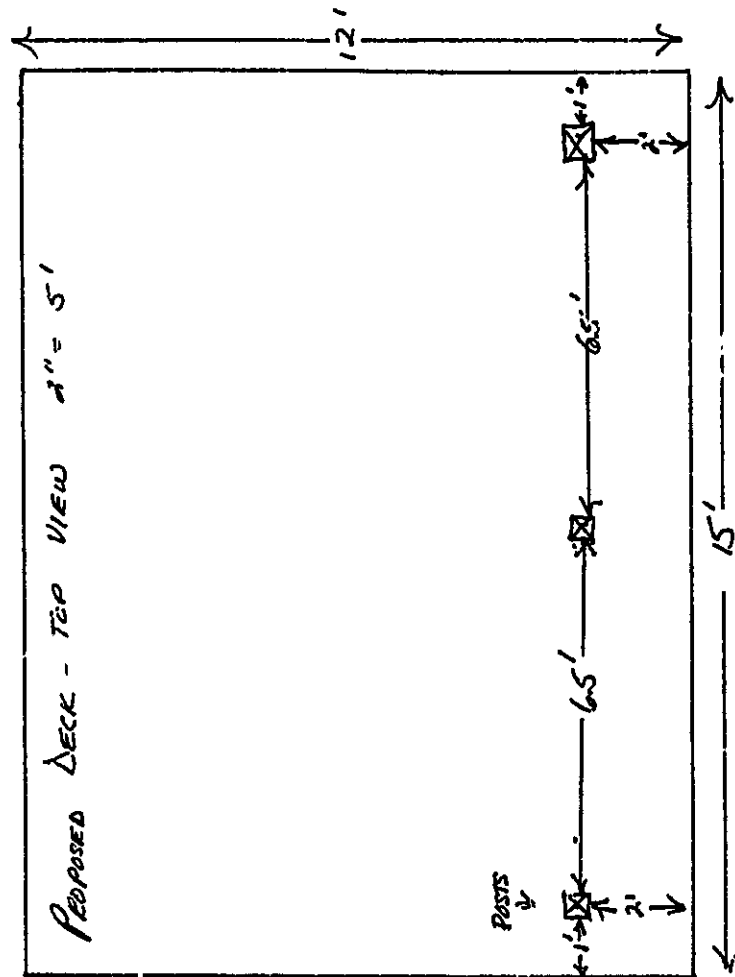


173 Broadway

RECEIVED

APR 28 1989

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

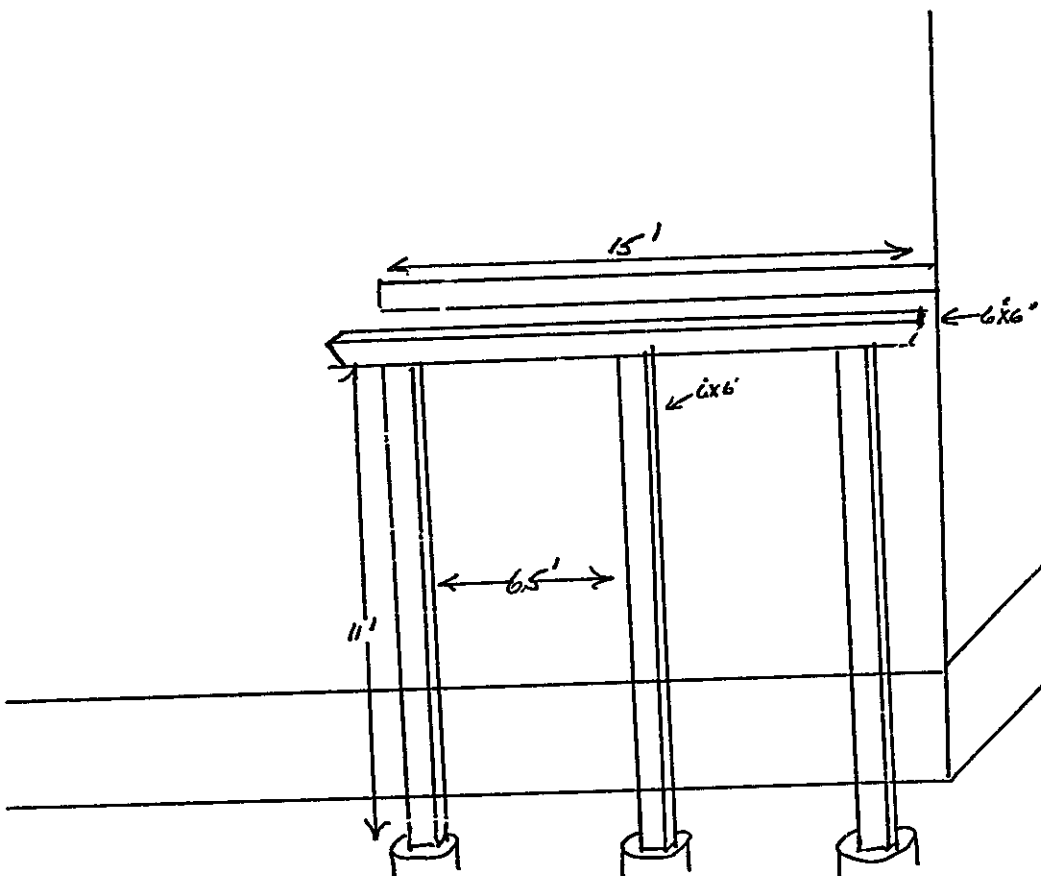


173 Broadway

RECEIVED

APR 28 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

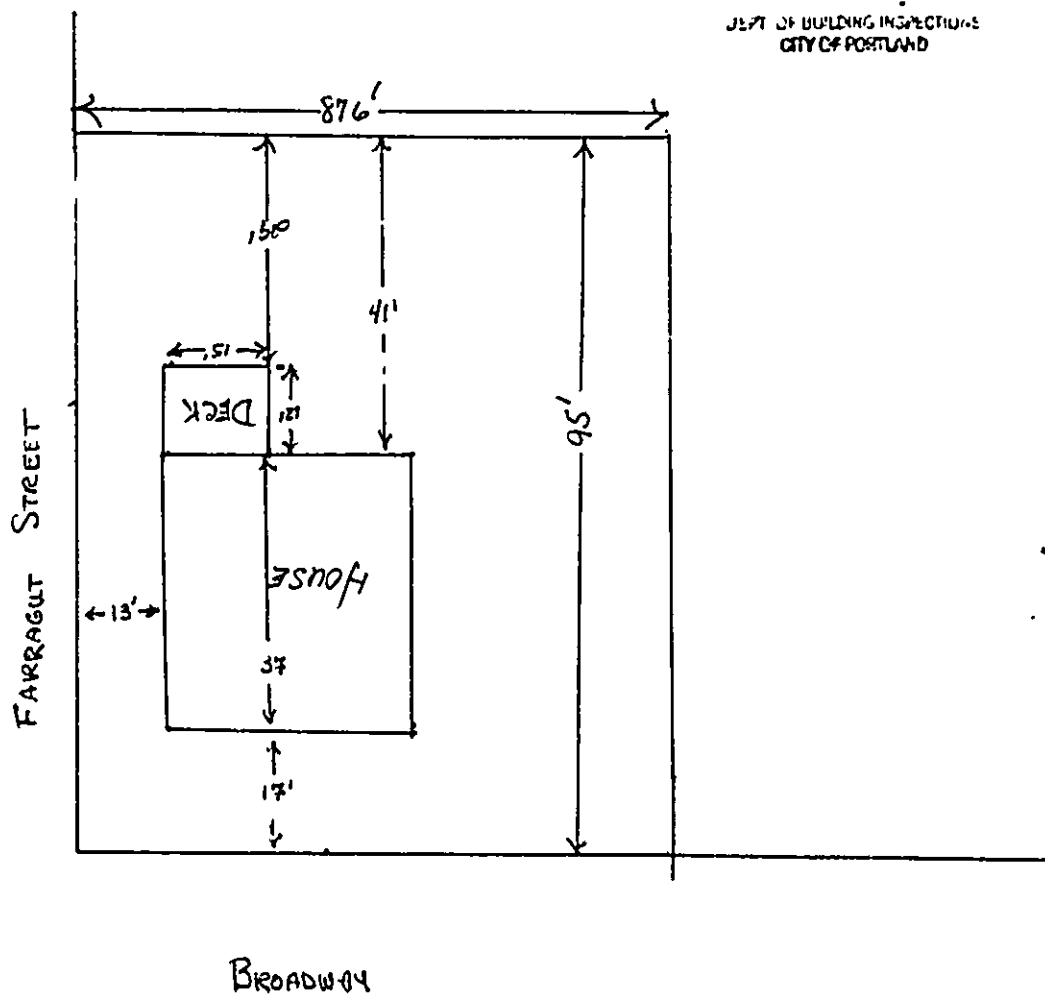


BEN J NAPPI
 173 BROADWAY
 4-28-89
 PROPOSED REAR DECK

RECEIVED

APR 28 1989

DEPT OF BUILDING INSPECTIONS
 CITY OF PORTLAND



1" = 20'

PERMIT # 002030 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Ben J. Nappi 797-6209
Address: 173 Broadway Pctd 04103

LOCATION OF CONSTRUCTION 173 Broadway

CONTRACTOR: owner SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 800.00 Type of Use: 2 family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain constructing new deck as per plan

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only

Of Dwelling Units 2 # Of New Dwelling Units _____

F Foundation

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other _____

Floors

1. Sills Size: _____ Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: _____ Size: _____

4. Joists Size: _____ Spacing 16" O.C.

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size: _____ Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes: _____ Span(s) _____

5. Bracing: Yes _____ No _____

6. Corner Posts Size: _____

7. Insulation Type: _____ Size: _____

8. Sheathing Type: _____ Size: _____

9. Siding Type: _____ Weather Exposure _____

10. Masonry Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size: _____ Spacing _____

2. Header Size: _____ Span(s) _____

3. Wall Covering Type: _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only	
Date <u>April 28, 1989</u>	Subdivision: Yes ☐ No ☐
Inside Fire Limits _____	Name _____
Edg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>800.00</u>	Permit Expiration: _____
Value Structure _____	Ownership: _____
Yes <u>25.00</u>	Public _____ Private _____

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceiling: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____

3. Roof Covering Type _____

4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size _____ Smoke Detector Required Yes ☐ No ☐

Plumbing:

1. Approval of soil test if required Yes ☐ No ☐

2. No. of Tube or Showers _____

3. No. of Finishes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____ x _____ Square Footage _____

3. Must conform to National Electrical Co's and State Law.

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____

Zoning Board Approval: Yes ☐ No ☐ Date _____

Planning Board Approval: Yes ☐ No ☐ Date _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exemption _____

Other (Explain) _____

Date Approved _____

Permit Received By Deborah Gonde

Signature of Applicant Ben J. Nappi Date 4-28-89

Signature of CEO _____ Date _____

Inspection Dates OML

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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