

“Digging deep,
Shining a light”

INSIDE



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it once was

APRIL 2022/ VOLUME 35, NO. 8

FREE

SERVING PORTLAND'S NORTHWEST NEIGHBORHOODS SINCE 1986 nwexaminer

Two-way streetcar may squeeze parking off 23rd Avenue

BY ALLAN CLASSEN

The favored streetcar extension plan has tracks in both lanes of Northwest 23rd Avenue, an arrangement that would leave scant space for parking along the district's main retail street.

Merchants in particular are alarmed at the possible loss of parking, and assurances offered so far have not settled things.

Raw dimensions tell the story. Twenty-third is 36 feet wide, and Portland Streetcar Inc. cars require 11 feet of width. That leaves 7 feet for each of two parking lanes, well short of the 8 feet the city considers a standard parallel parking stall.

To say nothing about adequate clearance between streetcars and parked cars, lest a swinging car door meet 20 tons of moving train. Where Portland streetcars and parked cars share a side of the street, such as on Northwest Northrup and Lovejoy, the center line has been moved a foot to provide 19 feet on the streetcar side. If that spacing is appropriate, 23rd Avenue would need to be 38 feet wide, not 36.



The superimposed image of a streetcar 7 feet from the curb, as denoted by the white stripe, reflects the spacing necessary to put two lanes of parking and two streetcar tracks on Northwest 23rd Avenue.

Cont'd on page 6



What would happen to the roof and dome of the Northwest Neighborhood Cultural Center under a plan proposed by a Las Vegas-based developer? Images provided by the developer and language in the sales agreement are inconsistent.

Landmark sale goes to vote April 26

Sellers have ‘no idea’ if more than shell will remain

BY ALLAN CLASSEN

The 500-plus neighbors who own the Northwest Neighborhood Cultural Center will be asked to approve the sale of the 1909 landmark to a private developer on April 26.

Whether they believe the \$4.75 million deal will preserve the building at 1819 NW Everett St. and retain its listing on the National Register of Historic Places—or allow it to be reduced to three exterior walls—will be largely a matter of faith.

At the April meeting (to be held via Zoom),

neighbors will see images of a wholly intact building and hear claims by a Las Vegas-based development company with no record of historic preservation projects. That presentation will be reinforced by the board of the NNCC, which also wants to close the sale.

But the binding sales agreement documents, although not yet released to the membership, will not require retention of landmark status, NNCC President Dan Anderson told the NW Examiner.

As for what portion of the structure must

Cont'd on page 10

‘Looked like Bonnie and Clyde’



Mayah Betuk Weatherwax, 24, presented this identification to Wyatt Apartments security personnel last month. She has not been arrested, and her partner, who was arrested, has not been prosecuted by the Multnomah County District Attorney's office.

Pearl burglars take wings, avoid prosecution

BY ALLAN CLASSEN

Many burglaries may entail a mixture of careful scheming and mindless mistakes, but the couple who stole Tess Miller's wheelchair from her storage locker in the Wyatt Apartments was over the top in both extremes.

Robert Miller is still trying to get his wife's wheelchair back, in the process demonstrating that the criminal justice system also has polar tendencies.

The suspects were caught on a security video camera driving out of the Wyatt's underground garage the night of

Cont'd on page 11

"Oh, to be in England now that April's there."
— Robert Browning

**HAMPTON COURT TUDOR MANSE IN THE SW
PORTLAND HEIGHTS**



1703 SW Montgomery Drive

A dramatic peaked entry sets an English ambiance for this Gothic-inspired Tudor home brimming with architectural detail. A.E. Doyle's firm built this home for Dr. and Mrs. A. J. Geisy in 1929. A diamond motif lends a romantic allure and accents some of the leaded glass windows, custom wrought iron and trim. Archways lead from room to room and a delightful sense of quaint charm fills even the huge living room and spacious primary suite. Downstairs is a family/media room that was added in 2014 but feels like it has always been there. Views from many rooms of mountains, city and neighborhood.

4 bedrooms, 3½ baths + den/library, sunroom and family/media room with kitchenette/wet bar. 4,560 Sq. Ft., RMLS #22315115 \$1,475,000.

"April gets you out of your head and out working in the garden." — Marty Rubin

WILLAMETTE HEIGHTS TREE FORT & BIRD AERIE



3495 NW Thurman Street

Loved by its original owners for 33 years the home was designed in 1989 by Rick Michaelson and built by Rob Phillips. Natural wood combines with glass to craft living spaces where dramatic angles meet harmonious volumes of light. Lush treed outlooks are framed throughout. It lives like a single family home, yet shares an east wall with an adjoining residence. This contemporary "treehouse" offers true neighborhood living and is a creative alternative to a townhouse or condominium with no HOA fees or association. A large green lot with a little moment of English garden here and there.

2 bedrooms, 2 baths, library, 1,647 Sq. Ft., .61 acre lot, 1-car garage. RMLS #22438564 \$775,000.

"April hath put a spirit of youth in everything."
— William Shakespeare

**QUEEN ANNE VICTORIAN DUPLEX RESTORED &
VIVACIOUS — LAIR HILL**



2737 SW 1st Avenue

Is it 1894 or is it 2022? Lovingly restored with all today's amenities but with a tip of a hat to the essence of Victoriana. Two flats make the home perfect for an owner-occupied duplex with off-street parking for one and a shared patio and sunny garden spot. Natural wood trim, wainscoting and fir flooring is highlighted by light walls and big, sunny windows. Stained glass sparkles over windows and doors, ornate millwork frames built-ins and banisters and an updated kitchen finished in a period feel makes this home a dream come true for a historian or Victorian lover. Lair Hill area means close to downtown with biking, walking and bus line access.

Two units—each 1 bedroom, 1 bath. 1,054 and 1,030 Sq. Ft. RMLS #22696966 \$850,000.

"Sweet April showers do spring May flowers."

— Thomas Tusser

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Gloriously large rooms are the key to this spacious Greenhills ramblar. It's a broad-shouldered mid-century style home with the desirable primary suite on the main floor and an enormous rumpus room with fireplace in the lower level. Split entry back door allows potential of mother-in-law option on lower level. It is clean as a whistle and a blank canvas ready for your interior design sensibilities. Surrounded by lush easy-care landscaped yard with its riotous cherry in full bloom. The fairly level topography of Greenhills makes it great for biking, strolling and walking the dogs along what feels like a country lane with fine architecture and verdant landscaping. A great street to call home close to downtown but far away from the hustle and bustle.

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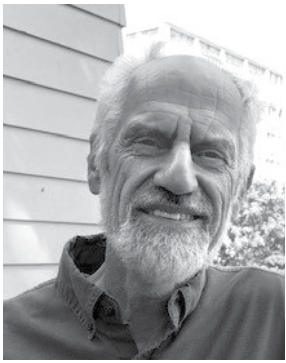


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Dan, Kishra, Mardi, Fritz and Burdean



March Madness, indeed!

March Madness refers to college basketball, which has its national tournament later in the month. By then, my own case of madness is in remission; I lose my mind and find transcendence watching local high school hoops, which crowns its champions in early March.

In mid-season, I saw a game with more meaning to me than the state tournament. Lincoln High School’s boys team won what I will call “the greatest game never seen.” Students and players’ families were allowed in the gym, but otherwise one had to subscribe to a video service to follow the action. It was a grainy, single-camera video without an announcer—a virtual peephole—but I would have chosen it over a front row seat at the Moda Center.

Lincoln scored the ultimate comeback victory after trailing the Roosevelt Roughriders the entire game from the opening basket to the final buzzer. This seeming non sequitur was possible because a three-point “bomb” was in the air as the horn sounded—and as any basketball fan knows—the game is not over until such a shot descends. While “buzzer beaters” happen now and then, never had I witnessed one in which the winning team trailed the entire span of regulation play.

Lincoln had not merely trailed but appeared out of contention. The Cardinals trailed by 13 points at the beginning of the fourth quarter and by six with 35 seconds to go. Down to their last flicker of hope.

Though the crowd in the stands was sparse, the throng swarming onto the floor afterward was somehow enormous. They bounced, they yelled, they hugged and they danced until the mass had pushed the players against the wall in attempts to touch the hero of the moment, Sawyer Heald, who had made only one shot in the game before writing the perfect



ending. The celebration went on like this for minutes.

The Roosevelt players froze in place for a time, then trudged off slowly, some covering their faces. How could they have known their lead was not safe?

Despite the drama and passion, no championship was on the line that night. Lincoln came into the game with a 5-3 league record and Roosevelt was 3-2. They finished the

season tied for third place in the Portland Interscholastic League.

The game was not significant for the size of the audience, revenues gen-

erated or consequences in the standings. No report was published in local newspapers. No highlights reached the broadcast news.

The next day’s Oregonian reported on the Trail Blazers’ big trade and latest loss. Not a word was printed about any high school game. I know the Blazers have better players and more fans than our local high schools, but I doubt any of them cared enough about their latest loss to shed tears.

That is the tradeoff we make to commodify our passions, to turn love of a game into billion-dollar sports empires in which athletes and management play brinkmanship over threats to not take the field at all. I don’t want to read about Damian Lillard’s thoughts on leaving Portland for a bigger contract or better odds of winning an NBA championship.

Some of the boys on the court Feb. 4 may compete in big time basketball someday. Some might even get paid to do so. But I wonder if they will ever care more about an outcome than they did on a night that was lost to history.

We care about sports teams because we believe in some sense that they represent us, our core loyalties, even our identity. It’s a myth, of course. But would a life without myths be worth living? What we ask of our teams and heroes is that they hold to a shared purpose and higher cause, even if it’s just for a game that in an objective sense doesn’t matter.

This game can be seen on the National Federation of High Schools Network (nfhsnetwork.com). ■

The Northwest Examiner makes political endorsements only when our regular reporting has provided special insight into a candidate’s performance and values.

In the May primary, we endorse:

- VADIM MOZYRSKY — City Council Seat 3
- SHARON MEIERAN — Multnomah County Chair

Readers Reply

Letters can be sent to: allan@nwexaminer.com or 2825 NW Upshur St, Ste. C, Portland, OR 97210. Letters should be 300 words or fewer; include a name and a street of residence. Deadline: third Saturday of the month.

Fight for Tanner Springs Park

Tanner Springs Park was designed by Herbert Dreiseitl of Dreiseitl/WaterScapes, Uberlingen, Germany. His attachment to the project was one of an artist with a futurist aim to honor history and integrate ecological outcomes in an urban setting.

When the park opened in 2005, the community slowly grew to understand those purposes and to

laud the quiet, clean atmosphere this small space offered. People volunteered to pull weeds and protect nesting birds. Others marveled at the visits of blue heron.

All this changed in a matter of minutes when Portland Parks & Recreation arrived with their controlling measures and sprayed pesticide. Not only did that kill the spirit of the park and its inhabitants, but it also drove away those very volunteers. It was an unthinkable act, a violation of the land-

scape and a poisoning of its purpose.

It is heartbreaking to me that the board resigned, but what else could they do? They are volunteers, after all. But the parks department needs to respond and to apologize for its error, and at least explain its purpose. Who invited them? Why? We need answers. Otherwise, it must be feared that there is some darker purpose to destroy what was so carefully created.

Cont’d on page 5

The NW Examiner

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Mary Maletis



Mary Maletis, who grew up working in her family's grocery store at Northwest Third and Couch streets, died March 5 at age 95. She was born on Feb. 15, 1927, and lived for decades in Kings Hill. She graduated from Grant High School and the University of Washington. She taught first and second grade for Portland Public Schools for more than 40 years. She was a member of Holy Trinity Greek Orthodox Cathedral, and she was the first woman to serve as president of the Parish council. She chaired the annual Greek Festival and received the Archdiocese Medal of St. Paul. She was President of Contemporary Crafts, and a board member of Lewis & Clark College, Oregon Repertory Singers and Chamber Music NW. She established a scholarship at Lewis & Clark College.

Joanne Bonime



Joanne Bonime, who attended Ainsworth School and Catlin Gabel School, died March 1 at age 87 from complications from COPD. Joanne Minch was born in Portland on May 28, 1934, and grew up on Southwest Montgomery Drive. She attended the University of Southern California and a Beverly Hills secretarial school. She launched a pasta snack brand from a family recipe and called it Funnoodles, which was called the "low-tech hit of the summer" in 1995 by the Baltimore Sun. She worked at Windermere Real Estate for more than 20 years. She was a member of Congregation Beth Israel and was active in fundraising and volunteerism, including chairing the OMSI auction. She was a member of the Multnomah Athletic Club. She is survived by her sons, Todd and Bart; daughter, Julie Braden; and four grandchildren.

Dr. Gordon L. Wiltshire Jr.



Gordon Wiltshire, who sold newspapers on West Burnside Street as a boy, died Feb. 20 at age 93. He was born in Portland on Aug. 28, 1928. He attended Lincoln High School and graduated from the Oregon Health Sciences University Dental School. In 1960, he established the Lake Grove Dental practice, which continues under his son and daughter. He married Gail Bowman in 1954. He is survived by his sons, Gordon III and Douglas; daughter, Catherine Maurer; many grandchildren; and great-grandchildren. His daughter, Julia Pride, died in 1995.

Lark Palma



Lark Ann Palma, who headed Catlin Gabel School for 19 years, died March 12 at age 72 from pancreatic cancer. Lark Ann Pickett was born on May 25, 1949, in Charleston, S.C. She received a bachelor's degree from George Mason University and earned master's and doctoral degrees in English literature from the University of South Carolina. She was a middle and high school English teacher and principal at Heathwood Hall Episcopal School in Columbia, S.C. She is survived by her husband, Daniel; son, Ian G. Merrill; and brothers, Otis and Douglas.

Gerald 'Gerry' Frank



Gerald "Gerry" Frank, who grew up in Kings Hill in Southwest Portland, died March 13 at age 98. Frank, the great-grandson of Meier & Frank founder Aaron Meier, was born on Sept. 21, 1923. He attended Ainsworth School and Lincoln High School. He served in the military during World War II and attended Stanford University and Cambridge University in England. In 1955, he opened and managed the first Meier & Frank branch store in Salem. He became an expert on restaurants and tourist destinations in Oregon and elsewhere, writing several guidebooks. For more than two decades, he was an aide to Oregon Gov. Mark Hatfield.

Death Notices

MARY YOUNG HEE FUCHIGAMI, 92, a nurse at Legacy Good Samaritan Medical Center.

MARGARET VINCENT, 94, graduate of Lincoln High School.

STUART K. FRANE, 92, the former rector of the Anglican Parish of St. Mark and a longtime Northwest Portland resident.

LOIS URMAN, 90, member of Temple Beth Israel.

LOUISE C. GRUBE, 63, 1976 graduate of Lincoln High School.

JENNIE SAGE NORMAN, 75, volunteered at Legacy Good Samaritan Medical Center and Chapman School.

CAROLYN (COX) YOUNG-NICOLA, 76, worked for Montgomery Ward.

MICHAEL FROST, 73, worked for Consolidated Freightways.

DR. JAMES COOK, 79, member of the Multnomah Athletic Club.

PRESTON SMITH, 81, resident of Northwest Portland.

BETH SCHOFIELD ZIEBELL, 91, 1949 graduate of Lincoln High School.

SUSAN JOHNSON LARSEN, 81, 1959 graduate of Lincoln High School.

BEVERLY WEINER GALEN, 95, 1945 graduate of Lincoln High School.

The Northwest Examiner publishes obituaries of people who lived, worked or had other substantial connections to our readership area, which includes Northwest Portland, Goose Hollow, Sauvie Island and areas north of Highway 26. If you have information about a death in our area, please contact us at allan@nwexaminer.com. Photographs are also welcomed. There is no charge for obituaries in the Examiner.

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Please contact doug@haning.net



Cleanup event at Wallace Park

Saturday, April 2, 10-11:30 a.m.

Sign up at www.WallaceParkPDX.org

Friends of Wallace Park

I haven't seen anyone in the park since this deed occurred. We need to go back and fight for our park.

Barbara Ryberg
NW Lovejoy St.

Outraged but not angry?

I am writing to you this morning to express my strong objection to the photos used in your article "Hardesty's 2019 stand remembered" in your March 2022 paper. What first stood out to me was how unflattering the photo of Commissioner Jo Ann Hardesty was. I was further offended when I saw the photo used to depict Vadim Mozysky, which was of campaign-quality.

This depiction doesn't just exist in a vacuum; there is a long history of media depictions of Black people used to push narratives. The narrative I got from looking at this photo was that it seemed to suggest Commissioner Hardesty is an angry Black woman. Whether this was intentional or not, it is unacceptable. I am asking that you take this photo down and reach out to Commissioner Hardesty's office for a better photo.

As founder and executive director of the nonprofit *Word is Bond*, I am part of the Northwest business community, and I expect my neighborhood paper to do better. We as a city and country are striving so hard for racial equity and understanding and articles like this are extremely damaging to those ends. Again whether it was intentional or not, editors and publishers need to be aware of racial media bias and make all efforts to avoid them.

I would be happy to discuss this article or race equity topics with you further. I look forward to hearing from you.

Lakayana Drury
Founder, Executive Director
Word is Bond

Editor's note: The YouTube video Commissioner Hardesty produced and we quoted showed her saying, "I am outraged" and explained why. Nevertheless, I responded twice to accept Mr. Drury's invitation and did not receive a reply.

Park neglected



I live on Northwest 18th Avenue near Everett Street, so I often see the neglect at Portland Firefighters Park on Southwest 18th Avenue near West Burnside Street. I have even advocated in the NW Examiner to have nearby property owners and developers support a fund to renovate and maintain the little park's monuments.

The park is now a mess with homeless encampments. There is graffiti on both the original historic monument as well as the fire bell monument. One camper set a fire against the brick fire bell structure causing damage. Someone has written graffiti on every brick within reach. Trash is everywhere and spilling into the street. It is disgusting.

I hope that the Portland Fire Bureau will show some concern for this historic commemoration site for all Portland firefighters. It should not be an eyesore; it should be a source of pride for the firefighter community and for the city of Portland.

Dennis Harper
NW 18th Ave.

Heaters warm climate

I find it odd in a city where the commissioners were so eager to ban fire-works to combat climate change, they are also eager to extend the "temporary" outdoor dining parkette program. Unspoken in the city's proposal is any consideration of the use of fossil fuel consuming outdoor heaters. If the city can set aside \$2 million to study the impact of 10 parkettes on BIPOC communities, maybe the commissioners can hire a consultant to tell them indoor dining is more energy efficient in winter months or that 1,000-plus outdoor heaters parked on the street create a citywide fire risk.

Thomas J. Busse
NW Flanders St.

RiverPlace flawed

Thank you for reporting on the master plan for the RiverPlace geographic "island" in downtown Portland. It is important to have these projects and their histories closely examined, and your attentive eye and laudable journalism do that.

This project was flawed from the beginning by an ordinance based on the idea that more new (denser) housing would yield cheaper rents. Excessive building heights and massive density increases will smother this highway-constricted neighborhood in shadows and traffic. The hypertrophic density and increase in traffic back-ups will impact all of downtown. The infrastructure simply will not support the planned density.

Portland urban renewal history has too many instances of destruction of healthy existing neighborhoods, notably Albina's African American community and the South Auditorium's Italian and Jewish neighborhoods. RiverPlace's mix of "missing middle" housing that includes both ADA-adapted units and larger units for workforce families will be demolished.

City Council needs to review the original ordinance, consider lowering building heights and—if "urban renewal" is determined to be necessary—demand the promised equivalent affordable housing be built on site. We have seen that many developers are not motivated to build promised affordable housing, and when they do, the rents soar and the apartment sizes shrink in order to make it pencil out.

As we have seen with Mark Bowen, promises of affordable housing can be used for two different projects (Broadway Tower and Ritz-Carlton) without the bureaucracy caring.

David Margulies' letter in The Oregonian noted that as he faced closing his landmark jewelry store, he called for help from City Council, but "no one was home."

NW Examiner Editor Allan Classen's question is the right one: Should we destroy good, affordable housing so we can increase the supply of unaffordable housing?

Wendy Rahm
SW 10th Ave.



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The streetcar line extension (shown in pink) involves two-way service on Northwest 23rd Avenue. This is the option favored by the two Portland bureaus managing the Montgomery Park to Hollywood Plan.



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or email: allan@nwexaminer.com

Please register for and attend this important meeting about the future of this neighborhood-owned icon. Many thanks to all the neighbors who have worked to advance this important initiative. Special thanks to our lawyers at Stoel Rives who have contributed much time and advice to this effort.

Tanner Springs Park volunteers make no dent in Roundup usage



Tanner Springs Park volunteers and Portland Parks & Recreation workers were on the same page in 2015 when the group did its first planting. Photo: Roger Mangrum



Friends of Tanner Springs Park held a lily division demonstration in 2018. Photo by Michele Shapiro

BY ALLAN CLASSEN

Last month, Pearl District Neighborhood Association President Stan Penkin assured his board that his efforts to resolve the dispute with Portland Parks & Recreation over use of Roundup pesticide in Tanner Springs Park had been fruitful.

Penkin said an aide to Parks Commissioner Carmen Rubio had “fully acknowledged a breakdown in communications” between the bureau and the Friends of Tanner Springs Park, which had stopped volunteering due to continued use of the toxic pesticide.

Furthermore, Penkin said the commissioner’s office “accepted responsibility” for the breakdown and would work to restore the relationship with the volunteer organization.

When PP&R Volunteer Services manager Steven Pixley followed up with an email, however, it contained none of the conciliatory elements.

Pixley described “an excellent pest management program, possibly the best in the nation ... based on the best scientific data available.

“Herbicides are one tool, but they are used very sparingly and only in select areas of a park,” Pixley wrote.

As for the disbanding of Friends of Tanner Springs and departure of its volunteers, Pixley implied they are not missed.

“Currently there is a small but solid

group of neighbors who continue to volunteer at Tanner Springs Park,” he wrote. “I attached the January/February time report to give you an idea of their size and dedication. They perfectly match the first goal of volunteer programs.”

Pixley closed by offering to meet with Penkin anytime to “hear your advice about moving forward.”

As for meeting with disgruntled Friends of Tanner Springs members, Pixley promised only to reach out to “key players in the coming months.”

Asked if he was satisfied by this response, Penkin told the NW Examiner, “I felt he was sincere in acknowledging a communication breakdown and a desire to repair relationships and move forward positively.”

Friends of Tanner Springs Volunteer Coordinator Michele Shapiro had a different take on Penkin’s attempt at diplomacy. She sees no sense of collaboration with volunteers or concern for their health. (Shapiro is one of five volunteers battling cancer, and Roundup is a suspected carcinogen.)

While integrative pest management is valid, Shapiro said Portland Parks & Recreation is not implementing it properly by using a broad spectrum herbicide when less intrusive measures—such as hand weeding by volunteers—are available. ■

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Food News

Phuket Café / Langbaan

Phuket Café (pronounced poo-KET) opened in the former Ataula space, 1818 NW 23rd Place, last month after several months of delays. Initially, it will be open only for dinner at an eight-seat bar and 23 seats in a curbside shelter.

The owners are Executive Chef Akkapong “Earl” Ninsom (right), who also owns eastside restaurants Hat Yai and Paadee, and Eric Nelson, who tends bar.

Ninsom, who grew up in Bangkok, blends flavors from Chinese, Malaysian and Muslim influences.

The same principals are about to launch a “hideaway” restaurant, Langbaan, at the back end of the Phuket space. By mid-April, reservations will be taken for two seatings Friday, Saturday and Sunday evenings. The price for a tasting menu is \$105.

A team of cooks will work in an open kitchen over open fire charcoal pits for a maximum of 26 guests.



Shake Shack

Building permits have been issued to remodel an existing building across from Powell’s City of Books at 1016 W. Burnside St. into a Shake Shack (above), described as a “modern-day roadside burger stand.” The first Portland Shake Shack opened in Cedar Hills last year. The company, launched in New York City in 2004, has more than 200 locations in the United States.

Haru Sushi

Haru Sushi has taken the place of Chimaek Town at 2330 NW Thurman St. The name, which refers to spring, was registered with the Oregon Secretary of State by Kim Sung Chan in 2017. The business’ original location is in Clackamas.

West Coast Bento

This month Dan Bair celebrates the 35-year history of Big Dan’s West Coast Bento, a barbecue cart business he bought from the original “Big Dan,” Dan Mosley, in 1993. Bair moved the business from Northwest Westover to Northwest Thurman Street in 2008, where he continues to cook up Japanese-style bento dishes five days a week across from Food Front Cooperative Grocery.

Bair divides his loyal customer base, many of whom began patronizing the business when it was on Westover, into “his, ours and mine.”

NOBBY NEWS

Vol. 28, No. 4 “News You Can’t Always Believe” April 2022

Spring is in the air

Certain sure signs of spring can be observed at the Nob Hill Bar & Grill.

Melissa, our pretty and charming bartender, is looking forward to riding her Harley to the coast.

Jerry, an avid hiker, is looking forward to adding to his already extensive pressed-flower collection.

Joey Stix is taking bets on when the first lady bug will fly into Nobbys.

Jimbo is worrying aloud about forest fires.

Michael, our new addition to the kitchen, is hoping to ride in the nude bike ride this year.

Cammi, our cook, is planning to



launch his career as a rapper.

Spring ambition fills the air here at Nobbys, so come in and enjoy the season with us.

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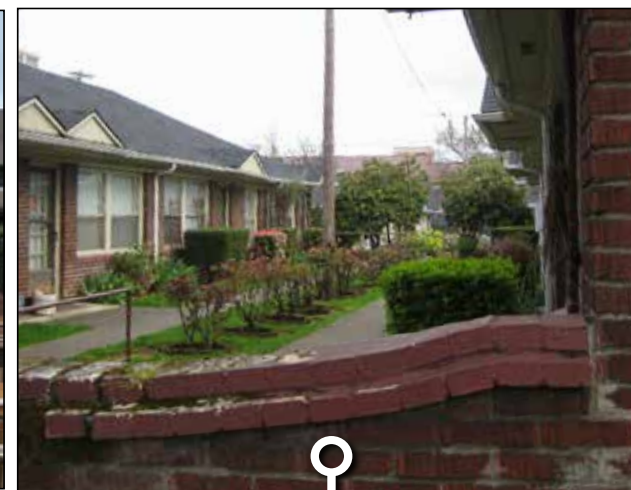
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NW PORTLAND / PEARL DISTRICT DEVELOPMENT MAP

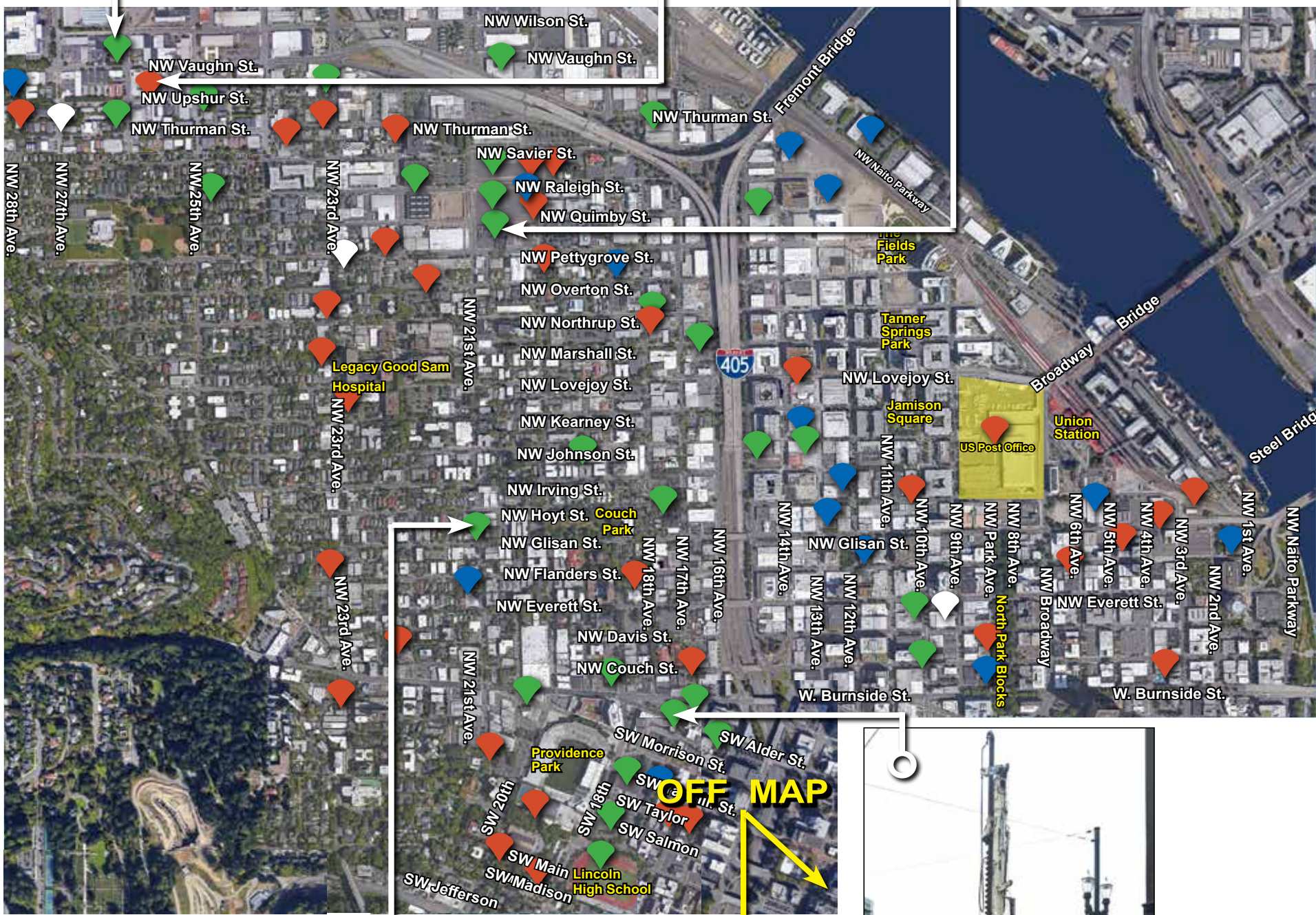
VAUGHN STREET APTS.
Construction on a four-story, 16-unit apartment building on a vacant lot at 1971 NW 26th Ave. just south of Northwest Vaughn Street is about to begin. The owners, who live in Cannon Beach, purchased the 50-by-100-foot lot in December for \$950,000.



ELYSIAN GARDENS
The owner of Elysian Gardens Apartments courtyard apartments at 2631 NW Upshur St. is seeking to replace them with a 109-unit apartment building. There would be 57 parking spaces with entrances on Northwest Vaughn and Upshur streets. Elysian Gardens LLC is registered to Roy Eberle of Eugene.



SLABTOWN SQUARE
Slabtown Square, the long-delayed project by Guardian Real Estate Services LLC, is under construction at Northwest 21st and Pettygrove streets. It will have 200 apartments (40 of them designated as affordable), 11,500 square feet of retail space and underground parking. The building will surround a 16,000-square-foot public square.



SILVER DOLLAR
The Portland Historic Landmarks Commission approved the design of the Silver Dollar Pizza building, which will have two floors and eight apartments added. The project was revised to deemphasize the blank space between the restaurant windows and the awning above. The review was required due to the project's location in the Alphabet Historic District.



SW PARK APARTMENTS
An 11-story prefabricated modular building at 2059 SW Park Ave., two blocks south of Portland State University, is under review. It will be made of mass timber panels and light gauge steel. The 98-unit building will have no off-street parking.



TILLER TERRACE
Originally designed as market-rate housing for developer Wood Partners, Alta Centric at Southwest 17th and Alder streets has become Tiller Terrace, an affordable housing project owned by Guardian Real Estate Services. It will have 214 residential units, all affordable to households earning 60 percent of the area median income.

Proposed

Under Review

In Construction

Other

For an interactive and continually updated version of this map, visit:
NextPortland.com
Also see the development map maintained by the Goose Hollow Foothills League:
goosehollow.org/images/GooseHollowDevelopmentMap.pdf



A one-story commercial structure at 5711/5733 NE Martin Luther King Blvd. is listed as a 93-unit apartment building in Founders Developments' background report provided to the Northwest Neighborhood Cultural Center board. Architect Steve Fosler said construction could begin by the end of the year.



Founders Developments' first Portland project, a 20-unit condominium at 1824 NE Davis St., was completed last month.

Landmark sale goes to vote

"NNCC Sale" cont'd from page 1

remain in place, Anderson said, "I have no idea. You'll have to ask them [the buyers]."

"The covenant speaks of the appearance of the building as seen from three facades," he said.

Reasoning that the roof and dome can be seen from the surrounding streets, he said, it is possible that the entire shell will endure.

"We take them at their word," Anderson said.

Others are looking for clues, some evidence of what can be relied upon.

The public statement issued by the company reads:

"Founders Developments is honored to take on the restoration, retrofitting and development of Northwest Neighborhood Cultural Center, located at 1819 NW Everett St., Portland, Ore., and preserve history made by architect Solon Spencer Beman in 1909 and to preserve its National Landmark status, ensuring long-lasting results for the public to enjoy for generations to come.

"Founders Developments intends to convert the property into an exceptional boutique hotel experience, while restoring and preserving the exterior facades of the historical building, emphasizing and protecting the beautiful Beaux-Arts architectural features. The interior of the historical building will be redeveloped and compromised (sic) of hotel guest rooms, ample amenities, such as spa, wellness facilities, lounge and gathering areas, restaurants and other features for guests to enjoy and classic groomed gardens

surrounding it."

Tanya Toby, CEO of Founders Developments, told the Examiner the company would not seek federal investment tax credits for historic preservation. Were it to do so, preservation standards would be enforced by the Oregon State Historic Preservation Office and the National Park Service. Without the oversight of these public bodies, enforcement of deed restrictions would be in the hands of the NNCC board.

Brandon Spencer-Hartle, manager of the city's historic resources program, said modifications to the cultural center must meet design standards pertaining to it as a historic landmark and the Alphabet Historic District, in which it is located. If the modifications are so extreme as to constitute demolition, the any structure to replace it must meet the historic district's design guidelines.

Furthermore, no height bonuses would be allowed for the replacement structure if demolition precedes it. In this case, the five-story hotel Founders Developments proposes for the parking lot associated with the cultural center would have to be scaled down by 10 feet.

The company may not be aware of these intricacies because it has not sought design advice from the Bureau of Development Services, a step Spencer-Hartle strongly advises before applicants firm up plans.

One-stop decision

Intricacies and nuances such as this may come up at the April 26 members meeting. But can they be adequately

understood, debated and resolved in one evening? The final wording of the sales agreement will not be released until April 2, after this edition of the Examiner is published.

Anderson believes that timeline is sufficient. Members will be invited to download the 40-page document after registering for the special meeting, he said.

"If people register relatively promptly, they will have three-weeks-plus to talk to their neighbors," he said.

Although official bodies routinely go through stages of citizen input and revised plans before taking final action, Anderson does not consider such steps necessary.

"We're not a governmental body," he said. "If the membership is so f..... interested in this, why didn't they show up at the annual meeting?"

The NNCC annual meeting, held Feb. 15, was attended by 20-plus people. Details of the Founders Developments proposal were not on the agenda.

"The real time to explore all of this in detail will be if and when we call a general membership meeting to approve the sale," Anderson said at the annual meeting. "If we the board ... are not satisfied with the drawings and other materials which will be furnished which will support the sale, there won't be a general membership meeting and we won't move forward with this."

Henry Kunowski is an architectural historian and former adjunct instructor at the University of Oregon with 20 years of experience managing historic

preservation projects, including with the State Historic Preservation Office. He is not a fan of "facadism," the saving of exterior walls of historic structures. He would prefer to "let this noble and classic building die a respectful death rather than leaving a pale ghost of its former self for time immemorial to witness."

But Kunowski believes investment tax credits, FEMA funds for seismic upgrade and other funding sources could still lead to a "win-win" for the community and the cultural center.

Whichever direction is pursued, he favors a full deliberative process in reaching a decision, especially given the unanswered questions afloat.

"There remains a discrepancy between the developer's plans and what the sales agreement says; very confusing to say the least," he said.

Three neighborhood associations with a stake in the cultural center—Northwest District Association, Goose Hollow Foothills League and Hillside Neighborhood Association—will devote committee and/or board time at their April meetings to the proposed sale in order to provide their members with a fuller forum to discuss the issue prior to the NNCC vote.

The deadline for eligible residents to become members in time for the special meeting passed in late March. That timing bothers NNCC board member Louisa McCleary, who does not believe one meeting offers sufficient opportunity for community members to get answers and evaluate options. ■

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With a license plate photo and ID cards from the two suspects, Robert Miller believed it would be “the easiest case in the history of law enforcement.”

The burglary suspects drove away in this Mazda stocked with a load of items from two lockers belonging to Robert and Charlene Miller. Robert arrived in time to see the car leave the parking structure with costume angel wings he knew were his own.

"Burglary" cont'd from page 1

Feb. 22 with the loot, most notably a set of costume angel wings, showing in the backseat of their car. That was after being detained briefly by the building's security team, which photographed their identification and license plate while documenting an alibi that didn't hold up.

Mayah Betuk Weatherwax and Nicholas A. Barnes showed their ID cards and told security guards that the two storage lockers they were emptying belonged to her grandmother, who

lived in the building. The guards, having no legal authority to retain them, had to let them drive off in a gray Mazda filled with a unique collection of household items.

Arcadia Security Team guards called the Portland Police and wrote up an extensive report. The police responded quickly though not soon enough to make arrests.

Robert Miller, 73, and his wife, who has cancer and is recovering from a shattered hip, moved to the Pearl six years ago.

Miller was confident police had more than enough evidence to quickly solve the case. There was video of the suspects entering the building furtively with headlights off and leaving later with a backseat full of silverware, china place settings and Mardi Gras decorations, including items used in a mock exorcism on behalf of Donald Trump. And, of course, the wheelchair.

Security video shows the couple was in the garage for two hours, carefully choosing which items to take and pack in boxes. Only one item left

behind was broken. Miller estimated the total value as about \$10,000.

It took him two days and five hours of waiting on the phone to get through to a live voice at the police station. Then he waited for follow up.

"If they can't figure out how to catch these guys, there's no point in reporting any crime in Portland," Miller told the NW Examiner. "This is the easiest case in the history of law enforcement."

He thought about "forming my own

Cont'd on page 12





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Nicholas A. Barnes was arrested by Portland Police after they received evidence of the Feb. 22 burglary at the Wyatt, but the Multnomah County District Attorney's office chose to not prosecute the case.

The main entry to the Wyatt Apartments at 1221 NW Marshall St. is next to the garage entrance.

"I fear this is part of a caregiver-inspired scheme targeting seniors. Ms. Weatherwax has a history of working as a caregiver."
— Robert Smith

"Burglary" cont'd from page 11

posse," then turned to a private investigator. It was no great puzzle. Weatherwax's name was associated with a 2017 arrest for armed robbery and attempted strangulation in Albany, N.Y. Barnes' trail was also warm. He had been deployed overseas in the U.S. military.

Even minding their own business, the couple would have stood out.

"They looked fabulous, like Bonnie and Clyde," Miller said, noting that Weatherwax is 6 feet tall and has red hair.

Four weeks after the break-in, Detective Joseph Cox of the Property Crimes Unit emailed Miller that "the male subject was arrested last week by the reporting officer, but the DA's office didn't take it."

"Still working on connecting with the female," Cox added.

But what would be the point of arresting her if the District Attorney's office does not consider the crime important enough to prosecute?

"I don't want to denigrate the officers," Miller said. "They picked the guy up quickly."

He was also touched that officers offered to take up a collection to replace the wheelchair.

He is writing a letter to District Attorney Mike Schmidt, on the other hand.

"This is not a police problem; this is a DA problem."

Miller believes he and his wife were targeted. The thieves passed hundreds of lockers to get to theirs on the bottom level of a three-level garage. They picked certain items while leaving ones of higher value behind. The only people who knew what was in the lockers beside the Millers were in-home caregivers.

Miller learned from his private investigator that Weatherwax has worked in the homecare field and suspects she may have known individuals who were in the Millers' apartment.

"I fear this is part of a caregiver-inspired scheme targeting seniors," Miller advised the Portland Police. "Ms. Weatherwax has a history of working as a caregiver."

Whatever justice might eventually ensue depends on Miller's persistence and resources.

"We enforce the law for those who have the influence to get attention," he said.

Miller is president of a New Orleans casino company, a business built on private security systems. When he talked to this reporter, he did not ask about the Pearl District Neighborhood Association's Safety and Livability Committee, which is one of the most robust in the city. He wanted the mayor's private phone number.

Lt. Jake Jensen, who regularly reports to this neighborhood association, said he knew nothing of this case when he was asked about it at the PDNA's March 11 board meeting.

Although many criminal incidents and arrests are shared with association members routinely, this one fell into a different category. On the day Detective Cox informed Miller about the arrest and DA's failure to prosecute, Jensen emailed the Examiner: "This is an open and active investigation, so I'm not at liberty to reveal more information than you already have." ■

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Farrell's Ice Cream Parlour was a popular attraction on Northwest 21st near West Burnside Street in the 1960s.



Southwest Salmon Street and Southwest 18th Avenue looking west, 1934. City of Portland Archives, A2009-009.694.



A temporary dike for flood control under the west end of the Steel Bridge, 1948. City of Portland Archives A1999-004.1041.



A 1985 view from Southwest Montgomery Drive looking down at Cable Avenue, a scene drastically changed today by infill development. Portland Archives, VZ 198-85, A2008-008



Rose City Sanitarium at 801 NW 23rd Ave, 1909. City of Portland Archives, A2004-002.9249.



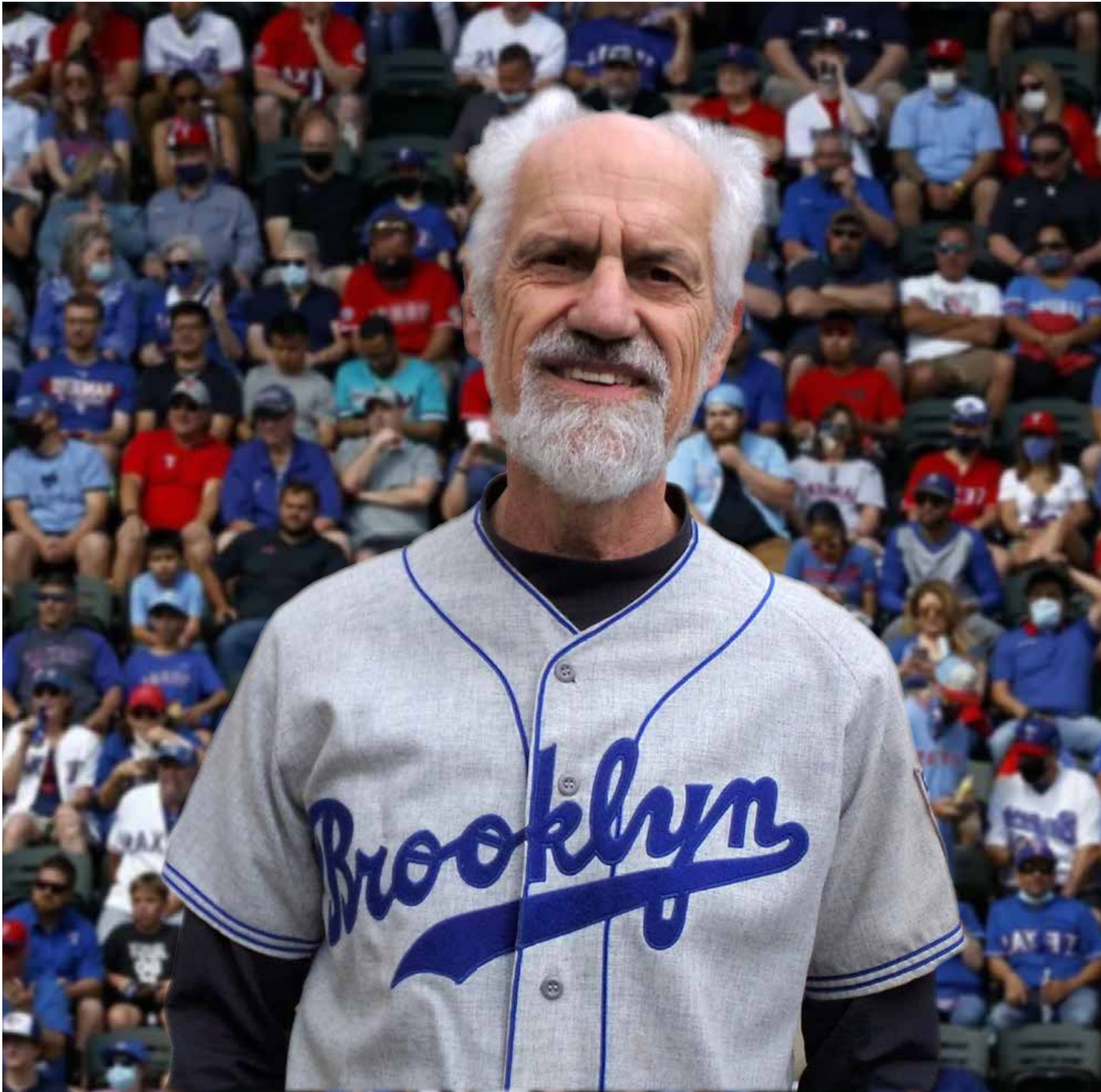
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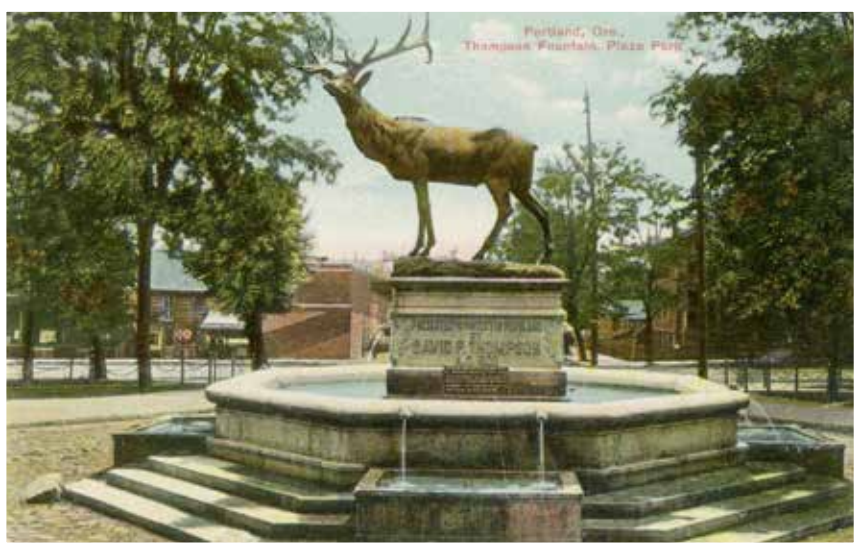
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The Portland Bureau of Transportation installed 42 75-gallon trash receptacles in the Northwest District last month, a project funded by revenues from parking meters in the district. Unfortunately, the receptacles previously in service were removed several weeks earlier, creating an “unacceptable” gap in service, according to neighbors overseeing meter fund expenditures.



Marylee Perry (with customer Mike Whitford) is retiring after operating The Rough Cut barber shop on Northwest 21st Avenue for 41 years. She sold the business to Veronica Swehla, who has worked at the shop about 25 years.



A broad grassroots campaign to preserve the downtown Thompson Elk Fountain has finally found a champion on City Council. Commissioner Dan Ryan announced that he was “taking a historical preservation stance,” calling for the repair of the fountain and return of the elk statue “to its original place.” The Concerned Citizens coalition includes the Downtown Neighborhood Association, several surrounding neighborhood associations and many prominent individuals.



This transit platform with checkerboard markings denoting a bike crossing at Northwest 19th and Flanders streets is part of NW in Motion, a Portland Bureau of Transportation program to promote alternative transportation modes and improve safety. More than 60 projects are in place in the Northwest District and Pearl District are coming by 2023.



Darlene Urban Garrett has replaced Mark Sieber as executive director of Neighbors West-Northwest, a position he held since 1999. She co-founded and still co-chairs the Downtown Neighborhood Association Houselessness Committee, for which she received the NW Examiner’s Good Neighbor Award last November.



A man jumped from Vista Bridge on March 5, the first such occurrence since 9-foot-tall suicide prevention fencing was erected in 2013. Portland Police confirmed the incident but, as a matter of policy, provided no further details.



Lincoln High School senior Gabby Shaffer was chosen as March student of the month by Portland Pearl Rotary Club. She founded the school’s Romance Book Club, served on the Constitution Team, women’s lacrosse team and created the Multnomah County Teen Genre Book Group. She plans to study anthropology at the University of Oregon.



This block-long truck hauled the drilling rig for the Tiller Terrace development on Southwest Alder Street. Traffic on West Burnside and 15th Avenue was blocked for about 20 minutes, as the remote-steered rear trailer slowly negotiated the intersection.

Photo by Wesley Mahan.

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- Lee Davies

