

An Ordinance declaring the buildings at 4375 N.E. Simpson Court 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 buildings at 4375 N.E. Simpson Court, more particularly described as Lot 44, STOKES TRACT, in the City of Portland, Multnomah County, Oregon are dangerous buildings as indicated in the report from the Bureau of Buildings dated January 26, 1982.
2. That the owners, Robert F. and Beverly J. Shepperd, 12730 N.E. Rose Parkway, Portland, Oregon, 97230, of said buildings were notified of the condition of said buildings on December 21, 1981 but have 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 March 17, 1982 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. Building has been vacant for more than six (6) months and is open to entry, creating an attractive nuisance for children and a harbor for vagrants and criminals.
  - b. Gutters and downspouts are defective with portions missing.
  - c. Roofing is deteriorated with portions missing.
  - d. East portion of roof is badly deflected, indicating structural failure.
  - e. Evidence of rot in the eaves.

- f. Stucco siding is cracked and loose at several locations.
- g. Detached garage is badly deteriorated.
- h. Stucco siding on garage is broken with portions missing.
- i. Garage parapet is rotted and broken.
- j. Living room ceiling is water damaged with broken and loose plaster.
- k. Large hole in the kitchen floor.
- l. Defective wiring and an open electrical panel box, requiring a special inspection by the Electrical Section, prior to repairs.
- m. Defective plumbing fixtures.
- n. Basement stairs lack the required handrail.
- o. Crawl space lacks the required clearance from grade.
- p. Evidence of rot in lower wood members in crawl space.
- q. Several broken windows.
- r. Chimney has loose and missing bricks above the roof line.
- s. Interior floors are littered with garbage and debris, creating a rat harborage.
- t. Living room floor is fire damaged with penetration through the flooring and into the joists.

NOW, THEREFORE, The Council directs:

- a. The buildings located at 4375 N.E. Simpson Court, more particularly described as Lot 44, STOKES TRACT, in the City of Portland, Multnomah County, Oregon, are 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 buildings.

A contract to demolish said buildings 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

## ORDINANCE No.

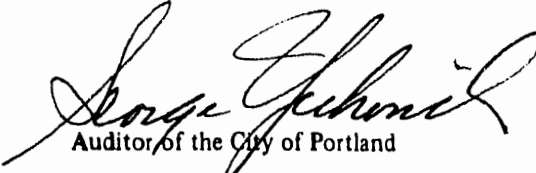
the City Auditor in the manner provided in Sections 24.55.120 and 24.55.140 of the Code of the City of Portland, Oregon, and upon receipt of such statement the City Auditor shall proceed with further action as provided in said Code Sections.

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

Passed by the Council, APR 7 1982

Order of Council  
Arlan H. Barreth:ab  
March 18, 1982

Attest:

  
Auditor of the City of Portland

Calendar No. ~~798~~ <sup>886</sup>

**ORDINANCE No. 153058**

**Title**

An Ordinance declaring the buildings at 4375 N.E. Simpson Court to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland and providing abatement by removal.

MAR 31 1982

PASSED TO SECOND READING APR 7 1982

MAR 26 1982

Filed \_\_\_\_\_

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

By *George Yerkovich*  
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>M.L.S. (HR)</i>
Works

BUREAU APPROVAL
Bureau:
Bureau of Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: 03-18-82
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 checked="" type="checkbox"/> XXXX Regular

NOTED BY
City Attorney
City Auditor
City Engineer