

ORDINANCE NO. 151878

An Ordinance declaring the buildings at 604 N.E. Tillamook Street 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 buildings at 604 N.E. Tillamook Street, more particularly described as E. ½ of Lot 20, Block 2, ALBINA ADDITION, in the City of Portland, Multnomah County, Oregon are dangerous buildings as indicated in the report from the Bureau of Buildings dated November 26, 1980.
2. That the owner, Tenet Mortgage Co., 3101 S.W. 1st Avenue #2, Portland, Oregon 97201, of said buildings was notified of the condition of said buildings on September 22, 1980 but has failed and refused to repair or remove said buildings.
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 buildings constitute a public nuisance; said hearing was held in the Council Chamber of the City Hall on June 3, 1981 at 9:30 a.m.
4. That due notice of said hearing, a copy of which was posted on the buildings, was mailed to the owners of said buildings 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 buildings described in paragraph 1 hereof are dangerous buildings 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 is endangered because:
 - a. Dwelling is open to entry, creating an attractive nuisance for children and a harbor for vagrants and criminals.
 - b. Damaged and missing gutters and downspouts.
 - c. Front steps are deteriorated, loose, hazardous, and lack required handrail; front porch lacks a guardrail.

- d. Wood in contact with dirt.
- e. Blistered and peeling paint on exterior trim.
- f. Evidence of rot in the eaves and lower support members.
- g. Rear porch deteriorated and support posts in contact with dirt.
- h. Rear and basement steps missing.
- i. Inadequate footings under support posts in basement, some of which are leaning out of plumb and/or are in contact with dirt and are partially buried.
- j. Rotted skirting boards.
- k. Beam and support posts under bathroom are missing.
- l. A beam has been cut and notched and not supported.
- m. Dirt bank is eroding and sluffing into the basement.
- n. Missing siding at rear of house.
- o. Concrete walls of detached garage are broken and failing.
- p. Garage roof is deflected.
- q. Defective and missing plumbing fixtures. Special inspection required to repair.
- r. Damaged walls and ceilings.
- s. Hole broken into chimney.
- t. Worn and loose floor covering in kitchen.
- u. Dwelling lacks the required heating appliance.
- v. Floors are deflected and bouncy indicating a failure of the support system.
- w. Stairs to the second floor lack the required hand-rail.
- x. Floors are littered with garbage and debris.
- y. This dwelling may not be occupied until all repairs are made under the required permits and a certificate of completion issued.

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NOW, THEREFORE, The Council directs:

- a. The buildings located at 604 N.E. Tillamook Street and more particularly described as E. ½ of Lot 20, Block 2, ALBINA ADDITION, 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 sixty (60) 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 buildings.

A contract to demolish said buildings 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 buildings described herein.

Passed by the Council, JUL 1 1981

Order of Council
Arlan H. Barreth:krf
June 5, 1981

Attest:


Auditor of the City of Portland

2161

~~2019~~

Calendar No.

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Title

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JUN 24 1981

PASSED TO SECOND READING

JUN 19 1981

Filed _____

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

Gordon Brockell
Deputy

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

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

INTRODUCED BY
Order of Council
NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities <i>Margaret Ihlen (AR)</i>
Works
BUREAU APPROVAL
Bureau:
Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: 06-05-81
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: <i>Roger B. Kelsay</i>
Roger B. Kelsay
CALENDAR
Consent XXXX
Regular
NOTED BY
City Attorney
City Auditor
City Engineer