

156-160 COYLE STREET



Full cut • 920R • Half cut • 9202R • Thin cut • 9203R • Fifth cut • 9205R

160 Coyle Street

Oct. 16, 1972

Elaine C. Harper  
204 Deering Avenue

Dear Mr. Harper:

Building permit to change the use of this building from 2-family and doctors office to 3-family apartment house is being issued subject to the following Zoning Ordinance requirement.

That, not more than one motor vehicle may be parked or stored per dwelling unit. Sec.602.18C.2.

Very truly yours,

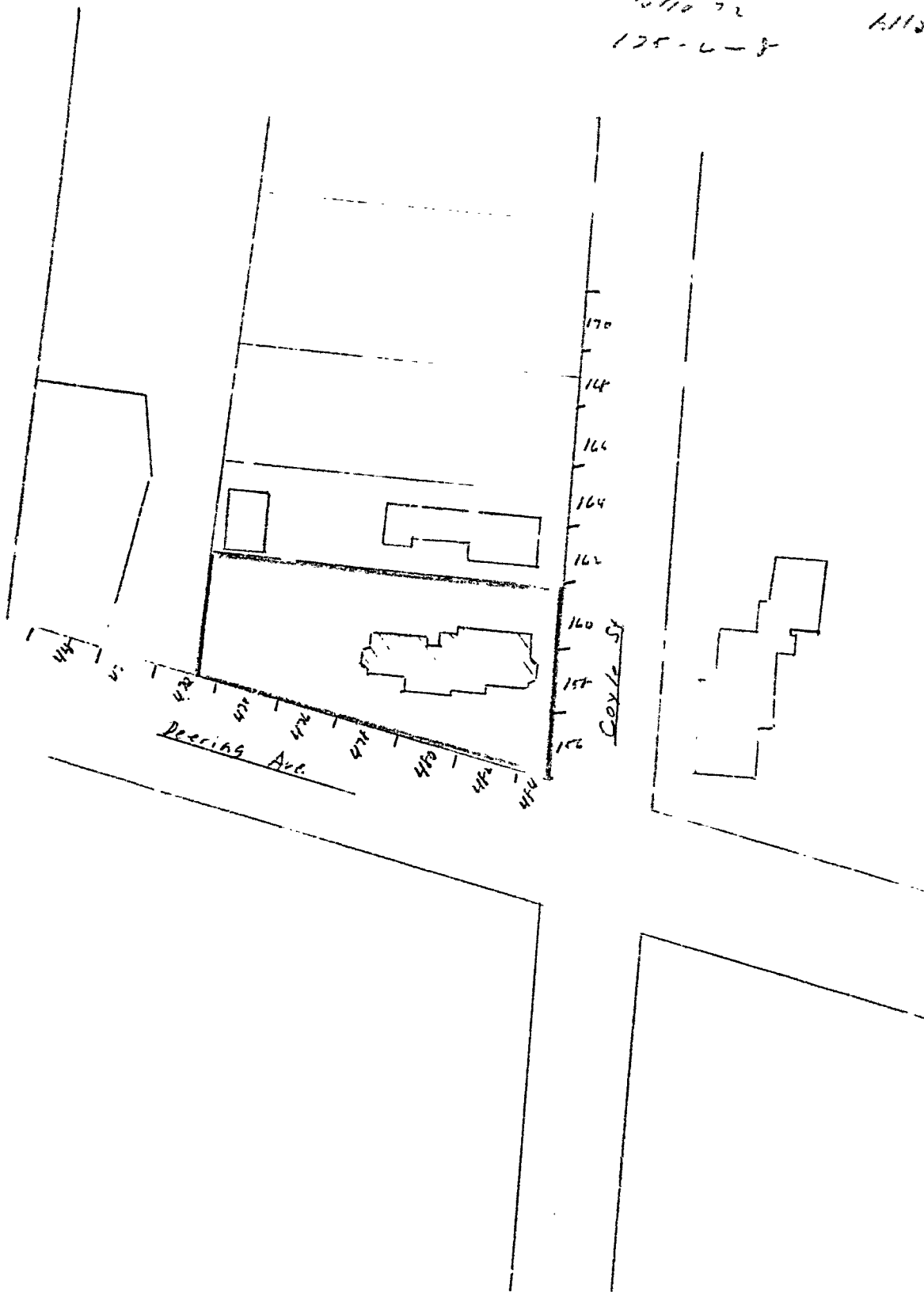
A. Allen Soule  
Assistant Director

AAS:m

156-100 C . . .

11/10 72  
125-6-8

1/1/26



156-160 Coyle St., cor. of 472-484 Deering Ave.

Sept. 20, 1972

Elaine C. Harper  
204 Deering Avenue

cc to: Wallace E. Kimball  
192 Caleb Street,  
cc to: Corporation Counsel

Dear Mrs. Harper:

Building permit and certificate of occupancy for changing the use of dwelling at the above named location from two families to three, with two apartments on the first floor and one on the second, are not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607.6A of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:m



RS RESIDENCE ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Sept. 18, 1972

PERMIT ISSUED

OCT 17 1972

01257

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 160 Coyle St. Within Fire Limits?        List No.         
Owner's name and address Elaine C. Harper, 204 Deering Ave. Telephone         
Lessee's name and address        Telephone         
Contractor's name and address        Telephone         
Architect        Specifications        Plans        No. of sheets         
Proposed use of building 3 family apt. No. families 3  
Last use 2 family and doctor's office No. families         
Material        No. stories        Heat        Style of roof        Roofing         
Other buildings on same lot         
Estimated cost \$ 1000 Fee \$ 5.00

General Description of New Work

and Doctors Office  
To change use from 2/family to 3 family apt.

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

PERMIT ISSUED  
WITH LETTER

Appeal sustained 10-12-72

- Lot 9,405 sq. ft. Req. 7,000 sq. ft.

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

Details of New Work

Is any plumbing involved in this work?        Is any electrical work involved in this work?         
Is connection to be made to public sewer?        If not, what is proposed for sewage?         
Has septic tank notice been sent?        Form notice sent?         
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:

A.C. - 10/16/72. G.L. w/letter

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

Elaine C. Harper

CS 301

INSPECTION COPY

Signature of owner

Elaine C. Harper

2-1019  
W. Kimball

NOTES

9-19-72 STAIRS O.K.  
ENCLOSED.

10/19/72.

I'm told by a  
tenant - I think  
the changes have  
been made. (H)  
I'll check the furnace.

10/25/72.

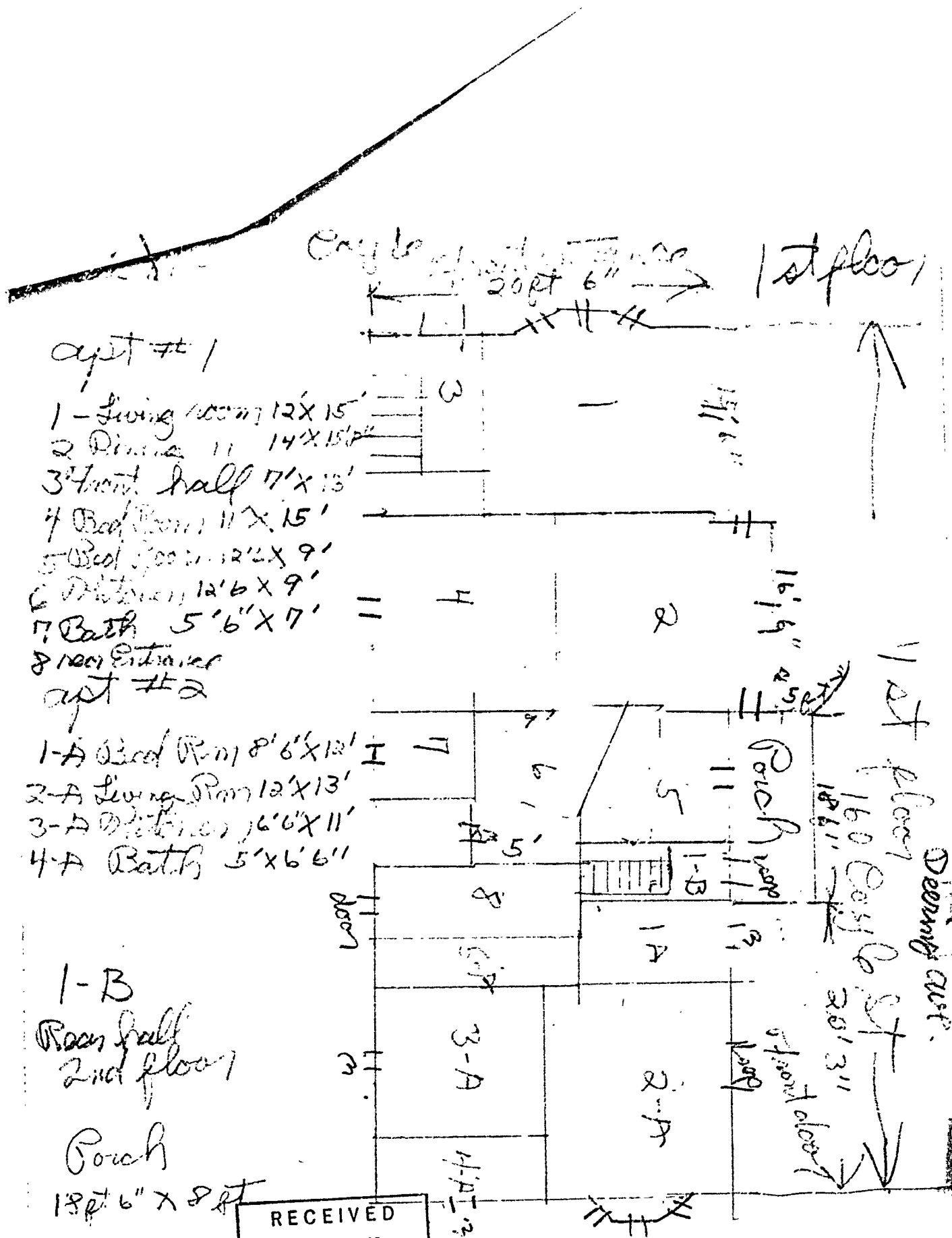
No one home - I'm told the work  
was done sometime ago.

Permit No. 72/1257  
Location 1600 Eagle St.  
Owner Elmer & Harper  
Date of permit 10/17/72  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Staking Out N. ice  
Form Check Notice HUGH

160 Coyle St  
appeal by Mrs Elaine Harper  
Mrs Harper is being assisted  
by former owner

Wallace E. Dumball  
192 Caleb St  
Portland, Maine 04103  
Telephone 772-1019



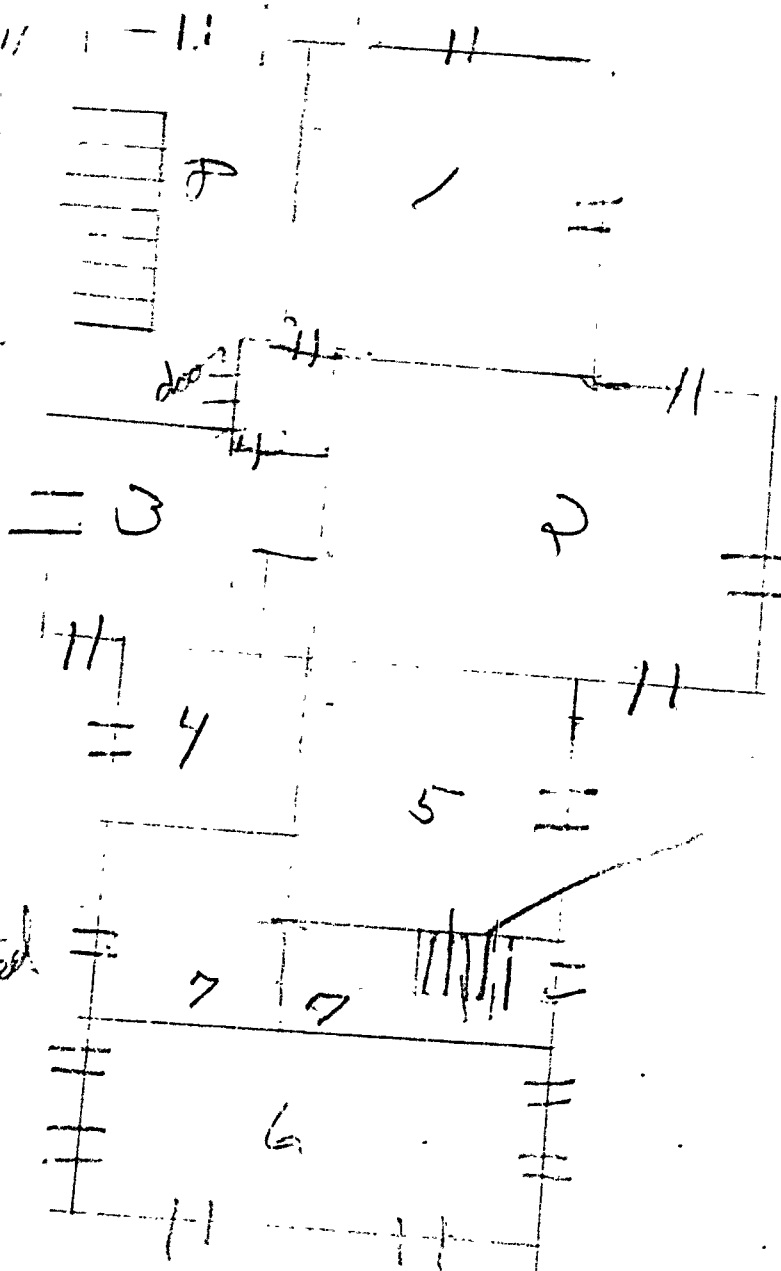


House 70'9" long x 20'6" wide 1st floor  
 2nd floor 62' long x 20'6" wide



2nd floor apt #3

- 1 Bed 14'6" x 15'
- 2 Lin 15' x 14'6"
- 3 - Bed 11' x 10'6"
- 4 - Bath - 5' x 6'
- 5 Kit - 9'6" x 13'
- 6 Din - 11' x 14'8"
- 7 Hall - 3' x 14'8"
- 8 Front hall - 7' x 19'



apt #2  
used to be  
doctor office converted  
to new small  
apt.

RECEIVED  
SEP 19 1972  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

lot land  
5 ft

parking  
10 cars  
for 3 cars  
20 x 30 ft  
off Deciding  
off apt

also  
parking  
for 2 cars  
off couple

*W. B. K. [Signature]*  
*W. C. [Signature]*  
Jacqueline Whelan  
Board of Appeals

156-160 Coyle St., cor. of 472-484 Deering Ave.

Sept. 20, 1972

Elaine C. Harper  
204 Deering Avenue

cc to: Wallace E. Kimball  
192 Calab Street,  
cc to: Corporation Counsel

Dear Mrs. Harper:

Building permit and certificate of occupancy for changing the use of dwelling at the above named location from two families to three, with two apartments on the first floor and one on the second, are not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607.6A of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter a matter of formality.

Very truly yours,

A. Jian Sore  
Assistant Director

AAS:m

October 6, 1972

Elaine C. Harper  
204 Deering Ave.  
Portland, Maine

October 12, 1972

XX cc to: Wallace E. Kimball  
192 Caleb St.

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 2, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, October 12, 1972 at 4:00 p.m. to hear the appeal of Elaine C. Harper requesting an exception to the Zoning Ordinance to permit and certificate of occupancy for changing the use of the dwelling from two families to three, with two apartments on the first floor and one on the second at 156-160 Coyle Street. (Cor. 472-484 Deering Ave.)

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-5 Residential Zone where the proposed use is not allowable under provisions of Section 607.6A of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance, that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 ft. of the property in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

Oct 9-72

Dear Sir.

I am unable to attend hearing  
result of leg injury. I do object to  
unrightly parking lot on property,  
also think it should be limited to  
two apts.

Sincerely

Marguerite L. Murphy  
468 Denning Ave.  
City

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

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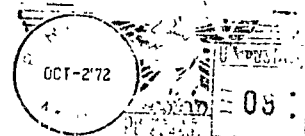
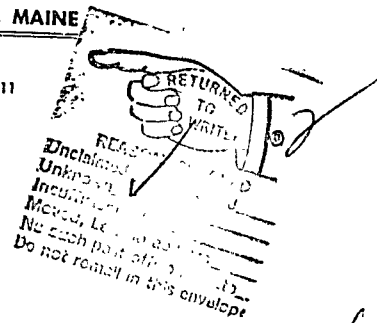
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BOARD OF APPEALS

William B. Kirkpatrick  
Chairman

CITY OF PORTLAND, MAINE

Legal Department  
208 City Hall  
Portland, Maine 04111



H. Joyce Wood  
166 Coyle St.  
Portland, Maine

*Unknown*  
*mf 349*



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 2, 1972

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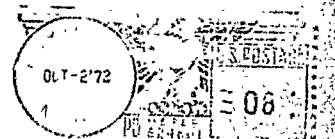
CITY OF PORTLAND, MAINE


Legal Department  
208 City Hall  
Portland, Maine 04111

RETURNED TO WRITER  
REASON CHECKED  
Unclaimed ☒ P. used  
Unknown ☒  
Insufficient ☐  
Moved, L.C. ☐  
No such post office in state  
Do not re-mail in this envelope

Melvin & Donna C. Zimmelman  
44 Revere St.  
Portland, Maine

*Unknown  
am/3/89*



REGISTERED NO. 32306		POSTMARK OF
Value \$ <i>N.V.</i>	Special Delivery \$	
Reg. Fee \$ <i>95</i>	Return Receipt \$ <i>15</i>	
Handling Charge \$	Restricted Delivery \$	
Postage \$ <i>06</i>	<input type="checkbox"/> AIRMAIL	
POSTMASTER (By) <i>[Signature]</i>		MAILING OFFICE
FROM <i>City of Portland</i>		
<i>Atty. Gen. Bldg. Dept.</i>		
<i>Portland Me 04101</i>		
TO <i>Mr. Wallace E. Pemberton</i>		
<i>142 Cape St.</i>		
<i>Portland Me 04102</i>		

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).  
REQUIRED FEE(S) PAID.

☐ Show to whom, date and address where delivered ☐ Deliver ONLY to addressee

**RECEIPT**  
Received the numbered 32306 as described below.

SIGNATURE OR NAME OF ADDRESSEE Wm. W. ...

**1** Wm. W. ...  
SIGNATURE OF ADDRESSEE

**2** by Mary ...  
SHOW WHERE DELIVERED (only if requested)

**3** initial

CERTIFIED NO. \_\_\_\_\_  
INSURED NO. \_\_\_\_\_  
DATE DELIVERED \_\_\_\_\_

93-16-71818-11 317-173 GPO

POST OFFICE DEPARTMENT  
OFFICIAL BUSINESS



EXEMPT FROM PRIVATE USE TO AVOID  
PAYMENT OF POSTAGE, \$300

POSTMARK OF DELIVERING OFFICE

Print your name and address below. If you want to  
strict delivery, or to have the address of delivery  
shown on this receipt, check block(s) on other side.  
Listen gummed ends and attach this card to back of  
article.

RETURN  
TO

Building & Inspection Services  
Room 113, City Hall, Portland, Maine 04111

POB Form 3811 Apr. 1969 35-16-715B-11

reg.mail ret.rec.req.

160 Coyle Street

August 28, 1972

Mr. Wallace E. Kimball  
192 Caleb Street

cc to: Corporation Counsel

Dear Mr. Kimball:

In reference to our letter dated August 17th referring to the conversion of the property at the above address. As of this date we have not had any response from you. Unless this office is contacted by you no later than Thursday, August 31st, I shall be required to submit this case to the Corporation Counsel for legal advice.

Very truly yours,

R. Lovell Brown  
Director

RLB:m

*New Owner*  
*Mrs. Elaine Harper*  
*204. Dextine Ave*  
*was in Scott's 72*  
*June 30th*

160 Coyle Street

August 17, 1972

Mr. Wallace E. Kimball  
192 Caleb Street

Dear Mr. Kimball:

An inspection of the premises at the above address indicates that your dwelling is now a three family building and a recent conversion has been done without permits or appeal for same. In accordance with the Zoning Ordinance in Zone R-5 which this building is in it is limited to a two family use without recourse to appeal. At present the use of this structure for three families is illegal, but if you so wish you may appeal this by applying for same at this office in Room 113, City Hall, Building & Inspection Services Department.

Please be advised accordingly and appear at this office no later than August 25th.

Very truly yours,

R. Lovell Brown  
Director

RLB:m

~~169~~ Coyle is the  
family  
at this address  
474 Deering Ave.

---

yes. 3 fam.  
from.  
Aug 17, 72



FROM THE DESK OF  
ROBERT LOVELL BROWN !

Sam -

Will you please go to  
160 COYLE ST. &  
see if you can find out if  
this building has 3  
apartments. I.E. It is  
3 kitchens etc. It is  
supposed to be 2. We have  
an electrical permit for 3 from  
but no approval of building  
permits. I don't know  
what the parking lot is like  
(a car off Dwyer St also -  
as can parking closer than 5'  
to next lot right on etc.

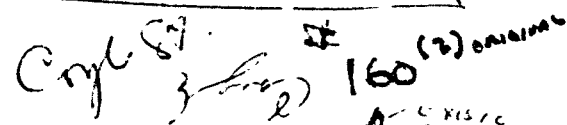
Thanks

10-10-51  
F. J. W. C.

12. - 3

*[Faint handwritten notes at bottom:]*

... - 1972 CALIFORNIA  
June.



474 280000

میرزا محمد علی

—

25 FEB 71

Meichen-

Is now 3 for - no permit issued  
for changes, appeals, planning etc.  
only wiring

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 58665  
 Issued 4/27/72  
 Portland, Maine 4/25, 1972

To the City Electrician, Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address Willie Kimball - Calhoun St. Tel. 772-1018

Contractor's Name and Address Paul DeBerville - Falmouth Tel. 757-5072

Location 160 Doyle St Use of Building Dwelling

Number of Families 3 Apartments 3 Stores Number of Stories 2

Description of Wiring New Work Additions Alterations ☒

Change of Service (one meter to 4 meters)

Pipe Cable ☒ Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable ☒ Underground No. of Wires 3 Size 4/0

METERS: Relocated Added 3 Total No. Meters 4

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges 2 Watts Brand Feeds (Size and No.) 2- 3#4

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 4/26 1972 Ready to cover in 4/27 1972 Inspection 4/27 1972

Amount of Fee \$ 5.00

Signed Paul DeBerville #655

DO NOT WRITE BELOW THIS LINE

SERVICE	METER				GROUND	
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY [Signature] (OVER)

LOCATION *Coy/c ST 160*  
 INSPECTION DATE *5/8/72*  
 WORK COMPLETED *5/8/72*  
 TOTAL NO. INSPECTIONS *1*  
 REMARKS:

#### FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

<b>WIRING</b>	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
<b>SERVICES</b>	
Single Phase	2.00
Three Phase	4.00
<b>MOTORS</b>	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
<b>HEATING UNITS</b>	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
<b>APPLIANCES</b>	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
<b>MISCELLANEOUS</b>	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
<b>ADDITION'S</b>	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

*W. H. Tabert*  
*Accord, Me.*  
 Date  
 Issued **5-4-72**  
 Portland Plumbing Inspector  
 By **ERNOLD E. GOODWIN**  
 App. First Insp.  
 Date  
 By  
 App. Final Insp.  
 Date **5-5-72**  
 By  
 Type of Bldg.  
☐ Commercial  
☐ Residential  
☐ Single  
☐ Multi Family  
☐ New Construction  
☐ Remodeling

**PERMIT TO INSTALL PLUMBING** *673<sup>12</sup>*

Address **160 Coyle St.** *773* PERMIT NUMBER **363**  
 Installation For **Rem. Plumb.**  
 Owner of Bldg **W. Kimball**  
 Owner's Address **Palmouth Foreside**  
 Plumber **John M. Jensen** Date **5-4-72**  
**NEW** **REPL** **NO.** **FEE**  
 1 SINKS 2.00  
 1 LAVATORIES 2.00  
 1 TOILETS 2.00  
 1 BATH TUBS 2.00  
 1 SHOWERS  
 DRAINS FLOOR SURFACE  
 HOT WATER TANKS  
 TANKLESS WATER HEATERS  
 GARBAGE DISPOSALS  
 SEPTIC TANKS  
 HOUSE SEWERS  
 ROOF LEADERS  
 AUTOMATIC WASHERS  
 DISHWASHERS  
 OTHER  
**TOTAL 4 8.00**

Building and Inspection Services Dept., Plumbing Inspection

Address **160 Coyle Street**

Date Issued 9/14/71

App, First Insp.

Date 9/24/71  
By Robert A. Williams

App. Final Insp.

Date 1-17-71  
By [Signature]

Type of Bldg.

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

Address 160 Coyle Street PERMIT NUMBER 836  
Installation For \_\_\_\_\_  
Owner of Bldg W. Kinball, 52 Foreside Rd.  
Owner's Address Falmouth  
Plumber John A. Jensen, 45 Mayland St. Date 9/14/71  
NEW REPAIR \_\_\_\_\_

[illegible]

Building and Inspection Services Dept., Plumbing Inspection.

INQUIRY BLANK

ZONE EC

FIRE DIST. \_\_\_\_\_

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date 9/1/47

Verbal  
By Telephone

LOCATION 160 Maple St. Portland OWNER Mrs. Esther Crocker

MADE BY Owner TEL. \_\_\_\_\_

ADDRESS 160 Maple St.

PRESENT USE OF BUILDING Single room in

CLASS OF CONSTRUCTION \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_

REMARKS: \_\_\_\_\_

INQUIRY: Can three rooms in 2nd  
floor be used as apartment  
making 3 to 4? The floor  
no structural work in attic floor  
and physical changes?

ANSWER: Yes but a board and batten  
partition for change of level

DATE OF REPLY 9/1/47 REPLY BY mm





Ward 8 Permit No. 38/1100  
Location 160 Cople St.  
Owner Esther P. Foster  
Date of permit 7/21/38.

Post Card sent

Notif. for insp. None

Approval Tag issued 7/25/38 O.H.

Oil Burner Check List (date) 7/27/38

- |                              |       |
|------------------------------|-------|
| 1. Kind of heat              | Steam |
| 2. Label                     | ✓     |
| 3. Anti-siphon               | ✓     |
| 4. Oil storage               | ✓     |
| 5. Tank distance             | ✓     |
| 6. Vent pipe                 | ✓     |
| 7. Fill pipe                 | ✓     |
| 8. Gauge                     | ✓     |
| 9. Rigidity                  | ✓     |
| 10. Feed safety              | ✓     |
| 11. Pipe sizes and material  | ✓     |
| 12. Control valve            | ✓     |
| 13. Ash pit vent             | ✓     |
| 14. Temp. or pressure safety | ✓     |
| 15. Instruction card         | ✓     |

16. Draft A. Start in vent pipe

NOTES

Ball and R. pipe removed  
to remove cloth covering  
from pipe joints

inspected also found in  
slight case of  
pipe 11" diameter  
O.H.

