

Permit No. 46/2532
 Location 335 Brighton ave.
 Owner Cateopathic Hospital
 Date of permit 1-21-46
 Approved 12-14-45 P.M.

NOTES

Success completely installed
 when requirements were
 less than 24 day
 instructions are to
 contact Hospital and
 explain to them report
 please day law.
 will notify me if they
 do not install
 within 24 hours.

L. Davis

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner Rating & Size
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Remote Control
- 9 Laying Support & Protection
- 10 Valves to Supply Gas
- 11 Control Valve
- 12 Gas Pressure Regulator
- 13 Back Check Valve
- 14 Oil Control
- 15 Gas Control
- 16

2/21/46
 No remote control
 Tank and pipe Ballad
 Oil said this was
 replacement of former

25-409
229-355

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Room 21, City Hall

Gentlemen:

In connection with the installation of oil burning equipment as indicated in statement below, please sign this statement and return to this office as promptly as possible so that the permit may be issued. If everything else is found in order, retaining the copy for your file.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings.

1. This statement is to become as much a part of the application for a permit to cover installation of oil burning equipment for *Hospital* at *335 Brighton Ave.*, as though written on the application form. *Osteopathic*

2. A switch or other manual control capable of completely stopping flow of oil to the burner will be provided, such device to be so located as to be conveniently reached and operated without being exposed to danger that may exist at or near the burner. If feasible this switch or similar device will be located at or near the top of the cellar stairs. In case the burner is of a type without electrical controls, a quick-closing valve will be provided in the oil supply line so located and arranged that the valve may be manually closed from the top of the cellar stairs, or outside of the room where the burner is located or from outside the building.

3. A quick action, self-closing valve designed to close at 160 to 165 degrees Fahrenheit will be provided in oil supply line.

4. Readily accessible shut-off valves, one of which may be the self-closing valve indicated in No. 3 if capable of manual operation, will be installed in oil supply line near each burner and close to supply tank. Shut-off valves will be installed on each side of oil strainers which are not a part of the oil burner unit or which are connected to oil burner unit without intervening piping or tubing. Shut-off valves will be provided both on the discharge side and the suction side of oil pumps, if any, which pump directly to the burner but which are not a part of the burner unit.

5. If there is to be a shut-off valve in the discharge line of an oil pump, a suitable pressure relief valve will be connected into the discharge line between pump and shut-off valve and arranged to return surplus oil to the storage tank or to by-pass it around the pump.

The Bayl Corp.
Installer

Date *Nov 15 1941*

By *D. J. Wilson*

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED



RECEIVED
NOV 10 1941
Portland, Maine, November 6, 1941
DEPT. OF ELEC. INSP.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

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 335 Brighton Ave., City Use of Building Clinic No. Stories New Building
Existing "Existing"
Name and address of owner of appliance Osteopathic Hospital of Maine, 335 Brighton Ave., Portland, Me.
Installer's name and address The Boyd Corporation, 187 Middle St., City Telephone 3-0274

General Description of Work

To install 1 General Electric Oil Furnace with all necessary controls, 275-gal. storage Tank

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 18"
from top of smoke pipe 16" from front of appliance 16" from sides or back of appliance 2"
Size of chimney flue 8x8 Other connections to same flue none

IF OIL BURNER

Name and type of burner General Electric conversion Labeled and approved by Underwriters' Laboratories? Yes
Will operator be always in attendance? yes Type of oil feed (gravity or pressure) Pressure
Location oil storage cellar No. and capacity of tanks 1 275-gallon
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? none

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer The Boyd Corp.
B. Wilson

PERFECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

335 Brighton Avenue--Alterations in the rear of first story in Osteopathic Hospital
by Gogins & Clark, contractors--12/27/46

To Owner - Contractor:

Since the hospital is equipped with an automatic sprinkler system, it is quite likely that introduction of these new partitions may require adjustment as to location of the sprinkler heads. The correct location and arrangement of these sprinkler heads is of considerable importance to the safety of the hospital and its occupants, and the owners should consult a competent sprinkler man and have him check the proposed arrangement with the standards of the National Board of Fire Underwriters for sprinkler systems--then make any adjustments that seem necessary to meet the requirements.

Will you be kind enough to see that this matter is cleared up before we get notice for closing-in inspection on the new partitions?

WMcD/S

CC: Osteopathic Hospital of Maine
335 Brighton Avenue

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure... Third Class

PLAN 11000.0
02571
DEC 24 1946

Portland, Maine, December 24, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

alteration

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~rebuild~~ ~~demolish~~ 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 335 Brighton Avenue Within Fire Limits? no Dist. No. _____

Owner's name and address Osteopathic Hospital of Maine, 335 Brighton Ave. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Gogins & Clark, 46 Portland Street Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Hospital No. families _____

Last use " No. families _____

Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot Hospital

Estimated cost \$ 400. Fee \$ 1.00

General Description of New Work

This work is in the ~~main~~ building in the rear.
To partition off two rooms, first floor rear, for use as X-ray rooms.
Studs 2x4, 16" O.C., sheetrock both sides.

Permit issued with Memo

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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.

Details of New Work

Is any plumbing work 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 _____ c:ilar _____

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? _____

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

Osteopathic Hospital of Maine

Signature of owner By: A. H. Clark

APPROVED:

INSPECTION COPY



Original Permit No. 21-936

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, November 27, 1911

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 47 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 325 Brighton Avenue Within Fire Limits? no Dist. No. _____

Owner's or Lessee's name and address Osteopathic Hospital of Maine

Contractor's name and address Carroll & Jones Co., 21 Pearl Street

Plans filed as part of this Amendment yes No. of Sheets 1

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no

Increased cost of work 175 Additional fee 25

Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To erect metal fire escape ^{eastern} on each of building from second floor to ground as per plan submitted.

Approved: Chas. W. Johnson
Chief of Fire Department

Osteopathic Hospital of Maine
Carroll & Jones Co.

Signature of Owner: F. J. DeChamps

Commissioner of Public Works

Approved: 11/18/11 - W.M.D.
Inspector of Buildings

INSPECTION COPY

PH
734

Rept. 95710-I

July 3, 1941

Osteop. Hospital of Maine
c/o Dr. Harry H. Campbell
142 High Street,
Portland, Maine

Gentlemen:

Enclosed is the building permit covering alterations in and conversion of use of the garage building (former stable) on the hospital property at 535 Brighton Avenue in accordance with the terms of the application for the permit, the zoning appeal relating thereto having been sustained conditionally on June 2, 1941, and the agreement indicated as a condition of the appeal having been filed in the office of the City Clerk on June 30, 1941.

Please note the following as relates to compliance with the Building Code:

1. The actual framing of the front entrance piazza and the rear exit piazza is not shown. These details, including the foundation, will have to comply with the Building Code including the foundation which should extend at least four feet below the grade of the ground or to ledge whichever is encountered first, and the floor designed for 40 pounds per square foot live load.

2. I presume the proposed fire escape will be designed by the steel company who is to erect it, and since full details are not given on the plans we now have, it will be necessary to file an amendment to this permit and with the application for the amendment the actual plan of the fire escape showing all of the details called for by the Code specifications for a standard fire escape. In this connection Dr. Campbell will remember that I called his attention to the fact that a 24 inch width would be satisfactory for the upper landing and the run of stairs of the fire escape, but that in any event the drop ladder would have to be fully as wide as the run of stairs.

3. The details of change of supports under the first floor, etc., indicated in the 7th paragraph of my letter of June 6th can best be taken care of by consultation with the inspector on the job as the work progresses.

4. The revised plans still do not show the 4x6 posts supporting one end of each steel beam to extend down to the cap of the new Lally columns to be provided in the cellar. This is required and the 4x6 posts will, of course, be fully braced at the first floor level. Whoever does this work will have to know what he is about before he starts, for as I see it, to carry these 4x6 posts down to the tops of the plates on the Lally columns will require cutting through the 8x8 girder under the first floor and supporting the ends of the 8x8 where it is cut through on the bracketed cap of the Lally column, the ends of the 8x8 being bolted to the column cap. This will have to be taken into account when the Lally columns and their caps are ordered, and it may be that you will have to get a larger column than the 8 1/2 inch Lally shown in order to get the type of cap needed. Evidently the plan contemplates using the new partition in the first story as a bearing partition beneath the existing 7x7 girder under the second floor. On this basis it will be necessary to carry the studs of this partition down through the floor to a bearing upon the existing 8x8 girder in the cellar beneath instead of

9371C-1

June 6, 1941

Osteopathic Hospital of Maine
c/o Dr. Harry H. Campbell
142 High Street,
Portland, Maine

Dear Dr. Campbell:

Examination of the plans of the proposed out-patient clinic and internists' quarters in the former garage at 335 Brighton Avenue for Osteopathic Hospital of Maine discloses the following:

The first story toilets and wash room are required to have a waterproof floor surface and a waterproof base. It would also be well to use the type of base known as "sanitary", but the waterproof nature of the material is required.

There should be provided a rear door from the first story with steps leading to the ground, the door to be at least three feet wide and equipped with such a lockset that any person can leave the building from the inside merely by turning the usual knob.

One fire extinguisher would be required in the cellar and one in the first story, both of a type bearing the label of the Underwriters' Laboratories, Inc. for the use intended.

I presume the proposed fire escape is to be of iron. If that is the case, it will, of course, comply with all of the requirements for standard fire escapes and the detailed plan of the fire escape would have to be filed by the installer and an amendment secured to the original permit before the escape was put on. If it is to be of metal, it is not required to be more than two feet wide and a fire ladder may be used for the last ten feet from the bottom of the sloping stairs to the ground. If the escape is to be of wood, it would have to be 30 inches wide and extend as stairs clear to the ground.

I note that the underpinning on at least one end of the building is to be unusually high, perhaps six or eight feet. It would be excellent practice to make this brick underpinning at that height more than eight inches thick.

The general strength of the first floor frame seems to check out, but I understand that you are to replace all of the cedar posts by brick piers. There are also some places in this floor framing that need attention and I noted also some places where the supports of the plate under the roof rafters are inadequate. Doubtless there are other places in this old building that need attention, but these can be taken care of during the course of construction.

The 4x8 posts under the ends of the steel beams ought to be fastened to the steel beams at their tops and ought to extend clear down through the floor to a bearing on and be fastened to the new lally columns to be provided in the cellar.

The information that I have shows that even after the strengthening of the second floor had been made there would be 7x7 beams on a 15 foot span supporting the second floor joists, the 7x7's being in turn supported by the new steel

Hospital of

Harry H. Campbell

June 6, 1911

These 7x7's are far from adequate to take the theoretical loads that come upon them and will have to be strengthened in some manner.

The arrangement which is now supporting the roof is really not adequate at all. I note that the upper horizontal end member of each 6x6 truss has deflected badly where it extends out on either side as a cantilever. Mr. Millward has sought to remedy this situation by putting a 4x6 strut under each of these cantilevers down to a bearing on the 6x6 header posts. I doubt if this will work out either in figures or in practice, and it seems to me some better arrangement ought to be arrived at. I am not prepared to say that we will insist on some different arrangement here, but I rather think one will be necessary. I should think there would be some possibilities of working in some of the excess strength in the new steel beams in this connection.

Mr. Millward has a copy of this letter.

Very truly yours,

WMB/H

CC: William B. Millward
37 Lime Avenue

Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. 1111

JUL 8 1941

Portland, Maine, May 6, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~in whole~~ the following building structure ~~to be~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 335 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or lessee's name and address Osteopathic Hospital of Maine Telephone 2-2086
 Contractor's name and address Coser 335 Brighton Avenue Telephone _____
 Architect _____ Plans filed yes No. of sheets 23
 Proposed use of building out patient clinic, 1st floor, internal quarters No. families _____
 Other buildings on same lot Hospital _____
 Estimated cost \$ 800 Rec \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 2 Heat none? Style of roof pitch Roofing asphalt
 Last use stable (4 cars) No. families _____

General Description of New Work

- To raise building 42" and provide new concrete foundation wall (concrete floor)
- To partition off first floor as shown on plan, cutting in five new windows, on east side of building, two of these for ventilation of new toilet rooms and will be at least three square feet in area, assembly hall to seat about thirty-five, 2x4 studs 16" OC covered with insulation board
- To provide two bedrooms, study room and new bath on second floor, new bath room has an existing window at least three square feet in area - window to be placed in existing door 2x4 studs 16" OC covered with insulation board
- To remove existing cupola on roof

Continued conditionally

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 heating contractor.

Details of New Work

Is any plumbing work involved in this work? yes
 Is any electrical work involved in this work? yes Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? solid earth or rock? ledge
 Material of foundation concrete Thickness, top 10" bottom 12" cellar _____
 Material of underpinning " to sill sill at least 8" above grade Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering asphalt roofing Class C Und. L.S.
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat separate permit Type of fuel _____ Is gas fitting involved? _____
 Framing lumber--Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside wall) and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY
 Signature of owner Chas. [Signature] Osteopathic Hospital of Maine
 Signature of contractor [Signature]

Permit No. 41/936 P

Location 335 Brighton Ave

Owner St. Elizabeth's Hospital

Date of permit 8/3/41

Notif. closing-in 10/9/41

Inspt. closing-in

Final Notif. 3-3274

Final Ins. INSPECTION NOT COMPLETE

Cert. of Occup. issued

NOTES

8/5/41 - Plots 224, 225

Highly wooded block

22 corners & 2 others

Plots 226, 227, 228

22 corners & 2 others

Plots 229, 230, 231

22 corners & 2 others

Plots 232, 233, 234

22 corners & 2 others

Plots 235, 236, 237

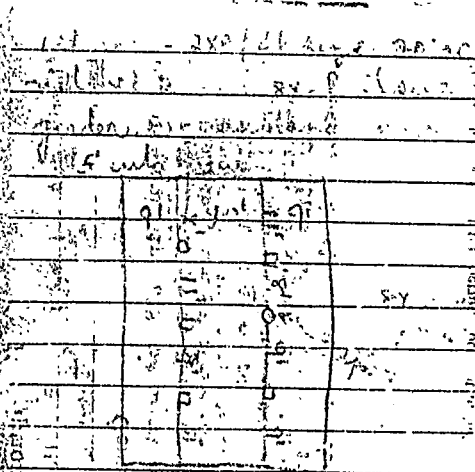
22 corners & 2 others

Plots 238, 239, 240

22 corners & 2 others

Plots 241, 242, 243

22 corners & 2 others



8/1/41 - Work on foundation
faced up - A.G.

8/1/41 - Work on foundation
faced up - A.G.

Foundation work

8/25/41 - Work paving roadway

slowly - A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

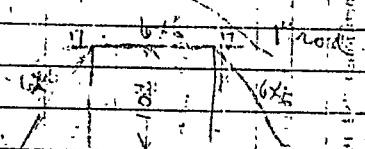
made A.G.

9/2/41 - Work on foundation

made A.G.

9/2/41 - Work on foundation

made A.G.



12-1325



City of Portland, Maine

1/2/14

~~City of Portland, Maine~~

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Osteopathic Hospital at 335 Brighton Avenue
of Maine

May 18, 19 61

To the Municipal Officers:

Your appellant, Osteopathic Hospital of Maine

who is the owner of property at 335 Brighton Avenue

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph 1 of the Zoning Ordinance on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance

The decision of the Inspector of Buildings denies a permit to cover increasing height by three feet six inches and otherwise altering the existing garage on the above property, and converting the garage for use in the first story as a clinic and staff assembly room and in the second story as living quarters for several internes, all in connection with and necessary to the hospital on the same property, because the proposed uses do not conform with the terms of the Zoning Ordinance in the Single Residence-1 Zone where the property is located.

The reasons for the appeal are as follows: The appellant wishes to remodel the former stable on this property, improving the outside appearance of same without any enlargement, to use same for a free out patient clinic where the poor may come for osteopathic services. This clinic will operate for three hours in the morning. It is the belief of the appellant that this change will in no way increase the fire hazard to, or prove detrimental or obnoxious to the neighborhood.

Out of the Hospital of Maine

By: *[Signature]* Treasurer

64130

49/30

△
Action of Committee on Appeals
Osteopathic Hospital of Maine
635 Brighton Ave.

May 29, 1941

- Chairman Martin.....
- Edward Berry.....
- Dr. Leighton.. *W. L. M. M. M.* ..
- Ferman Libby.....
- William J. Ward.....

COPY

STATE OF MAINE

Cumberland, ss.

Portland, June 17, 1941

MEMORANDUM OF AGREEMENT ENTERED INTO THIS 17th DAY OF JUNE 1941
BY AND BETWEEN OSTEOPATHIC HOSPITAL OF MAINE, INC. AND RESIDENTS
LIVING IN THE VICINITY OF THE HOSPITAL.

1. THE OSTEOPATHIC HOSPITAL OF MAINE, INC. agrees to close the roadway running from their hospital to Prospect Street, and keep same closed as long as it operates a hospital or until it sells the property in that vicinity for house lots.

2. To do everything in its power to keep the locality free from dust, vibration and noise of traffic.

3. To use the existing garage on the hospital property after the same has been converted, for use of internes and storage purposes only.

4. Not to allow a free clinic to be operated or maintained, nor to operate or maintain a free clinic themselves on the premises.

THE RESIDENTS, so-called, agree that the above is in compliance with an order passed unanimously by the Board of Municipal Officers of the City of Portland on the second day of June 1941.

In Witness whereof THE OSTEOPATHIC HOSPITAL OF MAINE, INC. has caused its corporate name to be signed by HARRY H. CAMPBELL, its Treasurer thereunto duly authorized, and THE RESIDENTS, so-called, have caused this to be signed by _____ thereunto duly authorized, this 17th day of June A.D. 1941.

THE OSTEOPATHIC HOSPITAL OF MAINE, INC.

By (Signed) Harry H. Campbell _____
Its Treasurer thereunto duly authorized

THE RESIDENTS

By (Signed) Elliott P. Perkins _____
thereunto duly authorized

(Received in Office of City Clerk June 30th, 1941)

41/32

City of Portland, Maine *Sustained Conditionally*
IN BOARD OF MUNICIPAL OFFICERS 6/2 41

ORDERED, that the appeal under the Zoning Ordinance of Osteopathic Hospital of Maine, relating to alterations of the existing garage on the hospital property at 335 Brighton Avenue and converting the building for use in the first story as a clinic and staff assembly room and in the second story as living quarters for several internes, contrary to the terms of the Ordinance in the Single Residence-A Zone where the property is located, be sustained conditionally, and that a building permit be granted to said appellant institution subject to the following conditions:

1. That all terms of the Building Code be complied with;
2. That an agreement embodying the conditions set forth verbally before the Municipal Officers be signed by the appellant institution and by a Trustee representing a majority of the neighboring property owners protesting against the proposed use, and be filed with the City Clerk before the building permit is issued.

BECAUSE enforcement of the ordinance in this specific case would cause unnecessary hardship by preventing the appellant institution from affording normal hospital services to the public; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance provided the dust, vibration and noise of traffic due to the driveway approach from Prospect Street is eliminated.

41/32

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF OSTEOPATHIC HOSPITAL
IN MAINE RELATING TO USE OF THE PROPERTY AT 335 BRIGHTON AVENUE

May 29, 1941

Public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Martin, Councilors Berry and Libby and Dr. Leighton who came in during the hearing on this appeal, and the Inspector of Buildings.

Forrest Richardson, attorney, appeared in opposition, saying that he, himself, lived within the notice area and that he was representing 25 neighbors in opposition to sustaining the appeal without pay for his services. He said that the Zoning Ordinance was passed to protect homes in the best residential areas and that the appeal was intended to prevent irreparable damage to innocent persons and that the appeal was not to be used indiscriminately. He said the hospital does not stand in the place of an innocent person, their building was formerly the Pierce home, later purchased by Dr. Wescott and used as a sanitarium being a very quiet institution with none of the activities of a hospital. That, he said, was the situation when most of the home owners in that locality bought their homes. The Osteopathic institution had a chance to purchase St. Farnabas Hospital which was in a zone where hospitals were not excluded.

Mr. Richardson said that failure to grant the permit does not cause irreparable damage either to the hospital or to the public. There would be no damage to the hospital because the clinic is to be free. The public would not be damaged because there are ample free clinics now, -one at India Street, one at Maine General Hospital, one at Queen's Hospital and an out-patient clinic at Maine Eye and Ear Infirmary for special ailments.

He thanks the charity feature of the proposition is a subterfuge. He outlined the reasons for establishing the Osteopathic Hospital as being because osteopathic physicians could not practice in the older hospitals of the city. He said that the taxable valuation of the total property had been reduced from about 15,000 dollars to about 6,000 dollars since the present owners took over.

Mr. Richardson said that instead of attempting to cooperate with the residential neighborhood the hospital authorities had ignored the neighborhood; that Dr. Wescott had used the approach to the property from Brighton Avenue almost exclusively but the present owners use largely the approach driveway from Prospect Street and that the proposed clinic would increase that traffic largely and therefore the traffic hazard at the bad corner of Prospect and Highland Streets. He said there are already obnoxious features of the present hospital such as the operating room, the electrical equipment and stench from the out-of-doors incinerator.

Walter DeC Moore read a statement in opposition to sustaining the appeal which is attached.

Dr. Harry H. Campbell read a statement from the Board of Trustees of the hospital in support of the appeal, this statement being attached. He then went on to charge the opponents of the appeal with trying to block the hospital development, and saying that all of the neighborhood were not opposed to the proposition, he introduced several who testified to that effect:

Mr. & Mrs. A. F. Jordan, 361 Brighton Avenue, -Mr. Jordan said he thought the hospital was an asset to the community, especially the pine grove and that he does not object to the development; while Mrs. Jordan seconded what her husband said and added that she thought hospitals were a great necessity in these days.

4/1/32

Louville R. Rumery of Hollis Road said that the osteopathic people were good neighbors and that he enjoys the pine woods.

Mrs. Nellie Baker at the corner of Prospect and Highland Streets said that she had no objections to the appeal being sustained and she questioned the matter of encouragement of children playing in the street instead of on private property.

Mrs. Major Clough of the Volunteers of America testified to the good that an out-patient clinic would do for the poor in Portland and illustrated by citing conditions in Boston where the Osteopathic clinic had been able to do some things which the other clinics could not do.

Dr. Campbell then said that the back road from Prospect Street had been established for many years, that the institution had already contracted with the Boyd Corporation for a hard-surfaced driveway from Brighton Avenue clear through to Prospect Street. He said that the charge of misrepresentation and subterfuge in the matter of taxes and valuation were unjustified and read statement from Federal Authorities to support this view. He said that the normal capacity of the hospital is 35 beds, not including the nursery and the emergency capacity 45 beds; that in case of national emergency or war the institution might well be of very great benefit as a dressing station, etc., in that particular neighborhood.

Mrs. William Looney asked how many non-paying patients were accepted in the hospital. Dr. Campbell replied that there are quite a number from time to time. Mrs. Looney objects to the hospital not paying taxes since most of them engaged in it are doing it for profit while private property owners are compelled to struggle along without relief to the best of their ability. She said she thought the taking over of the garage for a clinic would mean the necessity for building another garage, perhaps a nurses home would be the next objective and that this was really the beginning of the development of a general hospital which would be detrimental to the neighborhood.

Mrs. Elliott Perkins raised the question of Whiting Street and the possible encroachment of the building in question on this right-of-way. Later on Councillor Berry inquired about Whiting Street and Mrs. Baker and Dr. Campbell between them contended that Whiting Street does not now exist as a street or as a right-of-way, that years ago the abutting owners had each contributed a width of 20 feet to make a future street but on condition that it be accepted and developed as a street before a certain time had elapsed. That time now having long gone by, the conditionally dedicated right-of-way reverts to the abutting owners.

Forrest Richardson asked through the Chairman for Dr. Campbell to explain in what way Mr. Richardson had misrepresented in his statement before the Committee.

Dr. Campbell said that Mr. Richardson had presented the reasons for establishing the hospital in a wrong light, that the kitchen and operating rooms are legitimate parts of any hospital, that the hospital right to carry on there was established as a non-conforming use before the Zoning Ordinance was adopted; and that the osteopathic physicians naturally and legitimately enough were called upon to find hospital facilities through which they could attend to their patients.

Mrs. William B. Ward, Jr. of 147 Prospect Street said that she thought the hospital was a Brighton Avenue institution and that the road leading to the hospital property from Prospect Street is what brings the Deering Highland residents intimately into the situation. She complained of the tree farmers near Prospect Street

and that the back door traffic was routed to the hospital property from Prospect Street meaning much dust, noise and many trucks. She said that she had complained about a year ago several times to Dr. Campbell about these conditions and that he had put her off, now he had come to say that they were going to pave the driveway but the next day they received notices of this appeal making the whole process look suspicious.

Mr. Moore said that even if the hospital is not an institution for profit, the physicians attending patients there and all those working in the hospital were profiting by its use.

Mr. Richardson called attention to the fact that no appeal was needed to correct the hazardous and dilapidated condition of the building in question; that traffic must necessarily be increased by the establishment of the free clinic; that those of the neighborhood who were in favor of the appeal are either some distance from the hospital or separated from it by the pine grove. He named those for and against the appeal both on Highland and Prospect Streets, and insisted that one of the main reasons for establishing the hospital was so that osteopathic physicians could keep their patients through the hospitalization.

Miss Charlotte Moore asked through the Chairman if the usual entrance to the proposed clinic would be from Prospect Street. She said that already the hospital had caused a great increase in the number of trucks and other traffic entering the property from Prospect Street.

Dr. Campbell said that he thought that was undue alarm over the back road from Prospect Street. He said if necessary the traffic over this road could be restricted or the road could be eliminated.

Mr. Wilson Blake of Hollis Road said that he would rather have the pine woods cut down to be developed for residences than have the hospital spread over toward his home.

Mr. William Ward, Jr. said that the property owners opposing the appeal represented a taxable valuation of about 200,000 dollars and that their property should be definitely protected.

Ralph Haskell was called upon to express an opinion by Dr. Leighton who said that he thought this was a question of zoning law and protecting residential property not one of the kind of hospital that was there. He said that he as a resident in the neighborhood had no objection to Dr. Wescott's use of the property and that he was not now living in the neighborhood and not familiar with present conditions. (Mr. Haskell talked as though he still owned the property in the neighborhood).

Warren McDonald

41/32

May 29, 1941

Read at hearing by Walter B. C. Moore

At 2:10 today Mr. Jacob Berman telephoned me saying he understood that I was opposed to the Petition of the Osteopathic Hospital, asking me whether I intended to appear against it and asking whether the opponents were to have an attorney present. Mr. Berman said he understood that I also intended to oppose not only the present petition but the legality of the establishment of the hospital in that neighborhood.

Mr. Berman also said that he had talked with Hays Payson, City Attorney, and Berman said that Mr. Payson had advised the City Council that at this meeting they could consider only the present petition and no other matters.

I told Mr. Berman that walls must have ears and creative ability as I did not recall telling anyone that I intended to oppose the legality of the establishment of the hospital now existing.

Read 5/29/41

4/1/32

TO THE CITY COUNCIL

Clemen:

When the citizens of Portland adopted the Zoning Laws some years ago, and revised them recently, they established certain residential zones for the protection of property value of homes and to keep business out of residential districts.

When the citizens adopted these laws, they placed upon the Officers of our City Government the responsibility of maintaining and fulfilling the laws.

I understand that the law does provide for appeals in cases where innocent parties might be injured. But these appeals are constant and many--and many of these appeals are granted.

It is my understanding that the citizens in adopting the zoning laws did not contemplate that the owners of the residential property should constantly be required to fight these appeals or to take their time to appear in protest against such appeals.

My impression is that it was intended that the zoning laws should be carried out and the people protected in their homes and their home property. I hope that this appeal of the Maine Osteopathic Hospital will be refused.

This morning the Assessor's Office informed me that this property was recently assessed at \$15,750 but in 1940 the taxable assessed value was reduced to \$61,000 and a tax of \$287.90 was paid for 1940.

74970
23798
46155

@ 4765

my letter 4/1/32 43020

My understanding is that the property comprises about 5 acres and that 2.6% acres valued at \$3700 have been exempt from taxation and also a building formerly assessed at \$5675 with another building at \$275--total exemption \$9650 for buildings and \$3700 on the land, totaling \$9650 exemption.

Why should 2.6% acres of valuable land in the heart of a residential district be exempt from taxation when the hospital consists of a comparatively small building which was formerly a private home. Though if a man parks his car on any part of this land, it is claimed that this land is used for hospital services. Surely no such amount of land is required for the small hospital, and it would therefore appear that in the future, requests may be granted for much larger extension of the hospital

must

Rec'd
5/14/41
mms

There are a great many young children in the neighborhood, some of the smaller ones wandering in the street on foot and many others riding bicycles back and forth through the street. The fast speed at which cars go through Highland Street is already a menace to these children, and anything which would increase the traffic or bring business into this residential neighborhood should be restrained and restricted as far as possible.

rac & Tag/41
mm

41/32

much less desirable than the Present arrangement.
This Property was formerly the Private home of Mr. Arthur [redacted]. I believe
[redacted] purchased the Property and used it for a small [redacted] home. When
the Maine Osteopathic Hospital purchased this Property, they should have known that
it was in a residential section. Whether or not they should have secured permission
from the city authorities before endeavoring to establish a hospital, I must ask
you to judge.

The establishment of this hospital is a detriment to the whole neighborhood and
depreciates the Property value therein. Enlargement of this hospital would prove
a greater detriment to surrounding Property in proportion with the increase in size.

One of the most dangerous traffic places in Portland is the corner of Highland
and Prospect streets. Many accidents have occurred and many protests have been
made to the Police Department and city authorities about this dangerous situation.
Not until a bad accident caused one woman to lose her hand--and nearly her life--
did the city authorities feel justified to erect stop signs on Prospect Street
to try to cure this situation.

XX

Already I believe that the location of the hospital has increased the traffic
through this dangerous corner, and the enlargement of the hospital would bring
traffic as I understand it.

This is a good residential district with good houses and good neighbors. The
law plainly provides that we are protected by the law in the enjoyment of our homes.
I believe that it is the responsibility of the City Government to refuse this petition,
and to keep business out of this residential district.

As I understand it, this hospital is a business collecting money from patients
with perhaps some free services. I am told there is a great deal of traffic from
Prospect Street to the hospital.

We see nurses around the neighborhood in uniform. This is objectionable only
in reminding us of the business institution recently brought into our residential
district.

Real Estate
[unclear]

4/1/32

I am here, not through my own desires, but in reply to a letter sent to me from the City Clerk inviting me to attend this meeting.

I hope that it will be understood that I am here to attend to my own business and preserve my own rights and property, and that I am not here to interfere with the right of others.

I came because the City of Portland officially invited me to be present and express my views. I hope the City Attorney, employed by all the people of Portland, will not attempt or be allowed to prevent the citizens here ^{present} from discussing this matter with the City Council ^{in front a way} as they may desire.

Rec'd
5/1/32

41/32

*Read by
Mr. Beaufell
at hearing
May 29, 1941*

THE OSTEOPATHIC HOSPITAL OF MAINE
335 BRIGHTON AVENUE
PORTLAND, - MAINE

TO THE MEMBERS OF THE CITY COUNCIL SITTING AS THE ZONING COMMITTEE

Our plea for favorable action on our appeal from the Zoning Law is based on the following facts.

1. We are asking for the right to alter, remodel and improve a building which existed as a part of the hospital property before the Zoning Law was enacted.
2. This building has been used as a four car garage, formerly in the "horse and buggy" days it was a stable.
3. This building is and always has been an integral part of the hospital property and while patients have not been housed therein, equipment and supplies and such other parts of hospital property as necessary have been.
4. This building is in a sad state of repair, is an eye sore to the community and no doubt a fire and sanitary menace to the immediate vicinity.
5. The hospital corporation and charitably-minded citizens have provided the funds necessary to repair or alter this building making it suitable for its use as a charitable, free out-patient clinic where the poor and unfortunate citizens of Portland and the vicinity may come for the services of the members of our hospital staff who are cheerfully donating their time and professional efforts.
6. The contemplated changes in the building do not effect the size of the structure other than elevation of forty-two inches to provide a seven foot cellar for the installation of a heating plant and to provide for storage of hospital supplies.
7. The outward appearance of this building will be greatly improved. The plans call for the removal of the two barn doors, installation of a modern residential type door, additional windows, removal of the cupola and weather-vane, re-surfacing the outside to match the hospital, re-grading of the surrounding grounds and so forth.
8. No increase in vehicular traffic is anticipated as a result of this clinical use of the building as people coming for this type of service are indigents and undoubtedly will use bus or foot service from the Brighton Avenue entrance.
9. The hours of the clinic will be from 8 to 11 in the morning, not to exceed three mornings each week, and the clinic staff will be composed of the nurses, internes and doctors already a part of the hospital staff.

4/132

THE OSTEOPATHIC HOSPITAL OF MAINE
335 BRIGHTON AVENUE
PORTLAND, MAINE

10. Due consideration has been given to all building code and fire department regulations and all requirements have or will be met and fully complied with.
11. The Hospital Board of Trustees feels that this type of service as will be rendered in this clinic is needed to round out a satisfactory medical service to this community and are anxious and eager to have the opportunity to contribute their share through this worth-while undertaking.
12. We pledge our every effort to conduct this clinic and our hospital in such a manner as to minimize any annoyance or unnecessary commotion in this highly restricted, residential neighborhood in which our hospital is located.

Very respectfully submitted,

THE BOARD OF TRUSTEES,
THE OSTEOPATHIC HOSPITAL OF MAINE, INC.
Harry H. Campbell, Jr.
Harry H. Campbell, D. O. Treasurer

41/32
151 Prospect Street
Portland, Maine
May 24, 1941

The Committee on Zoning and Building
Ordinance Appeals.
City of Portland, Maine.

Gentlemen:

Concerning the appeal under the Zoning Ordinance of the Osteopathic Hospital at 335 Brighton Avenue, as a property owner at the above address, I object to any modification of existing Single Residence A zone regulations, in the interest of neighborhood living conditions and property values.

In connection with said Hospital, the Committee's attention is directed to the dust and traffic nuisance from the rear entrance dirt road from Prospect Street into the Hospital Grounds

Yours truly
Milton M. Shaw

Rec'd 5/29/41
ms

A. Lorenza B. Shaw
(Mrs. M. M.)

41/3

Room 21, City Hall

May 27, 1941

Osteopathic Hospital of Maine
C/o Dr. Harry H. Campbell,
182 High Street, Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Thursday May 29th, 1941 at four-thirty o'clock in the afternoon (Daylight Saving Time) on the appeal under the Zoning Ordinance of the Osteopathic Hospital of Maine relating to conversion of the use of the garage (former stable) on the hospital property at 335 Brighton Avenue.

Please see that the institution is represented at the hearing in support of the appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
May 19, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Thursday, May 29, 1941 at four-thirty o'clock in the afternoon upon the appeal under the Zoning Ordinance of the Osteopathic Hospital of Maine with relation to the use of a part of the hospital property at 335 Brighton Avenue.

The Inspector of Buildings is unable to issue a permit to cover increasing height by three feet six inches and otherwise altering the existing garage on this property, and converting the garage for use in the first story as a clinic and staff assembly room and in the second story as living quarters for several internes, all in connection with and accessory to the hospital on the same property, because the proposed uses do not conform with the terms of the Zoning Ordinance in the Single Residence-A Zone where the property is located.

The appellant institution sets forth in its appeal that the institution desires to remodel the garage (former stable) without any enlargement, to use the building for a free out-patient clinic where the poor may come for osteopathic services; that the alterations will materially improve the outside appearance of this building; that it is the plan to operate the clinic for three hours in the morning; and that it is the belief of the appellant institution that this change will in no way increase the fire hazard, or prove detrimental or obnoxious to the neighborhood.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

114

4:132

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, June 11th, 1940

I, L. E. Colpitts

as an employee of Otis Elevator Company, have personally supervised the installation of ~~alterations to~~ the elevator, hatchways and enclosures at Osteopathic Hosp. of Me. as permitted under Building Permit 40/298, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

L. E. Colpitts
(Signature)

PORTLAND, MAINE, Sep. 24/40

STATE OF MAINE

CUMBERLAND, ss:

Personally appeared the above named L. E. Colpitts and made oath the statements by him subscribed are true.

APPLICANT'S COPY

Sidney P. Howard
Secretary Public Justice of the Peace

Memorandum from Department of Building Inspection, Portland, Maine

335 Brighton Ave. - Osteopathic Hospital of Maine - Elevator installation by Otis Elev. Co.
4/1/40

To Elevator Contractor:

The plan filed with the application carries insufficient information as to the design of the structural steel framework and overhead beams intended to support the overhead sheaves, so that we have no means of knowing how it checks out. Because the owner is pressed for time, we are issuing the permit upon Mr. Colpitts' assurance that the full details of this design will be filed shortly. We have no lack of confidence in Otis Elevator Co. as to the safety of design, but this detailed information must be on file here. If any discrepancy should be found, it must be made good, of course to satisfy the Building Code.

OO Osteopathic Hospital of Me. c/O Dr. Campbell, 142 High St.
OO Brown Const. Co.

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR ELEVATOR PERMIT

Portland, Maine, April 1, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to install ~~an~~ elevator in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications:

Location 335 Brighton Avenue Ward 8 Within Fire Limits? no Dist. No. _____
Owner's name and address Osteopathic Hospital of Maine, 166 Pleasant Ave.
Elevator contractor's name and address Otis Elevator Co., 495 Fore St. Telephone 3-2058
Last use of building Hospital No. families _____
Proposed use of building Hospital No. families _____
Material of outside walls of building wood, interior frame wood
No. of stories 3&B Style of roof pitch No. of existing elevators in building none

Remarks _____

Details of Proposed Work

Extent of work by elevator contractor furnish and install elevator
Extent of work by owner (shaftway covered under amendment by Brown Const. Co. though under Otis contract)
Type of elevator service, in new or existing shaftway new
Shaftway enclosed or open enclosed No. elevator stops 4
Capacity of elevator 2000 lbs., Speed in feet per minute 50
Material of cables steel No. and size of hoisting cables 3 - 1/2"
Location of machinery basement Material of supports concrete, of guides wood
Minimum diameter of sheaves 20" Minimum clearance counterweights and overhead beams 3"
Minimum clearance above car at topmost floor level 3'
Minimum clearance buffer plates and springs when car is at lowest floor level 3' per building code
Type of power electric Type of machine traction drive
Will elevator be equipped with the following safety devices: governor? yes, car safety? yes, electric brakes? yes, automatic terminal stops at top and bottom? yes, slack cable stops? yes, safety floor stops? yes

If Passenger Elevator

Passenger capacity? _____ Area of platform 36 sq. ft. Material of enclosure steel
No. of entrances 4 Type of gates collapsible, interlocked? yes, automatic closing device? no
Will elevator be automatic or will operator be in attendance? automatic
Will doors in shaftway enclosure be interlocked? yes

If Freight Elevator

Area of platform _____ No. of sides enclosed _____ Height of enclosure _____
Will shaftway be enclosed? _____ Self-closing hatch gates? _____, height? _____
No. outside entrances to shaftway? _____ Self-closing slatted gates? _____, sight? _____

Miscellaneous

Plans filed as part of this application? yes No. of sheets 1
Estimated cost of work by elevator contractor? \$ 5,950 Fee \$ 2.00
Signature of elevator contractor By A. E. Goldberg Otis Elevator Co.

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, _____

I, _____, have personally supervised the installation of alterations to the elevator, hatchways and enclosures at _____ as permitted under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

(Signature)

PORTLAND, MAINE, _____

STATE OF MAINE

CUMBERLAND, SS: Personally appeared the above named _____ and made oath the statements by him subscribed are true.

Notary Public Justice of the Peace

INSPECTION COPY

8
Permit No. 40298 P
Location: 335 Brighton Ave.
City: Cambridge Hospital
Date of permit: 4/1/40

Rev. Cont.

Statement of tests rec'd

Final Notif.

Final Insp.

Certificate Issued

NOTES
Mr. Colpitts has agreed
there will be wire screens
fastened under the over head
4/29/40 - Letter about
fastening wire cage
4/25/40 - Clearance on
operation of

OR PERM.

Rept. 7301C-I

September 4, 1940

C. F. Galloway, Asst.
Vice-President
United Mutual Fire Insurance Co.
175 Berkeley Street,
Boston, Massachusetts

Dear Mr. Galloway:

We will accept your letter of August 26th as required approval upon the sprinkler plans for the Osteopathic Hospital of Maine at 835 Brighton Avenue in this city and as being equivalent to the specifically required approval of the New England Insurance Exchange.

We will continue to accept similar approval on other jobs as equivalent to the specific Code requirements, but with relation to future jobs, I hope you will request an extra set of prints from the installer, stamp on them or attach to them your approval of the particular job and give them back to the installer to file here when he applies for his permit.

The hospital job was rather confused because the installing company, inadvertently perhaps, installed the job or substantially so before applying for the permit at all.

The Eastern Fire Protection Company and Dr. Harry Campbell of the hospital are receiving copies of this letter.

Very truly yours,

WMBD/H

Inspector of Buildings

CC: Dr. Harry Campbell
142 High Street

Eastern Fire Protection Co.
137 Middle Street,
Lewiston, Maine

7301C-1

August 22, 1940

United Mutual Fire Insurance Co.,
175 Berkeley Street,
Boston, Mass.

Gentlemen:

Sometime ago the Eastern Fire Protection Company of Lewiston, Maine filed in this office to accompany application for a building permit a set of plans of a dry-pipe sprinkler system in the hospital building of the Osteopathic Hospital of Maine at 355 Brighton Avenue in this city.

We were unable to accept these plans because they did not bear upon them, as specifically required by our Building Code, the stamp of approval of the New England Insurance Exchange.

Later we received from the Fire Protection Company a copy of a letter from your firm to that company stating that your company approved the sprinkler job.

Subsequently I wrote to the Eastern Fire Protection Company telling them of this situation and suggesting that they get the stamp of approval of the New England Insurance Exchange placed on the plans and filed in this office without delay. I have heard nothing from that letter.

I find that an instance is likely to arise now and then where it is not possible to secure the approval of the New England Insurance Exchange (I believe that name has been changed) on account of insurance business relationships. For this reason I have indicated to another sprinkler company that we will consider accepting approval attached to sprinkler plans of some other agency, provided we are satisfied that the other agency is comparably competent and acts in a capacity with that of the New England Insurance Exchange.

Will you be kind enough to help in clearing up this particular situation, by advising us as soon as possible just what relation your company has to the hospital building mentioned and the sprinkler system now installed in it without meeting permit requirements; also the general field covered by your company?

Very truly yours,

WJCD/R

Inspector of Buildings

CC: Eastern Fire Protection Co.
137 Middle Street
Lewiston, Maine

Osteopathic Hospital of Maine
335 Brighton Avenue
c/o Dr. Barry H. Campbell
142 High Street

Rept. 7501C-I

July 15, 1940

Eastern Fire Protection Co.,
187 Middle Street,
Lewiston, Maine

Gentlemen:

I have your application for an amendment to the permit of the Osteopathic Hospital of Maine, the amendment intended to cover installation of a dry-pipe sprinkler system in the hospital building at 335 Brighton Avenue in this city.

I am sorry to learn that you have been fit to completely install this system without having applied for this permit, which of itself is a violation of the Building Code. Assuming that you are unaware of the requirements for a permit we are willing to try to make the situation out.

Your plans for the system filed with the application have with them merely the copy of a letter of United Mutual Fire Insurance Company of 175 Berkeley Street, Boston, stating that that company approves the sprinkler job. This hardly satisfies the Building Code requirements.

I am confronted with the following paragraph in the Building Code: "The owner, general contractor, or sprinkler contractor shall file permanently with the Inspector of Buildings a detailed plan and specifications of all proposed sprinkler systems, whether for new or existing buildings, bearing approval of the New England Insurance Exchange, before any shop work is commenced."

We interpret this word "bearing" to mean indicated on the plans themselves, and it is the usual practice for the New England Insurance Exchange to affix their stamp of approval to each set of drawings filed in this office. Please have this stamp of approval of the New England Insurance Exchange placed upon your plans filed in this office without delay.

Very truly yours,

Inspector of Buildings

Wick/H
CO: Osteopathic Hospital of Maine
335 Brighton Avenue
c/o Dr. Harry H. Campbell
142 High Street