

ORDINANCE NO. 151635

An Ordinance Declaring a building at 5830 N.E. 17th 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:

1. That the Director of the Bureau of Buildings has determined that the building at 5830 N.E. 17th Avenue, more particularly described as N. $\frac{1}{2}$ of Lot 6, Block 7, OAKHURST, in the City of Portland, Multnomah County, Oregon is a dangerous building as indicated in the report from the Bureau of Buildings dated February 6, 1981.
2. That the owners, Deedholder: Lincoln Loan Co. P.O. Box 14652, Portland, Oregon 97214; Contract Buyer: Billy W. Cantrell, 170 Lendinghaus Road, Chehalis, Washington 98532, of said building were notified of the condition of said building on February 4, 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 April 1, 1981 at 9:30 a.m.
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 life, health, property and safety of the public are endangered because:
 - a. Building has been vacant for more than six months and the basement is open to entry, creating an attractive nuisance for children and a harbor for vagrants.
 - b. Inadequate weather protection because of blistered and peeling paint.

- c. Rotted and broken boards in the eaves.
- d. Gutters and downspouts are defective or missing.
- e. Deteriorated mortar joints in the chimney.
- f. Chimney is pulling away from the building indicating a failure in the footing.
- g. Inadequate clearance from floor joists to dirt in the crawl space.
- h. Improper footings under the support posts in the crawl space.
- i. Defective wiring in the basement. Special Inspection required prior to repair.
- j. Basement stairs are not built to Code requirements and are in a hazardous condition.
- k. Stairs lack the required safety handrail.
- l. Lower wood members of north garage wall are rotted and are partly missing.
- m. North garage wall is loose at the base and is deflected out of plumb.
- n. Siding and sheathing on north garage wall is rotted, broken and partly missing.
- o. Defective wiring in the garage. Special Inspection required prior to repair.
- p. This building may not be occupied until the repair work is completed under proper permits and a certificate of final inspection issued.

NOW, THEREFORE, The Council directs:

- a. The building located at 5830 N.E. 17th Avenue and more particularly described as N. $\frac{1}{2}$ of Lot 6, Block 7, OAK-HURST 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.

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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.

Passed by the Council, **MAY 27 1981**

Order of Council
Arlan H. Barreth:krf
May 11, 1981

Attest:


Auditor of the City of Portland

Calendar No. **1661**
~~1582~~

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Title

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MAY 21 1981

PASSED TO SECOND READING MAY 27 1981

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	—	
LINDBERG	/	
SCHWAB	/	
STRACHAN	/	
IVANCIE	/	

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

Filed MAY 14 1981

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *Jordan Powell*
Deputy

INTRODUCED BY
Order of Council

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

BUREAU APPROVAL
Bureau:
Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: 05-11-81
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: <i>Roger B. Kelsey</i>
Roger B. Kelsey

CALENDAR	
Consent <u>XXXXX</u>	Regular

NOTED BY
City Attorney
City Auditor
City Engineer