

An Ordinance declaring the building at 3820-24 N.E. Union 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 3820-24 N.E. Union Avenue, more particularly described as Lot 1, Block 1, LINCOLN PARK, in the City of Portland, Multnomah County, Oregon is a dangerous building as indicated in the report from the Bureau of Buildings dated March 12, 1981.
2. That the owner, Bill Warrington, 0110 S.W. Curry Street, Portland, Oregon 97201, of said building was notified of the condition of said building on February 4, 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 24, 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 owner 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. Dwelling has been vacant for more than six (6) months, creating an attractive nuisance and a hazard to the public.
  - b. Damaged or missing gutters and downspouts.

- c. Roofing is badly deteriorated or missing.
- d. Loose and missing bricks above the roof line.
- e. Front entry steps are deteriorated, broken, unsafe, and lack the required handrail.
- f. Inadequate weather protection due to blistered and peeling paint.
- g. Lower support members and skirting boards are rotted.
- h. Support posts in basement are sitting on improper footing or in contact with dirt.
- i. Rear entry steps are badly deteriorated, broken, unsafe; handrail is loose and broken.
- j. Rear porch decking is deteriorated and broken.
- k. Attached commercial building is open to entry, creating an attractive nuisance for children and a harbor for vagrants.
- l. Basement and main floors are littered with debris.
- m. 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 3820-24 N.E. Union Avenue, more particularly described as Lot 1, Block 1, LINCOLN PARK, 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 with 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

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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 owner of the building described herein.

Passed by the Council, JUL 15 1981

Order of Council  
Arlan H. Barreth:krf  
June 25, 1981

Attest:

  
Auditor of the City of Portland

| THE COMMISSIONERS VOTED<br>AS FOLLOWS: |      |      |
|--|------|------|
|  | Yeas | Nays |
| JORDAN                                 | /    |      |
| LINDBERG                               | /    |      |
| SCHWAB                                 | /    |      |
| STRACHAN                               | /    |      |
| IVANCIE                                | /    |      |

| FOUR-FIFTHS CALENDAR |  |
|----------------------|--|
| JORDAN               |  |
| LINDBERG             |  |
| SCHWAB               |  |
| STRACHAN             |  |
| IVANCIE              |  |

Calendar No. <sup>2356</sup>~~2265~~

ORDINANCE No. 151967

### Title

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JUL 8 1981

PASSED TO SECOND READING JUL 15 1981

Filed JUL 1 1981

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By George Crall  
Deputy

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| INTRODUCED BY   |
| Order of Council  |
| NOTED BY THE COMMISSIONER   |
| Affairs   |
| Finance and Administration  |
| Safety  |
| Utilities <i>Margaret D. Strachan (op)</i>  |
| Works   |
| BUREAU APPROVAL   |
| Bureau:   |
| Buildings   |
| Prepared By: <i>Arlan H. Barreth</i> Date: 06-25-81                                 |
| 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   |