

28-33 EASTERN PROMENADE 3-0-7

MONJ-301

CHALK LITER

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 8

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. Rosznagle
9 Falmouth Street
Portland, Maine 04103

Dear Mr. Rosznagle:

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 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 aid this Department in its goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr., Director
Urban Development

By _____
Lyle D. Noyes,
Housing Code Administrator

Inspector _____
Arthur Addato

Attachments:

jmr

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.

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

*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, Tel. 775-5451 to determine if any of the
items listed above require a building or alteration permit.

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 8

Department of Urban Development
Housing Inspection Division
Tel. 775-5451 - Ext. 311 - 312

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

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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 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 aid this Department in its 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

By _____
Lyle D. Noyes,
Housing Code Administrator

Inspector *Arthur Addato*
Arthur Addato

Attachments:

jmr

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.

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* 3. REAR EXTERIOR - porch - damaged treads.	3-d
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4. LIVINGROOM - ceiling - peeling paint.	3-b
5. DINING ROOM - ceiling - peeling paint.	3-b
6. KITCHEN - ceiling - leaking.	3-b
7. DINING ROOM - ceiling - leaking.	3-b
8. BATHROOM - toilet - damaged stool tank.	6-d
9. BATHROOM - wall - inoperative 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 - wall - loose duplex outlet.	8-e
14. BATHROOM - ceiling - sagging tile.	3-b
<u>#6 - RIGHT</u>	
*15. FRONT BEDROOM - ceiling - damaged light fixture.	8-e
*16. KITCHEN - wall - missing duplex outlet cover.	8-e
<u>#8 - LEFT</u>	
17. FRONT BEDROOM - wall - missing plaster.	3-b

*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, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

jmr

Housing Inspection Division

c) Insp. Name [Signature]

[illegible]

Housing Inspection Division

DWELLING UNIT SCHEDULE

2) INSP. Chakraborty 3) FORM NO. _____

[illegible]

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

10 27 80

2) INSP.

ARRS

3) FORM NO.

4) TENANT'S NAME

Freeman Bailey

5) Flr. #

#3

6) Location

R1

7) Rmg. Tp.

DU

8) #Rms.

3

9) #Peo.

1

10) #All'd

11) Slip.

1

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Entry

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Fesp. Party

Code Sect. Violated

Violation Rem.-Date

STANDARD

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

10 27 80

2) INSP.

Callahan

3) FORM NO.

4) TENANT'S NAME

James Jones

5) Flr. #

#5

6) Location

LF

7) Rm. Tp.

DU

8) #Rms.

5

9) #Peo.

2

10) #All'd

11) Sln.

1

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Excess

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remed.

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation Rem.-Date

STANDARD

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP. *Adkins* 3) FORM NO.

10 27 80

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rms. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Sld.

*Steve Colough**#6 R1**DU**3**1**1*

12) Child Under 10

13) Child 1-6

14)

15) Rent

16) Rent Code

17) Furn.

18) Heat

19) Hot Water

20) Dual Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol. No.

Remedy

Cond.

Violation

Location

Room Type

Area Type

Resp. Party

Code Sect. Violated

Violation For Date

*15

DF

LIGHT - FIXTURE

FR

BE

CL

2

8E

*16

MI

DUPLEX-OUTLET-COVER

KI

WA

2

8E

Department of Neighborhood Conservation.

Housing Inspection Division

DWFLING UNIT SCHEDULE

1) INSP, Date

2) INSP. *2-2-2* 3) FORM NO.

10 27 82		4) TENANT'S NAME		5) Flr.		6) Location		7) Rng. Tp.		8) #Rms.		9) #Pao.		10) #All'd		11) Slp.									
James J. Deen		#7		R1		DU		3		1						1									
12) Child Under 10		13) Child 1-6		14)		15) Rent		16) Rent Code		17) Furn.		18) Heat		19) Hot Water		20) Dual Egress		21) Ck'ng		22) Lav.		23) Bath		24) Flush	
												OFF		OFF		Y		LC		P		P		P	
Viol. No.		Remedy		Cond.		Violation		Location		Room Type		Area Type		Resp. Part.		Code Sect. Violated		Violation Rem. - Date							
						STANDARD																			

Housing Inspection Division

DWELLING UNIT SCHEDULE

City of Portland

Department of Neighborhood Conservation

Housing Inspection Division

DWELLING UNIT SCHEDULE

1) INSP. Date

2) INSP. *Adams* 3) FORM NO.

10 22 80

4) TENANT'S NAME

5) Flr. #

6) Location

7) Rms. Tp.

8) #Rms.

9) #Peo.

10) #All'd

11) Slp. F

12) Child
Under 1013) Child
1-6

14)

15) Rent

16) Rent
Code

17) Furn.

18) Heat

19) Hot
Water20) Dual
Egress

21) Ck'ng

22) Lav.

23) Bath

24) Flush

Viol.
No.

Remedy

Cond.

Violation

Location

Room
TypeArea
TypeResp.
PartyCode Sect.
ViolatedViolation
Rem.-Date

4

RE

PAINT

L1

CL

2

3B

5

"

"

D1

CL

2

3B

6

LE

K1

CL

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3B

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D1

CL

2

3B

8

DA

STOOL-TANK

BA

TOILET

2

6D

9

IN-^{relative}

VENT-SYSTEM

BA

WA

2

7

10

LE

FIXTURE

K1

S1

2

6D

11

LE

RE

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CL

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3B

* 12

IN

LIGHT-SWITCH

K1

WA

2

8E

* 13

LO

DUPLEX-OUTLET

K1

WA

2

8E

14

SA

TILE

BA

CL

2

3B

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	10-20-80	BY	B.M.	DISTRICT	Arthur
REQUEST BY	NAME	Rick Romano		772-6049	
	ADDRESS	28 Eastern Prom			
OWNER	NAME	D. Rossnagle			
	ADDRESS	29 Falmouth St			
CONDITIONS	ADDRESS	28 Eastern Prom		774-9523	
3-0-7					
Toilet cracked, faulty outlet, other conditions					
Justified - Letter sent on toilet - 1st imp. made					
COMMENTS	Compliance July 1978 - C1/CT/CJ-10/22/80 New complete drains to be done				
SPECIAL INSTRUCTIONS	Tenant will phone you soon to make appt. F/E/E-100-10/27/80 Ad - Not to be sent				
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE

P07 0487301

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED —
NOT FOR INTERNATIONAL MAIL
(See Reverse)

PS Form 3800, Apr. 1976
Re: 28 Eastern Prom. - Addato

SENT TO	
Mr. Donald A. Rossnagle	
STREET AND NO.	
29 Falmouth Street	
P.O., STATE AND ZIP CODE	
Portland, Maine 04103	
POSTAGE	
\$	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE
	SPECIAL DELIVERY
	RESTRICTED DELIVERY
	SHOW TO WHOM AND DATE DELIVERED
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY
OPTIONAL SERVICES	RETURN RECEIPT SERVICE
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES	
\$	
POSTMARK OR DATE	

PS Form 3811 AUG. 1978

SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse

1. The following service is requested (check one).
☐ Show to whom and date delivered.
☐ Show to whom, date, and address of delivery.
☐ RESTRICTED DELIVERY
Show to whom and date delivered.
☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery. \$
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mr. Donald A. Rosnagle
29 Falmouth Street
Portland, Maine 04103

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
0487301
(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
D. ROSNAGLE

4. DATE OF DELIVERY POSTMARK
10- OCT 1978

5. ADDRESS. (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

Re: 28 Eastern Prom. - Addato



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF URBAN DEVELOPMENT

OK
BY Addato
DATE 10/23/80 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 Arthur Addato of the property owned by you at 28 Eastern Promenade, Portland, Maine, you are hereby ordered to correct the following substandard housing conditions:

10/31/80 ~~10/31/80~~ ~~FIRST FLOOR LEFT APARTMENT~~ ~~damaged toilet and tank~~ ~~6-d~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 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

By _____
Lyle D. Noyes
Housing Code Administrator

Inspector Arthur Addato

jmr

DEL D K
all
10-31-80

Adams

28 C. P. P. P.

MCPEE

Resonance

FINAL NOTICE
Issued Expired

10/24/80

100-1231-80

"POSTING" RELEASE"

Time Extended To:

Time Extended To:

Time Extended To:

" FINAL NOTICE"

'NOTICE TO VACATE'
POST Entire
POST Dwelling Unit

UNSATISFACTORY Progress
"LEGAL ACTION" To Be Taken

INSPECTOR'S REMARKS.

BE/CJ-4DC

INSTRUCTIONS TO INSPECTOR:

K

C E R T I F I C A T E
O F
C O M P L I A N C E

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

Re: Premises located at 28-30 Eastern Promenade, Portland, Maine NCP-EE 3-0-7

Dear Mr. Donald Rossnagle:

A re-inspection of the premises noted above was made on July 17, 1978
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 Dec. 6, 1977.

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

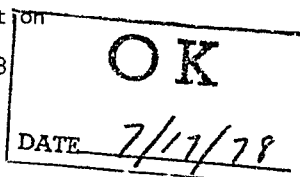
By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

Inspector Marland Wing
M. Wing

ADMINISTRATIVE HEARING DECISION

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Telephone: 775-5451 - Ext. 448 - 358

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



Date March 15, 1978

Re: Premises located at 28-30 Eastern Promenade - 3-0-7 - NCP-East End

Dear Mr. Rossnagle:

You are hereby notified that as the result of a reinspection and your request for additional time

on March 14, 1978, regarding our "Notice of Housing Conditions" at the above referred premises resulted in the decision noted below.

X Expiration time extended to May 15, 1978 - in order to complete the work now in progress to correct the remaining thirteen (13) housing code violations as shown on attached list.

Notice modified as follows:

Please notify this office if all violations are corrected before the above mentioned dates, so that a "Certificate of Compliance" may be issued.

Very truly yours,

Joseph E. Gray, Jr.
Director Neighborhood Conservation

By [Signature]
Lyle D. Noyes
Chief of Housing Inspections

In Attendance:
M. Wing
Mr. Rossnagle

Encl. /gg

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 Hearing Decision" -

3/23 1. FRONT PORCH stairs repair loose treads and risers. 3-d
3/23 2. FRONT PORCH ceiling repair sagging boards. 3-d
7/17 3. FIRST FLOOR REAR PORCH stairs repair or replace broken treads. 3-d
7/17 4. SECOND AND THIRD FLOOR REAR PORCHES floors repair or replace the loose and rotted floor boards. 3-d
7/17 5. SECOND FLOOR REAR PORCH floor repair or replace broken decking. 3-d
7/17 6. LEFT MIDDLE PORCH stairs repair or replace rotted and broken treads and risers. 3-d
7/17 7. SECOND FLOOR LEFT FRONT HALL ceiling replace missing plaster. 3-b
5/30 8. THIRD FLOOR LEFT FRONT HALL ceiling determine the reason and remedy condition causing leakage. 3-b

3/23 9. First Floor - left KITCHEN window replace broken glass. 3-c

3/23 10. Third Floor - left KITCHEN window replace broken glass. 3-c
5/14 11. KITCHEN sink repair or replace leaking faucet. 6-d
5/14 12. LIVING ROOM ceiling determine the reason and remedy condition causing leakage. 3-b
5/24 13. BATHROOM sink repair leaking faucet. 6-d

~~Second Floor Left Apartment; Second Floor Right Front Apartment; Second Floor Rear Apartment; Third 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 structure.

NOTICE OF HOUSING CONDITIONS

City of Portland
Department of Neighborhood Conservation
Housing Inspections Division
Tel. 775-5451 - Ext. 358 - 448

Donald A. Rossnagle
29 Elmwood Street
Portland, Maine 04103

DU 2

Ch.-Bl.-Lot: 3-0-7
Location: 28-30 Eastern Promenade
Project: NCP-East End
Issued: December 6, 1977
Expired: March 6, 1978

Dear Mr. Rossnagle:

An examination was made of the premises at 28-30 Eastern Promenade, Portland, Maine, by Housing Inspector M. Wing. Violations of Municipal Codes relating to 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

By

Lyle D. Noyes
Chief of Housing Inspections

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
1. FRONT PORCH STAIRS - repair loose treads and risers.		3d
2. FRONT PORCH CEILING - repair sagging boards.		3d
* 2. FIRST FLOOR REAR PORCH STAIRS - repair or replace broken treads.		3d
* 4. SECOND & THIRD FLOOR - REAR PORCH FLOOR - repair or replace loose & rotted boards.		3d
* 5. SECOND FLOOR REAR PORCH FLOOR - repair or replace broken decking.		3d
1. 1. REAR PORCH STAIRS - repair or replace rotted and broken treads & risers.		3d
6. SECOND FLOOR LEFT FRONT HALL CEILING - replace missing plaster.		3b
7. THIRD FLOOR LEFT FRONT - HALL CEILING - determine the reason and remedy the condition causing leakage.		3b

FIRST FLOOR LEFT

3/24/78 KITCHEN WINDOW - replace broken glass.

At the time of the survey we were unable to gain access to the ~~Second Floor Left Apartment~~ ~~the Second Floor Front Apartment~~ ~~Second Floor Rear Apartment~~ on the ~~Third Floor Rear~~ Apartment. 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 structure.

continued
vw

Continued 28-30 Eastern Promenade, Portland, Maine NCP-East End 3-0-7 12/6/77

THIRD FLOOR LEFT

- 1010. KITCHEN WINDOW - replace broken glass. 3c
- 1111. KITCHEN SINK - repair or replace leak in faucet. 6c
- 1112. KITCHEN & HALL CEILING - repair inoperative light fixtures. 2a
- 1213. LIVING ROOM CEILING - determine the reason and remedy the condition causing leakage. 3b
- 1314. BATHROOM TUB - repair leak in faucet. 6d
- 1315. BATHROOM SINK - repair leak in faucet. 6d

FIRST FLOOR RIGHT

- 1616. BATHROOM SINK - repair leak in faucet. 6d
- 1717. BATHROOM TUB - repair leak in faucet. 6d

THIRD FLOOR FRONT

- 1818. KITCHEN CEILING - repair inoperative light fixture. 6a
- 1919. BATHROOM TUB - repair leak in faucet. 6d
- 2020. LIVING ROOM WINDOW - replace missing counter balance cord allowing window sash to remain elevated when open. 3c

* 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 St., Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

INSPECTOR M. J. S. S. S.

PROJECT NCP-East End

OWNER Mr. Rossnagle

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
Dec. 6, 1977	March 6, 1978				

A reinspection was made of the above premises and I recommend the following action:

DATE	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE"	<input checked="" type="checkbox"/> "POSTING RELEASE"
7/17/78 MW	SATISFACTORY Rehabilitation In Progress	
3/14/78 MW	Time Extended To: 60 days 5/14/78 WTX	
3/23/78 MW	Time Extended To: OTR 60 days 5/23/78	
5/30/78 MW	Time Extended To: OTR 30 days 6/30/78	
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE"	
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____	
	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____	
	INSPECTOR'S REMARKS: _____	
3/6/78 MW	Revised 2 apt's violation corrected Per.	
3/11/78 MW	3 violations corrected / CTS apt. apt.	
3/12/78 MW	CT/Block in front of apt 11. Left apt.	
3/10/78 PN	Reinspected apt 11. apt.	
3/14/78 MW	Re / COT / WTX 60 days	
3/22/78 MW	Fp / 2 apt's. ST. No violation / CTS Re	
3/23/78 MW	Re / 2 apt's + structure 7 violations apt	
3/24/78 MW	Fe / CTS / apt 1 apt ST / one apt OTR 60	
5/30/78 MW	Re / S.B. Repaired front porch, is working fine	
7/14/78 MW	INSTRUCTIONS TO INSPECTOR: _____	

28-30 EASTERN PROMENADE

Housing





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION



Donald & Lorraine Rossnagle
29 Falmouth Street
Portland, ME 04103

Re: 28-30 Eastern Promenade 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:

- 5/8
9/8
1. ~~FRONT EXTERIOR trim sagging soffit board and fascia board. 108-1~~
 2. ~~FRONT EXTERIOR trim - rotted gutter. 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

Marland Wing
Code Enforcement Officer - M. Wing (1)

jmr

P 755 081 959

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Housing

Re: 28-30 Eastern Prom. - M. Wing

* U.S.G.P.O. 1983-403-517 PS Form 3800, Feb. 1982	Sent to	
	Donald & Lorraine Rossnagle	
	Street and No.	
	29 Falmouth Street	
	P.O., State and ZIP Code	
	Portland, ME 04103	
	Postage	\$
	Certified Fee	
	Special Delivery Fee	
	Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered		
Return receipt showing to whom, Date, and Address of Delivery		
TOTAL Postage and Fees		\$
Postmark or Date		

PS Form 3811, July 1983
 28-50 C
 DOMESTIC RETURN RECEIPT
 M. W. W.

SENDER: Complete items 1, 2, 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date and address of delivery.
 2. ☐ Restricted Delivery.

3. Article Addressed to:
 Donald & Lorraine Rosnagle
 29 Falmouth Street
 Portland, ME 04103

4. Type of Service:	Article Number
<input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail	081 959

Always obtain signature of addressee or agent and
DATE DELIVERED 07

5. Signature - Addressee
 X DON ROSSNAGLE

6. Signature - Agent
 X

7. Date of Delivery
7-30-83

8. Addressee's Address (ONLY if requested and fee paid)



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 Promenade 3-O-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:

1. RIGHT EXTERIOR - trim - sagging soffit board and fascia board. 108-1
2. FRONT EXTERIOR - trim - rotted gutter. 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
P. Samuel Hoffses
Chief of Inspection Services

Marland Wing
Code Enforcement Officer - M. Wing (1)

jmr

Inspection Services
Samuel P. Hoffses
Chief



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".

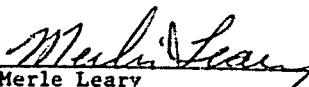
In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before April 18, 1992. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you 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.

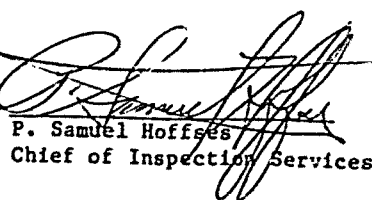
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

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,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

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:

1. Int - Cellar Ceiling - Friable Asbestos	116-6
2. Int - Furnace Room - Used for Storage	109-4
3. 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
8. Int - Furnace Flue - Broken Clean-out Door	114-1
9. Int - 1st fl/aprt 1 - Kitchen Ceiling - Peeling Paint	108-2
10. Int - 1st fl/aprt 1 - Livingrm/Kitch Walls-Cracked/Buckling Plaster	108-2
11. Int - 1st fl/aprt 1 - Frontroom Walls - Peeling Paint	108-2
12. Int - 1st fl/aprt 2 - Rear Hall Door - Blocked Exit	116-2
13. Int - 2nd fl/aprt 4 - Livingroom Baseboard - Illegal Wiring	113-5
14. Int - 2nd fl/aprt 4 - Bathroom Tub - Cross-Connection	111-1
15. Int - 1st/2nd fls - Right Rear Hall - Used for Storage	109-4
16. Int - 2nd fl/aprt 5 - Den Wall - Cracked & Buckled Plaster	108-2
17. Int - 2nd fl/aprt 5 - Kitchen Sink - Illegal Light Fixture	113-5
18. Int - 2nd fl/aprt 5 - Livingrm Ceiling light - Illegal Wire Repair	113-5
19. Int - 2nd fl/aprt 5 - Livingrm Ceiling - Cracked/Buckled Plaster	108-2
20. Int - 3rd fl/aprt 7 - Bathroom Window - Broken Sash	108-3
21. Int - 3rd fl/aprt 7 - Bathroom Ceiling Light - Make Waterproof	113-5
22. Int - 3rd fl/aprt 7 - Bathroom Ceiling Fan - Illegal Wiring	113-5
23. Int - 2nd fl - Right Front Hall Ceiling - Leaking Conditions	108-2

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

Inspection Services
Samuel P. Hoffsta
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 13, 1993

ROSSNAGLE DONALD A
29 FALMOUTH ST
PORTLAND ME 04103

Re: 29 Eastern Promenade
CBL: 003- - 0-007-001-01
DU: 8

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


Samuel Hoffsta
Chief of Inspection Services

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:

- | | |
|---|--------|
| 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 - | 113.50 |
| HARD-WIRED BATTERY-BACKUP 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
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc.Offc./ Field Supv.

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:

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|--|--------|
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| WINDOW HAS BROKEN GLASS | |
| 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
Merle Leary
Code Enforcement Officer

Tammy Munson
Tammy Munson
Code Enfc.Offc./ Field Supv.