

ORDINANCE NO. 151879

An Ordinance declaring a building at 509 N.E. Skidmore Street 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 509 N.E. Skidmore Street, more particularly described as E. 33 1/3' of W. 66 2/3' of S. 7' of Lot 5, E. 33 1/3' of W. 66 2/3' of Lot 6, Block 2, LINCOLN PK ANX, in the City of Portland, Multnomah County, Oregon is a dangerous building as indicated in the report from the Bureau of Buildings dated April 7, 1981.
2. That the owner, James A. Waller, Jr., 13220 S.E. Raymond Street, Portland, Oregon 97236 of said building was notified of the condition of said building on March 3, 1981 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 4, 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. Building has been vacant for more than 6 months and is open to entry, creating an attractive nuisance for children and a harbor for vagrants.
 - b. Front porch lower support members are rotted and settling.
 - c. Porch roof support posts are deteriorated.

- d. Porch decking is badly worn, buckled and loose.
- e. Front porch steps are missing.
- f. Front porch guardrail is partly missing and the rest are loose and broken.
- g. Damaged and missing gutters and downspouts.
- h. Fascia board is missing in the front, allowing pigeons to roost in the eaves and attic.
- i. Roofing is badly worn and some is missing.
- j. Evidence of rot in the eaves.
- k. Rotted wood skirting boards.
- l. Rear porch is hazardous due to rotted and broken lower support members.
- m. Inadequate clearance from wood members to grade.
- n. Rear steps are rotted and loose.
- o. Window glass is broken.
- p. Siding is damaged and there is inadequate weather protection due to blistered and peeling paint.
- q. Defective plumbing fixtures.
- r. Damaged wall and ceiling cover due to moisture penetration.
- s. Flooring is damaged and buckled due to moisture penetration.
- t. Stairs to second floor lack handrail and guardrail.
- u. Roof is damaged and open to inclement weather.
- v. Basement stairs lack handrail and guardrail on open side.
- w. Hot water tank lacks a pressure relief valve.
- x. Support posts in crawl space are sitting on grade showing rot and settlement causing deflection in the floors.
- y. Basement stairs are damaged and hazardous.

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- z. This building 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 building located at 509 N.E. Skidmore Street and more particularly described as E. 33 1/3' of W. 66 2/3' of S. 7' of Lot 5, E. 33 1/3' of W. 66 2/3' of Lot 6, Block 2, LINCOLN PK ANX, 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, JUL 1 1981

Order of Council
Arlan H. Barreth:krf
June 5, 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. ~~2017~~ ²¹⁶²

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Title

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^{1981 JUN 24}
PASSED TO SECOND READING

Filed JUN 19 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>Margaret O'Brien (L)</i>
Works
BUREAU APPROVAL
Bureau:
Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: 06-09-81
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: <i>Roger B. Kelsoy</i>
Roger B. Kelsoy
CALENDAR
Consent <u>XXXXXX</u> Regular
NOTED BY
City Attorney
City Auditor
City Engineer