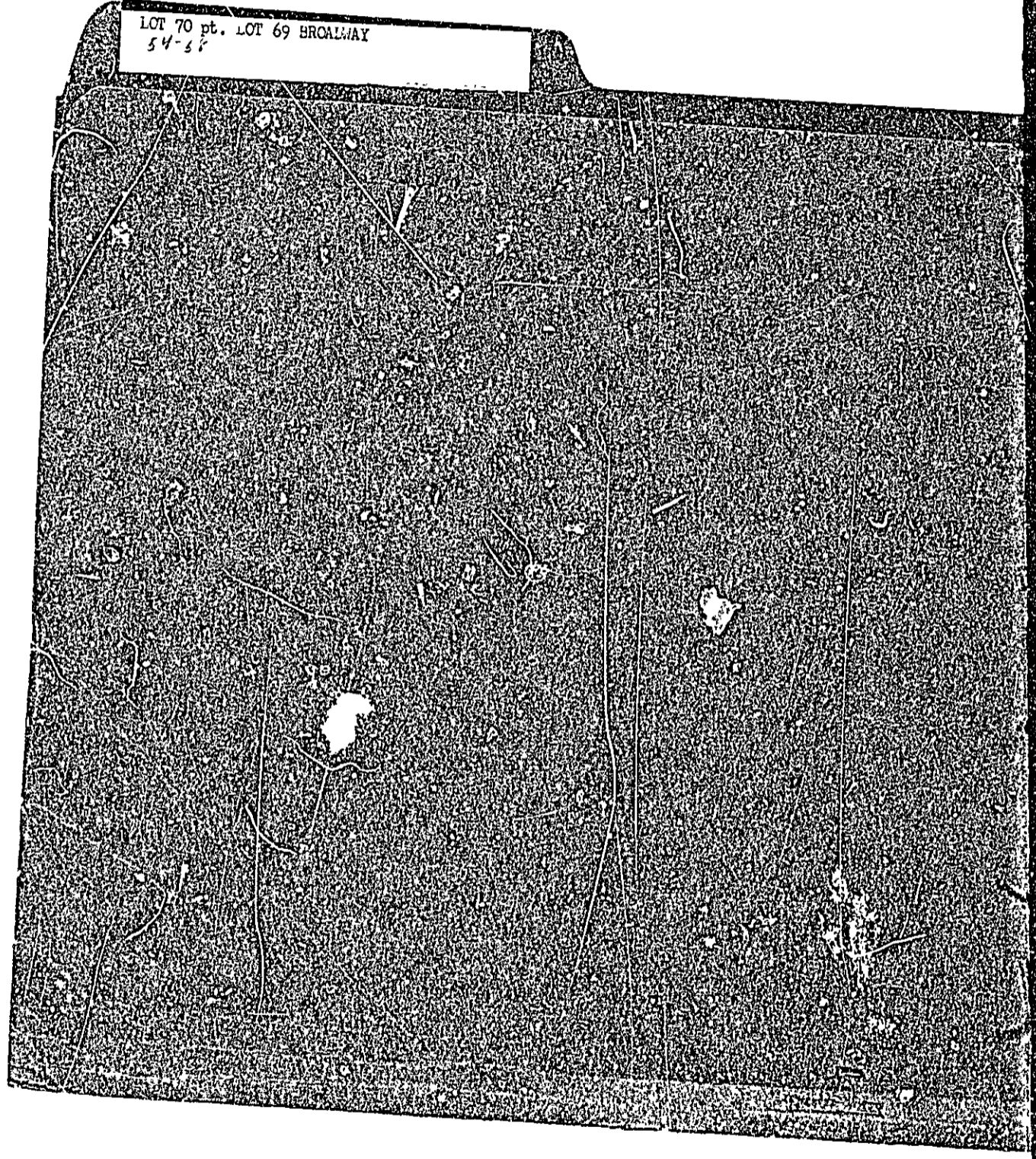


LOT 70 pt. LOT 69 BROADWAY  
54-58



**PERMIT TO INSTALL PLUMBING** 5A-58

**13644**  
PERMIT NUMBER

Date Issued 1-29-64  
PORTLAND PLUMBING INSPECTOR

Address 19 Broadway  
Installation For: Andrew Gedaro  
Owner of Bldg Andrew Gedaro  
Owner's Address: 74 Adams Street

By J. P. Welch

Plumber: Samuel Burkoff Date: 1-29-64

APPROVED FIRST INSPECTION

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	\$ 2.00
1		LAVATORIES	1	2.00
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
		SHOWERS		
1		DRAINS	1	2.00
		HOT WATER TANKS		
1		TANKLESS WATER HEATERS	1	.60
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
1		Laundry Tray	1	.60

Date Jan 29 1964  
By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Jan 9 1964  
By JOSEPH P. WELCH

TYPE OF BUILDING  
CHECK ONE  
CITY OF PORTLAND PLUMBING INSPECTOR

- RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$11.20

PERMIT TO INSTALL PLUMBING

511-58

3464

PERMIT NUMBER

Date Issued 11-5-63  
 PORTLAND PLUMBING  
 INSPECTOR

Address 101 1/2 Broadway  
 Installation For: Andrew Godaro  
 Owner of Bldg Andrew Godaro  
 Owner's Address: 7 1/2 Adams Street  
 Plumber: Sam Burakoff Date: 11-5-63

By J. P. Welch

APPROVED FIRST INSPECTION

Date Nov 5, 1963

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Nov 5, 1963

By JOSEPH P. WELCH

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

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

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 2.00



PERMIT NUMBER 9522

Date Issued 11-11-60  
E. J. ILLAND PLUMBING INSPECTOR

By J. P. Welch  
APPROVED FIRST INSPECTION

Date Nov. 17-60

By JOSEPH P. WELCH  
APPROVED FINAL INSPECTION

Date Nov. 17-60

By JOSEPH P. WELCH

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

SM 12-53 □

PERMIT TO INSTALL PLUMBING  
Address: 54-58 2 Broadway  
Installation For: Mr. Emery  
Owner of Bldg.: Mr. Emery  
Owner's Address: 9 Broadway  
Plumbers: J. P. Welch  
Date: 11-16-60

NEW		REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
			SINKS		
			LAVATORIES		
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS	3	
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (conn. to house drain)		
PLUMBING INSPECTION				Total	

PORTLAND HEALTH DEPT.





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 22, 1963

PERMIT ISSUED 01028 22 1963 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 Lot 70 pt. lot 69 Broadway Use of Building Dwelling No. Stories 1 1/2 New Building "Existing" Name and address of owner of appliance Andrew Gedaro, 28 Norwood St. Installer's name and address Resnick Oil Company 206 Congress St. Telephone

General Description of Work

To install Forced hot water heating system and oil burning equipment.

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 4' From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 6x8 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 Crane-gunttype 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 1 1/4" Location of oil storage basement Number and capacity of tanks 275 gal. Low water shut off Make No. 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.

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

OK - 8/22/63 - agj

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 Resnick Oil Company

Signature of Installer by:

[Handwritten signature]

CS 100

INSPECTION COPY

AM

Permit No. 63/1048

Location 1270 ft. Lot 69 Broadway

Date of permit 8/22/63

Approved 10/29/63

NOTES

- 1. Vent Pipe
- 2. Size of Heat
- 3. Burner & Support
- 4. Tank & Tank
- 5. Stack
- 6. High Limit Control
- 7. Remote Control
- 8. Flange Support & Pipe
- 9. Valve in Supply
- 10. Capacity of Tank
- 11. Tank in A Supply
- 12. Tank in B Supply
- 13. Oil Gauge
- 14. Postman Card
- 15. Low Water Shut-off





RS RESIDENCE ZONE

PERMIT ISSUED

00402

APR 25 1963

APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure

April 23, 1963

Portland, Maine,

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 Lot 70 pt. lot 69 Broadway Within Fire Limits? Dist. No. Owner's name and address Andrew Gedaro, 28 Norwood St. Telephone Lessee's name and address Contractor's name and address owner Telephone 2-3945 Architect Specifications Plans YES No. of sheets 3 Proposed use of building Dwelling No. families 1 Last use No. families Material frame No. stories 1 1/2 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$9,000.00 Fee \$18.00

General Description of New Work

To construct 1 1/2-story frame dwelling 25'10" x 32'

Permit Issued with Letter

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? YES Is any electrical work involved in this work? YES Is connection to be made to public sewer? YES If not, what is proposed for sewage? Has septic tank notice been sent? Form notice sent? YES Height average grade to top of plate 10' Height average grade to highest point of roof 21' Size, front 32' depth 25'10" No. stories 1 1/2 solid or filled land? solid earth or rock? earth Material of foundation concrete at least 4" below grade 10" thickness, top bottom 10" cellar YES Kind of roof pitch Rise per foot 7" Roof covering Asphalt Class C Und. Lab. No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f.h. water fuel oil Framing Lumber-Kind hemlock Dressed or full size? dressed Corner posts 4x4 Sills 4x6 Size Girder 6x10 Columns under girders Lally Size 3 1/2" 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 2x8, 2nd 2x8, 3rd, roof 2x6 On centers: 1st floor 16", 2nd 16", 3rd, roof 16" Maximum span: 1st floor 14', 2nd 14', 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

Andrew Gedaro

APPROVED:

A. E. W. / memo

5/11/63

NOTES

5/24/63 - Met ready ground  
E. J. R.

6/10/63 - Form map made  
E. J. R.

7/19/63 - Left G. T.  
to class in.  
Double trimmer  
around chimney.  
Shing a couple of  
jack studs.  
E. J. R.

10/29/63 - Cert. to be  
issued. E. J. R.

10/11/63

1 Permit No. 63/ 402

Location 127 N. St. W. 1661 Parkway

Owner Chas. Hugh Redwood

Date of permit 4/25/63

Notif. closing in 7/18/63

Inspn. closing in 7/19/63

Final Notif. 7/19/63

Final Inspn. 7/19/63

Cert. of Occupancy issued 10/30/63 sent to Health Dept.

Staking Off Notice 10/30/63

Form Check Notice 10/30/63

Re. V. Insp. Health Dept.

AP Lot 70-part Lot 69 Broadway

April 25, 1963

Mr. Andrew Godaro  
28 Norwood Street

Dear Mr. Godaro:

Permit to construct a 1½ story frame dwelling 25'-10" x 32' is being issued subject to compliance with plans received with application and in compliance with zoning Ordinance and Building Code requirements as follows:

1. The required 25 foot front yard setback from the Broadway Street line is to be measured to the wall of the 1'-2" jog of the living room.
2. Lifter supports at the eaves are to be not less than 2x6 inch members, not 2x4 inch member as is detailed on your drawings.
3. Rafting strips supporting the floor joists at the 6x10 inch girder will need to be 2x3 inch members rather than the 2x2 inch member shown.

Very truly yours,

Herald E. Hyberry  
Deputy Building Inspection Director

GEN:m

**PERMIT TO INSTALL PLUMBING**

**12856**  
PERMIT NUMBER

Address *5454 Lot* 69-70 Broadway

Installation for Andrew L. AFO

Owner of Bldg Andrew AFO

Owner's Address 71/2 Adams Street

Plumber: Sam Burakoff

Date: 5-29-63

Date Issued 5-29-63  
**PORTLAND PLUMBING INSPECTOR**

By J. P. Welch

APPROVED FIRST INSPECTION

Date May 29, 1963

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date May 29, 1963

By JOSEPH P. WELCH

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

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

**FORTLAND HEALTH DEPT. PLUMBING INSPECTION**

TOTAL ▶ \$ 2.00

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION Lot 70 pt. lot 69 Broadway

Date of Issue October 29, 1963

Issued to Andrew Gedaro  
28 Howard St.

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. 63/1492, 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

APPROVED OCCUPANCY

One family dwelling house.

Entire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*Earle Smith*  
Inspector

*Albert J. Sears*  
Inspector of Buildings

(Date)

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.



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 5, 1987

RE: 54 Broadway, Portland, Maine

Mr. & Mrs. Elizabeth Smith  
54 Broadway  
Portland, Maine 04103

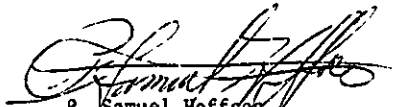
Dear Sir:

Your application to construct a dormer 12' X 32' has been reviewed and a building permit is herewith issued subject to the following requirements:

1. Your plan shows 2" X 6" rafters 16" o.c. with a 13' span. A minimum of 2" X 8" is required; and,
2. Please read and implement items 5 and 6 of the attached building permit report.

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffsee  
Chief of Inspection Services

/el

Enclosure

BUILDING PERMIT REPORT

DATE: 5/may/87  
ADDRESS: 154 Broadway Portland.  
REASON FOR PERMIT: 12' x 32' Deck  
BUILDING OWNER: Dana & Elizabeth Smith.  
CONTRACTOR: The O'Neil Co.  
PERMIT APPLICANT: owner  
APPROVED: 5-6 DENIED 1

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) 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.
- \*5.) 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 (0.53m<sup>2</sup>). 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).

- \*6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, 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).

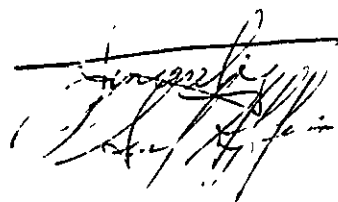
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

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.

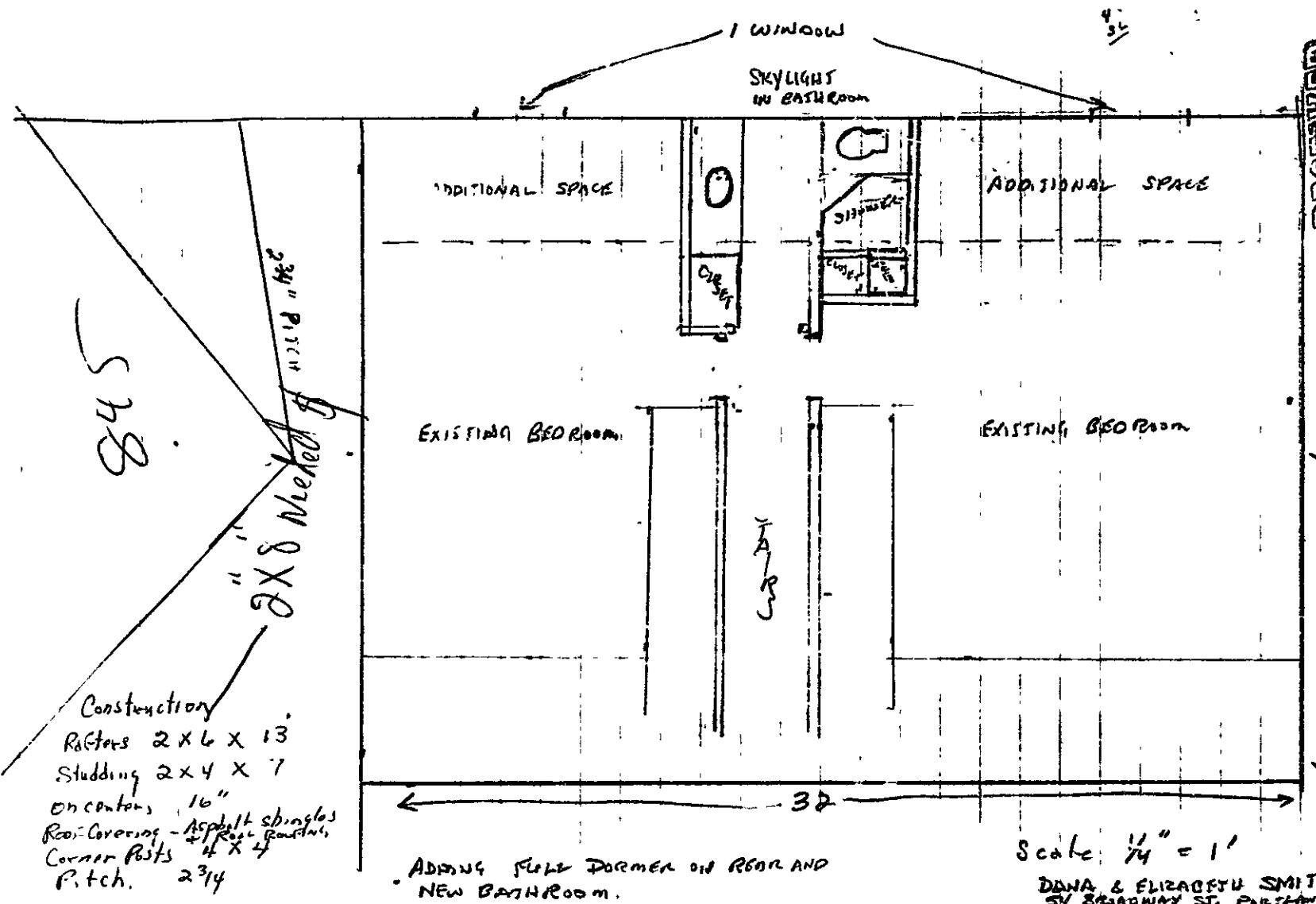
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 7.) 608.1 Attached Garages: 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 (102mm) above the garage floor. The door opening protectives shall be 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5b construction; the junction of the garage and breezeway shall be fire-rated to comply with the requirements of Section 1420.0.







Construction  
 Rafters 2x6 x 13'  
 Studding 2x4 x 7'  
 On centers 16"  
 Roof Covering - Asphalt shingles  
 1/2" Rigid Insulation  
 Corner Posts 4x4  
 Pitch 2 3/4

DANA & ELIZABETH SMITH  
 57 BROADWAY ST., PORTLAND

RECEIVED

MAY - 5 1987

DEPT OF BUILDING INSPECTIONS  
 CITY OF PORTLAND

12  
 12  
 24

PERMIT # ..... BUILDING PERMIT APPLICATION **Portland** Previous permit # .....

**APPLICANT FILL OUT I - VIII AND DETAILS OF WORK ON REVERSE**

Please insert N/A (not applicable) for any item not pertaining to your request

**I. GENERAL INFORMATION**

Location/address of construction 54 Broadway  
Owner or lessee's name Dana & Elizabeth Smith Tel. 797-5456- H  
Address same 775-5843 - W

Contractor's name The Riley Co. Tel. 772-0242  
Address P. O. Box 972 RTE 35 West Buxton, Me.

Subcontractors: \_\_\_\_\_

**PERMIT ISSUED**

**MAY 6 1987**

**City Of Portland**

<b>II. NEW SUBDIVISION OR EXISTING LOT REFERENCE</b>	
Name	_____
Lot	_____
Block	_____
Bk. & pg. Reg./deeds	_____
Date recorded	_____

**III. PROPOSED USE:** CODE: 101 If "other" explain: single dwelling - 434 addition Seasonal  Condominium  Apartment

**IV. PAST USE:** Same

**V. OWNERSHIP:** PUBLIC (Federal/State/local government)  PRIVATE (Individual/corp./nonprofit)

**VI. DESCRIPTION OF WORK:**

To construct dormer on rear of dwelling, 32' x 12' to be used for additional space for bedrooms, new bathroom as per plans. 1 sheet of plans. # 104103

**VII. BUILDING DIMENSIONS:** length 32 width 24 square footage \_\_\_\_\_ height \_\_\_\_\_ # stories 1

**VIII. EST. CONSTRUCTION COST:** 281.00 **IX. G.R. SQ. FT. OF LAND:** \_\_\_\_\_ **BUILDING:** \_\_\_\_\_

<b>X. RESIDENTIAL BUILDINGS ONLY:</b>	BEDROOMS	<b>XI. RESIDENTIAL UNITS:</b>
	1 BDRM 2 BDRMS 3 BDRMS	* NEW DWELLINGS
* NEW DWELLING UNITS WITH		* EXISTING DWELLINGS
* EXISTING DWELLING UNITS WITH		<b>NET RESIDENTIAL UNITS:</b>

**XII. SIGNATURE OF APPLICANT:** [Signature] **DATE:** 5-87

**DO NOT WRITE BELOW THIS LINE**

<b>XIII. ZONING:</b>	<b>XIV. OFFICE USE:</b>
DISTRICT <u>R-3</u> STREET FRONTAGE _____	TAX MAP # _____
SETBACKS: front _____ back _____ side _____ side _____	LOT # _____
ZONING BOARD APPROVAL: no <input type="checkbox"/> yes <input type="checkbox"/> (date) _____	VALUE/STRUCTURE _____
PLANNING BOARD APPROVAL: no <input type="checkbox"/> yes <input type="checkbox"/> (date) _____	PERMIT EXPIRATION _____

**XV. CONDITIONAL USE:** variance \_\_\_\_\_ site plan \_\_\_\_\_ subdivision \_\_\_\_\_ shore and floodplain mgmt \_\_\_\_\_  
special exception \_\_\_\_\_ other \_\_\_\_\_ (explain) \_\_\_\_\_

**XVI. SIGNATURE OF FIELD INSPECTOR (CEO):** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**XVII. FEES:**

base fee. ....

subdivision fee.....

site plan review fee.....

other fees. ....

late fee.....

TOTAL ..... .75.00 .....

**XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:**

D.M. Taylor May 5, 1987

**PERMIT ISSUED WITH LETTER**

1 WATER SUPPLY <input checked="" type="checkbox"/> public <input type="checkbox"/> private	8 CHIMNEY * flues * fireplaces material
2 SEWER <input type="checkbox"/> public <input checked="" type="checkbox"/> private, type	9 FRAMING floor joists
3 HEAT type fuel	size max on centers
4 FOUNDATION type thickness footing	ceiling joists
5. ROOF type pitch covering load	rafters
6. PLUMBING * tubs * showers * lavatories * laundry tubs * flushes * other	studs
SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no	wall studs
7. ELECTRICAL service entrance size * smoke detectors	10. If 1-story building w/ masonry walls wall thickness height
NUMBER OF OFF-STREET-PARKING-SPACES: enclosed _____	11. BEDROOM WINDOWS height width sill height egress window? <input type="checkbox"/> yes <input type="checkbox"/> no

**PLOT PLAN/DETAILS OF WORK ON REVERSE**

White - Municipal Office

Yellow - CEO

Pink - Tax Assessor

Gold - G.P.L.U.G

[Signature]

0.8A U

5/26/57 - Framed in OK

7/28/57 Completed OK per plan

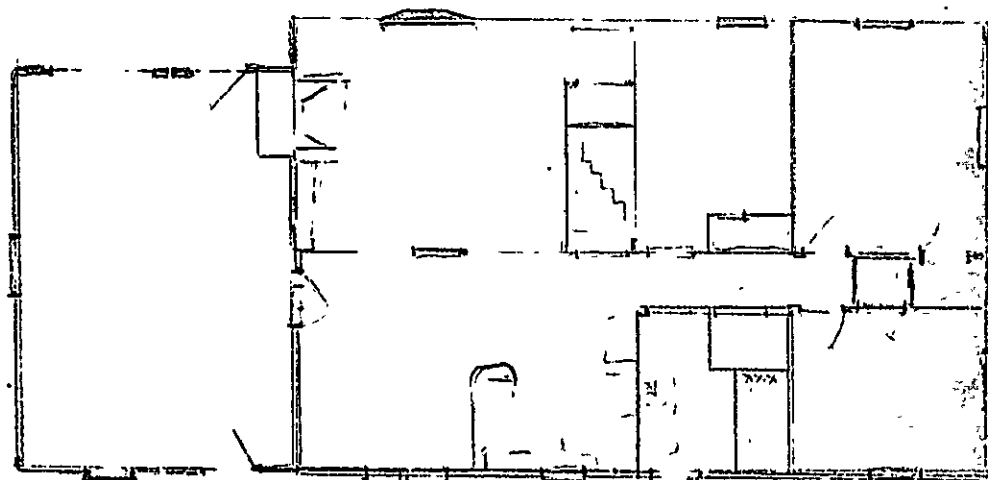
54  
Bridging  
down

17-9

17-110

*[Handwritten scribble]*

65 Brook Rd



RECEIVED

AUG 23 1965

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND