

ORDINANCE NO. 149579

An Ordinance declaring a building at 4911 S.W. 59th 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 4911 S.W. 59th Avenue more particularly described as T.L. #4 of Lot 8, B.P. Cardwell Tract in the City of Portland, Multnomah County, Oregon is a dangerous building as indicated in the report from the Bureau of Buildings dated October 30, 1979.
2. That the owners Deedholder: James L. Schultz, 2575 S.W. 203rd, Aloha, Oregon 97005. Contract buyer: Stephen E. Soule, 8124 S.W. Beaverton-Hillsdale Hwy., Portland, Oregon 97225, who sold to John L. Todd, 1429 Hemlock, Lake Oswego, Oregon 97034 of said building were notified of the condition of said building on September 10, 1979 and September 28, 1979, 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 December 12, 1979 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.
 - b. Defective gutters and downspouts.
 - c. Building was raised and set on new foundation without first submitting plans or flood plain data and obtaining a building permit.

- d. Inadequate ventilation to the crawl space.
- e. Holes in the living room and bathroom floors.
- f. Several floor joists have been cut and left unsupported.
- g. Chimney has been removed to top of fireplace.
- h. Roof is open exposing the interior to inclement weather.
- i. There is deficient ceiling height and deficient light and ventilation to the master bedroom.
- j. Defective plumbing and electrical fixtures. Special inspection required from the respective inspection Divisions.
- k. Floors are littered with debris.
- l. Building has been vacant for more than six months.
- m. Since the amount of repairs required may exceed 50% of the valuation of the building, the entire structure may be required to be brought 100% up to today's code including the submission of plans.

ORDINANCE No.

NOW, THEREFORE, The Council directs:

- a. The building located at 4911 S.W. 59th Avenue and more particularly described as T.L. #4 of Lot 8, B.P. Cardwell Tract 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.

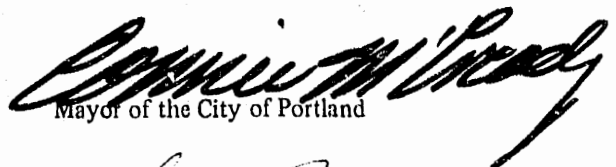
When so razed, removed and abated, the Director of the Bureau of Buildings shall file a statement of the cost thereof with the City Auditor in the manner provided in Sections 24.55.120 and 24.55.140 of the Code of the City of Portland, Oregon, and upon receipt of such statement the City Auditor shall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

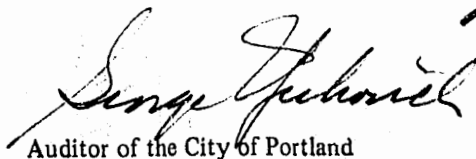
- c. The Auditor shall mail a copy of this ordinance to the owners of the building described herein.

Passed by the Council, MAY 7 1980

Order of Council
AHB:mah
April 21, 1980

Attest;


Mayor of the City of Portland


Auditor of the City of Portland

1567-1

Calendar No. ~~1489~~

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Title

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APR 5 1980

PASSED TO THIRD READING MAY 7 1980

Filed APR 25 1980

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By James E. Griffith
Deputy

THE COMMISSIONERS VOTED
AS FOLLOWS:

	Yeas	Nays
Ivancie		
Jordan		
Lindberg		
Schwab		
McCready		

FOUR-FIFTHS CALENDAR

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY

Order of the Council

NOTED BY THE COMMISSIONER

Affairs

Finance and
Administration *ACM*

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

Bureau of Buildings

Prepared By:

Date:

Arlan H. Barreth
Arlan H. Barreth:mah 4/21/80

Budget Impact Review:

☐ Completed☒ Not required

Bureau Head:

James E. Griffith
James E. Griffith

NOTED BY

City Attorney

City Auditor

City Engineer