

“Digging deep,
Shining a light”

INSIDE



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things go so
wrong?



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Restaurants
take it outside



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take us back

Authoritarian wall cracks



*New president invalidates
‘unilateral action’
against Examiner*

BY ALLAN CLASSEN

Rick Kneuen, the outsider who challenged the direction of the Westside neighborhood association coalition, defeated incumbent Richard Barker 5-4 in a board election last month.

The new president wasted no time in setting a new course. At a specially called board meeting Dec. 21, he announced that Barker’s banning of this reporter from its public meeting in November was in violation of the organization’s bylaws and therefore not valid.

“Nowhere in our bylaws is any member given the power to act unilaterally,” Kneuen said. “The action to exclude the Examiner is null.”

Barker and past Vice President Stan Penkin objected, but Kneuen told them they would have to get

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Buyer interested in landmark cultural center

Community owners will decide, but what will they know and when?

BY ALLAN CLASSEN

A tentative offer of \$4.75 million has been made on the Northwest Neighborhood Cultural Center, and the prospective buyer is kicking the tires of the 113-year-old national landmark in hopes of closing a deal by mid-May.

The masonry monolith at 1819 NW Everett St. is owned by a non-profit corporation controlled by its 600 members, and no sale can be completed until gaining two-thirds support of voting members. That barrier blocked the last attempted sale in 2006, although 57 percent favored a \$2.1 million offer by the Northwest Children’s Theater, the building’s major tenant since 1993.

NNCC President Dan Anderson emphasizes the speculative nature of the offer represented by a letter of intent, deposit of earnest money and 60-day “due diligence” period in which the buyer, Founders Development Inc. of Las Vegas, investigates underlying factors affecting the transaction. After that period, the buyers cannot back out without

relinquishing earnest money.

“Letters of intent are quite common,” said Anderson, who does not characterize the interactions with Founders Development as a pending sale.

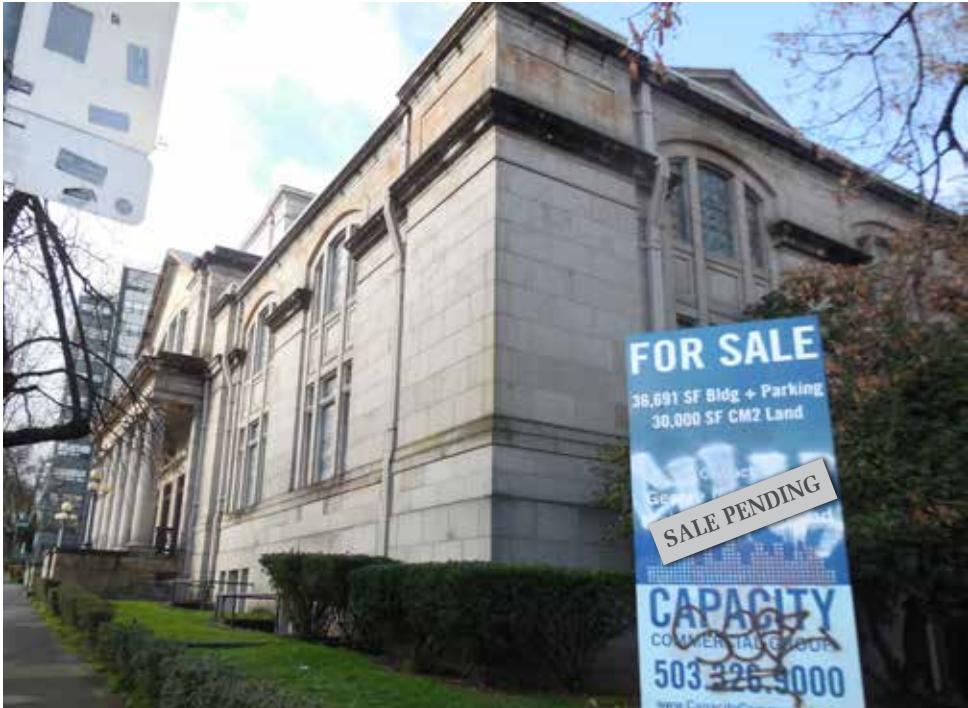
Because the due diligence period will not have been completed when the NNCC holds its annual meeting Feb. 15, he saw no reason to discuss the topic at that time. On two occasions he asked that news coverage be delayed.

Anderson says the time for members to get up to speed will be when and if a special membership meeting is called to vote on a formal purchase and sale agreement. At that meeting, the buyers will present their plans for the property.

It will only come to a members vote if the board wants the deal to go through.

“It is unlikely that we would get as far as a general meeting without the board recommendation for a sale,” he

Cont’d on page 10



A Las Vegas-based company has made a tentative \$4.75 million offer to buy the 113-year-old Northwest Neighborhood Cultural Center. The approximately 600 neighbors who own the national historic landmark must vote to approve the sale.

Sidelining the watchdog

Coalition treasurer kept out of the loop as unbudgeted spending balloons



BY ALLAN CLASSEN

Steve Pinger spent the last half of 2021 absorbing accusations that he disrupted board meetings of Neighbors West-Northwest, of which he was an officer.

Board President Richard Barker

ordered Pinger to have no direct contact with NWNW staff and to be excluded from committee meetings because “your behavior and attitude is (sic) disruptive to the workings of the organization.”

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 SW Park Place Victor Noble Jones Architect	 NW Kearney St The Doherty Condominiums	 SW 19th Ave The Portland Heights Condominiums	 NW 22nd Ave 1890 William G. Sterns House	 NW Vaughn St Willamette Heights	 NW Davis St The 705 Condominiums	 SW Fairview Blvd Marvin Witt, Architect
 NW Johnson St The Historic Ball Parc American Condominiums	 NW Lovejoy St The Marshall Wells Condominiums	 NW Marshall St Emil Schacht, Architect	 NW Hoyt St 1898 Alphabet District	 N Villard Ave 1908 Bungalow – Arbor Lodge/Overlook	 SW 58th Ave Sylvan Custom Farm House	 NW Cornell Road Designer/builder – Alan Mascord
 NW 9th Ave The Pinnacle Condominiums	 SW 6th Ave The Ambassador Condominiums	<p>If you got a new neighbor on your street in 2021, chances are The Dan Volkmer Team found them.</p> <p>“Dan Volkmer and Team! Rah-rah siskoombah. The Cronans are thrilled with the warmth, diligence, and care that was shown to us through the process of selling our home after living there for 30 years. Bravo! Five stars.” — Mike and Tenley</p> <p>“In my opinion, but also experience, the Volkmer team is without peer in the Portland market or any other of several markets in which I’ve shopped for, bought and sold homes. They bring to the table professionalism, poise, polish and panache that are unparalleled. From the initial walk through to the staging, the marketing, the showings and the shepherding to close, everything they do is absolutely top notch. The marketing materials for my condo in Portland’s Pearl District were so slick and so well done that I’ve threatened to use the photos to start my own interior decorating business! I could go on and on and on because I can’t say enough good things. So I’ll close with this. Dan, Kishra, Fritz, Burdean, Mardi, y’all are the absolute best at what you do. I wouldn’t dream of buying and selling with another team in Portland!” — Michael Fritz</p>			 NW 11th Ave The Park Place Condominiums	 NW 18th Ave 1886 — William H. Doran House
 SE Holgate Blvd Woodstock/Creston Park	 NW Vaughn St Builders Bob Lindsay and Rob Phillips	 NW Thurman St 1890 Slab Town Cottage	 SW Fairview Blvd Wade Pipes, Architect	 NW Irving St The Couch Sister's Investment House	 NW Irving St The Couch Sister's Investment House	 NW Irving St The Couch Sister's Investment House
 SW Glenview Ave Cedar Hills Mid-Century	 NE 22nd Ave 1904 Kerns Craftsman	 NW Thurman St Joseph Jacobberger, Architect	 NW Verde Vista Terr Michael Czyst, Designer	 SW Montgomery Dr Portland Heights Emil Schacht, Architect	 SW Greenleaf Dr Richard Sundeleaf, Architect	 NW Irving St The Couch Sister's Investment House
 NW Kearney St The John Bay's House #6	 NW Couch St The Henry Condominiums	 SW Vista Ave King's Hill Duplex	 NW Seblar Terrace NW Hillside Neighborhood	 NW Irving Ave The Elizabeth Goode House	 NW 18th Ave The George H. Williams Condominiums	 NW Thurman St Willamette Heights Lot
 NW Overton St The Dixie Jeanne Condominiums	 SE 63rd Ave Brentwood Park, Woodstock	 NE Thompson St Parkrose Heights	 4010 NE 24th Ave Alameda Park	 SW English Lane Roscoe Hemenway, Architect & Allison Dean, Builder	 NE 53rd Ave Rose City Park, Elmhurst	 SE 32nd Pl Hawthorne District
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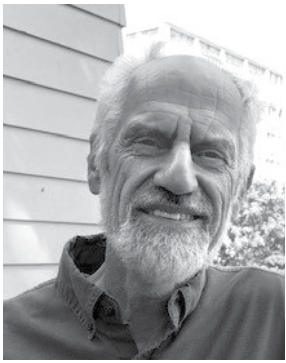

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How did things go so wrong?

For someone who has championed neighborhood associations as the pure fount of American democracy, being banned from meetings of the neighborhood coalition I have covered for 40 years hits me hard in the cognitive dissonance. I imagine how a family dog must feel when the toddlers pull on its tail and shriek in its ear.

Did I get it all wrong? How did grassroots citizen engagement descend into petty authoritarianism? Are local neighborhood activists models for nothing except the corrupting power of power?

Having attended almost every meeting of Neighbors West-Northwest since 1984, as well as various other neighborhood meetings about every other day, I saw it coming. I have written about some aspect of this figurative “fall of Rome” endlessly, sent red alerts to public officials and warned all who would listen like some Old Testament prophet.

That only sharpens the picture of neighborhood associations not heeding the message or of normal channels of recourse failing them.

The root problem was a severe and prolonged power vacuum among coalition officers and the city-funded office they were responsible for administering. Without a clear or inspiring mission, staff members were vulnerable to volatile political winds offering a mobilizing message assigning them an important role.

That message was that neighborhood associations were the problem—defenders of the status quo—and they needed to get out of the way or help empower diverse voices calling for broad social and racial justice reform.

The rhetoric behind this movement labeled those who disagreed with this picture as in denial of the truth. That meant debate and dialogue were passé. Democracy itself could not be trusted to find a better way.

One coalition staff member wrote:

“The inequities of the past have taken center stage, and actively working to support previously underserved populations is no longer suggested but essential, even (and especially) if they don’t filter in through our established channels. Given these circumstances (and because it’s about time!) NWNW staff want to move this organization forward.”

But if new ideas are not scrutinized through established channels, what is the filter? What restrains the will of those holding the reins from setting their own course?

“Established channels” include organizations operating under bylaws with accountability to their members. It’s an encumbering system that can be slow and imperfect. We call it the democratic

process.

But staff and leaders of the NWNW coalition pushed forward and marginalized dissent, beginning with the only board member trying to ask questions and bring the organization back to its role of speaking for its members. That representative was investigated and even shouted down at coalition board meetings.

After reporting and editorializing on these subjects, I was summarily banned. Further, a resolution was passed ending all business dealings with the Examiner. It is not lost on me that authoritarian regimes tend to eliminate dissenters by all powers at their disposal, legal or not.

Why did other coalition board members not speak up? I know that at least some

were afraid they would also be thrown under the bus in the manner they had so recently witnessed. When punishment replaces persuasion, fear trumps wisdom.

I take faith in the words of New York Gov. Al Smith, who in 1923 said: “If there are any ills that democracy is suffering from today, they can only be cured by more democracy.”

...

I wrote this column before last month’s NWNW election, in which the former board president was deposed by a reform candidate. Perhaps democracy has won the day. Tomorrow belongs to those who remember the lessons of history and have the courage to act accordingly.



Readers Reply

Attendance counts

In previous years, including a period when I was a political candidate, I sometimes attended neighborhood meetings. I must commend Mr. Classen for being the only journalist I ever saw attending (even though he endorsed the other candidate).

I also appreciate the information about local issues reported by his newspaper, some of which affect me as a homeowner. Moreover, neighborhood associations are more encompassing than homeowners associations. He and his newspaper are certainly part of “the hood.”

The Neighbors West-Northwest board instead applied its totalitarian attitude toward “encouraging” other journalists and newspapers to attend and report, like Mr. Classen has continued to do.

Let’s keep Portland civilized, rather than weird.

John Verbeek
NW District Court

Be neighborly again

Neighborhood associations, as historically formed and recognized in Portland, have been gatherings of residents and business people within a certain area whose purpose is to promote citizen participation.

These organizations have encouraged communication and information sharing for 47 years in our city, and the health of our city’s internal functioning has benefited.

But something is awry in Northwest Portland, an area formerly acknowledged as one of the city’s most vibrant communities because of the work of its neighborhood associations.

What happened to the vitality and necessity of open meetings, open discussions and open sharing of divergent points of view, standards essential to the very concept of neighborhoods?

Cont’d on page 5

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Shaul Levi



Shaul Levi, a Northwest Portland resident since 2002, died Dec. 6 of leukemia at age 79. He was born on May 10, 1942, in Haifa, Israel, and immigrated to the United States with his family in 1957. They settled in San Francisco, where he graduated from Washington High School in 1960. He graduated from the University of San Francisco, where he played on the soccer team. He married Catherine Brown in 1968, and they moved to Seattle, where he earned a Ph.D in geophysics from the University of Washington. He did post-doctoral research at the University of Minnesota and in 1977 moved to Corvallis for a position at Oregon State University in the College of Oceanography. He also coached soccer at Philomath High School, earning several coach of the year awards. He and Catherine moved to the Pearl District in 2002. He is survived by his wife, Catherine; sons, Aaron, Boaz and Ethan; six grandchildren; and “adopted” son Simon.

Florence Levy



Florence Fuchs Levy, a NorthWest Place resident since 2015, died Dec. 4 at age 93. Florence Fuchs was born Dec. 9, 1927, in New York and graduated from Seward Park High School in 1945. She married Milton Levy in 1949, and they lived in Westfield, N.J., for 42 years. He died in 2001. She worked 22 years in the Family Court Division at the Union County Courthouse in Elizabeth, N.J., retiring in 2002. She resumed her college studies, graduating from Kean University in 2007 with a bachelor's degree in history. After moving to Portland in 2008, she started a music scholarship at Portland State University's College of the Arts and was active with The Old Church Society. She volunteered occasionally at Congregation Shaarie Torah. She is survived by her son, Bruce; and brother, I.J. Fuchs.

Jean Grasse



Jean Grasse, who grew up in Arlington Heights and graduated from Lincoln High School in 1947, died Dec. 8 at age 92. Jean Steiner was born May 5, 1929, in Salem. She attended the University of Oregon. She was a flight attendant for United Airlines and worked for General Electric Supply, Pacific Northwest Bell, the Internal Revenue Service and the U.S. Fish & Wildlife. She volunteered tirelessly with the American Red Cross, SMART Reading, Oregon Zoo and the Albertina Kerr Center. She was an active member of the Multnomah Athletic Club. Her last address was in Raleigh Hills. She is survived by her sons, Jon, Todd, David and Scott; sister, Anne Murphy; brother, Lee Steiner; her grandchildren; and great-grandchildren.

Nani Swigert Warren



Nani Swigert Warren, a longtime neighborhood resident who was prominent in civic affairs, died Nov. 30 at age 97. Nani Marie Swigert was born Dec. 1, 1923, and was raised in Kings Heights. Her father was president of ESCO Corp. She attended Catlin-Hillside School and Sarah Lawrence College in Bronxville, N.Y. She served on the national board of the American Federation of Arts and was a trustee of the Portland Art Museum. She was a Colonial Dame and a regent of the George Washington Fredericksburg Foundation. She chaired the local district of the Republican Party and twice represented Oregon at national conventions. She was also instrumental in establishing the Columbia River Gorge Commission. In 1945, she married Robert Warren, and they lived for many years on Southwest Madison Street. She was a member of the Multnomah Athletic Club, the Waverley Club, The Town Club, and The Racquet Club. Her husband, Bob, died in 1997. She is survived by her son, Robert Jr.; daughters, Catharine, Wendy and Elizabeth; brother, Henry T. Swigert; 11 grandchildren; and 13 great-grandchildren. She was predeceased by her son, Tiger.

Judith Harley



Judith Ralston Harley, who attended Ainsworth Elementary and Lincoln High School, died Nov. 19 as the result of an auto accident at age 77. Judith Kelly was born June 2, 1944, in Oakland, Calif. and grew up in Portland. She attended Portland State University and the University of Oregon. She worked for Portland Parks & Recreation as an art teacher. She also taught English as a second language. She later received certificates as a nursing and medical assistant from Chemeketa Community College and became a caregiver for dementia patients. She is survived by partner, Francisco Alvarez; her sons, Alfred and Aubrey; daughters, Dawn Jones and Eve Hunter; former husband, Traynor Harley; sisters, Priscilla Bigler and Edith Fowler; and eight grandchildren.

Death notices

KAJ WYN BERRY, 94, taught at Catlin Gabel School.

VIRGINIA LEE (HARVEY) 'GINNY' BOWDEN, 94, registrar at Linfield College School of Nursing.

KENNETH VAUGHN COCHRAN, 72, security guard at Legacy Good Samaritan Medical Center.

JANET MAY DOBAK, 73, medical technologist at Legacy Good Samaritan Medical Center.

NAOMI "COLLEEN" FOSTER, 85, member of First United Methodist Church.

STEPHEN KANTOR, 72, active member of Congregation Beth Israel.

JANET (WOODS) LIVESAY, 87, 1952 Lincoln High School graduate.

DOROTHY J. LONG, 84, graduate of Catlin Gabel School.

MIKE MARCH, 75, 1964 Lincoln High School graduate.

COLIN J. MEDICA, 55, member of the Lincoln High School class of 1985.

KENNETH R. MYERS, Jr. 93, worked for Consolidated Freightways.

MARK HIRSCH PETERMAN, 74, Lincoln High School graduate.

BRENDA L. PFAHL, 96, elder at Zion Lutheran Church.

FREDERICK PFAU, 83, 1956 Lincoln High School graduate.

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The mock train car under construction on Northwest 23rd Place sets a new standard for permanence in temporary restaurant seating to cope with the COVID pandemic.



The Neighbors West-Northwest coalition board is acting contrary to the intent of its constituents by formally disallowing a representative of the neighborhood newspaper to attend their meetings or to conduct any business with them.

The NW Examiner is one of the most supportive and helpful organizations in the entire city. Its long-serving editor has collaborated with neighborhood activists since it began in 1986. He has explained issues of concern to neighbors and been a clearinghouse for the sharing of points of view on many of the difficult topics dealt with by the neighbors.

If the coalition is concerned about the privacy of its employees, there are well-written procedures to protect them in Robert's Rules of Order. But to completely exclude a neighborhood publication from all meetings defies the transparency that is the basis of open meeting regulations and the way in which consensus is gained.

I hope that members of the board reverse their vote and move back toward open communication with all components of a neighborhood.

During our last political campaign, I was given a bumper sticker that read, "Keep Portland Neighborly." That's what the coalition board needs to keep foremost.

Geri Ethen
Coordinator
Neighbors West-Northwest, 1978-89

State your pronouns

Imagine if you had simply stated your personal pronouns instead of taking a principled stand against ["No exceptions allowed," October] ... what, exactly? Normalizing respect for the gender identity of others?

You, I and many others either don't care how people gender us, or our appearances match their assumptions. Others are not as lucky. They are regularly misgendered — sometimes purposefully — and it bothers them. It should bother them. Being met with apathy, skepticism or anger for stating

their pronouns takes a toll. Stating your pronouns when asked is an easy way to show you understand their burden and want to support them.

By refusing to answer, you invalidated a member (or members) of their team, along with a sizable swath of the population, signaling that you don't care, or don't want to care, about their well-being and safety. If that's not hostile, it's at least cruel or careless.

I know, having read your paper for 20-plus years and chatting with you many times in the neighborhood, you are none of those. But doubling down here is disappointing and threatens years of good, solid journalism that could veer your paper into the dangerous territory of "cancel culture run amok." That's the bastion of the angry and ill-informed, not what I traditionally associate with the NW Examiner. You should let this go. Or better yet, admit you were wrong or at least ill-informed on the topic and stop trying to conflate misplaced personal outrage into an issue of freedom of the press.

Clark Hays
NW 24th Place

Dining 'car' puzzling

I was wondering about the structure in the street across from the Food Front parking lot, so I appreciated your story ["Temporary street seating looking more permanent," December 2021]. I thought that temporary out-structures were a response to COVID concerns, but the "train car" looks like a COVID petri dish.

Why would anyone in their right mind want to hang out in a small, enclosed space that can't possibly accommodate social distancing unless occupants have a death wish? How can that be legal? There seems to be no oversight of these structures or enforcement of sidewalk seating.

And good luck on reporting violations to PBOT (Portland Bureau of Transportation).

Jacqueline Hoyt
NW Upshur St.



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Who is missing? The November meeting of Neighbors West-Northwest was the first of two monthly board meetings in which NW Examiner Editor Allan Classen was banned.



Rick Kneuen

"Authoritarian" cont'd from page 1

authorization from their own neighborhood association boards before attempting to override his action.

"No consideration of that motion will be held until it is vetted by your boards," he said.

Penkin introduced the resolution against the NW Examiner in October without prior notice to his board. Even after the resolution's adoption, he refused to inform his board, an omission for which he later apologized.

Kneuen's swift action fulfilled a pledge he made before he was elected.

"Nowhere in our bylaws is any member given the power to act unilaterally."
— Rick Kneuen

"There should NEVER be a surprise of a topic or a resolution or a vote," he wrote. "Nor should the president consider, much less be allowed, to act unilaterally."

"I believe the coalition should be representative—representative of the needs of the neighborhoods—and that action taken by the board should have been vetted by the separate neighborhood associations."

At his first meeting as president, Kneuen also unwound the preparations to discipline NWNW board member Steve Pinger. A committee was created to propose a new process to consider staff complaints against Pinger. (See "Sidelining the Watchdog.")

Kneuen has been active in the Sylvan Highlands Neighborhood Association, but he had

never attended a coalition meeting until last fall. What he saw disturbed him.

Board time was dominated by board-initiated disputes, with little time to address neighborhood concerns.

It was the first contested election for the top seat in Neighbors West-Northwest's 47-year history. It was also the first time deep details of the coalition's inner strife were widely circulated in the press.

Goose Hollow Foothills League President Scott Schaffer told his board last month that coalition board members have come to regret their vote against the Examiner "and they're hearing from their neighbors."

[COMMENT ON NWEXAMINER.COM](#)
or email: allan@nwexaminer.com

Examiner seeks city action overturning coalition resolution

By Allan Classen

The NW Examiner's attorney sent the city of Portland a letter Dec. 10 listing steps to be taken to resolve the infringement of First Amendment rights caused by a Neighbors West-Northwest resolution banning Editor Allan Classen from its public meetings.

"While Mr. Classen appreciates the personal stance taken by Mr. Kneuen, the formal position of the Board of NWNW remains the resolution it adopted in October, which states that 'Allan Classen... will be barred from [attending meetings of NWNW] effective immediately, and further, NWNW will cease doing business with the NW Examiner,'" attorney Steven Moskowitz wrote.

"Until the board of NWNW rescinds the October resolution, Mr. Classen will continue to pursue all appropriate actions designed to compel the Board to formally acknowledge the illegality of the ban and Mr. Classen's legal right to attend and report on its meetings.

"The Office of Community & Civic Life manages the city's grant to NWNW, which includes the requirement that NWNW adopt rules and positions which closely mirror the spirit of the Oregon Public Records and Meetings Law.

"Please advise OCCL to inform NWNW that its formally adopted resolution banning Mr. Classen constitutes a material breach of that grant. Additionally, the banning of Mr. Classen violates his rights under the First Amendment of the United States Constitution."

The terms sought by the newspaper include:

- NWNW rescinds its resolutions and removes all restrictions to his access to its public meetings.
- NWNW terminates its business boycott of NW Examiner.
- NWNW issues a public apology for its ban of Mr. Classen and for its business boycott of NWNW.
- A statement from both NWNW and OCCL that the banning of Mr. Classen and the boycott of NW Examiner were wrong.
- NWNW to issue an apology about and a recanting of statements made by its board that Mr. Classen's reporting was unprofessional and inaccurate and that he had violated any rules regarding coverage of any session denominated as executive.
- Revision of that portion of the Office of Neighborhood Involvement Standards regarding public meetings and records so as to revert to the pre-2005 standard of compliance with the Oregon Public Records and Meetings Law. The substantial body of interpretive material on the Oregon Law, including case law and the Attorney General's Public Records and Meeting Manual, can help avoid conflict over these matters in the future.



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Board treasurer Steve Pinger was denied access to the organization’s financial data by staff and ordered not to contact them.

“Sideline” cont’d from page 1

Barker further informed Pinger that he created “a hostile work environment” for employees.

The directives, along with failure to respond to Pinger’s legitimate requests for information as treasurer of the organization, created an accountability gap that has never been discussed at NWNW board meetings. In the absence of functioning board oversight, no independent eyes were scrutinizing the financial decisions carried out by staff.

Despite the title and responsibility, Pinger made only one brief treasurer’s report in all of 2021. More precisely, it was a statement as to why he could not make a treasurer’s report.

Responding to Barker’s invitation at last June’s board meeting, he replied, “I notified you earlier today that I will not be able to give an update due to missing information.”

The meeting proceeded without addressing the subject. NWNW Executive Director Mark Sieber followed with an elaborate 2021-22 budget presentation devoid of a word regarding past expenditures, fund balances or outstanding obligations.

For months, Pinger had prodded Sieber and Barker, trying to do his job. Still, he could get no financial data from the organization’s outside bookkeeper.

“Spoke with Mark,” Barker told Pinger in a November email. “He still does not have the final versions of the financials. He is pushing hard to get them ASAP but has no confirmed date.”

Barker told Pinger to wait another month.

Finally, Pinger laid out the problem in a long email to Barker and board officers Stan Penkin and Les Blaize later in November. His list of concerns was long:

- The last monthly report I received was in May for January, February and March;
- I have not yet received the June 30 financials and end-of-year reports;
- I have never received any requested detail income and expenditure reports or general ledgers. I do not know who was paid what—only amounts to account categories;
- I assume our Nov. 15 filings were made, but I have not seen anything;
- I am unable to provide anything close to the reporting or review that is described in the NWNW Financial Policies document due to late and nonexistent reporting from the bookkeepers;
- I simply do not understand their unresponsiveness;
- I would strongly suggest that the decision whether to replace the bookkeeping service, and the potential selection of a replacement and the relevant selection criteria not be left solely to the executive director. We need someone with a completely different mindset and who uses more current practices.

Despite the exhaustive summary of breakdowns, Pinger has not gotten a response, nor was his alert brought up at the next board meeting in December. At the end of that meeting, Sie-

ber announced that the bookkeeper had failed to meet obligations and should be replaced as soon as possible. It was the first indication board members, other than the three officers, had that a serious problem existed.

So where was money going while the treasurer was hamstrung?

Barker told Pinger all was fine.

“Daily operations of the organization and our ability to meet our fiduciary responsibilities have been in the direct control of our ED [executive director],” Barker wrote in an email. “To date, no objections, concerns or complaints have been registered regarding Mark and our staff’s competency to complete their responsibilities as directed.”

But when the board hired an employment investigator and attorney last fall in preparation for disciplinary actions against Pinger, there was no knowledgeable person to push back. Pinger tried, but he was disparaged as someone with a stake in the outcome of the investigation.

The board signed a \$2,500 contract with attorney Melissa Healy for advice on employment discrimination. Healy could not complete the work, so Renee Starr was hired to finish her assignment while also undertaking a somewhat broader scope of work regarding the disciplinary process against Pinger.

In addition, an investigator was hired for \$6,600 to interview Pinger, the employees who filed a complaint against him and other witnesses. The investigator wrote a confidential four-page report, which was interpreted for the board by another attorney, Sara Berger, who was paid \$2,000.

Recognizing that board meetings were growing increasingly contentious, Sieber also hired a professional facilitator, Gary Wallenberg, to chair the December board meeting.

Last spring, the board contracted with another consulting firm to help in redefining its mission. The company, Wilner-Nugent Consulting LLC, bailed out of the \$15,500 contract early saying internal dissension made the project untenable.

With all the consultants and attorneys, NWNW shot completely through its \$14,500 annual budget item for all types of professional services.

No one seemed to notice except Pinger, who raised concerns but could get no traction.

“Our approved budget has a line item for Other Professional Services for \$14,500,” he wrote in an email to Barker. “The current expenditures against that budget amount to \$24,900 in obligations, not allowing for IT and maintenance. The board will need to approve an amendment to the budget clarifying fund sources for these expenditures.”

Sieber told the board in October that expenses above the \$14,500 “would have to come from reserves,” which he said were adequate to cover possible overruns. The board went along with him and approved or allowed all of the expenditures he requested.

Last January, Sieber said there were “about \$80,000” in reserve funds.

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SMITH TEAMAKER, recently opened at Northwest 23rd and Glisan streets, has a substantial “parking plaza” structure.

Briefly . . .

BOTANIST HOUSE PDX, a rooftop cocktail bar at 910 NW 14th Ave., closed last month after three years in business.

JOJO’S FRIED CHICKEN SANDWICHES CART will open in the former Daily Café space at Northwest 13th and Kearney streets this spring. The restaurant will add more vegan options and cocktails to the cart menu.

CHICHA, a Peruvian street food cart at Northwest 13th and Glisan streets associated with

Andina, is open Thursdays-Sundays from 4 p.m.-closing.

PHIL’S UPTOWN MEAT MARKET donated 25 meals to local families through Friendly House during the holiday season.

VERDE COCINA, 1131 NW Hoyt St., remains open though the Hoyt Commons Condominiums building is blanketed for workers replacing windows.

Safe Streets Initiative Permits

Parking Plazas (Restaurant seating in parking lane)
Source: Portland Bureau of Transportation website



KYRA’S BAKE SHOP, a gluten-free bakery, closed its restaurant at 625 NW 21st Avenue after two years in business. It is seeking to sublease the space through 2029 at more than \$5,000 a month.

NW

- BIG PAK, NW Irving Street
- BLUE MOON, NW Glisan Street
- BOXER RAMEN, NW Savier Street
- BREAKSIDE BREWERY, NW Raleigh Street
- CAFFE MINGO, NW 21st Avenue
- COMMISSARY CAFÉ, NW 19th Avenue
- DRAGONFLY COFFEE HOUSE, NW Thurman St
- FILLMORE TRATTORIA, NW Vaughn Street
- THE FIRESIDE, NW 23rd Avenue
- FULLERTON WINES, NW Pettygrove Street
- FUNCTION, NW 23rd Avenue
- HAMMER & STITCH BREWING CO., NW Wilson Street
- HOSTEL CAFÉ, NW 18th Avenue
- KIVA TEA BAR & SPA, NW 24th Avenue
- LANGBAAN, NW 23rd Place
- LIGHTNING WILL BAR & GRILL, NW 21st Avenue
- M BAR PDX, NW 21st Avenue
- MUSE WINE BAR, NW Raleigh Street
- NOB HILL FOOD CARTS, NW 23rd Place
- PINE STATE BISCUITS, NW 23rd Avenue
- ST. HONORÉ BAKERY, NW Thurman Street
- ST. JACK, NW 23rd Avenue
- THE RUN PUB, NW Raleigh Street
- NOB HILL BAR & GRILL, NW 24rd Ave
- PAPA HAYDN, NW 23rd Avenue
- RAM’S HEAD, NW 23rd Avenue
- SILVER DOLLAR PIZZA, NW Glisan Street
- SMITH TEAMAKER, NW 23rd Ave.
- THAI BLOOM!, NW 23rd Avenue
- THE PHARMACY, NW Glisan St.
- TOP BURMESE, NW 21st Avenue
- URBAN FONDUE, NW Glisan St.
- YUR’S BAR & GRILL, NW 16th Ave.

Goose Hollow

CIVIC TAPROOM, SW 19th Avenue

Pearl

- ALLORA, NW Ninth Avenue
- ANDINA RESTAURANT, NW Glisan Street
- BAR RIONE, NW 12th Avenue
- BRIX TAVERN, NW Hoyt Street
- ELEN’S PHILOXENIA, NW Ninth Avenue
- EVERYBODY EATS, NW 10th Ave.
- FULLER’S COFFEE SHOP, NW Ninth Avenue
- LIFE OF RILEY, NW Everett Street
- OVEN & SHAKER, NW Everett Ave.
- PIATTINO, NW Everett Street
- ROSTE CHOCOLATE HOUSE, NW 14th Avenue
- SCREEN DOOR PEARL, NW Couch Street
- SAUVAGE, NW 10th Avenue
- STAG PDX, NW Broadway
- TEARDROP LOUNGE, NW Everett Street
- VAULT COCKTAIL LOUNGE, NW 12th Avenue
- WORLD FOODS, NW Ninth Ave.

Old Town

- C.C. SLAUGHTERS, NW Davis St.
- DAISY AGE, NW 3rd Avenue
- FABOS TACOS, NW 4th Avenue
- KASBAH MOROCCAN CAFÉ, NW Davis Street
- MAXWELL LOUNGE, NW Third Avenue
- MINGLE LOUNGE, NW Everett Sreett
- P:EAR, NW Flanders Street
- SISTERS OF THE ROAD, NW 6th Avenue

NOBBY NEWS

Vol. 28, No. 1 “News You Can’t Always Believe” January 2022

Bill’s build back better?

Perhaps the ardent readers of the Nobby News noticed that the Nob Hill Bar & Grill did not feature our human Christmas tree this year. It seems dissent has roiled the ranks of the Christmas decoration committee.

The more liberal members say cost is no issue in making a bigger, better Christmas Ron with all the bells and whistles.

The fiscal conservatives don’t even see the need for a human Christmas tree.

Says regular Joey Styx: “Money better spent on our Super Bowl pool.” Regular Jimbo adds: “It ain’t Christmas without a lit Ron.”

Pipes up Jerry: “Are there any more beer samples?”

Casey, who stays abreast of the issues, says, “All this arguing, and nothing gets doe. A pox on both of their houses.”



Hopefully, peace will be restored by Christmas next year, and Ron once again will stand lit for the holidays.

BURGER COUNT
1,275,571

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4th Saturday CleanUp

Jan 22, 9am – 10am: help pick up litter in our neighborhood; sponsored by SOLVE.
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NW PORTLAND / PEARL DISTRICT DEVELOPMENT MAP

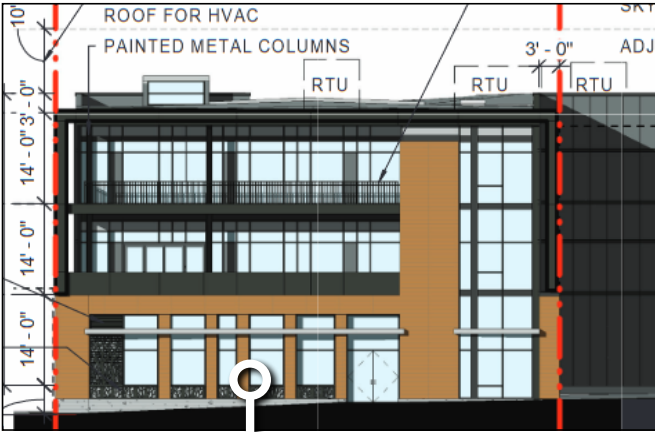
JAPANESE GARDEN

Portland Japanese Garden is preparing to convert the former Salvation Army White Shield Home in Wilamette Heights into an auxiliary campus for training sessions, lectures and workshops for landscapers. The property includes part of the main building erected before the Salvation Army acquired the site before World War I.



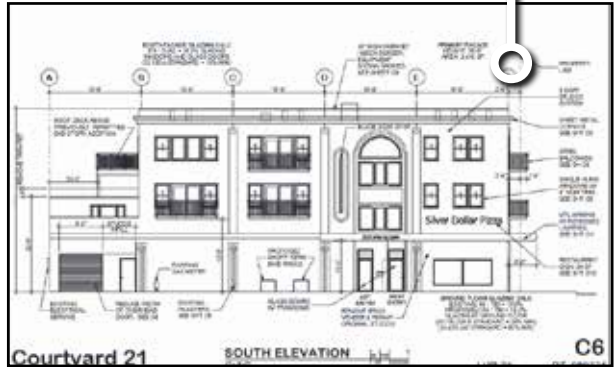
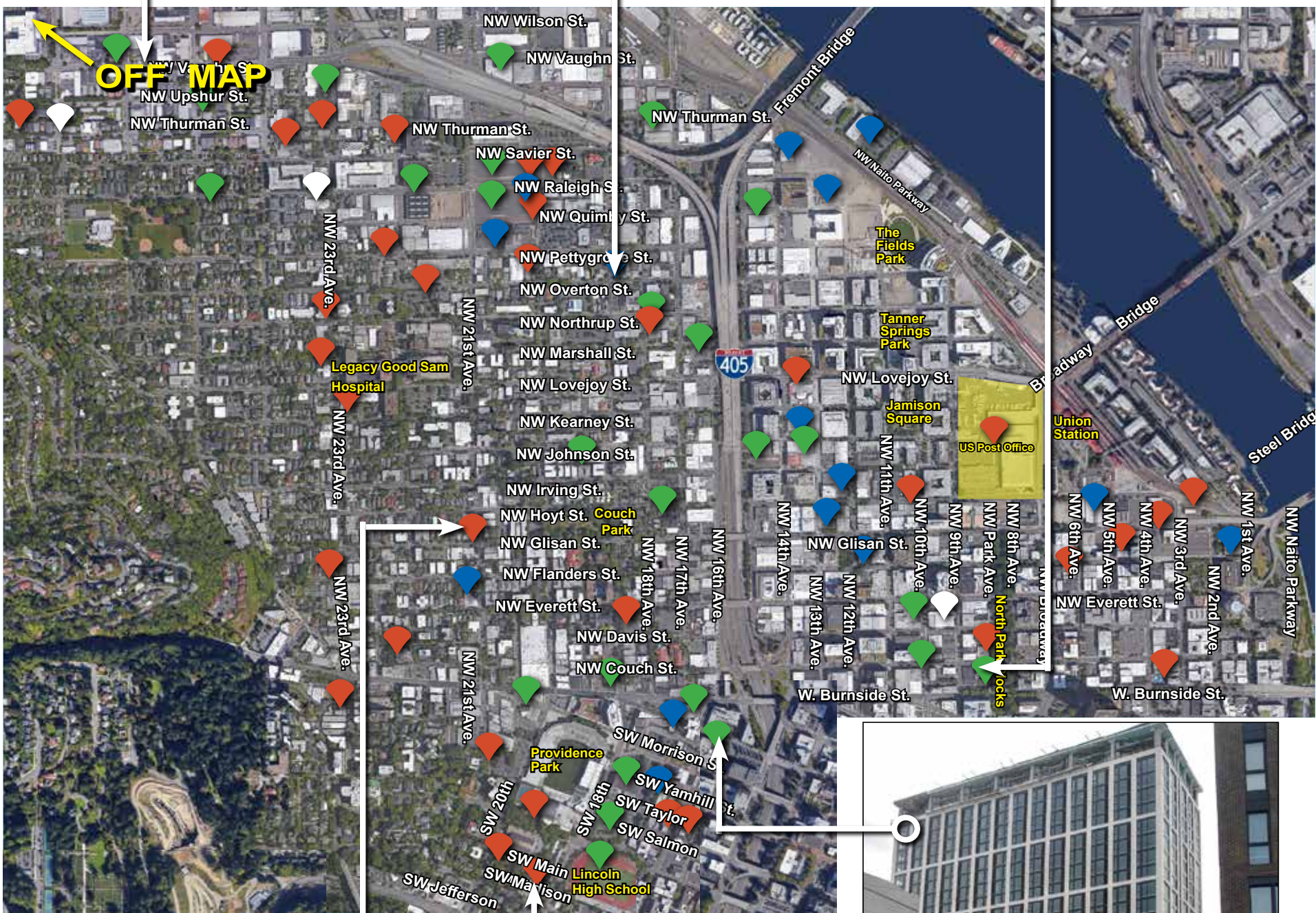
DOVE LEWIS

The Bureau of Development Services is seeking public comments by Jan. 4 on a three-story commercial building with underground parking with frontages on the 1900 block of Northwest Overton and Pettygrove streets. It is in an area covered by design review standards, which will be applied administratively in this case.



CHOICE CAMBRIA HOTEL

A virtual public hearing before the Design Commission is tentatively scheduled for Jan 27 for a six-story hotel necessitating the demolition of two early 20th century brick buildings. The design has been heavily criticized by the Pearl District Neighborhood Association and the Design Commission for failing to meet high expectations due to its prominent location on the North Park Blocks.



SILVER DOLLAR PIZZA

The Portland Landmarks Commission will hold a hearing Jan. 24 on a proposal to add two floors of apartments above a one-story 1940 commercial building at Northwest 21st and Glisan streets. The structure must satisfy design standards due to its location in the Alphabet Historic District.



MODERA MAIN

After a three-hour hearing, the City Council rejected the Goose Hollow Foothills League's appeal of Modera Main, a 17-story residential tower bordered by Southwest 19th, 20th, Main and Madison streets. The property is owned by the Multnomah Athletic Club, which is trading the land for 225 underground parking stalls for members' use below the structure.



ALTA ART TOWER

Construction of the 21-story ART Tower at 1510 SW Alder St. nears completion after two years in the works. It will have 314 apartment units and three levels of below-grade parking. Rents will start at \$1,800 a month and peak at \$8,410.

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

"Buyer interested" cont'd from page 1

told the Examiner.

Not everyone on the board supports this “just in time” approach to informing the membership. Several are skeptical of Founders’ qualifications. The company listed nine Portland condominium and apartment projects, but none have been constructed. The most specific information uncovered by a board member searching Portland-maps.com is a demolition permit for a derelict car wash on Northeast Martin Luther King Boulevard.

One NNCC board member tipped off members of the Northwest District Association of the proposed sale in September, but warned, “I don’t like the developer.”

The proposed sale raises the question: Is the board’s role to evaluate the deal and ask the members to ratify its judgment? Or is its responsibility to present its findings pro and con in order to help members make an informed decision.

And should there be an extended period of public discussion in which unforeseen factors may surface?

Anderson’s position is clear.

Board member Bill Harris said that publicity and community-wide discussion would lead to “cluttered debate” and “confusion” that would not be fair to the membership.

When Bill Welch was asked last month about possible harm in a more extended public discussion, he told the Examiner, “What it hurts is that it causes a fuss” in which some neighbors may bring forth strong objections.

“That may work for you, but it doesn’t work for us to try and sell it.”

The board’s desire to complete the sale is understandable. The property has been listed with a commercial real



The Northwest Neighborhood Cultural Center, built in 1909 as the First Church of Christ, Scientist, was placed on the National Register of Historic Places in 1978 for its architecture and its association with religion. A non-profit formed to buy the property for a community center acknowledged donors with certificates when the loan was retired and the deed transferred in 1984.

estate broker for four years, and efforts to sell the building to the Northwest Children’s Theater dragged on for at least 12 years before that.

Anderson sees dire alternatives should the current sale not go through, largely because the building will have no tenant or revenue when the theater’s lease expires in September.

“The neighborhood owners of the building should be as fully informed as possible as to the details of the sale agreement.”

—Louisa McCleary

“If the theater leaves, we have to mothball the building and pay property taxes, and we don’t have the money to do that,” he said.

The resulting inability to maintain the building could make demolition inevitable, he warned.

“One should not let the perfect be the enemy of the good,” Anderson concluded.

“The good,” in his thinking, would be a substantial sum of money that could become an ongoing source of grants for community benefit projects.

Regardless of the deal’s merits, some community members favoring preservation also insist that this should be a community discussion.

“The neighborhood owners of the building should be as fully informed as possible as to the details of the



sale agreement, as well as everything known about the buyers, their intentions and past performance,” NNCC board member Louisa McCleary said.

“They should also be made aware of the looming tax liability, and how long we have the resources to meet that liability. I trust the neighbors to weigh all this, and make a good decision. That decision can only be made in a fair way with complete transparency and plenty of time before the special meeting for a fully informed discussion.”

Dan Volkmer, who served on the NNCC board 2012-18 and tried to facilitate a sale to the theater, told the Examiner:

“I’m worried about the future of the Cultural Center landmark once it goes

into private ownership. ... While a National Register designation provides a forum for a review of demolition proposals, an owner determined to demolish may be able to proceed.

“For me, any mutual agreement to sell would include a condition that the buyer agrees to sign a deed restriction prohibiting both demolition and removal from the historic register.”

Volkmer, who chaired a community campaign to establish the Alphabet Historic District in 2000, considers the building unique.

“Inspired by the Greek Acropolis and Roman Parthenon and designed by Solon Beman, renowned for his contributions to Chicago’s 1893 “White City” World’s Fair, Portland does not possess a more worthy example of distinctive architecture,” he said.

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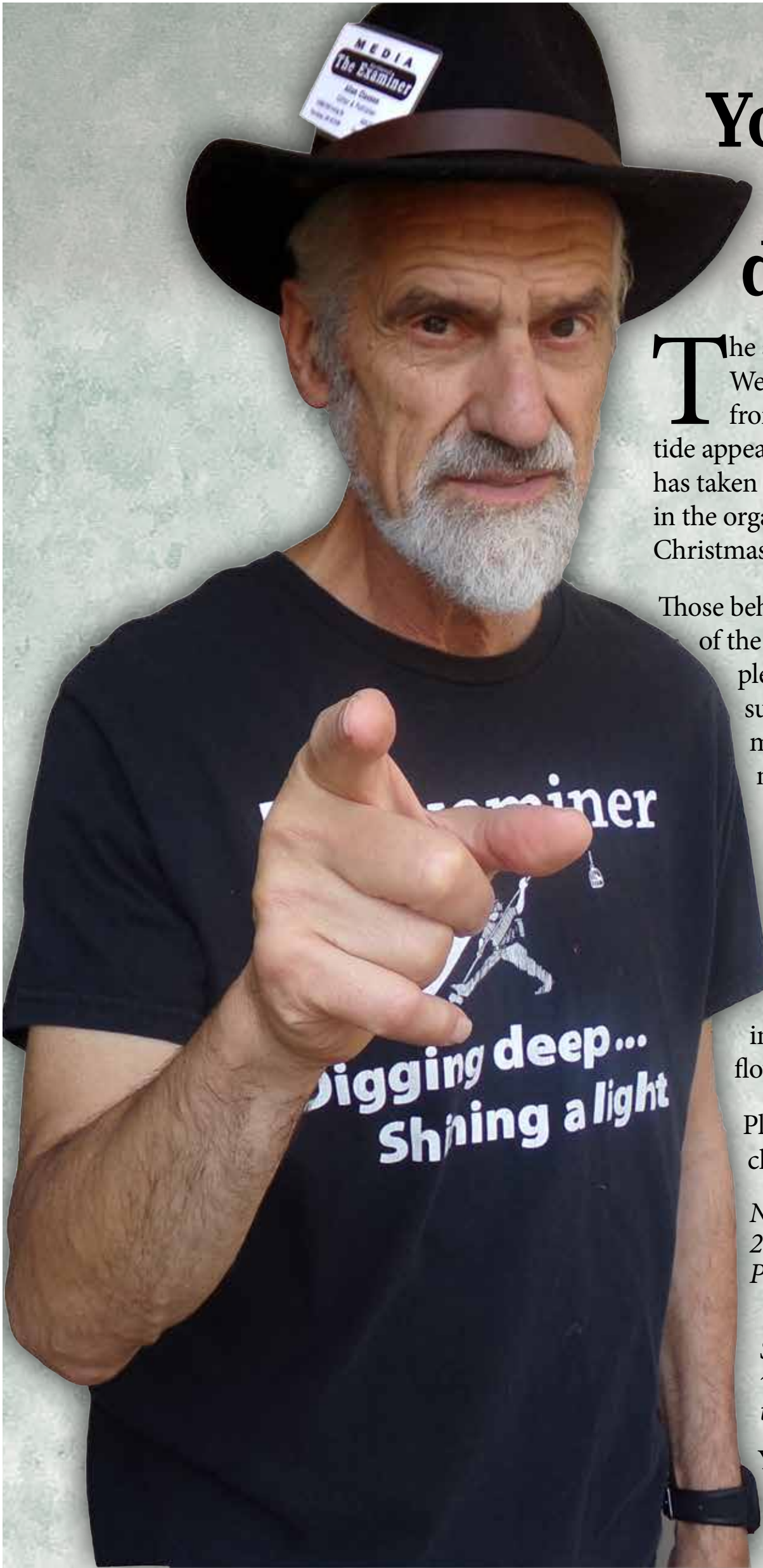
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The attempt by the Neighbors West-Northwest coalition to ban me from their meetings is not over, but the tide appears to have turned. New leadership has taken over, and I was able to participate in the organization's last meeting just before Christmas.

Those behind the campaign against freedom of the press had to be aware that the people they purport to represent did not support the ban. I have heard from so many people, including many I had never met, about their disapproval of the ban and their support for me and the NW Examiner. No doubt those imposing the ban heard it too.

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Going Back



Portland Archives, A2005-005.625.2.

Fallen tree at Northwest 17th and NW Everett streets in 1958. City of Portland Archives A2005-005.625.2.



hives, A2005-001.948.

A truck hauling a 185-foot-long retort at NW 26th Avenue and NW Front Avenue, 1968. City of Portland Archives A2005-001.948.



Portland Archives, A1999-004.1041.

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

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The 1893 house at Northwest 23rd and Pettygrove streets, the home of Vivace Coffee House & Creperie in recent years, had a well-manicured look in 1974. City of Portland Archives A2010-013.1038



Aerial of Guilds Lake Pump Station and Doane Lake, 1966. City of Portland Archives A2012-005, 1966.



Northwest 107th Avenue at First Street in Linnton looking east toward St. Helens Road, 1966. City of Portland Archives A2005-001.1015.



Cultural Center Annual Membership Meeting Slated for February 15, 2022

The Northwest Neighborhood Cultural Center (NNCC) will hold its annual membership meeting at 6:00 PM on Tuesday, February 15, 2022. Because of COVID related restrictions, the meeting will take place as a Zoom hosted teleconference in a manner similar to that used for the 2021 membership meeting. Members of record as of January 16, 2021 who wish to attend the meeting will need to register in advance. Please watch our web site www.nnccpdx.com for more information about this meeting and the advance registration process.

Director nominees, if any, for the term beginning in 2022 will be elected.

If any member of the corporation wishes to nominate for Directors persons other than those proposed by the Nominating Committee, said member shall do so by delivering to the Secretary not less than ten (10) days prior to the Annual Meeting a petition signed by at least ten (10) members naming the nominee or nominees and stating that each nominee has agreed to serve if elected. The Secretary shall state at the Annual Meeting, prior to the election of directors, the names and qualifications of those nominated by petition. Nominating petitions may be delivered to the NNCC Secretary by US Mail at Northwest Neighborhood Cultural Center, P.O. Box 96116, Portland, Oregon 97296-6116.

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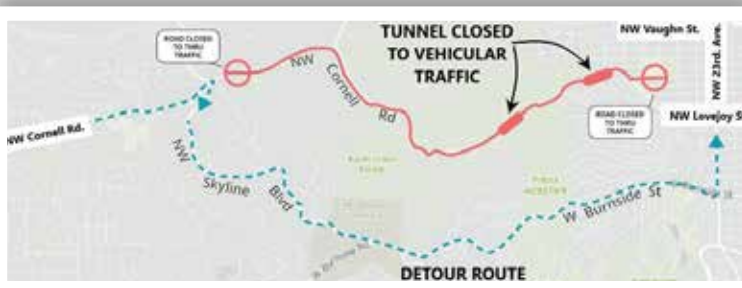
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Friendly House	NW Neighborhood Veterinary Hospital	
Friends of Goose Hollow	NW Hostel Café	
Great Goodbyes		



DeAndre D. Stephens, 30, was killed by a gunshot in the 2000 block of Southwest Morrison Street on Dec. 21, according to the Portland Police Bureau.



The Downtown Neighborhood Association, noting the destructive falling of two trees in the South Park Blocks in the past two years, sent a letter to the City Council last month pleading for better maintenance of Park Blocks trees by Portland Parks & Recreation. "This is a potential life-safety issue," wrote DNA President Walter Weyler, noting potential city liability.



Cornell Road will remain closed until the spring for repairs to the Cornell tunnels. The interior concrete surfaces are being replaced.



Elliott Hendren was honored Dec. 14 by Pearl Rotary as Lincoln High School's student of the month. He is active in sports, National Honor Society and in mentoring younger athletes.



The Portland Pearl and Portland New Generations Rotary clubs combined on a golf tournament last August that raised \$36,000, \$15,000 of which was donated to LEAP, a Portland nonprofit providing empowering wilderness adventures for people facing adversity and trauma. Attending the check presentation last month were: (Front row, L-R), Jonelle Anderson, Portland Pearl Rotary Club president; Valerie Pufahl, LEAP executive director; Matt Reimann, LEAP co-founder; (back row) Pat Mahoney, PPRC; Isaac Samsa, PNG; Tom McDougal, PNG; Daniel Spalding, PNG president.



John Dibona of Dibona Stone is building a dry stone wall on Northwest Overton Street near 26th Avenue. The project has drawn spontaneous gatherings and conversations with neighbors. Photo by Chris Curtin



Erick Alexander, 30, was arrested around Northwest 10th and Davis streets and charged with kidnapping. Portland Police detectives connected Alexander with five cases of attempted kidnapping. A woman called 911 after recognizing him from earlier kidnapping alerts.

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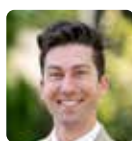
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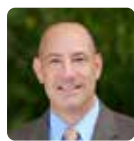
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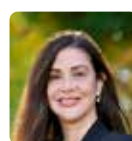
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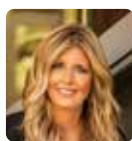
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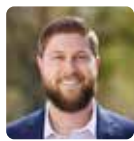
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