

ORDINANCE NO. 151877

An Ordinance declaring a building at 5421-27 N. Michigan 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:

1. That the Director of the Bureau of Buildings has determined that the building at 5421-27 N. Michigan Avenue, more particularly described as Lot 3, Block 1, M. PATTONS & SUB SUB TRACT D, in the City of Portland, Multnomah County, Oregon, is a dangerous building as indicated in the report from the Bureau of Buildings dated April 24, 1981.
2. That the owner, Louisa L. Kingston, 2642 S.W. Ravensview Drive, Portland, Oregon 97201, of said building was notified of the condition of said building on September 16, 1980 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 June 10, 1981 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 is endangered because:
  - a. The building is vacant and open, creating a public nuisance for children and a harborage for vandals and vagrants.
  - b. Front and rear porches are deteriorated and hazardous.
  - c. Several window panes are broken.

- d. Exterior paint is peeling exposing bare wood.
- e. Siding is split, loose and partially missing.
- f. Gutters and downspouts are deteriorated and partially missing.
- g. Fireplace fire brick are loose and peeling.
- h. There are holes in the plaster.
- i. Interior paint is loose and peeling.
- j. Kitchen cabinets are partially missing and damaged.
- k. Countertop is damaged and absorbent.
- l. Bathroom floor covering is missing and absorbent.
- m. Plaster is loose, cracked and has holes in several areas.
- n. Electrical violations were noted; electrical inspection and approval will be required.
- o. Heating facilities appear inadequate and inoperative.
- p. The building shall not be occupied until the required permits, inspection and approval are obtained and a certificate of completion issued.

NOW, THEREFORE, The Council directs:

- a. The building located at 5421-27 N. Michigan Avenue, and more particularly described as M. PATTONS & SUB SUB TRACT D 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

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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, JUL 1 1981

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

Attest:

  
Auditor of the City of Portland

2160  
Calendar No. ~~2015~~

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Title

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JUN 24 1981

PASSED TO SECOND READING

Filed JUN 19 1981

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By Jordan [Signature]  
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>Margaret Drustman (122)</i>
Works

BUREAU APPROVAL
Bureau:
Buildings
Prepared By: <i>Arian H. Barreth</i> Date: 06-11-81
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	Regular
xxxxxx	

NOTED BY
City Attorney
City Auditor
City Engineer