

“Digging deep,
Shining a light”

INSIDE



p. 3
Do homeless
sweeps work?



p. 8
Justa Pasta and
more



p. 15
Post office
branch closed



No going back

Current and past Elysian Garden residents commemorate a way of life they do not expect to replicate. In front of wall (L-R): Lane Allen, Mike Taylor, Rachel Washington and Troy Erickson. Sitting on lower steps: Ronni Teicher and Julie Liddick. Behind the wall: Alfred Austin, Jill Ohle, Linda Wojtowick (front), Vimala Nichols, Chris Mitchell, John MacBride, Meredith Christian and Cathryn Cooper.

Photo by Julie Keefe

BY ALLAN CLASSEN

Ronni Teicher knows what home means. It's the place you want to return to. Since 1990, Teicher has lived at Elysian Garden, a 36-unit courtyard apartment complex at 2631 NW Upshur St. built in the 1920s. She was gone for two years while studying in Paris but returned to the place she was always considers home.

"I just love living here," she told the NW Examiner. "It's peaceful. It feels safe."

Teicher can recall three or four other tenants who couldn't stay away. Lane Allen first moved here in 1980 and came back after a 14-year absence. His 28 years at Elysian Garden put him second to Teicher on the seniority scale. Many more have moved within the complex to units better fitting their needs.

Several former tenants, feeling a connection to people and a place they have not been able to duplicate, joined in a mini-reunion and photo shoot for this

Cont'd on page 11

Demolition looms for Elysian
Garden apartments, where
tenants dreamed of returning

Charter reform and the minority voter



Charter Commission Chair Melanie Billings-Yun insists the package of novel voting mechanisms must be adopted as a package or they will fail to achieve their purpose.

Complex voting mechanisms obscure a debate that never happened

BY ALLAN CLASSEN

Westside neighborhood association leaders are in the forefront of controversy over Portland charter reform.

A political action committee formed to oppose the ballot measure, Partnership for Common Sense Government, is headed by Vadim Mozyrsky, Chuck Duffy and Steven Moskowitz, all board members of neighborhood associations in the Northwest District or Goose Hollow.

On the other side of the divide is Melanie Billings-Yun, the chair of the Charter Commission and president of the Southwest Hills Residential League.

The reform package to be considered by

Portland voters in November aims to better represent constituencies not part of majority voting blocs. The Charter Commission adopted the goal that "smaller communities have the power to elect their preferred candidates."

Neighborhood associations, formally recognized by the city of Portland since 1974, also seek to raise the voice of citizens on highly local concerns in which the affected parties are a small fraction of the city's population.

Just as "minority voter" has two meanings, the commission and neighborhood associations have different ideas about which population sectors need accom-



Charter Commission member Vadim Mozyrsky was unable to persuade his colleagues to simplify their proposal, so he has formed an organization to defeat it.

Cont'd on page 6

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— Luke & Anna

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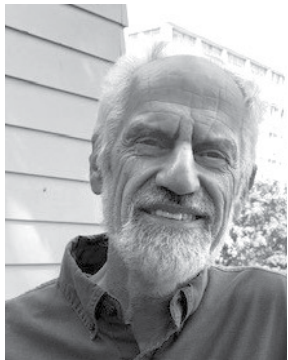


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To sweep or not to sweep

We are hearing from many sources that sweeps of homeless camps do not work. Trouble is, not sweeping homeless camps does not work either.

Allowing clusters of tents to become hardened as mini societies on their own terms is not sustainable. Violence and predation flourish without social controls. Gunplay, after all, was what finally persuaded the city to break up camping in Laurelhurst Park.

Life on the street is, to quote Thomas Hobbes, “nasty, brutish and short.” It is unhealthy in myriad ways and for many compounds their addictions and mental illness. The “new” meth and fentanyl can be lethal, and those who manage to get clean may suffer brain damage that makes full recovery more than difficult. Typical estimates suggest homeless people have 20-25 years shorter lifespans than the general population.

There is a broad consensus that moving people into shelter, social services and recovery programs should be the goal. But how do we persuade homeless people to voluntarily accept that path? Most targets of sweeps in Portland have refused to accept shelter for various reasons. We hear of resistance to being separated from their belongings, pets, mates and aversions to enclosures and congregate shelters. All of these obstacles may be real. But there could be another factor not so readily admitted to those doing the polling: fear of not knowing where one’s next fix is coming from. What is addiction if not the inability to forswear short-term relief for long-term betterment?

A trusted human connection can sometimes break through barriers to seeking help. Programs like We Heart Portland involve qualified workers getting to know people on the streets by name, sitting down daily with them, learning their backgrounds and the people closest to them. It is not a rapid or surefire process. But fast-tracking the outreach effort does not work. Hardened homeless people are wary of strangers and often hostile

to initial approaches by traditional social workers, who in turn are taught to keep their distance when they meet hostility or feel unsafe.

After city sweeps of encampments, news media often report that most of the homeless say they were not offered alternative shelter or had no contact with a social worker. I doubt that these reports are literally true. Outreach to campers is part of the city’s Homeless and Urban Camping

Reduction Program, which carries out sweeps. But it may be that such outreach has been so stiff and brief that no relationships are formed, merely business cards and lists of shelter addresses handed out and discarded.

There is a place for wholesale sweeps when encampments and trash undermine the safety and livability of public space. These sweeps do not solve homelessness, but they do provide an opportunity for social intervention, for presenting campers a carrot-and-stick choice between a dire status quo and a possible way out. Living under the perpetual threat of eviction certainly causes stress to people living on the edge, but does the removal of such stress lead to better lives? I do not pretend there is a simple answer. Asking the right questions may at least be the beginning of wisdom.

Sweeps do not solve homelessness any more than sweeping a floor puts an end to all dirt. Assuming that sweeps must be a full solution or be discarded as a failed strategy is a false dichotomy, though one frequently used for polemical purposes. Complex problems call for comprehensive strategies that are measured and adapted accordingly.

The fullest application of our minds as well as our hearts is demanded.

I mentioned We Heart Portland because I know of its work firsthand. Loving One Another, a spinoff recently created by the private security company, Pacific Echelon, also “gets it.” And Bybee Lakes Hope Center is taking people to the next stage of transition into employment and independent living. ■



Readers Reply

Charter confusion

I very much appreciated your editorial, “Charter reform poison pill,” [July 2022]. I am truly dumbfounded by the Charter Commission’s proposal. The majority of the commissioners who voted for it must have a lot of faith in the ability of the average Portland voter to understand all of the changes being proposed so we feel comfortable voting for them as one

complex initiative. I say good luck with that.

Diane Perry
SW Harrison St.

Finally disagrees

This is the first time [“Charter reform poison pill”] I remember disagreeing with you on much of anything.

The purpose of ranked-choice voting is to make sure that the least favorable candidate doesn’t win by making sure that other more preferable candidates

don’t dilute the vote of the majority. In ranked-choice voting, if Luke Skywalker is running against Darth Vader, but then Han Solo decides to run, the majority can rank them their first and second choices and thus won’t get Darth Vader instead. If the whole country had ranked-choice voting in 2000, Ralph Nader would not have been so reviled, and maybe we could break away from the duopoly strangling our political system.

I thought that, instead of top-down autocratic rule

Cont’d on page 5

Michael Kennedy



Michael Kennedy, a Northwest Portland resident since 1983 and longtime teacher at Sylvan Middle School, died June 16 at age 70 after a debilitating illness. Kennedy was born Sept. 9, 1951, in Gardena, Calif., where he attended Junipero Serra High School. He graduated from California State University Dominguez

Hills and received a master's in education at the University of Portland. He married Libby in 1983, and they moved to Willamette Heights, where they raised four children. He retired in 2012 after teaching math in Portland Public Schools for 30 years, most of them at West Sylvan and East Sylvan schools. He is survived by his wife, Libby; children, Ana, Sandy, James and Liam; two brothers; and two sisters.

Millard McClung



Millard Haldon McClung, a longtime resident of Portland Heights, died June 3 at age 94. McClung was born July 28, 1927, and graduated from Lincoln High School in 1945. He graduated from the University of Oregon in 1951 with a bachelor's degree in history and earned a master's degree in library science from the University of Portland. He married Mary Lou Nash in 1951. He served in the Marine Corps for 21 years. He was associate director of the Oregon Historical Society for 25 years. He served on the boards of the Portland Youth Philharmonic, the English Speaking Union, the American Association of State and Local History and the Geographic Names Board. He received the Rotary Club's Paul Harris Award and was a member of the Multnomah Athletic Club. He is survived by his wife, Mary Lou; children, Douglass and Leslie Costandi; five grandchildren; and eight great-grandchildren.

the University of Portland. He married Mary Lou Nash in 1951. He served in the Marine Corps for 21 years. He was associate director of the Oregon Historical Society for 25 years. He served on the boards of the Portland Youth Philharmonic, the English Speaking Union, the American Association of State and Local History and the Geographic Names Board. He received the Rotary Club's Paul Harris Award and was a member of the Multnomah Athletic Club. He is survived by his wife, Mary Lou; children, Douglass and Leslie Costandi; five grandchildren; and eight great-grandchildren.

Linda Funkhouser

Linda Rae Funkhouser, who founded Food Front Cooperative Grocery in her Northwest Upshur Street apartment in 1972, died May 27 at age 75 of duodenal cancer. Funkhouser was born in Vancouver, Wash., on March 3, 1947, and graduated from Hudson's Bay High School in 1965. She received a bachelor's degree in engineering from Rutgers University and worked for Chubb Insurance as an underwriter for several years. Though

not officially acknowledged as the co-op's founder, her diaries and a 1972 newspaper account identifying her as the coordinator indicate she assembled co-founders, engaged an attorney, wrote the founding documents and leased a storefront at 1616 NW 23rd Ave. She left Portland later in 1972 due to a family emergency, and Rich Philofsky took over her role as the primary manager. She moved to Tampa Bay, where she worked as a paralegal and rented several houses she had renovated. She is survived by her sister, Sherrie.

Richard Ford



Richard Charles Ford, a former Sauvie Island resident, died unexpectedly at his home in Nehalem on July 9. Ford was born Feb. 13, 1951, in Wilmette, Ill., and graduated from New Trier East High School in Winnetka, Ill. in 1969 and the University of Denver in 1973. In 1981, he moved to Portland, where he founded RC Ford and Co., a commercial real estate firm heavily involved in Pearl District projects. His other business ventures included a sandwich café, producing hard apple cider and raising beef cattle for Portland-area restaurants. He is survived by his wife, Kristin; daughter, Anna; sons, Jake; Tucker and Cody; brother, Steve; sister, Mary Pulsifer; and stepbrother, Trent Rhyne.

Harvey N. Black Jr.



Harvey N. Black Jr., a Lincoln High School graduate and former resident of the Legends Condos, died June 30 at age 89. A third-generation Portland resident, he was born Oct. 29, 1932, grew up in Portland Heights and attended Ainsworth Elementary School. He graduated from The Hotchkiss School in 1951 and Yale University in 1955. After two years in the Navy, he received a law degree from the University of California, Berkeley School of Law in 1963. He had an office on Northwest Thurman Street. He married Nancy Salt, who died in 2020. He is survived by his son, Harvey III; daughters, Anne Dokken and Caren Deardorft; stepson, Charles Jagger; sister, Nancy Bryan; and five grandchildren.

Harold 'Bill' Keil



Harold "Bill" Keil, a 1944 graduate of Lincoln High School and caretaker of Forest Park, died June 16 at age 96. He was born April 11, 1926, in Portland and grew up in Multnomah. He served in the Army in the Philippines during World War II. In 1950, he graduated from Oregon State University, majoring in forest management and journalism. He worked as a publicist for Timberline Lodge. He later became park forester of Forest Park, where he built trails and fire lanes. He later was a writer and editor for the Bureau of Land Management and trade organizations and wrote freelance articles and broadcast pieces with local media. He married Gloria Trantanella in 1959; she died in 2015. He is survived by his sons, Dick and Greg; five grandchildren; and three great-grandchildren.

Judith M. Yamauchi

Judith Michie Yamauchi, a 1956 Lincoln High School graduate who lived in the Pearl District in recent years, died June 12 at age 83. Judith Sakurai was born July 15, 1938, in Portland. From ages 3-6, she and her family were interned in World War II concentration camps. She attended Reed College, the University of Oregon and Stanford University and received a Ph.D. at UC Berkeley. She worked as a chemist in the patent section for Shell Development Corp. in Emeryville, Calif. She was a professor of natural resource conservation at the

University of Hawaii for 30 years until her retirement, when she returned to Portland. She married Dr. Hiroshi Yamauchi; he died in 2014. She is survived by her daughter, Kara Mie Williams; and one grandchild.

Carolyn S. Reynolds



Carolyn S. Reynolds, a longtime resident of Sauvie Island, died June 24 at age 73 from thyroid cancer. Carolyn Douglas was born Feb. 4, 1949. She was valedictorian of her class at Scappoose High School and graduated from Oregon State University with bachelor's degree in botany in 1971. She married Mark Reynolds in 1970. She was an administrator at Westridge Elementary School for many years. She was a founding member of The Resurrection Parish in Tualatin. She is survived by her husband, Mark; son, Clark; daughters, Beth and Heather; and two grandchildren.

Mary J. Sikorski



Mary J. Sikorski, a former Northwest District resident and hospital worker, died June 19 at age 100. Mary Martin was born Sept. 1, 1921, in Cavour, S.D., and grew up in Boise, where she attended St. Teresa's Academy, Boise High School and Boise Junior College. At age 21, Mary moved to Portland and lived in the residence at the old St. Vincent Hospital on Westover Road. She worked at St. Vincent for more than 40 years. She married Edward Sikorski in 1947, and they lived in the Laurelhurst neighborhood. She was a member of All Saints Catholic Church for more than 70 years.

Death notices

MICHAEL W. DOHERTY, 1956 graduate of Lincoln High School.

PETER J. RAZ, 1952 Lincoln High School graduate.

ALICE TURTLEDOVE MEYER, 92, member of Congregation Temple Beth Israel.

CRAIG A. HILL, 73, manager at Norm Thompson Outfitters.

SYLVI LARSEN, 82, former president Portland Garden Club.

ALEXANDRA J. SCHILLER, 87, 1952 graduate of Lincoln High School.

JOHN SOUTHER, 89, 1950 graduate of Lincoln High School.

BENJAMIN 'CORKY' MARKIN IV, 88, coached at Lincoln High School.

RICHARD J. DIVINCENZO, 90, born in Linnton.

IONE (GUNDEL) DOOLITTLE, 95, 1945 graduate of Lincoln High School.

JOHN FREED, 71, 1969 graduate of Lincoln High School.

PAUL HOGE, 89, attended Lincoln High School.

MARK MCFARLAN, 62, graduate of Ainsworth Elementary School and Lincoln High School.

NANCIE S. (STEVENS) MCGRAW, 93, attended Catlin Hillside elementary and high schools.

VIRGINIA E. ROSE MILETTA, 99, employed at Stadium Fred Meyer.

HOWARD W. PURVIS, 86, retired from Lincoln High School in 1994.

JAMES E. REEDER, 92, resident of Sauvie Island.

BRENDA RUSH, 85, Multnomah Athletic Club member.

RICK SPIELMAN, 76, co-founder of Spielman Bagels & Coffee.

MARTIN WEINSTEIN, 62, member of Temple Beth Israel.

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Readers Reply *continued from page 3*

from city hall, you were for bottom-up, neighborhood-based democracy, which is what we can get closer to by having a larger number of city councilors voted in by residents in districts in which they live rather than a small number voted in city wide who are vulnerable to special interests, such as developers, who have no stake in the communities they delight in razing.

My only hesitancy about the latter part of the charter reform proposal concerns having the city divided into only four districts with three representatives from each. This will serve as a back door to continued concentration of power in the hands of the few, which would be far less possible with 12 districts each having one representative. And I see zero practical reason for having only four districts instead of 12.

Perhaps you can enlighten me and your readers if I am missing something here.
M. Scott Jones
NE Cleveland Ave.

Hits mark

Spot on editorial. We have a lot of educating to do to prevent this travesty from happening.
Stan Penkin
NW Northrup St.

Chance for democracy

Typically, the somewhat curmudgeonly views you espouse mirror my own and often bring a smile to my face. Not so with your “Charter reform poison pill” column. You are technically correct that with charter reform “smaller communities have the power to elect their preferred candidates.” And you are correct about democracy being about majority rule in the United States. But otherwise, your head appears to be in a dark place.

Let’s look how democracy works in many other countries. In Germany, for example, their legislature (Bundestag) uses a mixed member proportional system, assuring that the membership is fairly apportioned amongst the parties based on the percentage of votes received by each party. The Greens, while never in the majority, are given real voice. They have real power in the alliances they create. This gives minorities power in fact, instead of just in word. And at this point it is pretty obvious that their system is working better than ours. And let’s also remember that this proposed 12-member commission is a legislative body.

This proposed charter reform, while imperfect, possibly brings us a bit of that very same kind of democracy to our poor city. And that is a good thing. If you want to understand this issue at a deeper level, I would refer your readers to the book written by Kristin Eberhard of Sightline Institute “*Becoming a Democracy: How We Can Fix the Electoral College, Gerrymandering, and Our Elections.*” She has a chapter on just this subject.

Jim Kelly
Kimberly, Ore.

Thanks for train story

Your article on the zoo train [“Rail dreams,” July 2022] was very well done, telling the story of the volunteers who are trying to get the Washington Park portion re-opened. Your details about all the involved government agencies and the zoo with respect to their positions and what is being done or not done is also very informative. Thanks for this information and all the excellent photos.

Also, your editorial about the proposed city charter reform is spot on and I couldn’t agree more with your points.

Keep up the good work.
Dick Wegner
NW Portland

Standing tall

I am heartened to learn that Steve Pinger stood up to the bullies of the Northwest District Association [“Marked Man,” June 2022] and did not submit to the Maoist, self-criticism flagellation session. Was he required to beat his breast and beg forgiveness for a sin so secret that he was unaware of his transgression? Should he abase himself and sob with shame for unknown and unknowable crimes? I stand in admiration of Mr. Pinger for enduring this Kafkaesque nightmare.

Gail Cronyn
NW Luray Terrace

Wrong calls

Regarding the Page 1 article on the Safe Rest Village proposed on Northwest Naito Parkway [“*Proposed homeless village perplexes Pearl neighborhood,*” July 2022]: The Pearl District Neighborhood Association was a huge catalyst and advocate not only for the Navigation Center but also for City Commissioner Dan Ryan. They made the wrong calls. The Navigation Center has proved to be a magnet for trash, tents and crime, and Ryan hasn’t made the smallest dent in the homeless crisis. As a result of those wrong calls—and despite years-long efforts by volunteers to clean the streets—livability in the entire neighborhood is suffering.

I suggested that the PDNA use its power to organize a town hall meeting so that city leadership can understand that the long-simmering frustration and rapidly building anger of the residents in our once-beautiful city has hit an all-time high. But it looks like the PDNA might just stand by and watch all of us walk away from the sinking ship that is Portland.

Yesterday, a retailer in the Pearl closed her shop because she no longer felt safe. Today, the operators of a small medical practice in the Pearl told me they feel their patients are no longer safe in coming to the neighborhood. And of course, no one can safely park on the street in the Pearl. The curbs are perpetually lined with broken glass from car break-ins. Summer sun may temporarily dull the damning image painted here, but the clock is running out.


Linda Witt
NW 11th Ave.

NW Examiner


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David Chen (left) and David Knowles joined the Charter Commission too late to influence the final proposal.

“Voters are looking for better government, not more government..”
— David Knowles, charter commissioner

modation. The Charter Commission tipped its hand in a list of “desired outcomes” that included “commitments to anti-racism and equity.” In contrast, neighborhood associations are organized upon the principle of representing all people within geographic boundaries as the bedrock of democracy.

Threading the needle in favor of one subgroup and not the other would seem a formidable task. Discussions at commission meetings never spelled out a process to “separate sheep from goats,” but there are clues to their way of thinking.

At a charter reform forum attended by about 50 people at a Willamette Heights home last month, Charter Commission member Andrew Speer was asked why the commission recommended only four voting districts across the city. Speer replied that larger districts mute the power of NIMBYs.

The coded message was that residents, usually homeowners in more prosperous neighborhoods, rally against development projects in their backyards that would not matter to them were they a few blocks away. NIMBYs are assumed to be outspoken but with too few followers to hold sway across a quadrant of the city.

The sweet spot in which racial and ethnic communities get a boost without simultaneously empowering homeowners was apparently judged to be less than citywide but larger than a neighborhood or cluster of neighborhoods.

Commission member Candace Avalos was more explicit in an interview posted on Rose City Reform last month.

“Portlanders overwhelmingly want geographic representation,” Avalos said. “That was an important goal for us, but we also wanted to avoid creating tiny little slices of the city that

people could take control over and then block progress.”

The proposal embodies a means to give smaller voting blocs the ability to elect their favored candidates. By combining multimember districts with ranked-choice voting, candidates can gain seats while garnering as little as 25 percent of the vote. Ranked-choice voting rewards the forming of slates to maximize second-, third-, etc. choice votes, making it possible to best candidates with more first-choice votes.

Avalos, a former City Council candidate, believes new political strategies will be rewarded in the new system.

“If I had run my 2020 campaign under the proposed system, I would have wanted to band together in groups. I could see several of us banding together to say: Here are the values we all share.

“It’s really hard to run in our current system. When you run citywide, you have to reach so many people and try to meet all the different needs of all the different neighborhoods.”

Attempting to serve the needs of the full range of constituents has been described in political sciences classes as the unifying strength of American democracy. That view received little attention from the Charter Commission.

Novel combination

Duffy called the combination of ranked-choice voting and multimember districts untried, untested and extreme.

“It creates factions,” Duffy said. “It creates mini political parties. It accentuates the power of special interest groups. This proposal wants to take us from a government that nobody in the country is still using to a government that has never been used anywhere in the country.”

Billings-Yun insists the proposal is a package that would not achieve its purpose if separated.

FairVote, an organization advancing voting reform, reported that New York, Cincinnati and Cleveland were among two dozen cities that adopted ranked-choice voting since 1941. These cities did not enact multimember districts.

“Many of the cities that adopted RCV in that era did away with it due to changes in voting technology and the increased ability of racial minorities to get elected under RCV, but the system remains in Cambridge, Mass.,” Fair Vote concluded.

Mozyrsky said ranked-choice voting could be workable standing alone, but not within multimember districts. Multimember districts have been tried and rejected in several U.S. cities, he said, including Baltimore, where a two-thirds majority voted out such a system in 2002.

Two years ago, Cambridge refused to add multimember districts to its ranked-choice system, Mozyrsky said.

Eastpointe, Mich., adopted ranked-choice voting in 2019 to “enhance the ability of minorities to have a minority elected.” Despite a 49-percent Black electorate, Mozyrsky said white candidates captured both contested seats in the 2019 council election.

Palm Desert, Calif., was set to implement ranked-choice voting in a multimember district in 2020, then delayed. A ballot measure to be decided later this year will consider switching to single-member districts.

Three oppose

Mozyrsky was one of only three commissioners who voted against the reform proposal. The other two were David Knowles and David Chen, who were added in February in the final stages of an 18-month process.

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APPOINTMENTS GLADLY SCHEDULED!

Knowles, a former Metro councilor and director of the Portland Bureau of Planning & Sustainability, has practiced law and consulted throughout the Pacific Northwest on land use and transportation. Chen, a business attorney, worked for an international law firm. He co-founded a bioinformatics startup and served in the civil rights division of the U.S. Department of Justice litigating employment discrimination cases.

“It was like a breath of fresh air when they came on,” Mozyrsky said, noting that the two brought experience and administration backgrounds to the discussion.

But even Chen and Knowles could not open a wider debate on the underlying assumptions and ramifications of the draft proposal; they were told that voting mechanisms were settled topics. Their frustration came out when they explained their votes at the final commission meeting.

“I really believe voters are looking for better government, not more government,” Knowles said. “I’m not persuaded that multimember districts, a council size of 12 and the new voting method that would be used in multimember districts is going to accomplish [the commission’s] objective.”

“The election method for multimember districts is flawed. I’ve been very concerned that it won’t achieve the objective of diversity and increased representation. I think it’s going to dilute accountability.

“Am I wrong about all of this? Maybe I am, but on the other hand, I could very well be right, and the problem is there’s no data to show that I’m right or wrong because this has never been done in the U.S. before. It’s an experiment, and I’m very concerned that at this point in our city’s history we shouldn’t replace a form of government unique in the country with a form of government that is unproven. I just think it’s a mistake.

“I wish the commission could have said at the beginning of this process that we’re really going to work hard to get a consensus recommendation in front of the voters. ... I am really worried that, based on the public testimony that we heard in May, there will be significant opposition. My guess is that it’s going to pass or fail by a few percentage points. Either one of those outcomes is a lose-lose situation because we’ll continue to have deep divisions about the way in which we ought to govern our city.”

Chen was briefer.

“I have several concerns about the proposed charter amendments, but I’ll mention just two,” he said.

“First, multimember districts with ranked-choice voting: There’s a lot of risk here with protecting incumbents, with potential extreme candidates, with diluting accountability and with voter confusion.

“We have to get the charter recommendation right. We are making decisions that could persist for generations. We need more time to consider feedback, to refine the language, to think about related laws and practices and even unexpected consequences.”

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Commission ignores evidence of dysfunction in touted voting system

The Portland Charter Commission counted examples of voting reforms employed around the world and declared them the wave of the future. Various forms of ranked-choice voting and multimember districts are used in more than 40 jurisdictions in the United States and in almost all European countries, according to Charter Commission Chair Melanie Billings-Yun.

The commission often blurred distinctions between the two systems, which have been separately adopted in a growing number of jurisdictions though never in combination in the United States.

Portland attorney Terry J. Harris served on the charter commission in Baltimore before voters there ended the city’s multiple-member council districts in 2002. He began following the Portland Charter Commission last September after it circulated a draft calling for both ranked-choice voting and multimember districts.

He was surprised at the naiveté of the commission and its lack of curiosity to get beyond slogans.

Andrea Jenkins, president of the Minneapolis City Council, was invited to share her city’s experience with voting reform with the commission. Harris said she was taken aback to learn her local audience assumed Minneapolis was using both ranked-choice voting and multimember districts when only the first was true.

Harris tried to deflate the commission’s faith in multimember districts. He attended every commission meeting as well as all meetings of the voting structure and form of government subcommittees since September and spoke at every opportunity when the public was permitted to make three-minute statements. Harris estimated that he spoke out nearly 10 times, following up with written statements. Not once did commission members or staff respond or ask questions of him, he said.

“They announced [their plan] and defended it for months,” he said. “They didn’t engage with the community or counter viewpoints. I would have hoped they would have been more thoughtful.”

The commission relied on polling conducted by GBAO Strategies of Washington, D.C., concluding that about 70 percent of Portland voters supported ranked-choice voting and slightly more supported a system combining multimember districts and ranked-choice voting.

The commission heard presentations from advocates and consultants favoring these voting systems but did not give agenda time to contrary experts, said Vadim Mozyrsky, a member of the Charter Commission who has co-founded the Partnership for Common Sense Government PAC to oppose the ballot measure.

“The push for an election system overhaul mostly came from the Coalition of Communities of Color, which was contracted by the city to provide community outreach, and Building Power for Communities of Color, the (advocacy) arm of the coalition, which helped coordinate the polling,” Mozyrsky said.

Harris was not an invited expert, but he knew



Terry J. Harris

something about Baltimore, which introduced multimember districts in the early 20th century. Weaknesses of the system grew increasingly evident, resulting in a voter initiative dismantling the system by a two-thirds majority.

“The problem was accountability,” Harris said. “You had six three-member districts with candidates running as a slate or each voting the same way.”

As a result, council members would “hide behind each other” to excuse unpopular votes or would neglect constituent service, passing the buck to other council members who had equal responsibility to provide assistance.

“They were never really accountable to the voters,” he said. “They focused on the voters who elected their slates.

“Some were there for decades. There was lots of dead wood, lots of inaction. They didn’t return phone calls.”

Harris said there “aren’t any good examples” of multimember districts in the United States, and international cases involving parliamentary systems do not apply to Portland’s situation.

“The idea behind multimember districts and ranked-choice voting is you get a lower threshold to win a seat,” he said.

The corollary is that those elected by a non-majority slice of the voters can remain in office by satisfying only that segment of the constituency.

“Under my theory, representatives are accountable to everybody,” he said. “They’re supposed to represent the whole district.”

The fear of being removed from office is largely muted in multimember districts in which almost any incumbent has enough name recognition to finish within the top three candidates in a district, he said.

“Making getting someone in easy makes getting someone out hard,” Harris said. “I honestly don’t think they thought about that until I brought it up in September.”

– Allan Classen



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Justa Pasta . . . and a lot more

By GERRY GREEVE

With more than a dozen Italian restaurants and trattorias within a 20-minute walk of our Pearl condo, my wife, Margo, and I eat a lot of good Italian meals.

How do we decide which one to choose on a given day?

Two of our favorites are Trattoria Gallo Nero, which I wrote about last month, and this month's subject, Justa Pasta. The food at both is terrific—creative, well executed and often surprising. While Gallo Nero has a few more salads and Justa Pasta a wider selection of daily specials, I would say the primary difference is ambiance.

Justa Pasta is informal, and the large patio is comfortable in summer or winter. By contrast, the dining room in Gallo Nero is elegant, and the enormous wine list would impress your boss or cosmopolitan friend from New York.

Justa Pasta founder Roland Carfagno headed west in 1990 for the fabulous windsurfing in the gorge and ended up creating a thriving trattoria on an industrial flavored stretch of Northwest 19th Avenue.

Carfagno absorbed the art of cooking at the elbow of his grandmother Rosina, who lived in a hill town in southern Italy. Her touch is reflected in the meatballs he serves at Justa Pasta. He doesn't claim it is her recipe.

"My cooking is instinctual," he said. "The ingre-

dients talk to me, and it happens naturally. For me, it is an art form.

"People ask me what type of Italian cooking I do. I tell them, 'Philly Italian.'"

His customers have a less modest assessment.

"Many people tell me our chicken parmigiana is the best they've ever had," he said.

The lunch and dinner menus on a recent day (July 8) included 39 dishes using 18 different types of pasta. I don't like overly spicy meatballs so Justa Pasta's meatballs are right up my alley—rich but not overwhelming.

Becoming a restaurateur was not Carfagno's goal as a young man. After studying English literature at Connecticut College and taking courses at the Goethe Institute in Munich, he took to windsurfing with his uncle in the Greek islands. The renowned winds of Hood River beckoned him to Oregon. To pay his bills, he started a wholesale business making fresh pasta and ravioli from a commercial kitchen in Northwest Portland.

By 1998, he began selling lunches to go. In time, he remodeled the space, added a dining room and bar. His product line was no longer "just pasta," but the original name had a ring to it and has endured.

Chatting with Carfagno in the kitchen—a room deep in the aroma of fresh basil as Mariel stripped the stems out from the stack of fresh leaves.

"Always put in the pine nuts," he reminds the staff.



Large groups can be accommodated in one of the dining rooms or on the patio.

NOBBY NEWS

Vol. 28, No.8

"News You Can't Always Believe"

August 2022

What a tangled Webb we weave

Hurtling through space at the speed of light, images from the James Webb space telescope are arriving on Earth. Astronomers are astounded that through the eons, the Nob Hill Bar & Grill has remained prominent on the Earth's landscape.

For example, about the time single-cell organisms appeared, Nobbys was open seven days a week, 365 days a year.

When early man first dragged his knuckles from the cave, Nobbys was featuring Monday night tacos. As the pyramids rose, the Nob Hill Bar & Grill was offering drink specials and microbrews.

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Next to him, Yeni Martin, who has taken over his role as pasta pro, separated angel hair for one of the six to eight entrees for the day. She saves time every couple of days to bake mouthwatering cheesecake.

Carfagno's partner, Keema Kiewel, is in charge of the wine. They live just up the street. Carfagno's daughter, Mary Alice, helps with service when not in school. Sometimes his brother comes out from back East to run the bar.

The space is perfect for a summer afternoon or evening. A cool bar indoors, surrounded by two dining rooms and the kitchens, opens onto a large patio seating 50. The patio is totally covered, and the breeze wafts the aroma of cooking round your shady table.

So where does Carfagno go when he wants a good meal when not on the job? His favorite restaurants are in Northwest Portland; Trattoria Gallo Nero, Caffe Mingo, and Nuestra Cocina.

Carfagno was poetic on the virtues of

Sicilian wine.

"The Carricante grape wines from the Mount Etna region are full of unique character," he said. "They are largely ignored in the USA, but for me they are the best Italy has to offer—full of rich complexity and distinctive flavors—but not for everyone's palate."

Fortunately, he has a few bottles in stock so you can put your own palate to the test.

Justa Pasta
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503-243-2249



Justa Pasta owner/chef Roland Carfagno, his pasta maker and some of his favorite ingredients.



Food News

Prominent trio opens two restaurants

Two new restaurants by MMMco. opened last month in Northwest Portland. MMMco. was founded by Micah Camden (of Little Big Burger), NFL star and Grant High School graduate Ndamukong Suh and Craig Peterson, a third-generation owner of RingSide Steakhouse.

MMNco., based in Southeast Portland, also operates Baes Chicken, Boxer (Northwest 23rd and Savier), Kevin & Frankys, Snappy's, SuperDeluxe and Yaya Canto BBQ.

ROCK PAPER FISH, a fish-and-chips restaurant opened at 2309 NW Kearney St. The menu includes calamari, shrimp, oyster po'boys and Alaskan halibut fish and chips. Rock Paper Fish is open 11 am-9 pm daily.

KINNAMONS, a bakery named for the Greek word for cinnamon, opened at 1241 NW Johnson St. on July 19. Cinnamon rolls baked daily are the only edible item on the menu, which also includes beverages such as espresso and flavored coffee. Kinnamons is open from 8 a.m.- 8 p.m. daily.

Manzanita NW coming

A wine bar and winery tasting room in the Carson South building at 2121 NW Savier St. opens Aug. 3. It will feature Oregon and Washington wines, craft beers and ciders. Hours are 2-10 p.m. Monday-Thursday and noon-10 p.m. Friday-Sunday.

Alouette closes abruptly

After opening at 2764 NW Thurman St. in May, Alouette closed in July for repairs. Owner Wei-En Tan said the closure had nothing to do with an effort by employees to unionize.

"I do not believe in unionization being used as a weapon against small business owners who are in debt and literally opened the restaurant six weeks ago—especially when no open communication was attempted before the union organizing effort," Tan wrote employees, as reported in Eater Portland.

Workers have filed a complaint with the National Labor Relations Board.

Briefly

Rick Spielman, co-founder of **SPIELMAN BAGELS & COFFEE**, died last month of complications of Parkinson's disease at age 76.

SIP CITY SPIRITS+WINE+BEER has replaced the former Goodwill Industries store at 2215 W. Burnside St. Sip City is owned by Bruce Randall and Randall Family Enterprises Inc., which also owns Uptown Liquor. Uptown Liquor is temporarily closed as plans are made for a wine-focused reopening.



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Jim Brunke
Real Estate

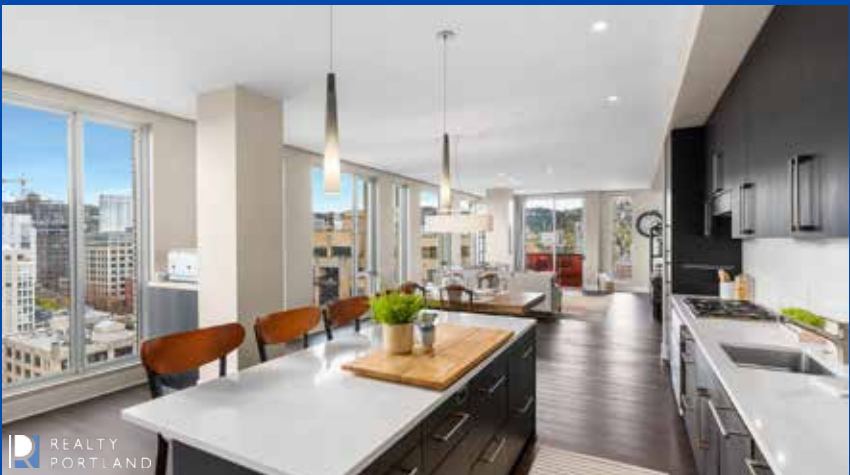


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NW PORTLAND / PEARL DISTRICT DEVELOPMENT MAP

2892 NW UPSHUR ST.

Plans for a five-story condominium building facing Northwest Thurman and Upshur streets involve demolition of a 1925 office building at Northwest 29th and Upshur. A historic plaque on the building commemorates its former resident, Jesse Still (1881-1981), called one of America's first documentary filmmakers. The building is not listed as a historic resource.



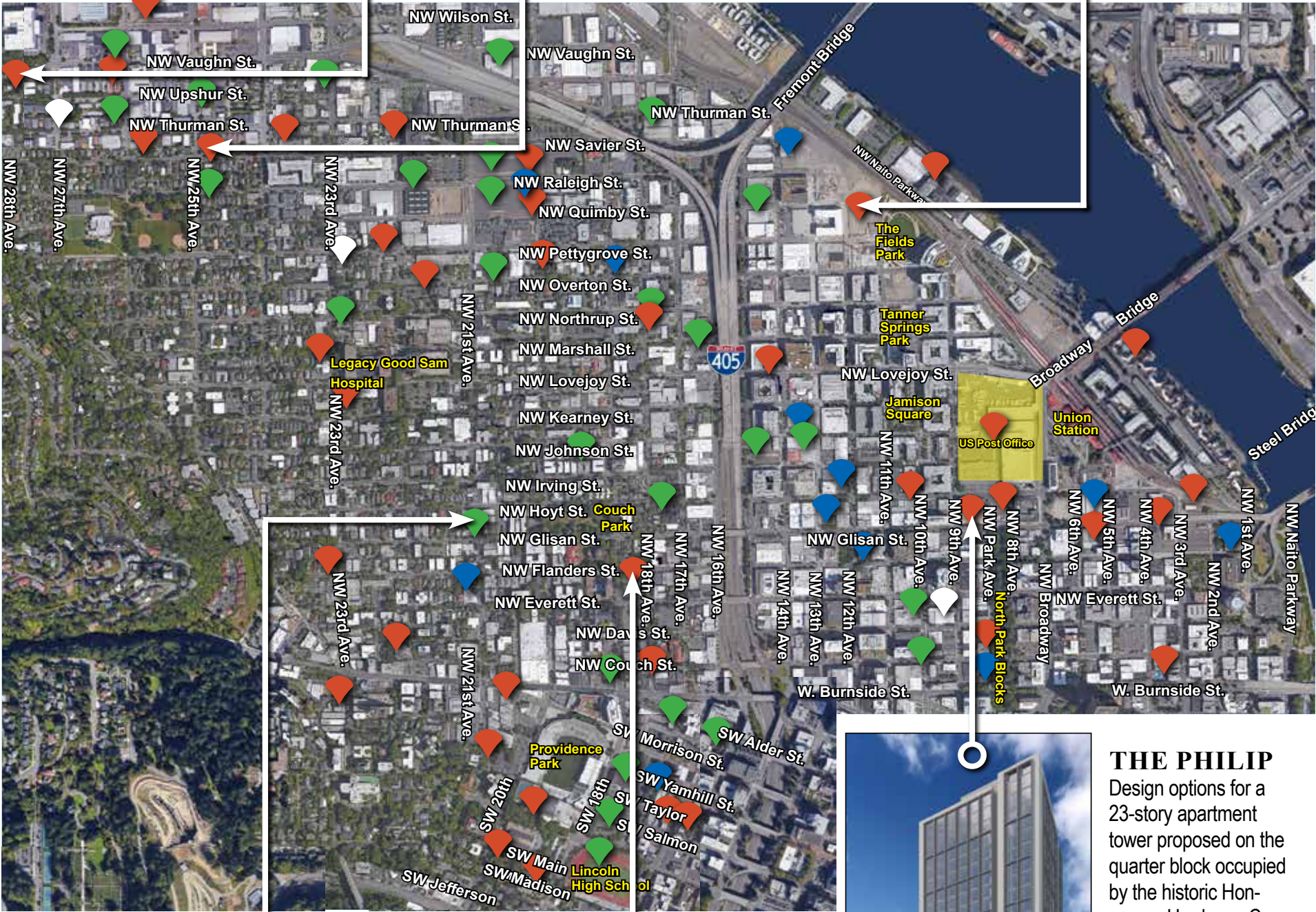
1708 NW 25TH AVE.

Units in a 1926 apartment building at 1708 NW 25th Ave. are being cleared by Legacy Property Management in preparation for remodeling. Sixteen-year tenant Don Stone said he got a 90-day eviction notice this summer. The property was purchased in March by a company located at 2284 NW Thurman St., but Michael Feves, who heads Circum Pacific Properties at 2284 NW Thurman, told the NW Examiner he does not own the building at 1708 NW 25th Ave. and could not say who does.



NW 12TH AND QUIMBY

A pre-application conference was held in May for a 20-story tower at Northwest 12th and Quimby by GBD Architects on behalf of international developer Greystar. A self-storage project by Hoyt Street Properties on this site was approved in 2016.



519 NW 21ST AVE.

Major remodeling of adjacent spaces once occupied by Wimpy's and O'Brien's taverns on Northwest 21st Avenue is underway. Portlandmaps.com indicates showers, restrooms, treatment rooms and a tea bar are being installed for "21st Ave. Fitness." The property is owned by Clackamas Investment Co. LLC, which was registered with the Oregon Secretary of State by Ronald L. Laughlin.



1819 NW EVERETT ST.

Founders Development Co. of Las Vegas has submitted preliminary plans to remodel the historic Northwest Neighborhood Cultural Center at 1819 NW Everett St. as part of a two-building boutique hotel complex. A five-story hotel is planned for the current parking lot. A design-advice hearing is anticipated this month.



THE PHILIP

Design options for a 23-story apartment tower proposed on the quarter block occupied by the historic Honeyman Hardware Co. building were discussed by the Portland Historic Landmark Commission last month. Pearl District Neighborhood Association planning chair David Dysert said finding sufficient space

for underground parking while not overshadowing the historic resource may jeopardize the project.



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



Courtyards running the length of the property allow plenty of sunlight to reach the rose bushes and other landscaping.

Lower left: Judith Ford (right) was heavily made-up to play a witch in a 1999 Disney film shot in St. Helens.



Photo by Julie Keefe



"No going back" cont'd from page 1

story. Mike Taylor, a tenant here from 2005-14, came back with a painting of Lola, his Staffordshire bull terrier, who died in 2013. Many remembered her well.

But the right of return is slipping away for Teicher and all who have called Elysian Garden home over the years.

Ethos Development LLC closed a \$6.6 million deal on the property on March 24, and the Northeast Portland developer plans to level the low-lying structures to maximize the development potential. In June, Ethos President Paul Del Vecchio showed the Northwest District Association preliminary plans for two five-story buildings containing up to 170 apartments.

Del Vecchio met with the residents and encouraged them to stay until construction begins. He even suggested that they could move into the new building in a few years when it's completed. But the cost per square foot would be much higher (Elysian Garden studios rent for under \$1,000 and two-bedroom units for about \$1,400), and anything new will not have the qualities that have made Elysian Garden, named for paradise in Greek mythology, their little corner of heaven.

It starts with the garden, or at least the opportunity to be gardeners. Rose bushes and lawns lining the walkways running the length of the property between Upshur and Vaughn streets are well tended by the residents. Some have introduced their own lavish plantings.

Safety owes in part to the configuration. Any stranger wandering through can be seen from many units. Theft and vandalism are beyond rare.

Mostly, the sense of home comes from connections with other residents. It's no wonder that people keeping coming back, said Teicher, a former writer and photographer for an Intel in-house publication who also had an antique business for 18 years and for a time drove a taxi.

"You don't have to go anywhere to see your friends," she said. "This place is a neighborhood."

Teicher does not expect to find another place like it.

"I am devastated at the thought of it being demolished," she said. "I feel like we're losing something that's precious. We all feel that way."

"I have lived at Elysian Garden for a little over 10 years and love living here," wrote a resident who asked not to be named. "There are many tenants who have lived here for many years and take pride in trying to keep the beautiful roses and flowers healthy and alive for all to enjoy. It's always had a community feel to it. I have built friendships with several current and past neighbors.

"Many summer evenings, you'll find neighbors sitting out on their stoops chatting with others, sharing a beverage and getting to know each other while their dogs play. It's so nice to feel safe and know that if you needed anything, your neighbors would be there to help.

"Nowadays, it seems hard to find that type of living environment, especially in a multistory complex. It's just very sad that the owner and city would rather force good, long-term tenants out for a large complex that most can't afford to live in."

Judith Ford, who lived at Elysian Garden from 1990-2008, said, "I knew many of the old interesting residents that the Coleman family (former landlords)

Cont'd on page 12

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Elysian Garden neighbors often gather on their communal deck in summer months. Troy Erickson (L-R), Lane Allen, Mike Taylor, John MacBride, Ronni Teicher and Julie Liddick. Photo by Julie Keefe

‘Nonsensical to me’

Neighborhood representatives, acknowledging that there are no legal barriers to demolition, nevertheless had some critical words.

“Removal of what’s there is nonsensical to me,” NWDA Planning Committee member Roger Vrillakas said. “What’s there is perfectly fine, and I cannot understand why the city encourages this.”

Committee co-chair Greg Theisen encouraged members to look at the property before it reviews the redevelopment application.

“It’s a really sweet little development, and it will be missed,” Theisen said. “I was really struck by the rose bushes and the open grassy area.”

Del Vecchio said the buildings “are near the end of their lifespan” and do not support the cost of repairs needed. Three other developers interested in the property all intended to raze Elysian Garden, he said.

“As a region, we have decided we aren’t going to build out [but rather to build up],” he said.

If such a decision has been made, it did not involve conferring with the kind of people who consider Elysian Garden the ideal—if dying—form of urban architecture.

“Nobody in the neighborhood wants a looming structure in that location,” Taylor said.

Each unit has its own front and back door, making each trip an opportunity to encounter a neighbor. Natural light reaches every room, perhaps a reason many artists have lived here. A communal clothesline, erected long before it was eco-correct, divides the brick buildings nearest Upshur from the plaster-coated ones along Vaughn Street.

It has no parking lot and many tenants have no cars. A photo from almost any angle, especially those showing an old water tower north of Vaughn Street, reveals nothing that would have been out of place a century ago.

Time, however, has not stood still in paradise. The complications of deferred maintenance, old plumbing and sagging foundations are evident.

“As apartments were cleaned and repaired between tenants, there were opportunities to step in and have a look around,” said Taylor, who keeps a thick file on the property with thoughts of turning it into a book.

“Every one of them was slightly different. Various oddities caused their ‘nicknaming.’ One had a small deep sink in the kitchen which was dubbed ‘the kitten-drowning sink.’ Another one had a handmade tie rack inside a closet door capable of holding over 100 neckties.”

One unit had “a floor so slanted that you felt as though you were in the Mystery Spot in southern Oregon,” he said.

“Yes, the building was physically on a downward trajectory, a resource allowed to go to seed,” he said, “and a lot of that happened because the earlier owners did not have deep pockets.”

Real estate speculation has also been a factor.

“I think that George Hale [a prior owner whose grand development plans died about a decade ago] didn’t believe he had to worry about the condition of the property, given that his plan was to raze it and build his award-winning ‘Borg cube’ design,” Taylor said.

“Then he thought he could reroof and advertise on Craigslist to out-of-towners on the strength of the location. What happened was heavy turnover with some tenants leaving in the middle of the night.”

Carl and China Ageros were the resident managers from 2007-13, when the property sold. Carl said there were serious structural problems that had gone unaddressed for years as later owners applied only cosmetic improvements.

“I loved that place,” Ageros said. “I loved living there. It was a lovely community, and we loved our neighbors.”

The Ageroses have had nine years to adjust to life after Elysian Garden.

Teicher still faces the abyss.

“We feel so helpless,” she said. “We see the wrecking ball, and there is nothing we can do about it.”

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“They provide already-built affordable housing in a city too expensive for many.”
— Drew de Man

“No going back” cont’d from page 11

was kind to. There were many alcoholics, drug users and mentally ill, but we were all a caring community.”

“I lived at Elysian for about a year and a half,” wrote Drew de Man. “Loved the place. We need more density, yes, but those garden apartments should be maintained as 100-year-old historic architecture. They are also green and provide a pleasant, serene ground level space for residents, as well as an unpaved area that at least absorbs some measure of rainwater runoff that otherwise chokes the overtaxed storm water system.

“Elysian was a haven for me. Close to the AA clubhouse, I could walk and bike to meetings, and my time there provided a safe and comfortable place to find serenity in recovery. They provide already-built affordable housing in a city too expensive for many.”



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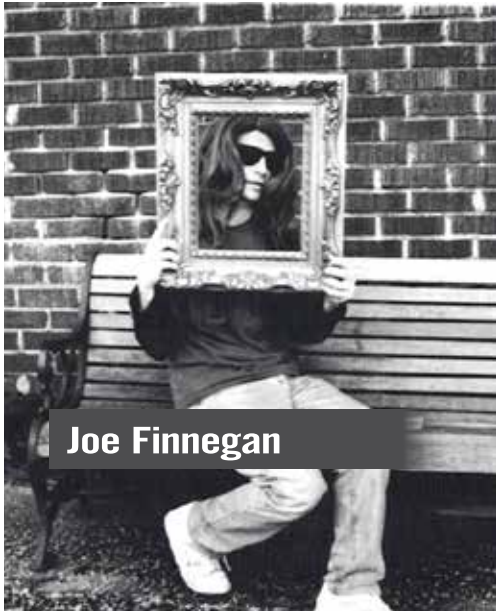


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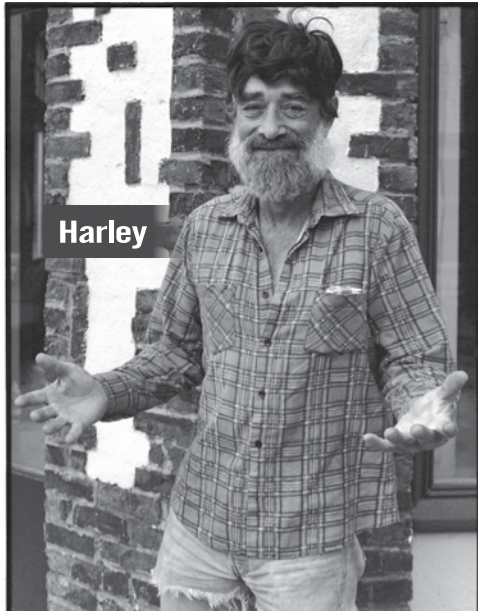
People who made Elysian Garden memorable



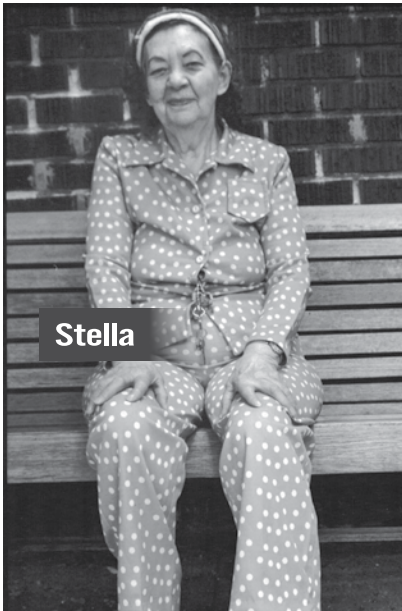
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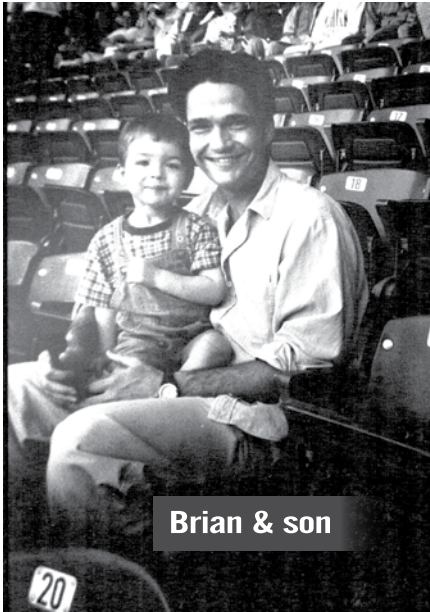
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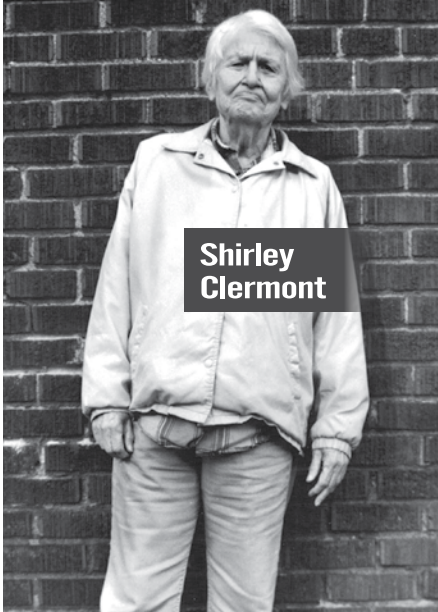
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Shirley Clermont

All black and white photos by Ronni Teicher

In her 30 years at Elysian Garden, Ronni Teicher got to know many of its unforgettable characters, some of whom she photographed

GAYLE HAMMOND lived at Elysian Garden for 38 years and for many years tended the roses at Chapman School as a volunteer. Her rent was increased from \$415 to \$715 by new landlord George Hale in 2007 and she moved out.

NITA JACURA managed Elysian Garden several years for Emerald Property Management before Ronni Teicher and Bev DeMarco became co-managers. Nita died July 18 from a heart attack.

BEV DEMARCO has lived at Elysian Garden about 18 years, several as co-manager.

HARLEY (photo) lived with his buddy from Vietnam, Bill, and their friend Bob. Each slept on their own sofas and watched different channels on their own televisions, which were always on. All were alcoholics. Their bathtub was filled with concrete for some unknown reason.

LONNIE and **SCOTT**, a gay couple, lived directly across the courtyard from Harley, Bill and Bob, who grew irritated by their walking naked with the drapes open. Lonnie and Scott were evicted for not paying their rent.

BRIAN (photo) was a writer and painter who moved to Los Angeles to study acting. His son, Westin, sometimes stayed with him. KOIN 6 News featured him on a piece on the Northwest lifestyle.

JULIA (photo), always wearing a turban and red-painted cheeks, could be seen at all times of day or night pushing a shopping cart filled with new socks and other gifts for store vendors along Northwest 21st and 23rd avenues.

STELLA (photo), loved her cats and smeared them with Vaseline as a flea deterrent. She spoke with a squeaky cartoonlike voice and would hum loudly while hanging her undergarments on the clotheslines.

JOE FINNEGAN (photo), an artist and collector, moved out of Elysian Garden to help care for his ailing father in Lake Oswego. For decades, he sold

vintage merchandise at the House of Vintage.

EVA LAKE (photo), who became close friends with Teicher at the University of Oregon in the mid-1970s, became an accomplished artist whose works have been shown at the Museum of Modern Art and around the world. She lived at Elysian Garden in 2012-13 but moved because bus service to downtown was too unreliable.

SHIRLEY CLERMONT (photo), a good friend of Trudy, rarely left Elysian Garden except to take a shuttle bus to Fred Meyer.

TRUDY (photo), was resident manager during the Coleman family's ownership from about 1962-1999). She had a wire-haired Terrier her son gave her while serving in the military in Germany. A pitcher of her special iced "tea," Coca-Cola mixed with vodka, was always in her fridge.

After Trudy retired and moved into a smaller apartment, **FRANK** and **LENA** moved in as resident managers. Frank met Lena while he was serving in the army in the Philippines.

Frank and Lena were followed by **CARL** and **CHINA AGEROS** and their two young boys, **INDIGO** and **TRUE**. Carl was a talented painter in acrylic and oil.

JUDITH FORD was a television and movie actor who played a witch in a 1998 Disney film, "Halloween Town," filmed in St. Helens. She remains active in the Screen Actors Guild. She lived at Elysian Garden in the 1990s with her malamute, Augie, and her parrots.

BILL FRENCH was an artist and longtime resident who got breaks on his rent from the former landlord. He gave art pieces to his Elysian Garden neighbors when a new landlord hiked rents, forcing him to leave.

Bill's friend **KYLE**, a cook in a strip club who died young.



Taylor & Lola



Bill French



Judith Ford



Gayle Hammond

Elysian Garden recent owners

- ? Marie Masters
- 1967 David and Rose Fertig / Bertha Gevurtz
- 1993 William Coleman
- 2007 George Hale
- 2022 Ethos Upshur

This site was within the grounds of the 1905 Lewis & Clark Exposition.



THIS CITY IS A MESS!

NW Examiner Editor and Publisher Allan Classen on a recent work day with Pearl District neighbors volunteering for We Heart Portland.

But to fix it, we need to dig into the details, find out what has gone wrong and why.

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Friends of Wallace Park volunteers held a cleanup event in the park last month. Their next work day will be in October. See wallaceparkpdx.org/ for details.



The new Forest Park entrance and parking lot at Highway 30 and St. Helens Road is complete. A nature center is considered Phase II of the project, but no specific plans are in place. Photo courtesy of Portland Parks & Recreation



Patrick Burnite (left) and Ken Thrasher of We Heart Portland helped spread bark mulch along Interstate 405 medians on a recent Saturday morning. The organization has spread 150 bags of mulch on NW 15th and 16th Avenues in preparation for fall planting.



The Forest Park Post Office at Northwest 24th and Savier closed at the end of July. The nearest U.S. Postal Service retail branch is at Northwest Hoyt and Broadway.



Last month's cover story about a citizen campaign to restore the full route of the Washington Park railroad included a photograph of eight volunteers who helped remove overgrowth and rubble along the tracks. Unfortunately, there was no caption. Those workers are (L-R): Ron Waterman, Cathy Waterman, Melissa Darby, Bill Burgel, Jim Scanlon, Gerald Fox, Jay Shoemaker and Peggy Alter. For information or to get involved, email: ZooTrain@arlingtonheightspdx.org.



Streetcar rails buried under Northwest 16th Avenue for about a century were removed during construction of street improvements between Burnside and Davis streets. The Oregon Department of Transportation archaeology department documented the discovery and saved the materials. The Portland Bureau of Transportation will reuse the cobble stones on new projects. (Photo on left by Jacob Kovalchik, Archaeological Monitor)



PENDING



0.92 ACRES

Lake Oswego\$2,499,000

5,098 SF (Including 1,147 SF Barn) • 3 BD • 4.1 BA | **ML# 22379896**
Pat Bangerter 503.803.6269 | Jeni White 503.964.0576



1.54 ACRES

Cedar Mill\$1,549,900

3,165 SF • 4 BD • 2 ½ BA | **ML# 22340422**
The Dirk Hmura Team 503.740.0070



Lake Oswego\$1,890,000

3,615 SF • 3 BD • 3 ½ BA | **ML# 22577448**
The Kendall Bergstrom Team 971.356.6085

PENDING



Blue Pointe\$1,550,000

4,957 SF • 4 BD • 4.5 BA | **ML# 22112067**
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PENDING



Portland Heights\$1,495,000

3,191 SF • 3 BD • 2 ½ BA | **ML# 22017415**
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The Pearl\$1,295,000

2,000 SF • 2 BD • 2 ½ BA | **ML# 22684765**
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ON THE GOLF COURSE

Claremont\$995,000

2,625 SF • 3 BD • 3 BA | **ML# 22362723**
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West Linn\$948,000

4,314 SF • 4 BD • 3 ½ BA | **ML# 22426738**
The Apa-Clarke Team 503.806.9773



Bonny Slope\$895,000

3,488 SF • 4 BD • 4 BA | **ML# 22023607**
Shelly Brown 971.221.2641 | Beth Flora-Horton 503.706.6849



NW Portland\$835,000

1,539 SF • 2 BD • 2 ½ BA | **ML# 22086829**
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3,448 SF • 3 BD • 2 ½ BA | **ML# 22377624**
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2,412 SF • 4 BD • 2 ½ BA | **ML# 22523118**
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SE Portland\$670,000

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Tigard\$599,999

1,414 SF • 2 BD • 2 BA | **ML# 22611278**
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North Portland\$599,000

1,608 SF • 3 BD • 2 BA | **ML# 22390601**
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The Pearl\$555,000

1,022 SF • 1 BD • 1 BA | **ML# 22550778**
Jason Cassell 503.953.5444 | Bob Harrington 503.913.1296



The Pearl\$549,000

1,121 SF • 1 BD • 2 BA | **ML# 22153011**
The Kendall Bergstrom Team 971.356.6085



St. Johns\$499,000

1,202 SF • 3 BD • 2 BA | **ML# 22494544**
Brian Budke 503.310.5252 | Harrison Whitmarsh 503.432.5556



NE Portland\$439,000

975 SF • 3 BD • 1 BA | **ML# 22154057**
Amanda Rust 503.830.7249 | Kate Mitchell 503.318.4800



North Portland\$389,000

702 SF • 2 BD • 1 BA | **ML# 22648031**
Ginger Gregory 503.333.1390 | Nicole Jochum 503.894.6650

PENDING



The Quintet\$290,000

707 SF • 1 BD • 1 BA | **ML# 22401161**
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