

An Ordinance declaring the building at 3600 North Albina 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 3600 North Albina Avenue, more particularly described as S.  $\frac{1}{2}$  of Lot 14, Block 31, CENTRAL ALBINA, in the City of Portland, Multnomah County, Oregon, is a dangerous building as indicated in the report from the Bureau of Buildings dated March 11, 1981.
2. That the owners, Deedholder: R.W.S. Construction, 4981 S. Mapleton Drive, West Linn, Oregon 97068; To: Rainer Credit Co., 5662 Hood Street, West Linn, Oregon, 97068; To: Myles K. Remme, 4824 S.E. 63rd Avenue, Portland, Oregon 97206, of said building were notified of the condition of said building on February 9, 1981, 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 September 17, 1981, at 2:30 p.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 is endangered because:
  - a. Building is open to entry, creating an attractive nuisance for children and a harbor for vagrants.
  - b. Interior walls are damaged.
  - c. Defective electrical and plumbing fixtures.
  - d. Several windows are broken.
  - e. Front stairs lack the required safety handrail.
  - f. Concrete garage walls are broken and failing.

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- g. Garage roof is rotted and damaged.
- h. Front framed wall of the garage is damaged and leaning.
- i. Gutters and downspouts are deteriorated, damaged and leaning.
- j. Porch decking is worn and broken.
- k. Front retaining wall is broken.

NOW, THEREFORE, The Council directs:

- a. The building located at 3600 North Albina Avenue, more particularly described as S. ½ of Lot 14, Block 31, CENTRAL ALBINA, 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 by soliciting bids without advertising.

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, MAR 10 1982

Order of Council  
Arlan H. Barreth:krf  
February 19, 1982

Attest:

  
Auditor of the City of Portland

Calendar No. ~~585~~ <sup>592</sup>

**ORDINANCE No. 152954**

**Title**

An Ordinance declaring the building at 3600 North Albina Avenue to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland and providing abatement by removal.

**MAR 3 1982**

**PASSED TO SECOND READING MAR 10 1982**

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	1	
LINDBERG		
SCHWAB	1	
STRACHAN	1	
IVANCIE	1	

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

Filed FEB 26 1982

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

By *George Yerkovich*  
Deputy

INTRODUCED BY
Order of Council
NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities <i>M.D.S. (M)</i>
Works
BUREAU APPROVAL
Bureau:
Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: 02/19/82
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: <i>Monty K. Anderson</i>
Monty K. Anderson
CALENDAR
Consent <input type="checkbox"/> XXXXXX <input type="checkbox"/> Regular
NOTED BY
City Attorney
City Auditor
City Engineer