

22 BRAMHALL STREET  
ME. MEDICAL CENTER #3

Obford  
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AP 20-32 Bramhall St.  
(Maine Medical Center)

February 16, 1954

Mr. George Bradley  
Co-Chairman Building Committee  
Maine Medical Center  
58 Fore St.

Copies to: Corporation Counsel  
Mr. Alonzo W. Clark  
Toornes, Walker, Foley & Smith  
101 Park Ave. New York 17, N. Y.  
Mr. Donald M. Rosenberger  
Dir. Maine General Hospital  
22 Arsenal St.

Dear Mr. Bradley:

Building permit for construction of the proposed "L" shaped four to six story high addition to the present hospital at 20-32 Bramhall St. for Maine Medical Center is not issuable under the Zoning Ordinance because the proposal would not comply with some of the space and height requirements, according to Sections 8C, 8D and 8F applying in the Apartment House Zone where the property is located, as follows:

- the front portion about 60 feet long of the exterior side wall of the proposed building toward Brackett St. would be about 10 feet 4 inches from the lot line on that side instead of 40 feet 6 inches required including all of the increments due to the height of the building in stories and in feet and depth of side yard.
- the main front wall of the building is proposed approximately 27 feet from the street line of Bramhall St. (inside edge of public sidewalk) instead of the 31 feet 6 inches required, taking into account increments due to extra height of the building in stories and in feet.
- the height of the building from the finished grade of the ground in front to the roof surface of main building would be 81 feet 6 inches instead of the maximum of 80 feet indicated by the Ordinance.

You have indicated the desire of the Medical Center to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

The setback in front is not quite the same as I remember it from our conference last week. Any small discrepancy in these dimensions would not be important, but if there is any substantial difference of the above figures from the actual, it would be well for Mr. Clark to notify us as soon as possible so that some adjustment can be made either before or at the public hearing. For the side yard distance we added to the initial 10 feet required--3 feet for the 3 stories over maximum of 3, one foot for the additional length of the side yard, 10 feet for the sixth story and 16 and 1/2 feet for extra height (difference between 65 feet and 81 and 1/2 feet).

For front yard setback to the initial allowance of 5 feet we added 10 feet for the sixth story and 16 and 1/2 feet for excess height over 65 feet. We resorted to scaling for the proposed setback--14 feet (14.63 figured) from street line to front of solarium, and 13 feet back to the main wall of the building.

Barring any delay that cannot be foreseen now, if the appeal is filed at the office of Corporation Counsel before the close of business on Thursday, February 18, the public hearing will be held on Friday, February 26 at 10:30 A. M. in the Council Chamber.

Very truly yours,

Inspector of Buildings

Enc: Outline of Appeal procedure

City of Portland, Maine  
Board of Appeals  
—ZONING—

February 18, 1954

Sustained  
3/2/54  
54/7

To the Board of Appeals:

Your appellant, Maine Medical Center  
property at 20-32 Bramhall Street  
of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this

, who is the owner of

, respectfully petitions the Board of Appeals

property, as provided by Section 18, Paragraph E of said Zoning Ordinance.  
Building permit for construction of the proposed "L" shaped four to six story high addition to the present hospital at 20-32 Bramhall St. for Maine Medical Center is not issuable under the Zoning Ordinance because the proposal would not comply with some of the space and height requirements, according to Sections 8C, 8D and 8F applying in the apartment house zone where the property is located, as follows: the front portion about 60 ft. long of the exterior side wall of the proposed building toward Brackett St. would be about 10 ft. 4 ins. from the lot line on that side instead of 40 ft. 6 ins. required including all of the increments due to the height of the building in stories and in feet and depth of side yard; the main front wall of the building is proposed approximately 27 ft. from the street line of Bramhall St. (inside edge of public sidewalk) instead of the 31 ft. 6 ins. required, taking into account increments due to extra height of the building in stories and in feet; the height of the building from the finished grade of the ground in front to the roof surface of main building would be 81 ft. 6 ins. instead of the maximum of 80 ft. indicated by the Ordinance.

The facts and conditions which make this exception legally permissible are as follows:  
An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

MAINE MEDICAL CENTER

By *James Bradley* Chairman  
Appellant

After public hearing held on the 12th day of March, 1954,  
the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

*William H. O'Brien*  
*John C. Frost*  
*Ben. B. Wilson*  
*Edward J. Kelley*  
*Harry J. Inay*  
BOARD OF APPEALS

DATE: MARCH 9, 1954

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MAINE MEDICAL CENTER  
AT 20-32 BRAMHALL STREET

Public hearing on above appeal was held before the BOARD OF APPEALS

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
WILLIAM H. O'BRIEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HELEN C. FROST	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
HARRY K. TORREY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
EDWARD T. COLLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
BEN B. WILSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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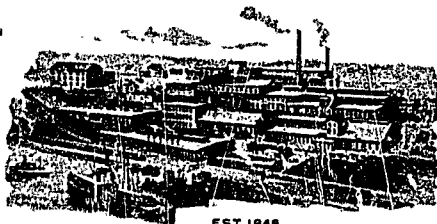
Record of Hearing:

NO OPPOSITION

Mr. McKenzie (owner) Applebee Lodge, 38 Bramhall St., for information

Leonard Pierce, Esq., representing Maine Medical Center

RICHARD C. PAYTON  
VICE PRESIDENT



WALTER H. HOWARTH  
VICE PRESIDENT

WIDGERY THOMAS  
TREASURER

EST 1848

## THE PORTLAND COMPANY

BOILER MAKERS · MACHINISTS · FOUNDERS

Mr. William H. O'Brien, Chairman  
Board of Appeals  
City Building  
Portland, Maine

PORTLAND, MAINE

March 10, 1954

Dear Mr. O'Brien:

As Co-Chairman of the Building Committee of the Maine Medical Center, I am in receipt of your notification dated March 9th of a public hearing to be held in the Council Chamber at City Hall on Friday, March 12th at 10:30 a.m. to hear our appeal under the Zoning Ordinance.

The Maine Medical Center will be represented at the Hearing and on behalf of it I wish to express our appreciation for the promptness and courtesy which has been extended us with relation to the hearing.

Sincerely yours,

GEORGE BRADLEY, Co-Chairman  
Building Committee  
Maine Medical Center

GB:LF



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 9, 1954

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, March 12th, at 10:30 a. m. to hear the appeal of the Maine Medical Center requesting an exception to the Zoning Ordinance to cover construction of the proposed "L" shaped four to six story high addition to the present hospital at 20-32 Bramhall St.

This permit is presently not issuable under the Zoning Ordinance because the proposal would not comply with some of the space and height requirements, according to Sections 8C, 8D and 8F applying in the apartment house zone where the property is located, as follows: the front portion about 60 feet long of the exterior side wall of the proposed building toward Brackett Street would be about 10 feet 4 inches from the lot line on that side instead of 40 feet 6 inches required including all of the increments due to the height of the building in stories and in feet and depth of side yard; the main front wall of the building is proposed approximately 27 feet from the street line of Bramhall Street (inside edge of public sidewalk) instead of the 21 feet 6 inches required, taking into account increments due to extra height of the building in stories and in feet; the height of the building from the finished grade of the ground in front to the roof surface of main building would be 81 feet 6 inches instead of the maximum of 80 feet indicated by the Ordinance.

If you are interested in this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

William M. O'Brien

Chairman

K  
cc: Mrs. Gene A. McKenzie  
38 Bramhall Street

Mr. and Mrs. Henry H. Grant  
16 Bramhall Street

Mrs. Edna Appleton  
38 Bramhall St

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 9, 1954

Mr. George Bradley  
Co-Chairman Building Committee  
Maine Medical Center  
58 Fore Street  
Portland, Maine

Re: 20-32 Brashall St.

Dear Mr. Bradley:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, March 12, 1954 at 10:30 a. m. to hear the appeal of the Maine Medical Center under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS  
William H. O'Brien  
Chairman

INQUIRY BLANK

ZONE A

FT. DIST. 3

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date 6/2/54

Verbal  
By Telephone

LOCATION 18 Bramhall St. OWNER Maine General Hospital

MADE BY George Bradley TEL. 3-4726

ADDRESS 58 Fore Street

PRESENT USE OF BUILDING Garage (Former stable)

CLASS OF CONSTRUCTION Third NO. OF STORIES 1 1/2

REMARKS: Arsenal Street has been discontinued where  
rear line of lot is located

INQUIRY: 1- How close to side line and street line  
of Arsenal Street can this building be located  
if moved as far as possible on lot towards  
Western Promenade?

ANSWER: 1- M&M told Mr. Bradley over phone that  
it is doubtful if we have authority to issue permit  
for moving building at all without authorization  
of Board of Appeals because of excessive height.  
As far as yard spaces are concerned it appears  
that it is lawful to locate building 3 feet from  
side and rear lot lines or 2 feet from eave lines  
if eaves project more than 12 inches

DATE OF REPLY 6/2/54

REPLY BY A. J. Sears

Also told him of appeal rights  
mm



City of Portland, Maine  
Board of Appeals  
—ZONING—

August 20, 1954, 19

*Sustained  
9/3/54*

*54/42*

To the Board of Appeals: Maine General Hospital  
Your appellant, ~~Maine Medical Center~~, who is the owner of  
property at 14-18 Charles Street, respectfully petitions the Board of Appeals  
of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this  
property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy to authorize use of a considerable area of land  
in the rear of 14-18 Charles Street for an automobile parking space for Maine  
Medical Center and use of lots 14 to 18 Charles Street as a driveway for access  
to and egress from this parking space, is not issuable under the Zoning Ordinance  
because such a parking space with the driveway is not an allowable use of land  
unless first authorized by the Board of Appeals after the usual appeal procedure  
according to Section 8A of the Ordinance applying to the Apartment House Zone  
where the property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property  
and can be granted without substantially departing from the intent and purpose of  
the Zoning Ordinance.

Maine General Hospital  
~~MAIN MEDICAL CENTER~~

By

*Phyllis Wilson*  
Appellant *VP*

After public hearing held on the third day of September, 1954,  
the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of  
property and can be granted without substantially departing from the intent and purpose  
of the Zoning Ordinance.

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

*William C. Frost*  
*William H. O'Brien*  
*Ben Wilson*  
*Edward J. Riley*  
*Harry K. Torrey*  
BOARD OF APPEALS

1M MARKS

DATE: September 3, 1954

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Maine General Hospital  
AT 14-13 Charles Street

Public hearing on above appeal was held before the Board of Appeals

Board of Appeals

VOTE

Municipal Officers

William H. O'Brien  
Helen C. Frost  
~~Edna H. Foster~~  
Harry K. Torrey  
Edward T. Colley  
Ben B. Wilson

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Record of Hearing:

NO OPPOSITION

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE  
CITY PLANNING BOARD

TO: Board of Appeals  
FROM: Mr. Roger L. Creighton  
Planning Director

DATE: August 24, 1954  
SUBJECT: Maine General Hospital  
Parking Appeal

The City Planning Board, at its meeting of August 26th, 1954, authorized me to bring the following matter to your attention.

The City Planning Board recommends that the appeal of the Maine General Hospital to authorize parking and a driveway to be provided on land off Charles Street and behind the hospital should be granted.

The Planning Board takes this position because, at its meeting of March 26, 1953, it recommended that "the Maine Medical Center should give careful consideration to the provision of more off-street parking . . .". The granting of this appeal will help to provide more off-street parking.

Secondly, the Planning Board wishes to bring to your attention the fact that the proposed revision of the Zoning Ordinance would make the provision of parking for such institutions as the Maine Medical Center a mandatory requirement. The granting of this appeal is therefore in line with the proposed revision of the zoning ordinance.

cc: Mr. Warren McDonald  
Director  
Building Inspection

Mr. B. I. Shur  
Corporation Counsel

  
Roger L. Creighton  
Planning Director

WARREN McDONALD  
Inspector of Buildings

On Reply set  
to file

FU

**CITY OF PORTLAND, MAINE**

Department of Building Inspection

August 20, 1954

**14-18 Charles St. - Proposed Parking Space and Appeal**

August 11, 1954

Mr. Donald M. Rosenberger  
Director, Maine General Hospital  
22 Arsenal St.

Copies to: Mr. Rosenberger

Corporation Counsel

Dear Mr. Rosenberger:-

Certificate of occupancy to authorize use of a considerable area of land in the rear of 14-18 Charles St. for an automobile parking space for Maine Medical Center and use of lots 14 to 18 Charles St. as a driveway for access to and egress from this parking space, is not issuable under the Zoning Ordinance because such a parking space with the driveway is not an allowable use of land unless first authorized by the Board of Appeals after the usual appeal procedure, according to Sect. 8A of the Ordinance applying to the Apartment House Zone where the property is located.

You have indicated the desire of the owner to seek authorization from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/G

Enclosure: Outline of appeal procedure

C  
O  
P  
Y

Department of Public Health  
CITY OF PORTLAND, MAINE

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

August 31, 1954

Mr. Donald M. Rosenberger, Director  
Maine General Hospital  
22 Arsenal Street  
Portland, Maine

Re: 14-18 Charles Street

Dear Mr. Rosenberger:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, September 3, 1954 at 10:30 a. m. to hear your appeal at the above address under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

William H. O'Brien

Chairman



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

August 24, 1954

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, September 3, 1954 at 10:30 a. m. Daylight Saving Time to hear the appeal of Maine General Hospital requesting an exception to the Zoning Ordinance to authorize use of a considerable area of land in the rear of 14-18 Charles Street for an automobile parking space for Maine Medical Center and use of lots 14 to 18 Charles Street as a driveway for access to and egress from this parking space.

This permit is presently not issuable under the Zoning Ordinance because such a parking space with the driveway is not an allowable use of land unless first authorized by the Board of Appeals after the usual appeal procedure according to Section 8A of the Ordinance applying to the Apartment House Zone where the property is located.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 premises in question as required by law.

BOARD OF APPEALS

William H. O'Brien

Chairman

K

August 9, 1954

AP - 14 Charles Street - Demolition of Dwelling and Garage

Mr. Donald M. Rosenberger, Director  
Maine General Hospital  
22 Arsenal St.

Dear Mr. Rosenberger:-

In line with our conversation today, we are issuing to Clifford G. Hamilton the permit for demolition at 14 Charles St. He had indicated on the application that the lot is to be used for parking for nurses' cars.

You have now told me that this particular lot will not be used for parking, but that the plan is to use it as an access and departure driveway from the parking area in the rear.

The developments at the hospital include plans to use a considerable area of land for parking motor vehicles, which has not been so used before. This area to be newly used for parking and the proposed driveway, whether to new parking areas or existing parking areas, constitute non-conforming uses of land in the Apartment House Zone where the property is located. It is understood that the hospital will soon start appeal proceedings, seeking the right from the Zoning Board of Appeals to use these areas for the purposes named.

Of course this permit to demolish is issued without prejudice to the question of use of the land for these non-conforming purposes.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/G

(A) APARTMENT HOUSE ZONE

# APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class  
Portland, Maine, August 4, 1954

PERMIT ISSUED

01145

AUG 9 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ 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 14 Charles Street Within Fire Limits? yes Dist. No. 3  
Owner's name and address Maine General Hospital Telephone \_\_\_\_\_  
Lessee's name and address Clifford G. Hamilton, 34 Wilmot St. Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use Dwelling No. families 1  
Material frame \_\_\_\_\_ No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ 1.00  
Estimated cost \$ \_\_\_\_\_

## General Description of New Work

To demolish existing 1 1/2 story frame dwelling house

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the direction and to the approval of the Department of Public Works of the City of Portland? Yes

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** Hamilton

## 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 \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
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? \_\_\_\_\_ Size \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_  
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 \_\_\_\_\_, height? \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_

## If a Garage

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

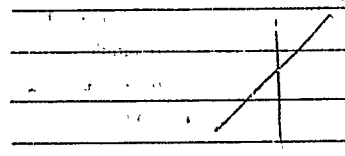
APPROVED:

## Miscellaneous

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

NOTES

8-11-54 Started *OK*  
 8-19-54 Garage *OK*  
 drive way thru under  
 construction. House partly  
 down *OK*  
 9-15-54 Roof off house. *OK*  
 10-1-54 New complete. *OK*



Paving lot *OK*

8-11-54 9.5  
 8-19-54 9.30

Permit No. 541145  
 Location 14 Cheslee St.  
 Owner *Marion E. Knappe*  
 Date of permit 8/9/54  
 Notif. closing in  
 Inspn. closing in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Staking Out Notice  
 Form Check Notice

INSPECTION COPY

1. Name of owner or contractor  
 2. Name of inspector  
 3. Date of inspection  
 4. Description of work  
 5. Name of city or town  
 6. Name of county  
 7. Name of state  
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C8-134-5C-Marks

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 14-18 Charles St.

Issued to Maine General Hospital

Date of Issue Sept. 13, 1954

**This is to certify** that the ~~existing~~ premises, or part thereof, at the above location, ~~being~~ ~~located on~~ ~~the~~ ~~premises~~ ~~of~~ ~~the~~ ~~City of Portland, Maine~~ ~~and~~ ~~is~~ ~~hereby~~ ~~approved~~ ~~for~~ ~~occupancy~~ ~~of~~ ~~use~~ ~~limited~~ ~~or~~ ~~otherwise~~ ~~as~~ ~~indicated~~ ~~below~~.

PORTION OF EXISTING PREMISES

Driveway and parking area indicated on  
plan filed at the Building Dept. Aug. 19, 1954

Limiting Conditions:

See Zoning appeal sustained Sept. 3, 1954.

APPROVED OCCUPANCY

Parking of motor vehicles accessory  
to the use of the property by the  
Maine Medical Center

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

*Waverling*  
Inspector of Buildings

office: 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.



Board of Appeals

Mr. Roger L. Creighton  
Planning Director

August 24, 1954

Maine General Hospital  
Parking Appeal

C The City Planning Board, at its meeting of August 26th, 1954, authorized me to bring the following matter to your attention.

O The City Planning Board recommends that the appeal of the Maine General Hospital to authorize parking and a driveway to be provided on land off Charles Street and behind the hospital should be granted.

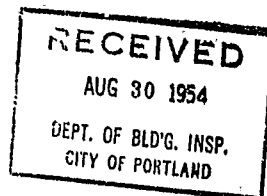
P The Planning Board takes this position because, at its meeting of March 26, 1953, it recommended that "the Maine Medical Center should give careful consideration to the provision of more off-street parking . . .". The granting of this appeal will help to provide more off-street parking.

Y Secondly, the Planning Board wishes to bring to your attention the fact that the proposed revision of the Zoning Ordinance would make the provision of parking for such institutions as the Maine Medical Center a mandatory requirement. The granting of this appeal is therefore in line with the proposed revision of the zoning ordinance.

cc: Mr. Warren McDonald ✓  
Director  
Building Inspection

Mr. B. I. Shur  
Corporation Counsel

*RLC*  
Roger L. Creighton  
Planning Director



August 20, 1954

14-18 Charles St. - Proposed Parking Space and Appeal

Mr. Donald M. Rosenberger  
Director, Maine General Hospital  
22 Arsenal St.

Copies to: Mr. Rosenberger  
Corporation Counsel

Dear Mr. Rosenberger:-

Certificate of occupancy to authorize use of a considerable area of land in the rear of 14-18 Charles St. for an automobile parking space for Maine Medical Center and use of lots 14 to 18 Charles St. as a driveway for access to and egress from this parking space, is not issuable under the Zoning Ordinance because such a parking space with the driveway is not an allowable use of land unless first authorized by the Board of Appeals after the usual appeal procedure, according to Sect. 8A of the Ordinance applying to the Apartment House Zone where the property is located.

You have indicated the desire of the owner to seek authorization from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly  
rs.

WMCD/O  
Enclosure: Outline of appeal

Appeal Sustained conditionally. 9/3/54

\* December 16, 1954

20-32 Bramhall St.

Mr. Donald M. Rosenberger  
Director Maine General Hospital  
22 Arsenal St.

Dear Mr. Rosenberger:

An inspector from this department at the time of a recent inspection at the hospital noted two unsafe conditions in the boiler room. The first of these was the fact that the automatic -closing hardware on the fire door on the opening at the entrance to the boiler room from the laundry is in an unoperative condition, so that for all practical purposes this door, which stands in an open position, furnishes no protection for preventing the spread of fire from the boiler room to the balance of the building. This condition should be easy to correct.

He also noticed that an automobile is being stored in a space beneath the floor of laundry just off the boiler room but connected directly to it by a large door opening. At the time the laundry addition was built in 1942, the plans did not call for any enclosure of this space from the outside, but at sometime or other doors have been placed in the openings between concrete piers supporting the laundry section, thus providing an enclosure. The attention of the hospital management at that time was expressly called to the fact that it would be unlawful to store or park motor vehicles in this space unless it were to be separated from the rest of the building, especially the boiler room, by absolute (without openings) separations of 4-hour fire resistance.

We realize that you would probably have no way of knowing about this requirement and that very likely the existing conditions may have been established before you assumed management of the hospital. However, this situation, with the possibility of gasoline vapor being drawn into the oil burners so as to cause an explosion should a leak occur in the tank of a motor vehicle stored in this area, constitutes a definite hazard to the hospital and needs to be corrected at once. The practice of storage of automobiles in this area should be abandoned until steps have been taken to provide the required separations.

Will you be kind enough to look into these matters and let us know as soon as possible how they will be cared for?

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/B

December 19, 1954

DP 20-32 Branchall St.—Amendment #1 of Advance Permit for Foundation  
Maine Medical Center

Copies to: Messrs. Bradley, Brown &  
Kemperberger

Voorhees Walker Foley & Smith  
Att: Mr. Clark  
101 Park Ave. New York 17, N. Y.

Mr. G. E. Mortenson  
Supt. John A. Volpe Const. Co., Inc.  
Maine Medical Center  
20-32 Branchall St.

Mr. A. F. Perry  
Supt. Construction for Architects  
20 Branchall St.

Dear Mr. Mortenson:

Our check of boiler room plans and specifications has proceeded far enough so that amendment #1 of advance permit, approved and issued December 6, may be extended to include "removal and installation of certain parts of boiler room walls to admit the new boiler and the construction of concrete bases for various devices in the boiler room."

Thus the application for amendment which you filed on December 3 is now completely approved.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMO/B

6-13

December 6, 1954

HP 20-32 Bramhall St., Amendment #1 of Advance Permit for  
--Maine Medical Center--

Mr. G. E. Mortenson  
Supt. John A. Volpe Const. Co., Inc.  
Maine Medical Center  
20-32 Bramhall St.

Copies to: Mr. W. Bradley, Brown  
and McConkey

Veronica Walker Foley & Smith  
101 Park Ave.  
New York 17, New York

Dear G. E. Mortenson:

Issued herewith is amendment #1 to authorize construction of reinforced concrete beams and slab over tank room, fire pump room, transformer vault and storage rooms in the basement.

Please bear in mind that the automatic sprinkler system is required to protect all storage rooms in sub-basement and basement (ground floor).

We are not able yet to authorize the work included in the amendment for the boiler room because in giving special attention to the new wing, the plans and specifications for the boiler room work have not been checked.

We anticipate no difficulty with this work, and will endeavor to make our check as soon as possible. As a matter of fact no permit is really required for removing a section of boiler room walls to admit the new boiler and then replacing it; but it would be advisable to defer this work until we have found out more about the plans and specifications.

Your application for general construction permit includes only the construction of the new wing. To clear the matter up unless you have objection (in which case please notify us at once) we will add over the contractor's signature the work in the boiler room.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/B

P. S. To avoid the necessity of filing another amendment for the boiler room work included in this amendment #1, we will undertake to notify you when we are in position to approve that part of the work.

6 B





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, Dec. 3, 1954

PERMIT NO. 54/1253

DEC 8 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 54/1253 pertaining to the building or structure comprised in the original application 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 20-32 Bramhall St. Within Fire Limits? Dist. No. Telephone  
Owner's name and address Maine Medical Center, 22 Arsenal St. Telephone  
Lessee's name and address 878 George Bradley, Chairman Building Committee Telephone  
Contractor's name and address Portland Co., 58 Fore St. Telephone  
Architect John A. Volpe Const. Co., Inc. 54 Easter Ave. Telephone  
Proposed use of building Medical Center Plans filed No. of sheets  
Last use Hospital No. families  
Increased cost of work Additional fee .50

## Description of Proposed Work

To construct reinforced concrete beams and slab over the tank room, fire pump room, transformer vault and storage rooms all in the basement as shown on architectural drawings Binding order # 1 Structural order #3-5

To remove and reinstall certain part of boiler room walls to admit new boiler and a concrete base for various devices in boiler room shown on Binding order # 1 of boiler room plan.

Permit Issued with Letter

Amendment issued to contractor

## Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?  
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  
Material of underpinning Height Thickness  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining  
Framing lumber—Kind Sills Girt or ledger board? Size  
Corner posts Size Columns under girders Size Max. on centers  
Girders Size 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

Approved:

Signature of Owner By: John A. Volpe Const. Co. Inc.

Approved: 12/6/54 W. W. W. Inspector of Buildings

INSPECTION COPY

C-1031-50148



## APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, Aug. 23, 1954

PERMIT ISSUED  
01253

AUG 23 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~also to 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 20-32 Bramhall St. Within Fire Limits? yes Dist. No. 3  
Owner's name and address Maine Medical Center, 22 Arsenal St. Telephone \_\_\_\_\_  
C/O George Bradley, Co-Chairman Building Committee  
Lessee's name and address Portland Co., 58 Fore St. Telephone \_\_\_\_\_  
Contractor's name and address John A. Volpe Construction Co., Inc., 54 Eastern Ave. Telephone \_\_\_\_\_  
Architect Voorheers, Walker, Foley & Smith Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Medical Center No. families \_\_\_\_\_  
Last use hospital No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

### General Description of New Work

To excavate and construct foundation only for proposed 6-story addition on the existing hospital fronting on Bramhall St., as per plans.

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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
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 \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

APPROVED:

### Miscellaneous

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

Maine Medical Center  
John A. Volpe Construction Co., Inc.

Signature of owner by: Thomas A. Rossetti

INSPECTION COPY

# NOTES

8-14-54 Excavation  
 9-15-54 Excavation  
 partly done bottom too  
 wet to make test pit.  
 9-22-54 As above  
 9-23-54 Clay base found  
 for footings will be  
 tile drained to sump  
 pit.  
 9-27-54 Piling's being  
 driven across end of  
 existing wing to hold  
 bldg. while excavation  
 going on. Catch Basins  
 being installed on end  
 of out off Arsenal  
 St.  
 10-3-54 West end foot 25  
 being poured steel in  
 place OK Drains to be  
 put in after footings  
 are in place.  
 10-13-54 Forms for found-  
 ation wall going on above  
 west end footings  
 10-19-54 New footings  
 being poured along Charles  
 St. & along side piling's  
 Excavation nearly completed  
 11-8-54 center footings  
 underway.  
 1-6-55 Steel pads for  
 columns all set & grouted  
 level to 1/8"  
 2-23-55 Steel for Bldg  
 3/4th done. Boiler on  
 rollers behind boiler room  
 Column removed. all set  
 for boiler.  
 2-25-55 Boiler in bldg.  
 3-1-55 Boiler room wall  
 excavation underway to  
 replace wall section  
 3-11-55 Steel being bolted  
 up tight after basement  
 footing have settled back to  
 normal after frost action  
 See Haller's Test March 3-1955

Permit No.	541
Location	28-53 6 Broad St.
Owner	Massachusetts Medical Center
Date of permit	6/23/54
Notif. closing-in	
Insp. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

3-11-55 Forms underway  
 on steel beams @ Grade level.  
 3-15-55 Foundation for rear  
 boiler room wall poured &  
 blow off pit.  
 4-12-55 Incinerator stack  
 built up to floor. Fire brick  
 lining to start 2' below  
 bracing. Revised plans  
 not here yet.  
 4-21-55 Incinerator  
 chimney line  
 added to chimney for  
 forced draft.  
 10-14-55 OK to close in  
 inside p. plants rooms  
 1st & 2nd floors away  
 from fire walls.  
 12-15-55 OK to close in  
 3rd & 4th floors except  
 at fire curtains & fire  
 wells. & about elevator &  
 dumb waiter shaft.  
 12-27-55 Mr. M. Hansen to  
 remove block & view box  
 from 4th floor Eye Room  
 1-4-56 Above done. Vent.  
 on 4th floor with  
 plaster behind conduit boxes  
 all floors against elevator  
 shaft. Sub. Basement right  
 boxes to be moved &  
 to allow 6" wall.  
 1-4-56 letter to Mahoney etc.  
 about permit for sprinklers  
 in storage rooms.

# Maine Medical Center

Sheet #2

Second Sheet

Complaint No.

Permit No. 54-1253

Location 20-32 Bramhall St.

2-6-56 O.K. to close  
in rest of bldg except  
around all fire shutters

Found all Elevator  
& dumb waiter doors  
& fire shutters labeled.

Elevator & dumb waiter  
shafts not plastered  
thru intermediate floor

2-27-56 Access doors  
cuts made by fire  
dampers both sides

fire dampers 1st floor  
No ceiling furring in  
place yet

2-28-56 Mortenson &  
Blanchard to fur  
fire shutters last  
top to bottom floors.

3-8-56 Mr Mortenson  
to plaster 8' cross wall  
adjoining fire curtain  
4th floor between  
ceiling line & beam.

Vent system Hospitality  
shop all O.K.

Phoned Mortenson for  
adornment to cover  
proposed laundry chute  
in old Bldg. Bul #6?

3-15-56 O.K. to plaster  
fire walls over fire  
curtains all floors

3-27-56 Conct. to plaster  
over dumb waiter in  
sub basement & inter-floor

6-8-56 Check escape  
hatch Machine room vault  
door - hardware ✓  
Exit signs - cards.

Fire curtain instructions  
6-12-56 Check hardware  
Hospitality shop Exit G-43  
1st floor door hardware

G-12 & G-13 Clinic Cen. Room  
6th floor. Door hardware  
604 & 605 ✓

Sprinkler heads not in  
Film fitting room. Sub Base  
Main Front door has  
barrel locks

6-20-56 Escape hatch OK  
Door 604 OK.  
Door G-12 OK

6-9-56 Hospital open  
for inspection.

Temp. barrier now on  
Ground floor, 1st & 2nd  
& 3rd floors to pavilion  
will be removed this  
week after public insp.

7-16-56 All finished  
except 6th floor door  
into old operating room  
& Ground floor doors  
& partitions to side Exit  
of p. ilion



CITY OF PORTLAND  
DEPARTMENT OF BUILDING INSPECTION

GAS FITTING CERTIFICATE

Permit No. \_\_\_\_\_  
The entire system of new gas piping, fittings and equipment in the building  
at The Maine Medical Center  
has been installed in accordance with the Building Code of the City of Portland,  
Water  
was properly ~~air~~ tested on 55 lbs for 24 hrs and found to satisfy  
said test. The service supply pipe from street main is 1 1/4  
inches in diameter and all shut-offs required by law have been provided.

L. H. Halsey Jr.  
Signature, in ink, of person in charge of fitting.

The Moberly Co.  
Gas Fitting Contractor

After signing, this tag to be attached to "METER FIT" in building and not removed  
except by City Inspector.



CS MAINE PRINTING CO., PORTLAND

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 32-36 Bramhall St.

Issued to Maine Medical Center

Date of Issue July 16, 1956

**This is to certify** that the building, premises, or part thereof, at the above location, built—~~altered~~  
—~~changed~~ under Building Permit No. 54/2325, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

New T-shaped wing addition--sub-basement  
to sixth floor, incl.

APPROVED OCCUPANCY

Medical Center

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7/16/56 Nelson F. Cartwright  
(Date) Inspector

Warren H. Dwyer  
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.

(A) APARTMENT HOUSE ZONE



## APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Oct. 8, 1954

PERMIT ISSUED

02325

Oct. 29 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ <sup>existing</sup> building ~~structure~~ <sup>structure</sup> 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 20-32 Bramhall St. Within Fire Limits? yes Dist. No. 2  
Owner's name and address Maine Medical Center, 22 Arsenal St. Telephone             
c/o George Bradley, Co-Chairman Building Committee  
Lessee's name and address Portland Co., 58 Fore St. Telephone             
Contractor's name and address John A. Volpe Construction Co., Inc., 54 Eastern Ave. Telephone             
Architect Voorheers, Walker, Foley & Smith Specifications yes Plans yes No. of sheets 11  
Proposed use of building Medical Center No. families             
Last use hospital No. families             
Material            No. stories            Heat            Style of roof            Roofing             
Other buildings on same lot             
Estimated cost \$2,000,000. Fee \$ 150.00

### General Description of New Work

To construct an L-shaped ~~frame~~ <sup>Ground Floor</sup> six story high plus basement and sub-basement addition on the existing hospital fronting on Bramhall Street, as per plans.  
To make alterations in boiler room.

Permit Issued with Letter (2.)

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** John A. Volpe Construction Co., Inc.  
20 Bramhall St.

### 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             
Material of underpinning            Height            Thickness             
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            Girt or ledger board?            Size             
Girders            Size            Columns under girders            Size            Max. on centers             
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor           , 2nd           , 3rd           , roof             
On centers: 1st floor           , 2nd           , 3rd           , roof             
Maximum span: 1st floor           , 2nd           , 3rd           , roof             
If one story building with masonry walls, thickness of walls?            height?           

### If a Garage

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

APPROVED:

### Miscellaneous

Will work require disturbing of any tree on a public street? 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  
Maine Medical Center  
John A. Volpe Construction Co.

Signature of owner

David E. Mirallesi

## NOTES

1-6-55 See notes on advance  
permit for foundation only  
1-6-55 Pads all set & level  
for 5 ft. 1 column ~~etc~~  
Shoring underway in  
boiler room ~~etc~~

7815<sup>th</sup> - Rotten #8 - WMS  
4-4-55. Conc. slab floor  
in wing @ street level  
possible DE

See notes on Foundation  
permit & location in my

Permit No.	5412325
Location	20-32/33rd Ave. Hall 24
Owner	Mari Medical Center
Date of permit	7/27/89
Notif. closing-in	7/29/89
Inspn. closing-in	7/29/89
Final Notif.	
Final Inspn.	2
Cert. of Occupancy issued	7/16/89
Staking Out Notice	
Form Check Notice	

A HALF  
CENTURY OF  
SOLID  
EXPERIENCE

## EDWARD CAHILL, INC.

Manufacturers of  
ROLLING DOORS & METAL MOULDINGS

Telephone  
PRESCOTT 7-  
1625-6

82 INDUSTRIAL AVENUE EAST

CLIFTON, N. J.

July 16, 1956

*W.F. E. finish this  
complete to  
this record. give  
7/31/56*

J. G. Waxman Company, Inc.  
195 Dudley Street  
Boston 19, Mass.

Re: Maine Medical Center  
Portland, Maine

Gentlemen:

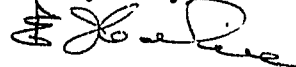
In response to John A. Volpe Construction Company's letter of June 29th, we are pleased to advise that the Rolling Steel Fire Doors which we furnished on this job were labeled by the National Board of Fire Underwriters.

These doors are capable of easy operation in both directions in ordinary use, and do have the fire automatic features as required by the Fire Underwriters.

These doors are equipped with a safety governor which will insure controlled descent in the event of fusing of the link or spring failure.

Trusting the foregoing is the information you require, we are

Yours very truly,



EDWARD CAHILL, INC.

EC/rg

RECEIVED

JUL 26 1956

DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

June 26, 1956

BP 2-32 Bramhall St.--Maine Medical Center

John A. Volpe Const. Co., Inc.  
Attn: Mr. Kortenson  
32 Bramhall St.

Copies to Messrs. Walker, Smith & Smith  
John A. Volpe Const. Co. Malden, Mass.  
Messrs. Bradley, Rosenbarger &  
Perry

Gentlemen:

Now that the new wing of Maine Medical Center is nearing completion and should soon be ready for this department to issue its certificate of occupancy, the following represents a list of items not yet completed which should be completed at the earliest possible date and this office satisfied for final inspection--this list being not only a reminder to the contractor and all concerned, but as a basis of checking by our field inspector. If you disagree with any item please take the matter up with Inspector Cartwright and see if all can be adjusted to his satisfaction. He will be on vacation the week commencing July 1, and it is not advisable to try to acquaint any other inspector with the details of this somewhat complicated job.

References for the most part are to numbered paragraphs of our letters when the permits were issued.

Letter to architects of 12/27/54 with copy to you

Par. 7.45: Ground Floor

OK  
7-16-56  
002, Main Entrance and 003, vestibule, instead of being without locking devices, have been provided with locksets by which the doors can be locked so that persons on the inside cannot get out without requiring a key--this in violation of Section 209a12 of the Code.  
At this writing there was still a temporary barrier between the new wing and the existing pavilion. 055, 056, 009 should be checked to see if the doors have vestibule latchsets affording "free side" as indicated in 12/27/54 letter.

Par. 7.46: Ground Floor

OK  
7-13-56  
040 has had swing corrected, but should be checked to make sure the free side is Hospitality Shop.  
043 and perhaps 040 also have been equipped with a side movement lever instead of the usual knob. This is unfortunate because the intent of the Code is that there shall be no doubt in anyone's mind how to operate the latchset of a door intended for egress. Perhaps this situation cannot be remedied now, but if at all possible it should be.

7-9-56

3rd floor Exit blocked to Pavilion Exit  
1st floor Block to Pavilion to Pavilion  
2nd " " to Pavilion

Remove  
7-13-56  
T.M.H.

Volpe Const. Co., Inc.-----2

June 26, 1956

Par. 7.49: Ground Floor

*Finished  
Sprinkler part  
OK  
7-16-56  
M 72*  
The room for boiler line is not yet fully finished, but is considered a hazardous room; so check should be made to make sure that the door to the room is a self-closing (normally closed and kept closed by a liquid door closer, (automatic or otherwise) labelled fire door of Class C or better.

Par. 7.53: Boiler Room

As requested in the original letter, will you be good enough to get from the hospital authorities a written statement that a competent attendant will always be in the boiler room when any of the boilers are operating it is realized that probably the new oil burners are fully automatic and labelled so, but it is understood that one or more of the old burners will be kept ready for use at least in a standby capacity. These old burners are not automatic and not fully protected--thus the necessity for the statement unless it can be shown that all of the burners are labelled as fully automatic.

Letter to Volpe Construction Co. of 12/27/54 (with general construction permit)

Par. 5: Elevators

*Accepted  
6-27-56  
M 72*  
We have sworn statements of test and safety from installer of dumbwaiter, but not from installers of the elevators. The blank statements are attached to the bottom of the elevator company's copy of application for installation of the elevators. Please see to it that these are filled out by the proper party who supervised the installation, signed, sworn to and filed at this office so that we can issue the certificates for use of all of the lifting devices.

Letter to Mahoney Company (copy to you and others) of 10/1/56

Second Par. Outside Open Sprinklers

*OK  
7-9-56*  
At this writing our inspector had not found the permanent sign in place at the valve to manually control these open sprinklers--to explain the purpose of the valve and tell how to operate it. Please have it done.

In General

The temporary protections for the pavilion while the construction work on the wing has been going on have not been removed, and it is realized that before very long additional construction work will be underway in the pavilion. While these precautions are necessary both now and then, it is most important that all concerned understand that all exit signs or lights and all hardware and all swing of doors and other features, whether in the permanent construction or in the temporary construction or temporary barrier, must be marked and kept in order so that both the occupants of the new wing and the occupants of the pavilion will have full protection and all safeguards for safety until the construction work is fully finished.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMC/B

*OK  
7-16-56  
M 72*



Yolpe Const. Co., Inc.-----3

June 26, 1956

Admissions are found in reference to letter to Architect of 12/27/54:-

Par. 7.42 Rolling Steel Fire Shutters

Please get written statement from manufacturer of the shutters, or produce your own written statement that the shutters furnished and installed for this Maine Medical Center job:

- are capable of easy lowering and raising by hand as well as having the fire sensitive automatic feature.
- will not drop suddenly and fast whether shutter is released by high temperature or by failure of the mechanism.

Par. 7.45 Sixth Floor

Opening not yet cut between new wing and old building, but check to see if Door 618 has vestibule latchset with free side on side toward new wing.

Par. 7.46 Ground Floor

Check to make sure exit light is provided on new wing side of connection to pavilion.

Check to see that two-faced exit light is provided to indicate G55 and G56 in Pavilion.

Temp.  
O.K.

7-16-56  
JMR

Not done 7-16-56 but  
to be finished with new pavilion contract.

7,8 + 9 B

June 26, 1956

BP 2-32 Bramhall St.--Maine Medical Center

Mr. George Bradley  
Co-Chairman of Building Committee  
Waite's Landing  
Falmouth Foreside

Copies to Messrs. Rosenberger, Mortenson  
& Perry  
John A. Volpe Const. Co. Inc.  
Voohees, Walker, Smith & Smith  
Att: Mr. Clark

Dear Mr. Bradley:

Now that the new wing of Maine Medical Center is nearing completion and occupancy, it seems best to collect together and list to you some of the features which have been mentioned in our many letters which, as far as we can tell, are up to the Center rather than the contractors. This letter is an effort to do that as a result of reports of our Field Inspector Cartwright, and is issued with the idea that it will give you the benefit of a sort of check list as well as serving in the same manner for us. Reference is made to some of the letters of which I believe you have always had copies.

Letter to architects of 12/27/54

Par. 7.44 Exit Signs

Early in the job we were told that the exit signs were all to be furnished by the Center and were not included in the contract.

Sub-Basement

Provide emergency exit sign over Surgical Procedure to Control. OK

Ground Floor

Provide directional exit sign in Equipment Room. OK  
Provide exit sign on door lobby to main entrance. OK

Sixth Floor

Provide exit signs of both sides of opening 604. OK

Standard exit lights are to be clearly directional or otherwise as the situation demands. Section 212e4 of the Code provides that exit signs shall have letters not less than six inches high for unilluminated or externally illuminated signs, the letters to show red on a light colored background with suitable directional indication, if needed.

Par. 7.42 Rolling Steel Fire Shutters

Please read again this paragraph about the opinion of our Board of Standards as to the purpose of the rolling steel fire shutters and as to the training of the hospital force in the operation of these shutters especially to create an area of refuge on the same level at which an emergency may arise. While we have no intention of trying to compel any such drills or instructions signs as indicated there, it is hoped that Mr. Rosenberger will see to it that comparable steps are taken so that these fire shutters which can contribute very definitely to the safety of persons in the hospital in time of emergency will be fully understood, perhaps by instruction signs at each shutter or in some other manner so that these

7/13/56- Mrs. Rosette says  
that it is to be cemented in a day or two?

OK  
7-16-56

George Bradley-----2

June 26, 1954

valuable and somewhat costly devices may not fail of their full capacity  
for service in case of emergency.

Very truly yours,

Harren McDonald  
Inspector of Buildings

Waco2/B

1A



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, March 31, 1955

PERMIT ISSUED

MAR 31 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 55/2325 pertaining to the building or structure comprised in the original application 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 20-32 Bramhall St. Within Fire Limits? yes Dist. No. 3  
Owner's name and address Maine Medical Center, 22 Arsenal St. Telephone  
Lessee's name and address C/O George Bradley, Chairman Building Committee Telephone  
Contractor's name and address John A. Volpe Construction Co., Inc., 54 Eastern Ave. Telephone  
Architect Malden, Mass. Plans filed No. of sheets  
Proposed use of building Medical Center No. families  
Last use hospital No. families  
Increased cost of work Additional fee 50

## Description of Proposed Work

To change construction of the new incinerator stack to use radi chimney block on face backed up with 4 1/2" of circle fire brick from a level 2' below the incinerator breeching to the top of stack, all as shown on architect's Sheet #4 of boiler plant alterations (Binding Order C2) revised on 2/10/55 and as specified in Bulletin #1 of boiler room, Page 2 masonry work Section F--this being in Item #2 of this particular bulletin dated 2/10/55.

Copy of bulletin and plan to be filed later.

## Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?  
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  
Material of underpinning Height Thickness  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining  
Framing lumber—Kind Dressed or full size?  
Corner posts Sills Girt or ledger board? Size  
Girders Size 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

Approved:

Maine Medical Center  
John A. Volpe Construction Co.

Signature of Owner by: [Signature]

INSPECTION COPY

C-10-154-3C-Marks

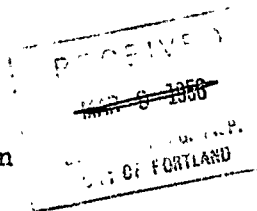
Approved: [Signature]  
Inspector of Buildings

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

*The Mahaney Company*  
*Engineers and Contractors*  
*Biddeford, Maine*

March 10, 1956

Department of Building Inspection  
City of Portland  
Portland, Maine



Att: Mr. Warren McDonald  
Re: Maine Medical Center

Gentlemen:

We are applying, hereby, for a permit  
for installation of one (1) Sprinkler head  
in new laundry chute to be installed at  
Maine Medical Center.

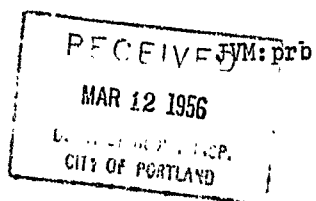
Will you please forward same and  
advise the cost so that we may send you  
our check?

Very truly yours,

THE MAHANEY COMPANY

By

*D. V. Mahaney*  
D. V. Mahaney, Treas.



March 13, 1956

EP 20-32 Branchall St. Amendment #1 for new wing Maine Medical Center--  
clothes chute and enclosure

John A. Volpe Const. Co.  
54 Eastern Ave.  
Malden, Mass.  
Voorhees, Walker, Smith & Smith  
Att: Mr. Alonzo W. Clark  
101 Park Ave.  
New York 17, New York

Copies to Mr. G. E. Mortenson

Mr. J. V. Mahaney, Treas.  
The Mahaney Co.

Mr. George Bradley

Gentlemen:

Approved amendment for constructing fire resistive enclosure and installing clothes chute at Maine Medical Center is issued to Mr. Mortenson herewith subject to the following:

1. The receiving room for laundry discharged from the chute at ground floor level (the Building Code terms this "basement") is considered in the nature of a storage room and should be equipped with sprinkler heads connected with the automatic system. This should prove no hardship as a sprinkler line is to be run up the shaftway to serve the single sprinkler head intended at the very top of the enclosure. Will the Mahaney Company, with reference to my letter of March 12 concerning the system, see to it that this protection is indicated on their plans?

2. It is understood that the door from ground floor corridor to the laundry receiving room is to be a self-closing labelled fire door no less than Class C. If this door would need to be held open for handling the laundry, it should be equipped with automatic door closer.

Very truly yours,

WMcB/B

Warren McDonald  
Inspector of Buildings

Enclosure to Mr. Mortenson: Applicant's copy of amendment

ORIENTATION



March 12, 1956

20-32 Bramhall St.--Installation of clothes chute and sprinkler  
system for it for Maine Medical Center in the pavilion

Copies to: Voorhees, Walker, Foley & Smith  
Attn: Mr. Alonzo W. Clark  
101 Park Ave.  
New York 17, N. Y.  
John A. Volpe Const. Co.  
54 Eastern Ave., Malden, Mass.  
Mr. G. E. Mortensen, Supt.  
John A. Volpe Const. Co.  
Maine Medical Center  
20-32 Bramhall St.

Mr. J. V. Mahaney  
Treas. The Mahaney Co.  
Biddeford, Maine

Dear Mr. Mahaney:-

Replying to your letter of March 10th concerning a permit for installation of one sprinkler head in the laundry chute proposed at Maine Medical Center, it is my impression from the architects that there is not only to be one or more sprinkler heads, but a "flushing ring" and that this particular equipment is to be served by a small but separate sprinkler system.

If that is the case you need to have made, as I explained to Mr. Mortensen, application for amendment to the sprinkler permit which you already have and with the application a plan of all the details which, before filing here, has had placed upon it a stamp of approval of the New England Fire Insurance Rating Assoc. or some comparable authority.

This application should be made by someone in person over the counter and the plan filed at the same time. I feel sure that you will be able to get this matter straightened out much more quickly than the amendments for the ventilation system permit by your sub-contractor.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/G

ORIENTATION

# APPLICATION FOR AMENDMENT TO PERMIT

MAR 1 1956

Amendment No. 1

Portland, Maine, March 9, 1956

INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 54/2325 pertaining to the building or structure comprised in the original application 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 20-32 Bramhall St. Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Maine Medical Center, 22 Arsenal St. Telephone  
 Lessee's name and address Telephone  
 Contractor's name and address John A. Volpe Construction Co., Inc., 54 Eastern Ave., Malden, Mass. Telephone  
 Architect Plans filed no No. of sheets  
 Proposed use of building medical center No. families  
 Last use hospital No. families  
 Increased cost of work Additional fee 50.

## Description of Proposed Work

To erect enclosure for clothes chute and to install clothes chute as per plan dated 2/3/56 - drawing 205 binding order 7. This chute will be located in old pavilion Wilkerson Type 5W SH 18 Chute, All discharge and charge doors will be Class B labelled fire doors and equipped with sprinkler head and vent. Enclosure will be 6" cinder block, plastered one side.

Permit Issued with Letter

Amendment to be issued John A. Volpe Construction Co., Inc., 20 Bramhall St.  
 Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?  
 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  
 Material of underpinning Height Thickness  
 Kind of roof Rise per foot Roof covering  
 No. of chimneys Material of chimneys of lining  
 Framing lumber—Kind Dressed or full size? Size  
 Corner posts Sills Girt or ledger board? Size  
 Girders Size 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

Approved:

Signature of Owner:

Maine Medical Center  
 John A. Volpe Construction Co., Inc.

Approved: 3/13/56

Inspector of Buildings

INSPECTION COPY

C-10-154-3C-Marks

ORIENTATION

February 10, 1956

89 32 Bramhall St.--Maine Medical Center

Voorhees, Walker, Smith & Smith  
101 Park Avenue  
New York, New York  
Att: Mr. Clark

Copies to Volpe Construction Co.  
Mahoney Co.  
Messrs. Mortenson and Perry

Gentlemen:

The detail showing fire separation at the head of the rolling steel fire shutters at the Maine Medical Center (your plan 1653-235, dated 2/1/56) shows a satisfactory method subject to the following:

1. On the first floor there are several ducts plus a pneumatic tube which run through the fire separation wall just below the fire-proofing of the steel beam. Supt. Mortenson and your Mr. Perry think that there is space enough between the walls of the ducts so that they can get sufficient vermiculite plaster between the ducts to afford the 2-hour fire separation. That, of course, is necessary. There is no way of providing a fire damper in the pneumatic tube and we will be satisfied without it on the basis that this is more a pipe than a duct, and on the basis that the plaster will be tight around the outside of the tube.
2. At each location where there is more than one duct abreast, sometimes the air flow is in one direction in one duct and in the opposite direction in other ducts. We raised the question as to whether or not it would be possible to reset the fire damper in a duct where the air will flow through the duct from the side of the fire separation at which the fire shutter is located, it being necessary to have the access opening in ceiling and duct on the side of the fire curtain housing toward the elevator. It appears that the ventilation contractor and Mr. Perry foresaw this difficulty and Mr. Perry says that they have tried it and that undoubtedly it will be possible to reset the fire damper with the access openings in the position described above. It is important, however, that the fire damper be in approximately the same plane as one face or the other of the fire separation indicated on the print.

Very truly yours,

Warren McDonald  
Inspector of Building

WRCB/D

ORIENTATION

JOHN A. VOLPE CONSTRUCTION CO., Inc.

54 EASTERN AVE., MALDEN 48, MASS.

TELEPHONE MALDEN 2-8430

Date: 2/7/56

To: Mr. Warren McDonald  
Dept. of Building Inspection  
City Hall  
Portland, Maine

Project: Main Medical Center

Gentlemen:

We are sending to you ☒ herewith  
☐ under separate cover

1 copies each of Drawings # Bulletin #2

For:

☐ approval ☐ final approval ☐ use on job  
☐ checking and correction ☒ your information  
☐ your drawing approved by architect or engineer as corrected  
☐ your final approved drawings

Submitted by: Voorhees, Walker, Smith and Smith

Note: One complete set of "up to date" plans is being forwarded to you under separate cover.

*N.A.C.  
Apparently they have  
sent only one bulletin  
and the plans mentioned  
have not come in yet  
when the plans come  
pls check over and  
tell me what we still  
need - write it down  
pls WMS 2/8/56*

Very truly yours,

JOHN A. VOLPE CONSTRUCTION CO., INC.

By Philip A. Rossetti

DP-22-34, Ramhall Stl-Fire Separation Walls  
and Rolling Steel Shutters

February 2, 1956

Varhese, Walker Foley & Smith  
Att. Mr. Alonzo W. Clark  
101 Park Ave.  
New York 17, N. Y.

Copy to: Messrs. John A. Tolpe Construction Co.  
54 Eastern Ave., Malden, Mass.

Mr. Bradley & Mr. Mortenson

Gentlemen:

A difficulty has arisen with relation to the continuity of the fire separation walls of two-hour fire resistance on the several floors where the rolling steel fire shutters occur. I think Mr. Clark is somewhat aware of this situation, and it seems necessary that you prepare a plan view and any necessary cross-sections to show precisely how the contractor is to establish the two-hour fire resistance without any opening in it except the not opening to be filled by the fire shutter in the down position, and to be compensated for where the ducts penetrate the wall by fire dampers with adequate access openings.

The detail on your drawings shows a plastered cinder block wall as though it were to bear upon the housing of the fire shutter mechanism. It becomes obvious that even this small wall would require some kind of a lintel; but I am told that it was found necessary to change the location of the fire shutter lengthwise of the corridor so that the shutter guides would be at the edge of the column fireproofing instead of having the guides so located that the fire shutter would actually be between the columns.

It seems evident that to maintain the continuity of the fire separation an assembly affording two-hour fire resistance must be provided by way of a wall or partition extending down into the corridor so as to overlap the guides in such a way that when the shutter is down a fire would be impeded by either the two-hour material or the actual shutter. We can accept any assembly of materials for the two-hour resistance listed by NBFU if based upon actual tests not estimated ratings.

In this connection the plan should show the location of the automatic fire damper in the ducts and also the access openings in such a location that it will be possible to reach in through the access openings and actually service the dampers.

It will be of advantage to all concerned if this information may be forthcoming quickly because we have been compelled to ask the contractor to refrain from plastering in these locations until we can be sure of compliance with the Code.

Very truly yours,

WFCB/H

Inspector of Buildings

January 25, 1956

Location--32 Bramhall St.

Owner--Maine Medical Center

Volpe Construction Co.,  
54 Eastern Ave.,  
Malden 48, Mass.  
Att: Philip A. Rossetti

Gentlemen:

Please send us a copy of Bulletin #2 and a copy of each blueprint revised and listed on Bulletins #1 through #5.

If any future changes or revisions are made please keep us up to date by sending both the bulletin and revised drawing.

Admittedly many of the changes and revisions are minor and may have no bearing on Building Code regulations, but when the job closes we would like to file away the latest plans of the hospital for future reference.

Very truly yours,

Warren McDonald  
Inspector of Buildings

NFC/B

Field Inspector



# VOLPE

54 Eastern Avenue, Malden 48, Mass. MAlden 2-8430



Washington, D.C. and Rome, Italy

*No Bulletin # 2*

BUILDERS

January 12, 1956

Department of Building Inspection  
Portland, Maine

Attention: Mr. Warren McDonald

Re: Maine Medical Center

Gentlemen:

Enclosed are copies of Bulletins #4 and #5 showing revisions and latest revised drawings. Kindly inform this office of the drawings required.

These will be printed and forwarded to you for your files.

Very truly yours,

JOHN A. VOLPE CONSTRUCTION CO.

*Philip A Rossetti*

Philip A. Rossetti

FAR:O  
enc

*W.F. B. Have you asked Mr. Mortensen for some plans. Mr. Rossetti phoned me and said Mr. M. has asked the home office to send revised plans to us. They are willing but do not know what to send. Pls see me. MMR 1/13/56*

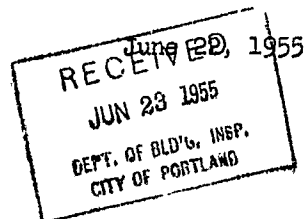
RECEIVED  
JAN 13 1956

# VOLPE

64 Eastern Avenue, Malden 48, Mass.

Malden 2-8480

## BUILDERS



Department of Buildings  
Portland, Maine

Attention: Mr. Warren McDonald

Re: Maine Medical Center

Gentlemen:

Enclosed for your information is Bulletin #3, Issued after Award of Contract.

We wish to call to your attention Item #18- Fire Dampers. We believe this item will clarify your request. It is our understanding that this item was holding up the issuance of a permit for the construction of duct work.

If there are any further questions do not hesitate to call on us.

Very truly yours,

JOHN A. VOLPE CONSTRUCTION CO.

*Philip A. Rossetti*

Philip A. Rossetti

PAR:O

enc

cc: Voorhees, Walker, Smith & Smith  
Mr. A. C. Perry

*N.H. 6 Please note you make of this, means we still need to wait for revised plans and affl. for ventilator in amendment. 7/8/55*

Foreign Office: ROME, ITALY . . . Branch Office: WASHINGTON, D. C.