

1 329-355 BRIGHTON AVENUE
1922-1952



(RAA) RESIDENTIAL ZONE - AA
APPLICATION FOR PERMIT

PERMIT ISSUED
 SEP 15 1952
 CITY OF PORTLAND

Class of Building or Type of Structure _____
 Portland, Maine, Sept. 16, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ ~~construct~~ the following building ~~located at 335 Brighton Avenue~~ 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 Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone 2-6471
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Hospital No. families _____
 Int use _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ 300.

General Description of New Work

To erect platform and steps on boiler room roof to ground on rear of building, as per plan.

**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. **PERMIT TO BE ISSUED TO Megquier & Jones Co.**

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? _____
 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? _____

Miscellaneous

Will work require disturbing of any _____ 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

APPROVED:

OK - 9/16/52 - ags

Osteopathic Hospital of Maine
 Megquier & Jones Co.

Signature of owner by _____

INSPECTION COPY

NOTES

12-29-52 work completed by [signature]

Series of horizontal lines for notes, with some faint markings.

Permit No. 5371536
 Location 336 - 1st St. & 1st Ave.
 Owner [signature]
 Date of permit 9/18/52
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 12-29-52 [signature]
 Cert. of Occupancy issued [signature]

~~Large section of the form is crossed out with a large 'X'.~~



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 28, 1952

PERMIT ISSUED
00792
MAY 29 1952
PORTLAND

A-J-M

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 Avenue Use of Building Hospital No. Stories 4 ~~New~~ Building Existing
Name and address of owner of appliance Osteopathic Hospital of Maine, Inc., 335 Brighton Ave.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install relocate 2-gas-fired ranges and 1-gas-fired griddle (going back to original location being moved temporarily (See other permit))

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

Name and type of burner _____ Labelled by underwriter's laboratories? _____
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? _____
Type of floor beneath burner _____
Location of oil storage _____ Number and capacity of tanks _____
If two 275-gallon tanks, will three-way valve be provided? _____
Will all tanks be more than five feet from any flame? _____ How many tanks fire proofed? _____
Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? _____ Kind of fuel? gas
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance Over 4' From sides and back 18" From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? yes If so, how vented? thru side wall Forced or gravity? forced
If gas fired, how vented? to hood Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Masonite wall back and one side
Hood to be provided by M. B. Bourne

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

APPROVED:

5/28/52 [Signature]

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

Signature of Installer BY:

Robert S. Linton

INSPECTION COPY

NOTES

12-29-52 work completed by [signature]

Permit No. 52/792
 Location 335 - Brighton Ave
 Owner Catholic Hospital
 Date of permit 5/29/54
 Approved 12-29-52 WJW

[The main body of the document is a large grid of horizontal lines, which has been completely crossed out with a large 'X' drawn across it.]



(R-1) RESIDENTIAL ZONE - AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
 Portland, Maine, April 30, 1952

PERMIT ISSUED

00630
 MAY 14 1952

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect the proposed~~ 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 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 M. E. Bourne & Son, 56 Cross St. Telephone 2-3907
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Hospital No. families _____
 Last use _____ 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 install mechanical ventilation and hood for gas cooking appliances in kitchen of hospital, as per plan
 Roof collar to be installed to provide 6" clearance around duct and to extend 9" above and below roof.

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** M. E. Bourne & Son

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? _____
 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

Osteopathic Hospital of Maine
M. E. Bourne & Son

By: William C. Keel

INSPECTION

NOTES

12-27-52 Work completed by [unclear]

Permit No. 52/680
 Location 335 [unclear] Ave.
 Owner [unclear] Hospital
 Date of permit 5/14/52
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued.

[The main body of the document consists of a large grid of horizontal lines, divided into two columns by a vertical line. The left column contains approximately 20 lines, and the right column contains approximately 20 lines. A large 'X' is drawn across the top portion of the grid, extending from the top left towards the middle right. The bottom portion of the grid is mostly blank.]

PAGE R. WYMAN, Pres. and Treas.

M. B. BOURNE & SON
Established 1860
Sheet Metal and Roofing Contractors
Ventilating and Air Conditioning
56 CROSS STREET, PORTLAND 3, MAINE
TELEPHONE 2-3907

May 20, 1952

Warren McDonald,
Inspector of Buildings
City of Portland
Portland, Maine

Dear Mr. McDonald:

Subject: Your File AP-
335 Brighton Avenue

We are enclosing a revised print showing the changes in the installation of the range hood at the Osteopathic Hospital to comply with the comments in your letter of May 14th.

Very truly yours,

M. B. Bourne & Son

By *Wilbur G. Bell*
Wilbur G. Bell, Engineer

RECEIVED
MAY 21 1952
WCB:W
ENC.
DLPT. OF BLD'G. INSP.
CITY OF PORTLAND

WESTINGHOUSE AIR CONDITIONING Authorized ENGINEERING CONTRACTOR

WJM
pls check against my letter to you re: comments of the Board of Health
WCB
me
5/21/52

AP 335 Brighton Avenue

May 14, 1952

N. B. Bourne & Son
56 Cross Street
Osteopathic Hospital of Maine
335 Brighton Avenue
Att: Mr. Kelley

Copy to Portland Gas Light Co.,

Gentlemen:

Building permit for installation of range hood and ventilation system for the hood in the kitchen of the Osteopathic Hospital at 335 Brighton Avenue is issued to the contractor, herewith, but subject to the following. If these conditions are not understood, or if you are unable to comply with them, it is important that you refrain from starting the installation and contact this office for adjustment.

1. The enclosure shown on the plan between the top of the actual hood and the ceiling of the room is not allowable and the installer has agreed to omit it.
2. I am not sure that we understand the plan, but it appears that the hood would be against the exterior wall of the building. There is no objection to this if there is no burnable material of any kind in the vicinity of the hood, whether strapping to support wall covering, wall covering or any other wooden sash or trim. If there is to be any combustible material about the wall in back of the hood, then the hood is required to be at least 18" from that combustible material unless special insulation by way of a shield is provided.

I have the impression that consideration is being given to covering this masonry wall with some type of wall board, even though the wall board itself were non-burnable, the normal way to fasten it up is to attach wooden strapping to the wall and then the wall board to the strapping. The wooden strapping, of course, would be burnable, so would any wooden sash or window trim that may be in this wall. It has been reported that the windows in this wall may be bricked-up. That would eliminate any wooden sash but the wooden trim would have to be removed also unless the hood is set 18" away or suitable shield provided.

If there is woodwork, the edges of the hood may be as close as 6" to it if a shield is provided of no less than 28 gauge sheet metal, spaced out from the wall at least 1-inch on non-burnable spacers in such a manner that there would be a chance for circulation of air between the shield and the wall, this shield to extend probably to the ceiling and a liberal distance beyond either end of the hood.

3. This matter of location and size of hood involves, of course, the size and location of the range and any other cooking devices, such as fryer which may be contemplated beneath the hood. While we have issued a permit to move the range into a temporary location while the kitchen is being made over, and tried to get the installer to include in that permit the re-locating the range back to its permanent location, the installer thought it best not to do it that way; so we still do not have application for setting the range or any other cooking appliances in the kitchen in their final location.

The _____
Hospital of Maine-----2

May 14, 1952

There are about the same rules about spacing the range, fryers, etc. away from combustible material as are given above for the hood. It is suggested that the installer of ventilation and the installer of the cooking appliances get together and see to it that the hospital does not suffer from misunderstanding.

It is understood that the 26" x10" vent duct from the hood will pass through a masonry wall into a space beneath the ambulance unloading platform, and that there is no woodwork or other combustible material on either side of this masonry wall, and that the duct, fan housing etc., will not be exposed to wood or any other burnable material.

5. It is understood that the vent duct is to discharge up through the roof and the usual arrangement for fire protection required by the Building Code provided, including the usual collar, if this is a wooden frame roof, set out at least 1-inch from the wooden framing, extending down to a flange underneath the roof framing and up to at least 9" above the roof; the usual 6" air space between this collar and the vent duct, this air space to be kept open to the atmosphere, and partial protection provided by a weather hood on the vertical stack, but this hood not to be in contact with the collar and thus a space around the collar always being open to the atmosphere for venting in case of a hot fire over the range.

In this connection I would like to make sure that Mr. Kelley understands that with this arrangement in a combustible roof it is not possible to close the affair off completely to prevent cold air in winter from coming down the shaft and into the room. This is usually considered a decided disadvantage, and it seems that he ought to know this now while there is, perhaps, some chance of working out a different arrangement.

Very truly yours,

Warren McDonald
Inspector of Buildings

VMcd/B



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 30, 1952

PERMIT ISSUED 00565 APR 30 1952 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 335 Brighton Ave. Use of Building Hospital No. Stories 2 Existing Building Name and address of owner of appliance Osteopathic Hospital of Maine, 335 Brighton Ave. Installer's name and address Portland Gas Light Co., 5 Temple Street Telephone

General Description of Work

To install re-arrange (move temporarily) kitchen equipment into another room

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Location of oil storage Number and capacity of tanks If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance basement Kind of fuel gas Type of floor beneath appliance concrete If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance No woodwork From sides and back No wood From top of smokepipe No wood Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

These appliances are to be moved temporarily into another room that is sprinklered. Appliances not to be vented to this room.

Permit issued with Memo

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

APPROVED:

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

Portland Gas Light Memo

Signature of Installer By: Robert J. Gibson

INSPECTION COPY

NOTES

4-30-52 work completed by [unclear]

Permit No. 52/565
 Location 335 English Ave
 Owner O. K. [unclear]
 Date of permit 4/30/52
 Approved 12-29-52 [unclear]

A large grid area with horizontal and vertical lines, intended for recording data or notes. The grid is mostly empty.

Memorandum from Department of Building Inspection, Portland, Maine

335 Brighton Ave., ---Relocation of gas-fired appliances for Osteopathic Hospital of Maine

April 30, 1952

This permit is issued in this temporary location without the customary hood and vent to meet the needs of the emergency and because the room in which the range is to be is fully sprinklered and has no combustible material in it.

While it is understood that the range, particularly the oven, may have been operated up to now without any vent, that is not a very safe operation if only for the sake of the employees in the basement. It is suggested that in lieu of a direct vent that some kind of a flue, even in this temporary period, be taken on direct connection to the outside air from this room so that carbonmonoxide will not accumulate.

An additional permit will be required when the range is moved back to its final location and at the same time a separate permit for hood and mechanical ventilation with sketch illustrating the full arrangement.

WMD/H
OO: Osteopathic Hospital of Maine
335 Brighton Avenue

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

PERMIT ISSUED 00479 APR 18 1952 CITY OF PORTLAND

Class of Building or Type of Structure Third Class Portland, Maine, April 15, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect the following structure 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, 335 Brighton Avenue Telephone Lessee's name and address Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone 3-6171 Architect Specifications Plans yes No. of sheets 1 Proposed use of building Hospital No. families Last use No. families Material wood No. stories 3 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ 880 Fee \$ 4.00

General Description of New Work

To remove existing wooden fire escape on rear of building. To erect metal fire escape on rear of building third floor to ground as per plan.

Permit issued with Letter 4/17/52

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. PERMIT TO BE ISSUED TO Megquier & Jones Co.

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? 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 Or 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:

with letter by OOP [Signature] Chief of Exam. Dept.

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 Megquier & Jones Co.

Signature of owner by [Signature]

INSPECTION COPY

Permit No. 52/479

Division *Hotel & Hospital*

Location *335 Brighton Ave.*

Owner *335 Brighton Ave.*

Date of permit *4/18/52*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. *12-29-52 WPA*

Cert. of Occupancy issued

NOTES

12-29-52 Work completed

Large ruled area for notes, mostly crossed out with a large X.

AP 335 Brighton Avenue

April 18, 1952

Osteopathic Hospital
335 Brighton Avenue
Megquier & Jones Co.,
33 Pearl Street

Gentlemen:

Building permit for replacement of the existing wooden fire escape on the rear of the Osteopathic Hospital at 335 Brighton Avenue with one constructed of metal, as indicated on the plan filed with the application for permit, is issued herewith to Megquier & Jones Company. Attention is called to the requirement of the Building Code that a foundation extending at least four feet below grade or to ledge, if that is found at a lesser depth, be provided for support of the lowest run of stairs. The permit is issued on the basis that such a foundation will be provided. Care will also need to be taken to see that the posts and pads supporting the landing on top of the roof of a one story portion of the building are not located in such positions as to over-load the roof construction.

Very truly yours,

Warren McDonald *
Inspector of Buildings

AJS/B

CITY OF PORTLAND, MAINE
Department of Building Inspection

To: Oliver T. Sanborn
Chief of the Fire Department

(date) April 17, 1952

From: Warren McDonald
Insptr. of Bldgs.

Location: 335 Brighton Avenue

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated _____

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what, the fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law, And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

Although we have no copy of any orders which you may have concerning this fire escape, we assume that the replacement of this existing wooden fire escape with one constructed of metal is being done at the instigation of the Fire Department. Will you therefore look the situation over and give your approval if the arrangement shown is satisfactory. Presumably consideration will need to be given as to the adequacy of the fire escape as to width and layout for the carrying of stretcher cases to the ground in case of emergency.

AJS/S

Warren McDonald
Inspector of Buildings



(RAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, December 5, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

A-WJM

The undersigned hereby applies for a permit to ~~construct~~ install the following ~~building~~ 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 Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Cutler & Cutler, Inc., 186 Federal Street Telephone 2-4957
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Hospital No. families _____
 Last use _____ " _____ 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 install 6-6" Edwards approved gongs, ~~and~~ 3 gongs in new building, 3 gongs in old building, all to be installed in halls, with break glass stations under each gong, to be operated on ac 24 volts, connected to 110 volt system.

Permit not necessary for this manually operated system. Change of name as though denied. Return of receipt is returned. Told em Cutler that. WJD 12/17/51

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** Cutler & Cutler, Inc.

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 _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Si _____
 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 above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Osteopathic Hospital of Maine

INSPECTION COPY

Signature of owner by: Cutler & Cutler, Inc.
W. Shepard Cutler



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 29, 1951

PERMIT ISSUE 01631 AUG 31 1951

CITY of PORTLAND

N-117M

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 Avenue Use of Building Hospital No. Stories 3 New Building Existing? Existing Name and address of owner of appliance The Osear Catholic Hospital of Maine, 335 Brighton Avenue Installer's name and address Emil Iverson, 509 Fore Street Telephone 3-8462

General Description of Work

To install hot water heater H. B. Smith and oil burner

IF HEATER OR POWER BOILER

Location of appliance or source of heat boiler room in new bldg. Type of floor beneath appliance concrete. If wood, how protected? Kind of fuel oil. Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4. From top of smoke pipe 30. From front of appliance over 4. From sides or back of appliance over 3. Size of chimney flue 24x20 Other connections to same flue oil-fired furnace. If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER Permit Issued with Letter

Name and type of burner United States Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner concrete Location of oil storage outside underground Number and capacity of tanks existing If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

8/29/51 - Mr. Iverson says this installation is for heating domestic hot water

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

APPROVED. with authority of [Signature]

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

Signature of Installer

Emil Iverson

INSPECTION COPY

NOTES

- 1 Fill Pipe.....
- 2 Vent Pipe.....
- 3 Kind of Heat..... *Hot water*
- 4 Burner Rigidity & Supports.....
- 5 Name & Label.....
- 6 Stack Control.....
- 7 High Limit Control.....
- 8 Remote Control.....
- 9 Piping Support & Protection.....
- 10 Valves in Supply Line.....
- 11 Capacity of Tanks..... *wood*
- 12 Tank Rigidity & Supports.....
- 13 Tank Distance.....
- 14 Oil Gauge.....
- 15 Instruction Card.....
- 16.....

Permit No. 5111631
 Location 335 Dwight Ave.
 Owner *Waterford Hospital*
 Date of permit 8/31/51
 Approved 12-29-52 *wjrm*

*6/18/52 These furnaces & heaters are
 all connected to the large
 underground storage tanks.
 No Oil gauge*

AP 335 Brighton Avenue-I

August 31, 1951

James C. Saunders & Associates
477 Congress Street
Osteopathic Hospital of Maine
Attn: Mr. Kelley
335 Brighton Avenue

Copy to: Mr. Emil Iverson
509 Fore Street

Gentlemen:

A permit is being issued to Emil Iverson for the installation of a system for heating domestic hot water in the boiler room of the new addition to the Osteopathic Hospital at 335 Brighton Avenue. It is understood that the oil burner firing the boiler in this system is to take its oil supply from a large 2,000 gallon underground tank to which several other oil burners are to be connected. Unless the matter has already been investigated, we suggest that determination be made as to whether or not the existing vent pipe from the tank is of such a size that it will admit air to the tank at least as fast as the oil will be withdrawn should all burners connected to the tank be in operation at one time. It seems important that the vent pipe should be of large enough capacity to take care of such a situation.

It is understood that investigation has shown that the chimney to which these six or more oil burners are to be vented is large enough to adequately care for all of them.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 15, 1951

PERMIT ISSUED 01543 AUG 21 1951 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 335 Brighton Ave. Use of Building Hospital No. Stories 2 add. New Building Name and address of owner of appliance Osteopathic Hospital of Maine, 335 Brighton Ave. Existing " Installer's name and address Harris Oil Co., 202 Commercial St. Telephone --8304

General Description of Work

To install 1 steam heating unit with oil burner and 4 radiant heating units with oil burner all connected to one flue

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement boiler room Type of floor beneath appliance concrete If wood, how protected? Kind of fuel oil Minimum distance to wood or combustible material, from top of appliance or casing top of furnace Over 15" From top of smoke pipe Over 2" From front of appliance Over 4" From sides or back of appliance Over 3" Size of chimney flue 20x24 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER Permit Issued with Letter

Name and type of burner General Electric Labeled by underwriters' laboratories? YES Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner concrete Location of oil storage outside underground Number and capacity of tanks existing If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 4.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: 8-16-51 [Signature]

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

Signature of Installer By: Dana E. Archer PH

INSPECTION COPY

AP 339 Brighton Avenue-1
(Heating appliances and oil burners)

August 11, 1921

Harris Oil Company
201 Commercial Street
James C. Saunders & Associates
477 Congress Street

Copy to:
Hospital of Maine
Dr. J. H. Kelley
Dr. J. H. Kelley

Gentlemen:

Building permit for installation of one steam heating unit with oil burner and four radiant heating units with oil burner all connected to one flue in the boiler room of the new wing of the Usacegotic Hospital of Maine at 335 Brighton Avenue is issued to Harris Oil Company, but subject to the following:

We are told that all five of these heating appliances are vented to the chimney flue through a single pipe and some of manifold connection from the five units. While it is realized that this flue is extra large (probably 24" x 24"), the Building Code provides that not more than one heating boiler shall be connected to a single flue unless additional connections are specifically permitted.

Issuance of the permit carries with it this special permission, but it must be at the risk of the owner and on the basis that the entire outfit has been carefully designed so that the flue will not be overloaded under any circumstances.

If this condition should develop adverse circumstances which threaten the safety or comfort of the building or its occupants, it will be necessary to make some change to eliminate the trouble.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/C



074

FILED IN AND BLDG. PERMITS

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 10, 1951

00840
APR 13 1951
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

A-ATH

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 Broughton Ave Use of Building Hospital No. Stories Existing
Name and address of owner of appliance Alleganthe Hospital of Maine, 335 Broughton Ave
Installer's name and address Frank Farmer Co of Maine, 70 4th St Telephone 38187

General Description of Work

To install Oil Burner in steam heating plant

IF HEATER, OR POWER BOILER

Location of appliance or source of heat
If wood, how protected?
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe
Size of chimney flue
If gas fired, how vented?
Type of floor beneath appliance
Kind of fuel
From front of appliance
From sides or back of appliance
Other connections to same flue
Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Petro WD 2 1/2 #E Labeled by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Top
Type of floor beneath burner Concrete
Location of oil storage Buried Outside Number and capacity of tanks One 2000 gal.
If two 27 1/2-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

BEFORE Covering Tank and any equipment in removal of flue
DRAFT Required

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

APPROVED:
4-17-51
Charles V. Jordan
CHIEF OF BLDG. PERMITS

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 Installer Frank Farmer Co of Maine
Frank Farmer

Memorandum from Department of Building Inspection, Portland, Maine

335 Brighton Avenue--Installation of oil burning equipment for Osteopathic Hospital of Maine, Soule-Farmer Co., of Maine

Before tank and piping is covered from view, installer is required to notify Fire Department Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Department.

This tank of 2,000 gallons capacity is required to be of steel or wrought iron no less in thickness than No. 7 gauge and before installation is required to be protected against corrosion, even though galvanized, by two preliminary coats of red lead and heavy coat of hot asphalt or equivalent.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of blue water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

3

CC: Osteopathic Hospital of Maine
335 Brighton Avenue

Oliver I. Sanborn, Chief
of the Fire Department

(Signed) Warren McDonald
Inspector of Buildings

(CAA) RESIDENCE ZONE - AA

APPLICATION FOR PERMIT



Class of Building or Type of Structure Foundation
Portland, Maine, August 17, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following buildin 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 The Osteopathic Hospital of Maine, 335 Brighton Ave Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Googins & Clark, 46 Portland Street Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Proposed use of building Hospital No. families _____
 Last use _____ 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 building 2 1/2-story high 120'x32' as per plans

Permit

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** Googins & Clark

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 _____ 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 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? _____
 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

The Osteopathic Hospital of Maine

APPROVED:

Signature of owner By _____

A. S. Clark

copy

JAMES C. SAUNDERS & ASSOCIATES
ARCHITECTS AND ENGINEERS

James C. Saunders, A.I.A.

Earle D. Reed, M.E.

August 29, 1950

Mr. Warren McDonald
Inspector of Buildings
City Hall
Portland, Maine

Re: Osteopathic Hospital of Maine

Dear Mr. McDonald:

Construction schedules for the above project, a project going forward under an appeal to the zoning ordinances granted by the City Council, have been established. In that these schedules represent some departure from the original plans and in that this change in timing may have some bearing on the status of this project under the appeal, we feel it advisable to bring the following matters to your attention.

Googins and Clark, the contractors, have filed with your office a set of working drawings and specifications covering the foundation work, ground floor level, new boiler room and certain alterations to the existing building. This portion of the construction is concerned with the service facilities of the hospital and can be carried out without interference with the patient sections. Contracts have been let for this portion of the work and it is assured that the construction go forward immediately.

The next stage of the work will be put off until May of next year. This postponement is considered necessary because this portion of the work will tie in with the patient sections of the present hospital and a total of fourteen beds will be eliminated during this phase of the construction. The months from October to May are peak periods for hospitals and all facilities are taxed to the utmost.

The contract which this office has with the hospital is for the complete project but so drawn as to obligate the hospital for fee as the work progresses in stages. We have now been instructed to complete the drawings for the project in time to call for bids during the early part of May, 1951. This will permit construction to be carried out during the summer, or light months, in the hospital and thereby complete the work with a minimum of distress to the patients.

Attached are sketch plans and elevations of this second phase of the work for your consideration along with the working drawings previously submitted.

Very truly yours,

James C. Saunders
James C. Saunders

JAMES C. SAUNDERS & ASSOCIATES

JCS:b

Enc.

477 CONGRESS STREET, PORTLAND 3, MAINE • TELEPHONE 2-3855

Osteopathic Hospital of Maine, Inc.

PORTLAND 4, MAINE

VISITING HOURS
2 TO 4 P. M.
7 TO 8 30 P. M.

Mr. Warren E. McDonald, Building Inspector
City of Portland
Portland, Maine

Dear Mr. McDonald: Re: Osteopathic Hospital of Maine

In explanation of the plans for the basement addition to the above project filed with your office the following facts are necessary:

Due to circumstances beyond our control we could not start construction this summer as originally planned. Start of construction in the fall makes it necessary for us to build in stages as we cannot cut down on the number of patient beds during the months from October to May. These months cover the period of extremely heavy demand for beds and a check of past patient census shows that we will be taxed to capacity and even beyond during this period. If we were to build the second and third stories during the winter we would lose the use of fourteen beds.

Our present plans are to construct the basement this fall to relieve the existing strain on our service facilities and to ask for bids on the second and third floors next spring. Our architect has been commissioned to work on the plans and specifications with that date in mind.

I trust that this schedule will meet with your approval.

Very truly yours,


Albert E. Libby
President

GK:IMJ
August 29, 1950

City May Have New Hospital

Osteopathic Group Considers Project

The feasibility of constructing an ultra-modern hospital on Brighton Avenue will be discussed by directors of the Osteopathic Hospital of Maine at a meeting scheduled for April 9, it was disclosed today.

Dr. M. Carmen Pettapiece, public relations officer, said that a three-man committee, which has been at work for weeks studying modern hospital architecture and availability of building materials, will report their findings at the meeting.

The hospital spokesman said that should directors deem it advisable to start the project, a drive for funds would be instituted to augment monies already contributed to the hospital's building fund.

Under present planning, the proposed structure would be located directly in front of the present osteopathic hospital at 335 Brighton Avenue "and would be as modern as any hospital in the country," Dr. Pettapiece declared.

Plans under discussion call for separate sections to care for acute and chronic patients, he said.

"With the shortage of nursing homes in the Portland area, there is a definite need for a separate section in hospitals for the care of cardiac, diabetic, arthritic and other like cases, he said.

Dr. Pettapiece pointed out that the hospital bed shortage is "more acute now than ever before."

The present 40-bed Brighton Avenue hospital opened in 1940, and in 1944 directors purchased the former State Street Hospital which was operated in conjunction with the Brighton Avenue institution. Last December, the State Street unit was closed and facilities were returned to the Brighton Avenue hospital.

Dana R. Bowker is president of the board of directors, and other members include William L. French, vice president; Albert E. Libby, treasurer; Porter A. Roberts, secretary; Clinton W. Benson and Hubbard C. Newell. Osteopath members include Doctors M. Carmen Pettapiece, Portland; Stanley Rowe, Gorham and True B. Eveleth, Portland.

OSTEOPATHIC HOSPITAL OF MAINE.
335 BRIGHTON AVENUE
PORTLAND 4, MAINE

DEPARTMENT OF RADIOLOGY
DR. M. C. PETTAPIECE

*File
in 9
under
MCP
4/5/47*

April 1, 1947

Mr. Warren McDonald
Inspector Of Buildings
Portland
Maine

RECEIVED
APR 5 1947
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Mr. McDonald:

Your readiness to be of assistance in matters of building is part of your record in city service.

Your letter to me of March 31, 1947 is evidence of your desire to help and I appreciate your taking the time to bring certain zoning factors to our attention.

Thank you very much.

Very Sincerely Yours,

M.C. Pettapiece
M.C. Pettapiece D.O.

MCP/c

GE 335 Brighton Avenue

ATP
ESS
RHT
AJS
PH
VDC
XDJ
BS

March 31, 1947

Dr. K. Carmen Pettapiece,
Public Relations Officer
Osteopathic Hospital of Maine
335 Brighton Avenue
Portland, Maine

Subject: Proposal to construct new
hospital at 335 Brighton Avenue

Dear Dr. Pettapiece:

The announcement in the newspaper that a proposal to construct a new hospital at 335 Brighton Avenue in front of the present hospital there, and that report was to be made on the project to the Board of Directors April 9, leads me to write to you about the application of the Zoning Ordinance to such a building with the request that you advise the Board of the situation as regards Zoning Ordinance—not to discourage the proposition in any way but merely that they may be fully advised as to all of the aspects.

The hospital property is located in a Residence AA Zone where a new hospital or extension of the present hospital is not allowable and where there is not even the specific authorization on the part of the Board of Appeals to grant such a non-conforming use. To the contrary, both the Zoning Enabling Statute and the appeal clause of the Zoning Ordinance stipulate that exceptions in specific cases may be granted so as to allow reasonable use of property where necessary to avoid confiscation.

It may ^{be} that you were not associated with the hospital several years ago when one or more zoning appeals with relation to extension of the hospital uses met with considerable neighborhood opposition at the public hearings.

Very truly yours,

Inspector of Buildings

WMD/S

CC: Mr. Dana R. Bowker
Columbia Hotel
645A Congress Street

At 335 Brighton Avenue-I

May 13, 1950

The Osteopathic Hospital of Maine, Inc.
Attn: Mr. Gerald M. Kelley, Superintendent
335 Brighton Avenue
Portland, Maine

Copies to: Extra carbon copy
attached for owner's attorney
Mark Barrett
Assistant Corporation Counsel

Gentlemen:

The building permit, applied for in a preliminary way and intended to cover construction of a 2 $\frac{1}{2}$ story addition about 121' x 32' at 335 Brighton Avenue, is not issuable under the Zoning Ordinance because hospital use is not included among the uses allowed in the Residence AA Zone where the property is located, according to Section 134 of the Zoning Ordinance, and because, according to Section 144, the existing non-conforming hospital is not permitted to be increased in volume.

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

Very truly yours,

Warren McDonald
Inspector of Buildings

WRMcD/G

Enclosure: Outline of appeal procedure

File: 335 Brighton Avenue-I

Barnett T. Shur, Corporation Counsel

March 13, 1950

Warren McDonald, Insptr. of Bldgs.

Proposed second appeal by Osteopathic Hospital of Maine, Inc. for addition to the non-conforming hospital at 335 Brighton Avenue in a Residence AA Zone

On March 8 the Osteopathic Hospital of Maine, Inc. filed preliminary application for a building permit intended to cover construction of a 2 1/2 story brick addition, about 121' long and 32' wide, at the westerly side of the non-conforming hospital building at 335 Brighton Avenue. This application is much the same as that filed on December 15, 1949 upon which unsuccessful zoning appeal was based, according to the decision of the Board on December 30, 1949, except that the formerly proposed addition was to be smaller, 65' long by 26' wide.

Will you tell me whether or not we should proceed with this new application by certification to the Board of Appeals in the same manner as though these recent appeal proceedings had not taken place? I am taking the liberty of setting forth my views from observation of this entire situation as it has developed because it seems to me that the appeal privileges of the Zoning Ordinance in this case threaten to discomfort the neighboring property owners rather than to protect them and their property.

The facts of the situation, as I understand them, are these:

The former decision by the Board of Appeals on December 30, 1949 (the name personnel as at present) specified that the exception "may not be permitted..... since appellants have failed to establish that an exception is necessary in this case to avoid confiscation of this property"; and the findings of the Board establish that an exception could not be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

At the hearing two or three close-by neighboring property owners were represented in opposition by an attorney while the appellant Corporation had none. The attorney for the opposition produced some conclusive testimony by his clients, called specific attention to the fact that the appellant must establish that an exception is necessary to avoid confiscation, and said that it had been generally agreed, however, by attorneys in the City that perhaps no particular harm would be done if the Board ignored the confiscation idea in cases where there was no opposition to a given appeal.

Within 24 hours of the action of the Board, representatives of the Hospital were inquiring and planning the second appeal right away, giving as one reason that the Hospital was not represented at the hearing by counsel.

Barnett I. Shur

2

March 13, 1950

It has come to my attention that representatives of the Hospital have been bringing embarrassing pressure to bear upon the opposing property owners in an effort to persuade them to withdraw their opposition. When Mr. Kelley, Manager of the Hospital, filed this latest application, he said that he had been told that the opposing property owners had now signed some type of written consent to the proposal.

As a home owner myself, I should certainly resent being subjected to such an ordeal in order to get the protection of the Zoning Ordinance and then perhaps lose out in the end anyway because of unwillingness to subject myself and my family to the embarrassment of being "high-pressured". To entertain this new appeal on approximately the same subject without any apparent change in the situation as regards the terms of the Ordinance, certainly is contrary to the spirit of the Law if not the letter.

As to the letter--the Ordinance provides: "Appeal shall lie from the decision of the Inspector of Buildings to the Board of Appeals, and from said Board of Appeals to the Superior Court....".

The Enabling Act stipulates in part: "Such Ordinance (the Zoning Ordinance) shall authorize such Board, by unanimous vote of its members after a public hearing in each case, to interpret the details of the application of ordinances and regulations enacted under such sections in accordance with general rules set forth in such ordinances or regulations,.....".

As far as this case is concerned, there is no time to consider an amendment of the Ordinance to make more specific the appeal situation. If, however, it is not applicable to say that the appellant is actually appealing back to the Board of Appeals instead of appealing to the Superior Court, does not the Board of Appeals already have the right to interpret the details of application of the appeal clause as well as any other part of the Ordinance, after public hearing?

It seems reasonable to present the situation to the Board of Appeals at its hearing on March 17 with the thought that the Board might like to set a time for public hearing, prior to filing of the second appeal, not upon the appeal question, itself, but upon the question whether or not there is sufficient material change in the proposition to warrant entertaining the appeal again.

If such a preliminary hearing were held, it might be desirable to include in the notice of the hearing, and make it a thoroughly public hearing generally advertised, as a matter of general determination by the Board of under what circumstances additional appeals for substantially the same situation may be entertained by the Board--thus to take care of this general procedure by established ruling of the Board until such time as the Ordinance may be amended.

Inspector of Buildings

WMD/G

CC: Lyman E. Moore
City Manager

AP 335 Brighton Avenue-I

September 8, 1950

The Osteopathic Hospital of Maine
335 Brighton Avenue
Googins & Clark
46 Portland Street

Copy to James C. Saunders &
Associates
477 Congress Street

Gentlemen:

After an informal consideration of the matter by the Zoning Board of Appeals and upon advice from the Corporation Council, I find that neither the advance permit to cover excavation and foundation only nor the permit for general construction work for the basement of the proposed wing at the Osteopathic Hospital at 335 Brighton Avenue is issuable under the Zoning Ordinance because the work contemplated in the applications represents a very substantial departure from the preliminary plans and the structure granted by the Board of Appeals under the successful zoning appeal.

If Googins & Clark will return the receipts for the fees paid to this office at the time of these applications, the money will be refunded to them by voucher.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G



APPLICATION FOR PERMIT

Class of Building or Type of Structure FIRST Class

Portland, Maine, March 8, 1950

New plans received 8/17/50

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~rebuild~~ ~~reconstruct~~ the following building ~~located at~~ ~~address~~ 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 The Osteopathic Hospital of Maine, Inc., 335 Brighton Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Googins & Clark, 46 Portland Street Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Hospital No. families _____
 Last use _____ No. families _____
 Material WOOD No. stories 3 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 57,573. Fee \$ 58.00

General Description of New Work

To construct 2 1/2-story ~~brick~~ brick addition, 120' 6" x 32'.

Handwritten signature and date: 8/17/50

Appeal sustained 4/2/50

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained, the applicant will furnish complete information, the estimated cost and will pay legal fee.

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** ~~CHARGE~~ Googins & Clark

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 _____ 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 _____
 Sills (outside walls and carrying partitions) 2x4- 5" 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

The Osteopathic Hospital of Maine

Handwritten signature: Gerald M. Kelley

INSPECTION COPY

Signature of owner By: _____