



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Union Mutual Life Ins.**

Date of Issue **May 22, 1980**

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. **79/444**, 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.

PORION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Insurance offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5-22-80
(Date)

M. Schindler
Inspector

W. A. H. H.
Inspector of Buildings

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

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Davison Construction Company

DATE: 6/7/79

FROM: Fire Prevention Bureau

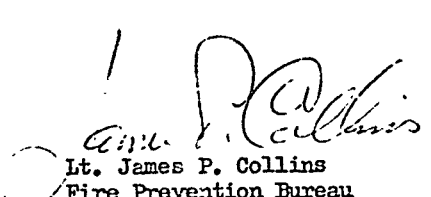
SUBJECT: Union Mutual 2211 Congress St.

(new addition)

Approval is hereby given for a building permit

from this Department subject to the following requirements/reasons:

- 1) The exit access from the two libraries on the first floor does not conform to code requirements because of travel distances. The maximum travel distance to reach a point where a person can go in two different directions (dead end corridors) is fifty feet (50). Plans must be submitted for approval showing how this problem will be rectified.
- 2) All areas of hazard, kitchens, boiler rooms, storage areas mechanical spaces etc., shall be separated from other areas by construction having a fire rating of at least one hour including fire doors with self-closers.
- 3) All exits and paths to reach same shall be provided with self illuminated exit signs and emergency lighting.
- 4) An approved automatic alarm system shall be provided giving 100% coverage. This system shall be approved through this office.
- 5) All required exits shall be enclosed with construction having a fire rating of at least one hour, including fire doors with self-closers. Exits shall terminate at the exterior of the building.


Lt. James P. Collins
Fire Prevention Bureau



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 0004-4-4
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION B-1 PORTLAND, MAINE, Jan. 29, 1979

PERMIT ISSUED

JUN 11 1979

CITY of PORTLAND

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

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

LOCATION 2211 Congress Street Fire District #1 ☐ #2 ☐
1. Owner's name and address Union Mutual Life Ins. - same Telephone 780-2558
2. Lessee's name and address Telephone
3. Contractor's name and address pending Davison Constr. Co. Telephone 603-669-3456
4. Architect 1306 Elm St. Manchester N.H. No. of sheets
Proposed use of building insurance office No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,300,000 Fee \$ 14,851.00 pd 5-24
FIELD INSPECTOR—Mr. GENERAL DESCRIPTION 5.00 appeal fee
This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
Construct addition to Union Mutual Life Ins. bldg. 120 x 140, rear of bldg.
Stamp of Special Conditions

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

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

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.: [Signature]
Health Dept.:
Others:

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?

Signature of Applicant

Kent Mohnkern

Phone # same

Type Name of above

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

HWAC - ACME City - Bloom

NOTES

6-12-79 Started work → prepping area
in prep. room - wood of stone
wall - 1st floor - 2nd

6-27-79 Still prepping the area
not much more done

7-18-79 Started removing windows
existing bldg - still prep. up old
into Apt for preparation for steel.
Structure - 1st floor

7-31-79 Still prepping area of
existing foundation

8-24-79 Started erecting
New Steel framing - 1st floor

9-24-79 1st floor - 1st floor
foundation - 1st floor

10-4-79 Starting pouring
floors - 1st floor

12-13-79 Most of Steel
up - pouring of floors
finished - started to erect
2nd floor windows - no exterior
partitioning yet

1-29-80 with plant group
plant - started - no
metal studs up yet - no
gen contractor the need for HVAC
permit - working on circular
stairs - not much elec
in yet - hoisting HVAC
under roof - 1st floor

3-13-80 Already started
closing in - HAS plan by lawyer
in - putting in raised floor

3-20-80 Still working -
went thru with L. Gurdoll
will check closer on first floor
at top of stairway at bottom - 1st floor

5-5-80 Re - two returned
steel beams in mech. room - 1st floor

NEARLY completed
Left and to call for
used on stairs - emergency
lighting - 1st floor
1st floor - HAS 1st floor
opening - 1st floor
bldg done - working

5-19-80 in PM - HAS the
fire stopping done - 1st floor

Permit No. 29/444
Location 2211 Longview Rd.
Owner Pioneer Mutual Bldg
Date of permit 1-29-79
Approved 6-11-79

on front entrance
plaza → needs a
handicap entrance -
will check - 1st floor
5-14-80 Notified City of
of msp (he can't make it)
tested emergency lights - 1st floor
done and on - closers in
mech. room - to be Adj -
works fine - 1st floor
of mech. room - quest
for fire stops below door
in mech. room - work
on handicap entrance - 1st floor
in bath is continuous -
Emerg. lights in 1st floor
hooked up to emergency
generator in old bldg (diesel
fuel) - 1st floor
5-15-80 Tested smoke
detect. (Apt. Shuts down
fans on ducts) - 1st floor
checked flashing except
for 2nd floor adding 2
pull stations on 1st
floor - Hall still hasn't
been to job - missed Apt.
for Alarm test - got copy
of flashing test - still needs
permitting & give ok to occ.
mech. room on 3rd floor
5-19-80 Pull stations installed
on 1st floor - Fire stopped in
the penthouse but not on 1st
floor yet - still waiting for bldg
to make Annmsp? give approval

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: 
FROM: 
SUBJECT:

Pg 2 -

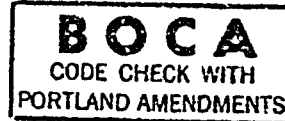
Continuation of wisp notes

DATE: 

5-22-80 H. Collins & W. H. G. M. Made
Find wisp: GAUC OK for final S

X

PLAN REVIEW



Union Mutual Addition
Congress St.

Use - Business B

CONSTRUCTION CLASSIFICATION
Type 1B

ALLOWABLE AREA
Unlimited

151 x 148 22,348 shown basement
 22,348 " first floor
 22,348 " second floor
 22,348 " third floor

ALLOWABLE HEIGHT
Unlimited

FIRE SEPARATIONS

Elevator openings subject to Sec. 1613.0
Roofing to be class A or B

910.5 Duct and Pipe Shafts

Vertical pipes arranged in groups of two (2) or more
which penetrate two (2) or more floors, and occupy
an area of more than one (1) sq. ft., and verticle
ducts which penetrate two (2) or more floors, shall
be enclosed by construction of not less than (1)
hour fire resistance rating.

EXTERIOR WALL PROTECTION
O.K.

FIRE LIMIT REQUIREMENTS
Outside fire limit

FIRE RESISTANCE
O.K.

INTERIOR FINISH

| | |
|------------------------------------|-----------|
| Verticle exit ways and passageways | Class I |
| Corridors providing exitway access | Class II |
| Rooms or enclosed spaces | Class III |

MEANS OF EGRESS

Occupancy Load = 100 sq. ft./ occupant
1st floor - 223
2nd floor - 223
3rd floor - 223

Length of exitway access travel =
Min. 20' ft.

Capacity of exits

Stairways - 60 - Unit egress width
Doors, ramps and corridors - 100 " " "

Page 2. - Plan Review (continued)

- 612.5.1 Door Hardware operation
Readily opened
- 612.5.2 Panic devices &
Exit signs to be installed
- 624.4 Emergency lighting system shall be installed as
required

FIRE PROTECTION SYSTEMS

Standpipes with hose valves, hose and cabinets
Fire pump to be installed as per code
Storage areas to be sprinkled.

VERTICLE SHAFTS

O.K.

HAZARDOUS AREAS

None

LIGHT & VENTILATION

Bath rooms to be vented

PROVISIONS FOR HANDICAPPED

- 315.3 Building entrance: At least one (1) primary
entrance at each grade floor level of a building
or structure shall be accessible from the parking
lot or the nearest street by means of a walk
uninterrupted by steps
- 315.4.1 Parking spaces to be provided
- 315.8 Access to plumbing fixtures to be provided.

April 9, 1979

Alonzo J. Harriman Associates, Inc.
292 Court Street
Auburn, Maine 04210
Att: Philip Rea

Subject: Union Mutual Addition

Dear Mr. Rea:

Enclosed please find the form for the statement of design that I inadvertently left out of the letter I sent you on April 5, 1979.

I look forward to our continued good working relationship on this important project.

Yours truly,

Walter Hilton
Chief Building Inspector

WH:k

January 30, 1980

Acme Engineering Co.
112 Pleasant Hill Road
Scarboro, Maine

Re: 2211 Congress Street

Dear Sir:

cc: Charles P. Blouin Inc.
710 Warrar Ave.
Portland, Me.

cc: Davison Construction Co.
1306A Elm St.
Manchester, N. H.

It has been noted that the heating/air conditioning is presently being installed. However, our files indicate that no separate permit has been applied for as required.

It will be necessary to come in immediately to apply for a permit. We have the plans submitted with the main building plans. Unless there are changes, we won't need another set at the time of application.

Very truly yours,

Marge Schmuckal
Building Inspector

MS/r

ALONZO J. HARRIMAN ASSOCIATES, Inc.
292 COURT STREET - AUBURN - MAINE 04210

ARCHITECTS - ENGINEERS

To: *Walter Hilton*
389 Congress St
Portland, Me.

Date *March 30, 1979*

Re: *Addition to the Union Mutual Life Insurance Co*
Portland, Me.
Job No. *78-210*

GENTLEMEN:

| | | | |
|------------------|---|----------------------|-------------------------------------|
| We are returning | { | herewith | <input type="checkbox"/> |
| | | under separate cover | <input type="checkbox"/> |
| We are sending | { | herewith | <input checked="" type="checkbox"/> |
| | | under separate cover | <input type="checkbox"/> |

- ☐ for record
- ☐ shop drawings (action as shown)
- ☐ progress drawings
- ☐ for use on job
- ☒ for information
- ☐ for re-submission

1 prints each of sheet nos. SK-1, DD-1 thru DD-13, DDE-1 thru
DDP-5, DD-HAC-1 thru DD-HAC-3 and DDE-1 thru DDE-6
1 specs. these spec.

Remarks

For your review and comment

Alonzo J. Harriman Associates, Inc.
by *M. J. Cole*

2211 Congress Street

April 4, 1979

Alonzo J. Harriman Associates, Inc.
292 Court Street
Auburn, Maine 04210

Attention: Mel Cole

Subject: Addition to Union Mutual

Dear Mr. Cole:

Would you please send us schematic drawings of the plumbing and roof drain systems, as they are necessary to complete our preliminary review. Also, I will need a statement of design concerning roof and floor loads with said statement stamped by a registered engineer.

Yours truly,

Walter Hilton
Chief of Building Inspection

WH/r

PLANS RECEIVED 4-12-79
REVIEWED AND OK by EENIE

06

April 5, 1979

Alonzo J. Harriman Associates, Inc
292 Court Street
Auburn, Maine 04210

Attention: Mel Cole

Subject: Union Mutual Addition

Dear Mr. Cole:

Enclosed please find my preliminary plan review of the proposed addition. Whereas, you have been in close contact with Lt. James Collins of the Portland Fire Department, I will wait for an official application for a building permit before submitting plans to him for consideration, and approval under the Life Safety Code 101.

If you have any questions, or are in disagreement with any part of my review, please do not hesitate to call.

Yours truly,

Walter Hilton
Chief of Building Inspection

WH/1

cc: Lt. Collins, Fire Dept.

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

April 11, 1979

Mr. Walter Hilton
Chief of Building Inspection
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Hilton:

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

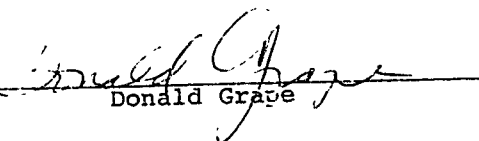
As you requested, enclosed are preliminary drawings of the plumbing system for your review.

Also enclosed are copies of two letters (March 2 and March 28, 1979) to Lt. Collins indicating his approval of the extension from the existing standpipe system and the existing fire pump to the new addition.

Very truly yours,

ALONZO J. HARRIMAN ASSOCIATES, INC.

By


Donald Grape

DG:rlj

Enc: Drawing Nos. P-1 - P-5 (1)
Letters of 3/2/79 and 3/28/79 (1)

cc: Mr. Kent Mohnkern w/letters

BRANCH OFFICE
TEL (207) 762-8201

421 MAIN ST.

PRESQUE ISLE

MAINE 04769

REGISTERED PROFESSIONAL ENGINEERS
MEMBER AMERICAN INSTITUTE OF ARCHITECTS

March 2, 1979

Fire Headquarters
380 Congress Street
Portland, Maine 04101

Attention: Lt. Collins

Gentlemen:

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

Per our telephone conversation, enclosed for your review are two Drawings - SK-1 and SK-5 - which show diagrammatically both the existing and the proposed standpipe system.

We are not planning any changes to the existing standpipe or to the existing 250 gpm fire pump. The proposed system will be the same as the existing (4" standpipe, 2½" valve, 1½" valve with 100' of 1½" hose).

As suggested, I will telephone you early next week for your comments.

Very truly yours,

ALONZO J. HARRIMAN ASSOCIATES, INC.

By _____
Donald Grape

DG:rlj

Enc: Drawing Nos. SK-1 and SK-5 (1 ea.)

cc: Mr. Kent Mohnkern
JPR
RLT
File

April 27, 1979

J. Philip Rea
Alonzo J. Harriman Associates, Inc.
292 Court Street
Auburn, Maine 04210

Ref: Union Mutual Life Insurance Co.- addition

Dear Mr. Rea:

Your proposed construction, at the stair towers, using label construction is hereby approved as per your letter dated 4-16-79 with attached detail sheet. (Copy enclosed)

Yours truly,

Walter W. Hilton
Chief Building Inspector

c.c. Lt. Collins
Fire Prevention

WWH:k

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

April 26, 1979

Mr. Walter Hilton
Chief of Building Inspection
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Hilton:

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

We have conditions on this project where it is difficult to detail Class B doors to stair towers and through a 2 hour partition due to the transom condition and would like to use label construction instead to allow a consistency of detail throughout the building. We propose to cut the 9'-4" label construction door at 7'-0", providing a joint as shown in Detail A on the enclosed door elevation sheet.

Please feel free to call if you have any questions.

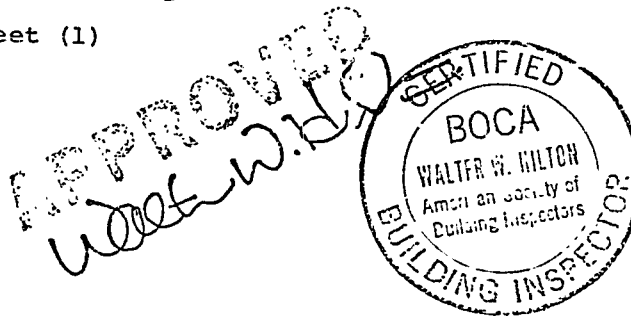
Very truly yours,

ALONZO J. HARRIMAN ASSOCIATES, INC

By *[Signature]*
J. Philip Rea, AIA

JPR:rlj

Enc: Door Elevation Sheet (1)



BRANCH OFFICE
TEL (207) 762-8201

421 MAIN ST.

PRESQUE ISLE

MAINE 04769

REGISTERED PROFESSIONAL ENGINEERS
MEMBER AMERICAN INSTITUTE OF ARCHITECTS

Applicant: UNION MUTUAL LIFE INS. Date: 2/5/59
Address: 5029 - 6817 CONGRESS ST.
Assessors #: 231-B-23,8 & 215-B-2,7,6,
CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - NEW

✓ Zone Location - B-1

Interior or corner lot -

40 ft. setback area (Section 21) -

Use - 60,000 Φ ADDITION (OFFICE BLDG.)

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

6028.64 Height - 47' 6" - 35' MAX.

Lot Area -

Building Area - 60,000 Φ

Area per Family -

Width of Lot -

Lot Frontage

✓ Off-street Parking - 850 - 533 REQ.

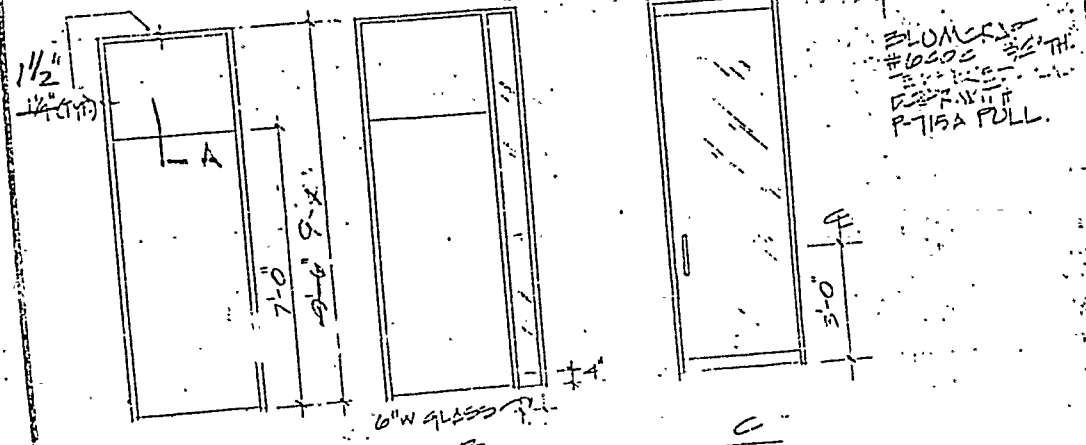
Loading bays -

163,000 Φ EXIST. = 400
50,000 ADD. = 125
5

Site Plan - YES

Shoreland Zoning -

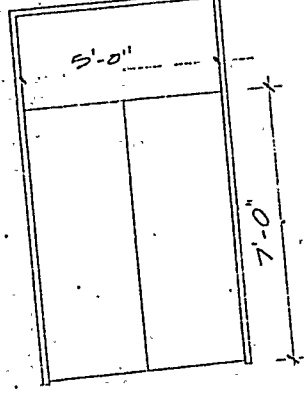
Flood Plains -



A-1: H.M.
A-2: W.D.

B
W.D.-Q.L.
(LEFT OR RIGHT SIDE LIGHT
INDICATED L OR R.)

C
Q.L.



P
W.D.



APPROVED
PLAN REVIEW

Boca Building
H.M.
Plumbing
Electrical

Fire Dept.

1 3/4" 1/2" H.C.D.

A

OPTIONAL MUTUAL HDGERS
DOOR TYPES

101
11111

| | |
|------------------|--------------------|
| Date 7-79 | Proj. No. 62155 |
| Scale 1/4"=1' | Draw. No. |
| Drawn J.M. | |

178

Date _____

Site Identifier(s) from Assessors Maps
B-1
Zoning of Proposed Site

Proposed Number of Floors _____
Total Floor Area _____

Date Dept. Review Due: 5-10-79

☐ Use does NOT comply with Zoning Ordinance

- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board/City Council Action

☐ Use complies with Zoning Ordinance — Staff Review Below

DOES NOT
COMPLY

[illegible]

REASONS
SPECIFIED
BELOW

REASONS:

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

| | |
|---|--|
| Applicant _____ | Date _____ |
| Mailing Address _____ | Address of Proposed Site _____ |
| Proposed Use of Site _____ | Site Ide. <u>3</u> from Assessors Maps _____ |
| Acreage of Site / Ground Floor Coverage _____ | Zoning of Proposed Site _____ |
| Site Location Review (DEP) Required: () Yes () No | Proposed Number of Floors _____ |
| Board of Appeals Action Required: () Yes () No | Total Floor Area _____ |
| Planning Board Action Required: () Yes () No | |
| Other Comments: _____ | |
| Date Dept. Review Due: _____ | |

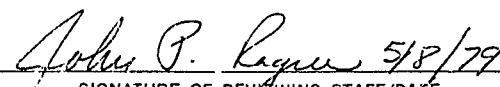
PUBLIC WORKS DEPARTMENT REVIEW

MAY 8, 1979
(Date Received)

| | TRAFFIC CIRCULATION | ACCESS | CURB CUTS | ROAD WIDTH | PARKING | SIGNALIZATION | TURNING MOVEMENTS | LIGHTING | CONFLICT WITH CITY CONSTRUCTION PROJECT | DRAINAGE | SOIL TYPES | SEWERS | CURBING | SIDEWALKS | OTHER | |
|------------------------|---------------------|--------|-----------|------------|---------|---------------|-------------------|----------|---|----------|------------|--------|---------|-----------|-------|---|
| APPROVED | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW |
| APPROVED CONDITIONALLY | | | | | | | | | | | | | | | | |
| DISAPPROVED | | | | | | | | | | | | | | | | |

REASONS: _____

(Attach Separate Sheet if Necessary)



SIGNATURE OF REVIEWING STAFF/DATE
PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

_____ Date _____

_____ Address of Proposed Site _____

_____ Site Identifier (from Assessors Maps) _____

_____ Zoning of Proposed Site _____

_____ Proposed Number of Floors _____

_____ Total Floor Area _____

_____ Other Comments: _____

_____ Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW 5-8-79
 (Date Received)

- ☐ Major Development — Requires Planning Board Approval: Review Initiated
- ☒ Minor Development — Staff Review Below

| | LOADING AREA | PARKING | CIRCULATION PATTERN | ACCESS | PEDESTRIAN WALKWAYS | SCREENING | LANDSCAPING | SPACE & BULK OF STRUCTURES | LIGHTING | CONFLICT WITH CITY PROJECTS | FINANCIAL CAPACITY | CHOOSE IN S.P. PLAN |
|---------------------------|-----------------|---------|------------------------|--------|------------------------|-----------|-------------|-------------------------------|----------|--------------------------------|--------------------|------------------------|
| APPROVED | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| APPROVED CONDITIONALLY | | | | | | | | | ✓ | | | |
| DISAPPROVED | | | | | | | | | | | | |

CONDITIONS
SPECIFIED
BELOW

REASONS
SPECIFIED
BELOW

REASONS: PARKING LOT LIGHTING TO BE DIRECTIONAL
AND DOWNWARD TO AVOID HAZARDS TO MOTORISTS
TRAVELING TO OR FROM PARKING AREAS.

(Attach Separate Sheet, if Necessary)

Don L. Mason
 SIGNATURE OF REVIEWING STAFF/DATE
 PLANNING DEPARTMENT COPY

Processing Form

Site Location Review (DEP) Required: () Yes () No

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

_____ Date _____

_____ Address of Proposed Site _____

_____ Site Identifier(s) from Assessors Maps _____

_____ Zoning of Proposed Site _____

_____ Proposed Number of Floors _____

_____ Total Floor Area _____

FIRE DEPARTMENT REVIEW

(Date Received)

| | ACCESS TO SITE | ACCESS TO STRUCTURES | SUFFICIENT VEHICLE TURNING ROOM | SAFETY HAZARDS | HYDRANTS | SIAMESE CONNECTIONS | SUFFICIENCY OF WATER SUPPLY | OTHER | |
|------------------------|----------------|----------------------|---------------------------------|----------------|----------|---------------------|-----------------------------|-------|----------------------------|
| APPROVED | ✓ | ✓ | ✓ | | ✓ | | ✓ | | CONDITIONS SPECIFIED BELOW |
| APPROVED CONDITIONALLY | | | | | | | | | |
| DISAPPROVED | | | | | | | | | |

REASONS: _____

(Attach Separate Sheet if Necessary)

FIRE DEPARTMENT COPY

2211 Congress Street

April 4, 1979

Alonzo J. Harriman Associates, Inc.
292 Court Street
Auburn, Maine 04210

Attention: Mel Cole

Subject: Addition to Union Mutual

Dear Mr. Cole:

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Yours truly,

Walter Hilton
Chief of Building Inspection

WH/r



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, Sept. 8, 1977.

PERMIT ISSUED

SEP 12 1977

CITY of PORTLAND

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

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

LOCATION .. 2211 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address .. Union Mutual, same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address .. Acme Engineering Co., 36 Exchange St. Telephone 774-6261
4. Architect Specifications Plans .. yes .. No. of sheets .. 1 ..
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.. 25,000. Fee \$.. 20.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To install 25 ton air conditioning
Garage as per plans in basement area
Masonry Bldg. Liebert
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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

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

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

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 # .. 774-6261

Type Name of above

Acme Engineering Co. 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other ..

and Address

FIELD INSPECTOR'S COPY

NOTES

9-22-77 Memo, completed - doing hardware
work - The pipes go up into the ceiling
to the Peas - ~~into~~ The pipes are just stuffed
when going thru any walls.
Also just a note - (no permit needed) they are
using the existing computer room - i.e.
extending the walls up to the ceiling - no

| | |
|----------------|--|
| Permit No. | 77/6796 |
| Location | 8211 Comstock St. |
| Owner | John M. F. |
| Date of permit | 9-8-77 |
| Approved | 9-12-77 |
| | 22-ton Max. Load Inspected & Approved |

[illegible]



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, April 7, 1977

PERMIT ISSUED

APR 12

018 CITY OF PORTLAND

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

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

LOCATION 2211 Congress St. - Union Mutual Life Ins. Co. Fire District #1 ☐ #2 ☐
1. Owner's name and address Union Mutual Life Ins. Co. Telephone 780-2211
2. Lessee's name and address Gary Potvin - Box 4535 D.T.S. Portland Telephone
3. Contractor's name and address Vermont Heating & Ventilating Co. Telephone 802-6580500
4. Architect 1891 Williston Rd. So. Burlington Vt. No. of sheets
Proposed use of building Insurance & Office Bldg. No. families
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$13,000

FIELD INSPECTOR—Mr. Marge

GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use Insurance & Office Bldg.

Other

Permit to install duct to be connected to the existing system as per plans. 4 sheets of plans.

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

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

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

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade: higher part 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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed?

Others:

Signature of Applicant Gary Potvin Phone #

Type Name of above Gary Potvin 1 ☐ 2 ☒ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

4-21-77 Work started - fire network passes thru any fire
walls (bldgs all open) - N.S.
5-19-77 Work completed - N.S.

Permit No. 97/5189
Location 2211 Longview Rd.
Owner Pearson Mechanical Corp.
Date of Permit 4-22-77
Approved 4-12-77

2211 Congress St.

April 11, 1977

cc: Union Mutual Life Ins. Co.
2211 Congress St.

Vermont Heating & Venti-
lating Company
1891 Williston Rd.
So. Burlington, VT

Gary Potvin
Box 4535
D. S. T.
Portland ME

Gentlemen

Please be advised that wherever air conditioning ducts pass through fire-rated walls, partitions, or ceilings fire dampers are required.

Very truly yours

Earle S. Smith
Plan Examiner

ESS:cm

HUGH STUBBINS AND ASSOCIATES

ARCHITECTS 1033 MASSACHUSETTS AVENUE CAMBRIDGE MASSACHUSETTS 02139 TEL. 878-1100

February 8, 1971

Mr. R. Lovell Brown
Director
Department of Building Administration
City of Portland, Maine

Re: Union Mutual Life Insurance Company
2179-2195 Congress Street

Dear Mr. Brown:

Thank you for your letter of January 28 reporting the lack of fire dampers behind louvers in East and West stair towers.

These fire dampers are shown on the contract drawings, but not installed by the Contractor.

He has been alerted to the above and will comply with the regulation.

Thank you again for your interest in this matter.

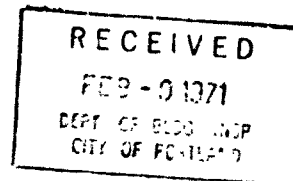
Very truly yours,

HUGH STUBBINS AND ASSOCIATES

Robert A. Palermo

Robert A. Palermo
RAP/pc

cc: Mr. Prinn
Mr. Sullivan



INDUSTRIAL PIPING - PLUMBING - HEATING - SHEET METAL FABRICATION - REFRIGERATION

The Mahaney Company
Mechanical Piping Contractors
Biddeford, Maine 04005

February 4, 1971

City of Portland, Maine
Dept. of Building Inspection
City Hall
Portland, Maine

ATT: Mr. R. Lowell Brown, Director

RE: Unionmutual, Inc.
2195 Congress Street
Portland, Maine

Gentlemen:

With reference to your letter of January 28, 1971 to Hugh Stubbins and Associates, please be informed that our subcontractor on ventilation is to take care of the fire dampers as soon as they arrive on the job.

Thank you for bringing this matter to our attention.

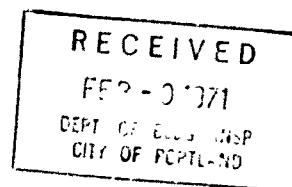
Very truly yours,

THE MAHANEY COMPANY

By *J. V. Mahaney*
J. V. Mahaney, Treas.

JVM:pbg

cc: Consolidated Constructors & Builders, Inc.
Vermont Heating & Ventilating Co.
Mr. Ed McGowan



2179-2195 Congress Street

Jan. 23, 1971

Hugh Stubbins & Associates
806 Massachusetts Avenue
Cambridge, Mass., 02139

cc to: Union Mutual Life Insurance Co.
2179-2195 Congress Street
cc to: Mahoney Company, 3 High Street
Biddeford
cc to: Consolidated Constructors,
616 Congress Street

Gentlemen:

Will you please review plans of ventilation ducts penetrating fire towers on each side of the new Union Mutual building, as an inspector from this department reports the lack of fire dampers behind louvers on all floors of towers.

Please consult National Fire Protection Association, Pamphlet #90A, Section 902, upon which permit to install ventilation system was issued Feb. 9, 1970 to Mahaney Co.

Very truly yours,

E. Lovell Brown
Director

KFC:n

STATE MASTER'S
CITY OF PORTLAND, MAINE #2370
Application for Permit to Install Wires

Permit No. 55056
Issued 6-23-71
Portland, Maine 19

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 UNION MUTUAL T.
Contractor's Name and Address JOHN DONNELLY SONS Tel. 773-4768
Location 2211 CONGRESS ST. of Building
Number of Families Apartments Stores Number of Stories
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. Floor or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amp Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H. P.
Commercial (Oil) No. Motors Phase H. P.
Electric (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Ferds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units) ① 3000 W.
Will commence 19 Ready to cover in 19 Inspection 19
Amount of Fee \$

Signed Charles J. Keller

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

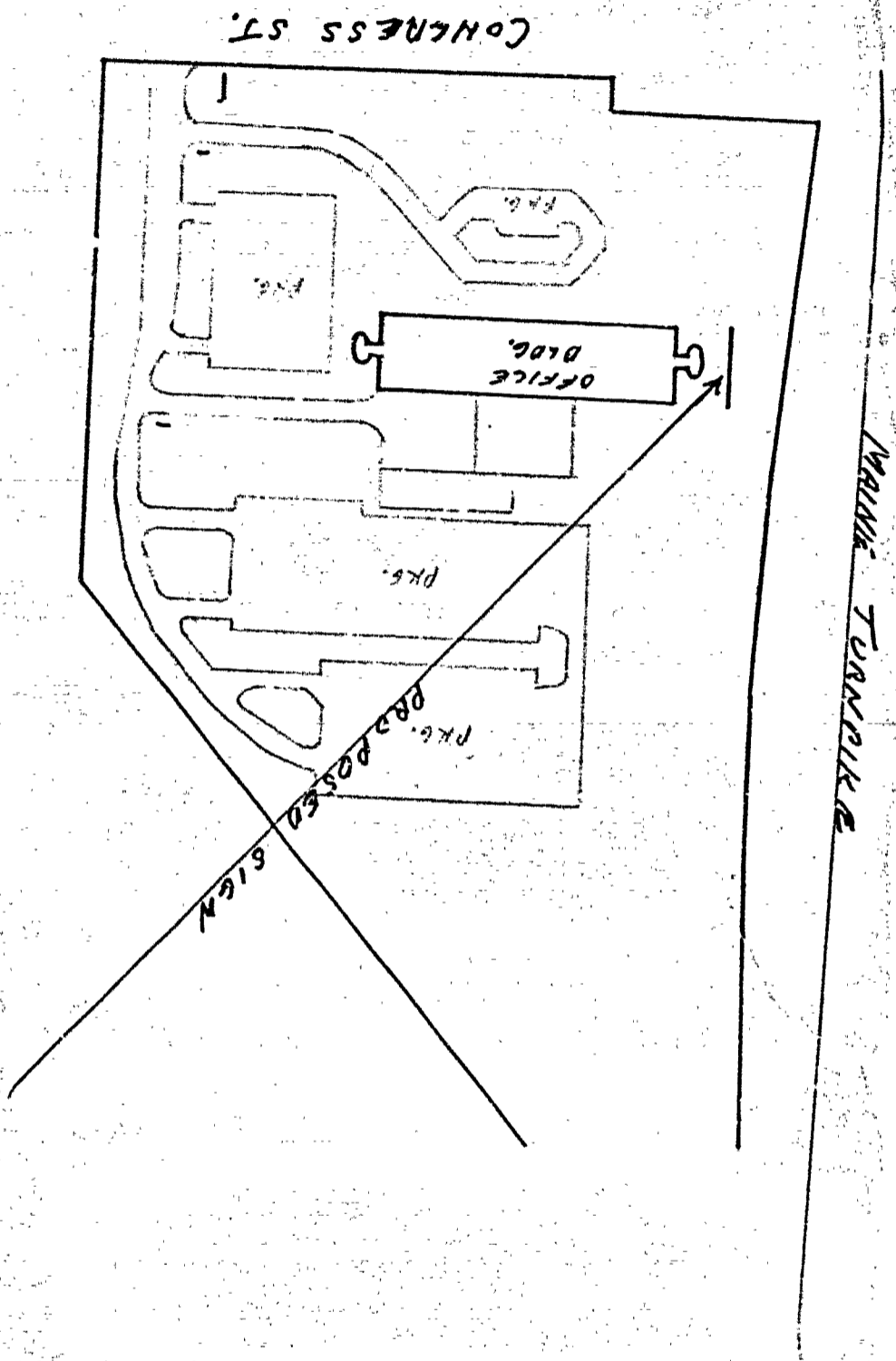
INSPECTED BY

FWH
COVE

LOCATION Cong. ST 2211
 INSPECTION DATE 9/8/71
 WORK COMPLETED 9/8/71
 TOTAL NO. INSPECTIONS 1
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

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



as: 2179-2195 Congress Street

April 13, 1971

Union Mutual Life Insurance Co.
2179-2195 Congress Street
Portland, Maine 04102

cc: Corporation Counsel
Consolidated Constructors
and Builders
616 Congress Street

Gentlemen:

Building permit for erecting a detached concrete sign 8' x 30' at the above named location is not issuable under the Zoning Ordinance for the following reasons:

The property is located in a B-1 Business Zone where the provisions of Section 602.16.4A of the Ordinance do not allow detached signs.

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 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.

Very truly yours,

Malcolm W. Ward
Inspector

MW/c

Re: 2179-2195 Congress Street

April 13, 1971

Union Mutual Life Insurance Co.
2179-2195 Congress Street
Portland, Maine 04102

cc: Corporation Counsel
Consolidated Constructors
and Builders
616 Congress Street

Gentlemen:

Building permit for erecting a detached concrete sign 8' x 30' at the above named location is not issuable under the Zoning Ordinance for the following reasons:

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Very truly yours,

Malcolm G. Ward
Inspector

MGM/c

CHECK LIST FOR SIGNS

Date - 4/12/71
Checked by - P. D.

Location - 2179-2195 CONG. ST.

Zone Location - B-1
✓ Fire Zone - N
✓ Sign & Review Committee - over 8' in least dimension - NO
✓ Area of sign - 6' x 8'
✓ Area of existing signs - NO
✓ Material - CONCRETE
Design -
✓ Facing adjoining Residence Zone -
✓ ~~Flashing or~~ Steady light -
If on state road check with State -

Attached Sign -

Height above level of roof -

→ Detached or pole sign - 60 2.16 4. A

✓ Height - 10
✓ Required yards (single pole OK - 2 poles a structure) 40' setback YES
✓ Corner clearance -
Footings -
Certificate of Design -

Projecting Sign -

Clearance 10' -
Bonded -
Height -
Written Consent -
Projection over sidewalk (18" from curb) -

Re: 2179-2195 Congress Street

April 13, 1971

Union Mutual Life Insurance Co.
2179-2195 Congress Street
Portland, Maine 04102

cc: Corporation Counsel
Consolidated Constructors
and Builders
616 Congress Street

Gentlemen:

Building permit for erecting a detached concrete sign 8' x 30' at the above named location is not issuable under the Zoning Ordinance for the following reasons:

The property is located in a B-1 Business Zone where the provisions of Section 602.16.4A of the Ordinance do not allow detached signs.

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 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.

Very truly yours,

Malcolm G. Ward
Inspector

MGN/c



B1 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, April 9 1971

PERMIT ISSUED
MAY 3 1971
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 2179-2195 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Union Mutual Life Insurance Company, 2179-2195 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Consolidated Constructors & Builders Inc. Telephone 774-3733
Architect _____ Specifications _____ Plans _____ No. of sheets 3
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 34.00

General Description of New Work

To construct 8' x 30' detached concrete sign (240 sq. ft.) flood light after dark as per plans.

Appeal sustained 4/29/71

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 contractors

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 chimney _____ of living _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or (un) dressed _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girder _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4 _____ 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:

4/30/71 Zoning & Planning
4/30/71 B.C. O.C. C.R.B.

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

Consolidated Constructors & Builders Inc.

INSPECTION COPY

Signature of owner

by:

Jonett W. [Signature]

7m

Memorandum from Department of Building Inspection, Portland, Maine

FIRE ALARM SYSTEM

March, 1971

Location: #2179-2195 Congress St.

Now that a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

DATE _____

CHARGE TO Union Mutual Ins

5/12

RECEIVED
FEB 26 1971
DEPT. OF BLOC. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, February 26, 1971

PERMIT 13343

MAR 2 1971

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 2179-2195 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Union Mutual Life Insurance Company, 2179-2195 Congress St.
Lessee's name and address Telephone
Contractor's name and address E.S. Boulos Company, 65 Commercial St. Telephone 772-3706
Architect Specifications Plans No. of sheets
Proposed use of building Office Building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To install automatic fire alarm system using Honeywell system, covering building as per Electrical plans and specifications. System is installed in a console on first floor with monitored twenty-four hours a day.

Sent to Fire Dept. 7/26/71
Rec'd from Fire Dept. 3/1/71

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** contractors

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:

Frederick O. Deane 3-1-71
R.L.B. 3/2/71

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

E.S. Boulos Company

CS 301

INSPECTION COPY

Signature of owner

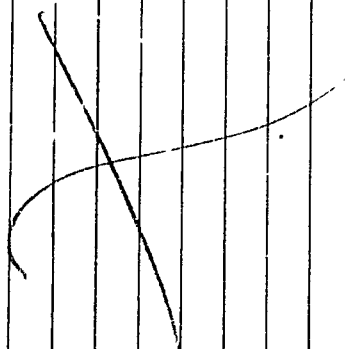
by:

E.S. Boulos Co.
Albert W. Boulos

Permit No. 711186
Location 2179-2195 Congress St.
Owner Union Mutual Life Ins. Co.
Date of permit 3/2/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

INSP CORNWRIGHT

NOTES



Heating Vets. 1st

Union Medical

2143-2213

Congress St

APPEAL

Congress St

2097-2265

2097-2265

2097-2103 Russell O. & Joyce Washburn 2105 Cong. St.

2105-2141 "

2143-2193 Owner

2195 "

2195-2213 Marie Therapeutic Authority 11 Bishops St

* R. 2243-2265 Harry A. Harman 134 Grosvenor St

2247-2265 Community Life Ins. Co. 2501 Cong. St

2086-2102 Temple-Pitt-St 400 Deering Ave

2106-2196 Deerp

2176-2196 Ballard Oil & Equip 135 Marginal Way

2210-2220 "

2268-2280 Deerp

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

February 1, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, February 11, 1971, at 4:00 p.m. to hear the appeal of Union Mutual Life Insurance Company requesting an exception to the Zoning Ordinance to permit the erecting of three detached signs: one concrete, 4' x 10' (Union Mutual) and two: 1' x 3 1/2' at the above location, at 2179-2195 Congress Street.

This permit is not issuable under the Zoning Ordinance for the following reasons: (1) the property is located in a B-1 Business Zone where the provisions of Section 602.16.4a of the Ordinance where detached signs are not allowable; (2) the Union Mutual sign faces adjoining lot in the residential zone contrary to 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 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

2179-2195 Congress Street

Jan. 20, 1971

Consolidated Constructors & Builders, Inc.
616 Congress Street

cc to: Union Mutual Life Ins.
Co.
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of three detached signs; one concrete, 4'x10' (Union Mutual) and two; 1'x3½', at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in a B-1 Business Zone where the provisions of Section 602.16.4.a of the Ordinance where detached signs are not allowable.
2. The Union Mutual sign faces adjoining lot in the residential zone contrary to the Ordinance.

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 in Room 113, City Hall to file for 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.

Signs shall be illuminated only by one shielded light.

Very truly yours,

Malcolm Ward
Inspector

MW:m

Job # 7700

Date Issued Dec 1, 1969
Portland Plumbing Inspector
By ERNOLD R GOODWIN

App. First Insp. 12/20/69
Date JAN 26 1970
By ERNOLD R GOODWIN

App. Final Insp.
Date JAN 26 1970
By ERNOLD R GOODWIN

Type of Bldg.
☒ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address 2195 Congress St. (Outer) PERMIT NUMBER 940
Installation For Union Mutual Life
Owner of Bldg Union Mutual Life Ins. JAN 13 1970
Owner's Address 100 Congress St. JAN 2 1970
Plumber Robert S. Blake, Inc. Date: 12/20/69
MAINT. NO. 1076 FEE

| NEW | REPL | | | |
|-----|------|------------------------|---------------|------------|
| | 17 | SINKS | APR 10 1970 | 17 |
| | 80 | LAVATORIES | APR 20 1970 | 80 |
| | 105 | TOILETS | APR 20 1970 | 105 |
| | | BATH TUBS | | |
| | 2 | SHOWERS | MAY 1 1970 | 2 |
| | 72 | DRAINS FLOOR SURFACE | MAY 2 1970 | 72 |
| | 1 | HOT WATER TANKS | MAY 5 1970 | 1 |
| | | TANKLESS WATER HEATERS | | |
| | 1 | GARBAGE DISPOSALS | | 1 |
| | | SEPTIC TANKS | JUN 2 1970 | |
| | | HOUSE SEWERS | JUN 2 1970 | |
| | | ROOF LEADERS | JUN 2 1970 | |
| | | AUTOMATIC WASHERS | JUN 2 1970 | |
| | 2 | DISHWASHERS | 2 NOV 20 1970 | 2 |
| | | Drinking Fountains | | |
| | 26 | Urinals | OCT 15 1970 | 26 |
| | | | TOTAL | 323 200.80 |

DEC 28 1970
Building and Inspection Services Dept.: Plumbing Inspection

2179-2195 Commercial St. - 11/21/71 - 11/21/71
Wholesale Sign

B1

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - 11/21/71

✓ Zone Location - B1

✓ Interior or corner lot -

✓ 40 ft setback area? (Section 21) - NO

→ Use - Detached Sign

Sewage Disposal -

Rear Yards -

Side Yards -

✓ Front Yards - 80' - 0.4

Projections -

✓ Height - 4'

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

✓ 370' - Total Sign Area

→ Not on shield sign

→ Sign faces residence zone

54

• 2/7/1 -

ALL.

5.94 $(-3 \times 10) \div (3 \frac{1}{2}) = -2$

+ Delivered S. 4.1

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - 11/3/4

✓ Zone Location - B /

~~Interior or corner Lot~~

40 ft setback area? (Section 21) - Yes - 100' x

→ Use - Detailed S.c.s

~~Sewage Disposal~~

Rear Yards -

✓ Side Yards -

↳ Front Yards -

Projections -

Height - ~~Mt. ...~~

~~Lot Area -~~

Building Area -

~~Area per Family -~~

~~Width of Lot,~~

~~Lot Frontage -~~

~~Off-street Parking -~~

✓ 37" Total Sign. Area

↳ not a shield sign

2179-2195 Congress Street

Jan. 13, 1971

Consolidated Constructors & Builders, Inc.
616 Congress Street

cc to: Union Mutual Life
Insurance Company,
2179-2195 Congress St

Gentlemen:

In checking your application to erect two detached concrete signs at the above named location we find we are unable to continue processing your permit until further information is provided as follows:

- O.K. 80'
- O.K.
1. What is the distance of the Union Mutual sign to the street line (Congress Street)?
 2. What is the height of the double sign which says, "Deliveries and Visitors"? *1 sign each, 2' high*
 3. It is my understanding that the sign that says Deliveries and Visitors, together, will only be 3' high and 10' long. Am I correct in this assumption?

will be 1' x 3 1/2' - O.K.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

12/1/70

2179-2195 Congress Street

Jan. 20, 1971

Consolidated Constructors & Builders, Inc.
616 Congress Street

cc to: Union Mutual Life Ins.
Co.
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of three detached signs; one concrete, 4'x10' (Union Mutual) and two; 1'x3 1/4', at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The property is located in a D-1 Business Zone where the provisions of Section 602.16.4.a of the Ordinance where detached signs are not allowable.
2. The Union Mutual sign faces adjoining lot in the residential zone contrary to the Ordinance.

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 in Room 113, City Hall to file for 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.

Signs shall be illuminated only by (a) shielded light.

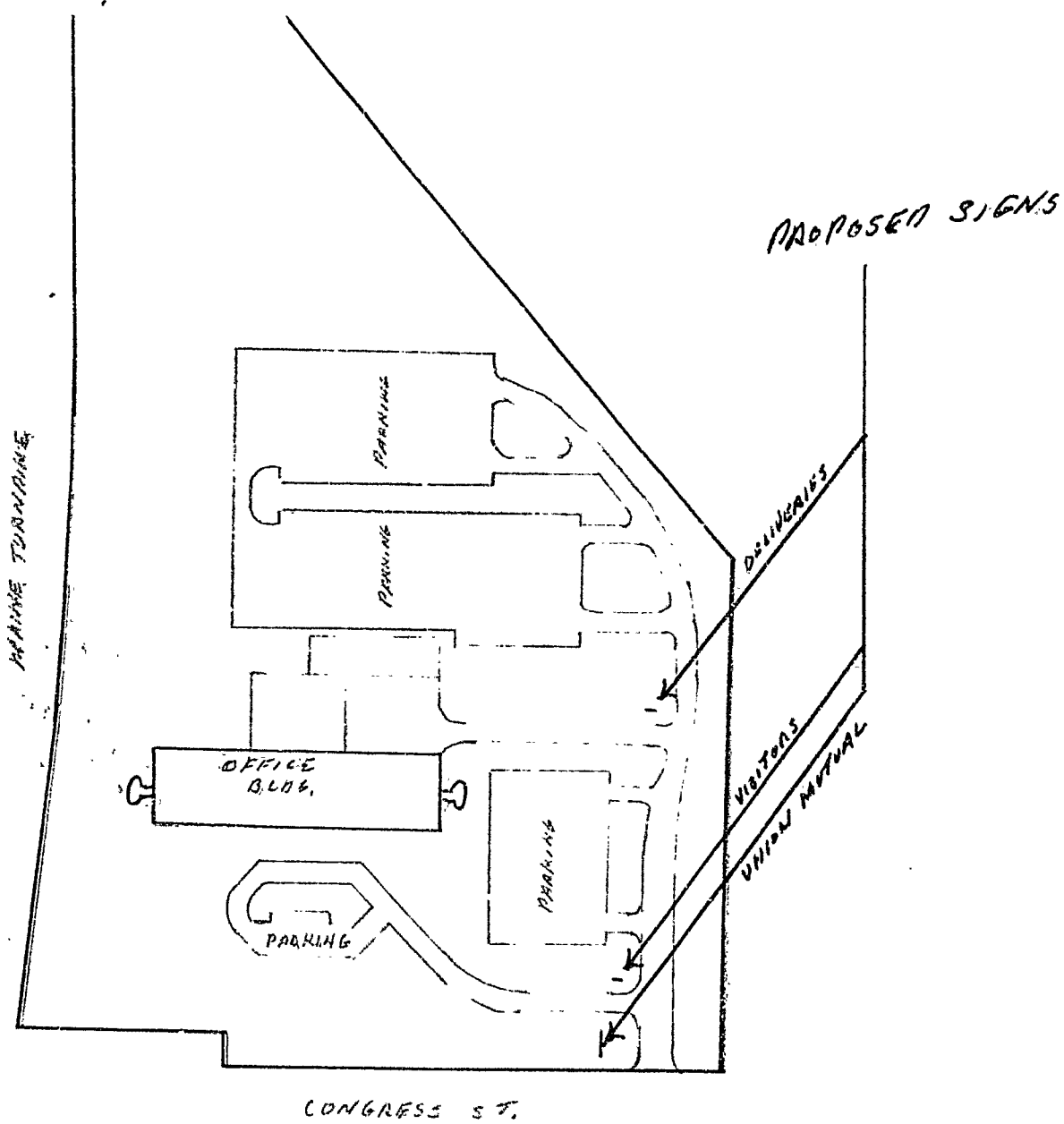
Very truly yours,

Malcolm Ward
Inspector

HW:m

2174-2195 CONGRESS ST.

214/1





BI BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Signs
Portland, Maine, January 11, 1971

PERMIT ISSUED
FEB 16 1971

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 2179-2195 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Union Mutual Life Insurance Company, 2179-2195 Telephone _____
Congress St.
Lessee's name and address _____ Telephone _____
Contractor's name and address Consolidated Constructors & Builders Inc. Telephone 774-3733
616 Congress St.
Architect _____ Specifications _____ Plans yes No. of sheets 4
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 26.00

General Description of New Work

To erect (2)- detached concrete signs 3' x 10' each. (total of 60 sq.ft.)
13? (flood light after dark).

Appeal sustained 2/11/71

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 contractors

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:

O.K. - 2/12/71 - Allen

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

Consolidated Constructors & Builders Inc.

INSPECTION COPY

Signature of owner

by:

John W. Good

Permit No. 711/45
Location 2129-4105 Congress St.
Owner James M. King, Jr., Inc.
Date of permit 7/16/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Final Inspn. IRVING
Final Inspn. IRVING
Form Check Notice _____

NOTES

2/24/71

Installed



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

December 3 1970

PERMIT ISSUED
456
DEC 4 1970
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 2179-2195 Congress St.

Owner's name and address Union Mutual Life Insurance Co., 30 Congress St.

Lessee's name and address

Contractor's name and address Donnelly Electric & Mfg. Company 35 Pontiac St. Boston Mass.

Architect

Proposed use of building

Last use

Material

Other buildings on same lot

Estimated cost \$ 1200.00

Within Fire Limits?

Dist. No.

Telephone

Telephone

Telephone

Plans yes

No. of sheets 1

No. families

No. families

Roofing

Fee \$ 6.00

General Description of New Work

To provide lettering in existing concrete sign as per plans 3' x 10'

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 contractors

Details of New Work

Is any plumbing involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front depth

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber—Kind

Size Girder

Studs (outside walls and carrying partitions)

Joists and rafters:

On centers:

Maximum span:

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

Is any electrical work involved in this work?

If not, what is proposed for sewage?

Form notice sent?

Height average grade to highest point of roof

solid or filled land?

earth or rock?

cellar

Roof covering

of lining

Kind of heat

fuel

Sills

Max. on centers

1st floor

2nd

3rd

roof

roof

roof

height?

If a Garage

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

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

Miscellaneous

Will work require disturbing of any tree on a public street? NO

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

Donnelly Electric & Mfg. Company

Signature of owner by:

Donnelly Electric & Mfg. Co. 64

INSPECTION COPY

CS 301

APPROVED

DEC 3 1970

Permit No. 701 1456
Location 2179-2195 E. 1st St.
Owner Living Mutual Life Ins. Co.
Date of permit 12/4/76
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 2 1970

PERMIT ISS.
DEC-4370
CITY OF PORTLAND

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 2179-2195 Congress St. Use of Building Office Building No. Stories 3 New Building
Name and address of owner of appliance Union Mutual Life Insurance Co. 400 Congress St. EX-6622X
Installer's name and address Jacob Licht Co. 740 West Minister St. Providence Telephone
Rhode Island

General Description of Work

To install (1) electric boiler (Toastmaster-model 4144M) (2) electric griddle tops-model 20G-1M
(2) electric fryers-model 14D-2M

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance first floor rear in kitchen area Any burnable material in floor surface or beneath? none
If so, how protected? Height of legs, if any 2' 17 1/2"
Skirting at bottom of appliance? none Distance to combustible material from top of appliance? non-combustible material
From front of appliance over 4 From sides and back non-comb. From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? yes 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? 20.00 (Amount of fee for each additional building at same time.)

APPROVED:

OK - 12-2-70 - N.F.C.

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

Jacob Licht Co.

Signature of Installer by: Lester E. Beebe

CS 300

INSPECTION COPY

UED

NOTES

2-11-70 Completed AD

X

No. 70/1437
Location 2179-2195 Carson St.
Owner William H. Taylor & Co.
Date of permit 1/27/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 54500
 Issued 11/25/70
 Portland, Maine Nov. 17, 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 Union Mutual City Tel. 772-3706
 Contractor's Name and Address ES. Boulos Co. City Tel. 772-3706
 Location 2179-2195 Congress St. Use of Building Office
 Number of Families 3 Apartments 3 Stores 3 Number of Stories 3
 Description of Wiring: New Work ☒ Additions 3 Alterations 3
 Pipe ☒ Cable ☒ Metal Molding 3 BX Cable 3 Plug Molding (No. of feet) 3
 No. Light Outlets 2406 Plugs 1200 Light Circuits 300 Plug Circuits 400
 FIXTURES: No. 840 INLAND 5872 Fluor. or Strip Lighting (No. feet) 21,192
 SERVICE: Pipe 32 Cable 32 Underground ☒ No. of Wires 32 Size 500 mcm 8.00
 METERS: Relocated 32 Added 3 Total No. Meters 2
 MOTORS: Number 32 Phase 3 H. P. 798 Amps 1022 Volts 480 Starter 32
 HEATING UNITS: Domestic (Oil) 81 No. Motors 81 Phase 3 H.P. 81
 Commercial (Oil) 81 No. Motors 81 Phase 3 H.P. 81
 Electric Heat (No. of Rooms) 81
 APPLIANCES: No. Ranges 2 Watts 4000 Brand Feeds (Size and No.) 3-8
 Elec. Heaters 2 Watts 245,000
 Miscellaneous 12 Watts 62 Extra Cabinets or Panels 62
 Transformers 11 Air Conditioners (No. Units) 3 Signs (No. Units) 2 42.00
 Will commence 19 Ready to cover in 19 Inspection 19
 Amount of Fee \$ 341.05

Signed _____

DO NOT WRITE BELOW THIS LINE

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

INSPECTED BY FW. Herbert

(OVER)