

RE 113 Coyle Street-I

July 13, 1951

Rector, Wardens & Vestry of Trinity Parish
c/o Rev. Winley D. Gordon
113 Coyle Street
Portland, Maine

Gentlemen:

In trying to clear up and discharge some of our jobs of long standing, our inspector found on June 5 with relation to the parish house addition at 113 Coyle Street, the following features not completed:

#1 The vestibule latchset has been provided and all other fastenings removed at the door from basement assembly room to the heater room and at the door from heater room to the coat room. Though the Parish has agreed to a limitation of the number of persons in this basement assembly room, it is important for the safety of the persons assembled there that they will always be able to open these doors and reach a place of safety merely by turning the usual knob or pressing on the usual thumb piece without requiring a key or any special knowledge—otherwise this emergency means of egress might be of no avail whatever.

#2 Handrail is required on both sides (on only one side at present) of the steps from the corridor outside of the parlor to the lobby.

#3 He reported that there were still top and bottom bolts on the "standing" door of the double doors leading from dining room to lobby. It is my recollection that you had the option of providing anti-panic hardware with crash bar across the door for this door, or else removing all fastenings which would keep the door from opening, and that you decided upon the latter.

#4 The door in the folding doors between the parlor and the Sanctuary was not equipped with a vestibule lockset. This door represents an emergency means of egress from the parlor and requires a lockset of the same type mentioned in the basement.

It seems important that you correct the above features just as soon as possible. When that is done, will you be good enough to notify this office for another inspection so that the job may be cleared up and discharged from the records.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

60.5
10-5-1
10-2-12
file Rel. 22 - 113 Coyle St.,
application for Amendment #1.

Portland, Me.
March 17th, 1951

Mr. Warren McDonald,
Inspector of Buildings,
City Hall,
Portland, Me.

Dear Mr. McDonald:

In reply to your above file, letter dated
February 13, 1951, please be advised as follows:

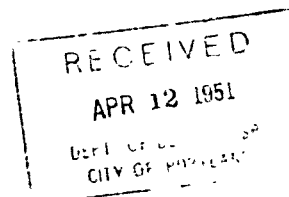
The rector, wardens and vestry of Trinity
Episcopal Church, 113 Coyle St., Portland, Me., did on March
12th 1951, at a regular meeting, take formal action, voting that
in order to comply with city building laws, the church basement
room shall not be used for gatherings of more than fifty people
at a time, and that an appropriate notice to this effect shall be
conspicuously posted in this room at all times.

Very truly yours,

Harold S. Fox

HAROLD S. FOX

Clerk of Parish



BP 113 Coyle Street
Application for Amendment # 1

February 13, 1951

Rector, Wardens & Vestry of Trinity Parish
c/o Rev. S. B. Goodwin
113 Coyle Street

Copy to,
Messrs. John H. & John C. Stevens
187 Middle Street

Gentlemen:

Referring to paragraph 1 of my letter of February 5th relating to application for an amendment to complete the work of addition and alterations at Trinity Church, 113 Coyle Street, Messrs. Stevens report that you have decided to limit to not more than fifty the number of persons that will be allowed at one time in the basement assembly room. On that basis you will note that certain adjustments of swing of doors, hardware and exit lighting to satisfy Building Code requirements as contained in my joint letter to contractor and architect of February 13, 1951, copy to you.

Inasmuch as this difference in appointments has a bearing on the safety of the persons using this enlarged basement room through the years, it is urged that careful consideration be given to the cost of making the safety appointments of the room comply with modern requirements for safety to see if the church cannot better afford to do the whole job now and not to bear the responsibility of any disaster or of succeeding officials not knowing of the limitations and allowing a much larger number of persons in the room at one time than the limit which you would now be formally establishing.

If you finally decide to establish the limit, will you be kind enough at the earliest opportunity to take formal action of the Board and let us have a copy of that action for our record. This formality is not an attempt to be unnecessarily exacting, but, as a matter of fact the Building Code actually assigns the capacity of such a room according to the floor area, and does not specifically authorize us to make exceptions upon the agreement of the owner or anyone else. In view of that it seems my duty to have your formal action on record here, so that, if difficulties should arise, there will be practical indication of where the responsibility lies.

We regret very much that we did not "catch" the wrong swing of the two doors in the basement before the original permit was issued covering only a part of the work as stated in Addendum / 3 of the specifications. In connection with checking that Addendum, which did not include removing the basement stairs and the partitions in the basement assembly room, it did not come to our attention that the floor area and thus the actual capacity of the basement assembly room would be increased by the later work, and that obviously the swing of the two doors should be made to accommodate the safety of the occupants of that room because of their much greater number than could be accommodated in the Choir and Coat rooms.

Very truly yours,

Warren McDonald
Inspector of Buildings

B P 113 Coyle Street
Application for Amendment 1

February 13, 1951

Camillo Profanno Co.,
125 Marginal Way
Messrs. John Howard & John Calvin Stevens
187 Middle Street

Copy to, Rector, Wardens & Vestry
of Trinity Parish
c/o Rev. S. B. Goodwin
113 Coyle Street

Gentlemen:

This letter relating to application for Amendment # 1 to building permit for additions to and alteration of the Trinity Church at 113 Coyle Street, is directed jointly to the contractor and to the architect because the contractor actually filed the application for the amendment to the original permit intended to cover the additional work contemplated in the application for the amendment, and because we have a letter from the architect in reply to my letter of February 5, copy of which apparently was not sent to the contractor. Numbers of paragraphs refer to our letter of February 5:

1. Mr. Stevens says that the church prefers to go on record to the effect that the large basement room will never be used to accommodate more than fifty persons at one time. We are writing to the Rev. Mr. Goodwin separately, requesting that he ask the Board to take formal action on this matter and give us a copy of the record--this not because we doubt anyone but this is an important matter of safety and the condition agreed upon will be most difficult to maintain through years of changing personnel in the church control.

On the basis of that record it will not be necessary to change the swing of the doors from assembly room to boiler room and boiler room to coat room. It will, however, be necessary to switch the exit light in the boiler room to the assembly room side and the exit light in the coat room to the boiler room side, to provide a white light in the boiler room and at least one white light in the coat room all on a single circuit and controlled by the same switch as the other exit and white lights intended to serve the basement assembly room. Also necessary to equip both of these doors with vestibule latch sets.

2. On the basis of not over fifty in the basement assembly room, anti-panic hardware will not be needed on the door from the assembly room to the outside steps nor on the exterior door at the top of the steps, but both doors require a vestibule lock set, which is the type whereby any person on the inside can quickly open the door merely by turning the usual knob, without requiring a key or any special knowledge, a white light is necessary in the stairway enclosure and another outside of the exterior door both to be controlled by the exit light switch of the basement assembly hall. Unless the outside stairway is to be the habitual entrance to the basement assembly hall, even though the hall will never be used for more than fifty persons, it is strongly recommended that an exit light be placed on the assembly room side of the door to the outside stairway. It would be acceptable to move the exit light, which, I understand, is on the choir room side of the door between choir room and assembly room to this location.

3. Mr. Stevens says that our recommendations about the swing of the existing entrance in vestibule doors of the Sanctuary and providing safe locksets on these doors, also providing a double swing door in the folding doors between Sanctuary and Parlor are not practicable. It is not felt that we have the right to insist on these changes on the strength of the fact that emergency exit for the Parlor is through the Sanctuary.

Carillo Profenno Co.,
Messrs. John Howard & John Calvin Stevens ———2

February 13, 1951

It cannot be denied, however, that the means of egress in case of emergency from the existing Sanctuary are not good. While they are improved by the new door in the folding doors leading to Parlor, that door is marked for a vestibule latchset which would obviously permit of locking against persons in the Sanctuary opening it in case of emergency at the front of the Sanctuary. A panic is perfectly possible in a church, but not as likely, of course, but should one occur the new door in the folding doors even though left without any locking device against the Sanctuary side will swing the wrong way to be surely available for the congregation. Study of the proposition of providing a door in the other folding door to swing into the Parlor is recommended.

4. Based on the arrangement that capacity of basement assembly room will be limited, anti-panic hardware will not be required on the inside door at the top of the stairs, but the vestibule latchset indicated on the plans will be necessary if the door is to have any locking device at all.

5. Arrangement of pews, altar rail etc. on the Sanctuary side of the swinging door in the folding door is not known. It is not felt that we should insist on any change there merely because the swinging door serves as an emergency exit from the Parlor. It is obvious, however, that there must be sufficient room so that the swinging door will actually open wide enough without interference to pass through the space between pews or similar, not relying upon opening the folding doors in case of emergency.

6. The object of this paragraph seems obvious to fix it so that the various rooms in which assembly can be held could be used separately and have all of the white and exit lights serving that particular room burning by turning as few switches as possible, and so that all of the white lights in the exit system and the exit lights would not have to be burning all over the place whenever perhaps just a single room were being used. Mr. Stevens says that they grouped the exit light switches on that basis but that the electrical contractor changed the exit lights and put them all on one switch at the direction of the District Fire Chief. Not to make any difference between city departments because we do try to cooperate for the benefit of property owners, it does not make sense that the electrical contractor would depart from the instructions of the architect on the plans at the direction of anyone without first raising the question and having a conference on the matter.

As soon as the architect has the assurance that the Board of Vestor, Wardens and Vestry have definitely decided to permanently limit the capacity of the basement room, will be good enough to issue written instructions or change orders including any revision of the plans to the general contractor and to other contractors, if they are working separately, and to give us a copy so that we may be in position to approve and issue the amendment which the Profenno Company applied for.

Our inspector reports that the work intended to be covered by this amendment is proceeding right along although the details have not yet been sufficiently straightened out so that we can approve the amendment. This is disturbing for in my experience not only is it in violation of the Building Code but in many similar cases it works out to the disadvantage of the owner.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHCD/B

*John Howard Stevens, A.I.A. & John Calvin Stevens, 2nd, A.I.A. Architects
187 Middle Street, Portland 3, Maine*

February 8, 1951

*Mr. Warren McDonald
Building Inspector
City of Portland, Me.*

Dear Mr. McDonald:

re: Trinity Parish House.

Your letter of Feb. 5th comes as a most unwelcome surprise to us, because we thought the question of exit lights and exit doors had been settled to meet the code requirements in accordance with your previous letters.

We changed our first plans to conform to your directions when the plans were filed for the amended permit for the completion of the interior.

It will not quite be an item of expense on the Church, if it is now required to swing the Class C doors in opposite direction.

We have discussed this with Mr. Goodwin and he says the church will go on record that not over 49 people will be in the church basement for any affair. As we understand your letter, under such circumstances we will not be required to change the swing of the class C doors.

It will be a simple matter to arrange the lights in the stair from church basement to outdoors.

Your advisory statements in your par. 3 are appreciated, but to carry out the suggestion re: main entrance door will be most impractical as you would see upon a study of the details involved in such a change.

Par. C in this par. #3 (double swing door in folding partition) is entirely impractical.

Par. 4 (anti-panic at head of new basement stair) we assume will not be required if the assemblage is kept below 49 as agreed by Mr. Goodwin. From the practical viewpoint we cannot visualize any mob at the top of a flight of steps creating any panic that would prevent the opening of any ordinary door latch.

We do not like to base our plans again merely on the basis of your letter, but would like to await your final decision after we have the situation as outlined above.

One of your earlier letters requested that the number of

of the addition. *the existing building as well as from the*

STEVENS
ARCHITECTS

February 8, 1951

Mr. Warren McDonald
Building Inspector
City of Portland, Me.

-2

re: Trinity Parish House

switches controlling exit lights be kept to a minimum, which we did
by grouping the switches all at one point, but the District Fire
Chief made the electrician put all exit lights on one switch.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:MM

cc Rev. S. B. Goodwin, Trinity

Ex 113 Coyle Street-I

February 5, 1951

Messrs. John. H. & John C. Stevens
187 Middle Street
Rector, Wardens & Vestry of Trinity Parish
113 Coyle Street

Copy to: C. Profumo Company
125 Marginal Way

Gentlemen:

A check of the plans showing arrangement of exit lights and hardware for exits which have been filed with the application for an amendment to permit 50/1190 for completion of work on the new addition to the Trinity Church at 113 Coyle Street discloses the following questions as to exit arrangements from various parts of the building:

1. A second means of egress is needed from the basement of the existing building. This can be provided out through the boiler room and thence through the coat room to the entrance door to the new addition. However, since the theoretical capacity of this basement room is more than 50 persons, the door to boiler room and that from boiler room to coat room will need to swing outward in the direction of exit travel instead of as shown. The exit lights will need to be located on the basement side of the door to boiler room and on the boiler room side of door to coat room with a white light in the boiler room on the same circuit as the exit lights. Unless the church is willing to furnish a statement that this large basement room is never intended to be used for purposes requiring seating arrangements, anti-panic hardware is required on these two doors if locks of any kind are to be provided on them. In any case vestibule latchesets will be needed on these doors if locking arrangements are to be provided and these will need to be installed so as to open in the direction of exit travel.

2. A white light is required at the foot of the outside stairs from the basement of the existing building, with another white light out of doors at the head of these stairs, both lights to be on the same circuit as the exit lights for the choir room. Anti-panic hardware is required on both of the doors at this location wherever locking devices of any kind are to be provided.

3. Although it is doubtful if the exit arrangements in the first story of the existing church are under control of the Building Code, we earnestly suggest that the following improvements be made in regard to them:

a. Make the door from church auditorium to front vestibule and both doors at front entrance swing outwards. Care will need to be taken in the case of these latter doors to avoid causing a bad accident hazard should the conditions be such they would swing outward over a step down.

b. Provide an anti-panic bar on the working door of this pair of entrance doors if each door is at least three feet wide, otherwise on both doors, and also on the door from auditorium to vestibule if that door is to have a locking device.

c. Make swinging door in new folding partition between parlor and church auditorium double acting so that it may be used as a means of egress in either direction. If this is done, the vestibule latchset indicated for this door should not be installed.

4. Anti-panic hardware is required on the door in first story at the head of the stairs from the basement of the new addition since this door will serve as a means of egress from the basement of the existing building as well as from the basement of the addition.

Messrs. John H. & John C. Stevens
ector, Gardens & Vestry of Trinity Parish—2

February 5, 1951

5. Apparently it will be necessary to remove at least one row of pews in the church to provide an access aisle from the new parlor.

6. It is not clear from the plan filed as to just what is intended as regards circuit arrangements for the exit lights. It is clear that the intent of the Building Code is that all lights needed for lighting the way to the outside of the building in connection with the use of any particular room or combination of rooms shall be on a single circuit. In the case of this building it would appear that several exit circuits can be arranged in such a way as to provide compliance with Code requirements and avoid placing all exit lights throughout the entire building on a single circuit.

Please inform us as to how all of these matters will be cared for, with information that the electrical contractor and general contractor have received instructions as to how to proceed.

Very truly yours,

Warren H. H. H.
Inspector of Buildings

AS-G

BP 113 Coyle

-1

January 10, 1951

Messrs. John H. & John C. Stevens
187 Middle Street
Portland, Maine

Copies to: C. Profenno Company
125 Marginal Way
Rector, Warden's Vestry of
Trinity Parish
113 Coyle Street

Gentlemen:

The general contractor for the construction of the Parish House addition to Trinity Church at 113 Coyle Street has filed an amendment to the original permit to complete work on the entire building. The permit already issued having covered only certain phases of the work. As you will recall, this permit was issued there were several details about which further information was to be furnished to indicate compliance with Building Code regulations. We have not as yet received this information and in order to avoid possible difficulties at a later date we feel it necessary that these details be worked out and submitted for approval before the amendment for completion of the work is issued. The latter is requested as follows:

1. As noted in a previous letter, the arrangement of exit signs shown on the architectural plans appears to be more elaborate than is specified by the minimum requirements of the Building Code. There are several things to bear in mind in this connection, as follows:
 - a. Exit signs are to be placed in conspicuous places, and those means of egress which are not used habitually for entrance purposes to the spaces involved.
 - b. Exit signs are to be placed in conspicuous places unless the means of egress involved is a passageway serving less than 50 people.
 - c. In all cases where passage to the outside air is through rooms or sections of the building outside the room from which the means of egress is being provided, exit lights on the same circuit as the exit lights wherever they are used on, if signs only are provided, on a separate circuit so that they will always be burning when the room in question is in use and require to light the way to the outside door.
 - d. Exit lights on the same circuit as the exit lights are required on the outside of the building over all exit doors.
 - e. Exit lights should be on as few circuits as possible on the basis of providing adequate facilities under the different combinations of uses which may be involved in the occupancy of the building.
2. Information as to the type of hardware to be provided on the various doors involved in any means of egress needs to be furnished. Any door serving as a means of egress for more than 100 persons is required to have anti-panic hardware, but doors in location serving as a means of egress from spaces accommodating from 20 to 150 persons may be equipped with vestibule latchesets if desired. There may be cases in which a single door may serve as a means of egress in both directions, in which case no locking hardware should be provided on the door.

Mr. John Howard Stevens recently inquired if it would be allowable to cut an opening in one of the inside partitions between heater room and the rest of the building to allow excess heat in the boiler room to be utilized for heating the adjoining space in the building. There is apparently no prohibition in the Building Code against doing this if a Class "C" labelled fire shutter is provided on

Messrs. John H. & John G. Stevens-----2

January 10, 1951

the heater room side of the partition and held open by a fusible link in such a fashion that the shutter will automatically close upon melting of this link. It would also be necessary to provide suitable guides and stops in connection with the operation of this shutter and these would need to be of incombustible material. Edges of the opening would need to be covered with metal or with lath and plaster of construction similar to that on the partition.

Very truly yours,

Ernest J. O'Connell
Inspector of Buildings

ASS/C

P. S. This letter should not be taken as competent to notify contractor of proposed changes, nor is a letter from architect or owner to us assuring that the above will be taken care of, sufficient. These matters should be taken care of by sending prints of revised plans with written instructions to contractor with a copy of all to this office—these to be cited when amendment to permit is approved and issued.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, January 1, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 50/1190 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specification, if any, submitted herewith, and the following specifications:

Location 113 Coyle Street Within Fire Limits? yes Dist. No. 1B
Owner's name and address Rector, Wardens & Vestry of Trinity Parish Telephone _____
Lessee's name and address 113 Coyle Street Telephone _____
Contractor's name and address C. Profenno Co., 125 Commercial Ave Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Church and Parish Hall No. families _____
Increased cost of work 20,000. Additional fee 20.00

Description of Proposed Work

To complete work on entire building as shown on original plans.
(This work is to include alterations to existing church as shown on plans, all basement walls to be cinder blocks, dining room area, kitchen and storage area to be completed as under original plans and contract).

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____ of lining _____
No. of chimneys _____ Material of chimneys _____
Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____ Size _____
Corner posts _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Girders _____ Size _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Signature of Owner Wallace Meade
Rector, Wardens & Vestry of Trinity Parish
C. Profenno Co.

Approved: _____ Inspector of Buildings.

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 1/12/51.

00122

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 **1st floor 113 Coyle Street** Use of Building **Church** No Stories **New Building**
Name and address of owner of appliance **Trinity Church, 119 Coyle Street** ~~Existing~~
Installer's name and address **Portland Gas Light Co.** Telephone **2-8321**

General Description of Work

To install **Hotel Type Range and Coffee Urn**

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

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

IF COOKING APPLIANCE

Location of appliance **Kitchen** Kind of fuel **Gas** Type of floor beneath appliance **Cement**
If wood, how protected? _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance **Over 4'** From sides and back **Over 10'** back from top of smokepipe _____
Size of chimney flue _____ Other connections to same flue **None**
Is hood to be provided? **Yes** If so, how vented? **Through roof**
If gas fired, how vented? **To hood** 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:

1-17-51, C.R.

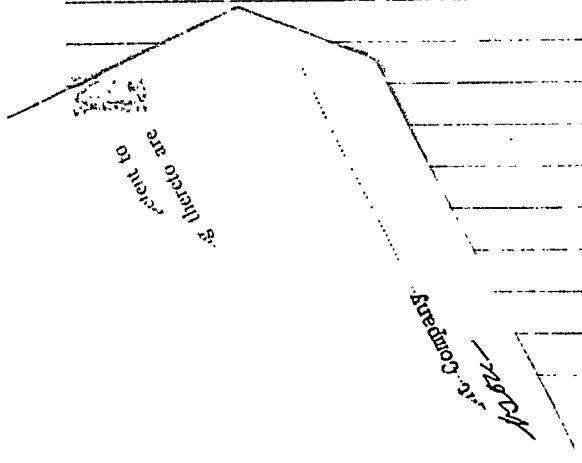
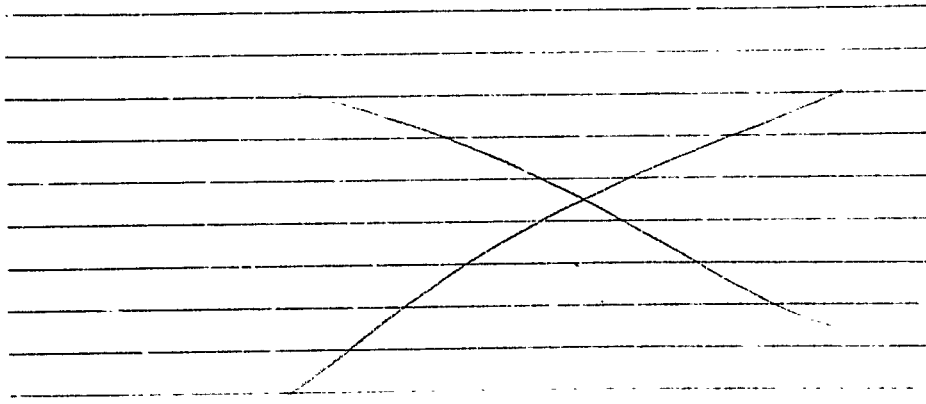
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? **Yes**

INSPECTION COPY

Signature of Installer **Portland Gas Light Co.**
R.S. L.

NOTES

Permit No. 51132
Location 113 Maple St.
Owner Family Church
Date of permit 10/17/51
Approved 5-25-51, etc.





(R) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Installation _____

Portland, Maine, December 22, 1950

PERMIT ISSUED

02534
DEC 30 1950

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 and fire 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 113 Coyle Street Within Fire Limits? 113 Coyle Street Dist. No. _____
Owner's name and address The Rector, Gardens & Vestry of Trinity Parish Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address The Fels Company, 42 Union Street Telephone 2-1929
Architect _____ Specifications _____ Plans yes No. of sheets 4
Proposed use of building Parish house No. families _____
Last use _____ " " No. families _____
Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install ventilation system in basement and first floor of parish house as per plans submitted. Also ventilating system for range hood in kitchen and system for ventilation of auditorium located at stage end of building.

Permit Issued with Letter

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. **PERMIT TO BE ISSUED TO** The Fels Co.

Details of New Work

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

If a Garage

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

APPROVED:

Ante L. L. L. L.

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

The Rector, Gardens & Vestry of Trinity Parish
The Fels Company

Signature of owner Clyde L. Bral

INSPECTION COPY

Permit No. 50/2531

Location 143 Oakley Street

Owner Mrs. M. J. Smith (Dawson)

Date of permit 6/23/30/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5.25.51

Cert. of Occupancy issued 7/1/51

NOTES

Notes section with horizontal lines and a large 'X' mark.

113 Coyle Street-I

December 29, 1950

The Fels Company
42 Union Street
Portland, Maine

Copies to: Rector, Warden & Vestry of Trinity Parish
113 Coyle Street
J. Profumo & Co., 185 Marginal Way
Messrs. J. H. & J. C. Stevens, 137 Middle Street

Re: Memo:

Permit for installation of roof ventilating system in the parish house addition to Trinity Church at 113 Coyle Street is issued herewith based on the plans filed with the application. Your attention is called to the following details:

1. In regard to the hood over the kitchen range, requirements specify that on the basis of metal lath and plaster being provided on the walls of the kitchen as indicated in the specifications, the back of the hood shall be kept at least 9" from the inside faces of the studs in the outside wall.
2. It is noted that the plans call for the discharge duct from the exhaust fan over the auditorium stage to a top just inside the wooden louver in the end wall of the building. While apparently there is no requirement for a louver at the end of such a duct to be of incombustible material, it would seem poor practice to have such an arrangement as indicated. In any case there is no doubt but that the end of the duct should be fastened tightly to the wood louver in the wall of the building so that exhaust air will be discharged directly out of doors instead of being forced back into the attic space around the end of the duct as is likely to be the case where the free flow of air is impeded by the vanes of the louver.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJC/G



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 17, 1950

PERMIT ISSUED
1448
JUG 18 1950
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 107-113 Coyle Street Use of Building Church No. Stories New Building
Name and address of owner of appliance Trinity Church, 113 Coyle St.
Installer's name and address The Fels Co., 42 Union St. Telephone 2-1939

General Description of Work

To install steam heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 15" From front of appliance Over 4' From sides or back of appliance Over 3'
Size of chimney flue 12x16 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Permit issued with Memo

Name and type of burner General Electric Labelled by underwriter's laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete
Location of oil storage outside underground Number and capacity of tanks 1-1000 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or 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?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Tank located as per plan. Will be ~~buried~~ buried at least 2' below grade; bears Underwriters' label; coated with asphaltum

Permit issued with Memo

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK-8/18/50-AGS

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
The Fels Co.

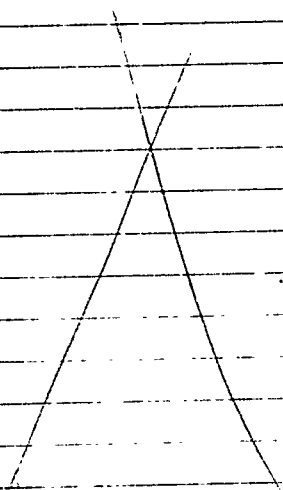
INSPECTION COPY

Signature of Installer by: Charles H. Nelson

Permit No 501 1448
Location 107-113 Coyne St
Owner Trinity Church
Date of permit 8/18/50
Approved F. S. 571 P. J.

NOTES

12-15-50. Bit tank. dead
no inspection.



BP 113 Coyle Street
(Amendment #2)-I

January 18, 1951

C. Proferno Company
125 Marginal Way
Portland, Maine

Copies to: Messrs. J. H. & J. C. Stevens
187 Middle Street
Rector, Wardens & Vestry of Trinity Parish
113 Coyle Street

Gentlemen:

Amendment #2 to permit 50/1190 covering the cutting in of two openings in the partition enclosing boiler room is issued herewith based on the plan filed with the application, but subject to the following:

1. Because this partition is required to have a fire resistance rating of one-hour, the fire shutters are required to bear only the Class "C" label of the Underwriters Laboratories, Inc. or Factory Mutuals Laboratory instead of the Class "A" label indicated in the application.

2. Any woodwork in connection with the frames or to which they are fastened which would otherwise be exposed is required to be covered with plaster or metal. This applies particularly to the wood grounds on the boiler room side of the opening which are not indicated as so protected.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, January 16, 1951

PERMIT ISSUED

JAN 18 1951

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/1190 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 113 Coyle Street Within Fire Limits? yes Dist. No. 1B
Owner's name and address Rector, Warden & Vestry of Trinity Parish, 113 Coyle St. Telephone
Lessee's name and address Telephone
Contractor's name and address C. Profenno Co., 125 Marginal Way Telephone
Architect Plans filed yes No. of sheets 1
Proposed use of building Church and Parish Hall No. families
Last use No. families
Increased cost of work Additional fee 25

Description of Proposed Work

✓ To provide 33" x 18" grille opening between boiler room and basement room as per sketch, near the ceiling
✓ To provide 12' x 20' grille opening between boiler room and basement room as per sketch, near the floor. To provide Class A fire doors as per sketch.

Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof

Approved:

with letter by AGS

Signature of Owner by: Edwin W. Wain

Approved: 1/18/51

Inspector of Buildings

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

107-113 Coyle Street-Installation of steam and oil burning equipment for
Trinity Church b. The Fols Co., installers August 18, 1960

Before tank and piping is covered from view, it is required to notify
this department of readiness for inspection. The covering is not
approved.

The tank and capacity is required to be of steel or wrought iron. No
less in thickness than 1/2 inch. If the tank is less than 10, 7 gauge; and before installation is required to be protected against corrosion,
even though galvanized, by two well known coats of red lead and heavy coat of hot
asphalt, or equivalent.

Pipe lines connected to an approved tank, other than a line and except fill line
and test wells, are to be installed with double swing joints arranged to permit the tank
to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity
of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or
"ground" water, a water anchorage or weighting must be provided to prevent "floating".

CC: Trinity Church
11 Coyle Street

(Signed) Warren McDonald
Inspector of Buildings

NOTES

Steps inside side door near
 front require handrails on the
 side, as far as side door.
 Garage lowered off
 Vent. " " "
 Subject for task.

6/5/51 - not completed:
 no vest lockset on
 door from basement assembly
 room to Heater Room nor on
 door from heater room to
 coat room.

No handrail on one
 side steps outside
 outside of parlor to
 lobby.

Still up + with
 bolts on at the head
 of double doors leading
 from to lobby.

Door in building
 doors between Parlor
 and Sanctuary not
 equipped with lockset
 as to work.

7/12/51

See letter - m

Permit No. 50/1190
 Location 113 (upper x 11)
 Owner Smith & Davis
 Date of permit 7/12/51
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued

(2)

INSPECTION NOT COMPLETE

INSPECTION CONT.



(G) GENERAL BUSINESS ZONE
PRELIMINARY
APPLICATION FOR PERMIT

Class of Building or Type of Structure Parish House
Portland, Maine, Feb. 1 '20

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 submitted herewith and the following specifications:

Location 113 Corn St. Within Fire Limits? Yes Dist. No. 1-B
Owner's name and address Trinity Realty Corp. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not yet awarded Specifications No Plans Yes No. of sheets 4
Architect J.H. & J.C. Stevens No. families _____
Proposed use of building Parish hall etc No. families _____
Last use Addition to present Church (Trinity) Roofing T&G
Material wood No. stories one Heat steam Style of roof flat pitch and asph. shing.
Other buildings on same lot Church, Rectory, Garage Fee \$ _____
Estimated cost \$ 60000

General Description of New Work

Basement & main floor on level of present floors.
Dining Hall & Kitchen concrete slab on grade.
Concrete foundations, wood walls shingled, sloping roof, asphalt shingles,
low-pitch roof of Hall
Durisol plank, covered with 5 ply T&G. and flat deck wood, T&G. roofing.

Inside metal lath & plaster. Some walls finished with knotty pine.

INSPECTION NOT COMPLETED

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
Height average grade to top of plate 12' and 11'-6" Height average grade to highest point of roof 18'-0"
Size, front 46-6 depth 107'-6" No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 12 bottom 16 cellar 6'-0"
Material of underpinning concrete Height 3' and 3'-11" Thickness 6'-0"
Kind of roof wood Rise over foot 10" Roof covering Asph. shing. & T&G.
No. of chimneys one Material of chimneys brick of lining clay Kind of heat steam fuel oil
Framing lumber—Kind Hemlock & S.P. Dressed or full size? full size
Corner posts 4x6 Sills 4x6 Girt or ledger board? ledger bd. Size 1x8
Girders steel Size 12" Columns under girders lally Size 4-4-3-1/2 Max. on centers 14'-8"
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 bar joists, 2nd 12", 3rd _____, roof 2 x 10
On centers: 1st floor 19" & 24", 2nd _____, 3rd _____, roof 16" & 12"
Maximum span: 1st floor 20'-0", 2nd _____, 3rd _____, roof 17'-0"
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage - to be moved

No. cars now accommodated on same lot 1, to be accommodated 1 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:

REGISTRATION COLA

Trinity Realty Corp
D. Stevens and others



(G) GENERAL BUSINESS ZONE
PRELIMINARY
APPLICATION FOR PERMIT

Class of Building or Type of Structure Parish House

Portland, Maine, Feb. 1 190

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 113 Coffe St. Within Fire Limits? Yes Dist. No. 1-3
Owner's name and address Trinity Realty Corp. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not yet arrived. Telephone _____
Architect J. H. Stevens Specifications No Plans Yes No. of sheets 4
Proposed use of building Parish Hall etc No. families _____
Last use Addition to present Church (Trinity) No. families _____
Material wood No. stories one Heat steam Style of roof flat pitch Roofing T&G
Other buildings on same lot Church, Rectory, Garage and asph. Shing.
Estimated cost \$ 60000 Fee \$ _____

General Description of New Work

Basement & main floor on level of present floors.
Dining Hall & Kitchen concrete slab on grade.
Concrete foundations, wood walls shingled, sloping roof, asphalt shingles,
low-pitch roof of Hall
Durisol plank, covered with 5 ply T&G. and flat deck wood, T&G. roofing.

Inside metal lath & plaster. Some walls finished with knotty pine.

INSPECTION NOT COMPLETE

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
Height average grade to top of plat 13 and 11'-6" Height average grade to highest point of roof 18'-0"
Size, front 46-6 depth 107'-6" No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 12 bottom 16 cellar _____
Material of underpinning concrete Height 4'-0" and 3'-0" Thickness 6'-0"
Kind of roof wood Rise per foot 16" Roof covering Asph. shing. & T&G.
No. of chimneys one Material of chimneys brick of lining clay Kind of heat steam fuel oil
Framing lumber—Kind Hemlock & S.P. Dressed or full size? full size
Corner posts 4x6 Sills 4x6 Girt or ledger board? ledger bd. Size 1x8
Girders steel Size 12" Columns under girders lally Size 4-4-3 1/2 Max. on centers 14'-8"
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 Bar joists, 2nd 12", 3rd _____, roof 2 x 10
On centers: 1st floor 19" & 24", 2nd _____, 3rd _____, roof 16" & 12"
Maximum span: 1st floor 20'-0", 2nd _____, 3rd _____, roof 17'-0"
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage - to be moved

No. cars now accommodated on same lot 1, to be accommodated 1 number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? No
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Trinity Realty Corp

D. J. Thomas Architect

NOTES

10-25-50. 1st chance along. Called Pete
J. H. St. John at 1st state on top -
Design of building in top of the
12-12-50. 3rd chance along. Inspector
Turdilov was on duty and floor
as in situation.

Ceiling has been closed in, no
notification for inspection. Found
no 1st chance. Found 1st chance
only room to be closed in on 1st
fire check off at this time. To certify
closing in.

* 12-30-50. Gave C.T. with following notation - Ceilings painted
and outside walls insulated without certificate.
C.T. is for inside partition. Timber at front of
partition where it is cut off, also at end of ceiling
timber on this side. C.T.

12-20-50. Pet. 1st chance that amendment needed
to finish work in dining room as it was not
closed in as per permit. C.T.

1-29-51. Work progressing. Check spit lights, signs, swing of
door and hardware. C.T.

1-31-51. Called Mr. Eliot. Progress Jones will mail
certified welder's certificate. C.T.

3-26-51. Hardware on dining room doors not
as required. Vestibule lock set on side door near
stage, double doors to lobby have dead bolt on top
and bottom bolts, spit lights over all three exits.
Pector wants to talk with Mr. McDonald about this
hardware. C.T.

3-27-51. Mr. McDonald talked with Peter Goodwin about
hardware on dining room doors. Will provide hardware
on all doors and verify. C.T.

5-25-51. It has been decided to leave dining room doors
without fastenings, dead bolt has been removed and
top and bottom bolts will be removed.

Don't the old basement - No use giving on plan, cover so
room with an spit light over can be locked against
door from head room to new room can be locked on both room side.
Lobby. To new part, no light over, can be locked
against egress.

Part - Check auditorium, street floor, door to west exit
it opening, rest to outside building in on street level.
Passage, front provide about 1/2 floor each in lobby
1st floor. Both doors leading to outside doors have locking, spit
light over inside door.

See # 2 over -

mt. No.	50/1190
Location	1190 Maple St.
Date of last	11/15/50
Notif. closing in	12-24-50
Inspn. closing in	12-24-50
Final Inspn.	
Final Notif.	
Cert. of Occupancy issued	

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS 41 31 37
187 MIDDLE STREET, PORTLAND 3, MAINE

June 10, 1950

Mr. Warren McDonald, Building Inspector
City of Portland, Maine

Dear Sir:

Re: ~~Trinity~~ Trinity House

JUN 19 1950

DEPT. OF BUILDING
CITY OF PORTLAND

Answering your letter of June 15:-

- Item 1. The room designated as "Nursery" is with such office furniture as will be in this room, there will be no space for people. We do not like to retain the 2'-3" door, because the plan is very "tight" at this point and the extra 4" will restrict the adjoining space very seriously. Considering the type of room, we hope you can pass the 2'-3" door.
- Item 2. We appreciate your analysis of the exit lights, and believe we can make a gain, in cost and still have the requirements. This point will be cleared up later.
- Item 3. The specifications require us to have an "aster" on ceiling of Boiler room and both sides of the enclosing partitions. The Kulamein Door is included, and will be Class C as required. The protection for rubbish chute will be provided. It is not at present.
- Item 4. There will eventually be fixed seats in the Chapel - seating capacity not over 30.
This part is to be done under the present contract.
- Item 5. The size of wood beam mentioned is not yet determined. We are to decide that after the present structure has been discovered.
- Item 6. The active door in the folding doors between church and Parlor is 3'-0" wide, and well over 6'-4" high.
- Item 7. We will see that the statement of design is provided.

A contract for the completion of the entire exterior work has just been awarded to Jamillo Prosenno Co., who will immediately make application for permit. The interior of the Parlor, Kitchenette and Toilet #2 is to be carried out to completion, cutting the opening into church to include the folding doors between Parlor and Church. Addendum #3 has been prepared to form a basis for this contract.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:R2.
cc: Rev. Shirley B. Goodwin
J. Prosenno Co.

AP 113 Coyle Street-1

July 21, 1956

C. Profenso & Company
125 Marshall Way
Rector, Sacristy & Vestry of Trinity Parish
113 Coyle Street
Messrs. John H. & John C. Stevens
187 Middle Street

Gentlemen:

The permit for construction of a one story addition to side and rear of Trinity Church at 113 Coyle Street, based on the plans and specifications filed with the application but limited to the construction outlined in Addendum 3 to the specifications, is issued herewith to the contractor subject to the following:

1. Before any part of the addition is put into use, it is necessary that a certificate of occupancy therefor be secured from this department. We shall be unable to issue such a certificate until all required details specified by the Building Code including particularly those relating to exit lights and hardware on exit doors serving those parts that are to be used in any way before final completion of the building have been provided. Any such certificate when issued will be limited to those parts for which approval can be given.
2. No detailed specifications as to the type of hardware to be provided on the various exit doors from the addition has been furnished. Since any door serving as a means of egress for more than 150 persons is required to have anti-panic hardware, it is likely that this type of hardware will be required on all of the doors serving the Dining Hall and from the Lobby. Doors in locations serving as a means of egress from spaces accommodating from 40 to 150 persons are required to have vestibule latches. We suggest that information as to the hardware to be supplied for the various doors be furnished this department for checking before it is purchased or installed.
3. A statement of design covering the welding involved in the steel beams supporting the roof over the parlor and in the trusses of the roof over the dining hall together with a statement that all such welding is to be performed only by welders who have qualified for such work under the qualification procedure of the American Welding Society is required from the company responsible for the design and fabrication of the steel work. Any field welding is required to be performed only by such men as have been certified for this work in the City of Portland.
4. Handrails are required on both sides of the steps from Lobby to Corridor although they are excluded from the work indicated in the Addendum.
5. Separate permits issuable only to the installers are required for the installation of the outside underground fuel storage tank, the boiler and oil burner, any cooking equipment in the kitchen and any systems of mechanical ventilation. A separate permit is also needed for the relocation of the minor garage on the property.
6. If work other than is included in Addendum #3 is to be done before completion of the work covered by this permit, an amendment to this permit covering such additional work is to be secured before it is started. Amendments are also needed to cover any departures from the details of construction shown on the plans.

Very truly yours,

AMS/G

Inspector of Buildings

JOHN HOWARD STEVENS, A.I.A.
JOHN CALVIN STEVENS, 2nd, A.I.A.
ARCHITECTS: PORTLAND, MAINE

TRINITY CHURCH

June 5 -1950.

Addendum #3

1. (a) Basis for agreement for constructing the entire shell of the building, with the exterior completely finished as per the original plans and specifications.
- (b) The interior to be partly finished, following plans and specifications insofar as they apply and leaving the balance of the work incomplete, out arranging for future finishing in such manner that no part of the work now done will need to be remodelled, when the balance of finishing is carried out.
- ✓ (c) The parlor, folding doors into church from the parlor and the corridor partition consisting of closets, the Kitchenette and toilet room adjoining and closet between (1109) all to be completely finished.
- ✓ Provide and hang doors #128-131-132-107-109-110-108-122-111-112-119-113-116-124-101-102 and the two gangs of doors into church, as mentioned above.
- ✓ (d) Build the entire floor slab of the areas comprising parlor, the Sacristies, corridor, nursery, closets, etc. and Lobby and concrete stairs to basement.
- ✓ (e) Build the slab on grade for Dining Hall, trenches and trench covers, and kitchen and storage; also the entire basement slab.
- ✓ (f) The stage platform is not to be built, but the two Lally Columns, steel girder, and the two wood girders for carrying the folding doors, must be built to support roof.
- ✓ (g) The partition at south end of Dining Hall and the Lally Columns carrying roof will be built complete, including all studding.
- ✓ Openings for two windows to be framed but no sash or frames installed.
- ✓ The Dining Hall to be separated from the front part by covering the studs in this partition with Johns-Manville "Weather-tite" applied on the Sacristy side of the studs.
- ✓ This covering to be continued on the partition separating Kitchen from Lobby.
- ✓ (h) Build the steps from Lobby to Corridor, and the platform and steps into Rector's Sacristy, but these will all be kept unfinished. No rail.

Add.#3
Trinity
June 5 -50
2

2. ✓ Basement (a) Cut opening from Boiler Room to coat room and provide frame and door, and install new door Boiler Room to present basement.
- ✓ (b) Provide all columns and beams to carry floor above, and build entire basement floor slab. No partitions, no ceiling, no cinder block furring. Build concrete stair up to Lobby.
- ✓ (c) Boiler Room. Carry out all work in Boiler Room in accordance with original specifications for this part as shown on Sheet #A-3.
3. Plumbing (a) Run all waste piping under basement floor, with connections up thru slab to take fixtures in future. Extend all stacks thru roof. No plumbing fixtures, except as in (b) and (e) below.
- (b) Install such part of main water supply as necessary for future extensions and all branches that cannot be installed in future without tearing out finished work. Carry line to toilet #2 on main floor and to Kitchenette.
- (c) Hot water. Install only such mains as necessary, as per above (b).
- No hot water heater or tank to be included, but connect old system to new heater on side of boiler. See Heating.
- (d) No plumbing in Kitchen, except such piping and wastes as must be put in before concrete floor slab is poured.
- (e) Fixtures. Install sink in Kitchenette and W.C. and Lavatory in Toilet #2. No hot water.
4. Electric (a) Install main entrance service, and such feeders to distribution cabinets as necessary to provide for future extension and to provide complete lights and switches as laid out in Parlor, Kitchenette and Toilet #2.
- (b) A temporary light shall be contrived in corridor and over steps in corridor, operated by the 3 w. switches shown. Also the exit light and outside light over door. Provide connection for range in Kitchenette, and the outlets shown.
- (c) No conduit for telephones. This can be installed later (future) before basement ceiling is plastered. Not included at present.

Add.#3
Trinity
June 5 -50
3

5. Heating (a) Install only one of the two G. E. boilers specified, with heater to heat domestic hot water.
- (b) Extend mains as necessary to facilitate future extension to complete the system as designed, but for the present provide heat as designed for only the Parlor, and to carry out the revisions in the Main church as designed.
- (c) Install such pipes, vent ducts, etc. as will now be concealed by the present finished work, and all vent heads thru roof. All left for future connection. Vent heads capped.
- (d) Install the two wall boxes for the Univents in Dining Hall.
-

✓ Work NOT to be Done

6. Basement (a) Door B-6 not to be cut thru.
- (b) No plumbing fixtures in the two toilets and Janitor's closets. See Plumbing.
- (c) No electric work, except as needed to get it in during this phase of the construction, to avoid future cutting out. See Electric work.
7. Main Floor (a) No work to be done in the area of new chapel. Openings for folding doors not to be cut thru.
- (b) No lathing or plastering in Sacristies, corridor, Lobby, Nursery & closet #106 or Janitor's closet, Dining Hall, Kitchen and Storage.
- (c) No interior finish of any kind in above listed areas.
- (d) Except + knotty pine and door trim to finish the doors #119 and 122.

W. McDonald

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

C O P Y

July 24, 1950

Mequier & Jones Co.
33 Pearl Street
Portland, Maine

3-6471

Gentlemen: re: Trinity Church.

The Building Inspector requires a statement of design covering the welding involved in beams supporting roof over parlor, and trusses over Dining Hall.

Also certificate as to qualified welders.

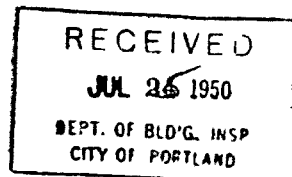
Will you please have these forwarded to him.

Sincerely yours,

JHS
John Howard Stevens

JHS:MM

cc C. Profenko Co.
Mr. Warren McDonald, Building Inspector



AP 113 Coyle Street-1

June 15, 1950

Messrs. J. & J. C. Stevens
177 Middle Street
Portland 1, Maine

Copied to: The Rector, Rector of Vestry
of Trinity Parish
113 Coyle Street

Gentlemen:

Altho in the application for the permit for construction of an addition on Trinity Church at 113 Coyle Street was never been completed by payment of the permit fee, we have gone ahead with the check of the plans filed and find the following questions and discrepancies as to compliance with Building Code requirements:

1. Unless assurance can be given that there will never be more than 10 persons in the Nursery at any one time, two means of egress therefrom are required by Section 100e2 of the Building Code. In any case the entrance door to the room is required to be at least 3' wide instead of the 2' 10" width indicated.

2. The arrangement of exit lights shown on the electrical plans appears to be much more elaborate than the minimum requirements of the Code specify. In the first place exit lights in lieu of exit signs are required for marking only the means of egress serving more than 50 persons. In the second place exit signs or lights are required to indicate only the means of egress not used habitually for entrance purposes. This will allow the use of exit signs instead of exit lights shown on the plans in several locations and also the elimination of exit signs in some locations where they are shown over entrance doors. Where exit signs are used in lieu of exit lights, room lighting to adequately illuminate the sign is required. In such cases where passage to the outside air is through rooms or sections of the building outside the room from which emergency egress is required, provided, white lights on the same circuit as the exit lights wherever they are used or if signs only are provided, on a separate circuit so that they will always be burning when the room in question is in use are required to light the way to the outside door. White lights are required on the outside of the building over all exit doors not customarily used for entrance purposes. Exit lights should be on as few circuits as possible on the basis of providing adequate facilities under the different combinations of uses which may be involved in the occupancy of the building.

3. The plans do not make clear whether the ceiling of the heater room is now or will be covered with metal lath or perforated Gypsum lath and plaster as is necessary to provide the one-hour fire separation specified by the Code. Likewise it is not clear that both sides of all the enclosing walls of the heater room are 1/2" solid partitions are involved either are or will be plastered on metal lath or perforated Gypsum lath. The Kalmarin doors specified are required to bear the Class "B" label of Underwriters Laboratories, Inc. and to be wide open or automatic or self-closing. A Class "B" labelled shutter is also required on the heater room side of the rubbish chute from the dining room with a closing device of a similar nature.

4. Are there to be fixed seats in the new chapel? If so, what will the seating capacity be? Requirements as to spacing of pews and width of aisles may be found in Section 100e3.3 & 3.4 of the Code.

5. We are unable to find any indication of the size of the wood beams to be provided over the openings where the existing wall is to be removed between the church and the new parlor.

AP 113 Coyle Street-T

March 8, 1950

Messrs. J. H. & J. T. Stevens
187 Middle Street
Portland, Maine

Subject: Application for permit for construction
of addition to church building at 113 Coyle Street

Gentlemen:

Although the application for the above work has not yet been completed by payment of the permit fee, we have made a cursory examination of the plans filed with the application while awaiting action on the Building Code appeal concerning the use of wood construction in Fire District #1. The following questions of compliance with Building Code requirements are called to your attention:

1. As specified by Section 208-e-2, the Choir Room in basement, the Parlor and the Nursery in the first story and the Dining Hall must have means of egress designed, constructed and provided as indicated for minor assembly halls. Each of these rooms figure to have a capacity of more than twenty persons on the basis of six square feet per person. This means that at least two means of egress not less than three feet wide must be provided for each of these areas with exit signs indicating the means of egress not customarily used for entrance. Exit lights with white lights in the open air outside the exit doors are required for all spaces having a theoretical capacity of over fifty persons.
In the case of the Nursery this requirement will make another means of egress from the room necessary and all doors involved in a means of egress must be at least three feet wide. Question may also arise as to the width of the new exit door into the basement of the existing building from the Choir Room and the adequacy of the existing exit arrangements from the church basement.
2. Since the toilet rooms in the basement of the addition are to serve the dining hall as well as the rest of the building, two means of egress are required as specified by Section 208-e-7. It is likely that the second means of egress can be provided through the Choir Room, but signs adequate in number and location to indicate the route to follow to reach the outside exit will be necessary.
3. Non-slip treads are required on all stairs used by the public as noted in Section 208-e-4. In this connection it is noted that the handrails on the flight of steps leading from the lobby to the corridor beside the sacristy are not shown at right angles to the steps. Such a condition is likely to set up an accident hazard and we suggest that some other arrangement be worked out.
4. Since the total capacity of assembly rooms for church use after addition is built will exceed 300 persons, the equipment for seating the building must be cut off from the rest of the building by separations of one-hour fire resistance as specified by Section 208-f-3.

There are other details, such as height of risers and width of treads of stairs, hardware on all doors involved in a means of egress, footings, columns supporting trusses of Dining Hall roof, construction of trusses and of the roof over Parlor and Nursery where the flat deck occurs, etc., which are not shown on the plans filed but are needed for checking against Building Code requirements. Doubtless these details will be cared for on completed plans to be filed when application is completed.

Very truly yours,

AJS/G

CC: Trinity Realty Corporation
113 Coyle Street

Warren McDonald
Inspector of Buildings
Rector, Wardens & Vestry of Trinity Parish

At 113 Coyle Street-I

February 10, 1950

Trinity Realty Corporation
c/o Messrs. John Howard & John Calvin Stevens
187 Middle Street
Portland, Maine

Subject: Application for building permit
to authorize one-story addition about
50' x 110' at Trinity Church, 113
Coyle Street; and proposed Building
Code appeal relating thereto

Gentlemen:

Building permit intended to authorize construction of one-story wooden-frame addition for parish house at the rear and west side of Trinity Church at 113 Coyle Street, is not issuable under the Building Code, because the property is located within the limits of Fire District No. 18 in which, according to Section 404 of the Building Code with reference to Section 402, exterior walls of such an addition are not permitted to be of wooden frame construction.

Mr. Stevens has indicated your desire to seek an exception from the Board of Municipal Officers, which acts as the appeal board under the Building Code, such a variance appeal being applicable because the proposal represents an enlargement of a building within Fire District 18; so there is enclosed an outline of the appeal procedure. If the matter is to be considered at the earliest possible time, the appeal should be filed at the office of Corporation Counsel no later than Monday, February 13, 1950.

There are other details which will involve the Municipal Officers because the Church property adjoins the City park. Two of the projecting corners of the proposed addition are shown to be very close to or precisely at the property line dividing the Church property from the park, a situation which would require excavation on city-owned land and backfill, grading etc. after the foundation wall had been constructed, and considerable trespassing upon the City park with wear and tear upon the grading and landscaping during the construction of the superstructure. Besides that the plans show at these points that the eaves of the proposed addition would probably project over the City land about 18" or more, thus constituting an encroachment over public property.

Upon informal consultation with Corporation Counsel's office, I find that something besides a mere Building Code appeal will be necessary if right to these encroachments are to be given. At the least, special permits would be necessary from the City Council or Board of Municipal Officers, if it was considered good public policy to do so, and there would no doubt be necessary binding assurances from some continuing authority of the Church Corporation to save the City harmless in case of damage to persons or property either while the structure were being built or afterwards.

It is understood that you are trying to get all of the preliminary matters cleared up so as to go ahead with assurance on the final plans of the addition, so that to get the Building Code appeal settled and not the matter of encroachments on City land would be of no avail. Naturally the matters of encroachment will come up when the Board of Municipal Officers are considering the Building Code appeal relating to wooden construction in the Fire District, and may add to the burden of supporting the appeal. Upon talking these matters over with Mr. Stevens he thought that the Church would want to proceed with the appeal on the basis of the apparent encroachments. It is recommended that you give full consideration to some change in arrangements whereby the encroachments and special authority from the Municipal Officers with regard thereto may be avoided.

Trinity Realty Corporation-----2

February 10, 1953

Pending settlement of these questions, the proposal has not been checked against the special and general requirements of the Building Code

Very truly yours,

Lauren McDonald
Inspector of Buildings

Wick/3

Enclosure: Outline of appeal procedure and CC of this letter

CC: Mary Barrett
Assistant Corporation Counsel



(G) GENERAL BUSINESS ZONE
(RC) RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation

Portland, Maine, May 13, 1950

PERMIT NO. 00273

D. C. 1950

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 113 Coyle Street Within Fire Limits? yes Dist. No. 1B
Owner's name and address Trinity Church, c/o Rev. Shirley B. Goodwin Telephone _____
Lessee's name and address 113 Coyle Street Telephone _____
Contractor's name and address Ellis C. Snodgrass, Inc., 465 Congress St. Telephone _____
Architect John Howard & John Calvin Stevens Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Church No. families _____
Last use _____ " _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To excavate and construct foundation only for 1 story frame addition.

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**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ at least 4' below grade solid or filled land? _____ earth or rock? _____
Material of foundation concrete _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

OR-5/24/50-ags

Miscellaneous

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

Trinity Church
Ellis C. Snodgrass, Inc.

Signature of owner BY: [Signature]

INSPECTION COPY

NOTES

6/6/50 Per. No. 50-1773
 a trip to Ford Street area
 being constructed. This area is some 300 feet
 off road on inside of 6th St. (Ind. Co.)
 by mutual agreement in foundation work
 Dept. knows what is under with that. Ind. Co.
 has set 310 a Pa. 5.1 a 121. The John
 Howard Street said they will
 supervise this job and would
 like this foundation work. 6/7/50
 6/7/50. The foundation work is not started yet.

Permit No. 50-1773
 Location 113 Conley St.
 Owner J. W. (Hutchinson)
 Date of permit 5/26/50
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 7-21-50, O.E.
 Cert. of Occupancy issued

8-22

7-5-50 - 5/26/50 - 4.0

1111

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

June 21, 1950

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine

Dear Mr. McDonald:

re: Trinity Church

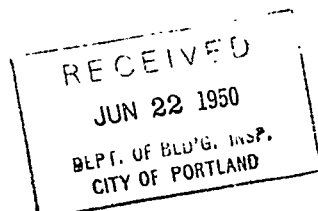
Your letter of June 19 received. I am sorry I bothered you with this question. I see that I had not read enough of the Code covering this question of soil bearing capacity. Your position is absolutely correct (as we have always found).

Personally, I have no doubt at all of the bearing capacity on this site. As stated on our plans, the allowable load we have worked to is much less per sq.ft. than was used in designing the Watkins Building, and this soil is practically the same as was found in that location. It is a good firm compacted clay mixed with gravel.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:M



BP 113 Coyle Street
(file copy of advance permit)

June 19, 1950

Mr. John Howard Stevens
187 Middle Street
Portland, Maine

Dear Mr. Stevens:

In this busy time we are having I have delayed answering your letter of June 1 with regard to the adequacy of the soil beneath the foundations for addition to Trinity Church at 113 Coyle Street, mostly because it did not seem possible to me that your letter means what it seems to mean to me.

Your letter seems to advance the idea that because the Building Code assigns the maximum allowable bearing capacity of certain types of soil, that this department is bound to investigate the soil and find out whether or not the soil is actually the kind that the architect was designed for—in other words whether or not the soil would support the three tons per square foot.

I can hardly believe that I am understanding your letter as you mean it, for, if I am, it seems to me that you are holding the city department responsible for testing soils.

If you will read Section 307b2 of the Code you will see that the inspector is authorized but not directed to require tests of soil and that all such tests shall be borne by the owner. It seems obvious that the intent of the Ordinance is that tests shall only be required where this department has reason to doubt the capacity of the soil or the design of the architect or engineer.

I am sure from your long experience that you know that no person can tell the bearing capacity of soil merely by looking at it and that the only way to be sure is to test the soil in one of the several accepted manners, usually now by boring. It is well known that sometimes a stratum that seems all right is only two or three feet thick and has unsatisfactory bearing material beneath it. Then it becomes the soil engineer's function to tell whether or not the soil on top is thick enough to spread the load sufficiently on the poor soil beneath, or what alternative is to be followed.

If there was doubt in your mind as to the depth or the capacity of the soil beneath the Trinity Church addition foundations, should you not have secured the consent of the owners to have tests made? Or, at least if we had known there was doubt about the bearing capacity of the soil, we would not have issued the advance permit for excavation and foundation, even at the belated date when we did issue it.

Will you be kind enough to let me know what the status of the design of the soil really is? You of course are well aware that on account of the peculiar circumstances involved and through no fault of this department or yourself, the excavation was all done and a large portion of the foundation constructed before any permit whatever was issued.

Even now we have no finished application for the construction of the superstructure.

Very truly yours,

Inspector of Buildings

WMcD/G

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS

187 MIDDLE STREET, PORTLAND 3, MAINE

Handwritten:
173 190 of C.
173 190 of C.
173 190 of C.

June 1 1950

Mr. Warren McDonald
Building Inspector
City of Portland, Me.

re: Trinity Church

Dear Mr. McDonald:

On sheet A-3 of these drawings we have recorded the design load as 3 tons per sq.ft. on the soil as per Building Code Sec. 307-b-" Medium stiff or plastic clay mixed or unmixed with sand or fine grained dry sand. 3 tons per sq.ft. 3".

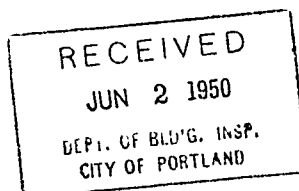
Inasmuch as this is a part of the Building Code it is our contention that, in order for the Inspector of Buildings to properly pass on the adequacy of the design, he must determine that the ground on which the footing rests complies with the assumption on which the design is based.

We trust you will, therefore, give your attention to this point.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:MM



City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

February 13 .1950.

To the Municipal Officers:

Your appellant, The Rector, Wardens & Vestry, who is the owner of property at 113 Coyle Street, of Trinity Parish, Woodfords, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided in Section 115, Paragraph a 2 & 3 of the Building Code, on the ground that the enforcement of the Code in this case involves practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

Building permit to authorize construction of one-story wooden-frame addition for parish house at the rear and west side of Trinity Church is not issuable under the Building Code, because the property is located within the limits of Fire District No. 1B in which, according to Section 404 of the Code, exterior walls of such an addition are not permitted to be of wooden frame construction.

The facts and conditions which make this exception legally permissible are as follows:—

The present church is of wood construction and stands in open space and adjacent to Public Park.

The corner of present church is as near, or nearer the lot line of the Park than will be the extreme corner of the addition.

An exception is necessary in this case to avoid practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

The Rector, Wardens & Vestry of Trinity Parish, Woodfords

By ^{Appellant} *John Howard Stevens*
John Howard Stevens, Architect.

*Sustained
Conditionally
5/26/50
JC/45*

City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

Decision

Public hearing was held on the 17th day of February, 19 50,
on petition of The Rector, Wardens & Vestry of Trinity Parish, owner of property at
113 Coyle Street, seeking to be permitted an exception to the provisions of the
Building Code relating to this property.

Building permit to authorize construction of one-story wooden frame addition
for parish house at the rear and west side of Trinity Church is not issuable under
the Building Code, because the property is located within the limits of Fire
District No. 1B in which, according to Section 404 of the Code, exterior walls
of such an addition are not permitted to be of wooden frame construction.

The Municipal Officer find that an exception is necessary in this case to
avoid practical difficulty or unnecessary hardship and desirable relief
may be granted without substantially departing from the intent and purpose
of the Building Code.

It is, therefore, determined that exception to the Building Code may be permitted in
this special case.

Edward J. Colley
Helen C. Frost
William A. O'Brien
Municipal Officers
John H. Mitchell

DATE: May 26, 1950

HEARING ON APPEAL UNDER THE BUILDING CODE OF Trinity Parish
AT 113 Coyle Street

Public hearing on above appeal
was held before the Municipal Officers ~~XXXXX~~ February 17, 1950

Board of Appeals

VOTE

Municipal Officers

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

Mr. Colley
Mrs. Frost
Mr. Gignoux
Dr. Holt
Mr. O'brion
Mr. Gutchell

PROVIDED AGREEMENT FACUTEL TO SAVE HARMLESS

THE CITY OF PORTLAND

Record of hearing:

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

February 13, 1950

Mr. Barnett I. Shur
Corporation Counsel
City of Portland, Maine

Dear Sir:

On behalf of the Rector, Wardens and Vestry of Trinity Parish, Woodfords, we are filing with you a Building Code Appeal on account of the proposed Parish House, which we are designing for 113 Coyle Street in conjunction with the Church.

For your records, will you please note that our application for the Building Permit was erroneously in the name of Trinity Realty Company.

Sincerely yours,


John Howard Stevens

JHS:MM

Enclosures- 5 copies

cc Mr. Warren McDonald, Building Inspector

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
PARKS AND RECREATION

To: William J. Dougherty, Director
From: Karl F. Switzer, Superintendent
Subject: Trinity Park

DATE: Feb. 20, 1950

The writer has checked the location of the proposed addition to Trinity Church, adjoining Trinity Park.

There are no trees involved here and the shrubbery planting on the property line can be arranged to accommodate any construction. I would say that this department would have no objections to the building, provided that provisions of the building code are met.

Karl F. Switzer

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File

CITY OF PORTLAND, MAINE

Department of Building Inspection

At 113 Coyle Street-I
FU

February 10, 1950

Trinity Realty Corporation
c/o Messrs. John Howard & John Calvin Stevens
187 Middle Street
Portland, Maine

Subject: Application for building permit
to authorize one-story addition about
50' x 110' at Trinity Church, 113
Coyle Street; and proposed Building
Code appeal relating thereto

Gentlemen:

C
O
P
Y

Building permit intended to authorize construction of one-story wooden-frame addition for parish house at the rear and west side of Trinity Church at 113 Coyle Street, is not issuable under the Building Code, because the property is located within the limits of Fire District No. 13 in which, according to Section 404 of the Building Code with reference to Section 402, exterior walls of such an addition are not permitted to be of wooden frame construction.

Mr. Stevens has indicated your desire to seek an exception from the Board of Municipal Officers, which acts as the appeal board under the Building Code, such a variance appeal being applicable because the proposal represents an enlargement of a building within Fire District 13; so there is enclosed an outline of the appeal procedure. If the matter is to be considered at the earliest possible time, the appeal should be filed at the office of Corporation Counsel no later than Monday, February 13, 1950.

There are other details which will involve the Municipal Officers because the Church property adjoins the City park. Two of the projecting corners of the proposed addition are shown to be very close to or precisely at the property line dividing the Church property from the park, a situation which would require excavation on city-owned land and backfill, grading etc. after the foundation wall had been constructed, and considerable trespassing upon the City park with wear and tear upon the grading and landscaping during the construction of the superstructure. Besides that the plans show at these points that the eaves of the proposed addition would probably project over the City land about 18" or more, thus constituting an encroachment over public property.

Upon informal consultation with Corporation Counsel's office, I find that something besides a mere Building Code appeal will be necessary if right to these encroachments are to be given. At the least, special permits would be necessary from the City Council or Board of Municipal Officers, if it was considered good public policy to do so, and there would no doubt be necessary binding assurances from some continuing authority of the Church Corporation to save the City harmless in case of damage to persons or property either while the structure were being built or afterwards.

It is understood that you are trying to get all of the preliminary matters cleared up so as to go ahead with assurance on the final plans of the addition, so that to get the Building Code appeal settled and not the matter of encroachments on City land would be of no avail. Naturally the matters of encroachment will come up when the Board of Municipal Officers are considering the Building Code appeal relating to wooden construction in the Fire District, and may add to the burden of supporting the appeal. Upon talking these matters over with Mr. Stevens he thought that the Church would want to proceed with the appeal on the basis of the apparent encroachments. It is recommended that you give full consideration to some change in arrangements whereby the encroachments and special authority from the Municipal Officers with regard thereto may be avoided.

Unity Realty Corporation-----2

February 10, 1950

pending settlement of these questions, the proposal has not been checked against the special and general requirements of the Building Code.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

Enclosure: Outline of appeal procedure and CC of this letter

CC: Mark Barrett
Assistant Corporation Counsel

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

February 1, 1950

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine

re: Trinity Church

Dear Mr. McDonald:

In accordance with your letter of January 30th, we are submitting herewith incomplete plans of the proposed addition, and herewith make application in behalf of the Building Committee for a preliminary building permit, in order that application may be made to the Appeal Board at their meeting on February 17.

If it is possible to submit this to the Appeal Board at an earlier date, it would be very desirable.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:MM
Enclosures: plans
cc Rev. Shirley B. Goodwin

RECEIVED

FEB 1 1950

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

ZONE

FIRE DIST.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date _____

Verbal
By Telephone

LOCATION

OWNER

MADE BY

TEL.

ADDRESS

PRESENT USE OF BUILDING

NO. STORIES

LAST USE OF BUILDING

CLASS CONSTRUCTION

REMARKS

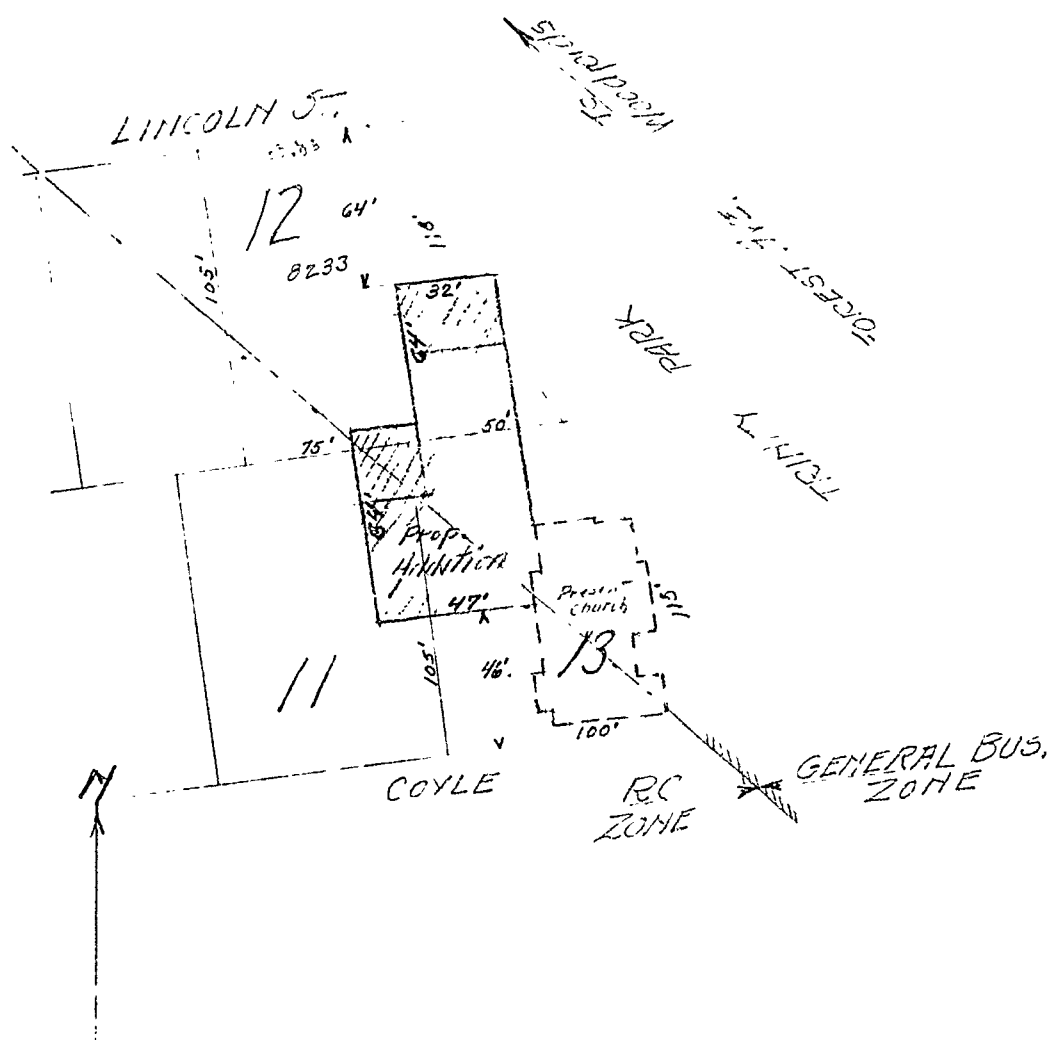
INQUIRY

ANSWER

DATE OF REPLY

REPLY BY

(See over for notes)



107-115 115-116
125 K-11-12-12

1"=50'

Inquiry 113 Coyle Street

January 30, 1950

Mr. John Howard Stevens
187 Middle Street
Portland, Maine

Subject: Inquiry, as to compliance with Building Code
of certain features of location and construction
of a proposed addition to Trinity Church at 113
Coyle Street

Dear Mr. Stevens:

The considerable delay in answering your inquiry of December 21 has been unavoidable because of the pressure of work in this office.

The church filed application for a building permit for construction of a one story wooden-frame addition 36' x 26', also for an addition 11' x 22' for a boiler room in 1948, and the Board of Municipal Officers (Board of Appeals under the Building Code) granted an exception allowing the wooden-frame construction within the limits of Fire District 15 where the property is located.

The current proposal, however, shown on your plan dated December 23, 1949 indicates a much larger addition and in a different location on the lot, so that the former appeal is not applicable to the present proposal. As soon as the owners are ready it would be necessary to file a new application for a permit (this may be a preliminary one without payment of fee to get the new question of appeal settled), and follow the application for the permit with a new appeal to the Board of Municipal Officers. The Board would hardly be able to consider such an appeal before February 17, and to get consideration then would require application for the permit no later than February 7. With the application for the permit should be filed not only the plot plan giving a good idea as to just what various parts of the proposed addition would be used for, but an elevation or cross section of the addition is also desirable, showing the height of the addition, shape of roof, etc., and especially precisely how close the side of the addition toward Forest Avenue would be to the line between church property and the public park.

Since the Building Code provides that the wooden frame wall of a church shall not be closer than 5' "from a property line dividing land of private ownerships", this setback would not apply because we do not consider this line between church property and the public park as dividing lands of private ownerships.

However, it is not desirable for the addition to be built any closer than is really necessary to the park property, arrangements should be made so roof drainage would not run upon park property, the exit shown facing the park should be an emergency exit only, and the Board of Municipal Officers will certainly want to know all of the particulars because of the proximity to the City park.

Please bear in mind that we do not have information enough to check the proposal against special and general requirements of the Building Code, and have confined the checking to the subjects in your letter.

If the church decides to go ahead with the appeal, the ^{preliminary} application for the building permit at this office is the first step. Following that the authorized parties will receive a notice of the reasons why the permit is not issuable in the first instance and ^{an} outline of the appeal procedure. A copy of this letter is enclosed for the use of the church board.

Very truly yours,

WED/G

Enclosure: CC of this letter

Warren McDonald
Inspector of Buildings

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

December 21, 1949

Mr. Warren McDonald
Building Inspector
City of Portland, Maine

re: Trinity Church

Dear Mr. McDonald:

Enclosed is a site plan of the presently proposed addition to Trinity Church.

We understand that a similar scheme was submitted to the Appeal Board and permission was granted to build the addition of wood, same as the present church, so we presume this would still prevail.

But, there is another point we would like to have cleared before going ahead with working drawings:- lot line.

Since the adjacent land is Park land, we felt that the stipulated clearance might properly be waived. As you will note the Northeast corner will be almost on the line, about the same as the existing corner of a part of the present church.

The present garage back of the Rectory is to be swung around to get a straight entrance from Coyle Street.

The apartment house on Lincoln Street is owned by the Church.

The proposed Auditorium is a low pitched roof with the eaves about 12'-0" above grade and the peak of the roof 18'-0" above grade.

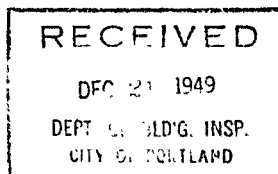
Please advise us as to how to proceed to clear these questions.

Sincerely yours,

JHS
John Howard Stevens

JHS:MM

cc: Rev. Shirley B. Goodwin
Mr. Edward L. Lincoln



Granted 6/16/48

421

City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

June 9, 1948

To the Municipal Officers:

Your appellant, Trinity Episcopal Church, who is the owner of property at 113 Coyle Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided in Section 115, Paragraph a of the Building Code, on the ground that the enforcement of the Code in this case involves practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

Building permit to cover one story wooden frame addition to Trinity Episcopal Church at 113 Coyle Street is not issuable under the Building Code because the church property is located within the limits of Fire District No. 1B where Section 402-a-1 of the Code provides that such an addition shall be no less fire resistive than Second Class Construction, a class of construction which calls for the exterior walls to be of masonry construction.

The facts and conditions which make this exception legally permissible are as follows:—

An exception is necessary in this case to avoid practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

TRINITY EPISCOPAL CHURCH

BY Appellant

Fred W. h. Kalor

Fred W. h. Kalor

City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

Decision

Public hearing was held on the 13th day of June, 1928,
on petition of Trinity Episcopal Church, owner of property at
113 Coyle Street, seeking to be permitted an exception to the provisions of the
Building Code relating to this property.

Building permit to cover one story wooden frame addition to Trinity Church is not
issuable under the Building Code because the church property is located within the
limits of Fire District No. 1B where Section 402-a-1 of the Code provides that such
an addition shall be no less fire resistive than Second Class Construction, a
class of construction which calls for the exterior walls to be of masonry construction.

The Municipal Officers find that an exception is necessary in this case to avoid
practical difficulty or unnecessary hardship and desirable relief may be granted without
substantially departing from the intent and purpose of the Building Code.

It is, therefore, determined that exception to the Building Code may be permitted in
this specific case.

Robert L. Mitchell
Edw. J. Colley
John W. Lake
B. W. Hallmark
Gerald A. Cole

M. Francis Jensen
Municipal Officers