

107-113 COYLE STREET

## INSPECTION REQUEST

LOCATION: 113 Coyle St  
INSP.: Sam REQ. BY: Norm Allen DATE: 8/5/74  
REQUEST: - Trucks - trailers -

They are near this lot.  
Find out where; then we will check  
zone to see it O.K.

Allen

QUALIFYING REMARKS: \_\_\_\_\_ DATE: \_\_\_\_\_

Letter 8-6-74

Filter

Filter



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE

June 21, 1974

PERMIT ISSUED

00566

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 113 Coyle Street  
1. Owner's name and address The Trinity Episcopal Church, same  
2. Lessee's name and address  
3. Contractor's name and address Waning & Son, 185 Warren Ave. Westbrook  
4. Architect Specifications Plans No. of sheets  
Proposed use of building Church & Day Care Center No. families  
Last use Church No. families  
Material No. stories Heat Style of roof Roofing  
Other buildings on same lot  
Estimated contractual cost \$5,000. Fee \$20.00

FIELD INSPECTOR—Mr. [Signature] GENERAL DESCRIPTION two  
This application is for: @ 775-5451 To add fire partition and ~~new~~ fire doors  
Dwelling Ext. 234 to change two windows to out swinging  
Garage as per State specifications  
Masonry Bldg. To construct steps to windows  
Metal Bldg. (alterations in basement) of Special Conditions  
Alterations  
Demolitions  
Change of Use  
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other: .....

## DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?  
Is connection to be made to public sewer? If not, what is proposed for sewage?  
Has septic tank notice been sent? Form notice sent?  
Height average grade to top of plate Height average grade to highest point of roof  
Size, front depth No. stories solid or filled land? earth or rock?  
Material of foundation Thickness, top bottom cellar  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining Kind of heat fuel  
Framing Lumber—Kind Dressed or full size? Corner posts Sills  
Size Girder Columns under girders Size Max. on centers  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor 2nd 3rd , roof  
On centers: 1st floor 2nd 3rd , roof  
Maximum span: 1st floor 2nd 3rd , roof  
If one story building with masonry walls, thickness of walls? height?

## IF A GARAGE

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

## APPROVALS BY:

DATE 6-24-74 MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING: BUILDING CODE: OK 6-24-74 Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed? Yes

Others:

Signature of Applicant [Signature] Phone #

Type Name of above Waning & Son 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

7-22-74 7611-10-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1

Date of permit

Owner Frank McCreesh  
Date of permit 6-24-74

Location 113 Carls 8 ft

Permit No. 741566

De-  
-

113 Coyle Street

Dec. 9, 1971

Waning & Son  
185 Warren Avenue

cc to: The Trinity Episcopal Church  
113 Coyle Street  
cc to: Fire Department

Gentlemen:

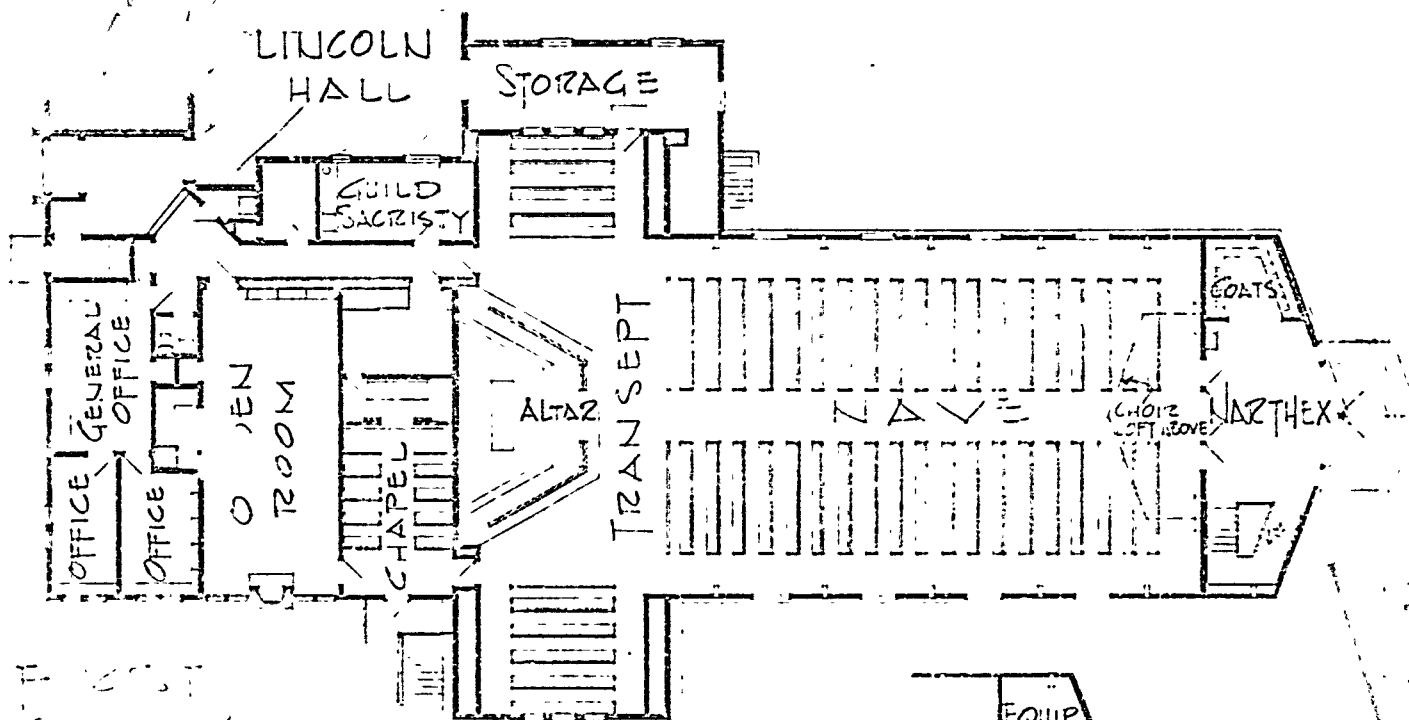
Permit to change use of portion of basement marked on plans for day care center with alterations required by the State Insurance department is issued herewith subject to the following requirement of the Fire Department:

That an automatic fire detection and alarm system is to be provided instead of a manual alarm system. Also one hour rated fire doors are to be provided instead of the one half hour fire doors as plans indicate.

Very truly yours,

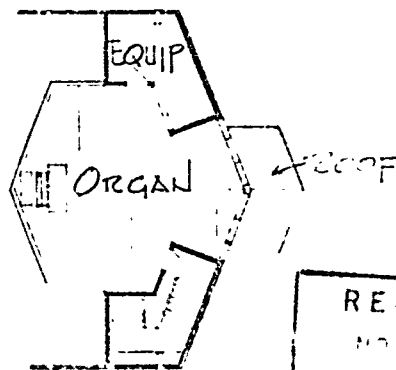
Earle S. Smith  
Plan Examiner

ESS:m



1" = 20' SCALE  
 0 10 feet 20 feet

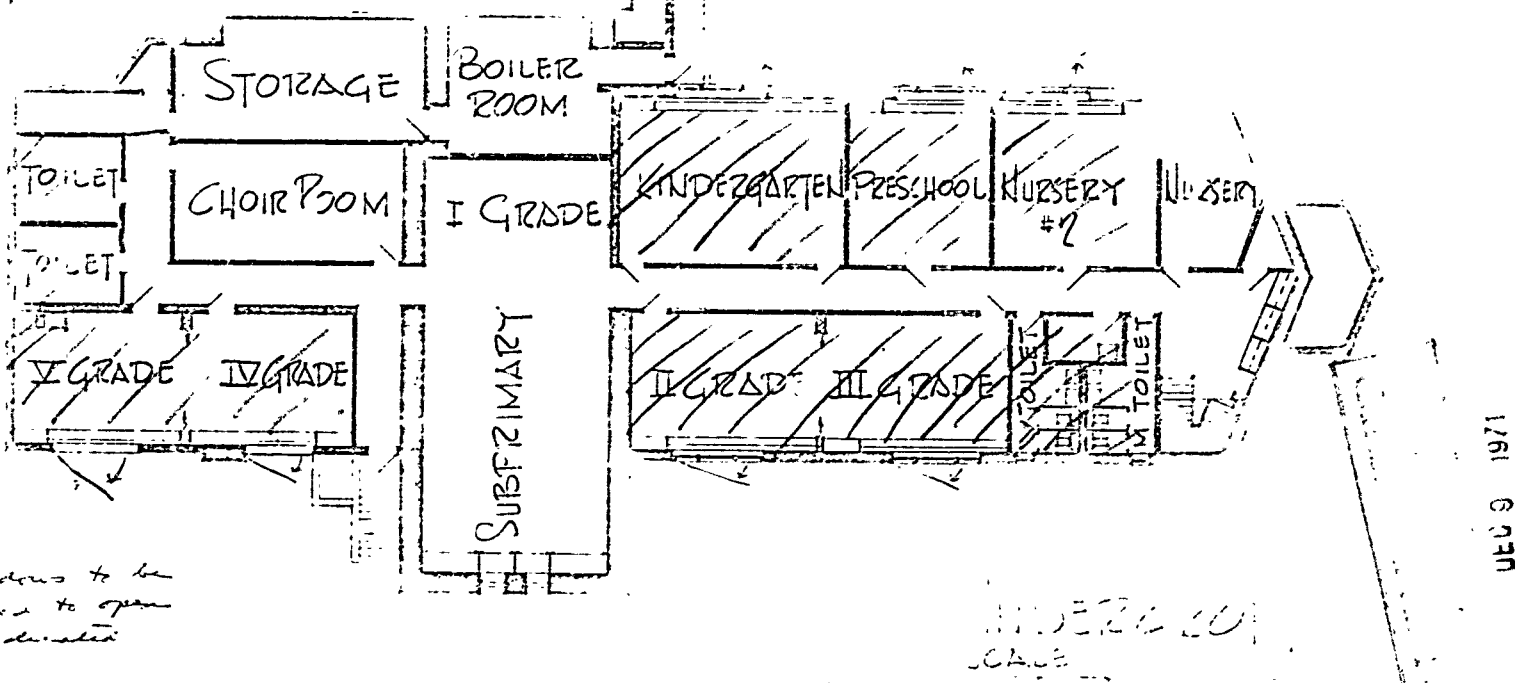
CHOIR LOFT



RECEIVED  
 NOV 23 1971  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

DEC 9 1971

four doors  
to be added



windows to be  
installed to open  
as indicated

ALL ROOMS MARKED WITH LINES (SLANTED)



TO BE USED FOR TRINITY CHILD DEVELOPMENT  
CENTER.

INTERCOM  
CAGE  
2 10 10

RECEIVED  
NOV 23 1971  
DEPT OF BLDG INSP.  
CITY OF PORTLAND



# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine.

Nov. 23, 1971

PERMIT ISSUED

DEC 9 1971

1543

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter, or demolish, all 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 St. Within Fire Limit Dist. No. Telephone  
Owner's name and address The Trinity Episcopal Church, 113 Coyle St. Telephone  
Lessee's name and address Telephone  
Contractor's name and address Haning & Son, 185 Warren Ave., Westbrook Telephone  
Architect Specifications Plans No. of sheets 2  
Proposed use of building Church and Day care center No. families  
Last use Church No. families  
Material No. stories Heat Style of roof Roofing  
Other buildings on same lot  
Estimated cost \$ 2,100. Fee \$ 12.00  
1,500. General Description of New Work 6.00

To change use of portion of basement marked on plans for day car center with alterations required by state insurance dept.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately, and in the name of the heating contractor PERMIT TO BE ISSUED TO Contractor J. Mason Pratt, Jr.

## Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?  
Is connection to be made to public sewer? If not, what is proposed for sewage?  
Has septic tank notice been sent? Form notice sent?  
Height average grade to top of plate Height average grade to highest point of roof  
Size, front depth No. stories solid or filled land? earth or rock?  
Material of foundation Thickness, top bottom cellar  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining Kind of heat fuel  
Framing Lumber-Kind Dressed or full size? Corner posts Sills  
Size Girder Columns under girders Size Max. on centers  
Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor 2nd 3rd roof  
On centers: 1st floor 2nd 3rd roof  
Maximum span: 1st floor 2nd 3rd roof  
If one story building with masonry walls, thickness of walls? height?

## If a Garage

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

## APPROVED:

For C.C. Rodd 12/9/71  
O.K. E.S. 12/9/71

PERMIT ISSUED  
WITH LETTER

CS 301

INSPECTION COPY

Signature of owner By: J. Mason Pratt, Jr.

## Miscellaneous

Will work require disturbing of any tree on a public street?  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Trinity Episcopal Church



NOTES

Permit No. 71/1543  
Location 113 Boyle St  
Owner Trinity Episcopal Church  
Date of permit 11/12/71  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Taking Out Notice SAM  
Form Check Notice

4-5-72

9-15-72 WORK  
NOT DONE.

*[Signature]*

*[Large handwritten X mark]*

CITY OF PORTLAND, MAINE  
MEMORANDUM

DATE: 9-16-71

TO: Arthur Duffett, City Clerk

FROM: A. Allan Soule, Assistant Director Building & Inspection Services

SUBJECT: In reference to 107-113 Coyle Street -  
Child Development Center for Child Care

We are unable to approve this license for this use at this time. It would be necessary for someone to come to this office to apply for a building permit with plans showing the location of the rooms to be used so that we may check this, both for the Zoning Ordinance and the Building Code.

We have approved this building for this use in 1967 provided that an automatic fire alarm system was installed. The State, however, at the time, had denied this use in this building as late as January 29, 1971. In their letter to the church, of which we have a copy, on that date, they gave 11 reasons why they will not approve the basement area for a Day Care Center.

---

Allan

AAS:m

EDWARD W. ATWOOD  
FRED C. SCRIBNER, JR.  
CHARLES W. ALLEN  
JOTHAM D. PIERCE  
SIGRID E. TOMPKINS  
VINCENT L. MCKUSICK  
WILLIAM C. SMITH  
RALPH I. LANCASTER, JR.  
JEREMIAH D. NEWBURY  
DONALD W. PERKINS  
GERALD H. AMERO  
DONALD A. FOWLER, JR.  
BRUCE A. COGGESHALL  
S. MASON PRATT, JR.  
PETER L. MURRAY  
PETER S. PLUMB  
DANIEL E. DONER  
JOTHAM D. PIERCE, JR.

PIERCE, ATWOOD, SCRIBNER, ALLEN & MCKUSICK  
ATTORNEYS AT LAW  
ONE MONUMENT SQUARE  
PORTLAND, MAINE 04111

LEONARD A. PIERCE  
885 260  
AREA CODE 207  
723 15411

September 10, 1971

Mr. Arthur Duffett, City Clerk  
City of Portland  
City Hall  
Portland, Maine

Re: Child Care Facility License for Trinity Child Development Center

Dear Mr. Duffett:

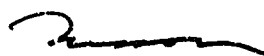
I enclose herewith an application for a child care facility license which has been only partially completed, but I am sending it to you anyway at the suggestion of Ted Smith of Model Cities.

The Trinity Child Development Center will be a charitable corporation and is now in the process of being formed. The Board of Directors will consist of three members of Trinity Church to be appointed by the vestry and the rest of the Board members will consist of parents of children in the program.

The Center will be located at Trinity Church, and we would appreciate it if you could arrange for all the necessary inspections to be conducted by city officials as soon as possible so that the program can be approved for funding through Model Cities.

If there is anything further you need to know please do not hesitate to call.

Sincerely yours,



S. Mason Pratt, Jr.

SMPJR/lg

cc Mr. Edward A. Smith

Attach evidence of ability to secure liability insurance policy with limits of \$20,000 & \$100,000.

Attach if a corporation, list the names of officers, directors, and stockholders  
Maximum enrollment or max. no. to be cared for at anyone time \_\_\_\_\_

PHYSICAL FACILITIES

Number and location of floors to be used for the care of children \_\_\_\_\_  
Attach for each floor to be used a floor plan including dimensions and showing the location and size of all exit doors with type of hardware, size and location of all windows in each room and indicating use of every room involved.  
Total number of square feet of usable floor space in quarters regularly occupied by children \_\_\_\_\_  
Number of square feet of window space in each room \_\_\_\_\_  
Provide also a plot plan showing distances from a street and lot lines and location and size of play area including type and height of required fences  
Types of surfacing of play area \_\_\_\_\_  
Is play area adjacent to the agency? \_\_\_\_\_ If not, describe location in relation to building \_\_\_\_\_  
Type of heating system \_\_\_\_\_ lighting system \_\_\_\_\_  
Is the agency equipped with city water supply and sewage disposal? \_\_\_\_\_  
If not, describe \_\_\_\_\_  
No. and types of toilets for the use of children \_\_\_\_\_  
Number and type of washbasins for the use of children \_\_\_\_\_

EQUIPMENT

Describe provision for sanitary preparation, storage, and service of food.

Location of telephone \_\_\_\_\_  
Number of cots \_\_\_\_\_, sleeping pads \_\_\_\_\_, and/or blankets \_\_\_\_\_  
chairs \_\_\_\_\_, tables \_\_\_\_\_, available for children's use.  
Describe outdoor play equipment (list type and amount of) \_\_\_\_\_

Specify what first aid equipment is available \_\_\_\_\_

Describe provisions for storing children's outdoor clothing and change of clothing \_\_\_\_\_

16. Certificate of Applicant: Read carefully before signing

I hereby certify that all statements made in this application are true, and I agree and understand that any misstatements of material facts herein will result in refusal of license or revocation of license if one has been granted to me

Thomas Robert J. Vestigian, Jr.  
Signature of applicant

Health Officer	Building Inspector	Chief of Fire Dept.
Approved _____	Approved _____	Approved _____
Disapproved _____	Disapproved _____	Disapproved _____
Comment _____	Comment _____	Comment _____

FRANK M. HOGERTY, JR.  
COMMISSIONER

HAROLD E. TRAHLEY  
DEPUTY COMMISSIONER



CHARLES F. HOGAN  
DIRECTOR

HARRY D. ROLLINS  
ASSISTANT DIRECTOR

STATE OF MAINE

Insurance Department  
DIVISION OF STATE FIRE PREVENTION  
AUGUSTA, MAINE 04330

January 20, 1971

Trinity Episcopal Church  
113 Maple Street  
Portland, Maine

Re: Proposed Day Care Center

Re: Proposed Day Care Center

In accordance with Title 25, Revised Statutes of 1964, a Supervising State Fire Inspector recently inspected your property and found the following conditions in violation of the statutes governing the fire laws of this State, as indicated below:

1. Do not use glass doors unless a direct exit is provided from each room used.
2. Provide a manual Underwriters Laboratories approved fire alarm with pulls at principal exits and sounding devices audible in all parts of the building used as classrooms.
3. Stairways to be cut off at each level and to have self-closing doors. These to be of 1/2 hour fire resistant material.
4. Interior finish of exitways to be not less than Class "C" rated.
5. Provide emergency lights to cover all exitways.
6. Any rooms entering into stairway enclosures to have doors of 1/2 hour fire resistive material and to have self closers.
7. Provide smoke bumper for basement corridor as required by the Building Exits Code.
8. All corridors to be at least six feet wide with no obstructions.
9. Glass in doors from main church into entry to have metal frames and wired glass.
10. Stairway to choir loft to be cut off at the entry level with 1/2 hour fire resistive material and to have self closers.
11. The use of plastic waste baskets in the building to be discontinued.

Please advise this office in writing when such violations of the fire laws have been corrected in order that this office may advise the Commissioner of the Department of Health and Welfare that your property complies with the statutory provisions relating to fire safety.

By direction of the Insurance Commissioner

*Charles F. Hogan*

Dir

WHR:ag  
cc: Health & Welfare Dept.  
Mr. Milton Pratt, Jr.  
Chief Joseph Gurnea  
Portland Building Inspector

ALWAYS PREVENT FIRE ALL WAYS

Re: 113 Coyle St.

Nov. 16, 1967

Nelson Papin  
Portland Regional Opportunity Program

cc to: Rev. Clyde H. Cox, Jr.  
113 Coyle Street  
cc to: John Lenario, City Manager  
cc to: Fire Department

Dear Mr. Papin:

At your request of this date we have inspected the above premises and find that the basement classrooms in the recently built addition to this church on the Forest Avenue side meet Building Code requirements for Class A School Use providing the following condition is met.

509.6.3: Every building of Type A use and every building where the principal use is Type B for schools, colleges, academies and seminaries shall be equipped with a private fire alarm system adequate to meet each particular situation. The fire alarm system shall be approved by the board of Fire engineers.

Very truly yours,

Gerald W. Hayberry  
Director Building & Inspection Services

GEM:m

15627  
PERMIT NUMBER

Address 113 Gayle Street PERMIT N  
Installation For: Outside Fountain  
Owner of Bldg Trinity Episcopal Church  
Owner's Address: Same  
Plumber: Alon B. Rich Date: 10/14/64  
New Rep'n No. Fee

[illegible][illegible]

		LAVATOIRES		
111N		TOILETS		

		BATH TUBS		
		SHOWERS		

		SHOWERS		
		DRAINS		
		POUR-TRAPPED DRAINS		

		HOT WATER TANKS		
		TANKLESS WATER HEATERS		

OWIN	GARBAGE GRINKERS		
TEPA	SEPTIC TANKS		

	SEPTIC TANKS		
	HOUSE SEWERS		
	WASTE DRAINAGE		

1	ROOF LEAKERS	1	2.00
	OTHER ROOFERS in train	1	2.00

		VERBOD		
n				

TOTAL		
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TOTAL	\$18.40
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\_\_\_\_\_

<b>TOTAL</b> ▶	<b>\$ 2.00</b>
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## PLUMBING INSPECTION

1	\$2.00
Total	

# PERMIT TO INSTALL PLUMBING

14189

Date Issued <u>7-1-64</u>		Address <u>113 Cove Street</u>		PERMIT NUMBER	
By <u>J. P. Welch</u>		Installation For: <u>Trinity Episcopal Church</u>			
APPROVED FIRST INSPECTION		Owner's Address: <u>Same</u>			
Date <u>July 13, 1964</u>		Plumber: <u>Walter G. Savage</u>		Date: <u>7-1-64</u>	
By <u>JOSEPH P. WELCH</u>		APPROVED FINAL INSPECTION			
Date <u>Feb. 26-1965</u>		By <u>JOSEPH P. WELCH</u>			
CHIEF PLUMBING INSPECTOR		TYPE OF PLUMBING			
<input type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NEW CONSTRUCTION			
<input type="checkbox"/> SINGLE		<input type="checkbox"/> REMODELING			
<input type="checkbox"/> MULTI FAMILY					
<input type="checkbox"/> NEW CONSTRUCTION					
<input type="checkbox"/> REMODELING					
		PORTLAND HEALTH DEPT. PLUMBING INSPECTION		TOTAL ► \$18.40	
		PORTLAND HEALTH DEPT. PLUMBING INSPECTION		TOTAL ► \$2.00	
		PORTLAND HEALTH DEPT. PLUMBING INSPECTION		Total 1 \$2.00	

5M 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION



# PERMIT TO INSTALL PLUMBING

Date Issued 7-1-64  
 PORTLAND PLUMBING  
 INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date July 3, 1964  
 By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date July 3, 1964  
 By JOSEPH P. WELCH

CHIEF PLUMBING INSPECTOR

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

Address 113 Doyle Street  
 Installation For: Trinity Episcopal Church  
 Owner of Bldg. Trinity Episcopal Church  
 Owner's Address: Same Date: 7-1-64  
 Plumber: Walter G. Savage

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

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ▶ \$ 2.00

SM 12-53 □

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total 1 \$2.00

14190

PERMIT NUMBER

PERMIT  
NUMBER 9210  
Date 8-29-60  
PORTLAND PLUMBING  
INSPECTOR  
J. P. Welch

By  
APPROVED FIRST INSPECTION

Date 8-30-60

By  
APPROVED FINAL INSPECTION

Date 8-30-60

JOSEPH E. WELCH

By  
TYPE OF BUILDING  
☐ COMMERCIAL  
☐ RESIDENTIAL  
☐ SINGLE  
☐ MULTI FAMILY  
☐ NEW CONSTRUCTION  
☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 113 Coyle Street  
Installation For: Trinity Episcopal Church  
Owner of Bldg.: Trinity Episcopal Church  
Owner's Address: 113 Coyle Street  
Plumber: Scribner & Iverson Inc. Date: 8-29-60

NEW		REPAIR	PROPOSED INSTALLATIONS		NUMBER	F
			SI KS			
			LAVATORIES			
			TOILETS			
			BATH TUBS			
			SHOWERS			
			DRAINS			
	1		HOT WATER TANKS	3	1	\$2.
			TANKLESS WATER HEATERS			
			GARBAGE GRINDERS			
			SEPTIC TANKS			
			HOUSE SEWERS			
			ROOF LEADERS (conn. to house drain)			
					1	\$2.00
					Total	

SM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total

**JAMES A. McBRADY, INC.**

BUILDING PRODUCTS

INDUSTRIAL - COMMERCIAL - RESIDENTIAL

RICHARD H. DANFORTH  
SALES ENGINEER

P. O. BOX 38  
WILBROOK, MAINE  
PHONE 377-5000

799-7343

Memorandum from Department of Building Inspection, Portland, Maine

A.P.-107-113 Coyle St.

Oct. 12, 1964

James H. McBrady, Inc.  
169 Front Street  
P. O. Box 2241, Portland      Attn: Mr. Richard H. Danforth

Dear Mr. McBrady:

We are returning, with approval, copy of specifications for  
spire to be erected at the above address.

Very truly yours,

Archie L. Seekins  
Deputy Building Inspection Director

ALS:m  
enc.

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

August 10, 1964

Location: 113 Coyle St.

Before tank and piping is covered from view, installer is required to notify the ~~Fire Dept. Headquarters~~ of readiness for inspection and to refrain from covering up until approved by the ~~Fire Dept. Headquarters~~ (1)

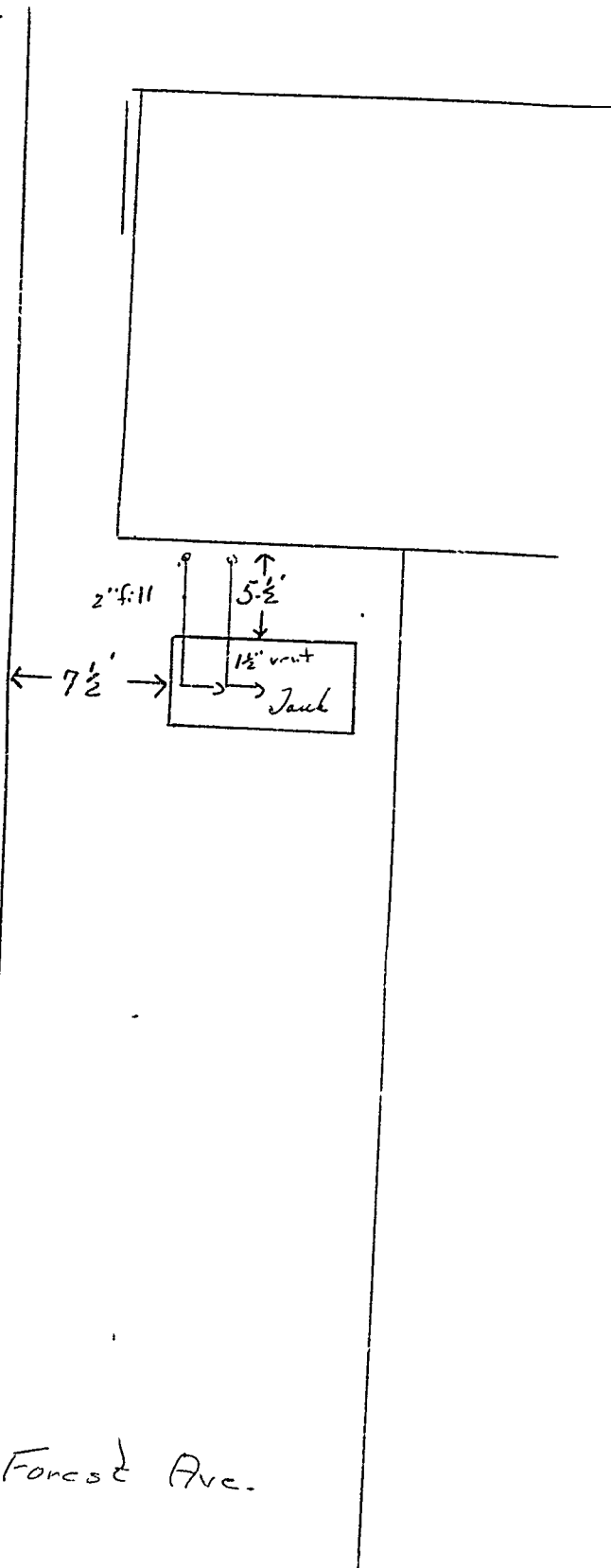
This tank of 1000 gallons capacity is required to be of steel or wrought iron no less in thickness than #10 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided 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, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

113 Coyle Street



Forest Ave.

RECEIVED  
AUG 7 1964  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

Permit No. 641 977  
 Location 113 Apple Hill  
 Owner University of Georgia College  
 Date of permit 10/11/68  
 Approved \_\_\_\_\_

NOTES

1	Fill Pipe	
2	Vent Pipe	
3	Kind of Heat	
4	Burner Model & Supports	
5	Name of Model	
6	Stack Control	
7	Hgt. to 1st Coll.	
8	Roofing Detail	
9	Pipe Size	
10	Valves	
11	Caps	
12	Term.	
13	Term.	
14	Term.	
15	Term.	
16	Term.	
17	Term.	
18	Term.	
19	Term.	
20	Term.	
21	Term.	
22	Term.	
23	Term.	
24	Term.	
25	Term.	
26	Term.	
27	Term.	
28	Term.	
29	Term.	
30	Term.	

2

2

2

2

2

107-113 Doyle Street

June 23, 1964

C. A. Manning & Son  
361 Woodford Street  
Wilbur A. Ingalls, Jr.  
45 Exchange Street

cc to: Trinity Episcopal Church  
113 Doyle Street

Gentlemen:

Permit for alterations and erection of additions to church building at the named location is issued herewith based on plans and specifications, including revised copies of sheets 1 & 2 of plans, filed with application for permit, but subject to the following conditions:

1. The Public Works Department has refused to approve the proposed arrangement of the parking lot particularly in relation to the location of the driveway. There is an existing catch basin which would be too close to the driveway to provide a satisfactory ramp if driveway were to be located as shown. It is suggested that a space of 6 feet be provided between the driveway and the end of the catch basin stone to allow the installation of four feet of straight curb and a two foot radius driveway curb return. To do this it will be necessary to locate the driveway approximately two feet nearer Forest Avenue. A revised plot plan showing this change will therefore need to be furnished before approval of parking area can be given.
2. It is understood that the existing folding doors to be relocated so as to separate corridor in basement from the Sub-primary and First Grade classrooms are of a type that will have at least one leaf 3 feet wide which will swing and be available as a means of egress. Existing opening in wall of Sub-primary room to hallway near new outside exit from basement is to remain as an emergency means of egress from this room. Permit is issued on this basis.
3. In order not to delay issuance of permit until information has been furnished indicating two satisfactory means of egress from the Choir Loft, work on this part of the structure is excluded from that covered by this permit.
4. Any of accessory rooms to be used for the assemblage of more than 20 persons at any one time are to have at least two means of egress with exit signs for those doors not ordinarily used for entrance purposes.



C. L. Manning & Son  
William W. Ingalls, Jr.

Page 2

June 23, 1964

5. Except for doorways exposed in the main church auditorium, exit lights are required for all doors (other than those used customarily for entrance purposes, that serve as a part of a means of egress for the auditorium. Exit lights on the same circuit as exit lights are required outside all such doors in outside walls, including Doors 9, 16, and 31.
6. Hardware schedule indicating type of locking devices on exit doorways, is to be submitted to this department for approval when it is ready.
7. Information is to be furnished this department as to the construction of the one-hour enclosing partition for front stairway from basement before it is erected. A Class "C" labelled fire door equipped with a liquid gasket is required on the opening to the enclosure. A Class "A" door is allowed to have a larger vision panel than the 10 inch by 16 inch light indicated on revised plan.
8. As indicated in previous letter, detail plans and statement of design are to be furnished for the prestressed concrete floor planks as well as statements of design and compliance certificates for the laminated truss construction and four-inch wooden roof decking.
9. Information is also to be furnished concerning the plastic spire so that determination can be made as to its compliance with building code requirements.
10. Separate permits issuable only to the actual installers are required for installation of the new heating equipment and any systems of mechanical ventilation.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

A.F. - 107-113 Coyle Street

June 10, 1964

Wilbur A. Ingalls, Jr.  
45 Exchange Street  
C. E. Waning & Son  
361 Woodford Street

cc to: Trinity Episcopal Church  
113 Coyle Street

Gentlemen:

Revised plot plan showing proposed accessory off-street parking in connection with addition to church at the above named location does not show compliance with Zoning Ordinance requirements in the following respects:

1. Parking as located will probably be closer than 45 feet to the dwelling on the adjoining lot at 14 Lincoln Street, contrary to the provisions of Section 14-G of the Ordinance.
2. A guard curb, rectangular in cross section and at least 6 inches in height located at least 5 feet from street and lot lines is not shown as required by Sections 14-H & I of the Ordinance.
3. Chain link, picket or sapling fence not less than 48 inches in height is not shown on property line adjoining 14 Lincoln Street as specified by Sections 14-H & I.
4. There is no indication as to surfacing or drainage of lot. Any or all of these requirements are subject to appeal, but if lot is to meet requirements in these respects, such details should be indicated on plot plan and provided.

A partial check of architectural plans against Building Code requirements discloses the following questions as to compliance about which it seems best to inform you right away:

1. In accordance with provisions of Sections 208-e-2 and 208-i-1 of the Code, all rooms or spaces used for the assemblage of more than 20 persons at any one time are required to have two means of egress and to be equipped for minor assembly halls. Question arises in this regard to the Sub-Primary Room in basement, particularly in view of the folding door that seals it off from the corridor. Any such rooms are also required to have exit signs indicating the doors not ordinarily used for entrance purposes. Where capacity is more than 50, exit lights instead of signs are required.
2. Two well separated means of egress are also required from the choir loft under the provisions of Section 208-e-3.
3. While there is no specific provision forbidding the swinging of

June 10, 1964

the class room doors into the basement corridor as shown, it appears to create a bad situation in view of the fact that the corridor is to be only about 5 feet wide. Doors to the class rooms are not required to swing outward unless the capacity of the rooms they serve is to exceed 50 persons. It is strongly recommended that all doors swinging into this narrow corridor either be recessed into the class rooms so as not to project into the corridor when opened or be swung into the class rooms where allowable.

4. Door #17 from Choir Loft to stairway is required to be at least 3 feet wide under the provisions of Section 202-e-2.3.
5. No appreciable step down other than the thickness of the usual threshold is allowable at any of the out-swinging entrance and exit doors.
6. Under the provisions of Section 202-e-3.2, all doors having locking devices on them and serving as a means of egress from basement and first story, except those habitually used for ingress to the main church auditorium, are required to be equipped with anti-panic hardware with operating bars extending across the doors. Doors used habitually for entrance to church auditorium are required to be equipped in any case with vestibule latch sets or with anti-panic hardware if desired.
7. Except for doorways exposed to the main church auditorium, all exit doors in first story and basement which are not customarily used for entrance purposes are required to be equipped with exit lights. Exit lights on the same circuit as the exit lights are required outside doors #9, #16, and #31. - See Section 202-e-3.2.
8. Handrails are required on both sides of new outside concrete stairs from rear of basement as well as on interior stairs. - See Section 202-e-4.
9. In accordance with the provisions of Section 202-f-1, front stairs from basement to first floor are required to be cut off from basement by separations of at least one-hour fire resistance.
10. A statement of design covering the reinforced concrete and structural steel is needed for affixing to the plans.
11. Detailed plans of the prestressed concrete floor plans bearing the statement of designer will need to be submitted for approval.
12. The laminated truss construction and the use of the four inch wood deck requires the furnishing by the manufacturer of statements of design and compliance certificates in the manner specified in the Appendix of the Building Code.

Arthur J. Magallie, Jr.  
Building Division

Page 3

June 10, 1964

13. Details and construction information concerning the plastic spire will need to be furnished.
14. The use of rectangular steel tubing for floor beams of their loft and at other locations is noted. We have no data on size of tubing indicated. Design data on this framing is needed.

While general construction permit for the proposed work cannot be issued until action on Building Code appeal has been taken, it will be necessary that information be furnished indicating how compliance with the above outlined requirements is to be provided before issuance of that permit.

Very truly yours,

Albert J. Magallie  
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Albert J. Sears, Building Inspection Director  
FROM: Frederick B. Potter, Commissioner of Public Works  
SUBJECT: Driveway for Trinity Episcopal Church  
DATE: June 16, 1964

Reference is made to memo to you from Robert W. McEvoy dated June 10, 1964, and the site plan of the Trinity Episcopal Church showing a proposed parking area with an 18 foot wide driveway.

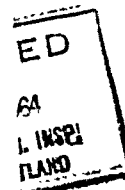
We find this driveway as proposed, to be too close to an existing catch basin to provide a satisfactory driveway ramp. We suggest that a space of 6 feet be provided between the driveway and the end of the catch basin stone to allow the installation of 4 feet of straight curb and a 2 foot radius driveway curb return.

To accomplish this, the proposed driveway should be located approximately two (2) feet nearer Forest Avenue.

*Frederick B. Potter*  
Commissioner of Public Works

MWB:hb

cc: Mr. McEvoy  
Mr. Mitchell



CITY OF PORTLAND, MAINE  
MEMORANDUM

DATE: June 10, 1964

TO: Building Inspector  
FROM: Robert A. McEvoy, Traffic Engineer  
SUBJECT: Driveway for Trinity Episcopal Church

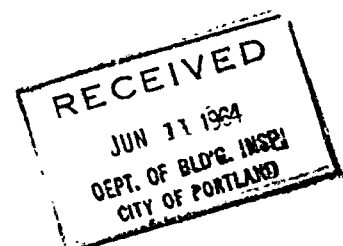
After reviewing the site plan prepared by Wilbur P. Ingalls, Jr., dated May 6, 1964, and observing the proposed site, the site plan is returned herewith, without approval of the proposed driveway.

The plan does not contain sufficient topographical information upon which an intelligent decision can be based. There appears to be a catch basin quite close to the proposed driveway, which may not function properly after the proposed construct on.

*Robert A. McEvoy*  
Traffic Engineer

RA:hb

cc: Mr. Blanchard



A.S. - 107-113 Doyle Street

June 10, 1964

cc to: Trinity Episcopal Church  
113 Doyle Street

Wilbur A. Ingalls, Jr.  
45 Exchange Street  
C. E. Manning & Son  
361 Woodford Street

Gentlemen:

Revised plot plan showing proposed accessory off-street parking in connection with addition to church at the above named location does not show compliance with zoning Ordinance requirements in the following respects:

1. Parking as located will probably be closer than 25 feet to the dwelling on the adjoining lot at 113 Lincoln Street, contrary to the provisions of Section 14-2 of the Ordinance.
2. A guard curb, rectangular in cross section and at least 6 inches in height located at least 5 feet from street and lot lines is not shown as required by Sections 14-4 & 1 of the Ordinance.
3. A chain link, picket or sapling fence not less than 42 inches in height is not shown on property line adjoining 14 Lincoln Street as specified by Sections 14-4 & 1.
4. There is no indication as to surfacing or drainage of lot. Any or all of these requirements are subject to appeal, but if lot is to meet requirements in these respects, such details should be indicated on plot plan and provided.

A partial check of architectural plans against Building Code requirements discloses the following questions as to compliance about which it seems best to inform you right away:

1. In accordance with provisions of Sections 208-a-2 and 208-i-1 of the Code, all rooms or spaces used for the assemblage of more than 20 persons at any one time are required to have two means of egress and to be equipped for minor assembly halls. Question arises in this regard to the Sub-primary room in basement, particularly in view of the folding door that seals it off from the corridor. Any such rooms are also required to have exit signs indicating the doors not ordinarily used for entrance purposes. Where capacity is more than 50, exit lights instead of signs are required.
2. Two well separated means of egress are also required from the choir loft under the provisions of Section 208-e-3.
3. While there is no specific provision forbidding the swinging of

Wilbur C. Ingalls, Jr.  
Planning & Design

Page 2

June 10, 1964

If class room doors into the basement corridor as shown, it appears to create a bad situation in view of the fact that the corridor is to be only about 5 feet wide. Doors to the class rooms are not required to swing outward unless the capacity of the rooms they serve is to exceed 50 persons. It is strongly recommended that all doors swinging into this narrow corridor either be recessed into the class rooms so as not to project into the corridor when opened or be swung into the class rooms where allowable.

4. Door #17 from Choir loft to stairway is required to be at least 3 feet wide under the provisions of Section 202-e-1.3.
5. No appreciable step down other than the thickness of the usual threshold is allowable at any of the out-swinging entrance and exit doors.
6. Under the provisions of Section 203-e-3.2, all doors having locking devices on them and serving as a means of egress from basement and first story, except those habitually used for ingress to the main church auditorium, are required to be equipped with anti-panic hardware with operating bars extending across the doors. Doors used habitually for entrance to church auditorium are required to be equipped in any case with vestibule latch sets or with anti-panic hardware if desired.
7. Except for doorways exposed to the main church auditorium, all exit doors in first story and basement which are not customarily used for entrance purposes are required to be equipped with exit lights. Exit lights on the same circuit as the exit lights are required outside doors 9, #16, and #21. - See Section 202-e-3.2.
8. Handrails are required on both sides of new outside concrete stairs from rear of basement as well as on interior stairs. - See Section 202-e-4.
9. In accordance with the provisions of Section 202-f-1, front stairs from basement to first floor are required to be cut off from basement by separations of at least one-hour fire resistance.
10. A statement of design covering the reinforced concrete and structural steel is needed for affixing to the plans.
11. Detailed plans of the prestressed concrete floor plank bearing the statement of designer will need to be submitted for approval.
12. The laminated truss construction and the use of the four inch wood deck requires the furnishing by the manufacturer of statements of design and compliance certificates in the manner specified in the Appendix of the Building Code.



Albert J. Ingalls, Jr.  
Planning & Design

Page 3

June 10, 1964

13. Details and construction information concerning the plastic spire will need to be furnished.
14. The use of rectangular steel tubing for floor beams of Choir loft and at other locations is noted. We have no data on size of tubing indicated. Design data on this framing is needed.

While general construction permit for the proposed work cannot be issued until action on Building Code appeal has been taken, it will be necessary that information be furnished indicating how compliance with the above outlined requirements is to be provided before issuance of that permit.

Very truly yours,

Albert J. Ingalls  
Building Inspection Director

AJS:m

AP - 107-113 Coyle St.

June 2, 1964

Trinity Episcopal Church  
113 Coyle Street

cc to: Corporation Counsel  
cc to: C. E. Haring & Son  
cc to: Wilbur H. Ingalls, Jr.

Gentlemen:

Building permit for construction of two one-story additions on church building at the above named location is not issuable under the Building Code because the additions are to be of Wood Frame Construction instead of Second Class Construction (masonry walls) or better as specified by Section 402-a-1 of the Code applying to Fire District 1-B in which the major portion of the new work is to be located.

It seems likely that you will wish to ask the Municipal Officers (City Council) for relief from compliance with this requirement of the Code as permitted by Section 115-a-3 thereof. In such a case an authorized representative should go to the office of the Corporation Counsel in Room 208, City Hall, to file an appeal.

Plot plan filed with application for permit shows no provision for the off-street parking required by the Zoning Ordinance. Before a permit can be issued, it is necessary that a plan showing such parking be furnished indicating all features thereof in compliance with Zoning Ordinance requirements. If some of these requirements are not or cannot be met, it will be necessary to secure the approval of the Board of Zoning Appeals for any such discrepancies.

It is understood that transfer of land involved between the City and the Church has not yet been completed. A building permit for construction of the addition cannot be issued in any case until this has been done.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/h

CITY OF PORTLAND, MAINE  
MEMORANDUM

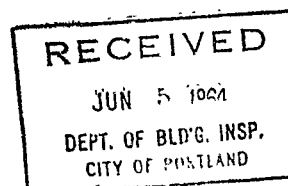
Floyd McKay, Acting Planning Director  
Karl P. Switzer, Director of Parks and Recreation  
TO: Albert J. Sears, Building Inspector  
DATE: June 5, 1964  
FROM: Corporation Counsel  
SUBJECT: Exchange of land with Trinity Church

Attached you will find proposed deeds relating to the exchange of land between the City and Trinity Church as approved by the City Council several months ago.

Will each of you please check the deeds and advise this office, with return of the enclosures, whether or not they are satisfactory to you and whether you find any problems which have not been solved. In the event you do not have a plan showing the exchange, I believe there is one on file in the office of the Building Inspector and this office also has a sketch of the exchange as now proposed in the deeds.

We believe time is somewhat of the essence and will appreciate your prompt reply.

Enclosures



Questions about accuracy of deeds - Trinity Church

1 - Main Church Addition is 43'-2" from outside face of foundation wall. Should not the 42 feet ± given in deed from City to Church be changed to 43' ±?

Foundation footing is to project 6 inches beyond foundation wall. Should footing be included in easement covering overhang of eaves, projection of door, and front steps and roof? Should entrance platform as well as steps and roof be included in easement.

2 - Outside entrance to boiler room, covering area of about 4 feet by 12 feet, is to project into Parcel #2 and encroachment is not mentioned in deed. This entrance to boiler room could lead to considerable heavy traffic over park land, particularly in case of work on heating equipment.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Graham A. Watt, City Manager

DATE: Jan. 9, 1964

FROM: Albert J. Sears, Building Inspection Director

cc to: Planning Board  
cc to: Corporation Counsel

SUBJECT: Trinity Park Land Exchange

Check against Zoning Ordinance and Building Code requirements of proposed additions to Trinity Church and the setting up of new lot lines by exchange of land between the City and the Church discloses no major problems as regards compliance with these ordinances.

The City property is located wholly within a B-2 Business Zone and the Church property partly in the B-2 Zone and partly in an R-5 Residence Zone. The larger addition, which is to extend onto present City property is wholly within the B-2 Zone, while the smaller addition at the rear is wholly within the R-5 Zone. The larger addition and the greater part of the rear addition is located in Fire District #12.

Under the Zoning Ordinance, use and yard space requirements are met and proposed off-street parking will meet requirements if located no closer than 25 feet to the existing dwelling on the adjoining lot at 14 Lincoln Street. Judging from information taken from the Sanborn Map, the arrangement shown will just about meet this requirement. However, this arrangement indicates parking located about ten feet from the lot line between the two properties. If parking were to be located closer to the lot line than shown, authorization from the Board of Appeals would be necessary.

Under the Building Code, requirements as to closeness to lot lines would be met since lot lines involved would abut City, not private property. Area of the existing building plus the additions is within the maximum allowable limits for the type of construction involved. However, Fire District regulations require the additions to be of Second Class Construction or better. This means that walls of both additions will need to be of masonry to meet requirements.

Although the lower part of walls of existing main building are of stone (probably a veneer), the upper part is of wood frame construction so that building must be classified as Third Class Construction. Presumably the front addition is to be built to match the existing construction and the rear addition to match that which it abuts, which was authorized to be of wood frame construction by an appeal to the Municipal Officers when it was built about thirteen years ago. Therefore a Building Code appeal will be needed before a permit for construction of the additions can be issued. In view of the location of the building and the open spaces around it, I see no reason why such an appeal should not be sustained.

Relocation of property lines will create a condition whereby the overhang of eaves of roof will project over City property in some locations. Whether or not authorization for such encroachments should be included with the other easements to be granted I do not know, but am mentioning it so that it can be covered if it is deemed advisable to do so.

Albert J. Sears

AJS:m

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Floyd McKay, Acting Planning Director  
FROM: Graham W. Watt, City Manager  
SUBJECT: Trinity Park Land Exchange

DATE: January 7, 1964

Enclosed is the formal request of Trinity Church proposing an exchange of property in Trinity Park to permit expansion of the church plant.

Will you please bring this request to the attention of the Planning Board and secure the Board's recommendation for the guidance of the Council.

I am by copy of this Memorandum asking Al Sears to borrow the attached plan from you and review it for the purpose of determining those building or zoning problems which may be encountered and which may require appeal action.

If possible, I would like to have your reports not later than January 16, 1964.



gbw

cc - Al Sears

RECEIVED

JAN 8 1964

DEPT OF BLD'G. INSP.  
CITY OF PORTLAND

# Proposed Addition to Trinity Church at 115 Maple Street

## 1 - Zoning: - B-2 & R-5 Zoned

a - Use allowed in both zones.

b - No front setback required in B-2 or R-5

c - R-5 zone - front yard - 10' - O.N.

Side yards - 0'

Rear yard - 0'

Land not used as a public (park) not private property

d - City church property

Present capacity of church service

tusary is under 250

New capacity to be 402

$$402 - 250 = 152$$

$$\frac{152}{10} = 15 \text{ spaces required}$$

$$\frac{10}{20} = 20 \text{ spaces required, 20' O.N.}$$

## 2 - Building Code

Addition to a built right in lot

lines, but is in B-2 zone and no setback

are not required. Requirements for

fire resistance construction close to

lot lines under Bldg code do not

apply since they are not lines

between lots of private ownership.

$$\text{Area} = 8 \times \frac{16}{2} = 168'$$

Bldg must be

and Class

cellar where

in the lot

$$42 \times 70 = 2940'$$

$$23 \times 83 = 1909'$$

$$32 \times 72 = 2304'$$

$$16 \times 26 = 416'$$

$$48 \times 57 = 2736' \quad 10473'$$

Addition built in 1950 is 3rd Class

so entire Bldg must be 3rd Class

Allowance for fire insurance = 6000'  $\frac{6000}{2} = 3000'$

Use formula

$$I = \frac{2AF}{P} - 0.5A, \text{ where } A = 6000'$$

$$I = 142 + 144 + 50 = 336'$$

$$P = 142 + 45 + 8 + 150 + 96 + 48 = 469'$$

$$I = \frac{2 \times 6000 \times 0.36}{469} - 0.5(6000) = 8596', \text{ but may be no more than } 6000'$$

1/8/64

$$72 \quad 23$$

$$32 \quad 23$$

$$144 \quad 249$$

$$216 \quad 166$$

$$2304 \quad 1709$$

$$57 \quad 16$$

$$48 \quad 26$$

$$456 \quad 96$$

$$228 \quad 32$$

$$2736 \quad 416$$

$$70 \quad 16$$

$$48 \quad 46$$

$$144142$$

$$336$$

$$12000$$

$$672000$$

$$336$$

$$4032000$$

$$8596$$

$$46914032000$$

$$3752$$

$$2800$$

$$2345$$

$$4550$$

$$4221$$

$$3290$$

ALLOWANCE FOR

UNDER THE 1950

= 6000'  $\frac{6000}{2} = 3000'$

1500'  $\frac{1500}{2} = 750'$

469' + 3029' = 3498'

From the desk of -

*Mrs. Patricia E. Meally*

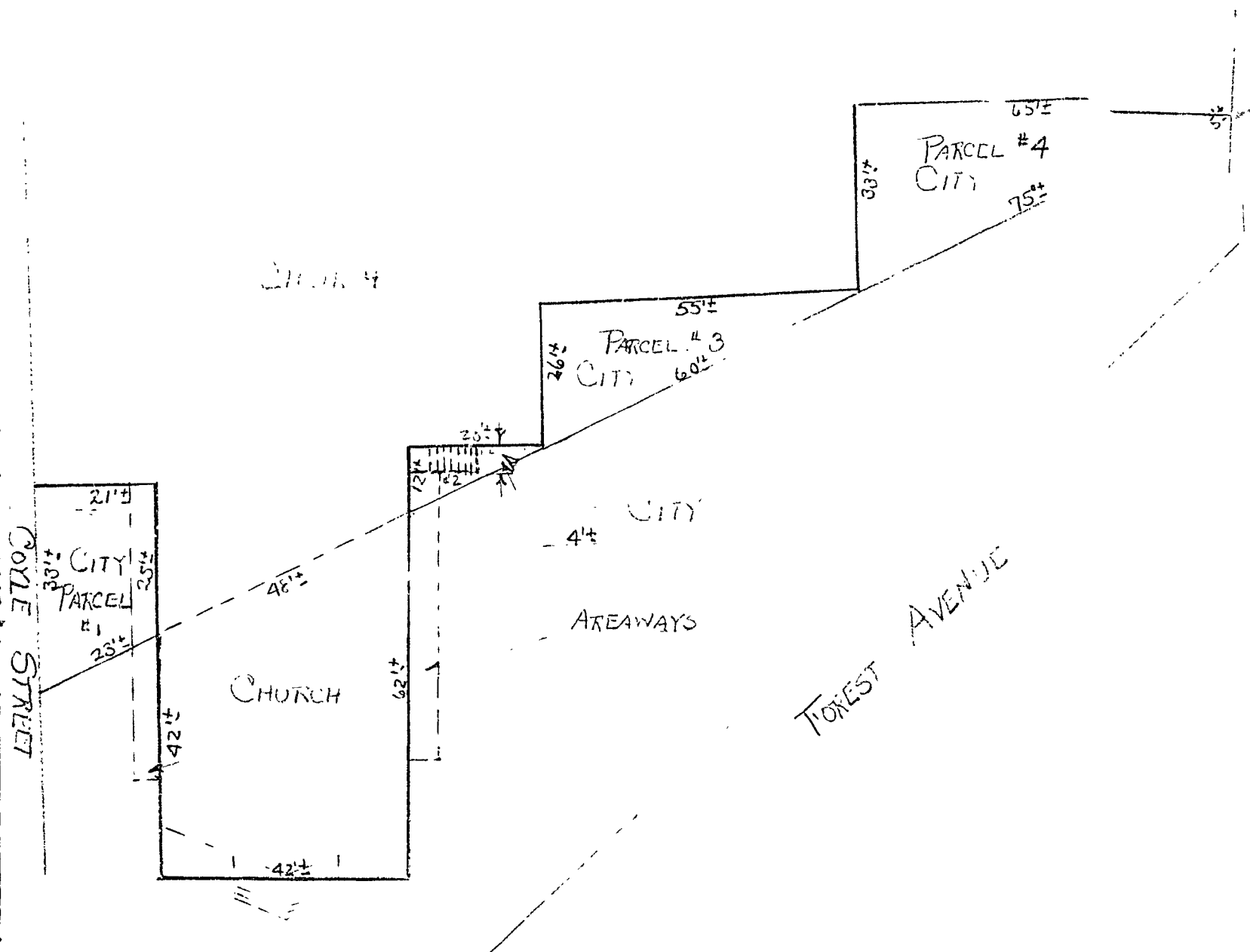
Mr. Sears:

Here are copies of the  
transfer of property between City and  
Trinity Church for your records, with  
return of your sketch.

Pat.

6/11/64  
Please put in G.D. File  
at 113 Coyle Street  
*QJ*





KNOW ALL MEN BY THESE PRESENTS

THAT the City of Portland, a body corporate and politic, located in the County of Cumberland and State of Maine, in consideration of One Dollar and other valuable considerations (being less than \$100) paid by The Rector, Wardens and Vestrymen of Trinity Church in Portland, a body corporate and politic, located at said Portland, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said The Rector, Wardens and Vestrymen of Trinity Church in Portland, its successors and assigns forever, a certain lot or parcel of land situated on the northerly side of Coyle Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the point of intersection of the northerly side of Coyle Street (formerly Pearl Street) with the easterly sideline of Lot No. 1 as delineated on Plan of Wheeler's Subdivision, which Plan is recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 19; thence northerly along the easterly sideline of said Lot No. 1, twenty-three (23) feet, more or less, to a point at the southerly foundation wall of Trinity Church, which point marks the point of beginning of the parcel herein described; thence easterly on a line parallel with Coyle Street, forty-two (42) feet, more or less, to a point; thence northerly at a right angle, forty-three (43) feet, more or less, to a point; thence westerly on a line parallel with the northerly sideline of Coyle Street, sixty-two (62) feet, more or less, to a point on the easterly sideline of said Lot No. 1 as delineated on Plan of Wheeler's Subdivision; thence southerly along the easterly sideline of said Lot No. 1, forty-eight (48) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying a parcel of land on which an addition to Trinity Church is to be erected. This conveyance is made subject to the condition that said premises shall be used solely for the erection of an addition to Trinity Church.

Including in this conveyance for the benefit of the Grantee, its successors and assigns, an easement for the overhang of eaves and for a front steps platform, front steps, and the overhang of an entrance roof over said steps.

Also including in this conveyance for the benefit of the Grantee, its successors and assigns, a pedestrian right of way from the front steps of Trinity Church across other land of the Grantor to Coyle Street and Forest Avenue over walkways to be laid out by the Grantor, and a right of way across other land of the Grantor from the Trinity Church boiler room stairway located northwesterly of the above described parcel to the street.

Also including in this conveyance an easement for the benefit of the Grantee, its successors and assigns, over a strip of land five (5) feet in width around the perimeter of the above described premises for the purpose of entering to maintain, repair and paint the building located thereon provided, however, that the Grantee, its successors and assigns, shall restore said strip to its original condition if any damage is done thereto as a result of said usage.

Being a portion of the premises conveyed to the City of Portland by Frederick O. Bailey by warranty deed dated June 5, 1901, and recorded in said Registry in Book 703, Page 402, and a portion of the premises conveyed to the City of Portland by Henry A. Rackleff by warranty deed dated April 20, 1912 and recorded in said Registry in Book 891, Page 296.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to it, the said The Rector, Wardens and Vestrymen of Trinity Church in Portland, its successors and assigns forever.

IN WITNESS WHEREOF, the said City of Portland has caused these presents to be signed and sealed in its corporate name by George H. Anderson, its Director of Finance, hereunto duly authorized, this \_\_\_\_\_ of June in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered  
in the presence of

CITY OF PORTLAND

BY \_\_\_\_\_  
Director of Finance

State of Maine  
Cumberland, ss

June \_\_\_\_\_, 1964

Personally appeared the above named George H. Anderson, Director of Finance of the City of Portland, and acknowledged the above instrument to be his free act and deed, in his said capacity, and the free act and deed of said City of Portland.

Before me,

\_\_\_\_\_  
Justice of the Peace  
Notary Public

KNOW ALL MEN BY THESE PRESENTS

THAT The Rector, Wardens and Vestrymen of Trinity Church in Portland, a body corporate and politic, located in the City of Portland, County of Cumberland and State of Maine, in consideration of One Dollar and other valuable considerations (being less than \$100) paid by the City of Portland, a body corporate and politic, located in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said City of Portland, its successors and assigns forever, four certain lots or parcels of land situated between Coyle and Lincoln Streets in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Parcel No. 1. Beginning at the point of intersection of the northerly side of Coyle Street with the easterly sideline of Lot No. 1 as delineated on Plan of Wheeler's Subdivision, which Plan is recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 19; thence westerly along the westerly sideline of said Lot No. 1, twenty-three (23) feet, more or less, to a point at the southerly foundation wall of the addition being built on Trinity Church; thence westerly along the southerly foundation wall of the addition being built on Trinity Church, twenty-five (25) feet, more or less, to the easterly foundation wall of the tower of the existing Trinity Church; thence southerly along the easterly foundation wall of the tower of Trinity Church and a projection of said easterly foundation wall, twenty-one (21) feet, more or less, to a point on the northerly sideline of Coyle Street; thence easterly along the northerly sideline of Coyle Street, thirty-three (33) feet, more or less, to the point of beginning.

Parcel No. 2. Beginning at the point of intersection of the northerly foundation wall of the addition being built on Trinity Church with the easterly sideline of Lot No. 1 as delineated on Plan of Wheeler's Subdivision, which Plan is recorded in Cumberland County Registry of Deeds in Plan Book 7, Page 19; thence westerly along the northerly foundation wall of the addition being built on Trinity Church, twelve (12) feet, more or less, to the easterly foundation wall of the existing Trinity Church; thence northerly along the easterly foundation wall of the existing Trinity Church, twenty (20) feet, more or less, to a point on the easterly sideline of said Lot No. 1; thence southerly along the easterly sideline of said Lot No. 1



TO THE BOTTLE OF PORTLAND. BEING A CERTIFICATE OF DEED OF

All four parcels are conveyed subject to an easement for the benefit of the Grantor, its successors and assigns, over a strip of land five (5) feet in width around the foundation walls of Trinity Church and its appurtenant structures for the purpose of entering to maintain, repair and paint said Trinity Church and its appurtenant structures, together with a right of way to said easement strip, provided however, that the Grantor, its successors and assigns, shall restore said easement strip to its original condition if any damage is done thereto as a result of said usage.

Said Parcels No. 1 and 2 and part of Parcel No. 3 are a portion of the premises conveyed to this Grantor by the Trustees of Diocesan Funds in the Diocese of Maine by deed dated February 29, 1964 and recorded in Cumberland County Registry of Deeds in Book 2815; Page 376 and Parcel No. 4 and a part of Parcel No. 3 are a portion of the premises conveyed to this Grantor by Trinity Realty Corporation by deed dated August 10, 1949 and recorded in Cumberland County Registry of Deeds in Book 1926, Page 53.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to it, the said City of Portland, its successors and assigns forever.

AND it does COVENANT with the said Grantee, its successors and assigns, that it will WARRANT AND FOREVER DEFEND the premises to it, the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the said The Rector, Wardens and Vestrymen of Trinity Church in Portland has caused these presents to be signed in its corporate name and sealed with its adopted seal by

Albert W. Houston, its Treasurer, hereunto duly authorized, this day of June in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered  
in the presence of

The Rector, Wardens and  
Vestrymen of Trinity Church  
in Portland.

BY \_\_\_\_\_  
Treasurer

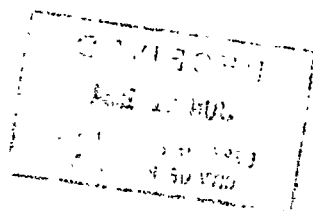
State of Maine  
Cumberland, ss

June , 1964

Personally appeared the above named Albert W. Houston,  
Treasurer of The Rector, Wardens and Vestrymen of Trinity Church  
in Portland, and acknowledged the above instrument to be his  
free act and deed, in his said capacity, and the free act and  
deed of said The Rector, Wardens and Vestrymen of Trinity Church  
in Portland.

Before me,

\_\_\_\_\_  
Notary Public  
Justice of the Peace



A.P.- 113 Coyle St.

June 10, 1964

C. B. Waning & Son  
349 Woodford Street

cc to: Trinity Episcopal Church  
113 Coyle Street

Gentlemen:

Permit for demolition of portions of existing church building at the above named location in preparation for construction of additions thereto is issued herewith without prejudice to the outcome of Building Code appeal and the issuance of the general construction permit for the work.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

June 8, 1964

Trinity Episcopal Church  
113 Coyle St.  
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or structure (existing tower, three front additions and rear bulkhead) portion of building at #113 Coyle St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being required to inform that department what registered pest control operator to be employed.

Very truly yours,

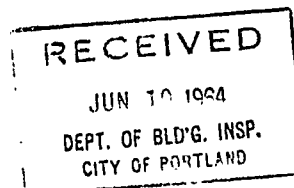
*Albert J. Sears*

Albert J. Sears  
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

*Ronald J. Rade*



Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?.....

APPROVED:

*with letter by AJS*

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 Episcopal Church  
C. E. Wanning & Son

CS 301

INSPECTION COPY

Signature of owner by:

*Henry E. Wanning* /p/m



B2 BUSINESS ZONE

R5 RESIDENCE ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure

Mural Class

Portland, Maine,

June 8, 1964

PERMIT ISSUED  
JUN 10 1964  
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 St. Within Fire Limits?            Dist. No.             
Owner's name and address Trinity Episcopal Church, 113 Coyle St. Telephone             
Lessee's name and address            Telephone             
Contractor's name and address C. E. Manning & Son 349 Woodford St. Telephone 774-9075  
Architect            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 \$ 2.00

## General Description of New Work

To demolish existing tower, three front additions and rear bulkhead.

Permit Issued with Letter

*Expedition Letter 113 Coyle St. 6-8-64*

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

contractor

## Details of New Work

Is any plumbing involved in this work?            Is any electrical work involved in this work?             
Is connection to be made to public sewer?            If not, what is proposed for sewage?             
Has septic tank notice been sent?            Form notice sent?             
Height average grade to top of plate            Height average grade to highest point of roof             
Size, front            depth            No. stories            solid or filled land?            earth or rock?             
Material of foundation            Thickness, top            bottom            cellar             
Kind of roof            Rise per foot            Roof covering             
No. of chimneys            Material of chimneys            of lining            Kind of heat            fuel             
Framing Lumber—Kind            Dressed or full size?            Corner posts            Sills             
Size Girder            Columns under girders            Size            Max. on centers             
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor            2nd            3rd            roof             
On centers: 1st floor            2nd            3rd            roof             
Maximum span: 1st floor            2nd            3rd            roof             
If one story building with masonry walls, thickness of walls?            height?           

## If a Garage

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

APPROVED:

*with letter by AGV*

CS 301

INSPECTION COPY

Signature of owner BY:

## Miscellaneous

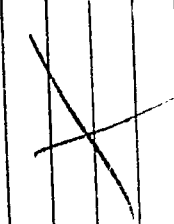
Will work require disturbing of any tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Trinity Episcopal Church  
C. E. Manning & Son*C. E. Manning & Son / p/m*

Permit No. 64649  
 Location 113 Cayle Street  
 Owner Trinity Episcopal Church  
 Date of permit 8/6/64  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued \_\_\_\_\_  
 Staking Out Notice \_\_\_\_\_  
 Form Check Notice \_\_\_\_\_

NOTES

6-19-64 Dem and 1  
 6-19-64



City of Portland, Maine  
Municipal Officers  
BUILDING CODE

64/74  
Granted 6/17/64

June 3, 1964

To the Municipal Officers:

Your appellant, Trinity Episcopal Church, who is the owner of property at 107-113 Coyle Street, respectfully petition 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 by Section 115, Paragraph A of said Building Code, to permit construction of two one-story additions on church. This permit is presently not issuable under the Building Code because the additions are to be of Wood Frame construction instead of Second Class construction (masonry walls) or better as specified by Section 402-a-1 of the Code applying to Fire District 1-B in which the major portion of the new work is to be located.

The facts and conditions which make this exception legally permissible are as follows:  
An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

TRINITY EPISCOPAL CHURCH

By *Merton S. Henry*  
Appellant's Attorney

After public hearing held on the 17th day of June, 1964, the Municipal Officers find that an exception is necessary to avoid practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

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

*Clifton M. Pike*  
*Ralph D. Lilly Jr.*  
*John E. Balf Jr.*  
*Daniel B. Feltz*  
*Weston Walsh*  
*Ralph Amy*  
MUNICIPAL OFFICERS



B2 BUSINESS ZONE

R5 RESIDENCE ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine,

June 2, 1964

PERMIT ISSUED

00719

JUN 23 1964

CITY of PORTLAND

To the SPECTOR 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 St.

Within Fire Limits?

Dist. No.

Owner's name and address Trinity Episcopal Church, 113 Coyle St.

Telephone

Lessee's name and address

Telephone

Contractor's name and address C. E. Waning &amp; Son, 49 Woodford St.

Telephone 77-9075

Architect

Specifications Yes

Plans Yes

No. of sheets 12

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 \$115,000.00

Fee \$290.00

## General Description of New Work

To demolish portions of existing church.

To construct 1-story wooden church (stone veneer) as per plan.

To construct 1-story 10' x 40' frame addition to existing office portion as per plan.

Permit Issued with Letter

Permit sustained 6/18/64

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

## Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent? 2/24

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber-Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

## If a Garage

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

## Miscellaneous

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

Will there be in charge of the above work a person

see that the State and City requirements

observed? yes

Trinity Episcopal Church

C. E. Waning &amp; Son

CS 301

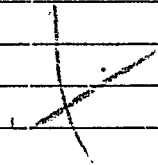
INSPECTION COPY

Signature of owner by:

Henry E. Waning

NOTES

7-1-64 Two corner  
Looking on Coyle St  
OK to pour *RM*  
2-1-65 Main church  
Hddr about done  
Hddr OK on stairs  
Basement finish work  
going on. Exit OK *RM*  
2-14-65 Hddr abt. done  
all on - using bldg. *RM*  
4-27-65 Hand rails  
& Exit signs OK *RM*



Permit No. 641717  
Location 11 Maple Street  
Trinity Episcopal Church  
Date of permit 6/23/65  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Staking Out Notice  
Form Check Notice

7-5

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP - 107-113 Coyle St.

June 2, 1964

Trinity Episcopal Church  
113 Coyle Street

cc to: Corporation Counsel  
cc to: C. E. Waring & Son  
cc to: Wilbur R. Ingalls, Jr.

Gentlemen:

Building permit for construction of two one-story additions on church building at the above named location is not issuable under the Building Code because the additions are to be of Wood Frame Construction instead of Second Class Construction (masonry walls) or better as specified by Section 402-a-1 of the Code applying to Fire District 1-2 in which the major portion of the new work is to be located.

It seems likely that you will wish to ask the Municipal Officers (City Council) for relief from compliance with this requirement of the Code as permitted by Section 115-a-3 thereof. In such a case an authorized representative should go to the office of the Corporation Counsel in Room 208, City Hall, to file an appeal.

Plot plan filed with application for permit shows no provision for the off-street parking required by the Zoning Ordinance. Before a permit can be issued, it is necessary that a plan showing such parking be furnished indicating all features thereof in compliance with Zoning Ordinance requirements. If some of these requirements are not or cannot be met, it will be necessary to secure the approval of the Board of Zoning Appeals for any such discrepancies.

It is understood that transfer of land involved between the City and the Church has not yet been completed. A building permit for construction of the addition cannot be issued in any case until this has been done.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/h

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Robert M. Donovan, Asst. Corp. Counsel

DATE: June 4, 1964

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Building Code appeal involving additions to Trinity Episcopal Church  
at 113 Coyle Street

This appeal is taken under the provisions of section 115-a-3 of the Building Code which allows an appeal to be taken to the Municipal Officers involving Fire District 11 requirements in the case of enlargement of existing buildings. Fire District 11 requirements specify that new buildings and additions to existing buildings shall be of Second Class, Protected Non-Combustible, or better construction.

The main part of the existing building, as the front addition is to be, consists of wood frame construction partly veneered with stone and must be classed as Third Class Construction. The rear addition is to be a continuation of a wood frame portion of the building built about thirteen years ago and authorized to be of Third Class Construction at that time by the Municipal Officers.

To attempt to add onto the present building with construction having masonry walls would involve practical difficulty and create undue hardship. Since the church property runs between Coyle and Lincoln Streets and abuts City park property on the front, the nearest building is the wood frame rectory located on the same lot at the rear and about 25 feet away from the proposed rear addition. Danger of exposure to fires in other buildings, which is the prime reason for Fire District regulations, therefore appears to be slight and justification for granting relief from Code requirements in this instance. I have consulted Chief Johnson and he agrees with this conclusion.

*Albert J. Sears*  
Albert J. Sears

AJS:m

cc to: City Manager

