

MAINE STATE LEGISLATURE

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DOCUMENTS

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THE LEGISLATURE

OF THE

STATE OF MAINE,

DURING ITS SESSIONS

A. D. 1851--2.

Augusta:

WILLIAM T. JOHNSON, PRINTER TO THE STATE.

1852.

THIRTY-FIRST LEGISLATURE.

No. 18.]

[SENATE.

STATE OF MAINE.

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To Hon. NOAH PRINCE, *President of the Senate, and*  
Hon. GEORGE P. SEWALL,  
*Speaker of the House of Representatives :*

THE undersigned, having been appointed by the Legislature at its session in May last, to “direct the expenditure of the appropriation of twenty-five thousand dollars for the repair and improvement of the Insane Hospital, with a view to its ultimate completion as originally designed, with such alterations and improvements as the safety and comfort of its inmates might require,” have so far discharged the duties imposed upon them by the resolve as will appear by the following

### REPORT.

Perceiving the importance of an early commencement of the work, in order that the building might be protected from further injury by its exposure to the frosts and storms of the present winter, the undersigned availed themselves of the first opportunity to ascertain the extent of the injury, and to deliberate upon the most judicious and economical mode of conducting the repairs.

Their first impressions were, that this might be done by contract with some efficient builder or mechanic, and with this view several

persons accustomed to perform such work were invited to examine it. Such, however, was the general appearance of dilapidation and ruin which the building presented, and so uncertain the extent to which the foundations and walls were damaged by the fire, that they found no one willing to undertake a contract upon terms which they considered advantageous to the State.

Proceeding, therefore, in the only way allowed them, measures were at once taken to ascertain the probable amount of labor and materials which would be required for the season, and immediately thereafter public notice was given, that the commissioners desired to contract for such of the principal materials as they supposed would be needed.

Numerous proposals were made to them in writing, and selecting in all cases, the lowest bidders who were understood to be responsible, the contracts for the lumber, granite, bricks, fitting and hammering the granite, &c., were entered into at prices, which, considering the short time allowed for performing the contracts, were regarded as quite reasonable. When these contracts had been made, laborers were employed to remove the rubbish, and mechanics engaged to commence upon the building as soon as materials, in sufficient quantities, were delivered upon the ground.

Since its commencement, the work has been pressed forward with as much rapidity as was consistent with economy and safety, and the undersigned have the satisfaction to state, that all the exterior walls were rebuilt or repaired, the roofs put on, covered and slated, the copper gutters and conductors made and put up, and the whole building placed in a condition to secure it against injury from the weather, before the close of the season. The interior walls have also been rebuilt, where they were defective or unsafe, the under floors throughout the whole building put down, the window frames made and set, the sashes glazed and put in, most of the doors made and delivered, and the finish of the main building so far advanced as to admit of its occupancy by the officers and attendants of the institution.

Some of the lumber for the interior finish has also been procured

and housed, a portion of the work got out and seasoned, and the southern pine and other floor boards have been purchased, and are planed, matched and delivered. The work, thus far, has been faithfully and thoroughly done, and though some of the materials are of a cheaper kind than those formerly used, they are believed to be in every respect, as well adapted to the purpose for which they are intended, and will prove strong and durable.

Availing themselves of the latitude allowed them by the resolve, the undersigned have endeavored to make all such improvements in the arrangements and finish, as in their opinion would conduce to the comfort and safety of the inmates; and all such as could be adopted, without departing from the general plan of the building, have been made. In doing this, the undersigned have been very much aided by the able and elaborate report of the late superintendent, made to his Excellency, the Governor, by whom he was commissioned to visit and examine similar institutions in other States, and by whose information and experience, as embodied in that report, they have been chiefly guided. Nearly all the suggestions made by him have been adopted, and it is confidently believed, that the comfort and safety of the inmates will be essentially promoted thereby. The galleries are higher, better lighted and better ventilated—the dining rooms are enlarged—light and pleasant day rooms have been furnished for the patients in all the galleries—a convenient apartment has been provided for a chapel, and the conveniences for cooking, washing, baking, &c., will be much enlarged and improved.

There are, in the west end of the new wing, six large rooms, formerly used for dining rooms for patients in the adjoining galleries; the dining rooms adjacent to the old wing having been enlarged, these rooms are no longer needed for that purpose, and it is proposed to finish them into six suits of rooms, containing a parlor and sleeping room in each. With these accommodations, they will be able to receive such patients as are willing to pay a higher rate, many of whom are now sent to other institutions, and form the most profitable portion of their inmates.

In the east end of the new wing, there are eighteen rooms without light or air except such as is received from a narrow hall within the building. In the opinion of the Superintendent, it is absolutely necessary that these rooms should be lighted, and it is proposed to remove a portion of the wall, and to put an outside window in each. The expense of these two last named alterations will not be less than \$2,500.

The cost of making the repairs and improvements above enumerated, together with the materials then on hand, amounted, on the first day of January last, to the sum of twenty-two thousand five hundred dollars.

The undersigned have made a careful and minute estimate of the sum which will be required to complete the building with the foregoing alterations and additions, and are of opinion, that exclusive of warming, but including the plumbing, and procuring new and improved apparatus for cooking, an appropriation of nineteen thousand dollars will be needed.

By continuing to warm the main building with furnaces, and repairing and refitting the boiler and pipes by which the two south wings were formerly warmed by steam, an additional sum of one thousand dollars will be required. But the undersigned are decidedly of opinion, that it would not be good economy to do so. Security, efficiency and economy of fuel, would be best attained by discarding them altogether, and fitting up an apparatus upon the most approved plan for warming the entire building by steam. In doing this, by placing the boilers and fire in a separate building, distinct from the Hospital, using the most approved kind of boiler, and the small wrought iron pipes now in use, and adopting such other improvements as recent experience has suggested, it is believed that the greatest possible security against fire or explosion will be attained, and a healthful and agreeable warmth diffused through the building, at a greatly reduced annual cost for fuel. To do this, a very considerable outlay will be required, and the undersigned would not feel authorized to incur it without the direction of the Legislature.

In connection with this subject, they beg leave to refer to a detailed statement from Messrs. Walworth & Nason, annexed to this report.

Serious inconvenience has been experienced at the Hospital in the want of a sufficient and constant supply of good water. A fountain containing an abundant and never failing supply, is located about a mile and a quarter from the Hospital, and to this, pipes have been laid, which at times have afforded sufficient quantities; but from some defect in the work, it has never been reliable. As usual in such cases, it fails at times when most needed, and in warm weather scarcely runs at all. An experienced plumber has been consulted in relation to this matter, and it is believed that an expenditure of one thousand dollars would be sufficient to re-construct the work in such manner as to afford a constant supply.

In presenting to the Legislature their estimates of expense for completing and furnishing the Hospital, the undersigned would state them thus:

|                                                                                                                                                                                                     |   |   |   |   |   |   |   |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|----------|
| For completing the repairs and improvements, including the before mentioned additional expense of \$2,500, with the mode of warming heretofore used, and including considerable additional plumbing | - | - | - | - | - | - | - | \$20,000 |
| Amount of former appropriation                                                                                                                                                                      | - | - | - | - | - | - | - | 25,000   |
|                                                                                                                                                                                                     |   |   |   |   |   |   |   |          |
| Total cost of repairs                                                                                                                                                                               | - | - | - | - | - | - | - | \$45,000 |
| For bringing water from the fountain                                                                                                                                                                | - | - | - | - | - | - | - | \$1,000  |

The furniture of the two south wings, and nearly all in the main building, was totally destroyed by the fire; that in the north wing is much worn, and some of it should be renewed.

From an estimate carefully prepared in detail, it is believed that the sum of five thousand five hundred will be required for this purpose. \$5,500.

If, however, the Legislature, upon the suggestions herewith presented, should consider it for the public interest to adopt the improved mode of warming, it will be necessary to enlarge the appropriation to an amount corresponding to the extent to which this

mode of warming shall be applied. Separate estimates for the expense of warming the entire building, and its several parts, will be found in the annexed statement of Walworth & Nason before referred to.

The highest of these estimates is predicated upon the presumption, that an additional wing will ultimately be directed by the Legislature, so that upon such contingency, no additional expense for heat will be incurred. That the additional wing must be provided for before the lapse of many years, seems quite apparent; and the undersigned would respectfully suggest, that an important saving of expense could be effected, by carrying it along in connection with the work now going on. There is supposed to be quite enough of refuse granite now upon the premises to construct the foundation, which is worthless except for such purpose; derricks, rigging, blocks, staging, &c., are already provided, and some granite and lumber will be left when the present repairs are completed. With these advantages, it is believed that a contract for its erection could be made, highly advantageous to the State. This would complete the building according to its original design—furnish ample accommodations for the insane for many years to come, and being finally completed, would save the Legislature from continued and repeated calls for appropriations.

The undersigned have carefully scrutinized the estimates above submitted, and while they would desire to place them no higher than is necessary, have sought to make them sufficiently large to cover the expenditures, intending so far as they may have any agency in the matter, to expend no more than shall be absolutely necessary.

The undersigned have spent much of their time during the past summer and autumn at and about the Hospital, and owe their acknowledgments to the Superintendent and Steward for the prompt and valuable assistance they have rendered them. It may not be improper to add, that their extended opportunities for observation have impressed them with the conviction, that their difficult and responsible duties are discharged with exemplary fidelity, and that



everything which attention, kindness, and skill in the management of the insane can do to restore the shattered intellects of their patients, or to render them comfortable under the deprivation of them, is uniformly and perseveringly attempted.

H. J. ANDERSON,  
JOHN W. DANA,  
H. CARTER.

Augusta, February 12, 1852.

# ESTIMATES.

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BOSTON, January 7th, 1852.

To JOHN W. DANA, *Chairman, &c.*:

DEAR SIR:—In consequence of the failure of the Augusta train to connect with the Boston cars at Portland, we were obliged to lie over there, and were consequently delayed one day in the preparation of our estimates.

As nearly as we can judge from the information we have obtained, the cost of putting up steam apparatus at the Asylum in the various modes proposed, would be as follows:—

For warming the south wing and the main wing adjoining it, by steam in wrought iron pipes contained in several brick enclosures in the cellar, the boiler to be placed within the building, all fixtures complete excepting the brick enclosures and brick conductors leading from them into the several stories above, \$2,700.

For warming the same wings in the same manner, with the boiler placed in a separate building one hundred feet in the rear of the main or central building—the boiler to be made with reference to furnishing one-half the steam which would be ultimately required to warm the entire premises, including the proposed north wing, and steam for all kitchen and laundry purposes—the steam pipes and incidental fixtures, so far as they may be provided, to be of the proper size and kind to meet the full extension of steam warming hereafter—providing for the addition of the central building, the old

|                                                                                                                                                                                                                                                       |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| wing, and the north wing or either of them without alteration of pipes or boilers, including brick work belonging to boiler, and all boiler fixtures—chimney or boiler house not included, brick enclosures and conductors omitted as before, . . . . | \$3,500 |
| Add the central building—say . . . . .                                                                                                                                                                                                                | 1,400   |
| Add the old wing—say . . . . .                                                                                                                                                                                                                        | 1,200   |
| Add the proposed north wing—say . . . . .                                                                                                                                                                                                             | 1,400   |
|                                                                                                                                                                                                                                                       | <hr/>   |
|                                                                                                                                                                                                                                                       | \$7,500 |

These estimates we believe to be large enough, and may be relied upon to cover our portion of the work. The item of brick work, the only one remaining of any account, may be estimated upon by your builder, better perhaps, than by us. Mr. Turner and Dr. Harlow, whose judgment will be reliable, can indicate to him the probable number of conductors and their locality.

The quantity of pipe taken in the estimates is much larger than was contained in the old apparatus, and may be depended upon as ample for extreme cold weather. The most thorough workmanship is provided for, and every portion of the apparatus within the building may be expected to last an indefinite number of years *without repairs*.

The boilers in either case form a large item in the estimates, and are intended to work with extreme economy of fuel. The two boilers included in the estimate total contain each six hundred superficial feet of surface, and are set down at \$1,000 each.

We have heretofore mentioned \$1,000 as the probable cost of a boiler house and chimney. It may be well perhaps to say \$1,200—one half for the house, the other half for the chimney. In case of appropriating the “Cottage” as a boiler house the cost of a chimney will be somewhat less.

In reply to your favor of the 24th inst., making inquiries about gas lighting, we have to inform you that one Mr. Nason to whom we refer the matter, is about going to New York and will obtain from our concern there, the required estimate and forward it to you

as soon as practicable. As we have built all our gas lighting apparatus at our New York factory, we shall save a good many figures by looking there.

We remain, dear sir,

Respectfully your ob't serv'ts,

WALWORTH & NASON.

# STATE OF MAINE.

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IN SENATE, Feb. 17, 1852.

*Ordered*, That 500 copies of the foregoing Report, be printed for the use of the Legislature.

A. H. SMALL, *Secretary*.