

ORDINANCE NO. 149472

An Ordinance declaring a building at 126 N.E. 9th Avenue to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland and providing abatement by removal.

The City of Portland ordains:

Section 1. The Council finds:

1. That the Director of the Bureau of Buildings has determined that the building at 126 N.E. 9th Avenue more particularly described as N. 33 1/3' of Lot 2, Block 195, East Portland in the City of Portland, Multnomah County, Oregon is a dangerous building as indicated in the report from the Bureau of Buildings dated February 5, 1980
2. That the owners Rufus Chaney and Nellie F. Woodrow, 4411 Chestnut Court S. #166, Seattle, Washington 98108 of said building were notified of the condition of said building on January 2, 1980 but have failed and refused to repair or remove said building.
3. That the Commissioner in charge of the Bureau of Buildings has referred the matter to the Council which fixed a date for a public hearing to ascertain whether said building constitutes a public nuisance; said hearing was held in the Council Chamber of the City Hall on March 26, 1980 at 9:30 AM.
4. That due notice of said hearing, a copy of which was posted on the building, was mailed to the owners of said building and was published in the official newspaper of the City (Daily Journal of Commerce) as specified in Section 24.55.110 of the Code of the City of Portland, Oregon.
5. That the building described in paragraph 1. hereof is a dangerous building within the meaning of Section 24.55.060 (c) of the Code of the City of Portland, Oregon in that the health, property and safety of the public are endangered because:
 - a. Building is open to entry creating an attractive nuisance for children and a harbor for vagrants and criminals.
 - b. Roofing is badly worn.
 - c. Window glass is broken.

- d. Front porch support members are rotted and settling.
- e. Porch decking is worn and buckled.
- f. Side porch steps are deteriorated, broken and one step is missing.
- g. Rear porch steps are deteriorated and broken. Decking is worn and buckled.
- h. Handrails on all porches are deteriorated or broken.
- i. Gutters and downspouts are damaged or missing.
- j. Rear yard is littered with garbage and debris.
- k. Hot water tank lacks the required pressure relief valve.
- l. Improper venting of gas appliances.
- m. Improper installation of flues.
- n. Defective plumbing and electrical fixtures. Special inspection required by Plumbing and Electrical Divisions.
- o. Damaged walls and ceilings with faded and peeling paint.
- p. Handrail on front stairs to second floor is broken.
- q. Rear stairs to second floor and basement stairs lack the required handrails.
- r. Building lacks a heating system.
- s. Interior and exterior doors broken from hinges.
- t. Floors are littered with garbage and debris.
- u. This building may not be occupied until all repairs are made under proper permits and a certificate of final inspection issued.

ORDINANCE No.

NOW, THEREFORE, The Council directs:

- a. The building located 126 N.E. 9th Avenue and more particularly described as N. 33 1/3' of Lot 2, Block 195, East Portland in the City of Portland, Multnomah County, Oregon is hereby declared to be a public nuisance and the owners or persons responsible therefor shall within ten (10) days after the taking effect of this ordinance abate said nuisance.
- b. In the event said nuisance is not abated within the time designated herein, the Director of the Bureau of Buildings shall abate the same by hiring a private contractor to demolish the building. A contract to demolish said building may be entered into only after bids therefor have been solicited.

When so razed, removed and abated, the Director of the Bureau of Buildings shall file a statement of the cost thereof with the City Auditor in the manner provided in Sections 24.55.120 and 24.55.140 of the Code of the City of Portland, Oregon, and upon receipt of such statement the City Auditor shall proceed with further action as provided in said Code Sections.

- c. The Auditor shall mail a copy of this ordinance to the owners of the building described herein.

ORDINANCE NO. 149472

Passed by the Council, APR 16 1980

Order of Council
AHB:mah
April 1, 1980

Samuel M. Reddy
Mayor of the City of Portland

Attest:

George F. Johnson
Auditor of the City of Portland

1356

Calendar No. ~~1254~~

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Title

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APR 9 1980

PASSED TO THIRD READING APR 16 1980

APR 4 1980

Filed

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By

Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCready		1

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
Order of the Council

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>CH</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
Bureau of Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: 4/1/80
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: <i>J. Griffith</i>
James E. Griffith

NOTED BY
City Attorney
City Auditor <i>GE</i>
City Engineer

2101