

ORDINANCE NO. 151634

An Ordinance declaring the buildings at 634 N.E. Killingsworth 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:

1. That the Director of the Bureau of Buildings has determined that the buildings at 634 N.E. Killingsworth Court, more particularly described as N. ½ of Lot 5, Block 5, WAITS CLOVERDALE ANNEX, in the City of Portland, Multnomah County, Oregon, are dangerous buildings as indicated in the report from the Bureau of Buildings dated October 20, 1980.
2. That the owners, Deedholders: Ed and Gladys Bollin, 10380 S. Kraxberger, Canby, Oregon 97013; Contract Buyers: Everett Waddle ETAL, 3316 S.E. Stephens, Portland, Oregon 97214, of said buildings were notified of the condition of said buildings on September 16, 1980 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 December 10, 1980 at 9:30 a.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 are endangered because:
 - a. Buildings are open to entry, creating an attractive nuisance for children and a harbor for vagrants.
 - b. Buildings lack gutters and downspouts.

- c. Dwelling roof is damaged and open to inclement weather.
- d. Lower support members of the detached garage are rotted causing building to settle and lean to the east.
- e. Siding is fire damaged.
- f. Window glass is broken and fire damaged to frames.
- g. Extensive fire damage to interior with penetrations through walls, ceilings and roof.
- h. Fire damaged plumbing and electrical fixtures. Special inspection required prior to repair.
- i. Interior millwork and trim heavily fire damaged.
- j. Flooring at rear entry is broken and partly missing.
- k. Damaged wall and ceiling cover.
- l. Fire damage to structural members of the building.
- m. Wood too close to grade with evidence of rot in the lower members.
- n. Guardrail partly missing on the front porch.
- o. This dwelling may not be occupied until all repairs are made under the required permits and a certificate of completion issued.

NOW, THEREFORE, The Council directs:

- a. The buildings located at 634 N.E. Killingsworth Court and more particularly described as N. $\frac{1}{2}$ of Lot 5, Block 5, WAITS CLOVERDALE ANNEX 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 buildings.

A contract to demolish said buildings may be entered into only after bids therefor have been solicited.

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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, **MAY 27 1981**

Order of Council
Arlan H. Barreth:krf
May 11, 1981

Attest:


(Auditor of the City of Portland)

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

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

Calendar No. ¹⁶⁶⁰~~1584~~

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Title

An Ordinance declaring the buildings at 634 N.E. Killingsworth Court to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland and providing abatement by removal.

MAY 21 1981
PASSED TO SECOND READING **MAY 27 1981**

Filed **MAY 14 1981**

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>MOSKONTEN</i>	
Works	
BUREAU APPROVAL	
Bureau:	
Buildings	
Prepared By:	Date:
<i>Arlan H. Barreth</i> Arlan H. Barreth	05-11-81
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 XXXXX	Regular
NOTED BY	
City Attorney	
City Auditor	
City Engineer	