

6-8 St. Lawrence Street



CITY OF PORTLAND

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

November 23, 1982

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine

Re: 6-8 St. Lawrence St. 16-J-11 MS-EE

Dear Mr. Chong:

As owner or agent of the property located at 6-8 St. Lawrence Street, Portland, Maine, you are hereby notified that as the result of a recent fire the vacant structure is declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions continue to exist thereon:

307.14 a. The property is damaged, decayed, deteriorated, insanitary and unsafe (or vermin infested) in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned structure without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that no danger to life or property or fire hazard shall exist thereon. This can be accomplished by boarding up doors and windows and other openings at all levels of the structure. You are ordered to do this on or before December 7, 1982, or we will have no choice but to refer this matter to the Corporation Counsel for legal action as the law allows.

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

By Lyle D. Noyes
Lyle D. Noyes
Inspection Services Division

Marland Wing
Code Enforcement Officer - Marland Wing (1)

jmr



CITY OF PORTLAND

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

March 11, 1982

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

Re: 8 St. Lawrence St. 16-J-11 EE

We recently received a complaint, and an inspection was made of the above referenced property owned by you. The following substandard housing condition was found:

1. Heat less than 68 degrees fahrenheit in habitable rooms. (9-b)

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before March 12, 1982.

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 Lyle D. Myles
Lyle D. Myles,
Inspection Services Division

John Carroll
Code Enforcement Officer - Carroll (2)

jmr



CITY OF PORTLAND

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

March 11, 1982

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

Mr. Steven Harmon
29 Emerson St.
Portland, Me. 04101

Re: 6-8 St. Lawrence St. 16-J-10, 11 EE

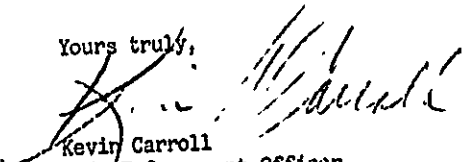
Dear Mr. Chong:

Following a review of the "Application for Permit" and an inspection of the above referenced property, it has been determined that the information stated in said application is inaccurate and incorrect.

Based on the information at hand, the "Application for Permit" for change of use from 3-family dwelling to a 4-family dwelling has been denied and all authorizations to proceed with work in progress are rescinded.

You are hereby ordered to stop all work on this project until the proper permits (Building, Electrical and Plumbing) are obtained.

Yours truly,


Kevin Carroll
Code Enforcement Officer

KC/jmr

cc: P.S. Hoffses, Chief of Inspection Services
E. R. Goodwin, Chief of Plumbing Inspections
Lt. J. Collins, Fire Prevention Bureau



CITY OF PORTLAND

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

March 4, 1982

Mr. Tae Sik Chong
6 St. Lawrence Street
Portland, Maine 04101

Re: 5-8 St. Lawrence St. 16-J-10, 11

Dear Mr. Chong:

A recent inspection of the cellar area of the above referenced property indicated new construction in progress.

In checking our files, we find no applications for the appropriate required permits regarding this work.

You are hereby ordered to stop all work on this project until the proper permits are obtained.

Yours truly,

Kevin W. Carroll
Kevin W. Carroll
Code Enforcement Officer

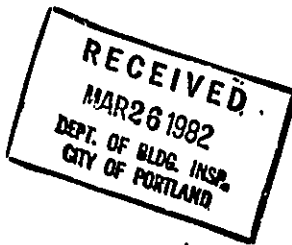
KWC/jmr

File *84 St Lawrence St*

RECEIVED
MAR 26 1982
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CITY OF PORTLAND

Kevin Carroll, Bldg. Inspector
Urban Dev.
City Hall

State Attorney General
State Office Bldg.
Augusta, Maine 04330



P. O. Box 5079
Portland, ME 04101
March 25, 1982

Dear Sir:

NOTE: CC to Kevin Carroll, Urban Dev.
and Joe Casale, City Councilman

RE: LACK OF HEAT!!!!!!!!!!!!!!
at 8 St. Lawrence St.
Portland, Maine (1st Floor)
AND local city Health Dept.
NOT FORCING LANDLORD TO
GIVE THE LEGAL MINIMUM OF
68 DEGREES

On March 1st I notified the local Portland Health Department by phone that I was suffering in an apartment that was almost never warmer than 60 to 65 degrees. On March 2nd, although I had left a neighbor access to my apartment for the inspector, when they came they only went down to the basement and NEVER took a reading of the temperature in my apartment. MY REASON FOR CALLING THEM WAS ABOUT HEAT yet they were more concerned about code violations in wiring and/or building an apt. in the basement without a permit than with enforcing the 68 minimum temperature.

I have repeatedly notified the Health Dept/or Urban Dev. inspector about the COLD in my apartment, about the lying landlord (who told me to my face, when I showed him the thermometers from my apt. showing the temperatures to be below 60, "I got thermostat on 80--you get plenty of heat") who has repeatedly closed the valves in the basement (to my radiators) so that I would get NO heat at all while his girlfriends upstairs got it all (for #8 St. Lawrence that is--#6 St. Lawrence is on the same furnace and gets much more heat than #8).

Finally the inspector took readings in my apartment on March 9th and 11th (I was home sick with a VER? VERY bad case of flu most of that week--the flu is I am absolutely certain the DIRECT RESULT of living since about the beginning of February in an apartment with temperatures USUALLY BELOW 50!!!!!! AND I still have not gotten over it yet!!!) He acknowledged the very low temperatures with his own thermometer and said that Chong (the landlord's name is Tea Sik Chong) on March 11th in writing to provide heat for my apartment. On a later date the same inspector told me Chong has told him he would install a furnace in #8 St. Lawrence immediately.

AS OF YET, NO FURNACE HAS BEEN INSTALLED FOR #8 ST. LAWRENCE ST. I AM NOT GETTING HEAT. SOME DAYS I GET NO HEAT AT ALL!(for example my radiators have not heated since Sunday afternoon and my apartment temperatures go down to the 50's inspite of my electric heater---the ONLY source of heat I had 90% of the time I have lived here.)

The landlord has repeatedly retaliated against my reporting him to the Health Dept. by closing my valves, cutting off all hot water to my apartment and keeping the thermostat set so that (It may heat #6 St. Lawrence) will not pump heat into my radiators even when the valves are open (and I go down to the basement every day-- sometime 2 or 3 times--to open them or make sure they are still open) and I have noticed that even with them open the pipes have apparently been rigged to push the heat to the 2nd floor (their pipes will be too hot to touch when my radiators are COLD!!!) and by-pass the 1st so that the 1st floor apt. is the LAST to get any heat and so that IT WILL NOT GET ANY HEAT if the thermostat is not set high enough to keep the furnace running long enough.

As of the date of this letter the local Health Dept./Urban Dev. Dept. has neglected to enforce the 68 degree minimum and is allowing Chong to retaliate against me with his dirty tricks and barefaced lies about giving my "plenty of heat".

By the time they get around to doing anything it will be too late--what ever the spring deadline date for landlords giving heat to tenants is, it will be past and Chong will have gotten away with STEALING \$250./month for an apartment that was FALSELY advertised as "HEATED" and which is in hard COLD fact UNHEATED!!!!!! Or I might be dead from pneumonia by that time!!!!

I DO NOT GIVE A DAMN ABOUT ILLEGAL BUILDING OR THAT CHONG COMPLIED WITH THE ORDER TO TEAR IT DOWN. I WANT HEAT!!!!!! CHONG IS NOT COMPLYING WITH THE ORDER TO GIVE ME HEAT!!

DO SOMETHING IMMEDIATELY TO ENFORCE THE 68 DEGREE MINIMUM!!!!!!!!!!!!!!

Do NOT suggest that I go to a lawyer or "legal assistance" I DO NOT HAVE THE MONEY!!!!!!!!!! My income from two jobs is too high for "legal assistance" and WAY TOO LOW FOR ME TO LIVE ON AND MAKE ENDS MEET!!!!!!!! I CANNOT AFFORD A LAWYER AND SINCE THERE ARE LAWS THAT THE CITY OR STATE ARE SUPPOSED TO ENFORCE REGARDING SUPPLYING HEAT TO TENANTS, WHY SHOULD I DO THEIR JOB FOR THEM BY HIRING A LAWYER I CANNOT AFFORD TO FIGHT IN COURT FOR WHAT THE CITY SHOULD SEE THAT THE LANDLORD SUPPLIES!!!!!!!!!!!!

Angrily yours,

Ms. L. Leland

RECEIVED
MAR 26 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Attachments (copies of letters to Health Dept. and lists of temperatures in my apt.)

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Ms. L. Leland

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RECORD OF TEMPERATURES
 (8 St. Lawrence St., Apt. #1, Portland)

RECEIVED
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 CITY OF PORTLAND

	<u>DATE</u>	<u>TIME</u>	<u>LIVING ROOM</u>	<u>KITCHEN</u>
	3/10/82	5:30 pm	64 degrees	70 degrees F
woke freezing!!!!	3/11	2:16 AM	52	60
	3/11	7:00 am	65	71
	"	10 am	63	68
	"	1:30 pm	64	70
	"	10:00 PM	65	forgot Kit. readin.
	3/12	1:35 AM	59	63
	"	6 am	61	66
	"	10:15 am	62	68 - all radiator warm
	"	5:30 pm	62	67
	"	8:30 pm	61	66
	"	11 pm	60	65
	3/13	6 am	58	62
	"	12:05 pm	57	60
	"	3:45 pm	55	59
	"	8:30 pm	62	66 - bath room warm others cold
	3/14	8:45 am	61	67
(Sun in L/R) ←	"	11 am	65	67
	"	2:10pm	60	64
	3/15	6:15 am	62	67

all radiators
 + pipes to 2nd
 floor HOT!!

Date	Time	Lin/room	Kitchen
3/15	4:45 pm	60	65
	11 pm	59	64
3/16	6:15 AM	65	71
	6:50 PM	60	65
3/17	4:30 AM	54	58
	6: AM	56	62
3/18	4:12 pm	57	64
	10:30 pm	56	62
3/19	6 AM	54	59
	4:10 pm	60	67
Lat 3/20	5:10 AM	53	61
	6:30 AM	55	66
	11 AM	67	67 (KIT. & BATH VALVES CLOSED ONLY)
	1:30 PM	64	66 - R.A.O. COLD - Valve open
	10:20 PM	58	62
Sun 3/21	2: AM	54	59
	7 AM	52	58 (Val. CLOSED AGAIN)
	11:30 AM	58	62
	1 PM	62	66
	3 PM	68 !!	72! (temp. but open? Consistent in previous 24 hrs of this date)
	6 PM	66	70
	9:30 PM	63	67
	11 PM	60	65
3/22	4 AM	57	64
	6:30 AM	56	63
	4:20 PM	54	60
	10:15 pm	52	57
3/23	5:00 AM	45 * NOTE FORTIES!	57
	6:30 AM	48	53
	5:30 PM	58	63
	11 PM	56	61
3/24	2:30 AM	54 *	58
	5: AM	48 *	52
	6:30 AM	54	60
	7:30 AM	59	65
	5:30 PM	58	64
	11 PM	54	59
3/25	6:30 AM	58	62

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 CITY OF PORTLAND

Cutoff HOT WATER

CAN'T SLEEP WHEN FREEZING

Wow!

(KIT. & BATH VALVES CLOSED ONLY)

R.A.O. COLD - Valve open

(Val. CLOSED AGAIN)

temp. but open? Consistent in previous 24 hrs of this date

* NOTE FORTIES!



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 24, 1982

Ms. Leland
P.O. Box 5079
Portland, Maine

Re: 8 St. Lawrence St. 16-J-11
1st Floor Right Dwelling Unit

Dear Ms. Leland.

This is in response to your recent request to investigate heating conditions in the above referenced dwelling unit which you occupy.

As I explained to you on March 22, 1982, all of the pertinent information developed regarding your complaint had been submitted to the office of the Corporation Counsel for review.

Mr. Richard P. Flewelling, Assistant Corporation Counsel for the City of Portland, has informed me that the facts developed in the investigation do not constitute a violation of Chapter 307.9 (b) of the Municipal Code.

As I have stated previously, if you feel that your landlord has or is breaching the implied warranty of habitability regarding your tenancy at 8 St. Lawrence Street, I encourage you to seek private legal counsel.

If I can be of any further assistance to you in this matter, please don't hesitate to contact me.

Sincerely,

Kevin Carroll
Code Enforcement Officer

KC/jmr

cc: P.S. Hoffses, Chief of Inspection Services
P. P. Flewelling, Asst. Corporation Counsel

CITY OF PORTLAND, MAINE
MEMOR. NDUM

[Handwritten initials]

TO: J. Hoffman & L. Rogers
FROM: K. Canell
SUBJECT: 8 St. Lawrence St (Mrs. Leland)

DATE: 3/8/82

On 2/1/82 we rec'd a complaint from the above party listing 3 different alleged violations of the Code.

On 3/2/82 at approx: 10 AM both Dick Leiby and I investigated - at this time we found the complaints regarding #1 lack of heat and #2 illegal wiring to be not justified. Regarding Complaint #3, we found construction in the cellar area with no permit. A stop order was issued on March 4 and a copy hand delivered to the owner.

I talking with the complainant I emphasized that we would have to find the temperature to be under 68°F at the time of inspection.

To date I have not heard back from the complainant.

(Handwritten signature)

(Attachments)

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	2-1-82	BY	Joyel	DISTRICT	Kevin
REQUEST BY	NAME	Leland - 774-2018-Home			
	ADDRESS	6-8 St. Lawrence St.			
OWNER	NAME	Dea Sik Chong			
	ADDRESS				
CONDITIONS	ADDRESS	6-8 St. Lawrence St. - 1 STFL ^{right} left			
COMMENTS	① Insufficient Heat, ② Illegal wiring, ③ Illegal Construction. snap. after 4:30 Tues. or Fri. ^{see. ins. emergency} _{not fl. left} (H.J.)				
SPECIAL INSTRUCTIONS	3/2/82 - ① CNT ② CNJ ③ Stop Order issued				
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		

KWC/jmr

STOP ORDER
 Placed on
 Premises
 3/4/82 CO

Kevin W. Carroll
 Kevin W. Carroll
 Code Enforcement Officer

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	3-1-82	BY	Joyce	DISTRICT	Bevin
REQUEST BY	NAME	Leland - 1774-2018-Home			
	ADDRESS	6-8 St. Lawrence St.			
OWNER	NAME	Dea Sik Chong			
	ADDRESS	6-8 St. Lawrence St. - 1ST FL			
CONDITIONS	① Insufficient Heat, ② Illegal wiring, ③ Illegal Construction. cleanup after 4:30 Tues. or Fri. See. Mrs. [unclear] not to be left. (N.S.)				
COMMENTS	3/2/82 - ① CNI ② CNI ③ Stop Order issued				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION	HOUSING	NURSING		
PRIORITY	ROUTINE	SPECIAL	BY		
	URGENT	REPORT TO	DATE		



CITY OF PORTLAND

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

March 4, 1982

Mr. Tae Sik Chong
6 St. Lawrence Street
Portland, Maine 04101

Re: 6-8 St. Lawrence St. 16-J-10, 11

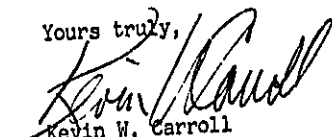
Dear Mr. Chong:

A recent inspection of the cellar area of the above referenced property indicated new construction in progress.

In checking our files, we find no applications for the appropriate required permits regarding this work.

You are hereby ordered to stop all work on this project until the proper permits are obtained.

Yours truly,


Kevin W. Carroll
Code Enforcement Officer

KWC/jmr

STOP ORDER
Placed on
Premises
3/4/82 CD

I-HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 6-8 St. Lawrence St PORTLAND, MAINE, WAS PERSONALLY
DELIVERED BY ME AT 3¹⁵ ^{A.M.}_{P.M.} ON Thursday, March 4 1982
INTO THE HANDS OF Tae Lik Chong AT 112 Newbury St, Portland MAINE.
(Village Cafe)

Kevin M. Russell
CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 24, 1982

Ms. Leland
P.O. Box 5079
Portland, Maine

Re: 8 St. Lawrence St. 16-J-11
1st Floor Right Dwelling Unit

Dear Ms. Leland:

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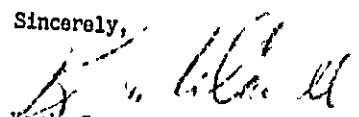
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Mr. Richard P. Flewelling, Assistant Corporation Counsel for the City of Portland, has informed me that the facts developed in the investigation do not constitute a violation of Chapter 307.9 (b) of the Municipal Code.

As I have stated previously, if you feel that your landlord has or is breaching the implied warranty of habitability regarding your tenancy at 8 St. Lawrence Street, I encourage you to seek private legal counsel.

If I can be of any further assistance to you in this matter, please don't hesitate to contact me.

Sincerely,


Kevin Carroll
Code Enforcement Officer

KC/jmr

cc: P.S. Hoffses, Chief of Inspection Services
P. P. Flewelling, Asst. Corporation Counsel

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Kevin Carroll, Code Enforcement Officer
FROM: Richard P. Flewelling, Assistant Corporation Counsel
SUBJECT: 8 St. Lawrence Street

DATE: 3/24/82

This is in response to your request for legal action dated March 17, 1982, concerning the above-described premises and complaints regarding the temperature in Apartment #1.

Section 307.9(b) of the Municipal Code provides, in pertinent part, as follows:

Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities capable of providing a minimum temperature of at least 68 degrees Fahrenheit (Emphasis supplied.)

The Ordinance does not require that the temperature be maintained at 68° - only that the unit be "served by heating facilities capable of providing" this temperature. According to the complainant's own records, the unit apparently complies because temperatures in the living room and kitchen have in fact met or exceeded this level. (Even if the Ordinance did require that the temperature be maintained at 68°, your own inspections on March 8 and 10 suggest that the violation would be de minimis.)

The complainant alleges that the landlord deliberately and sporadically lowers the heat, presumably to harass her, and that this is contrary to the terms of the rental, namely, that heat was to be "included". Under the present Ordinance, the City has no authority to intervene in such a dispute. (Again, the City's only legal concern is whether the heating system is "capable of" generating sufficient heat.) Landlord-tenant relations are governed by state law and are essentially private legal matters. If the complainant believes that her landlord has breached the implied warranty of habitability, she should be encouraged to seek private legal counsel.

Richard P. Flewelling
Richard P. Flewelling
Assistant Corporation Counsel

RPF/ljn

cc: Lyle D. Noyes, Chief of Housing Inspection

P. O. Box 5079
Portland, ME 04101
March 25, 1982

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MAR 26 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

State Attorney General
State Office Bldg.
Augusta, Maine 04330

RE: LACK OF HEAT!!!!!!!!!!!!!!
at 8 St. Lawrence St.
Portland, Maine (1st Floor)
AND local city Health Dept.
NOT FORCING LANDLORD TO
GIVE THE LEGAL MINIMUM OF
68 DEGREES

Dear Sir:

NOTE: CC to Kevin Carroll, Urban Dev.
and Joe Casale, City Councilman

On March 1st I notified the local Portland Health Department by phone that I was suffering in an apartment that was almost never warmer than 60 to 65 degrees. On March 2nd, although I had left a neighbor access to my apartment for the inspector, when they came they only went down to the basement and NEVER took a reading of the temperature in my apartment. MY REASON FOR CALLING THEM WAS ABOUT HEAT yet they were more concerned about code violations in wiring and/or building an apt. in the basement without a permit than with enforcing the 68 minimum temperature.

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Finally the inspector took readings in my apartment on March 9th and 11th (I was home sick with a VERY VERY bad case of flu most of that week--the flu is I am absolutely certain the DIRECT RESULT of living since about the beginning of February in an apartment with temperatures USUALLY BELOW 60!!!!!! AND I still have not gotten over it yet!!!) He acknowledged the very low temperatures with his own thermometer and said that Chong (the landlord's name is Tea Sik Chong) on March 11th in writing to provide heat for my apartment. On a later date the same inspector told me Chong has told him he would install a furnace in #8 St. Lawrence immediately.

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Angrily yours,

Ms. L. Leland

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MAR 26 1982
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CITY OF PORTLAND

Attachments (copies of letters to Health Dept. and lists of temperatures in my apt.)

Date	Time	Living Room	Kitchen
3/15	4:45 pm	60	65
	11 pm	59	64
3/16	6:15 am	65	71
	5: pm	60	65
3/17	4:30 AM	54	58
	6: AM	56	62 - Cutoff HOT WATER
3/18	4:12 pm	59	64
	10:30 pm	56	62
3/19	6 AM	54	59
	4:10 pm	60	67
dat 3/20	5:10 AM	53	61
	6:30 AM	55	66
	11 AM	64 wdw!	ONLY 67? (KIP + BATH VALVES CLOSED) ONLY 4 OPEN
	1:30 PM	64	66 RAD. CO. D - Yellow gas
	10:20 PM	58	62
Sun 3/21	2: AM <small>CANT SLEEP WHEN FREEZING</small>	54	59
	7 AM	52	58 (val. CLOSED AGAIN)
	11:30 AM	58	62
	1 PM	62	66
	3 PM	68!!	72! temps but open 72 completely for frozen fill out of the stove
	6 PM	66	70
	9:30 PM	63	67
	11 PM	60	65
3/22	4 AM	57	64
	6:30 AM	56	63
	4:20 PM	54	60
	10:15 pm	52	57
3/23	5:00 AM	45 * NOTE FORTIES!	57
	6:30 AM	48	53
	5:30 PM	58	63
	11 PM	56	61
3/24	2:30 AM	54	58
	5: AM	48 *	52
	6:30 AM	54	60
	7:30 AM	59	65
	5:30 PM	58	64
	11 PM	54	59
3/25	6:30 AM	58	62

RECEIVED
MAR 26 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

RECORD OF TEMPERATURES
 (8 St. Lawrence St., Apt. #1, Portland)

RECEIVED
 MAR 26 1982
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

	<u>DATE</u>	<u>TIME</u>	<u>LIVING ROOM</u>	<u>KITCHEN</u>
	3/10/82	5:30 pm	64 degrees	70 degrees F
woke fr ezing!!!!	3/11	2:16 AM	52	60
	3/11	7:00 am	65	71
	"	10 am	62	68
	"	1:30 pm	64	70
	"	10:00 PM	65	forgot Kit. reading
	3/12	1:35 AM	58	63
	"	6 am	61	66
	"	10:15 am	62	68 - all radiators warm
	"	5:30 pm	62	67
	"	8:30 pm	61	66
	"	11 pm	60	65
	3/13	6 am	58	62
	"	12:05 pm	57	60
	"	3:45 pm	55	59
	"	8:30 pm	62	66 - half rad. warm others cold
	3/14	8:45 am	61	67
(Sun in L/R) ←	"	11 am	65	67
	"	2:10pm	60	64
	3/15	6:15 am	62	67

all radiators
 Bone cold !!
 + pipes to 2nd
 floor HOT !!

all rad. cold.

RECEIVED
MAR 26 1982
DEPT. OF BLDG. INSP
CITY OF PORTLAND

Kevin Carroll, Bldg. Inspector
Urban Dev.
City Hall

RECEIVED
MAR 22 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Kevin Carroll
Helen Lee
Bldg. Inspector.

Urgent

Re. 8 St. Lawrence St, 1st floor apt, LACK OF HEAT
 Is the following what you consider enforcing
 that 68° minimum? It has been weeks since
 I first notified you about insufficient heat, &
 so far you have Done Nothing!! I am still
 suffering from the cold supplied by that
HEAT Chong, who charges \$250 for a so-called
 "heated" apt. & supplies heat only once in a while.

DATE	TIME	L/R TEMP	KIT TEMP	NOTE
3/20/82	5:10 AM	53°	61°	All 3 valves in bathroom were closed off
"	6:30 AM	55°	66°	
"	11: AM	67!! Wow!	67 1/2° HIGHER	L/R & BATH Rad. warm Kit cold & THAT VALVE I FOUND SHUT OFF IN PRESENT (AGAIN - OTHER 2 OPEN)
"	1:30 PM	64°	66°	(ALL 3 RAD. NOW COLD THOUGH VALVES OPEN)
"	10:20 PM	58°	62°	(3 RAD. COLD STILL)
3/21	2 AM	(I CAN'T SLEEP W/ COLD - ELEC. BLKT. ISN'T ENOUGH)	59°	
"	7 AM	52°	58°	(FOUND 3 VALVES SHUT OFF AGAIN!!!)
"	11:30 AM	58°	62°	(3 RAD. ALL WARM - NOT HOT)
"	1 PM	62°	66°	DON'T THINK THIS COMPENSATES FOR THE REST OF THE TIME I'M FREEZING
"	3 PM	68 WOO!!	70!!!	
"	6 PM	66!!	70!!!	
"	9:30 PM	63°	67°	
"	11: PM	60°	65°	
3/22	4: AM	57°	64°	(BATH RAD. LUKE WARM OTHERS COLD)
"	6:30 AM	56°	63°	PITD

P.S. you claimed he'd put in a furnace in #8, but I can tell you he has NOT had any furnace
 ones

INSTALLED & hooked up! The 'New' furnace is sitting down there & is NOT connected or working in any way! What is more, I notice even when I open my valves to my radiator, the heat from the present furnace is rigged to by-pass my 1st floor Apt. & give heat to 2nd floor apt. before mine. Their pipes are hot before my rad. even start to warm. My rad. NEVER get "too hot to touch", yet their pipes are, when my rad. are just warm!!!

IT HAS BEEN WEEKS
SINCE YOU WERE FIRST
NOTIFIED — DO SOMETHING
& ENFORCE THE 68° 24 HRS.
A PAY. LAW — NOW!!!!

RECEIVED
MAR 22 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

H. Ireland
8 St. Lawrence
3/22/82

RECEIVED
 MAR 15 1982
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

Smoke & AM

RECORD OF TEMPERATURES

(8 St. Lawrence St., Apt. #1, Portland)

	<u>DATE</u>	<u>TIME</u>	<u>LIVING ROOM</u>	<u>KITCHEN</u>
	3/10/82	5:30 pm	64 degrees	70 degrees F
woke freezing!!!!	3/11	2:16 AM	52	60
	3/11	7:00 am	65	72
	"	10 am	63	68
	"	1:30 pm	64	70
	"	10:00 PM	65	forget Kit. reading
	3/12	1:35 AM	59	63
	"	6 am	61	66
	"	10:25 am	62	68 - with radiator warm
	"	5:30 pm	62	} all radiators Bone cold!! + pipe to 2nd floor <u>HOT!!</u>
	"	8:30 pm	61	
	"	11 pm	60	
	3/13	6 am	58	
	"	12:05 pm	57	
	"	3:45 pm	55	59
	"	8:30 pm	62	66 - half rad. warm others cold
	3/14	8:45 am	61	67
* (Sun in L/R)	"	11 am	65*	67
	"	2:10pm	60	64
	3/15	6:15 am	62	67

} all rad. cold.

HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES
LOCATED AT 8 St. Lawrence St. 1st fl PORTLAND, MAINE, WAS PERSONALLY
DELIVERED BY ME AT 2:40 ^{A.M.} _{P.M.} ON March 11, 1982 19 Portland
INTO THE HANDS OF Tae Siu Chong AT Village Pkwy. 112 Dunlap St MAINE.

K. Carroll

CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE



CITY OF PORTLAND

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

March 11, 1982

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

Re: 8 St. Lawrence St. 16-J-11 EE

We recently received a complaint, and an inspection was made of the above referenced property owned by you. The following substandard housing condition was found:

1. Heat less than 68 degrees fahrenheit in habitable rooms. (9-b)

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland and must be corrected on or before March 12, 1982.

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 Lyle D. Noyes
Lyle D. Noyes,
Inspection Services Division

John Carroll
Code Enforcement Officer - Carroll (2)

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Cernall

LOCATION 8 St. Lawrence St

PROJECT 11-5

OWNER Tae Sie Chng.

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
3-16-82	3-12-82				

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

DATE	RECOMMENDATION
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____
	NOTICE TO VACATE _____ "FINAL NOTICE" _____ POST Entire _____ POST Dwelling Units _____
3-17-82	UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <u>✓</u>

INSPECTOR'S REMARKS:

3/2/82 Responded to Complaint - Landlord not at home - left WYO note (copy #1)
 3-11/82 Responded to Complaint - Landlord not at home -
 3-8/82 Responded to Complaint @ 4PM - Liv Rm 63° - Bedrm 65° - Kitch 70° -
 Spoke w/ owner and advised him of City Code requirements
 3-11/82 Tenant called again, responded, apt still in violation (LR 63°, BR 67°, Ki 70°)
 Sent Service to owner
 3-11-82 Hand delivered order to owner @ Village Cafe
 3-12-82 Tenant called, claimed shell code, (4:30pm could not confirm)
 She said she would call back 1st next wk
 3-17-82 Rec'd letter from tenant - discharged of LON -
 file for legal action

INSTRUCTIONS TO INSPECTOR:

MEMO TO REQUEST LEGAL ACTION

Date 3-17-82

TO: R. Flewelling, Assistant Corporation Counsel

FROM: Lyle D. Noyes, Chief of Housing Inspections

SUBJECT: Request for legal action against Tae Sic Chong,
8 St. Lawrence Street, City,
regarding 8 St. Lawrence Street

FACTS CONSTITUTING VIOLATIONS:

Failure to comply with order to restore heat to 68 F.

ATTEMPTS TO OBTAIN VOLUNTARY COMPLIANCE:

1. Order dated 3-11-82
2. _____
3. _____
4. _____
5. _____

WITNESS:

K. Carroll

NOTE: Attached is some correspondence
the complainant, the tenant,
has sent and delivered to us and
others.

MUNICIPAL COURT ACTION RECORD

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION 8 ST. LAWRENCE

A. OWNER - AGENT - TENANT TAE SIC CHONG PHONE # _____
B. INSPECTOR (WITNESS) CARROLL

DATES:

A. FIRST NOTICE 3-11-82 EXPIRED 3-12-82 NO. VIOLATIONS 1

B. ADMINISTRATIVE HEARING SET _____ APPEARZD: YES _____ NO _____

C. RESULTS OF ADMIN. HEARING _____

D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____

E. FINAL NOTICE _____ NO. VIOLATIONS _____

F. LATEST RE-INSPECTION _____ NO. VIOLATIONS _____

G. TO CORPORATION COUNSEL - 3-17-82 REQUEST FOR LEGAL ACTION _____ REQUEST RETURNED _____

H. DATE COMPLAINT FILED IN DISTRICT COURT _____

I. EXPLANATION FOR COURT ACTION LACK OF HEAT

J. TO APPEAR AT DISTRICT COURT _____

COURT ACTION

DATE: _____

A. PLEA TO _____ JUDGE _____

B. COUNTY ATTORNEY _____ ATTORNEY _____ PHONE _____

C. INSPECTOR _____ TIME _____

D. DISPOSITION _____

COURT ACTION

DATE: _____

A. PLEA TO _____ JUDGE No

B. COUNTY ATTORNEY _____ ATTORNEY _____

C. INSPECTOR _____ TIME _____

D. DISPOSITION _____

cc: Joe Casale, & Mr. Carroll (Urban Dev.)



David Bittenbender
Health Dept.
Portland City Hall
Portland, Maine

RECEIVED
MAR 08 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Ms. L. KELAND

PO Box 5079
Portland, ME 04101

March 8, 1982

Home phone
774-2018

RE: Tea Sik Chong, Landlord
of 6-8 St. Lawrence St.
& HEAT BELOW 60 degrees

Rent of \$250 supposedly INCLUDES heat!!
(see ad above)

Gentlemen:

This is the fourth notice (the previous were by phone) of inadequate heat in my apartment at 8 St. Lawrence St., Portland, Maine (first floor)---heat way below the minimum of 68 degrees.

Since I called last week, my neighbor in 6 St. Lawrence (both buildings are on the same furnace) Mrs. Levesque tells me he has it very warm during the day on week days while I am at work on my full time job (and while the city hall is open and I could have inspectors in my apt. checking) but after 4:30 the heat goes down and while I am home MY LIVING ROOM IS NEVER WARMER THAN 60--it is always 5 degrees cooler than the kitchen and it takes half an hour to an hour for the heat to reach my living room radiator after the kitchen radiator has started to get warm. My radiators are NEVER hot (like the pipes to the 2nd floor) only luke warm at most. The landlord has repeatedly closed the valves in the basement cutting off the heat entirely to my apt.--I know for certain because I have gone down and had to open them.

He pulled a dirty trick last week, pretending the problem must be that the steam valves on the radiators in my apt. (which I open to the "fast" position as soon as I moved in) he's saying "they were closed way down" (took a screwdriver and while claiming to open them closed them down to a 7 position from the 10 or "fast" position I had set them on).

He screams and jumps up and down and says "Heat too high, I got on 80, law say set on 65; you no like it you get out".

Last Tuesday your inspectors were to check my apartment, but Mrs. Levesque (who was to let you in my apt.) said you never checked any heat in her apt. and that you never set foot in my apt. to check the heat.

THE HEAT WAS THE MAJOR REASON I CALLED YOU. I DON'T GIVE A DAMN WHAT CODE VIOLATIONS YOU FOUND AGAINST HIM IN THE BASEMENT---I WANT HEAT!!!!!!! I was told on the phone the law says a minimum of 68, yet my living room has never been that warm---even when the kitchen reaches the incredible level of 70 on the few days when I did have heat (which was before I complained to your dept---and the landlord's girlfriends upstairs overheard me talking to Mrs. Levesque) the living room would be at 63!!!!!!!

DO SOMETHING IMMEDIATELY---INFORCE IMMEDIATELY THE 68 DEGREE LAW---INFORM THE LANDLORD THAT IT IS THE TEMPERATURE IN MY APT. NOT THE SETTING ON THE THERMOSTAT---HE IS SO STUPID AND ARROGANT HE REFUSES TO BELIEVE ME--- EVEN WHEN I SHOWED HIM MY THERMOMETER HE JUST JUMPED UP AND DOWN, RED IN THE FACE & SCREAMED "THERMOSTAT AT 80" & "You got plenty heat, you get out"!!!

Very truly yours,
L. Keland

Ieland
P. O. Box 5079
Portland, ME

David Bittenbender
Health Dept.
Portland City Hall
Portland, Maine

~~4R~~

4R Kist

3/15
4:45 pm 60° 65°
11 p.m. 59° 64°

3/16
6 am 65° 71°
5 pm 60° 65°

3/17 THIS MORNING!
4:30 AM 54° 58°
WORK FROM COLD!

6 Apr 56° 62°

RECEIVED
MAR 17 1982
DEPT. OF BLDG INSP
CITY OF PORTLAND

3/17/82

Mr. Carroll

Re: 8 St Lawrence St
Ptt

I'm fed up freezing! I don't
give a damn about Chong future plans
for a 'new' furnace - I want heat
NOW - No less than 68° - NOW
NOW TODAY!!!! - That

tiny little chink could give me heat
on the old furnace just by turning
up the thermostat. That Chong is
I believe deliberately trying to freeze
me in retaliation for reporting him!

When I phone this afternoon I
want my apt at 68° & NO LESS!!
TODAY!!!! NO LATER!!!
A. Ireland

3/17/82
6:30 PM

RECEIVED
MAR 18 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Mr. Carroll:

Something has got to be
Done now!!! Not only is
my Apt. 6° (4/2) & the
landlord lying, claiming he's giving
me heat, but while I was
trying to fill the bath tub
for a bath (& that takes over 1/2
an hour, the hot water ~~is~~ was so slow)
be cut off my hot water
entirely!!! (At 5:30 pm today)
A. Peland
#8 St Lawrence
Bldg.
(over)

PS:

As of 9: pm I had NO Water
at all - Hot or Cold!!! He's
cut off both in retaliation
& the living room is down to
57°!!! *OK*

RECEIVED
MAR 18 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PPS 3/18 6 AM!

He's turned on cold water only &
very slowly - NO Hot water
at all!!!! Kit is at 60° &
living room is at 53°!!! DD
Something to protect me from that
little demon!!! NOV

PPS. Just before I left he turned on hot water (too late for
me to take my morning bath & as usual) *OK 7 AM*

PPB

I couldn't take a bath &
 wash my hair last night &
 I bet that stinky chink has
 the hot water cut off ^{again} when I
 get home this afternoon, so I
 can't wash my hair & take
 a bath tonight! (I take a bath
 every night unless I'm sick & afraid
 of the chink to wash my hair &
 every morning so I don't have to
 put my cloths on a public body &
 that chink is causing me
intolerable suffering without
my necessary baths & heat!

LY

RECEIVED
 MAR 18 1932
 DEPT. OF BLDG. INSP
 CITY OF PORTLAND

URGENT!!!

RECEIVED
MAR 18 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

URGENT

URGENT!!!

Kerina Carroll
Urban Des. Dept
City Hall
Immediate Action
Vital!!!

URGENT!!!

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: J. Hoffman & L. Noyes *Street File*
FROM: K. Canell
SUBJECT: 8 St. Lawrence St (Mrs. Leland)

DATE: 3/8/82

On 3/1/82 we rec'd a complaint from the above party listing 3 different alleged violations of the Code.

On 3/2/82 at approx. 10 AM both Dick Libby and I investigated - at this time we found the complaints regarding ¹ lack of heat and ² illegal wiring to be not justified. Regarding Complaint #3, we found construction in the cellar area with no permit. A stop order was issued on March 4 and a copy hand delivered to the owner.

In talking with the complainant I emphasized that we would have to find the temperature to be under 68°F at the time of inspection.

To date I have not heard back from the complainant.

(Handwritten signature)

(Attachments)

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

DATE RECEIVED	2-1-82	BY	Jones	DISTRICT	Revin
REQUEST BY	NAME	Leland - 1774-2018-Home			
	ADDRESS	6-8 St. Lawrence St.			
OWNER	NAME	Dea Sik Chong			
	ADDRESS				
CONDITIONS	ADDRESS	6-8 ① St. Lawrence St. - 1ST FL ^{right} apt 8			
① Insufficient Heat, ② Illegal wiring, ③ Illegal Construction.					
clean after 4:30 Tues. or Fri ^{see Mrs. Jones} _{get the left} (N.S.)					
COMMENTS	3/2/82 - ① CNT ② CNJ ③ Stop order issued				
SPECIAL INSTRUCTIONS					
DIVISION	SANITATION		HOUSING		NURSING
PRIORITY	ROUTINE		SPECIAL		BY
	URGENT		REPORT TO		DATE



CITY OF PORTLAND

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

March 4, 1982

Mr. Tae Sik Chong
6 St. Lawrence Street
Portland, Maine 04101

Re: 6-8 St. Lawrence St. 16-J-10, 11

Dear Mr. Chong:

A recent inspection of the cellar area of the above referenced property indicated new construction in progress.

In checking our files, we find no applications for the appropriate required permits regarding this work.

You are hereby ordered to stop all work on this project until the proper permits are obtained.

Yours truly,

Kevin W. Carroll
Kevin W. Carroll
Code Enforcement Officer

KWC/jmr

STOP ORDER
Placed on
Premises
3/4/82

I-HEREBY CERTIFY THAT A COPY OF THE ATTACHED NOTICE(S) REGARDING THE PREMISES

LOCATED AT 6-8 St. Lawrence St PORTLAND, MAINE, WAS PERSONALLY

DELIVERED BY ME AT 3¹⁵ A.M. ON Thursday, March 4 1982

INTO THE HANDS OF Tae Lik Chong AT 112 Newbury St, Portland MAINE.
(Village Cafe)

Kevin Powell
CODES ENFORCEMENT OFFICER
INSPECTION SERVICES DIVISION
CITY OF PORTLAND, MAINE

05 c 1

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

November 18, 1980

CITY OF PORTLAND

Department of Urban Development
Housing Inspections Division
Telephone: 775-5451 - Extension 311 - 312

Tae Chong
6 St. Lawrence Street
Portland, Maine 04101

Re: Premises located at 6-8 St. Lawrence Street NCP-EE 16-J-10 & 11

Dear Sir:

A re-inspection of the premises noted above was made on November 17, 1980 by Housing Inspector Arthur Addato.

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 June 17, 1980.

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 November 1985.

Sincerely yours,

Joseph E. Gray, Jr., Director
Urban Development

By Lyle D. Noyes
Lyle D. Noyes
Housing Code Administrator

Inspector Arthur Addato
Arthur Addato

jmr

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND
 Department of Neighborhood Conservation
 Housing Inspections Division
 Tel. 775-5451- Ext. 358 - 448

DU _____

Tan Chong
 6 St. Lawrence Street
 Portland, Maine 04101

OK
 BY Adatto
 DATE 11/17/80

Ch.-Bl.-Lot: 16-J-17 & 11
 Location: 6 St. Lawrence St.
 Project: RCP-EE
 Issued: June 17, 1979
 Expired: September 17, 1980

774-6827

Dear

An examination was made of the premises at _____, Portland, Maine, by Housing Inspector _____. 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 _____. 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 and
 Inspection Services

Inspector _____

Arthur Adatto

By _____

Lyle D. Noyes
 Housing Code Administrator

EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -		Section(s)
10/17/80	Kitchen floor - replace damaged boards, floors and stairs.	3-d
10/17/80	Living room floor - replace damaged boards, floors and stairs.	3-d
FIRST FLOOR LEFT		
10/17/80	Living room floor - determine overall condition.	3-b
10/17/80	Living room window - repair loose sash.	3-c
SECOND FLOOR LEFT		
10/17/80	Living room floor - determine overall condition.	3-b
10/17/80	Living room ceiling - replace missing plaster.	3-b
10/17/80	Living room ceiling - determine lead paint condition.	3-b
10/17/80	Living room ceiling - replace missing light fixtures.	3-b
SECOND FLOOR RIGHT		
10/17/80	Floor & Kitchen floor - determine overall condition.	3-b
10/17/80	Living room ceiling - determine overall condition.	3-b
10/17/80	Living room ceiling - replace missing light fixtures.	3-b
10/17/80	Living room ceiling - determine lead paint condition.	3-b
10/17/80	Living room window - replace loose sash.	3-c
10/17/80	Living room window - replace loose sash.	3-c

Continued

6-B St. Laurence Street - 16-J-10 & 11 NCP-EE NOHC - June 17, 1980

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

J-r



CITY OF PORTLAND

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

March 17, 1982

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

Mr. Steven Harmon
29 Emerson St.
Portland, Me. 04101

Re: 6-8 St. Lawrence St. 16-J-10, 11 EE

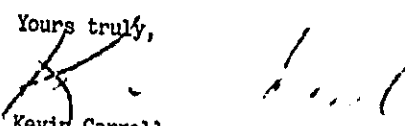
Dear Mr. Chong:

Following a review of the "Application for Permit" and an inspection of the above referenced property, it has been determined that the information stated in said application is inaccurate and incorrect.

Based on the information at hand, the "Application for Permit" for change of use from 3-family dwelling to a 4-family dwelling has been denied and all authorizations to proceed with work in progress are rescinded.

You are hereby ordered to stop all work on this project until the proper permits (Building, Electrical and Plumbing) are obtained.

Yours truly,


Kevin Carroll
Code Enforcement Officer

KC/jmr

cc: P.S. Hoffses, Chief of Inspection Services
E. R. Goodwin, Chief of Plumbing Inspections
Lt. J. Collins, Fire Prevention Bureau



CITY OF PORTLAND

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

March 11, 1982

Mr. Tse Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

Mr. Steven Harmon
29 Emerson St.
Portland, Me. 04101

Re: 6-8 St. Lawrence St. 16-J-10, 11 EE

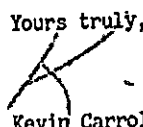
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Yours truly,


Kevin Carroll
Code Enforcement Officer

KC/jmr

cc: P.S. Poffses, Chief of Inspection Services
E. R. Goodwin, Chief of Plumbing Inspections
Lt. J. Collins, Fire Prevention Bureau



CITY OF PORTLAND

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

March 11, 1982

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

Mr. Steven Harrison
29 Congress St.
Portland, Me. 04101

Re: 6-8 St. Lawrence St. 16-J-10, 11 EE

Dear Mr. Chong:

Following a review of the "Application for Permit" and an inspection of the above referenced property, it has been determined that the information stated in said application is inaccurate and incorrect.

Based on the information at hand, the "Application for Permit" for change of use from 3-family dwelling to a 4-family dwelling has been denied and all authorizations to proceed with work in progress are rescinded.

You are hereby ordered to stop all work on this project until the proper permits (Building, Electrical and Plumbing) are obtained.

Yours truly,

Kevin Carroll
Code Enforcement Officer

KC/jmr

cc: P.S. Hoffses, Chief of Inspection Services
E. R. Goodwin, Chief of Plumbing Inspections
Lt. J. Collins, Fire Prevention Bureau



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 1983

Date: August 1983

Mr. Tae Sic Chong
6 St. Lawrence Street
Portland, Maine 04101

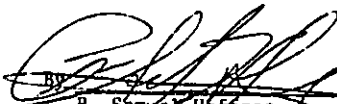
Dear Mr. Tae Sic Chong:

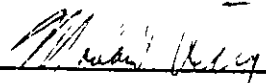
This is to inform you, as owner or agent of the property located
at 6-8 St. Lawrence Street, Portland, Maine, that we have
released the ~~EXPOSURE~~ or property from posting.

Therefore, you may rent the ~~EXPOSURE~~ structure) to others or occupy it
yourself.

If any additional information is desired, visit or call this office.

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


P. Samuel H. Pises,
Chief of Inspection Services


Marland Wing C.E.O.

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 28, 1989

Tae Sik Chong
37 Austin Street
Portland, ME 04103

DU: 4

RE: 6-8 St. Lawrence St.
16-J-10/11

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.


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

By


F. Samuel Hoffses,
Chief of Inspection Services


Code Enforcement Officer
Burton G. MacIsaac (1)

jm

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 31, 1993

5 Year Inspection

Sik Tae & Youn Chong
37 Austin Street
Portland, Me. 04103

RE: 6-9 St. Lawrence Street
CBL: 16-J-010
DU: 4

Dear Mr. & Mrs. Chong,

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 within sixty (60) days. 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 ten (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.

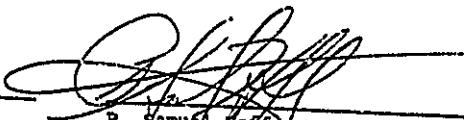
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the city Code.

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

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

Sincerely,


Merle Leary
Code Enforcement Officer


P. Samuel Hoffses
Chief of Inspection Services

HOUSING INSPECTION REPORT

Location: 6-8 St. Lawrence Street
Housing Conditions Date: March 31, 1993
Expiration Date: May 31, 1993

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.	1st Fl. Apt. 8 Rear Stairs	Missing Railing	108-2
2. Int.	Apt. 8 Basement Bedroom	Broken Baseboard & Cover	114-2
3. Int.	Apt. 8 Basement Ceiling	Broken & Missing Tiles	108-2
4. Int.	Front Cellar	Illegal Jackposts	108-2
5. Int.	Rear Stairs	Broken Treads	108-2
6. Int.	1st Fl. Apt. 8 Kitchen Floor	Torn Linoleum	108-2

The first and second floor left apartments were not inspected.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 20, 1995

CHONG TAE SIK
37 AUSTIN ST
PORTLAND ME 04103

Re: 6-8 St Lawrence St
CBL: 016- - J-010-001-01
DU: 4

Dear Mr. Chong:

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:

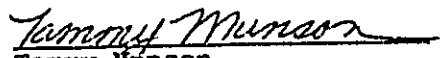
- | | | |
|----|---|--------|
| 1. | INT - FRONT -
CELLAR HAS AN ILLEGAL JACKPOST | 108.20 |
| 2. | INT - 1ST FL; APT #8 - BASEMENT
CEILING IS MISSING TILES | 108.20 |
| 3. | INT - 1ST FL; APT #8 - REAR
STAIRS HAVE A BROKEN TREAD | 108.20 |
| 4. | INT - OVERALL -
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT | 113.50 |

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. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 20, 1995

CHONG TAE SIK
37 AUSTIN ST
PORTLAND ME 04103

Re: 6-8 St Lawrence St
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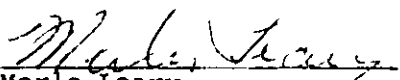
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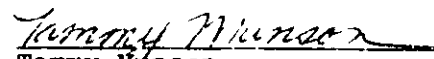
- | | | |
|----|---|--------|
| 1. | INT - FRONT -
CELLAR HAS AN ILLFGAL JACKPOST | 103.20 |
| 2. | INT - 1ST FL; APT #8 - BASEMENT
CEILING IS MISSING TILES | 108.20 |
| 3. | INT - 1ST FL; APT #8 - REAR
STAIRS HAVE A BROKEN TREAD | 108.20 |
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Sincerely,


Merle Leary
Code Enforcement Officer


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Code Enfc. Offr./ Field Supv.