

2029-2033 CONGRESS STREET



Full cut #923R - Half cut #9203R - Third cut #9203R - Fifth cut #9205R

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Union Mutual Life Ins. Co.

B. Property Location 2029-2217 Congress Street

C. Applicant's Interest in Property:

- (x) Owner
() Tenant
() Other

D. Property Owner sare

E. Owner's Address 2211 Congress Street

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-I I-2 I-2b I-3 I-3b I-4
RPZ W-1

G. Site Plan Approval required

H. Present Use of Property

I. Section(s) to Which Variance Related 602.16.4.a & 602.B.C.3

J. Reasons Why Permit Cannot be Issued detached signs not allowed, Sign will have an area of 30 sq. ft. which will bring total area of signs to 317 sq. ft. which is in excess of 200 sq. ft. max. sign will set back 14' from pavement rather than 15' min. from street line as required.

K. Requested Variance Would Permit

Construction of a 10'x3' detached sign at above named location.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

Carroll, John

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Photos - James M. M. - 21st P. M.

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

(X) Yes/Agreement with statement

() No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

(X) Existed at the time of the enactment of the provision from which a variance is sought; or

() Were caused by natural forces; or

() Were the result of governmental action

- C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

☐ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

- D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

- E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on 11/15/2012, the Board of Appeals finds that: (Check One)

- ☐ Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) 1. Light 2. 7' min.

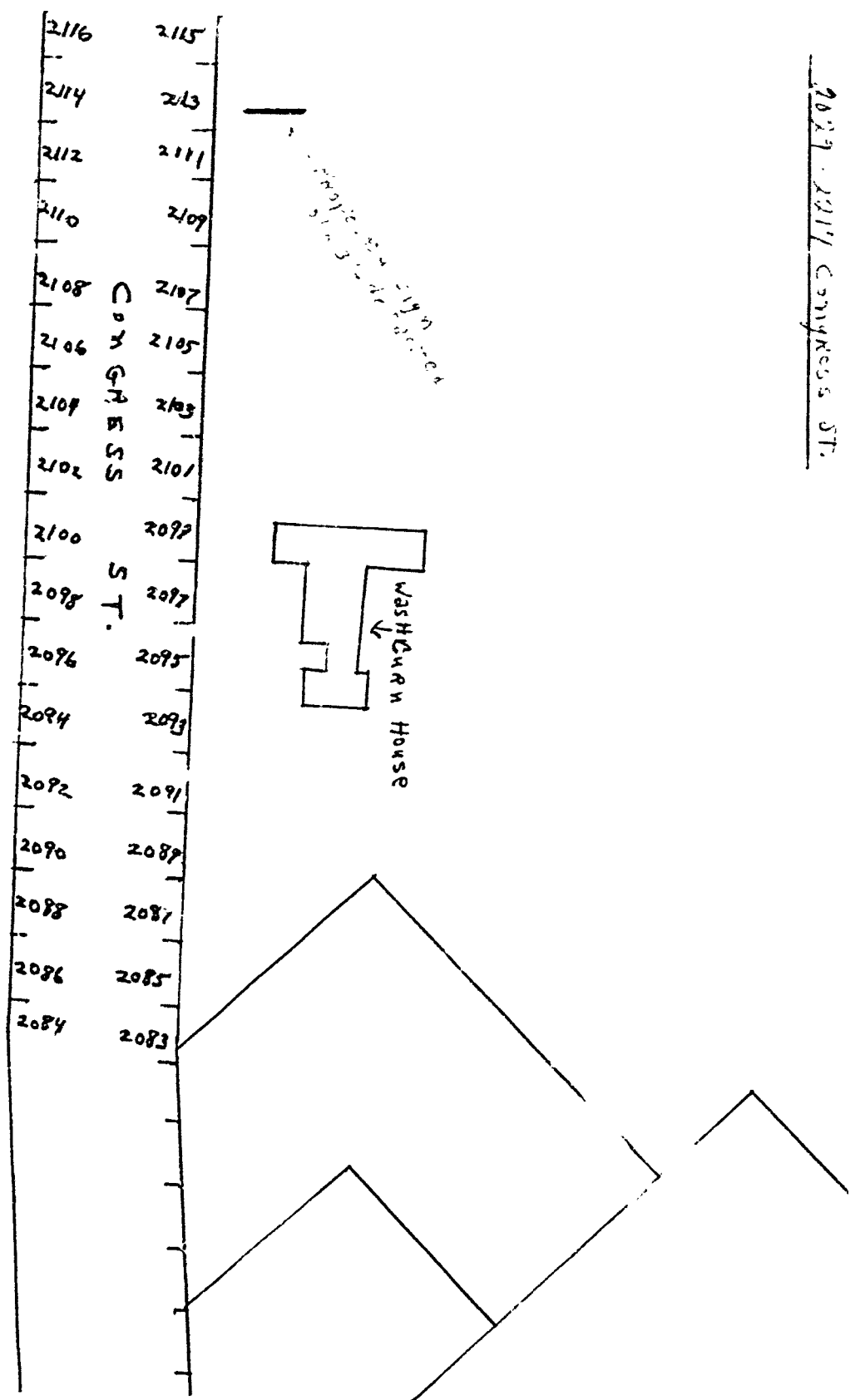
1. 10' min. 2. 7' min.

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through V. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Jeannette Cohen Chairman
Charles W. Cohen
Miriam Cohen
Samuel Cohen
Isaac Cohen
Thomas J. Murphy

2027 - 2017 Congress ST.



May 11, 1979

2229-2217 Congress St.

Union Mutual Life Ins. Co.
2211 Congress Street
Portland, Maine

Gentlemen:

Building Permit to construct a 10'x3' detached sign, at the above named location, is not issuable under the Zoning Ordinance for the following reasons:

1. This property is located in a B-1 Business Zone where detached signs are not allowable under Section 602.16.4.a.
2. This sign will have an area of 30 sq. ft. which will bring the total area of signs on the premises to about 317 sq. ft. which is in excess of the 200 sq. ft. maximum allowed, Section 602.16.4.a.
3. This sign will set back 14' from the pavement rather than the 15' minimum from the street line as required by Section 602.8.C.3.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Space and Bulk 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 as a matter of formality. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

Appeal sustained conditionally 5-31-79

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Union Mutual Life Ins., owner of property at 2029-2217 Congress St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: construction of a 10'x3' detached sign, at the above named location, not issuable under the Zoning Ordinance for the following reasons: (1) This property is located in a B-1 Business Zone where detached signs are not allowable under Sec. 602.16.4.a (2) This sign will have an area of 30 sq. ft. which will bring the total area of signs on the premises to about 317 sq. ft. which is in excess of the 200 sq. ft. maximum allowed, Sec. 602.16.4.a (3) This sign will set back 14' from the pavement rather than the 15' minimum from the street line as required by Sec. 602.3.C.3.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space & Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, May 31, 1979 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Union Mutual Life Ins. Co., owner of property at 2029-2217 Congress Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a 10'x3' detached sign, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. This property is located in a B-1 Business Zone where detached signs are not allowable under Section 602.16.4.a.
2. This sign will have an area of 30 sq. ft. which will bring the total area of signs on the premises to about 317 sq. ft. which is in excess of the 200 sq. ft. maximum allowed, Section 602.16.4.a.
3. This sign will set back 14' from the pavement rather than the 15' minimum from the street line as required by Section 602.8.C.3.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C (3)(b)(1) of the Zoning Ordinance have been met.

James F. O'Malley
Secretary

231-A-1 - Temple Beth-El - 400 Deering Ave.
231-A-5,6,4 - Ballard Oil & Equip Co. - 135 Marginal Way 04101
231-A-3,7,8 - Maine Turnpike Authority - 17 Bishop St.
215-B-10 - Janette Shryock - 55 Clifton St. 04101
215-B-5 - Ethel May Bragdon - 2071 Congress St. 04102
215-B-4 - Donald W. Cook - 385 Stevens Ave. 04103

March 2, 1979

Union Mutual Life Ins. Co.
2211 Congress Street
Portland, Maine

cc: Alonzo J. Harriman Assoc., Inc.
292 Court Street
Auburn, Maine 04210
Attn: J. Philip Rea

Re: Appeal at 2029-2217
Congress Street

Attention: Mr. Kent Mohnkern

Following is the decision of the Board of Appeals regarding your petition to construct a 60,000 sq. ft. addition on the rear of the existing office building. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm J. Ward
Building Inspection Supervisor

MGW/x

2025-2217 Congress Street

February 7, 1979

Union Mutual Life Ins. Co.
2211 Congress Street
Portland, Maine

cc: Alonzo J. Harriman Assoc., Inc.
292 Court Street
Auburn, Maine 04210
Attn: J. Philip Psa

Attention: Mr. Kent Mohnkern

Building Permit and Certificate of Occupancy to construct a 60,000 sq. ft. addition on the rear of the existing office building, at the above named location, are not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located because the height of this addition will be 77'6" rather than the 35' maximum allowed by Section 602.8.C.4.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 for a Space and Bulk 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 as a matter of formality. Section 602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGM/r

CITY OF PORTLAND, MAINE
BOARD OF APPEALS
SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Union Mutual Life Insurance Co.

B. Property Location 2029-2217 Congress Street

C. Applicant's Interest in Property:

(x) Owner
() Tenant
() Other

D. Property Owner same

E. Owner's Address 2211 Congress Street

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P (B-1) B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required

H. Present Use of Property Insurance offices

I. Section(s) to Which Variance Related 602.8.C.4

J. Reasons Why Permit Cannot be Issued the height of addition
will be 77'6" rather than the 35' maximum allowed by Zoning Ord.

K. Requested Variance Would Permit construction of a 60,000 sq. ft.
addition on rear of existing office bldg.

L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

- A. Those Advocating Variance B. Those Opposing Variance

Jean McGill Union member NONE
Phillip Ruz _____
Planning Director _____
Kenmore Director _____

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

SITE PLAN Photo

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

- A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

☒ Yes/Agreement with statement

☐ No/Disagreement with statement

Reasons _____

- B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

☐ Existed at the time of the enactment of the provision from which a variance is sought; or

☐ Were caused by natural forces; or

☒ Were the result of governmental action

- C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

☒ Yes/Agreement with statement
☐ No/Disagreement with statement

Reasons _____

- D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

☒ Yes/Agreement with statement
☐ No/Disagreement with statement

Reasons _____

- E. The variance will not adversely affect neighborhood, property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

☒ Yes/Agreement with statement
☐ No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on 3/1/1979, the Board of Appeals finds that: (Check One)

- ☒ Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

jacqueline Cohen Chairman
Michael Cohen
Charles E. Spilberg
Chapman J. Murphy

2d
1-29-78

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Union Mutual Life Ins. Co., owner of property at 2029-2217 Congress Street
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit: construction
of a 60,000 sq. ft. addition on the rear of the existing office building,
at the above named location, not issuable under the Zoning Ordinance in
the B-1 Business Zone in which this property is located because the height
of this addition will be 77'6" rather than the 35' maximum allowed by
Section 602.8.C.4.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have
been met. (See reverse side hereof for said conditions.)
Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan
approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

KENT W. MOHNKERN


APPELLANT

DIRECTOR, PHYSICAL ENVIRONMENT
UNION MUTUAL LIFE INS. CO.

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Space and Bulk Variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 1, 1979 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Union Mutual Life Insurance Co., owner of property at 2029-2217 Congress Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a 60,000 sq. ft. addition on the rear of the existing office building not issuable under the Zoning Ordinance in the B-1 Business Zone in which this property is located because the height of this addition will be 77'6" rather than the 35' maximum allowed by Section 602.8.C.4.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C (3)(b)(1) of the Zoning Ordinance have been met.

James F. O'Malley
Secretary

Gladys & Henry Tinkham - 1955 Congress Street
Donald W. Cook - 385 Stevens Avenue
Ethel Bragdon - 2071 Congress Street
Janette Shyrock - 55 Clifton Street
Temple-Beth-El - 400 Deering Avenue
Brooklawn Memorial Park - 2002 Congress Street

ALONZO J. HARRIMAN ASSOCIATES, INC.
ARCHITECTS . ENGINEERS 292 COURT ST AUBURN, MAINE 04210
PHONE (207) 784-5728

February 1, 1979

Portland Building Department
Portland City Hall
Congress Street
Portland, Maine 04111

Attention: Mr. Malcolm Ward

Gentlemen:

Re: Union Mutual Life Insurance Co.
Addition
Portland, Maine
Project No. 78-210

As we discussed on January 31st, we are sending the enclosed Site Plan showing future development of the entire property. This plan will be used as an exhibit requesting a zone change of the entire property to I.P. In addition, we have included a revised elevation showing the information you requested, such as normal ground plane, height, materials, etc.

The proposed building will have a gross area of about 60,000 S.F. of which 50,000± will be occupied space, the rest being penthouses, overhangs, etc. The existing building has about 163,000 S.F. of usable floor space, including the basement. At 400 S.F. per person, we need about 658 parking spaces. Our existing park (not including the proposed new lot) is for 850+, far in excess of that required by code.

The addition will be of the same design as the original, using as its principal materials mirrored glass, concrete, and precast concrete over a structural steel frame. Since we are building over an existing foundation and basement, little or no site work will be done, except to repair damage caused during construction.

Please feel free to call if you have any other questions. We will be in attendance at the February 27th meeting of the Planning Board and the March 1st meeting of the Board of Appeals.

Very truly yours,

ALONZO J. HARRIMAN ASSOCIATES, INC.

By J. Philip Rea, AIA

JPR:rlj

Enc: Site Plan and Elevation (1 ea.)

cc: Mr. Kent Mohnkern and Mr. Don McGathlin
BRANCH OFFICE 1 MAIN ST PRESQUE ISLE MAINE 04769
TEL (207) 762 8201 REGISTERED PROFESSIONAL ENGINEERS
MEMBER AMERICAN INSTITUTE OF ARCHITECTS



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 23, 1951

N-A-12

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 ~~2033~~ 2033 Congress Street Use of Building 1-family dwelling No. Stories 1 1/2 New Building
Name and address of owner of appliance Donald Cook, 2069 Congress Street
Installer's name and address Paine Heating Co., County Road, Westbrook Telephone 3-6823

General Description of Work

To install forced warm air heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance or source of fuel basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3 1/2' ple. in chamber
From top of smoke pipe 18" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Quiet Heat 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
Location of oil storage basement Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners 18

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

2-24-51, J. P. [Signature]

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

Paine Heating Co.

Signature of Installer by:

[Signature]

INSPECTION COPY

NOTES

- 1 Fill Pipe ☒
- 2 Vent Pipe ☒
- 3 Kind of Heat ☒
- 4 Burner Rigidly & Supports ☒
- 5 Name & Location ☒
- 6 Stack (Type & Location) ☒
- 7 High Pressure (Type & Location) ☒
- 8 Relief ☒
- 9 Discharge ☒
- 10 Valves ☒
- 11 Capacity ☒
- 12 Tank (Type & Support) ☒
- 13 Tank Distance ☒
- 14 Oil Gauge ☒
- 15 Instruction Card ☒
- 16 ☐

Fertit No. 51/279
 Location 2033 Congress St.
 Owner Donald Cook
 Date of Permit 2/26/51
 Approved 2-7-51. *W.A.*

7/10/51 - Remote
 control switch to be
 connected.
 Shield to be
 provided on burner
 chamber. E.S.S.



(R-2) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 1, 1950

Additional information 8/1/50

101435

To the ENGINEER OF BUILDINGS, PORTLAND, MAINE

I hereby designed hereby apply for a permit to erect ~~structure~~ ~~and~~ ~~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 2057 Congress Street (2029-2033) Within Fire Limits? No Dist. No. . . .
Owner's name and address Donald Cook, 2063 Congress St. Telephone . . .
Lessee's name and address . . . Telephone . . .
Contractor's name and address owner . . . Telephone . . .
Architect . . . Specifications Plans Yes. No. of sheets 1
Proposed use of building Dwelling No. families 1
Last use . . . No. families . . .
Material No. stories Heat Style of roof Roofing . . .
Other buildings on same lot . . .
Estimated cost \$ 5000. Fee \$ 5.00.

General Description of New Work

To construct 1st story frame dwelling 24'x30'

Permit issued with letter

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Height average grade to top of plate 12' Height average grade to highest point of roof 24'
Size, front 30' depth 24' No. stories 1st solid or filled land? solid earth or rock? earth
Material of foundation concrete block Thickness, top 10" bottom 12" cellar. yes
Material of underpinning . . . Height . . . Thickness . . .
Kind of roof pitch-gable Rise per foot 10" Roof covering asphalt roofing Class C Und. 2b,
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat fuel
Framing lumber—Kind hemlock Dressed c. all size? dressed
Corner posts 4x6 Sills 2x6 box Girt or ledger board Size
Girders yes Size 4x6 full size Columns under girders Lally Size 4" Max. on centers 3'
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2x8 , 2nd 2x8 , 3rd , roof 2x6
On centers: 1st floor 16" , 2nd 16" , 3rd , roof 24"
Maximum span: 1st floor 12' 0" , 2nd 12' 6" , 3rd , roof 12' 12"
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 8/1/50

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

INSPECTION COPY

Signature of owner

Mrs. Donald Cook

PH

NOTES

6/14/50. Location seems
O.K. E 22
12-26-50. Trans. up and rough
work. Work apparently
proceeding slowly. No
work record of form sheet. No
*2-5-51. Mr. Cobb asked me how
it is getting with the plastering.
This was because he is actually not ready
but would like to be able to proceed
with some work during the hard weather.

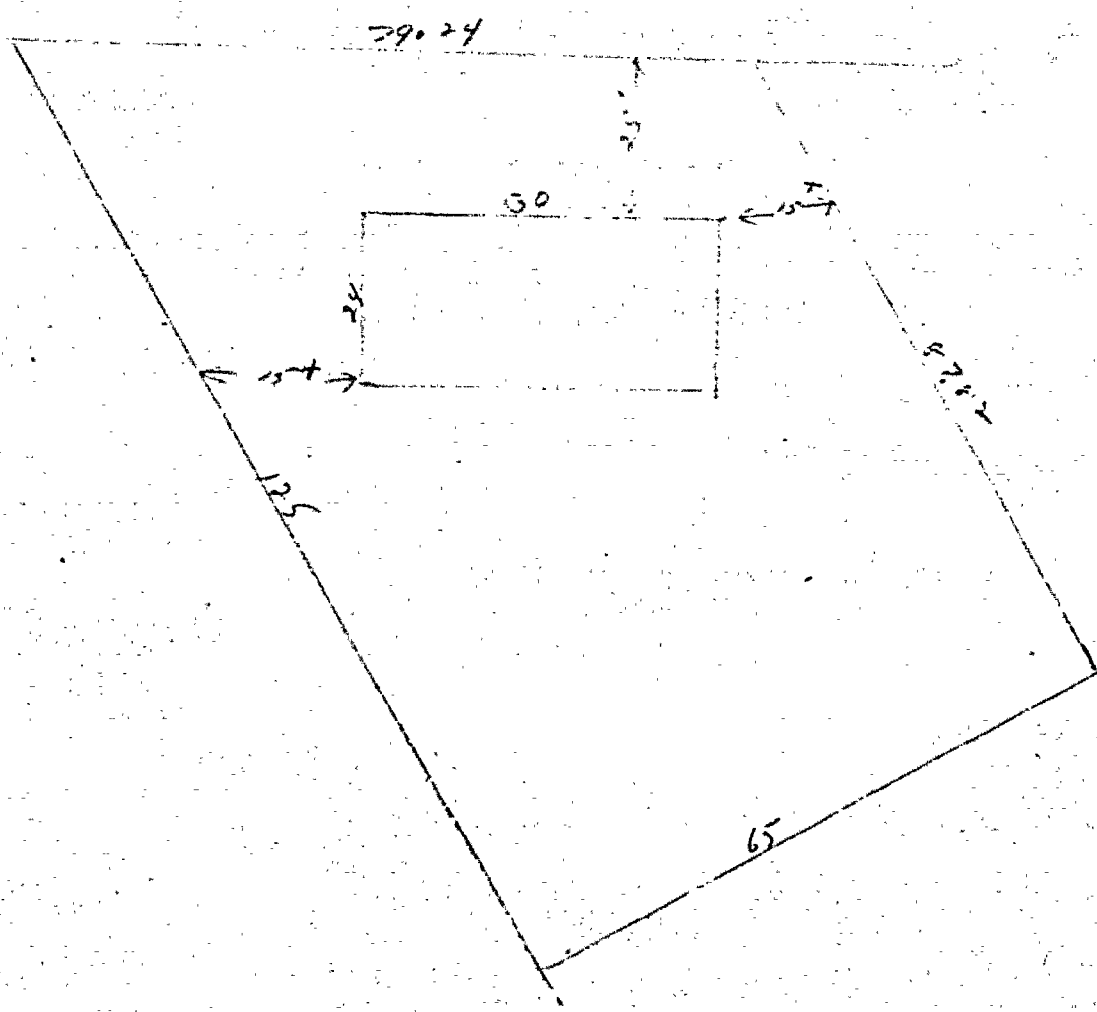
I made inspection on the above basis and left R.T.
with following notation. Approval of both plumbing
and electrical inspectors necessary before closing in.
After wall board is on another notification for inspection
is required before plastering at this time permanent
posts under cellar girder required to be in place. No.
3-12-51. Left R.T. with note, Plumbing to be
located and any closing in or plastering is not to
plumbing insph official. Final inspection at work in
closet V

7/10/51- No clearance door. Hole under tub
to be closed off. 2nd floor
partially. Plug hole in cellar wall where
rail track comes through. 1st floor
7/12/51- Rotten about deficiencies 2 & 2.

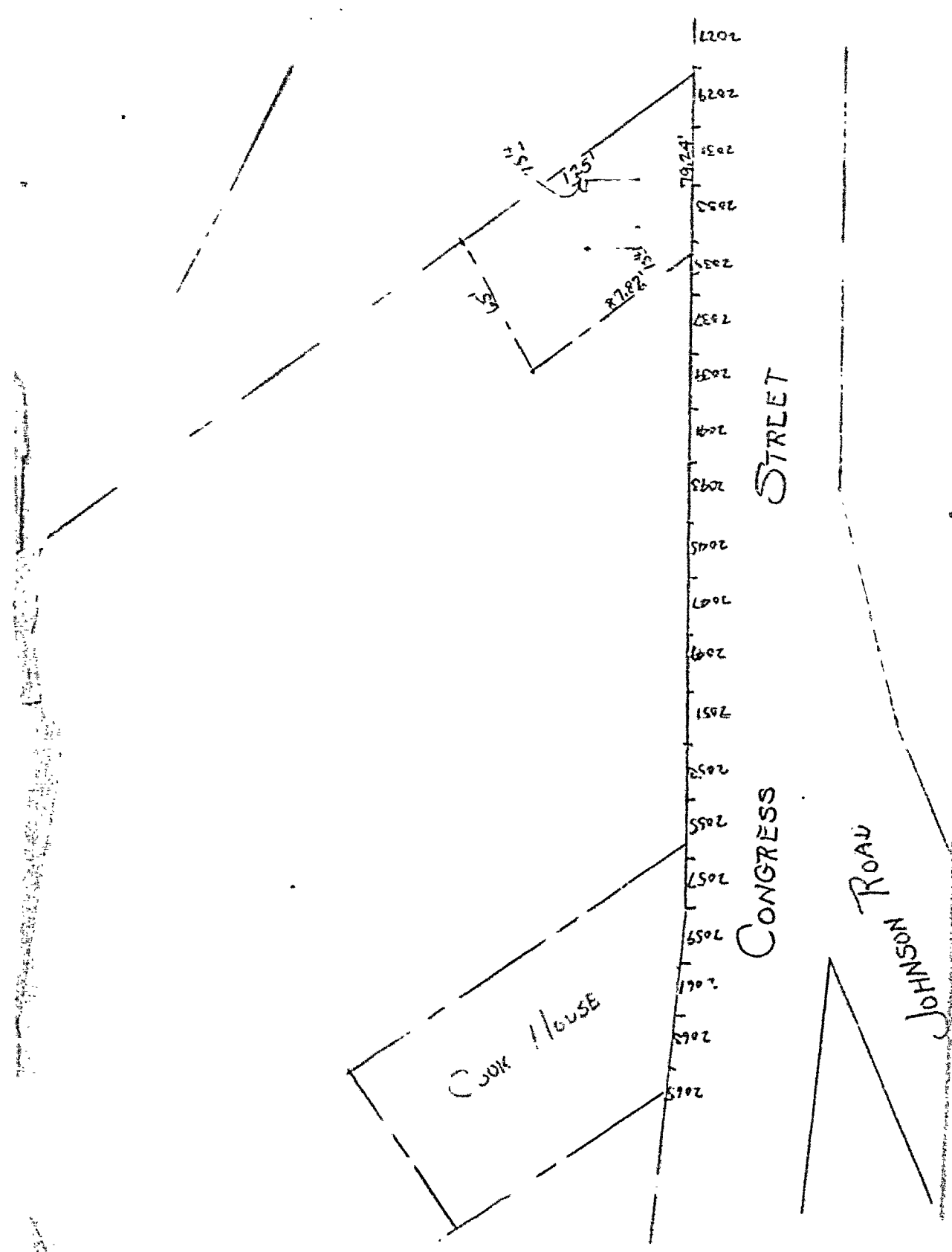
Permit No. 50/1435
29-2093
Location 2055 Longwood St.
Owner Russell Cook
Date of permit 6/16/50
Notif. closing in *2-3-51 (13-2-51)
Inspn. closing in *2-5-51 (13-2-51)
Final Notif. 7/10/51
Final Inspn. 7-17-51 O.K.
Cert. of Occupancy issued 7/18/51

(S) (S) (S) (S)

Congress St



Conrad Galt
7063 Congress



COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection
Certificate of Occupancy

Issued to Donald Cook

Date of Issue July 18, 1951

This is to certify that the building, premises, or part thereof, indicated below, and built--
~~located at 2029-2033 Congress Street~~ at 2029-2033 Congress Street
under Building Permit No. 50/1435, has had final inspection, has been found to conform substan-
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Building

One-family Dwelling House

Limiting Conditions:

This certificate supersedes

certificate No. 7/17/51

Oliver J. Hamilton
Inspector

Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Cop. will be furnished to owner or lessee for one dollar

AP 2029 Cong. St.

July 11, 1951

Mr. Donald Cook
2063 Congress Street
Portland, Maine

Location: 2029-2033 Congress St.

Owner: Donald Cook

Job: New dwelling

Dear Mr. Cook:

Upon inspection of the above job on July 10, 1951, our inspector reports the following omissions or defects which prevent us from issuing the certificate of occupancy—required by law to be in possession of the owner before the building may be lawfully occupied:

- ✓ 1. No cleanout door in chimney.
- ✓ 2. Hole in flooring beneath tub to be closed off with incombustible material.
- ✓ 3. Lally columns to be properly fastened.
- ✓ 4. Fill in hole in rear foundation wall where soil pipe passes through.
- ✓ 5. Fill in holes between heat ducts and 1st floor and water pipes and 1st floor with incombustible material.

Please see to it that correction of these conditions is made before July 27, 1951, and notify the office of readiness for another inspection.

If additional information ^{or} desired to the above is desired, please phone Inspector Earle Smith at 2-1431, extension 234, any week day but Saturday between 8:00 and 8:30 A.M.

Very truly yours,

Inspector of Buildings

ESS/H

Approved: _____

AP 2029-2033 Cong. St.

July 11, 1951

Paine Heating Co.
County Road
Westbrook, Maine

Mr. Donald Cook
2003 Congress Street
Portland, Maine

Location. 2029-2033 Congress St.
Owner Donald Cook
Job New dwelling

Gentlemen:

Upon inspection of the above job on July 10, 1951, our inspector reports the following omissions or defects which prevent us from issuing the certificate of occupancy—required by law to be in possession of the owner before the building may be lawfully occupied.

1. Connect remote/switch of oil burner.
control
2. Provide 5/16" suspended asbestos shield hung with incombustible hangers midway between top of plenum chamber and woodwork above and extending 2" beyond edges of plenum chamber.

Please see to it that correction of these conditions is made before July 27, 1951, and notify the office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Earle Smith at 4-1431, extension 234, any week day but Saturday between 8:00 and 8:30 A.M.

Very truly yours,

Inspector of Buildings

ESS/H

Approved: _____

AP 2029-2033 Congress Street-I

August 16, 1950

Mr. Donald Cook
2063 Congress Street
Portland, Maine

Dear Mr. Cook:

The permit for construction of a one family dwelling 24' x 30' at 2029-2033 Congress Street is issued herewith based on the plan filed with the application and the additional information furnished by you, but subject to the following:

1. The girder is to be 6x8 full size supported on three columns instead of the two originally shown on the plans.
2. Attic floor joists are to be 2x8, 16" on centers, instead of the 2x6's originally shown.
3. Foundation wall is to be of poured concrete at least 10" thick at the top and 12" thick at the bottom instead of the 8" concrete block wall specified on the plan.
4. Supports of enclosed front entrance are to be pipe columns with an outside diameter of no less than 3" and supports for side entrance platform are to be the same. Sills of both structures are to be no less than 4x6 on edge with the floor joists notched over no less than 2x3 nailing strips spiked to the sides of them. Floor joists of the front entrance are to be 2x6, 16" on centers, running the 10' way of the structure.
5. Where the opening in carrying partition opposite head of cellar stairs occurs two 2x8's are to be provided with the 2x8 ceiling timbers supported on them by means of 2x3 nailing strips.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 2051-2055 Cong. St.

August 3, 1950

Mr. Donald Cook,
2063 Congress Street
Portland, Maine

Dear Mr. Cook:

A check of the application for permit and plan filed therewith for a one family dwelling 24'x30' to be built on a lot of land to be set off from the property at about ~~2051-2055~~ Congress Street raises the following questions:
~~2051-2055~~

1. As near as can be told from the very poor plot plan drawn in pencil on the house plan, the lot is not large enough to comply with the area and width of lot requirements specified by the Zoning Ordinance for the Residence A Zone where the property is located, this condition arising because of the acute angle of the side lot lines with the line of Congress Street. Because of this angle, the 65' distance shown along Congress Street will not provide the 60' width of lot specified by the Zoning Ordinance, this width being measured at right angles to the side lot lines. Neither is it likely that, if the longest of the two side lines is to be only 100' as indicated, there will be the minimum of 6000 square feet of land in the lot specified by the Ordinance. There is also some question due to the angle of the side lines if a 30' long building can be located on the width of lot shown parallel to Congress Street in such a manner as to provide the side yard distances required.
2. Our records indicate that the front wall of your existing dwelling on the lot adjoining the one on which the proposed building is to be erected was placed 25' from the line of Congress Street. If this is correct, then the front wall of the enclosed front entry of the new building is required to be kept 25' in from the street instead of the 20' shown on the location plan.
3. If only two supports are to be provided for the girder as indicated on the plan, the 8x8 girder shown would be on spans of about 10' and would not work out. If three columns were to be used, the spans between columns would be cut to a little over 7' and a dressed 8x8 hemlock or spruce girder would figure out or a 6x8 full size girder of the same species of lumber would be satisfactory.
4. Since the pitch of the roof is to be 10" in 12" and there is to be a stairway to the attic, there will be considerable space in the attic available for finishing off rooms. Because of this fact, the attic floor joists will need to be 2x8, 16" on centers instead of the 2x6 indicated.
5. The bottom member of the box sill of the building is required to be bolted to the foundation wall (which we understand is to be of poured concrete 10" thick at the top and 12" thick at the bottom instead of the 8" concrete block wall shown on the plan) at the corners and intervals of not over six feet between corners.
6. What is to be provided for support of the attic floor joists across the opening in the bearing partition at the head of the cellar stairs? 2-7-50

Information is needed as to how all of the above matters are to be taken care of in compliance with Zoning Ordinance and Building Code requirements before the permit is issued. A revised location plan to scale showing the actual size and shape of lot to be set off and the distances of the building from street and lot

Donald Cook-----2

August 3, 1950

lines will be needed. Unless the line of Congress Street is clearly marked on the ground, you should request the Department of Public Works to lay it out for you. Corners of the lot will also need to be clearly marked on the ground as well as the outline of the building and notification then given to this department for a checking of it.

Very truly yours,

AJS/H

Inspector of Buildings