

ORDINANCE NO. 151968

An Ordinance declaring the buildings at 3021 N.E. Rodney 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 buildings at 3021 N.E. Rodney Avenue, more particularly described as Lot 14, Block 10, WILLIAMS AVENUE ADDITION, in the City of Portland, Multnomah County, Oregon, are dangerous buildings as indicated in the report from the Bureau of Buildings dated January 5, 1981.
2. That the owner, Anita Palmer, 57 N.E. Morris Street, Portland, Oregon 97212, of said buildings was notified of the condition of said buildings on December 2, 1980 but has 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 June 24, 1981 at 9:30 a.m.
4. That due notice of said hearing, a copy of which was posted on the buildings, was mailed to the owner of said buildings 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 buildings described in paragraph 1 hereof are dangerous buildings 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. Buildings have been vacant for more than six (6) months and are open to entry, creating an attractive nuisance for children and a harbor for vagrants.
 - b. Gutters and downspouts are damaged or missing.
 - c. Roofing is badly worn and partly missing.

- d. Evidence of rot in the eaves.
- e. Inadequate weather protection due to blistered and peeling paint.
- f. Inadequate clearance from wood members to grade.
- g. Rot in lower wood members and skirting boards on rear enclosed porch.
- h. Rear entry steps are badly deteriorated and hazardous and lack the required handrail.
- i. Glass broken in several windows.
- j. Defective plumbing and electrical fixtures; special inspection required prior to repair.
- k. Exposed wiring in switch and outlet boxes.
- l. Damaged walls and ceilings.
- m. Water damage to kitchen ceiling apparently due to plumbing leak in second floor bathroom.
- n. Water closet removed from second floor bathroom leaving an open sewer pipe.
- o. Basement stairs are badly deteriorated, unsafe and lack the required handrail.
- p. Front porch supports are badly deteriorated, rotted and displaced.
- q. Porch decking is badly worn and buckled.
- r. Front steps are deteriorated and lack the required handrail.
- s. Front porch guardrail is partly missing.
- t. Detached garage is badly deteriorated, rotted and leaning out of plumb.
- u. Garage roofing is badly deteriorated and partly missing.
- v. Garage siding is damaged and partly missing.
- w. Front wall and door of garage is damaged.
- x. These buildings may not be occupied until all repairs are made under the required permits and a certificate of inspection issued.

ORDINANCE No.

NOW, THEREFORE, The Council directs:

- a. The buildings located at 3021 N.E. Rodney Avenue, more particularly described as Lot 14, Block 10, WILLIAMS AVENUE ADDITION, in the City of Portland, Multnomah County, Oregon, are 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.

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 owner of the buildings 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 AS FOLLOWS:		
	Yeas	Nays
JORDAN	1	
LINDBERG		
SCHWAB	1	
STRACHAN	1	
IVANCIE	1	

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

2357
Calendar No. ~~2266~~

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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

Deputy

INTRODUCED BY
Order of Council
NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities <i>Margaret Thacher (arr)</i>
Works

BUREAU APPROVAL
Bureau:
Buildings
Prepared By: <i>Arlan H. Barreth</i> Date: <i>06-25-81</i>
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 <i>xxxx</i> Regular

NOTED BY
City Attorney
City Auditor
City Engineer