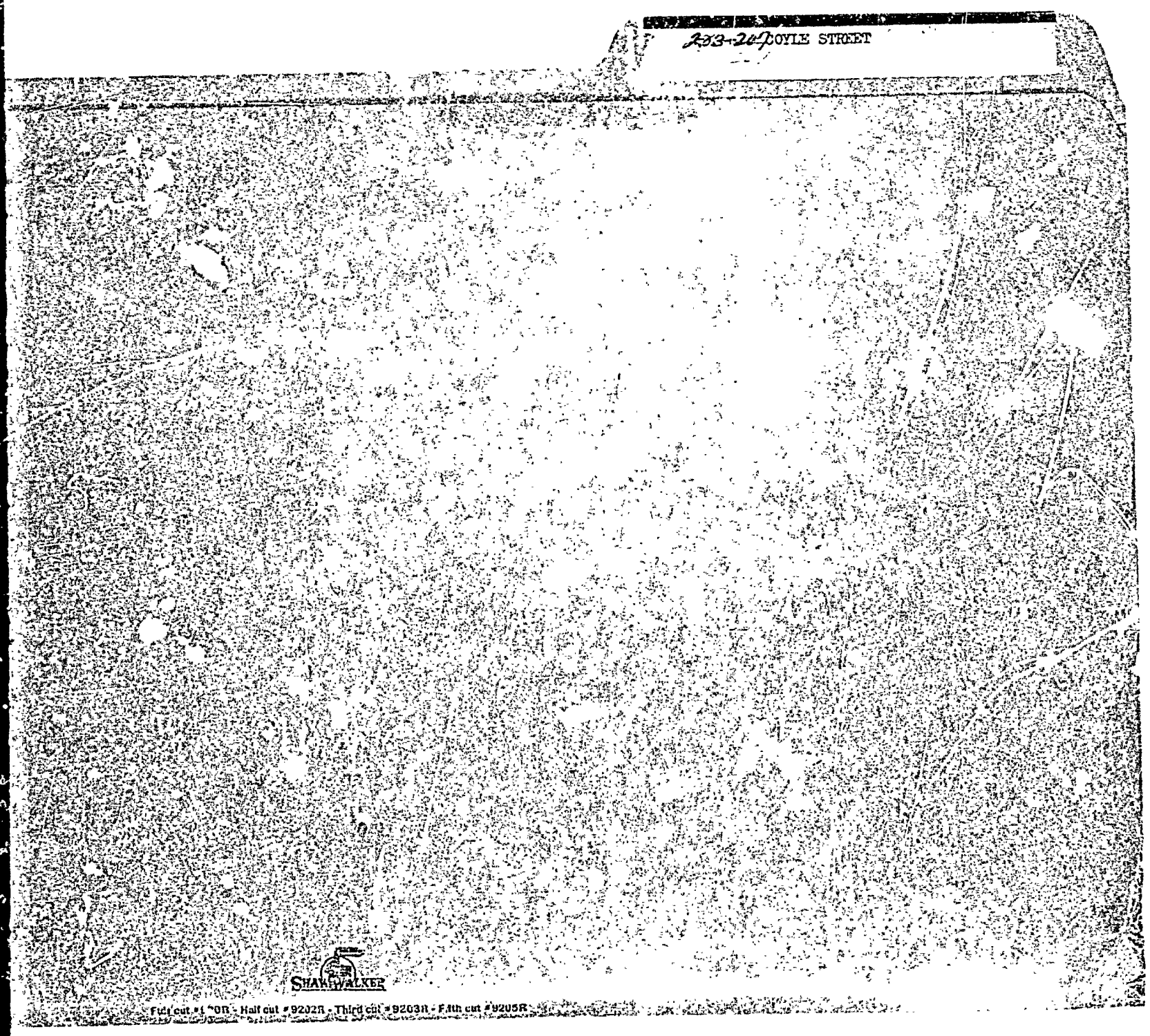
233-247 DOYLE STREET



SHAW-WALKER

First cut #9200R - Half cut #9202R - Third cut #9203R - Fifth cut #9205R

CITY OF PORTLAND

JOSEPH E GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

February 23, 1983

Mr. Harold E. Pulsifer Jr.
4 Sea Cove Road
Cumberland, Maine 04110

Dear Sir,

Your application to install a bathroom on 3rd. floor of 207 Coyle Street is herewith granted subject to the requirements of the Code and Ordinance of Portland, Maine.

1. The installation of one bathroom at th above address does not authorize any more dwelling units. 207 Coyle Street must remain a 4 unit dwelling building, unless you make a request for a change of use and it is granted.

2. A master plumber and electrician must obtain a pemit to do their work.

If you have any questions on the above requirements please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/ln

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

PERMIT ISSUED

FEB 24 1983

CITY of PORTLAND

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 00122 .....

ZONING LOCATION ..... PORTLAND, MAINE Feb. 22, 1983

To the CHIEF 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 ..... 207 Coyle Street ..... Fire District #1 ☐ #2 ☐

1 Owner's name and address .. Harold E. Pulsifer, Jr. - 4 Sea Cove Rd., Cumb. Me. 04110 Telephone 781-4517

2 Lessee's name and address ..... Telephone .....

3 Contractor's name and address owner ..... Telephone .....

..... No. of sheets .....

Proposed use of building ..... No. families 4

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $ 1,000.00

Appeal Fees $ .....

Base Fee .....

Late Fee .....

TOTAL $ 15.00

FIELD INSPECTOR Mr. .....

@ 775-5451

To install new bathroom on 3rd. floor to tie in with second floor apartment, as per plan.

Stamp of Special Conditions

(SEND PERMIT TO 4 SEA COVE RD., CUMB., ME 04110)

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

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? ..... 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*

BUILDING INSPECTION PLAN EXAMINER .....

ZONING .....

BUILDING CODE .....

Fire Dept .....

Health Dept .....

Others .....

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

Signature of Applicant ..... Phone # 781-4512

Type Name of above Harold E. Pulsifer, Jr. ..... 1☐ 2☐ 3☐ 4☐

Other .....

and Address .....

9

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

R-5 Zone
124-H-16
67335

INSPECTION COPY
COMPLAINT NO. 79-108   Date Received Oct. 19, 1979

Location 207 Coyle Street   Use of Building 1 family dwelling

Owner's name and address Harold E. Pulsifer-37 Johnson Rd. Falmouth Foreside, Me.   Telephone

Tenant's name and address   Telephone

Complainant's name and address Enviromental Health - City   Telephone

Description: Making 4 families out of 1 family, no permits. 4 [illegible] - 1973

C.O. Oct. 1969 for 4 Families per G. L.

NOTES:

10-2[illegible]-79 No [illegible] — [illegible]
[illegible]
[illegible] up the complaint [illegible]

Location: 207 Coyle Street

PERMIT TO INSTALL PLUMBING

Address 207 Coyle St. PERMIT NUMBER 837

Installation For Multi

Owner of Bldg Gerard Fellerin

Owner's Address 112 North St. Westbrook

Plumber Northern Utilities Date 9-14-71

Date Issued 9-14-71

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 9/24/71

By [redacted]

App. Final Insp.

Date 9/24/71

By [redacted]

Type of Bldg.

- [ ] Commercial
- [ ] Residential
- [ ] Single
- [ ] Multi Family
- [ ] New Construction
- [ ] Remodeling

NEW	REPL	5 Temple St.	NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS		2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 1	2.00

Building and Inspection Services Dept., Plumbing Inspection

PERMIT TO INSTALL PLUMBING 8/12/70

PERMIT NUMBER 1689

Date Issued **August 7, 1970**

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 8/24/70

By WALTER H. [illegible] ACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 8/27/70

By WALTER H. [illegible] ACE
DEPUTY PLUMBING INSPECTOR

Type of Bldg

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

Location ~~293 Coyle St.~~
Owner of Bldg ~~dwelling~~ Cornet Scott
Owner's Address same
Plumber C. H. Hannaford 3rd

Date August 7, 1970

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	
	x	GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	1	2.00

Building and Inspection Services Dept., Plumbing Inspection

FILL IN AND SIGN WITH INK

PERMIT ISSUED
No. 859
1970
CITY OF PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 30, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 203 Coyle Street Use of Building Dwelling No. Stories Xxx Building Existing "

Name and address of owner of appliance Garrett Scott, 203 Coyle St.

Installer's name and address Dixon Bros., Gorham, Maine Telephone

General Description of Work

To install oil-fired steam boiler (replacement)
Del-ray Model DD500S

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 20"

From top of smoke pipe 18" From front of appliance 4' From sides or back of appliance 3'

Size of chimney flue 8x8 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Del-ray Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe existing

Location of oil storage basement Number and capacity of tanks existing

Low water shut off Make McDonnell-Miller No. 67

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? existing 1-275 gal.

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00 ($2.00 for one heater, etc. $1.00 additional for each additional heater, etc., in same building at same time)

APPROVED: Permit issued with memo.
7/30/70 O.K. M.E.W.

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 Dixon Bros.

CS 300

Signature of Installer By: Malcolm L. Northrup

INSPECTION COPY

Permit No. 70/852

Location 23 [illegible]

Owner [illegible]

Date of permit 1/31/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

NOTES

8/25/70 OK MGW.

CITY OF PORTLAND, MAINE
CODE REQUIREMENTS OF BUILDING INSPECTION DEPARTMENT
FOR MECHANICAL INSTALLATIONS

LOCATION 203 COYLE ST

DATE 7/20/70

Permit to install OIL FIRED STEAM BOILER

at the above named location is being issued provided installation follows all the requirements and recommendations of the City of Portland Building Code, the National Fire Protection Association (NFPA) and the American Gas Association (AGA).

City of Portland Building Code Chapter #8 9 20

N.F.P.A. Section #13 31 54 58 72 82 86A 89M 90B 91 96 204 211

A.G.A. Volume ASA 221.30

Special Notes:

Malcolm S. Ward
Building Inspection Department

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Copy to:
Frank Quatrano
13 Arcadia St.
City

Certificate of Occupancy

LOCATION 8207 Coyle St.

Issued to Gerrard Pelletin
113 North St. Westbrook Me.

Date of Issue October 28, 1969

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 69/1063, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Four family apartment building.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date) *Inspector* *Inspector of Buildings*

Notice: This certificate identifies lawful use of building or premises, and is not to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for a dollar.

205-207 Coyle Street

Oct. 23, 1969

Frank Quatrano
13 Arcadia Street

cc to: Gerrard Pellerin
113 North St., Westbrook
cc to: Franklin O. Cobb, Jr., 696 Congress Street

Dear Mr. Quatrano:

Building permit to change the use of this buildin from 3-family to 4-family is being issued subject to plans received with the application and in compliance with Building Code restrictions as stated in our letter to you of Sept. 26, 1969.

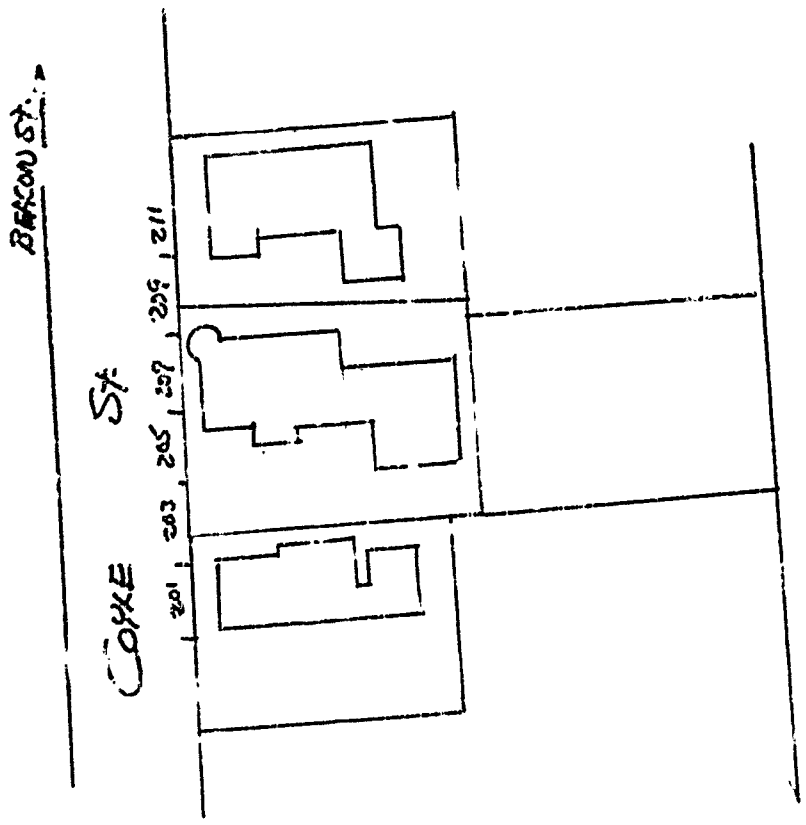
Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

205-207 Coyle St.

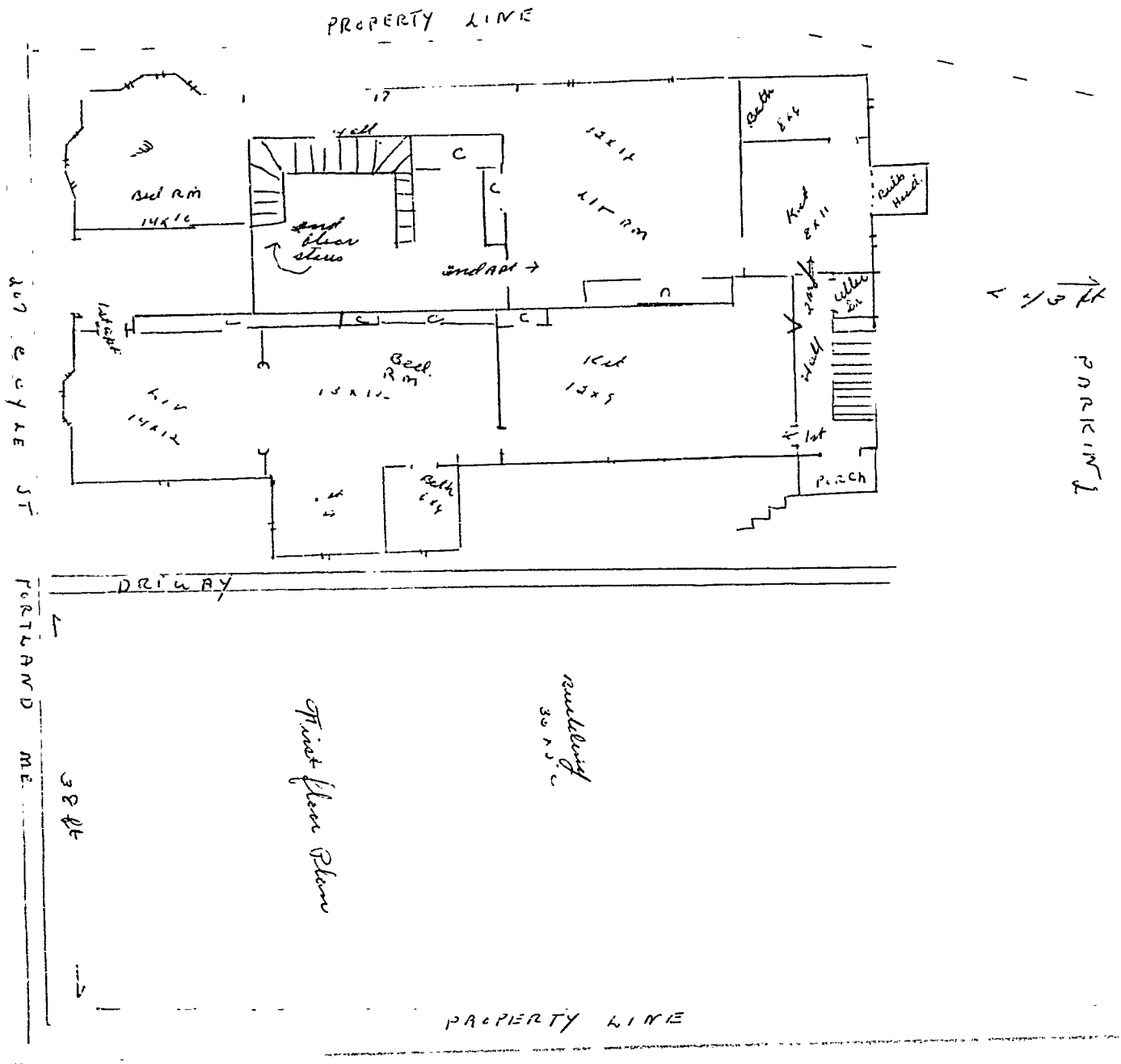
Ed

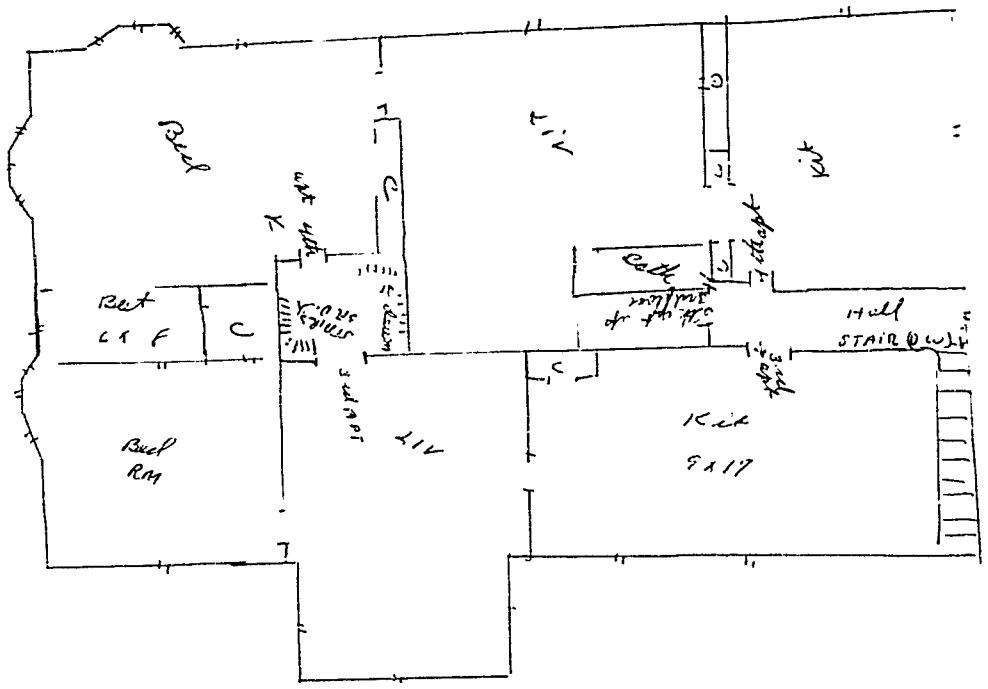


FRANKLIN COBB REALTY
REALTORS

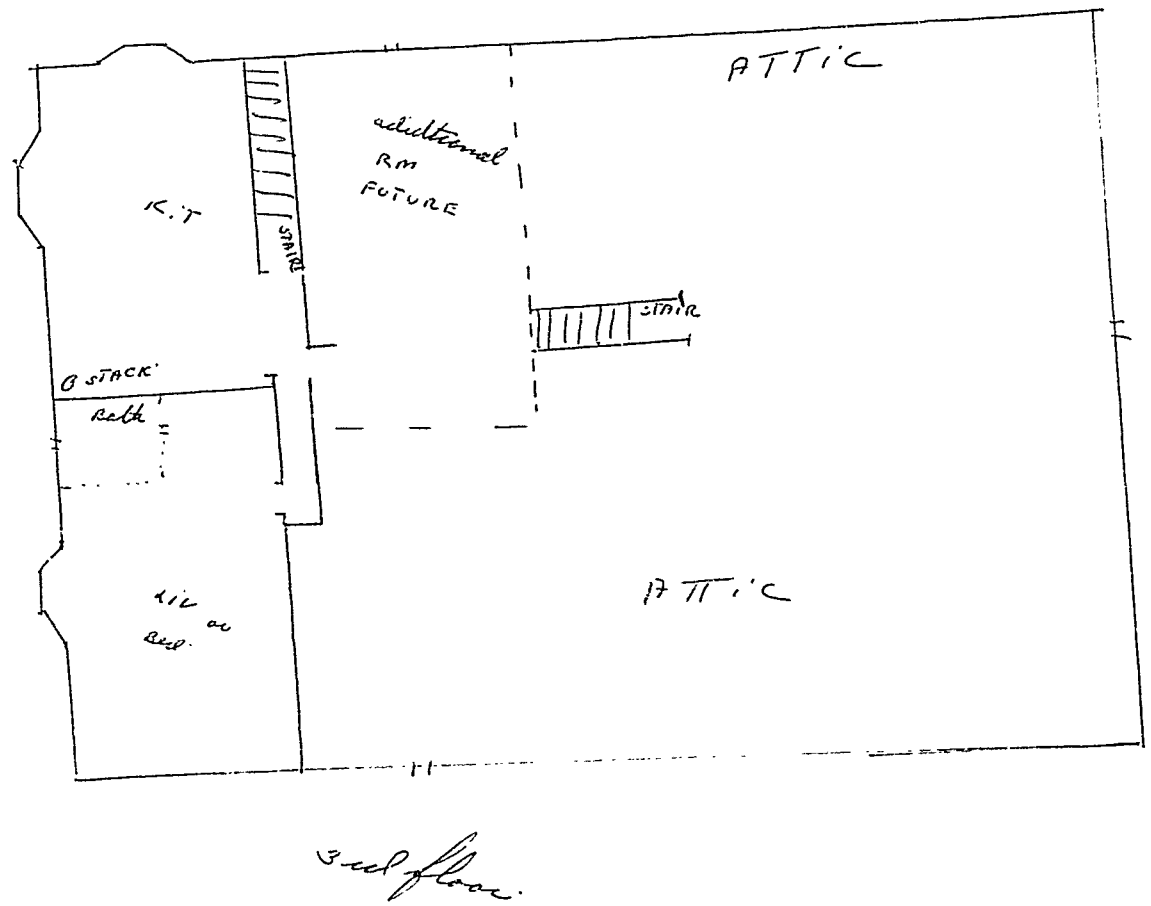
FRANKLIN O. COBB, III
OFFICE: 772-7370
RESIDENCE: 799-4809

696 CONGRESS STREET
PORTLAND, MAINE 04102


PROPERTY LINE
Bed Rm
14x16
Hall
C
13x11
Bath
8x4
Kit
8x11
Bath
8x4
Bed.
Rm
13x11
Kit
13x5
Hall
Porch
DRIVEWAY
PORTLAND ME.
38 ft
Building
30 ft
First floor Plan
PROPERTY LINE
PARKING
3 ft



2nd floor


ATTIC
additional
RM
FUTURE
K.T
STAIR
STAIR
CHIMNEY
Bath
ATTIC
3rd floor

205-207 Coyle Street

Sept. 26, 1969

cc to: Gerrard Pellerin, 113 North St., Westbrook
cc to: Franklin O. Cobb, Jr., Realtor, 696 Congress St.
cc to: Corporation Counsel

Frank Quatrano
13 Arcadia Street

Dear Mr. Quatrano:

Permit to change a 2-family dwelling house to a 5-family apartment house at the above named location in the B-5 Residential Zone in which this property is located is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an B-5 Residential Zone where the proposed use is not allowable under the provisions under Section 602.6a of the Ordinance.

2. The area of the lot on which the building is located is only 6,788 square feet instead of the minimum of 15,000 square feet (3,000 square feet per family) required by Section 602.6b.8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24c of the Zoning Ordinance. 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 shall be paid at this office at the time the appeal is filed.

The following Building Code requirements will also have to be met:

1. A new hand rail will be required for the full run of the rear stairs.

2. Fire stopping is required around all new pipe openings in the floors and in any other openings in the outside walls, etc.

3. The stairway which leads to the basement shall be cut off from the cellar by separations of no less than 1-hour fire resistance. A self-closing solid core plywood door having a nominal uniform thickness of not less than 1-3/4 inches, with panels of wireglass allowed, may be used.

4. Stairways and all parts of means of egress used in common shall be equipped so as to be adequately lighted by electricity from sunset to sunrise.

5. There are some holes in the concrete cellar floor in the basement area which will need to be filled in with cement or equivalent material.

Very truly yours,

A. Allan Soule, Assistant Director Building Insp. Dept.

R5 RESIDENCE ZONE

PERMIT ISSUED
1063
1969
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 22, 1969

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 207 Coyle St. Within Fire Limits? ..... Dist. No. .....

Owner's name and address Prospective owner Frank Quatrano, 13 Arcadia St. Telephone .....

Lessee's name and address Gerrard Pellerin, ~~XX~~ 113 North St. Westbrook Telephone .....

Contractor's name and address " " 113 North St " Telephone 854-9528

Architect ..... Specifications ..... Plans yes No. of sheets 3

Proposed use of building Apartment Building No. families 4

Last use Dwelling No. families 2

Material frame No. stories 2½ Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ 2000.00 Fee $ 6.00

fee pd. 9-22-'69

General Description of New Work

TO CHANGE USE OF BUILDING FROM 2-FAMILY TO 4-FAMILY APARTMENT BUILDING WITH ALTERATIONS AS PER PLANS.

This application is preliminary to get settled the question of zoning appeal.

Appeal sustained 10/16/69

Sent to Fire Dept 10/22/69

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*** Mr. Gerrard Pellerin

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:
Joseph R. Crampo
Inc. - 10/23/69 - Allen w/Pltf

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

CS 301

INSPECTION COPY

Gerrard Pellerin

Signature of owner by: Franklin A. Cobb, Jr., Realtor

7M

Permit No. 69/1063

Location 207 Cogley Street

Owner Gerard Pellerin

Date of permit 10/24/69

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 10/28/69 - R. P. Brown

Staking Out Notice

Form Check Notice

NOTES

10-28-69 Co. Lot

GJD

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56167
Issued 7/30/70

Portland, Maine July 30, 1970

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 Garrett Scott 203 Coyle St. Tel.
Contractor's Name and Address Dixon Bros 230 Marginal St Contractor Tel. 839 3311
Location Use of Building
Number of Families 1 Apartments Stores Number of Stories 2
Description of Wiring: New Work Additions Alterations

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 Size
METERS: Relocated Added Total No. Meters
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 Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence 19 Ready to cover in 19 Inspection 19
Amount of Fee $ 2.00

Signed Dixon Bros By M. L. Mathews

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 F. W. Hale
(OVER)

CS 283

LOCATION Coy/P ST 203
INSPECTION DATE 8/31/70
WORK COMPLETED 8/31/70
TOTAL NO. INSPECTIONS
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
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).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
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
[illegible]	2.00

1101

PERMIT TO INSTALL PLUMBING

Date Issued May 1, 1970

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 5/5/70

By WALTER H [illegible]
DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 5/5/70

By WALTER H [illegible]
DEPUTY PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☐ Resid[illegible]ial
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Address 207 Cou[illegible]t. 1st fl. apt. 2 PERMIT NUMBER 1310

Installation For

Owner of Bldg. ~~3 fam.~~

Owner's Address ~~Gerard~~ [illegible]

Plumber ~~Ro[illegible] Westbrook~~

Date: ~~5-1-70~~

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	1	HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		~~2.00~~
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	1	~~2.00~~

Building and Inspection Services Dept.; Plumbing Inspection

1101

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1267

Address 207 Coyle Street

Installation For 4 fam.

Owner of Bldg Gerard Pellerin

Owner's Address 113 York St.Westbrook

Plumber P.G.L.Co.,5 Temple St. Date. 4-13-70

Date Issued 4-13-70

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 4/16/70

By WALTER H. WALLACE DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date 4/16/70

By WALTER H. WALLACE DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

NEW	REP'L		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
	2	TANKLESS WATER HEATERS	2	4.00
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	2	4.00

Building and Inspection Services Dept., Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1065

Address 203 Coyle St.
Installation For dwelling
Owner of Bldg. Garnet E. Scott
Owner's Address same
Plumber Willis Johnson
Date: 1/28/70

Date Issued Jan 28, 1970

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.
Date FEB 18 1969
By GOODWIN
PLUMBING INSPECTOR

App. Final Insp.
Date FEB 18 1969
By ERNOLD R GOODWIN
PLUMBING INSPECTOR

Type of Bldg.

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

NEW	REPL		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	1	HOT WATER TANKS	1	
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	1	2.00

Building and Inspection Services Dept.; Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 876

Date Issued Nov 20, 1969

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date 11/[illegible]/69

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

App. Final Insp.

Date WALTER H. WALLACE

By [illegible]

Type of Bldg.

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

		Date NO	Date FEE
	SINKS		
	LAVATORIES		
	TOILETS		
	BATH TUBS		
1	SHOWERS		
	FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS	1	~~4.00~~
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
	TOTAL	1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

#15 Jul 7/24/69
Granted 10/16/69
69/109

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Frank Quatrano, owner of property at 205-207 Coyle Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: changing the two family dwelling to a 4-family apartment house. This permit is presently not issuable under the Zoning Ordinance because: (1) The property is located in an R-5 Residential Zone where the proposed use is not allowable under the provisions of Section 602.6a of the Ordinance; (2) The area of the lot on which the building is located is only 6,738 square feet instead of the minimum of 15,000 square feet (3,000 square feet per family) required by Section 602.6b.8 of the Ordinance.

LEGAL BASIS OF APPEAL: 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.

Frank A. Quatrano
APPELLANT

DECISION

After public hearing held October 16, 1969, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Board of Appeals

205-207 Coyle Street

Sept. 26, 1969

cc to: Gerrard Pellerin, 113 North St., Westbrook
cc to: Franklin O. Cobb, Jr., Realtor, 696 Congress St.
cc to: Corporation Counsel

Frank Quatrano
13 Arcadia Street

Dear Mr. Quatrano:

Permit to change a 2-family dwelling house to a ~~5~~ 4-family apartment house at the above named location in the B-5 Residential Zone in which this property is located is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in an B-5 Residential Zone where the proposed use is not allowable under the provisions under Section 602.6a of the Ordinance.

2. The area of the lot on which the building is located is only 6,788 square feet instead of the minimum of 15,000 square feet (3,000 square feet per family) required by Section 602.65.8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24c of the Zoning Ordinance. 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 shall be paid at this office at the time the appeal is filed.

The following Building Code requirements will also have to be met:

1. A new hand rail will be required for the full run of the rear stairs.

2. Fire stopping is required around all new pipe openings in the floors and in any other openings in the outside walls, etc.

3. The stairway which leads to the basement shall be cut off from the cellar by separations of no less than 1-hour fire resistance. A self-closing solid core plywood door having a nominal uniform thickness of not less than 1-3/4 inches, with panels of wire-glass allowed, may be used.

4. Stairways and all parts of means of egress used in common shall be equipped so as to be adequately lighted by electricity from sunset to sunrise.

5. There are some holes in the concrete cellar floor in the basement area which will need to be filled in with cement or equivalent material.

Very truly yours,

A. Allan Soule, Assistant Director Building Insp. Dept.

DATE: October 16, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Frank Quatrano

AT 205-207 Coyle Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS	VOTE YES	VOTE NO
Franklin G. Hinckley	(x)	( )
Ralph L. Young	(x)	( )
Harry M. Shwartz	(x)	( )

Record of Hearing

October 13, 1969

cc: Gerrard Pellerin
113 North St.
Westbrook, Maine

Mr. Frank Quatrano
13 Arcadia Street

Dear Mr. Quatrano:

October 16,1969

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 6, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 15, 1959, at 4:00 p.m. to hear the appeal of Frank Quatrani requesting an exception to the Zoning Ordinance to permit changing the two family dwelling at 204-207 Coyle Street to a four-family apartment house.

This permit is presently not issuable under the Zoning Ordinance because: (1) The property is located in an R-5 Residential Zone where the proposed use is not allowable under the provisions of Section 602.6a of the Ordinance; (2) The area of the lot on which the building is located is only 6,788 square feet instead of the minimum of 15,000 square feet (3,000 square feet per family) required by Section 602.6b.8 of the Ordinance.

This appeal is taken under Section 64 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 not consistent 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 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 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

h

Chairman

RS RESIDENCE ZONE

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 207 Coyle Street

INSPECTION COPY

COMPLAINT NO 69/60 Date Received July 22, 1969

Location 207 Coyle Street Use of Building Apt. house

Owner's name and address Frank Quatrano, 207 Coyle St. Telephone

Tenant's name and address Telephone

Complainant's name and address Mrs. Libby, 213 Coyle St. Telephone

Description: Making several apts. here - no permit
Also plumbing and electrical work

NOTES:

Call Sun Residence for [illegible] address
7-23-69
On inspection I found 2 apts on first floor, one on the right, one on the left. 2 more left right. Located by tenant in the attic [illegible] entered to a group of hippies - no [illegible] or anything [illegible]. Not much locked up. There are electric meters here on the right side [illegible]. Master on the [illegible] area is open and I saw some bad plumbing. Really [illegible] to make note of it. There was a place on the fourth floor but none had heat installed. There appears to be 4 apts.
- Hugh

letter 7-25-69 A.A.S.

8-20-69 - In total there is 4 apts but only 3 are rented at this time. In checking [illegible] leading to apts [illegible] by indicate [illegible] fifth apt.

letter 8-22-69 AAS to C.C

Permit issued for change of use 10/69

207-207 Coyle Street

July 25, 1969

Frank Quatrano
207 Coyle Street

cc to: Capt. Barber, Fire Prevention Bureau
Fire Department

cc to: Health Department

Dear Mr. Quatrano:

An inspector from this department reports that this building at the above named location has been increased from a two-family dwelling to four apartments with a number of people being located on the upper floors so that we do not know what the exact use of this building is (apartment house, lodging house, etc.). This building has legal rights for use as a two family dwelling only because the property is located in an R-5 Zone where more than two families in a detached building is not allowable under the Zoning Ordinance. Any increase in the number of apartments or any alteration work requires a building permit from this department.

It is therefore necessary that you apply at this office for a permit for any change in use of this building from either a single or two family dwelling to more apartments or that you restrict this building to not more than two families.

It is therefore necessary that you correct this condition at once and certainly before August 18, 1969. Failure to do so will make it necessary for me to report this violation to the Corporation Counsel for the taking of whatever legal action they deem appropriate.

It is hoped that we may have your cooperation in correcting this violation without further action by this department becoming necessary.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

Cplt. 65/11 -
203-207 Coyle St.

April 7, 1965

Mr. Frank A. Quatrano,
207 Coyle Street

Dear Mr. Quatrano:

In reply to your letter of April 5, 1965, any work which you have done or plan to do in connection with renovation or alterations of the building that involves removing of existing or constructing of new partitions, cutting in or closing up of openings in partitions or outside walls, or work of a like nature requires a building permit from this department before any work is started. If the work is to result in an increase in the number of apartments in the building, we will be unable to issue a permit for the alterations unless the increase is authorized by the Board of Appeals.

As regards the changes of which you speak, if the alterations do not involve the provision of additional cooking facilities and there is to be only two kitchens in the entire building, it will be classed as a two-family dwelling, a use for which I believe it already has rightsand which is allowable in the R-5 Residential Zone in which the property is located.

You should therefore apply for a permit at this office for any work which you already have done or plan to do, filing with application a layout sketch of proposed room arrangement and location of new partitions. We can then check your application against Building Code and Zoning Ordinance requirements and issue a permit authorizing the work if everything is in compliance with requirements.

Very truly yours,

Albert J. Soars
Director of Building Inspection

AJS/h

April 5, 1965

Mr. Albert J. Sears
Building Inspection Director
Department of Building Inspection
City of Portland, Maine

Dear Mr. Sears:

Your letter of April 2 with order to stop work has me greatly confused.

When I purchased this house it was my plan to rent the second floor, and my sisters (being orphaned, and by court appointment I am their guardian) and I were to occupy the first floor.

As of this date the second floor is rented, we - the girls and I - have a kitchen, dinnette, den and pantry and apartment (one and a half rooms). They have one room together and I have a room for myself, but we are cramped for space. The girls are patiently waiting for me to complete a room for each of them. So far I have completed closets and have tried to paint them to suit their taste, which changes daily.

Their arrangement is not an apartment, but only a den and bedrooms for each of them with plenty of closet space. Undoubtedly it was this work that is not yet finished that prompted your action and letter.

Please advise further.

Respectfully submitted,

Frank A. Quatrano

Frank A. Quatrano
207 Coyle Street
Portland, Maine

FC-N.F.C.-4-9-65

A.P.- 207 Coyle St.

April 2, 1965

Mr. Frank Cuatrano
207 Coyle Street

Dear Mr. Cuatrano:

An inspector from this department reports that work is being done in the building at the above named location to increase the number of apartments therein. The building has legal rights for use as a two-family dwelling but the property is located in an R-5 Zone where more than two families in a detached building is not allowable under the Zoning Ordinance. Any such increase in the number of apartments in the building also requires a permit from this department <u>before</u> any work is started.

It is therefor necessary that you cease at once any work of this nature and report to this office what your plans for the building are. This department cannot authorize providing a third apartment in the building and, although you have appeal rights, it is not known whether the Appeal Board would authorize it.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allan Soule, Assistant Director

FROM: Charles A. Lane, Assistant Corporation Counsel

DATE: 9/2/69

SUBJECT: Frank Quatrano - 203-207 Coyle Street

I have written to the above named Mr. Quatrano regarding the property at 203-207 Coyle Street and informed him of the violation. I have suggested that he eliminate the violation within seven days from the date of my letter.

Would you please reinspect the premises at that time and advise this office of its condition.

Your file is being returned herewith.

Charles A. Lane
Assistant Corporation Counsel

Also write to owner + mortgagee

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Corporation Counsel

DATE: 8-22-69

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

SUBJECT: 203-207 Coyle Street - building changed from 2-family to 4-family, plus lodgers on the upper floors without a permit - use is not allowable in this zone (R-5)

This building has been increased from 2 apartments to 4 apartments plus a number of other people located on the upper floors (these may be "hippies" who come and go.

We first told the owner that this was a 2-family zone on April 2, 1965 (see our letter of that date by Albert Sears). We have had trouble over the years with the owner, and it is my understanding that the Health, Fire and Police Departments have also had trouble here over the past years.

It is our understanding that the Sun Federal Savings and Loan Assn. are in the process of taking this building over but at the present time the owner is Mr. Frank Quatrano.

A. Allan Soule

A. Allan Soule

AAS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 8-22-69

TO: Corporation Counsel

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

SUBJECT: 203-207 Coyle Street - building changed from 2-family to 4-family, plus lodgers on the upper floors without a permit - use is not allowable in this zone (R-5)

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It is our understanding that the Sun Federal Savings and Loan Asen. are in the process of taking this building over but at the present time the owner is Mr. Frank Quatrano.

A. Allan Soule

AASim

File
G.L.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 207 Doyle Street

INSPECTION COPY

COMPLAINT NO. [illegible]/60 Date Received [illegible]

Location 207 Doyle Street Use of Building [illegible]

Owner's name and address [illegible] Telephone

Tenant's name and address Telephone

Complainant's name and address Mrs. Libby, 21 Doyle St. Telephone

Description: Making several apts. here -- no permit
Also plumbing and electrical work

NOTES:

[illegible]

Letter 7-25-69 A.A.S.

[illegible]

[illegible]

[illegible] Barron
[illegible]
[illegible] Department

[illegible]
[illegible] Coyle Court

[illegible]-16th Department

Dear Mr. Quatrano:

[illegible] in inspection [illegible] this building [illegible] at the above named location [illegible] finally [illegible] building is four apartments [illegible] be [illegible] of the [illegible] of the [illegible] building is (apartment house, [illegible]). This building [illegible] is eligible for use as a [illegible] family dwelling [illegible] the property is located in an R-5 Zone where more than [illegible] families in a dwelling building is not allowable under the [illegible] zoning use. Any increase in the number of apartments or any alteration [illegible] requires a building permit from this department.

It is therefore necessary that you apply at this office for a permit for any change in use of this building from either a single or two family dwelling to more apartments or that you restrict this building to not more than two families.

It is therefore necessary that you correct this condition at once and certainly before [illegible] 16, 1969. Failure to do so will make it necessary for me to report this violation to the Corporation Counsel for the taking of whatever legal action they deem appropriate.

It is hoped that we may have your cooperation in correcting this violation without further action by this department because necessary.

Very truly yours,

[illegible] Ellen Brown
Assistant Director, Building Inspection Department

AnGim

April 5, 1965

Mr. Albert J. Sears
Building Inspection Director
Department of Building Inspection
City of Portland, Maine

Dear Mr. Sears:

Your letter of April 2 with order to stop work has me greatly confused.

When I purchased this house it was my plan to rent the second floor, and my sisters (being orphaned, and by court appointment I am their guardian) and I were to occupy the first floor.

As of this date the second floor is rented. We - the girls and I - have a kitchen, dinnette, den and pantry arrangement (one and a half rooms). They have one room together and I have a room for myself, but we are cramped for space. The girls are patiently waiting for me to complete a room for each of them. So far I have completed closets and have tried to paint them to suit their taste, which changes daily.

Their arrangement is not an apartment, but only a den and bedrooms for each of them with plenty of closet space. Undoubtedly it was this work that is not yet finished that prompted your action and letter.

Please advise further.

Respectfully submitted,

Frank A. Quatrano

Frank A. Quatrano
207 Coyle Street
Portland, Maine

[illegible]

[illegible]

Dear [illegible]:

[illegible]

Very truly yours,

Albert C. Moore
Building Inspection Director

AJ:km