

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

Department of Urban Development Housing Inspection Division Tel. 775-5451 - Ext. 311 - 312 Ch.-Blk.-Lot: 3-0-7 Location: 28 Eastern Prom.

Project: NCP-EE Issued: November 1, 1980

Expires: February 1, 1981

Mr. Donald A. Rossnagle 9 Falmouth Street Portland, Maine 04103

Dear Mr. Rossnagle:

As owner or agent, you are hereby notified that an examination was made of the premises at 28 Eastern Promenade, Portland, Me., by Housing Inspector Arthur Addato. Violations of Municipal Codes relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before February 1, 1981. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to le in progress if we do not hear from you within ten days from this date asi, on reinspection within the time set forth above, will enticipate that the premises have been brought into compliance with Code Standards. Lieuse contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr., Director Urban Development

Lyle D. Noyes, Housing Code Administrator

Inspector

Arthur Addato

Attachments:

# HOUSING INSPECTION REPORT

28 Eastern Promenade NCP-EE 3-0-7 Notice of Housing Conditions dated November 1, 1980 Continued:

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

| STANDARDS FOR HOUSEN   | _          |
|--|------------|
| CODES - MINIMUM STANDARDS FOR HOUSENS  | SEC.(S)    |
|  | 3-d        |
| and a damaged hand rail.   | 3-a        |
| 1. FRONT EXTERIOR - porch - damaged hand rail.   |            |
| 1. FRONT EXTERIOR - porch - damaged Non-  * 2. REAR EXTERIOR - porch - damaged treads.   | <i>,</i> , |
| * 2. REAR EXTERIOR - porch - damaged treads.<br>* 3. REAR EXTERIOR - porch - damaged treads.   |            |
| . J. Kum   |            |
| AO TERT  | 3-b        |
| 42 - LEFT 4. LIVINGROOM - ceiling - peeling paint.   | 3-b        |
|  | 3-b        |
| 5. DINING ROUN - leaking.  | 3-b        |
| <ol> <li>DINING ROOM - Ceiling - leaking.</li> <li>RITCHEN - ceiling - leaking.</li> <li>DINING ROOM - ceiling - leaking.</li> <li>DINING ROOM - damaged stool tank.</li> </ol>  | 6-d        |
| 7. DINING ROOM - Celling and stool tank.   | 7          |
| 8. BATHROUM - toilet - damage vent system.   | 6-d        |
| 8. BATHROOM - toilet - damaged stoom 9. BATHROOM - wall - inoperative vent system. 9. BATHROOM - wall - inoperative fixture.   | 3-b        |
| 9. BATHROOM - Wall - Input of lixture. 10. KITCHEN - sink - leaking fixture.   | 8-e        |
| 10. KITCHEN - sink - leaking - leaki | -          |
| 11. REAR BEDROOM - ceiling - leaking  11. REAR BEDROOM - ceiling - leaking  *12. KITCHEN - wall - inoperative light switch.  *12. KITCHEN - wall - loose duplex outlet.  | 8-e        |
| *12. KITCHEN - wall - inoperative outlet.<br>*13. KITCHEN - wall - loose duplex outlet.  | 3b         |
|  |            |
| 14. BATTROOM - CETTING   |            |
|  | 8-e        |
| #6 - RIGHT *15. FRONT BEDROOM - ceiling - damaged light fixture.  wall - missing duplex outlet cover.  | 8-e        |
| *15. FRONT BEDROOM - Celling duplex outlet cover-  |            |
| *15. FRONT BEDROOM - ceiling - damaged the cover-<br>*16. KITCHEN - wall - missing duplex outlet cover-  |            |
| 4  | 3-b        |
| ro TFFT  | 3-5        |
| 17. FRONT BEDROOM - wall - missing plaster.  |            |
| 1/. 100.2  |            |

\*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection
Department, 389 Congress Street, Tal. 775-5451 to determine if any of the
listed above require a bulding or alteration permit.

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|             |  | SEC.(S |
|-------------|--|--------|
| 1.          | FRONT EXTERIOR - porch - damaged hand rail.      | 3-4    |
|             | REAR EXTERIOR - porch - loose support column.    | 3-a    |
|             | REAR EXTERIOR - porch - damaged treads.          | · 3-d  |
| #2 -        | LEFT   |        |
| 4.          | LIVINGROOM - ceiling - peeling paint.            | 3-b    |
| 5.          | DINING ROOM - ceiling - peeling paint.           | 3-b    |
| 6.          | KITCHEN - ceiling - leaking.                     | 3-Ъ    |
| 7.          | DINING ROOM - ceiling - leaking.                 | 3-ъ    |
| 8.          | BATHROUM - toilet - dimaged stool tank.          | 6-d    |
| 9.          | BATHROOM - wall . inc. arative vent system.      | 7      |
| 10.         | KITCHEN - sink - leaking fixture.                | 6-d    |
| 11.         | REAR BEDROOM - ceiling - leaking.                | 3-b    |
| *12.        | KITCHEN - wall - inoperative light switch.       | 8-e    |
| *13.        | KITCHEN - wali - loose duplex outlet.            | 8-e    |
| 14.         | BATHROOM - ceiling - sagging tile.               | 3-ь    |
| #6 <b>-</b> | RICHT  |        |
| *15.        | FRONT BEDROOM - ceiling - damaged light fixture. | 8-e    |
| *16.        | KITCHEN - wall - missing duplex outlet cover.    | 8-e    |
| #8 -        | LEFT   |        |
| 17.         | FRONT BEDROOM - wall - missing plaster.          | 3-t-   |

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We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a bulding or alteration permit.

City of Portland

## NEIGHBORHOOD CONSERVATION

Rousing Inspection Division

STRUCTURE INSIECTION SCHEDULE

) Insp. Name College

| 2)Ins  | p.Date                        | 3) Insp.'    |              | 4)Proj            | .Code                         | 5)Assı                  | 's: Ch      | nart 6     | )B1. 7)                    | Lot 8       | 3) Cens      | us:Tra         | <u>ct 9</u>    | ) P1 6-      | [20] In:       | sp.          | 11)Form NO           |  |
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| 12 YHou  |                               | 3)Sec.님      | .No.         | 14) Suf           | f. 15                         | )Direct.                | <u>16)s</u> | treet      | Name                       | -72         |              |                |                |              | 1/)SE          | Design.      | . #2 2 * 1           |  |
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| <u> </u>   |                               | 77           |              | **                |                               |                         |             |            |                            | <i>-</i>    |              | -              |                |              | ABO            | 9° 000       | 23                   | وح في ماه  |
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| YES  | <u> </u>                      |              | 86           |                   | (                             | 73                      |             |            | Yes                        |             | No           | , !            | ·              | 1            |                |              |                      | - 3  |
| Viol.  | 13" 100 10                    | ,            |              |                   | -                             |                         |             |            |                            | 1           | F1.          | ]              | Room           | Area         |                | Code Sect    | . Viol.<br>Rem. Date | 355  |
| No.  | Remedy                        | Cond.        | V10.         | lation            | Descr                         | iption                  |             |            |                            |             | No.          | Loc.           | Туре           | Type         | Party          | Viol.        | Rem. Date            |  |
| /  | 15) - (300 m)                 | DA           | زبيز         | NO                | RA                            | 12                      |             |            |                            |             |              | FR             | EXT            | Po           | 2              | 30           |                      | -<br>  |
| ) <u>.                                   </u>  | 7.50                          |              |              |                   |                               |                         |             |            | ***************            |             |              |                |                |              |                | \$7.7 W      |                      |  |
| <u> </u>   | Algeria in                    | 40           | .54          | 100               | OR                            | <u> </u>                | <u> </u>    | 110        | Ν                          | !           |              | RE             | "              | Po           | 32_            | 30           |                      |  |
| 3_   | 1 -                           | DA           | 7            | PER               | n 1                           | 5                       |             |            |                            |             |              | RE             | de             | PO           | 2              | 30           | *                    |  |
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Housing Inspection Division City of Portland Department of Neighborhood Conservation DWELLING UNIT SCHEDULE allo 3) FORM NO. 5) Flr. # 6)Location 7)Rmg. [p. 8)#Rms. 9)#Peo. 10)#A11'd. 11)Slp. 21)Ck'ng 12)Child Under 10 13)Child 14) 19)Hot 20)Dual 22)Lav. 23)Bath 24)Flush 15)Rent 16)Rent 17)Furn. 18)Heat 1 G Resp. Party Code Sect. Violation Area Type Room Violated Rem. - Date STANDARD

City of Portland Department of Neighborhood Conservation Housing Inspection Division DWELLING UNIT SCHEDULE 1) INSP, Date CLER 3) FORM NO. 5) Flr, # 6) Location 7) Rmg, Tp. 8) #Rms, 9) #Peo, 10) #A11'd, 11) Slp. F 13)Child 75)Rent 16) Rent 17)Furn. 19)Hot Water 20)Dual 22) Lav. 23) Bath 24) Flush ?1)Ck'ng Viol. Iesp. Farty Code Sect. Victated Room Area Type Violation Rem.-Date STANDARD

City of Portland Department of Neighborhood Conservation Housing Inspection Division DWELLING UNIT SCHEDULE 1) INSP. Date 2) INSP Call 5 3) FORM NO. 5) Flr. # 9)Location 7)Rmg, Tp. 8)#Rms. 9)#Peo. 10)#A11'd 11)Slp. 13)Heat 19)Hot 20)Duai 12)Child 16)Rer-17)Furn. 22) Lav. 23) Bath 24) Flush 21)Ck'ng Water OF = Viol. 15 Poom Area Type Romedy Cond. Code Sect. Violation Violated Rem.-Date STANDARD

City of Portland Department of Neighborhood Conservation Housing Inspection Division DWELLING UNIT SCHEDULE 1) INSP. Date Callet 3) FORM NO. 2) INSP. 5) Flr, # 6)Location 7)Rmg. Tp. 8)#Rms. 9)#Peo, 10)#A11'd 11)Slp, 19)Hot [1)Dual 16)Rent 17)Furn. 22) Lav. 23) Bath 24) Flush 21)Ck<sup>1</sup>ng Water Viol. Room Resp. Party Violation Code Sect Violation Violated STANDARD Rem. - Date

Housing Inspection Division Department of Neighborhood Convervences. the or Portland DWELLING UNIT SCHEDULE 2) INSP. Colors 3) FORM NO. 5) Flr, # 6)Location i)Rmg, Tp. 8)#Rms, 9)#Peo, 10)#A11'd, 11)Slp. 17) Furn. 18) Heat 19) Hot 20) Dual 22)Lav. 23)Bath 24)Flush 21)Ck'ng 13)Child 14) 15) Rena 16)Rent Resp. Party Code Sect "iolation Area Type Room Viol. Fro Dave Violated Type LIGHT - FIXTURE BE CL SE DF <u> \* 15</u> BE WA DUPLEX-DUTLET- COVER De 16

City of Portlet -Depa ment of Neighborhood Commercation Housing Inspection Division DWFLLING UNIT SCHEDULE 20)Dual Egress 19)Hot 12)Child (43)Child Under 10 1-6 21)Ck'ng 16)Rent 17)Furn. 22)Lav. 23)Bath 24)Flush Z C Resp. Part: Viol. Code Sect. Violated Violation Rem: -Date Area Type Room Type STANDARD

Housing Inspection Division Department of Neighborhood Conservation City of Portland DWELLING UNIT SCHEDULE 1) INSP, Date 10 27 80 Tp. 8)#Rms. 9)#Peo. 10)#A11'd. 11)Slp.; 5) Flr. # 6)Location 7)Kmg, 21)Ck'ng #8 22)Lav. 23)Bath 24)Flush 20)Dual 12)Child 13)Child 14/ Under 10 1-6 16)Rent 17)Furn. Code Sect. Violated 2 G Violation Rem.-Date Resp. Party Room Type Viol. BE 30 PLASTES. WA

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|---------------------------|-----------|---|--------------|-------|--------------|------------------|--|-------------|------|--------------|----------------|--------------|----------------|------------|----------------|--|
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|                           | 10 22     | 80                                      |              |       |              |                  |  |             |      |              |                |              |                |            |                | ***  |
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|                           |           |   |              |       |              |                  |  |             |      | OFF          | Water          | Egress<br>V  |                | P          | 15-            | P  |
| Viol.<br>No.              | Remedy    | Cond.                                   | Violat       | ion.  |              |                  |  |             |      | Locatio      | Room<br>n Type | Area<br>Type | Resp.<br>Party | Code Sect  | 1              | ation<br>-Date   |
| 4'                        |           | PE                                      | PA           | 1147  | <del></del>  |                  |  |             |      |              | 21             | CZ           | 2              | 33         |                |  |
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| *13                       |           | 60                                      | DUP          | 21.57 | r - c +      | . T. L.F.        | 7  |             |      |              | K1             | WA           | 2_             | 8E         | <del> </del>   | and the second s |
| 24                        |           | S#                                      | TIL          | E     |              |                  |  |             |      |              | BA             | CL           | _2             | 38         | <u> </u>       | n Jen Wilder   |
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| REQUEST FOR SER                                   | VICE                                 |                |         | Р         | ORTLAND H | EALTH DEPAR | TMENT   |
|---|--------------------------------------|----------------|---------|-----------|-----------|-------------|---------|
| DATE RECEIVED                                     | 10-20                                | 9-80 BY        | B       | m.        | DISTRICT  | Arthur      | <u></u> |
| REQUEST   | NAME                                 | Rich           | k Rom   | ano-      | 772       | 2-6049      |         |
| BY  | ADDRESS                              | 28             | Easter  | u Prom    |           |             |         |
| OWNER   | NAME                                 | D. Rossmagles  |         |           |           |             |         |
| O TATALA  | ADDRESS                              | 29 Falmonth St |         |           |           |             |         |
| CONDITIONS  | ONS ADDRESS 28 Eastern Prem 774-9523 |                |         |           |           |             |         |
| 3-0-7   |                                      |                |         |           |           |             |         |
| Toilet cri  | acked t                              | aultu e        | autlet. | other a   | oudition  | W:          |         |
| Diffiled - Letter sent on toilet - 13t mil mobile |                                      |                |         |           |           |             |         |
|   |                                      | 11 cd          | "-the   | sta of    | Cate      | Stamp M     | Maran   |
|   | Just                                 | efect-         | ellor s | ion on a  |           |             |         |
| COMMENTS COM                                      | upliance                             |                | 1978    | ·- C/     | /cr/c     | 1-10/22     | 180     |
|   | - precent                            | 0              |         | 272-1-    | Complete  | Snek        | , 6     |
|   |                                      |                |         | lac       | done      | - O         |         |
| SPECIAL INSTRUCTION                               | 15 Tenani                            | twill          | phone   | 2 you s   | oun to    | make af     | ept     |
|   | FEL                                  | E -/CO -       | 10/27   | 180 ad    | 700       | To be so    | 200     |
| DIVISION  | SANITA                               |                | 7 1     | HOUSING   | ١         | IURSING     |         |
|   | ROUTIN                               | E              |         | SPECIAL   |           | BY          |         |
| PRIORITY  | LIBCENIT                             |                |         | REPORT TO |           | DATE        |         |

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—

NOT FOR PITERNATIONAL MAIL

(See Reverse)

SENT TO

Mr. Donald A. Rossnagle

SENT TO

Mr. Donald A. Rossnagle

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| <b>.</b> .    |  |                           |
| 6             | SELDER: Complete items 1, 2, and 3.  Add your address in the "RETT reverse   | URN TO" space on          |
| ī             | The following service is requested (che Show to whom and date delivered. Show to whom, date, and address of RESTRICTED DELIVERY Show to whom and date delivered. RESTRICTED DELIVERY. Show to whom, date, and address of (CONSULT POSTMASTER FO) | delivery \$               |
| 2             | . ARTICLE ADDRESSED TO:  | ,                         |
| 3             |  | CO CO                     |
|               | 0487301  | Da.                       |
| 1             | (Always obtain signature of addresse   |                           |
| I I W         | have received the article described assumed Addressee A  | above.<br>uthorized agent |
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| CIED MAII     | UNABLE TO DELIVER BECAUSE:   | CLERK'S<br>INITIALS       |
|               |  | GPO: 1978-272-932         |

CITY OF PORTLAND

JOSEPH E. GRAY, JR. OF URBAN DEVELOPMENT . ££ 23, 1980

Mr. Donald A. Rossnagle 29 Falmouth Street Portland, Maine 04103

Re: 28 Eastern Promenade NCP-EE 3-0-7

Dear Mr. Rossnagle:

As the result of an inspection by Housing Inspector <u>Arthur Addato</u> of the property owned by you at <u>28 Eastern Promenade</u>, <u>Portland</u>, <u>Maine</u>. you are hereby ordered to correct the following substandard housing conditions:

FIRST FLOOR LEFT APARTMENT - demoged toilet and 10/31/80 00 tank-

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected you or befor a cooker 24, 1980.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours, Joseph E. Gray, Jr., Director Urban Development

1 7 1 1 1 L

Lyle D. Noyes Housing Code Administrator

Inspector

Arthur Addato

jmr

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

| •           |                              | To the stransmission with the same and same |   | • | 1              |
|-------------|------------------------------|---|---|---|----------------|
| REINSPECTIO | ON RECOMMENDATIONS           |   |   | 10N 288. Page                           |                |
|             | 011                          | -700A                                       | . PROJE   | T MCP FE                                |                |
| INSPECTOR   | Adato                        | with the                                    | OWNER   | Reservage                               |                |
| NOTICE OF E | HOUSING CONDITIONS           | HEARING NOTE                                | CF  | I FINAL NOTICE I                        |                |
| Issued      | Expired                      | 114011111111111111111111111111111111111     | xpired  | Issued Expired                          |                |
| 10/23/80    | 10/24/80                     |   |   | ·                                       |                |
|             | ,                            | ne above premises and                       | l recommen  | nd the following action:                |                |
| DATE        | ALL VIOLATIONS               | HAVE BEEN CORRECTED                         |   |   | _              |
|             | Send "CERTIFIC               | ATE OF COMPLIANCE"                          |   | "POSTING RELEASE"                       | $\dashv$       |
| •           | SATISFACTORY R               | dehabilitation in Prog                      | ress  |   | _              |
|             | Time Extended                | То:   |   |   |                |
|             | Time Extended                | To:   | •   |   |                |
|             |                              | То:   |   |   | ;              |
|             | 1                            |   |   |   |                |
|             | UNSATISFACTORY Send "HEARING | NOTICE"                                     |   | " FINAL NOTICE"                         |                |
|             | "NOTICE TO VAC               | ATE"  |   |   | <del>-</del> , |
| į           | POST Entire<br>POST Dwelling | linits                                      |   |   |                |
|             |                              |   |   |   | _;             |
| 3           | UNSATISFACTORY               | Progress<br>To Be Taken                     |   |   |                |
|             | INSPECTOR'S REI              | MARKS:                                      | ··- <u></u>                                       |   | -              |
| 1931/80     | BE/CT-                       |   |   |   |                |
| 3.          |                              |   |   |   | _              |
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|             |                              |   | <del></del>                                       |   | 4 !            |
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| ,           |                              |   | ····  | ,                                       | _              |
|             | INSTRUCTIONS TO              | LUCDECTOD.                                  |   |   | -              |
|             | · Instructions to            | INSPECTOR:                                  |   |   | - ;            |
| ia<br>Jia   |                              |   |   | · · · · · · · · · · · · · · · · · · ·   | - ;            |
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| <u> </u>    |                              |   |   |   |                |
| 27)         | •                            |   |   |   | - }            |

CERTIFICATE O F COMPLIANCE

CITY OF PORTLAND

July 18, 1978

Department of Neighborhood Conservation Housing Inspections Division Telephone: 775-5451 - Extension 448 - 358

Mr. Donald A. Rossnagle 29 Falmouth Street Portland, Maine 04103

Premises located at <u>28-30 Eastern Promenade, Portland, Maine NCP-EE 3-0-7</u>

Dear Mr. Donald Rossnagle:

by Housing Inspector Wing

This is to certify that you have complied with our request to correct the violation of the Municipal Codes relating to housing conditions as described in our "Notice of Housing Conditions" dated \_\_\_\_\_\_\_\_.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years. Although a property is subject to re-inspection at any time during the said five year period, the next regular inspection of this property is scheduled for \_\_\_ 1983

Sincerely yours, Joseph E. Gray, Jr., Director Neighborhood Conservation

Lyle D Noyes,

Chief of Housing Inspections

Marland Wing

## ADMINISTRATIVE HEARLING DECISION

| ates, so that a "Certific                              | if all violations are corrected before the above mentioned ate of Compliance" may be issued.  Very truly yours,  Joseph E. Gray, Jr. Director Neighborhood Conservation  By Lyle D. Nayes Chief of Housing Inspections |
|--|--|
| dates, so that a "Certific<br>n Attendance:<br>M. Wing | Joseph E. Gray, Jr. Director Neighborhood Conservation  By Lyle D. Nayes   |
| dates, so that a "Certific                             | Joseph E. Gray, Jr. Director Neighborhood Conservation  By Lyle D. Nayes   |
|  | Joseph E. Gray, Jr. Director Neighborhood Conservation  By Lyle D. Nayes   |
|  | Ate of Compliance" may be issued.  Very truly yours,  Joseph E. Gray, Jr.  Director Neighborhood Conservation  |
|  | ate of Compliance" may be issued.  Very truly yours,  Joseph E. Gray, Jr.  |
|  | ate of Compliance" may be issued.  Very truly yours,  Joseph E. Gray, Jr.  |
|  | ate of Compliance" may be issued.  |
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| 31   |  |
|  |  |
|  |  |
|  | ·  |
| Notice modifie   | d as follows:  |
| s shown on attached list.                              |  |
|  | rrect the remaining thirteen (13) housing code violations  |
|  | e extended to May 15, 1978 - in order to complete the  |
|  | in the decision noted below.   |
|  | regarding our "Notice of Housing Conditions" at the above  |
|  |  |
| additional time  | at his the result of a fellispectionand your request for   |
| •  | at as the result of a reinspectionand your request for   |
| Dear Mr. Rossnagle:                                    | 5 50 Editoria 1 Tollering 5 5 5 7 7 1 Aut - Edit Edit  |
| Portland, Maine 04103                                  | 8-30 Eastern Promenade - 3-0-7 - NCP-East End  |
|  | 1000 7/10/   |
| Mr. Donald A. Rossnagle<br>29 Falmouth Street          |  |
| _  | on 448 - 358 OK Pate March 15, 1978  |

28-30 Eastern Promenade - 3-0-7 - NCP-WE (NOHC 12-6-77)

The following remaining violations are to be corrected within the time stated on the attached "Administrative Rearing Decision" -

| 3/23 17 FYONT FORCH - stairs - repair looss treads and risers - 3-d-  |                   |
|---|-------------------|
| 3/232 PRONT PORCH - ceiling - repair sagging boards.  | <del>3=d-</del> - |
| 7/7 -3: FIRST FLOOR-REAR FOREH - stairs repair or replace broken treader  | 3-4               |
| SECOND AND THIRD PLOOR REAR PORCHES TLOORS ISPELL OF replace the loose  |                   |
| 7///  | <del>-3-d</del> - |
| 7//1-5- SEGOND-FLOOR-REAR-PORCH - floor - repair-or replace-broken-decking-   | 3-d               |
| 1//7 * LEF! MINDLE PORCH - stairs - repair or replace rotted and broken treads  |                   |
| and Fisors  |                   |
| 7/17 4 SECOID FLOOR LEFT FRONT HILL coiling -replace wiseing planter.   | <del></del>       |
| 5 200 FLOOR LEFT SRONT HALL celling determine the reason and renedy   | J. U              |
| 5 ) January 1 and | 2 - h             |
|   | <del></del>       |
| Piwet Floor - left  |                   |
| First Floor - left  3/2 3 % KITCHEN - window replace broken glass:  |                   |
| 3/c > > - Kitchen - Window - replace bloken Stand   | 3-6               |
| Third Floor - left  |                   |
| 3/23 10. KITCHEN window replace broken glass.   | 3-0               |
| 3/ 2/ AL ALIDIT WILLIUM GPARUS DE DAGUE GAGOO   |                   |
| //1/1/ KITCHEN sinck repair or replace lacking fauce:   |                   |
| 5/1/12 LIVING ROOM - ceiling-datermine the reason and remedy condition causing-   |                   |
| leakaga   | -3-b              |
| 5/2/15. BATHROON sipk repair leaking faucet.  | <del>-6-d</del> - |
| -,  |                   |

Second Floor Laft Apartment; Second Floor Right Front Apartment; Second Floor Rear and Right Apartment; Second Floor Rear and Right Apartment.

At the time of the survey, we were unable to gain access to the above mentioned apartments. We suggest that if there are any conditions which need correcting in these apartments that you make the repairs while doing the work on the rest of the

NOTICE OF HOUSING CONDITIONS City of Portland Department of Neighborhood Conservation Ch.-Bl.-Lot: 3 -0-7 "Gusing Inspections Division Location: Tel. 775-5451 - Ext. 358 - 448 28-30 Eastern Promenade Project: NCP-Ennt End Issued: Denoid A. Rosungie Docembar 6, 1977 29 Falmouth Screet Expired: March 6, 1978 Portland, Haine 0-103 Dear Kr. Rossnagle: An examination was made of the premises at <u>28-30 Eastern Provenade</u>, Portland, Maine, by Housing Inspector <u>Winz</u>. Violations of Municipal Codes relating to Maine. by Housing Inspector Will Violation housing conditions were found as described in detail below. In accordance with provisions of the above mentioned Codes, you are requested to correct these defects on or before March 6, 1978. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice. Your cooperation will help this Department in its goal to maintain all Portland residents in decent, safe and sanitary housing. Very truly yours. Joseph E. Gray, Jr. Director Neighborhood Conservation Inspector M. Wing Lyle D. Noyes Chief of Housing Inspections EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -Section(s) FROME PORCH STAIRS - repair loose trouds and risers. FRONT PORCH CEILING - repair saugung boards. FIRST FLOOR REAR PORCH STATES - repair or replace broken treads.
SECOND & THIRD FLOOR - REAR PORCH FLOOR - repair or replace loose & rotted boards. SECOND & THIRD FLOOR - MEAN FORCH FLOOR - repair of replace loose & Follow Should Floor Reak Forch Floor repair or replace broken decking.

15 f BIOLE FORCH STAIRS - repair or replace mothed and broken treads & risers,

SECOND FLOOR LEFT FRONT HALL CYTLING - Replace mixing plaster.

THIRD FLOOR LEFT FRONT - Will CYTLING - determine the region and remady the condition 30 تەد causing leak/age. FIRST FLOOR LEFT RETCHEN WIND.W - replace broken 6-150. At the time of the survey we were unspic to gain access to the Second floor left apart one the Second floor transfer on the Second floor transfer on the Suggest that if there are any conditions which need correcting in these spartments that you make the ropairs while doing the work on the rest of the structure.

continued

•

A STATE OF THE PROPERTY OF THE STATE OF THE

intinue d 28-30 Eastern Promensde, Fortland, Maine NCP-East End 12/4/77 THIRD FLOOR LETT

MOINT KITCHEN WINDOW - replace broken glass.

WITCHEN SINK - repair or replace leak in f west.

WITCHEN SINK - repair or replace leak in f west.

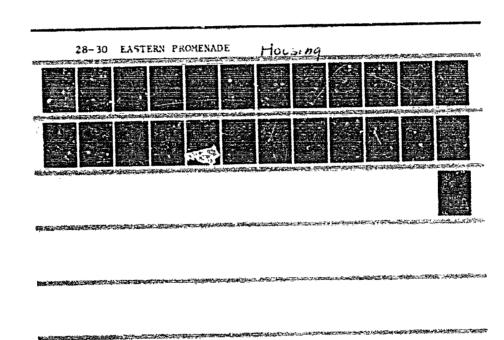
LIVING ROOM CEILING - determine the reason and remedy the condition causing leakage.

BATHROOM TUB - repair leak in faucet.

BATHROOM SINK - repair leak in faucet. úί Za. 3ъ 6d 16 PATHROCH-STRK repair leak to feuere. 16 17. BATTOOM TUB - ropelr lask in faucet. -63-THIRD FLOOR FRONT \* WHEN MAKING YOUR REFAIRS, PIRST PRIORITY IS TO BE GIVEN TO ITEMSWITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE. We suggest you contact the City of Portland Building Inspection Department, 389 Congress St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration

permit.

| REINSPECTION   | RECOMMENDATIONS                   |  | LOCATI              | ION 28-30 Ra                          | sten Fromes       | :<br>   |
|--|-----------------------------------|--|---------------------|---------------------------------------|-------------------|---|
|  |                                   |  | PROJEC              | T NOP-E                               | ast End           |   |
| INISPECTOR 4   | n. siling                         |  | OWNER               |                                       | ssnagle           | problem to different and a second   |
| NOTICE OF HO   | USING CONDITIONS<br>Expired       | HEARTY<br>Issued   | § NOTICE<br>Expired | FINAL<br>Issued                       | NOTICE<br>Expired |   |
| Par. 6,1.  | 111 March 6, 1178                 |  |                     |                                       |                   |   |
| A reinspecti   | on was made of the                | : above premise  | is and I recommen   | nd the follow                         | ing action:       |   |
| DATE 7/17/28 4   | ALL VIOLATIONS<br>Send "CERTIFICA |  |                     | "POST                                 | ING RELEASE"      |   |
| 7//  | SATISFACTORY RE                   |  | · · · · · ·         |                                       |                   | , , , , , , , , , , , , , , , , , , ,   |
| - 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1   | Time Extended 1                   |  |                     | F 123                                 | <u>724</u><br>48  | A Stranger of Stranger  |
| 1111   | The Extended                      |  | To days             | 6/30/                                 | 128               |   |
|  | UNSATHSFACTORY<br>Send "HEARING N | Progress   |                     | y fina                                | r Matice.         |   |
|  | POST Entire<br>POST Dwelling !    |  |                     |                                       |                   | ALLE THE PARTY OF |
|  | UNSATISFACTORY                    |  |                     |                                       | <u> </u>          | -   |
| 3/6/28 2   | INSPECTOR'S REA                   |  | 10 4 11 11          | Potter c                              | 2011/2            | 4   |
| 7/2/2  | of Total                          |  |                     | - 151 V                               |                   | 7 · Y ·   |
| マンチムハ ふコー  | Armaies                           | The second secon | R. July             | Y Alice                               |                   | ,   |
| 3/14/75  | 1 / C                             |  | 60 day              |                                       |                   |   |
| 3/23/18  | 111 Re / 20                       | ofter to   | tweeters            | I iste                                | 10 1 10 W         | 1.51  |
| 7/24/78  | W Fe ST                           | 5/80/1   | FUT ST              | ore No                                | OTX (             | <u>i 4</u>  |
| 7/1/18   | W                                 | cecaines.  |                     | 2011                                  | o-werany          | y crusted,  |
|  | INSTRUCTIONS TO                   | INSPECTOR:   |                     |                                       | No Shright        |   |
|  |                                   | 1 80   |                     |                                       |                   | 20-11-11-11-11-11-11-11-11-11-11-11-11-11   |
| mary specification with the state of the sta |                                   |  |                     |                                       |                   |   |
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| ı  | J-,                               |  | <del></del>         | · · · · · · · · · · · · · · · · · · · |                   | <del></del>   |



· Gil



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION



Donald & Lorraine Rossnagle 29 Falmouth Street Portland, NE 04103

Re: 28-30 Eastern Promerade 3-0-7

Dear Mr. & Mrs. Rossnagle:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property cumed by you at 28-30 Eastern Promenade, Portland, Maise. As a result of the inspection you are hereby ordered to correct the following substandard housing conditions:

1/8

2. FRONT EXTERIOR - trim sayging soffit board and fascia board. 108-1-

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before Item #1, 9/4/85, Item #2, 9/20/85.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

By P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - M. Wing (1)

jmæ

389 CONGRESS STREET & PORTLAND MAINE 04101 . TELEPHONE (201) 775.5450

P 755 081 959

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

NOT FOR INTERNATIONAL MAIL

|                            | (See Reverse)   |              | •    |
|----------------------------|---|--------------|------|
| * U.S.G.P.O. 1983-403-517* | Sent to  Donald & Lorraine  Street and ho  29 Falmouth Street | Rossnag<br>t | 1    |
| .S.G.P.O. 19               | P.O. State and ZIP Code Portland, ME 0416 Postage             |              |      |
| *                          | Certified Fee   |              | 1    |
|                            | Special Delivery Fee  | <del> </del> |      |
|                            | Restricted Delivery Fee                                       |              |      |
|                            | Return Receipt Showing to whom and Date Delivered             |              |      |
| 1982                       | Return receipt showing to whom, Date, and Address of Delivery |              | :    |
| ē.                         | TOTAL Postage and Fees  | 5            | 23.  |
| PS Form 3800, Feb.         | Postmerk or Date  |              | Бити |
| -55<br>-57                 | Secretary .   |              |      |

| SENDER: Complete ital  | ms 1, 2, 3 and 4,   |  |  |  |  |
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| reverse side. Fails ato do the being returned: you. They you the name: the person delivery. For a satisfical fees evaluable. Consult postmaste for service(s) requested.  1. Show to whom, data: | r for fees and chack box (ec)                                 |  |  |  |  |
| 1. Show to whom, data and address of delivery.   |   |  |  |  |  |
| 2. Restricted Delivery.  |   |  |  |  |  |
| 3. Article Addressed to:   |   |  |  |  |  |
| Donald & Lorraine Rossnagle  |   |  |  |  |  |
| 29 Falmouth Stre   | et  |  |  |  |  |
| Portland, ME 04  | 103   |  |  |  |  |
| 4. Type of Service:  | Article Number  |  |  |  |  |
| ☐ Repatered ☐ Insured  | 081 959   |  |  |  |  |
| Always obtain signature of ac<br>DATE DELIVERED CO   | dressee or agent and  |  |  |  |  |
| x DON TESSI  | VAG-LE  |  |  |  |  |
| 6. Signature - Agent   |   |  |  |  |  |
| 7. Date of Delivery -  | JE S  |  |  |  |  |
| Addressee's Address (ONE   | requested and fee paid)                                       |  |  |  |  |
|  | 2° ' '  |  |  |  |  |



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT INSPECTION SERVICES DIVISION

August 20, 1985

Donald & Lorraine Rossnagle 29 Falmouth Street Portland, ME 04103

Re: 28-30 Eastern Promerude 3-0-7

Dear Mr. & Mrs. Rossnagle:

We recently received a complaint and an inspection was made by Code Enforcement Officer Marland Wing of the property owned by you at 28-30 Eastern Promenade, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

RIGHT EXTERIOR - trim - sagging soffit board and fascia board. 108-1
 FPONT EXTERIOR - trim - rotted gutter. 108-1

The above mentioned conditions are in violation of Article V of the Municipal Code of the City or Portland, Maine, and must be corrected on or before Item #1, 9/4/85, Item #2, 9/20/85.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

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

P. Samuel Hoffses Chief of Inspection Services

ode Enforcement Officer - M. Wing (1)

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



Inspection Services Samuel P. Hoffses

Planning and Urban Development Joseph E. Gray Jr. Director

### CITY OF PORTLAND

February 18, 1992

Donald & Lorraine Rossnagle 29 Falmouth St Portland, ME 04103

5 YEAR INSPECTION

Re: 28-30 Eastern Promenade CBL #: 003-0-007 DU: 8

Dear Mr & Mrs. Rossnagle,

You are hereby notified, as owner or agent, that an inspection was made of the above referred property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 18, 1997. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult this department to insure that any corrective ction you should undercake complies with the building, plumbing, electrical, zoning and other Article of the Caty Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,

Code Enforcement Officer

Chief of Inspect

389 Congress Street · Portland, Maine 04101 · (207) 874-8704

+350 ca 1

## HOUSING INSPECTION REPORT

Location: 28-30 Eastern Promenade Owner: Mr. & Mrs. Rossnagle Housing Conditions Date: February 18, 1992 Expiration Date: April 18, 1992

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

```
    Int - Cellar Ceiling - Friable Asbestos
    Int - Furnace Room - Used for Storage

                                                                                                        116-6
                                                                                                        109-4
     Int - Rear Cellar Ceiling - Loose Hanging wires
                                                                                                        113-5
4. Int - Cellar Wall - Obstructed Electric Panels
                                                                                                        113-5
5. INt - Middle Cellar - Extension Cord Through Wall
                                                                                                         113-5
6. Int - Furnace Stack - Missing Support Strap
                                                                                                        114-2
7. Int - Furnace Flue - Excessive Soot
                                                                                                        114-2

    Int - Furnace Flue - Broken Clean-out Door
    Int - 1st fl/apt 1 - Kitchen Ceiling - Peeling Paint

                                                                                                        114-1
10. Int - 1st fl/apt 1 - Livingrm/Kitch Walls-Cracked/Buckling Plaster 108-2
11. Int - 1st fl/apt 1 - Frontroom Walls - Peeling Paint 108-2
12. Int - 1st fl/apt 2 - Rear Hall Door - Blocked Exit 116-2
                                                                                                        108-2
13. Int - 2nd fl/apt 4 - Livingroom Baseboard - Illegal Wiring 14. Int - 2nd fl/apt 4 - Bathroom Tub - Cross-Connection
                                                                                                        113-5
15. Int - 1st/2nd fls - Right Rear Hall - Used for Storage
16. Int - 2nd fl/apt 5 - Den Wall - Cracked & Buckled Plaster
                                                                                                        111-1
                                                                                                        109-4
                                                                                                        108-2
17. Int - 2nd fl/apt 5 - Kitchen Sink - Illegal Light Pixture
                                                                                                        113-5
18. Int - 2nd fl/apt 5 - Livingrm Ceiling light - Illegal Wire Repair
19. Int - 2nd fl/apt 5 - Livingrm Ceiling - Cracked/Buckled Plaster
                                                                                                        108-2
20. Int - rd fl/apt 7 - Bathroom Window - Broken Sash
21. Lat - 3rd fl/apt 7 - Bathroom Ceiling Light - Make Waterproof
                                                                                                        108 - 3
                                                                                                        113-5
22. Int - 3rd fl/apt 7 - Bathroom Ceiling Fan - Illegal Wiring 23. Int - 2nd fl - Right Front Hall Ceiling - Leaking Conditions
                                                                                                        113-5
```

Items numbered 1, 3, 5, 10, 13, 16, 17, 18, 19, 20, 21 and 23 are priority!!

Inspection Services Samuel P. Hoffses Chief



40 -- 2580

Planning and Urban Develorment Joseph E. Gray Jr. Di ector

## CITY OF PORTLAND

August 13, 1993

ROSSNAGLE DONALD A 29 FALMOUTH ST PORTLAND ME 04103

> 20 Eastern Promenade CBL: 003- - 0-007-001-01

DU:

Dear Mr. Rossnagle,

A re-inspection at the above noted property was made on August 13, 1993.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated February 18, 1992.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years.

sincerely,

Merlin Leary

Code Enforcement Officer

Chief of Inspection Services

389 Congress Street • Portland, Maine 04101 • (207) 874-8300

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urb.a Development Joseph E. Gray Jr. Director

JUNE 10, 1995

CITY OF PORTLAND

ROSSNAGLE DONALD A 29 FALMOUTH ST PORTLAND ME 04103

Re: 28-30 EASTERN PROMENADE

CBL: 003- O-007

DU: 8

Dear Mr. Rossnagle:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meu; the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. INT - 2ND FL - APT #2 - DEN

108.20

CEILING HAS PEELING PAINT
2. INT - 3RD FL - APT #3 - BEDROOM

108.30

WINDOW HAS BROKEN GLASS

3. INT - OVERALL -

HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Merle Leary

Code Enforcement Officer

Tanoncy Murason Tammy Munson

Code Enfc.Offc./ Field Supv.

389 Congress Street + Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TIY 874-8936

Inspection Services P. Samuel Hoffses Chief



Planning and Urban Development Joseph E. Gray Jr. Director

JUNE 10, 1996

CITY OF PORTLAND

ROSSNAGLE DONALD A 29 FALMOUTH ST PORTLAND ME 04103

Re: 28-30 EASTERN PROMENADE

CBL: 003- O-007

DU: 8

Dear Mr. Rossnagle:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

 INT - 2ND FL - APT #2 - DEN CEILING HAS PEELING PAINT

108.20

2. INT - 3RD FL - APT #3 - BEDROOM WINDOW HAS BROKEN GLASS

108.30

3. INT - OVERALL -

113.50

HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Merle Leary

Code Enforcement Officer

Tammy Munson

Code Enfc.Offc./ Field Supv.