

Osteopathic Hospital of Maine, Inc.

PORTLAND 4, MAINE

EXECUTIVE OFFICE

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

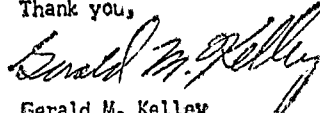
Mr. Warren Mac Donald.
Building Inspector
Department of Building Inspection
Portland, Maine

Dear Mr. Mac Donald:

I would appreciate a temporary certificate of occupancy for the X-- Ray Department on the ground floor and the first floor of the "T" portion of our new wing.

We have complied with the requests of your department and also with the recommendations of the Fire Department.

Thank you,



Gerald M. Kelley
Administrator

June 28, 1957

BP 335 Brighton Ave.—Temporary certificate of occupancy for the use of second and third floors of the "T" portion of the new part of the hospital

Mr. Gerald M. Kelley, Administrator
Osteopathic Hospital of Maine, Inc.

Copies to Paul B. McLellan Co.
Stevens & Saunders
Chief of the Fire Dept.

Dear Mr. Kelley:-

This letter will serve as a temporary certificate of occupancy to authorize the use of the second and third floors of the "T" portion of the new work so that your adjustments may be made to the end that the other proposed work may be underway and completed; but subject to all of the conditions indicated below, this temporary certificate having the verbal approval of Chief Johnson of the Fire Department. If these conditions are not understood or you are unable to comply with them, please take the matters up immediately with Chief Johnson or this department whichever seems pertinent.

The following conditions are those mentioned in your letter of June 21st requesting this temporary certificate.

1. The existing stairways (especially the front stairway in the wooden frame part of the hospital) will be maintained until the enclosed stairway has been completed and is ready and accessible for use. OK.

2. The "inside" fire alarm system in the "T" portion will be in operation and co-ordinated with the fire alarm system in the other parts of the hospital in use as a hospital. OK
4-11-58

3. The new standpipe and hose system will be placed and kept in working order all during this transition period and thereafter. OK.

The following conditions are not contained in your letter, as they are important and the certificate is issued on the basis that these will be care for:

4. Steps will be taken to provide, at least temporarily, safe emergency means of lighting the operating rooms and of the means of egress in compliance with Section 20913 of the Building Code. In the case of doubt as to adequacy, question should be taken up with Chief Johnson who is also City Electrician. OK.

5. Adequate, even if temporary, illuminated facilities for directing to means of egress will be provided so that all available means of egress will be safely and, if necessary, directionally indicated. OK.

Without particular regard to this temporary certificate of occupancy, your attention is called to the following matters:

--our field inspector reports that the cabinets containing the fire hose 13

Mr. Gerald H. Kelley, Administrator - - - - #2
Catastrophic Hospital of Maine, Inc.

June 28, 1957

racks have locks on them. This matter should be referred to Chief Johnson for his decision. It does not seem safe to us. You will remember that when we were having our discussions about the standpipe and hose system, as soon as practicable you were to ask Chief Johnson to either come himself or send someone to instruct your staff in the proper use of these hose lines in case of emergency. It seems to me that ought to be done now or as quickly as possible. OK

—While the Fire Department is out there in connection with the standpipe and hose arrangement, will you be good enough to have them also instruct your staff as to the operation of the automatic rolling fire shutters near the new elevators not only as to how they are to be closed and opened by hand, but their function to create an area of refuge to the extent that if a fire or smoke or other emergency should take place on one side of a fire shutter on a given floor, the staff will know how to move the patients to the other side of the shutter and close the shutter by hand. This also applies to the formerly installed steel fire shutters nearer the old section of the hospital. So many times perfectly good safety devices are installed at large expense, but do not meet the needs at time of emergency because their operation is either defective or not understood. OK
47.20

Very truly yours,

Warren McDonald
Inspector of Buildings

WHCD/G

710
2
6 B

May 9, 1957

AP 335 Brighton Ave., Osteopathic Hospital of Maine, Inc.—Construction of front
part of original hospital building

Letter No. 19

Stevens & Saunders
187 Middle St.
Paul B. McLellan Co.
52 Marginal Way

Copy to Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.

Gentlemen:

Check of application for amendment of original permit to cover reconstruction of the front part of the original hospital building, now in progress, discloses the following, which it seems best to call to your attention, without waiting to complete the check:

- 19.93 Doors 244 in wall between old and new parts and 243 in connection with new enclosed stairway should be 44 inches wide instead of 36 inches as shown on the schedule. Door 240A (third floor) should also be 44 inches wide --it has not been located on the schedule.
- 19.94 A standard exit light should be provided on the side toward Brighton Ave., of doorway 244, and similar exit lights and white lights in the means of egress appear necessary from this doorway all the way to the ground level via the old hospital.--this because this means of egress is the required second means of egress for the patients on second floor of the new part now under consideration.
- 19.95 A standard exit light is required over doorway 240A (third floor) on the side toward Prospect St., (this doorway is not shown on the electrical plans), and the exit light shown on the Prospect St. side of doorway 300 is also necessary.
A directional exit sign should be painted on or otherwise applied to the wall of enclosed stairway opposite doorway 302--this to make clear that the means of egress is down the stairs, not to the loft. A similar directional exit sign should be provided on the wall of the landing of the enclosed stairway at second floor level to make clear that the means of egress is down the stairs, not out into the corridor.
- 19.96 The new enclosed stairway for means of egress is in this particular part of the work. If any of the doors involved in the enclosed means of egress, including the corridor along second story roof or the doors in the fire walls separating old and new part and doors through the rear part of the original hospital required as a means of egress, require locks or fastenings,

May 9, 1957

Evans & Saunders

McLellan Co.

2

A check should be made before the door hardware or the doors themselves, if the hardware comes with the doors, are purchased to make sure that all such doors in the required means of egress are equipped with vestibule latches and, if always possible to open the door without fail on the part of those going in the direction of egress.

19.94 Not involved in this particular part of the work, but of considerable importance, is the matter of closing-off the pipeshaft from the boiler room with fire-resistance of not less than 2-hours. This was discovered last week and called to the attention of the architects. If access to the pipeshaft is required from the boiler room, it should be by means of a Class B fire door.

Firestop
OK
5-29-57
mrl

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

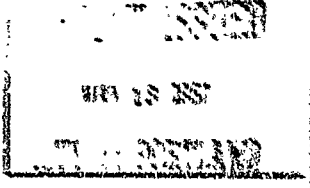
SKB

Inspector of Buildings

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. *2*

Portland, Maine, *April 28 1957*



To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. *157-205* pertaining to the building, or structure, contemplated in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications of any submitted herewith, and the following specifications:

Location *255 Brighton Ave. Within City Limits to 172 1/2*
 Owner's name and address *Orthopedic Hospital of Maine, Inc., 255 Brighton Ave., Portland*
 Lessee's name and address *Portland*
 Contractor's name and address *Paul B. McLellan Co., 22 Exchange St., Portland 4-3661*
 Architect *Paul B. McLellan Co., 22 Exchange St., Portland*
 Proposed use of building *Hospital* *None the same*
 Law use *None the same*
 Increased cost of work *Additional to \$50*

Description of Proposed Work

To demolish existing portion of existing (old part) of *Hospital (toward Brighton Ave.)*
 To construct 2-story *frame* addition as per plans

Permit Issued with Letters (2) 4-29-57

Details of New Work Paul B. McLellan Co.

Is any plumbing involved in this work? *Is any electrical work involved in this work?*
 Height average grade to top of plate *Height average grade to highest point of roof*
 Size, front depth No. stories *solid or filled land? earth or rock?*
 Material of foundation *Thickness, top bottom cellar*
 Material of underpinning *Height Thickness*
 Kind of roof *Rise per foot Roof covering ...*
 No. of chimneys *Material of chimneys of lining*
 Framing lumber—Kind *Dressed or full size?*
 Corner posts *Sills Girt or ledger board? Size*
 Girders *Size Columns under girders Size Max. on center*
 Studs (outside walls and carrying partitions) *2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.*
 Joists and rafters: 1st floor *, 2nd , 3rd , roof*
 On centers: 1st floor *, 2nd , 3rd , roof*
 Maximum span: 1st floor *, 2nd , 3rd , roof*

Approved: *Orthopedic Hospital of Maine*
 Signature of Owner *By: [Signature]*
 Approved: *5/15/57 [Signature]*
 Inspector of Buildings

INSPECTION COPY
 CS-105

Warren McDonald, Inspector of Buildings

May 13, 1957

BP 335 Brighton Ave. Amendment # 2 Osteopathic Hospital of Maine, Inc.,
Construction of front part of original hospital building

Letter No. 20

Paul B. McLellan
52 Marginal Way
Stevens & Saunders
187 Middle St.

Copy to Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.
McLellan Co.

Gentlemen:

Amendment #2 of original permit to cover reconstruction of the front part of the original hospital building is issued to the contractor herewith subject to the conditions contained in our Letter of May 9 (letter No. 19) and subject to the following:

20.98 A short time ago we took up with Mr. Ward of the architects (he was to go over the detail with Mr. Wheaton) a detail at the front and exterior side wall of the portion covered by this amendment where our field inspector had found that the plans seemed to rely upon supporting upon the fireproofing of the steel spandrel beams the steel angle which would support the outer course of the exterior brick wall. The architects were to look into this matter and furnish a more definite detail of how this masonry was to be supported and the load transferred to the steel. Our field inspector later reported that these steel spandrel beams to support the masonry over the glass exterior walls of the first story had been found on the job and that the steel contractor had solved the problem by connecting the steel angle, intended to support the outer masonry face, directly upon the spandrel beam by a more or less standard connection. Thus, if we have the right information now in this and any similar situation, the detail works out satisfactorily without any further details from the architects.

20.99 If there is no agreement about the above condition and those contained in letter No. 19, it is hoped that the architects will discuss the matter with us quickly. Otherwise, since we are now issuing the amendment, please let us have written instructions from owner to contractor authorizing whatever changes may be necessary in details or plans. If revised plans are necessary, please furnish our copy to the contractor that he may file them here. We should, of course, receive copies of letters of instruction to the contractor concerning any of these features.

Very truly yours,

Warren McDonald, Inspector of Buildings

WMcD/B

March 13, 1957

335 Brighton Ave.--Osteopathic Hospital of Maine, Inc.--Two-hour separation wall and rolling fire shutter on first and second floors near elevator

Letter No. 18

Stevens & Saunders
167 Middle St.
Paul H. McLaughlin Co.
52 Marginal Way

Copy to Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.
Three (3) copies to McLaughlin Co.

Gentlemen:

Deficiencies have been found in connection with the fire separation wall on first and second floors and the rolling steel fire shutters in the openings to provide an area of refuge to satisfy Building Code requirements--this with reference to Paragraphs 13.80, 16.80, architects' letter of 2/1/57 and Sheet X-1 of the plans, the latter bearing the last revision date of 9/25/56. Part of this was brought to Mr. Wheaton's attention over the phone on March 12.

OK
mze
18.90 That part of the 2-hour fire separation wall toward Highland St. is required to provide a two hour barrier for fire and smoke from the concrete deck of the floor below to the under side of the deck of the floor above except for the net opening for the actual steel shutter. This means that this two-hour barrier can't extend only to the under side of a ceiling, but must extend clear to the under side of the deck of the floor above with full 2-hour fire resistance, and must similarly extend across over the fire shutter opening in the corridor from the top of the net opening to the under side of the floor deck above on one side or the other of the casing of the rolling steel shutter mechanism.

OK
mze
18.91 The detail of the fire shutter and its operating mechanism on Sheet X-1 seems to show the fusible link to make the shutter automatic on the side of the opening toward Prospect St. and at a level about 8 or 10 inches above the head of the actual opening in the wall. With such an arrangement a fire on the Brighton Ave. side would spread through the opening and might extensively involve the side of the hospital toward Prospect St. before the shutter closed automatically. Such shutters which we have dealt with in the past have had the fusible element underneath the head of the opening so as to be affected equally by a fire on either side of the opening, a result which is necessary for safety and that the fire shutter accomplish its full purpose. If, with this type of shutter, it is not feasible to put the fusible element under the head of the opening, it will be necessary to provide a fusible element on each side of the opening and at a level not above the under side of the head of the opening, or preferably slightly below it.

18.92 Please let us have a copy of the letter to the contractor arranging for and authorizing these changes. It is understood that the contractor is right up to closing-in these locations, and we, of course, must give approval for closing-in until these details are cared for.

Very truly yours,

Warren McDonald, Inspector of Bldgs.

STEVENS AND SAUNDERS

ARCHITECTS

187 MIDDLE STREET - PORTLAND 3, MAINE

Members of the American Institute of Architects

JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

February 19, 1957

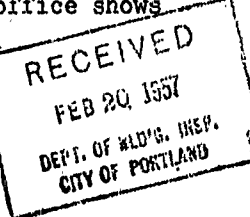
Mr. Warren McDonald
Inspector of Buildings
City Hall
Portland, Maine

Re: Osteopathic Hospital of Maine, Inc.

Dear Warren:

We will take up the various items of your letter of February 5, in the order which you used.

- 16-70 Note, blanket extension of the permit and request that installing contractor file for separate contract covering standpipe and hose racks. Such instructions have been issued.
- 16-71 A new drawing of exit lights is being submitted in accordance with the understanding as to arrangement reached between you and Mr. Brown of this office last Thursday.
- 16-72 It is our understanding that the swing of the doors from the kitchen toward Brighton Avenue as shown was covered in the above mentioned conference between you and Mr. Brown and agreed that such an arrangement is satisfactory.
- 16-73 Mr. Earl Sawyer of this office discussed the fire alarm system with the fire department personnel on several occasions, doing the design of same. Subsequently, shortly after September 5, a drawing was left with Captain Flaherty at the fire department. Apparently this drawing was not turned over to former Chief Marr or been seen by Chief Johnson. A new print is being submitted forthwith.
- 16-74 Electric generator has been relocated from the original intention and is now in the boiler room which meets requirements of fireproofing construction. Our drawing No. X-6 in your office shows this new location.



Mr. Warren McDonald

-2-

February 19, 1957

- 16-75 The Owners told us that about 30 people would be the maximum which they would expect to accommodate in this area at one time. This matter was reviewed with you, however, in the previously mentioned conference with Mr. Brown, and revised drawings will show the additional exit fixture at G-27-A.
- 16-76 Sprinkler heads in the incinerator room are provided for in the specifications and will be included in the work.
- 16-77 We are attaching an amendment to our previously submitted statement of design to include the design of welded joints specifically.
- 16-78 This would appear to be covered by 16-70 above, in that such work will come under the permit issued to the Grinnell Company. We note that you are disappointed that provisions for standpipe and hose was not made in the existing frame construction which is already protected by sprinkler system. We could not justify the expense for such an installation in view of the plans already formulating for replacing this entire wood construction with a building of first class construction.
- 16-79 We have re-checked loads under bearing plates and I believe that Mr. Cartwright is familiar with any modifications which may be required. Full information will be forwarded within the next few days.
- 16-80 Change Order has been prepared supporting our letter of February 1, instructing the contractor to accomplish this work on the partition as outlined in your letter.
- 16-81 Mr. Morton, of this office, and Mr. Sears have reviewed the arrangement of duct work and a revised drawing is being submitted covering the modifications suggested.
- 16-82 Arrangements have been made with the job to have the plaster thickness around this duct increased to a minimum of 1" and changed to a perlite aggregate plaster.
- 16-83, 84
and 85 Our Drawings Nos. 9, 10, and 12 show 1" of Vermiculite plaster with from 1" to 2-1/2" free air space which we understand offers from 3 to 4 hour fire protection when taken in conjunction with steel plate and 2-1/2" topping for floor construction. The 3/4" plaster to which you refer is, I believe, found only in partitions. Following your suggestion, however, we are reviewing the whole system of fireproofing to see if some economies may be affected.

RECEIVED

FEB 20 1957

DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

February 5, 1957

AP 335 Brighton Ave.—Osteopathic Hospital of Maine, Inc.—Addition
and alterations

Letter No. 16

Paul L. McLellan Co.,
52 Marginal Way
Stevens & Saunders
187 Middle St.

Copy to Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.
Paul L. McLellan Co., for use
with sub-contractors

Gentlemen:

The work of checking plans and specifications in the office and of field inspections has become so involved that it seems best to attempt to clear the situation by authorizing extension of the construction work, beyond the limited permit already issued, to include completion of the "U" shaped addition and the work in the original hospital building already largely completed around location of incinerator room and oxygen platform, but excluding all work of reconstructing the front part of the original hospital building. This letter, then, represents an extension of the existing permit to that extent, subject to the conditions which appear below and to compliance with the requirements of the Building Code whether specifically mentioned herein or not. The items below are an attempt to gather up the "loose ends" of our former numerous letters in cases where the issues have not been settled. Where applicable, reference will be made to the numbered paragraphs of the former letters.

16.70 This blanket extension of the construction permit without additional applications for amendments does not eliminate the requirements of the Building Code as to applying for and securing separate permits for certain parts of the work where separate permits are stipulated to be procured by installers. In this connection, and in view of the difficulties we have had with the standpipe and hose system, will the general contractor be good enough to instruct the installing contractor for standpipe and hose to file application for a separate permit based on the plans of those features which are now being revised and which will be referred to later.

16.71 reference 1.10. Architects should get the matter of exit lights, outside white lights and the arrangement on exit circuits and the marking of switches controlling those lights well cleared up and locations approved here before the electrical contractor gets too far to correct any mistakes. The plans in this connection do not seem to have been completed. No designation of exit lights or signs have been discovered on Sheet E-7, the arrangement at the rear of the kitchen and for passage through the kitchen to the outside being particularly important on account of the nurses' dining room. On E-8 presumably the directional exit light pointing toward the terrace is existing. It is questioned if this will be the best means of egress after the work has been completed, and it is doubtful if the stairway leading from the terrace complies with the requirements for means of egress. An exit light will also

OK
E-14-57
M. Brown

Paul B. McLellan Co.
Stevens & Saunders

February 5, 1957

be necessary in the corridor outside of the foot of the enclosed stairway indicating exit through the new wing or through the reconstructed portion of original building.

16.72 Reference 1.11. Before doorways included in the required means of egress, whether inside or in exterior walls, are constructed, correctness of swing of all doors should be checked; and before contractor orders the door hardware the architect should clear up and get checked here the correct designations. This becomes particularly important in the area of the ground floor toward Prospect St.

16.73 Reference 1.14. Architects' letter of September 5 says that extension of existing inside fire alarm system will be submitted to the Fire Chief for approval. On November 6 former Chief Marr reported that this matter had not been presented to him. As soon as Chief Johnson's approval has been secured please advise with any revised plan reflected by his consideration.

OK
Boiler Room
16.74 Reference 1.15. Architects' letter of September 5 says that an electric generator to care for emergency lighting will be installed in an additional fireproof room adjacent to the incinerator room. Location and details of this room is not discovered on the latest plans. In this connection see Section 20923 of the Code.

OK
16.75 Reference 3.30. Presumably the door at G27A will be the emergency means of egress from the nurses' dining room. On behalf of the owner, the architects should find out and notify this office in writing what the maximum capacity of the nurses' dining room will be in persons, bearing in mind that it may be convenient to use this room for instruction classes or social activities. G27A and the door normally used for entrance to the dining room require vestibule locksets favoring the dining room side. G27A will require a standard exit light over it if the maximum capacity might be over 50. The exit situation at this point requires study. Would the double doors at G26 not be a required means of egress for persons in part of ground floor toward Brighton Ave.? If so, should they not swing toward the kitchen? If that is done, G27A should also swing toward the kitchen instead of as shown. This situation indicates a clear passage for means of egress through the kitchen to space G25 and thence to out of doors, with proper exit lights and white lights on exit circuits and proper hardware.

Not done
16.76 Reference 5.37. Note that new incinerator room is to be covered by sprinkler heads supplied by an extension from the existing system.

Accountant
not on prints
16.77 Reference 6.44. No answer to this inquiry about designer of welded joints is remembered. Will the architects advise in writing whether or not Mr. Whately's statement of design for the other structural work includes the design of the welded joints. If his statement does not include the welded joints, please advise who does take the responsibility and have that party furnish his own statement of design for the welded joints.

Rev. 50"
1 Rack
1-100ft
100ft
16.78 Reference 12.57 and 12.58. The plumbing plans as far as they show the standard standpipe with its branches and hose rack stations have been revised to show the intent of providing a "small" installation with two hose rack stations at each floor level but the third. It became evident that 75 feet of one and one-half inch hose would not give length enough to reach all parts of

Paul B. McLellan Co.
Stevens & Saunders

February 8, 1937

the area intended to be covered, including the end toward Stevens Ave. of the ground floor, probably some parts of the reconstruction of the front of the original hospital on third floor and perhaps some other locations. After discussion with Mr. Brown of the architects it was concluded that a new rack more than 75 feet of hose on some of the rack where necessary to reach all parts of the given area would be acceptable. Chief Johnson of the Fire Department believes that the added length of hose could be pulled alright, and he will be glad to have confer of some kind of training program for the hospital personnel after the work is completed so that they may be well acquainted with the best method of handling the hose in case of fire.

It was disappointing to learn that the architects and owners wish to take advantage of the so-called "grandfather" clause of the Code and not provide standpipe and hose protection for the rear part of the original hospital, which is to remain of wooden frame construction with complete sprinkler system. Provision of standpipe and hose and provision of a sprinkler system are not alternatives in a hospital as high as this, as was assumed at the beginning, but standpipe and hose are required in all new hospitals more than two stories in height whether sprinklered or not. In a hospital where early discovery and quick extinguishing of a fire is of the utmost importance, it might well be that an incipient fire could be found and extinguished with a hose before a fire reached such proportions as to operate the sprinkler system. However, I am told that already there are plans for rebuilding the rear part of the original building in fireproof construction, and at that time probably the sprinkler system may be omitted and standpipe and hose provided.

Today we have copy of architect's letter to contractor referring to Specs P-1 through P-4 revised to show the final standpipe and hoses rack system, the contractor to file one set of prints here. Presumably this letter authorizes the contractor to make whatever changes are indicated on revised plans. Please ask Grinnell Co. to file application for the separate permit indicated at the beginning of this letter.

15.79 Reference 13.59. We have heard nothing definite as to the location of bearing plates beneath certain of the steel beams—either by way of support of the details shown or by revisions if the details do not prove out. No doubt this information will be forthcoming shortly.

16.80 Reference 13.60. We have copy of letter of February 1 from architects to contractor authorizing the use of different details to provide 2-hour fire resistance on the part of the fire separation wall in first and second stories which lies on the side of the corridor toward Highland St. -- namely steel stud hollow partition finished each side with one and one-eighth inch gypsum, perlite plaster on metal lath attached to 4-inch steel studs with sufficient plaster pushed through the lath to give an average total thickness of one and five-eighths inches on each side of the partition; also giving the plaster mix of the gypsum-perlite plaster.

16.81 Reference 15.63 through 15.69, inclusive. To make faster progress the permit for ventilation systems, excluding those in the reconstructed part of original hospital was issued to Lettingill-Loss Co. without waiting for the revised plans and instructions from owner to contractor, subject to conditions indicated in these listed paragraphs. Since then Mr. Morton of the architects has talked with me about the vertical part of the vent duct from the range hood. Inasmuch as this vertical duct had been all erected before the permit was issued and is 22 gauge instead of the 18 gauge

Paul B. McLehlan Co.
Stevens & Saunders

February 5, 1957

stipulated by the Underwriters', in order to save what seemed like unnecessary expense to the hospital this lighter vertical duct will be acceptable, but Mr. Horton agreed that the horizontal part of the duct would be made of 22 gauge metal. He concurred with all of the other conditions.

Another detail with regard to the range hood ventilation comes to attention which requires some fixing and which is probably in Pettingill-Ross's sub-contract also. That is the detail on Sheet 6 of the architectural plans showing the method of caring for the discharge end of the vent duct from the range hood identified as Ty. No. 3. This opening in the roof is different than those for the other ducts because of the extreme fire hazard in the case of a vent from a range hood which despite all filters and other care is likely to become coated with grease on the inside. There is so much wood in the curb and the base for the exhaust fan and motor, and since the roof insulation is also perhaps of combustible material, it appears that the detail should be that required by Section 60264 and d2. This will be necessary, otherwise a quick and very hot fire over the range might destroy not only the wooden curbing and the base under the fan etc. but do serious damage to the roof covering of the hospital if not the insulation. However, the details stipulated by the Building Code require a metal thimble at least one inch from the woodwork of the curb and any other combustible material, the thimble to be at least six inches larger in radius than the duct or six inches larger all around than the cross sectional dimension of the duct if it is rectangular. This space between the duct and thimble is required to be open to the atmosphere and any weather hood used could not be in contact with the thimble but must be set in such a position that hot gases between the duct and the thimble would have a free chance to vent themselves to prevent the combustible material taking fire from the high temperatures in the duct. It is, of course, highly objectionable to have an opening from the open air down into the building, and we have worked out a couple of alternatives which may be used under the Code and obviate the need of any opening from the atmosphere down into the building. These can hardly be described in this letter, but if the architect is interested, it would be well to discuss the matter with Mr. Sears in this office. Of course, if the combustible material could be eliminated at this point and proper steps taken to prevent igniting the roof covering and the insulation, no such requirements would be necessary.

Since we have already issued the permit for the ventilation systems, please care for this matter quickly, notifying Pettingill-Ross not to go ahead with this construction of the equipment at this point until the matter is settled.

16.82 Reference 15.66. May we have copy of a letter of instruction to the contractors regarding the increased thickness of the plaster to be used around the vertical risers of the ventilation systems to provide at least a 1-hour fire rating?

16.83 as to fire-resistance of each floor assembly and fire protection required for structural steel, each floor assembly from the surface of the ceiling to the surface of the structural floor above is required to afford 2-hour fire-resistance. The structural steel beams, joists, etc. between ceiling and floor next above require 2-hour fire protective covering because the building is of First Class Construction less than 85 feet in height. All structural steel supporting masonry walls, including lintels in exterior walls on spans greater than 10 feet require 4-hour fireproofing. The steel

Remove roof
& use metal
Filter hangers
Also insulation
O.W. Sears
2/11/57

Paul B. McLellan Co.
Stevens & Saunders

5

February 5, 1957

columns, which do not support masonry walls, require 3-hour resistance because the building is less than 85 feet high.

16.84 Time has not been afforded to check all of the details of the fire-resistive floors or the fireproofing of the structural steel, but perhaps from the minimum data in the above paragraph some economies could be made, bearing in mind the fact that we are permitted under the Code to accept any of the fire-resistance ratings recommended by National Board of Fire Underwriters if based on standard fire tests.

16.85 Will the architects please furnish the basis of figuring the three-quarter inch thick perlite plaster on the ceilings as affording 2-hour fire-resistance to the structural steel and joists between ceiling and floor slab?

16.86 As far as any notice to this office is concerned, specific instructions have not been given for the rearrangement involving the enclosed stairway from third floor to first floor. Mr. Kelley and the architects will remember our discussions when this change was first contemplated. It is hoped that a way still may be found of adjusting this enclosed stairway so that an exterior door may be provided for safe exit from the stairway enclosure to the open air at or near the ground level, even though it means relocating the existing storage room which I understand was the principal obstacle to this desirable situation. Such an arrangement is not only in keeping with the evident intent of the Code, but it seems an obvious advantage if patients had to be evacuated from the hospital in inclement weather.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

No locks
P. S. Please refer back to 16.75. The hardware schedule indicates that double doors G26 would have no locks or other fastenings. If locks should be determined upon as necessary, merely a vestibule latchset on the doors would not work out because they are double doors, each 30 inches wide. Probably anti-panic hardware with crash bar full width of the door would be necessary at least on the "standing" door.

January 11, 1957

BP 335 Brighton Ave.—Addition to and alterations of Osteopathic Hospital of
Maine, Inc.—Adequacy of certain bearing plates under structural
steel

Letter No. 13

Stevens & Saunders
187 Middle St.
Paul B. McLellan Co.
52 Marginal Way

Copy to McLellan Co. for steel contractor
Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.

Gentlemen:

13.59 Our field inspector raises the question of adequacy of the bearing plates beneath certain of the steel beams where they intersect at opposite corners where the "stem" of the "T" joins the main part of the wing, and particularly what appears to be the worst case on second floor framing, where a 10-inch beam from column 2-11, is framed into another 16-inch beam which runs from column 2-11, the bearing coming at the corner of the intersection of the masonry walls toward Highland St.

If we had a common understanding as to which plate was involved with Mr. Wheaton over the phone, the bearing plate is 8 inches by 12 inches by $\frac{3}{8}$ of an inch in thickness, these dimensions being given by him from the shop drawings, the bearing plates evidently having been designed by the steel contractor.

Will you be good enough to let us have the result of your investigation of the design of this bearing plate, as from the figures we have been able to make it appears to be underdesigned to a large extent. Although Mr. Wheaton says there are two courses of solid brick masonry beneath this bearing, it our belief that the Building Code allows only 20 pounds per square inch over the gross area under the plate plus 25%. From our figures the steel contractor may have used the allowable compressive strength for solid brick walls, which does not seem justified in the light of Code requirements. If this bearing plate should turn out to be substantially in error, it raises the question about all of these other comparable locations and, perhaps, all of the bearing plates on the job. Will you be good enough to advise what compressive strength per square inch, the designer used for these bearing plates?

13.60 It appears that that part of the fire separation wall in first and second stories, which lies on the side of the corridor toward Highland St., would not satisfy the requirements of 2-hour fire resistance. We have been unable to find any authoritative record which establishes this assembly as having 2-hour fire resistance. If you have any such reference, please

Stevens & Saunders
Paul B. McElhan Co. _____ 2

notify us where it may be found. If not, please review
to show some assembly which does have at least 2-hour fire
and authorize the change, giving us a copy of the order.

Very truly yours,

Raymond McDonald
Inspector of Buildings

WMO/D

Enclosure to McElhan Co: Copy of this letter for steel contractor

P.S. Mr. Wheaton says the wall referred to in 13.60 is to have 4-inch metal
channel studs with metal lath and 3/4 inch gypsum plaster on both sides.

6/13
B



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd Class

Portland, Maine, August 1, 1957

PERMIT ISSUED

AUG 2 1957
01081

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter-repair-demolish install the following building structure equipment, in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location: 335 Brighton Ave. Within Fire Limits? 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 Thompson-Winchester Co., 1299 Boyls on St., Boston, Mass. Telephone _____

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 building on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install ventilation hood as per plans filed with other ventilation permit.

Sent to Health Dept. 8/1/57
Rec'd. from Health Dept. _____

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor-20 Sylvan Road, So. Portland Me.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kirt _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Kind and thickness of outside sheathing of exterior walls? _____

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:

OK 8-1-57 W.F.C.

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
Thompson-Winchester Co.

Karl R. Osmer

INSPECTION COPY

Signature of owner _____

F.M.

NOTES

Completed *HP*

X

Permit No. *571081*

Location *3833 Loc. Ave.*

Owner *Robert H. Stegelmeyer*

Date of permit *8/2/47*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

REC 12-1-8 10

January 11, 1957

BP 335 Brighton Ave.--Additions to and alterations of Osteopathic Hospital
of Maine, Inc.--Ventilation systems

Letter No. 14

Stevens & Saunders
187 Middle St.
Paul B. McLellan Co.,
52 Marginal Way

Copy to McLellan Co. for ventilation
contractor
Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.

Gentlemen:

14.61 We now have application for permit for the ventilation systems from Pettingill-Ross Co. All ventilation systems, of course, are required to be constructed and installed in accordance with the requirements of HBFU Pamphlet #90.

No fire dampers appear on the plans nor are there shown any access openings to reach such fire dampers. It is not known whether you have shop drawings for these systems or not, which may show the fire dampers and access openings. However, Mr. Horton says that he will furnish as soon as possible revised plans which show the location of these required fire dampers and required access openings to reach the dampers and service them, and will also show on the revised plans a detail of the proposed arrangement.

It appears that fire dampers are required at every point where the ventilation ducts pass through the fire separation wall in first and second stories--this fire separation wall being near the elevator shaftway to provide an area of refuge on each side of it in case of hazard on the other side.

Presumably, since these are not shown on the plans, written instructions are necessary to the contractor; so, along with the revised plans would you be good enough to us have a copy of these instructions?

14.62 Will all concerned please note that difficulties will not arise

provisions of Pamphlet #90 so progresses:

--Part I, Section 113, floor ducts required to be of asbestos.

When fan, motor, housing and the material such as flexible woven

--Part I, Section 120, ducts are not to be built into the building in such a way as to impair the effectiveness of the fireproofing of structural members.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/B

Enclosure to McLellan Co: Copy of this letter for ventilation contractor

6C

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, August 2, 1957

PERMIT ISSUED

AUG 5 1957

CITY OF PORTLAND

INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 57/98 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 335 Brighton Ave. Within Fire Limits? 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 Pettengill-Ross Co., 57 Cross St. Telephone 2-6223
Architect Plans filed No. of sheets
Proposed use of building Hospital No. families
Last use " No. families
Increased cost of work Additional fee .50

Description of Proposed Work

To install mechanical ventilation system in front of the original hospital building as per plans.

Details of New Work Pettengill-Ross Co.

Is any masonry involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: OK MFC

Osteopathic Hospital of Maine
Pettengill-Ross Co.

Signature of Owner by: Ernest W. Pettengill

Approved: [Signature] Inspector of Buildings

INSPECTION COPY
CS-105

January 24, 1957

AP 335 Br. l. aton Ave.—Osteopathic Hospital of Maine, Inc.—Ventilation systems

Letter No. 15

Pattingill-Ross Co.,
57 Cross St.
Stevens & Saunders
187 Middle St.
Paul B. McEllan Co.
52 Marginal Way

Copy to Osteopathic Hospital of
Maine, Inc.
335 Brighton Ave.

*1/28/57 - Mr. Martin
credit to says all work
is under way and will
be done, but vertical range hood
has already been made 22 gauge
instead of 18. This has been agreed
not insist on change*

Gentlemen:

Building permit applied for by Pattingill-Ross Co. for the ventilation systems, including, it is understood, the exhaust system from range hood in the kitchen, is issued to that company herewith, subject to the following. Will the architect be good enough in the name of the owner to furnish to us without delay a copy of the letter to the contractors covering whatever changes there may be in the original specifications or plans on account of these conditions. If issue is taken with some of the conditions, will architects be good enough to take the matter up with us quickly?

15.63 Ventilation systems in the reconstructed part at the front of the original hospital building are excluded from this permit, and should be covered by amendment filed by the ventilating contractor when that part of the work is reached. It is understood that there are four separate ventilation systems in the new work now under construction plus the air-conditioning system for the third floor and the ventilation system for the range hood in the kitchen.

15.64 Permit is issued on the basis of Sheet V-1, last revision 12/3/56; V-2, last revision 1/11/57; V-3, revised 1/11/57; V-4, revised 12/31/56; and X-4A, revised 12/11/56. It is assumed that the details of range hood and its ventilation duct shown on Sheet V-1 no longer apply, or perhaps these details only apply in a general way since the location has been somewhat changed.

15.65 Copy of architects' letter of January 14 to the general contractor is acknowledged and with it preliminary plans showing the fire dampers and fire dampers locations where ducts pass through the fire wall near the elevator—Sheets V-1, V-2. To save time we are departing from the usual procedure of waiting until the general contractor had filed the plans; so will general contractor and ventilating contractor make sure that they have these two revised sheets of the revised dates shown.

The same architects' letter calls attention to requirements for flexible joints at various locations and installation of ducts so as not

W. C.
McDonnell
McDonnell Co.

January 24, 1957

to affect the fireproofing of structural members. If ventilation contractor has no copy of this letter, will he procure one from the general contractor or the architects, as these conditions in the letter are involved in the issuance of the permit.

15.66 Though we have found no specific indication on the plans, it is understood from Mr. Wheaton that all of the risers are to be enclosed with thin plaster partitions on steel uprights, using metal lath and the gypsum-perlite plaster indicated in the specifications. The horizontal ducts, except that from the range hood exposed in the kitchen, to be included between ceiling and floor construction by dropping the ceiling construction downwards.

While the three-quarter inch plaster on the horizontal ducts meets the requirements, all of the enclosed vertical ducts, including that from the range hood, require at least one inch thickness of gypsum-perlite plaster, measured from the face of the lath rather than the back, thus to satisfy the requirements of Section 124 of NFPA Pamphlet #90, the plaster of this thickness being rated as approximately equivalent to the 4-inch hollow clay tile indicated in that section.

15.67 For control of the range hood and its ventilation system, the Building Code refers to NFPA Pamphlet #91.

Section 520 of that pamphlet requires that the ducts from the hood shall be no less than #18 US gauge or heavier, which appears heavier than the general specification.

Section 524 of the pamphlet calls for adequate openings in horizontal parts of the ducts for inspection and cleaning out purposes. Section 525 indicates that the vertical risers should preferably be outside of the building, but where necessary to be inside shall be enclosed as indicated above. The necessity of adequate access openings through the enclosure and duct for inspection and cleaning out is also indicated. Will the architects provide whatever revisions are necessary to show these details and have the contractor file them here with copy of letter of transmittal, but the formality of an amendment will be dispensed with.

Section 526 of the pamphlet calls for a residue trap at the bottom of the vertical riser with provisions for cleaning it out. This also should be shown as a revision.

15.68 Damper #5 appears to be the only one to which access will not be had by removing a register. For best protection this damper should be located within the thickness of the fire wall, certainly not further into the space on either side of the wall than the face of the wall.

15.69 Where sleeves two inches larger than the duct are shown where the ducts pass through the fire wall, of course, all space between the metal of the duct and the masonry of the wall must be completely filled with non-burnable material so as to make an unbroken fire stop outside of the duct.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHM/B

Enclosure to Pettingill-Ross: Permit card and copy of application

HA

(NA A) RESIDENCE ZONE - AA 2310

PERMIT NUMBER
00098
JAN 24 1937
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, Jan. 10, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following building structure ~~erect~~ ^{erect} 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 Ave. 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 Patrick J. Ross Co., 57 Cross St. Telephone 2-6223
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building hospital No. families _____
Last use _____ No. families _____
Material masonry No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install mechanical system of ventilation as per plans filed with superstructure.

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** installer

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 3 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:

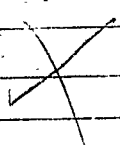
Miscellaneous

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
Patrick J. Ross

NOTES

1/29/57 - See notes
on S. side of 11th
about ducts etc
W.M.

8-8-57 Completed W.P.
Sec. Amend. covering
front part old bldg.
W.P.



Permit No.	57198
Location	335 1/2 Franklin Ave.
Owner	City of New York
Date of permit	1/24/57
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Sinking Out Notice	
Form Check Notice	

BY: [Signature]
E.M. [Signature]

March 7, 1957

AF 335 Brighton Ave.—Osteopathic Hospital of Maine, Inc.—Permit for installation of standpipe and hose

Letter No. 17

Grinnell Co.
501 Fore St.
Stevens & Saunders
187 Middle St.

Copies to Osteopathic Hospital of Maine, Inc.
335 Brighton Ave.
Paul E. McLellan Co.
52 Marginal Way
Carl P. Johnson, Chief of the
Fire Dept.

Gentlemen:

Permit for the installation of standpipe and hose system is issued to Grinnell Co., herewith, subject to the following:

17.87 Permit is based on Sheets 1 to 4 of Grinnell plans dated 2/19/57 but revised by certain markings in pencil to produce the results determined upon at a conference of several of us with Fire Chief Johnson at the job on March 5 on the basis that there is to be one hose rack on each floor level, each close to the location of the new elevator shaftway, and each rack is to be equipped with 100 feet of one and one-half inch hose, all other details in accordance with the Underwriters' standards as contained in Pamphlet No. 14.

17.88 This allowance for the extra length of hose on each rack is approved by Chief Johnson and the permit is issued on the condition that portable fire extinguishing equipment of kind and number and location are to be provided throughout the new part of the building at least in accordance with the recommendations of the National Board of Fire Underwriters. The allowance is also made on the basis that the hospital personnel will be trained in the use of standpipe and hose and the portable extinguishers under the supervision of the Fire Department before the enlarged building is occupied, and that "refresher" drills will be carried on from time to time with the assistance of and under the supervision of the Fire Department.

17.89 It seems best to say to Mr. Kelley that Chief Johnson is most willing and anxious to cooperate in every way possible for the safety at the hospital; and, if Mr. Kelley will notify Chief Johnson as soon as he is ready, the Fire Department will undertake to conduct one or more training classes at the convenience of the hospital personnel.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/D

March 7, 1957

Mr. Sweetal
Sweetal Co:

While it was obvious that your intention was to file application for the installation of the standpipe and hose system, Mr. Sweetal, through some misunderstanding actually applied for a permit to alter the sprinkler system. To simplify the matter without delay, we have changed the application for the permit over his signature and the permit card also to stipulate the standpipe and hose system instead of the sprinkler system, as you will see from the copy of application and the permit card enclosed to you. A separate permit will be required for extension of the sprinkler system.

Warren McDonald

2 B



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, March 5, 1957

PERMIT ISSUED

00279
MAR 7 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~and~~ ~~install~~ the following ~~building~~ ~~structure~~ ~~or~~ ~~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 Brighon Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Osteopathic Hospital of Maine, Inc., 335 Brighon Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Grinnell Co., 501 Fore St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building hospital No. families _____
 Last use _____ " _____ No. families _____
 Material masonry No. stories 2 Heat _____ Style of roof _____ Roofing _____
 & wood
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ _____

General Description of New Work

~~To erect~~ ~~alter~~ ~~repair~~ ~~and~~ ~~install~~ ~~existing~~ ~~stand~~ ~~and~~ ~~install~~ ~~hose~~ ~~cabinets~~ ~~on~~ ~~all~~ ~~floors~~ ~~of~~ ~~new~~ ~~addition~~ ~~to~~ ~~the~~ ~~existing~~ ~~structure~~ ~~as~~ ~~per~~ ~~plans.~~
 install ~~existing~~ ~~stand~~ ~~and~~ ~~install~~ ~~hose~~ ~~cabinets~~ ~~on~~ ~~all~~ ~~floors~~ ~~of~~ ~~new~~ ~~addition~~

Permit Issued with Letters

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** installers

Details of New Work

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

If a Garage

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

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
Grinnell Co.

Signature of owner by: [Signature]

INSPECTION COPY

APPROVED:

NOTES

2-4-58 Completed

100

Large ruled area for notes, containing a large handwritten 'X'.

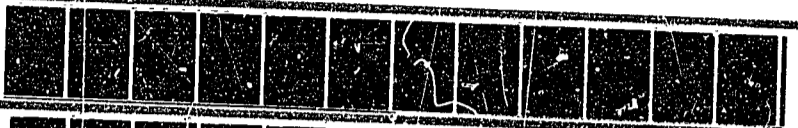
Administrative fields on the right side of the page:

- Notif. closing-in
- Inspn. closing-in
- Final Notif.
- Final Inspn.
- Cert. of Occupancy issued
- Saking Out Notice
- In Check Notice

No. 571 277
 335 (3) 1st Ave
 1st St
 3/9/58

RECEIVED COPY

335 BRIGHTON AVENUE



3

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION *0.D.1.6.5*

ZONING LOCATION PORTLAND, MAINE *March 9, 1983*

MAR 10 1983

CITY OF PORTLAND

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

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

LOCATION *335 Brighton Avenue*
1. Owner's name and address *Osteopathic Hospital of Maine - same* Fire District #1 , #2
2. Lessee's name and address Telephone *774-3921*
3. Contractor's name and address *landscape architect - MITCHELL DEWAN ASSOC. 386 Ford St.* Telephone *774-4427*

Proposed use of building No. of sheets
Last use *expansion of parking lot* No. families
Material No. stories Heat Style of roof No. families
Other buildings on same lot Roofing
Estimated contractual cost \$

FIELD INSPECTOR—Mr. Appeal Fees \$
@ 775-5451 Base Fee *15.00*
Late Fee *15.00*
TOTAL \$

Site preparation work, fee will be paid on building permit when it is applied for.

CALL, WHEN PICK UP PERMIT

Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max on center
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 6 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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?

Signature of Applicant: *Jane Gair* Phone # *same*
Type Name of above: *Jane Gair for Mitchell Dewan Associates* 1 2 3 4
Osteopathic Hospital of Me. Other
and Address

9

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

May 19, 1983

Consolidated Construction & Bldg., Inc.
106 Commercial Street
Portland, Maine

Re: 335 Brighton Ave., Osteopathic Hospital

Dear Sir:

Your application for a certificate of occupancy to allow the use of the above named premises for 105 passenger cars - no commercial vehicles - as set forth in site plan received by this Department on May 11, 1983, and approved by the Portland Planning Board on August 10, 1982, and to construct a concrete foundation only for future parking structure as per plans, has been reviewed and a permit is issued for both applications with the following requirements:

Public Works: None
Fire Dept. : None
Planning Division: Approved by Planning Board on August 10, 1982
met with requirement placed on project at that time.

Inspection Div.:

1. You will be required to notify the Portland Fire Dept. each day that you will be using explosives.
2. A sounding signal will be sounded two (2) minutes before each blast.
3. When retaining walls with a difference in grade level on either side of the wall, in excess of four (4) feet, are located closer than two (2) feet to a walk, path, parking lot or driveway on the high side, such retaining wall shall be provided with a 42 inch high guardrail, or other approved protective measure.
4. Please find enclosed Section Article 18 of the BOCA Building Code which pertains to precautions during building operations.

If you have any questions on these requirements, please call this office.

Sincerely,

P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 10438

MAY 19 1983

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE May 11, 1983

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICE PORTLAND MAINE
 The undersigned hereby applies for a permit to erect, alter, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications as shown on any, submitted herewith and the following specifications:

LOCATION ... 335 Brighton Avenue ... Fire District #1 , #2

1 Owner's name and address ... Osteopathic Hospital of Maine - same ... Telephone ... 774-3921

2 Lessee's name and address

3 Contractor's name and address ... Consolidated Constructors & Bldrs. Inc. ... Telephone ... 774-2626

106 Commercial St. ... No. of sheets

Proposed use of building ... concrete foundations for future parking structure ... No. families

Last ... No families

Material ... No. stories ... Heat ... Style of roof ... Roofing

Other buildings on same lot

Estimated contractual cost \$ 116,000 ... Appeal Fees \$

FIELD INSPECTOR- Mr. ... @ 775 5451 ... Base Fee ... 590.00

credit of 100.00 490.00

late fee site plan review 100.00

TOTAL \$ 690.00

Site plan review

To construct concrete foundation only for future parking structure as per plans. 6 sheets of plans.

Stamp of Special Conditions

send permit to # 3 Box 4599 DTS - 04112

PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size of girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-15" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
 ZONING: *OK* *10/20/5/19/83*
 BUILDING CODE: Will there be in charge of the above work a person competent
 Fire Dept.: to see that the State and City requirements pertaining thereto
 Health Dept.: are observed? yes
 Others:

Signature of Applicant *David L. Leach* one # .. same

Type Name of above ... David L. Leach for 1 2 3 4 5
 Consolidated Constr. Bldrs, Inc. Other
 Osteopathic Hospital of Maine and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

(19) MR WILLIAMS

NOTES

- 6-23 MEASUREMENTS TAKEN ON FENCE AGAIN. NO CHANGE WILL RESOLVE WHEN I RETURN FROM VACATION
- 7-7 - STILL NO CHANGE IN THE MEASUREMENTS. WILL RETURN TO CITY HALL + GET SAM.
- 7-7 MET WITH SAM HOFFES, JOE GRAY, ANN GRAYES, KURT FELIX, PAUL STEVENS, DR HALLIDY, HIS ATTORNEY, NEAL BASSETT, THE CONTRACTOR + HIS SUE CYOR. MEASUREMENTS TAKEN AGAIN + FOUND THE FENCE 33 1/2 FT IN ONE AREA + 40 FT IN ANOTHER. WITH EVERYONE PRESENT IT WAS FINALLY AGREED THAT ONCE THE FENCE WAS REMOVED, DR HALLIDY WOULD HAVE ALL THE ALLOTTED ROOM ON THE PLAN REVIEW. THIS WILL BE CONFIRMED BY A MEMO FROM NEAL BASSETT TO DR. HALLIDY'S ATTORNEY WITH COPIES TO THIS DEPT. TD
- 8-10 FUGING INSPECTION DONE THIS DATE WITH HUGH IRVING. CONCRETE ALREADY POURED. SATISFACTORY PROGRESS BEING MADE OTHERWISE TD
- 10-11 COMPLAINT "RETAINING WALL NOT BUILT TO PLANS" INSPECTION MADE THIS DATE WITH SAM HOFFES. WALL

Permit No.	083 / 438
Location	335 Washington Ave
Owner	John Paul King & Associates
Date of permit	5-11-83
Approved	5-19-83
Dwelling	Residential
Garage	Garage
Alteration	Alteration

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 10 1983

B.O.C.A. USE GROUP 00165
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE .. March 9, 1983

CITY of PORTLAND

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

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

LOCATION 335 Brighton Avenue Fire District #1 , #2
Telephone 774-3921

1. Owner's name and address Osteopathic Hospital of Maine same Telephone

2. Lessee's name and address landscape architect - MITCHELL, ~~DEWAN~~ DEWAN, Telephone ... 774-4427

3. Contractor's name and address ASSOC. 386 Fore St. 04101 No. of sheets

Proposed use of building No. families

Last use expansion of parking lot No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Appeal Fees \$

Estimated contractual cost \$ Base Fee 15.00

FIELD INSPECTOR - Mr. @ 775-5451 Late Fee 15.00

TOTAL \$

Site preparation work, fee will be paid on building permit when it is applied for.

Stamp of Special Conditions

CALL, WHEN PICK UP PERMIT

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

BUILDING INSPECTION--PLAN EXAMINER DATE
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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?

Signature of Applicant James L. Gair Phone # same
Type Name of above Same Gair for 1 2 3 4
Mitchell DeWan Associates/
Osteopathic Hospital of Me. Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

9 MR. WILLIAMS

PAUL STEVENS - 772-3846

NOTES

→ 3-17 - COMPLAINT - WORKERS CUTTING
DOWN TREES ON HOLLIS STREET
INSPECTION CONDUCTED BY SAM HOFFES
AND FOUND THE COMPLAINT NOT VALID.
CONTRACTOR FOR HOSPITAL (GOODALL) STATED
THE TREES ON HOLLIS ST WERE TRIMMED
BY SOMEONE (LUCAS HE THINKS) Hired
By THE CITY TW

→ 3-18-83 IT WAS ADVISED TODAY
by THE CITY'S (ACTING) ARBORIST THAT
10 (TEN) TREES WERE REMOVED

IN THE PROTECTIVE ZONE ~~AND~~ (CITY ARBORIST) SHE STATED SHE HAD
MR. NEIL BASSETT OF THE OSTEOPATHIC HOSPITAL. CALLED
TO SAY THAT THE HOSPITAL'S CONTRACTOR WHICH WAS TO REMOVE THE TREES ON THE
PROPOSED SITE HAD MADE A MISTAKE AND CUT
DOWN TREE IN THE WRONG
AREA; AND WANTED TO
FOR THIS - I EXPLAINED THAT
THIS ~~WAS~~ PART OF THE
PROPOSED PROJECT (SITE PREPAR-
ATION) WAS NOT COMPLETE
AS PER PLAN BY CUTTING DOWN
THESE TREES AND SOME RESTORATION
WOULD HAVE TO BE MADE - MUCH
AS NEW PLANTINGS - MR. BASSETT
SAID HE WOULD COME TO THE PLAN-
NING Bd. MEETING TUE - THE 22ND
AND EXPLAIN WHAT HAPPENED - I
TOLD THE ACTING CITY ARBORIST
TO GIVE ME A PERMIT OR
NOT INSPECTIONS - CALLED

Permit #	83/0165
Location	335 ^{Dugan St} ^{Case}
Owner	Orthopaedic Hospital
Date of permit	3-9-83
Approved	3-10-83
Dwelling	
Garage	
Alteration	Site preparation

→ 3-29-83 Talked with Mrs. ~~Thines~~
revised ~~her~~ prepared plan
on their prepared tree plans and
she agreed with it. -
→ 5-13-83 (COMPLAINT - GETTING
READY TO PLANT) AT THE TIME
OF THIS INSPECTION THE JOB
FOREMAN WAS PRESENT. HE
WAS ADVISED BY THIS INSPECTOR
THAT NO WORK OF ANY KIND
IS TO BE DONE WITHOUT
THE REQUIRED PERMIT. HE
STATED THAT TED PEARINBERG
WOULD BE DOING THE PLANTING,
HE'S AWARE OF THE PERMIT
NEED & PLANTING WON'T TAKE
PLACE FOR ANOTHER WEEK.
OR SO. TW
→ 5-18-83 WORKER (LATER
THE FOREMAN) TOLD THAT
NO FURTHER WORK IS TO
BE DONE UNTIL A PERMIT
IS OBTAINED. THIS WAS
CONFERRED BY A PHONE CALL



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
Brighton Avenue

File
INSPECTION COPY

COMPLAINT NO. 83-122

Date Received December 30, 1983

Location Brighton Avenue Use of Building Old Portland City Hospital
Owner's name and address City of Portland, Maine Telephone
Tenant's name and address Telephone
Complainant's name and address Lt. James Collins, Fire Prevention Telephone 775-6361 ext 201
Description: Jim said they have broken and frozen pipes in attice of hhd hospital

NOTES:

Lined area for notes, consisting of approximately 25 horizontal lines.

See in file
Re: in file

Becker and Hawkins
Attorneys at Law

Brian C. Hawkins
Portland Office/Residence
21 Deblois Street
Portland, Maine 04103
647-2659: Office
774-5327: Residence

Bridgetown Common
Bridgton, Maine 04009

Peter J. Becker
P.O. Box 207
Bridgton, Maine 04009
647-2312: Office
787-3491: Residence

May 20, 1983

Jean E. Gilpatrick, Chairman
City of Portland, Maine Planning Board
City Hall
Portland, Maine 04111

Re: McAfee/Hallidy/Goodall Tree & Landscaping Co. Matter

Dear Mrs. Gilpatrick:

Pursuant to our telephone conversation of last week, I am writing this letter to attempt to clarify the status of the above captioned matter. Since our initial discussion, I have had the benefit of an extensive telephone consultation with Ann Grimes as well as additional input from my clients.

For the purposes of clarity, I would like to break this letter into two parts: (a) a discussion of the broader issue of what the problem is, who is responsible, and what the philosophy of settlement should be; and (b) a discussion of some of the rather specific remedies that might be employed to resolve the problem.

The problem, as you already know, is quite apparent. I have viewed the damaged area personally and must admit that I am quite perplexed how such an egregious error could have transpired in the first place. With all of the controversy surrounding this project and with all of the expertise assembled and employed by the Hospital, I find it rather remarkable that such a disaster occurred in the first place. It would seem, at a minimum, that the Planning Board should at least consider (for the future) the necessity of having some staff person physically inspect the site prior to clearing of standing trees to insure that all trees are marked clearly and that all areas are properly roped off with some sort of acceptable demarcation. This may sound like a Draconian measure to a potential developer, but it occurs to me, as a practical matter, that it is nearly impossible to "restore" trees after they have been felled. I think Joyce Kilmer said it best in his poem. Trees are unique and arguably irreplaceable. They should be entitled to special protection.

Jean E. Gilpatrick
Page 2
5/20/83

The responsibility for this incident has been clearly accepted to date by the Goodall Tree & Landscaping Co. My clients, despite their reservations concerning any possible complicity on the part of the Osteopathic Hospital of Maine (based, in part, as you already know, on "other" dealings with the said Hospital), are willing to accept the current explanation as to "fault".

The philosophy of settlement is perhaps the most controversial aspect of this problem. There are really two injured parties in this matter (three if you count the Hospital): my clients and the City of Portland Planning Board. Although my clients have the distinct possibility of relief at law, the Planning Board is really more directly the injured party. In the structure of a settlement, my clients are really best served to allow the Planning Board to negotiate the terms. My clients concern, however, is that the Board keep in mind the fact that there are "injuries" to abutting landowners as well. Our position, simply stated, is that Goodall Tree & Landscaping Co., as the admitted transgressor, should be forced to restore the premises in question to provide the maximum amount of privacy and noise abatement - no matter what the cost. My clients appreciate the reality that the premises in question cannot be restored to its former grace and status. It could even be argued that my clients will be better served in the long run by the plan of restoration presently approved by Mrs. Grimes. The bottom line, however, is that the remedy imposed should directly correspond with the seriousness of the offense in question. To borrow a phrase from criminal law, "the bigger the crime, the larger the time.." This is the operative philosophy of my clients.

The specifics of the proposed plan present some problems in and of themselves. Mrs. Grimes has suggested that the "berm" effect of the series of small White Pines (5/6' in height) would be best served by allowing Goodall to plant these small trees. Her theory is that a large number of small trees will eventually grow together and form a nice "hedge". Our concern with this approach is whether the same desirable effect could be created with "taller" trees. Taller trees (12/14' in height) are admittedly much more expensive to purchase and install than shorter trees. The question becomes whether a smaller number of taller trees will achieve the same effect as a larger number of smaller trees in the same time period. The height problem becomes even more critical when you consider two other factors: (a) the privacy afforded instantly by taller trees; and (b) the more complicated issue of growth with respect to smaller trees. To elaborate on this latter problem, keep in mind that if the trees in question are not planted until the Fall (which Mrs. Grimes holds open as an option in the current Goodall plan), they will remain dormant until the Spring. It is entirely possible that the small trees will have to be in the ground for a good two years before they achieve any appreciable growth. One has to question whether this might be too high a price to pay in the short run for the desirability of the "berm effect".

Jean E. Gilpatrick
Page 3
5/20/83

Another specific problem with the proposed plan (i.e. the precise location of the edge of the parking lot and the areas to be planted) was apparently resolved to my clients satisfaction at a meeting with staff and Hospital representatives on Wednesday, May 18, 1983. From what I understand of what was explained at that meeting, the boundaries proposed are acceptable IF the project in fact conforms to same. Given what has transpired to date, I am sure that you can appreciate a degree of concern on behalf of my clients that the final result is as advertised.

The final specific problem concerns the time frame of the guarantee proffered by Goodall as to the survival of the species to be planted. Mrs. Grimes, following the customary standards articulated by the American Association of Nurserymen, has suggested the usual one year time frame. In most cases this would not be a problem. In the instant case, however, bear in mind that my clients will never "own" these trees. It is not a case of being granted a one year warranty and bearing the burden two years down the road if the tree dies. My clients have an extremely vested interest in insuring that the trees to be planted "survive" (particularly those trees - the White Pine - that would form the "berm"). My clients would like to be assured that there would be a continuing obligation on the part of somebody (probably the Osteopathic Hospital of Maine) that the "hedge" would be maintained for the foreseeable future. Can you imagine the potential harm to my clients if two critical trees in the middle of the "berm" suddenly keel over and die? It is not as if my clients owned the trees and could run out and immediately replace them. That is the toughest part of this problem.

I have appreciated your co-operation and concern in dealing with this unfortunate situation. I do not wish to impose time constraints on your Board, but I would urge you to implement the corrective solution on or before June 15, 1983. The reason for that date (which Ann Grimes would confirm) is that tree planting beyond this period is best deferred until Fall or the following Spring. My clients would truly appreciate some relief before the Summer.

If you have any questions regarding this letter or would like to discuss this matter further, please do not hesitate to contact me. I am always available in the early morning or middle evening in Portland.

Yours sincerely,

BRIAN C. HAWKINS, ESQ.

BCH/bbc

cc: Joseph E. Gray, Jr.
Bruce E. McAfee
Fisk E. Hallidy, D.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

March 22, 1983


Mr. Gary Barnett
Administrator
Osteopathic Hospital of Maine
335 Brighton Avenue
Portland, Maine

Dear Gary,

The taking down of the trees by Goodall within the Plant Protection Zone was an unfortunate mistake. I understand from the staff that the Contractor intends new plantings to restore the visual buffer and will continue to recognize the Plant Protection Zone which Ann Grimes has worked with your Landscape Architect to develop. In accordance with the Planning Board condition on approval of your site plan.

I will be on vacation until April 13th. Sam Hoffses, Chief of Inspections Services, will be acting Department head in my absence. I have asked Sam to issue no permits for further work until either the new plantings are in place or Ann Grimes has approved the plant material and planting schedule.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning &
Urban Development

JEG/dmm

cc: ✓ Ann Grimes - Chief Arborist
✓ Sam Hoffses - Chief of Inspections

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jean E. Gilpatrick, Chairman
John L. Barker, Vice Chairman
Harry E. Cummings
Nunzio A. DiMillo
Jack Humeniuk
Robert D. Lee
Barbara A. Vestal

March 25, 1983

Mr. Gary Barnett
Osteopathic Hospital
335 Brighton Ave.
Portland, ME 04103

Dear Mr. Barnett:

It has come to the Board's attention that in the process of site preparation work on the parking lot expansion project, excessive tree clearance has taken place. Specifically we are informed that numerous trees that were to have been preserved within the plant protection zone have been removed.

As you well know, the Osteopathic Hospital and this Board worked long and hard over several meetings to refine the parking lot expansion plan to meet the needs and interests of the neighborhood residents as well as your institution. Much time and attention was devoted to the details of the landscaping plan to ensure that a maximum number of existing trees would be preserved, and that a sufficient landscaped buffer area would be in place to screen the parking from surrounding residences.

Members of the Planning Board were quite disturbed, therefore, to learn that trees and plantings had been mistakenly removed from the buffer zone. Needless to say, abutting residents are also quite concerned and have made their concerns known to this Board.

We understand that this error occurred despite an effort to carry out the construction plan as approved by the Planning Board. We further understand that the Hospital has agreed to restore the landscaping of the buffer area. It is vitally important that this buffer zone be restored and landscaped, and we suggest that even greater screening and planting be installed to replace that which was there originally. Insofar as a portion of the improperly cleared area consisted of mature trees of substantial size, the task of recreating the lost buffer area will require special effort.

Please work with the Planning staff, the City Arborist, and the Building Inspector to ensure that the plant protection zone is reasonably restored.

Sincerely,

Jean E. Gilpatrick

Jean E. Gilpatrick,
Chairman
Portland Planning Board

cc: Alex Jaegerman, Chief Planner
Joseph E. Gray, Jr., Director Planning & Urban Development
Samuel Hoffses, Chief of Building Inspection Services
Ann Grimes, City Arborist
Richard Knowland, Planner

CITY OF PORTLAND, MAINE
MEMORANDUM

Sam:
Please keep
all these
into memo.
in file

TO: Chairman and Members of the Portland Planning Board

DATE: 3/29/83

FROM: Alexander Jaegerman, Chief Planner

SUBJECT: Monitoring of the Osteopathic Hospital Parking Lot Project

There continues to be concern expressed by the Deering Highlands Neighborhood Association about the extent of tree clearance that has taken place. Rick Knowland and I visited the site most recently on March 24 to check the area along Prospect Street for conformance with the site plan. The trees in that area had been preserved in accordance with the site plan. I have asked Anne Grimes, City Arborist, to return again to the site and verify these findings.

Anne Grimes or her assistant will be making daily visits to the Osteopathic Hospital to monitor construction activities. The Hospital has submitted a landscape plan for that area which was cleared in violation of the site plan. Construction activities will be allowed to resume following approval of this landscape plan by the City Arborist.

cc: Sam Hoffses, Chief of Inspection Services
Anne Grimes, City Arborist
Rick Knowland, Planner
Joseph E. Gray, Jr., Director Planning & Urban Development

Attachment - letter from The Deering Highlands Neighbourhood Association

Alex Jaegerman



The Deering Highlands Neighbourhood Association

23 March 1983

Mr Alex Jaegerman
Chief Planner
City Planning Dept., rm 211
389 Congress St
Portland, Maine

Dear Mr Jaegerman:

This letter concerns the Osteopathic Hospital parking lot project. We understand that you and members of the Planning Board have been made aware that trees have been removed from an area immediately abutting the McAfee (176 Prospect) and Hall's (29 Hollis Rd) properties. These trees were not scheduled for removal in the plan PPB approved.

We wish to bring to your attention that there appears to be another serious deviation from the plan. Large trees from within the heart of the grove--that is, the area between the 156 and 174 Prospect St properties--have also been removed. Perhaps seven, perhaps even more, have been cut down in an area that appears to be well outside the footprint of the project.

We urgently request that you make an on-site inspection, to compare the trees removed with the approved plan. Since preservation of as much of the grove as possible was a major factor in the Board's long deliberation over this project, and since there appear to have been significant deviations from the approved plan, we hope the Board will give this matter a high priority, and take some action before the project moves any farther forward.

Sincerely,

JAMES W ROBERTS
President, DHNA

217 Prospect St
Portland, Me. 04103



The Deering Highlands Neighbourhood Association

28 March 1983

Mr Gary Barnett
Administrator
Osteopathic Hospital of Maine
335 Brighton Ave.
Portland, Me. 04103

Dear Mr Barnett:

We understand that blasting for the parking lot project is scheduled soon. We would like you to inform us what arrangements have been made for consultations between your blasting contractors, and owners and residents of properties adjacent to the blast area. These OHM neighbors are anxious about the impact of the blasting on their property, and they need to be informed of the process for establishing a case and making a claim for any damage caused by it.

We believe that these consultations should take place before blasting begins, and we hereby request that this be done.

Sincerely,

James W Roberts
JAMES W ROBERTS
President, DHNA

217 Prospect St
Portland, Me. 04103

cc: Portland Planning Board

OHM

Joe
OSTEOPATHIC HOSPITAL OF MAINE, INC.
335 BRIGHTON AVENUE, PORTLAND, MAINE 04102
EXECUTIVE OFFICE 207/774-3921

March 31, 1983

Jean E. Gilpatrick, Chairman
Portland Planning Board
City Hall
389 Congress Street
Portland, Me. 04101

Dear Miss Gilpatrick:

I understand and share your concern about the error that was made in the cutting of trees in preparation for the parking lot expansion. There is nothing I would have liked better than to have that project proceed exactly according to the approved site plan. In an effort to have that happen, we had employed the services of not only a general architect, but also a separate landscape architect. We sought bids from only reputable tree and landscaping organizations and eventually selected a firm which is well known in the community, Goodall Tree and Landscaping Company. A representative of Goodall walked the site with the landscape architect, the City Arborist, an engineer, the hospital's Director of Plant Operations and myself. Perhaps you can understand my surprise and disbelief when I was informed that an error had been made in the tree removal.

Goodall Tree has proposed a replanting plan which agrees with your suggestion that more trees be put back than were mistakenly removed. That plan is currently being considered by Ann Grimes. It is our intent to work with Miss Grimes and the City Planning Office to resolve this situation.

Sincerely,

Gary L. Barnett
Gary L. Barnett
Administrator

GLB/joe

OHIM

OSTEOPATHIC HOSPITAL OF MAINE, INC.
335 BRIGHTON AVENUE, PORTLAND, MAINE 04102
EXECUTIVE OFFICE 207/774-3921

March 31, 1983

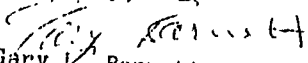
James Roberts
217 Prospect Street
Portland, Maine 04103

Dear Mr. Roberts:

During a meeting with Paul Stevens last week, he had suggested that we plan a meeting with people before any blasting is done in preparation for the parking lot construction. We will be extending an invitation to property owners within 300 feet of the blast area and also you as President of the Deering Highlands Neighborhood Association. If there are other members of your Association that would like to attend, please extend our invitation to them. At that meeting, we will have the architect, the engineer, the general contractor, and the blasting subcontractor available to explain the process.

If you have other questions concerning the parking lot construction, please feel free to give me a call.

Sincerely,


Gary L. Barnett
Administrator

GLB/joe

cc: Portland Planning Board
Paul Stevens