

ORDINANCE NO. 149618

An Ordinance declaring a building at 3602 N. Missouri 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 3602 N. Missouri Avenue more particularly described as S.½ of Lot 10, Block 34, Multnomah in the City of Portland, Multnomah County, Oregon is a dangerous building as indicated in the report from the Bureau of Buildings dated October 16, 1979.
2. That the owner, Louisa Kingston, 2642 S.W. Ravensview Drive, Portland, Oregon 97201 of said building was notified of the condition of said building on September 12, 1979 but has 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 November 28, 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.
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 has been vacant for more than six months and is open to access creating an attractive nuisance for children and a harbor for vagrants.
 - b. Defective gutters and downspouts.
 - c. Roofing is badly worn on the rear addition and evidence of moisture penetration to the interior.

- d. Lower support members of the front porch are rotted and are settling.
- e. Front steps decking is rotted and buckling,
- f. Front steps are rotted and broken.
- g. Deteriorated mortar joints in the chimney and foundation.
- h. Damaged wood siding.
- i. Building lacks the required utilities.
- j. Rear porch is badly deteriorated and some lower support posts are missing.
- k. Rear entry steps are missing.
- l. Fire damage to the floor joists and subflooring.
- m. Damaged wall and ceiling cover.
- n. Defective and missing electrical and plumbing fixtures. Special inspections required by the respective divisions if rehabilitation is intended.
- o. Building lacks a heating appliance.
- p. Damaged floor in the closet.
- q. Stairs to the second floor does not comply with code requirements and there are damaged treads and risers.
- r. Lacks guardrail at top of stairwell.
- s. Windows are broken.
- t. Floors are littered with debris.

ORDINANCE No.

NOW, THEREFORE, The Council directs:

- a. The building located at 3602 N. Missouri Avenue and more particularly described as S.½ of Lot 10, Block 34, Multnomah 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.

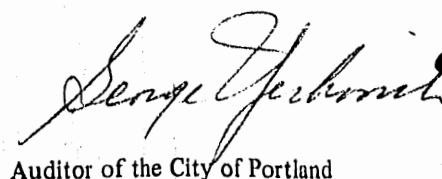
- c. The Auditor shall mail a copy of this ordinance to the owners of the building described herein.

Passed by the Council, MAY 14 1980

Order of Council
AHB:mah
April 24, 1980

Attest:


Mayor of the City of Portland


Auditor of the City of Portland

Calendar No. ¹⁶⁶⁷~~1563~~

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Title

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MAY 7 1980

PASSED TO THIRD READING MAY 14 1980

Filed MAY 2 1980

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By

Deputy

INTRODUCED BY

Order of the Council

NOTED BY THE COMMISSIONER

Affairs

Finance and Administration

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

Bureau of Buildings

Prepared By:

Date:

Arlan H. Barreth
Arlan H. Barreth:mah 4/24/80

Budget Impact Review:

☐ Completed

☒ Not required

Bureau Head:

James E. Griffith
James E. Griffith

NOTED BY

City Attorney

City Auditor

City Engineer

THE COMMISSIONERS VOTED AS FOLLOWS:

	Yeas	Nays
Ivancie	/	
Jordan	/	
Lindberg	/	
Schwab	/	
McCready	/	

FOUR-FIFTHS CALENDAR

Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	