



DON'T MISS THE KENTON STREET FAIR
Kenton's annual event on tap for Sunday, May 20.

PAGE 12



STROOPER DUPER Katie Prinsen's Prince Coffee brings Dutch stroopwafels to Beaumont Village. **PAGE 18**



CASCADIA CAMPAIGN Cascadia Behavioral Healthcare celebrates fund raising success. **PAGE 8**



FILMED BY BIKE Annual film festival promoting bike culture returns to Hollywood in May. **PAGE 18**



BLOCK BY BLOCK Century-old brick buildings blend with new energy in vibrant Kenton. **PAGE 12**



HOME Sweet TINY HOME

Dweller CEO Patrick Quinton checks landscaping on an ADU recently installed in the backyard of a home in the Richmond neighborhood of Southeast Portland. The 450-square-foot home is fully equipped with appliances, and the siting provides natural light.

By Kathy Eaton
kathyeaton@star-news.info
with photos by John Butenschoen

Accessory Dwelling Units (ADUs), also known as tiny homes, granny flats or guest cottages, are not new to Portland, as approximately 500 of them were authorized in 2017. However, they are gaining in popularity as homeowners seek to generate rental income, provide housing for family and friends, or expand their own space for studios or office space. ADUs are also being tested to address the lack of housing for Portland's homeless population. For example, Kenton Women's Village now contains 14 tiny homes, and Dignity Village, recently completed four tiny houses for the houseless with the help of community members.

Commissioner Chloe Eudaly, who has championed tenant protections since taking office in January 2017,

said that ADUs can be part of the city's solution to affordable housing. While campaigning, Eudaly heard from older, single retirees about the benefits of ADUs in providing an income stream, without the burden of sharing their home with strangers. Eudaly believes ADUs are a low impact way to add density to neighborhoods and preserve a neighborhood's character. "Established neighborhoods like Irvington and Laurelhurst in

Northeast Portland with less population density and larger homes built on large lots could accommodate an ADU," said Eudaly. "Accessory units constructed to rent to populations at 60-80 percent of median income would help address the affordability issue, and particularly benefit more vulnerable populations, including

those who experience disability and seniors." Eudaly, who rents a home in Woodlawn, saw her rent increase almost 70 percent in the past six years. Parenting a son

- SEE 'TINY HOMES' ON PAGE 22

Out & ABOUT
WITH KATHY EATON



FLOAT AWAY Dana Highfill will open a floatation therapy shop just off of Broadway next month. **PAGE 20**



CULLY COMMUNITY Orange Spot is wrapping up construction on Mason Street Townhomes. **PAGE 20**

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★ STAR COMMUNITY CONNECTIONS

UPGRADE PLANNED FOR OAK LEAF PARK

In June, work will start to upgrade the Oak Leaf mobile home park in the Cully neighborhood, but mentors are needed to help 16 families pack, move and get settled in new surroundings until they can return to new manufactured homes.

The "Oak Leaf Helpers" can receive one-on-one training to work with the park tenants, who include 14 families with disabled or senior members, said Gienia Baines, a service specialist with St. Vincent de Paul of Lane County, which purchased the property last year.

A previous owner of the property at 4556 N.E. Killingsworth St. who lives in California planned to sell it. However, a new buyer likely would have redeveloped the land and displaced the current low-income tenants. Finding new housing in Portland would be difficult for those residents.



BY JANET GOETZE

JANETGOETZE@STAR-NEWS.INFO

Instead, the tenants began working with Living Cully, a neighborhood coalition of four nonprofits, and with the housing nonprofit CASA. In December 2016, a Portland Housing Bureau loan enabled the nonprofits to purchase the property.

St. Vincent de Paul of Lane County, with experience in rehabilitating residential properties, then purchased Oak Leaf.

Those who wish to become "Oak Leaf Helpers" may call (541) 782-5928 to learn more, said Baines. The project also is seeking other volunteers with experience in grant writing and fundraising, she said, who may call (541) 510-2392.

Over the next three years, the Oak Leaf will be upgraded with new electrical and plumbing systems, a laundry, and a common space with computers. It will be a gated community with an on-site manager and social worker, Baines said. Tenants will have new manufactured homes, unless they own their current units and wish to keep them, she said.

GRANT GROUP TO VIEW ATHLETIC FIELD USES; MADISON VIEWS OPTIONS

New questions have arisen about Grant High School's modernization in relation to athletic fields and the softball field in particular, said spokesman David Mayne. For that reason, the school district will meet with the Grant Design Advisory Group in a public meeting from 6-8 p.m. May 10 at Beaumont Middle School, 4043 N.E. Fremont St.

The Design Advisory Group for a future Madison High School will meet from 6-8 p.m. May 14 at the school, 2735 N.E. 82nd Ave., to work on project options.

Construction is scheduled to begin in fall 2019, when Madison will become the fourth Portland high school to undergo modernization through voter-approved bond measures. Work at Grant High School, the third school, is scheduled to

- CONTINUED ON PAGE 3

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 Serving North and Northeast Portland Metropolitan Neighborhoods. Published monthly in Northeast Portland.
www.star-news.info
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★ STAR COMMUNITY CONNECTIONS



There are now some questions about Grant High School's modernization project in relation to athletic fields and the softball field in particular. The future of the softball field in the Hollywood field, north of the school, is in flux. (Grant Athletics)

finish in late summer 2019. Modernization has been completed at Franklin High School in Southeast Portland and Roosevelt High in North Portland.

While reconstruction continues, Grant students' classes are at the Marshall High campus, 3905 S.E. 91st Ave. When they return to their modernized building in 2019, Madison students are expected to move to Marshall until the 2022 school year, when work is expected to be completed at their school.

Recently, some Grant community members have expressed concern about athletic field use, Mayne said. The school is surrounded by Portland Parks and Recreation Bureau property, including the Grant Bowl, Hollywood Field north of the school, and half of the upper baseball

field. The school district and park bureau generally work together so that school teams and the general public share use of the sites.

"At this time, the future of the softball field in the Hollywood field, north of the school, is in flux," Mayne said. "There are a variety of reasons ranging from safety, additional budget requirements, maintenance and the challenges of building in a limited space near the boundaries of a very popular urban park. Additionally, there are also conversations taking place about how to maximize the future use of the Grant Bowl and the best ways to support all of Grant's athletics programs and the community at large."

No other parts of the modernization program are in flux, Mayne said.

- CONTINUED ON PAGE 4

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A native Portlander, Jean is not your typical realtor. She is a retired teacher (PhD in history), thinks critically, and knows how to research properties. Dr. JJ—as we've dubbed her—rescued us on several occasions from making bad decisions, including when a seller tried to disguise a cloudy title. ★★★★★ Definitely five-star caliber★★★★★.

~L. Mercier, April 2018

SELLERS SET YOUR MARKS!

Portland's annual April-July has started off with a bang! Home prices are up over 8% over last year. So if you're ready, give Dr. JJ a call.

LIBRARIES TO SHOW BLACK HISTORY ITEMS

Two library branches will show a compilation of oral histories, photographs, and a collection of short films that trace the story of Portland's African American community from the 1940s to the 1970s.

The collection is called "Our Story: A Place Called Home: From Vanport to Albina." The project was made possible through a partnership of the City of Portland Archive & Records Center, Know Your City, Oregon Historical Society and Vanport Mosaic, an artist-led nonprofit dedicated to highlighting often overlooked Northwest history.

The works will be at the Kenton library, 8226 N. Denver Ave., from 3-4 p.m. May 12. Velynn and Alijah Brown will present their poem, "Roots and Remnants." They are descendants of residents of Vanport, the city built for World War II defense workers that disappeared in a 1948 flood.

The North Portland library, 512 N. Killingsworth St., will mark the release of "Our Story" from 2-4 p.m. May 19. The event will include a performance of World Stage Theatre's musical, "Vanport."

GROUP GIVES SUPPORT FOR ESSENTIAL TREMOR

People with essential tremor, which usually causes uncontrollable shaking of the hands and forearms, often think they are the only ones with the condition, said Susan Tolley, the coordinator for a support group meeting monthly at Providence Portland Medical Center, 4805 N.E. Glisan St.

Those who attend the group learn tips for dealing with the condition and they may simply enjoy socializing with others if they feel uncomfortable in public settings, Tolley said. The next gathering will be 12 noon to 2 p.m. May 16. The meetings continue on the third Wednesday of each month.

E.T., as it is called, often shows up in middle age or later. It sometimes is mistaken for Parkinson's disease, but the conditions aren't related, Tolley said. In addition to hands, the condition may affect the voice, legs, head and internal areas of the torso.

The condition varies from one person to the next, and it may progress, Tolley said. Her shaking started a few years ago, and now she has difficulty carrying a glass of water. She uses a straw for drinking liquids.

Little money is available for researching essential tremor and finding treatments, Tolley said. Medications may alleviate the tremors, but they are developed for other conditions such as epilepsy or high blood pressure, she said. For that reason, the effects of medication vary from person to person. Some people choose deep brain surgery, which may alleviate shaking, she said.

MIMOSA STUDIOS INVITES PARTIES FOR PAINTING

Mimosa Studios, a "paint your own pottery" place, is inviting friends and families to gather for painting together at its eleventh annual Mother's Day celebration on May 13.

The family-owned studio at 1718 N.E. Alberta St. will take two-hour reservations for three seatings: 10 a.m. to 12 noon; 12:30-2:30 p.m. and 3-5 p.m. Reservations may be made at 503-288-0770.

Mimosa has more than 300 ceramic pieces for painting, including dishes, housewares, flower pots and garden gnomes. Staff members can offer hands-on help for painters of all ages.

While customers are at Mimosa Studios, owners Austin Raglione and daughter-in-law Allison Chown will take a ceramic painting party to 25 families at the Ronald McDonald Center near Randall Children's Hospital, where the children are receiving medical care.

IRVINGTON HOME TOUR PLANNED FOR MAY 20

Tickets are on sale for the annual Irvington Home Tour, the longest continuously running neighborhood event of its kind. The tour is planned from 11 a.m. to 5 p.m. May 20. Organizers recommend allowing 2.5 hours for the tour.

Admission is by tickets, at \$25 each,

- CONTINUED ON PAGE 5

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Tickets are on sale for the annual Irvington Home Tour, the longest continuously running neighborhood event of its kind. (Irvington Home Tour)

purchased in advance. They are available at Broadway Books, 1714 N.E. Broadway; Caffe Destino, 1339 N.E. Fremont St.; and the Architectural Heritage Center, 701 S.E. Grand Ave. They also may be purchased online, with a \$2 service charge, at irvingtonhometour.com/purchase-tickets. Online tickets should be printed and saved with the confirmation email receipt to bring on tour day.

High heels, pets and children under age 7, except infants carried in front packs, are prohibited on the tour. Attendees will wear paper booties over shoes or socks inside the homes.

Proceeds from the tour help support the Irvington Community Association's charitable giving programs for children and youth, elderly citizens, low-income and physically challenged individuals, and cultural and education programs enriching community life.

CONCORDIA PRESIDENT TO RETIRE IN JULY

Charles Schlimpert, the president of Concordia University for 35 years, plans to retire on July 1 – again. He informed the Board of Regents of a plan to retire July 1, 2017, but the regents and the university system president asked him to extend his tenure to continue important initiatives.

This year, the regents accepted Schlimpert's retirement request, said Kevin Matheny, executive vice president and chief development officer for

Concordia's Portland Foundation.

Matheny said the regents "underscored that President Schlimpert has brought to life the university's mission by expanding the Concordia impact, championing community engagement, and expanding enrollment," which is approximately 5,000 students online and in buildings. The Portland campus is at 2811 N.E. Holman St.

The board will manage a national search for a new president. In the meantime, the board appointed Johnnie R. Driessner, chief vision officer, as interim president. Dr. Driessner serves on the president's cabinet and has held other leadership roles in academics, development and information.

DISJECTA CENTER GAINS ASSOCIATE DIRECTOR

Disjecta Contemporary Art Center, 8371 N. Interstate Ave., has selected Sarah Turner as the new associate director, executive director Shell Blake announced.

Turner comes to Disjecta with arts administrative experience from several organizations, including Open Signal: Portland Community Media Center and Houseguest, Blake said.

He also announced that Suzy Halajian, who is based in Los Angeles, will become Disjecta's eighth curator in residence. Her work, Blake said, "begins at the intersection of art and politics by regarding image making as a practice steeped in colonial pasts and modern surveillance states."

- CONTINUED ON PAGE 6

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HILL BLOCK PLANNERS SEEK PUBLIC IDEAS

A project working group has been selected and is seeking ideas for how to develop the 1.7-acre Hill Block at North Williams Avenue and Russell Street. Legacy Health owns the land, which was acquired in the 1970s for Emanuel Hospital expansion, but expected funding didn't arrive and the property wasn't redeveloped.

The Emanuel Hospital Urban Renewal Project has been a source of pain in the community because 171 households, most of them African American, were removed for redevelopment that didn't occur. It was one of several urban renewal plans in the area that displaced African American residents and businesses.

The project working group will meet from 5:30-8 p.m. May 9 at New Song Church, 2511 N.E. Martin Luther King Jr. Blvd. Additional information is at prosperportland.us/hillblock.

GRANT STUDENT SET FOR STUDY IN GERMANY

A Grant High School student, Dylan Varga, will attend school while living with a family in Germany during the 2018-19 school year. He is one of 50 American students who has been awarded a Congress-Bundestag Youth Exchange Scholarship sponsored by the ASSE International Student Exchange Programs.

Since 1983, the U.S. Department of State and the German government have co-sponsored the scholarship program to prepare young people for a global future, according to a news release from

the exchange program. The Swedish government established the program in 1976 as the American Scandinavian Student Exchange (ASSE), and it now includes 35 countries.

Congress-Bundestag students are considered youth ambassadors of the United States, building greater understanding of the United States and its diversity.

As Varga leaves for Germany, a group of students will arrive from Germany to live with American host families while attending high school in the U.S.

NINA RADFORD MOVES TO ARIZONA TEAM

Nina Radford, a Grant High School graduate and Portland Interscholastic League player of the year in her sophomore and seniors years, has joined the Northern Arizona University women's basketball team.

Before transferring to NAU, Radford, a 6-foot forward, played one season at University of California at Santa Barbara. She appeared in 20 games in California, averaging 2.3 points and 1.6 rebounds in just over 10 minutes of action per game, according to a news release from NAU.

"We're very excited to add Nina to the Lumberjack family," said head coach Loree Payne. "Her athleticism and versatility will give us a lot of options in terms of getting up and down the floor."

In Arizona, Radford will join freshman Khiarica Rasheed, another former Grant athlete. They took their high school team to three consecutive PIL championships. Grant advanced to the second round of state championships during Radford's sophomore and junior years and made it to the semifinals in her senior year.

NEIGHBORHOODS PLAN SPRING CLEANUP EVENTS

Irvington, Sullivan's Gulch and Eliot neighborhoods have scheduled spring cleanups to haul unwanted or reusable items out of closets, basements and garages.

Irvington and Sullivan's Gulch will work together from 9 a.m. to 2 p.m. May 12 at the Holladay Park Church parking lot on Northeast 21st Avenue, off Hancock Street.

The Eliot neighborhood's clean-up is planned from 10 a.m. to 2 p.m. May 19 at the Legacy Emanuel Medical Center parking lot, 120 N. Knott St.

Irvington-Sullivan's Gulch hasn't set fees but is accepting monetary donations. Eliot organizers will charge \$10 to \$15 for items brought on foot or by bike; \$20 to \$40 by car; \$40 to \$60 for a pickup truck and \$75 for a large truck. Tires will be \$3 each, TVs \$12 each and monitors \$7 each.

Irvington-Sullivan's Gulch is accepting electronic waste, including televisions, computers, monitors, printers and cell phones. Eliot's organizers say they will take anything with a cord, thanks to Green Century Electronics Recycling.

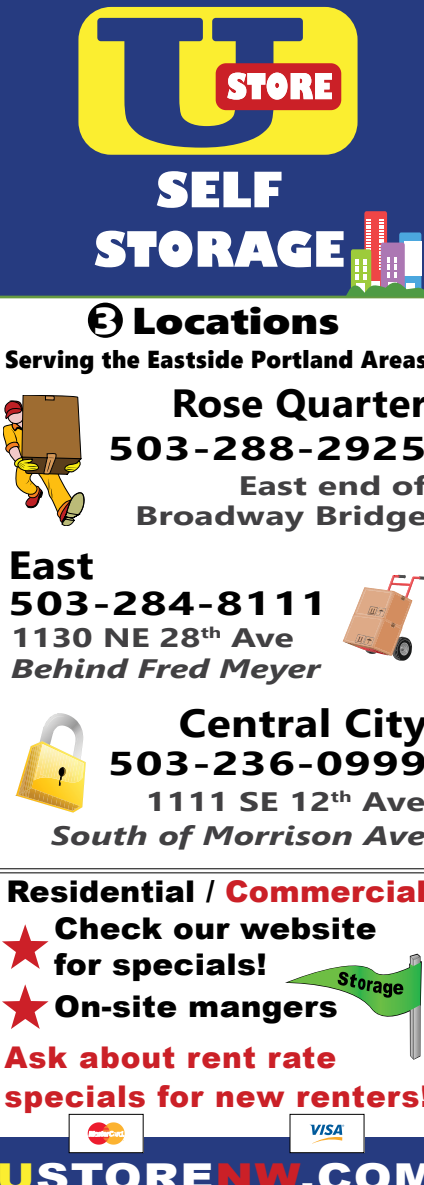
The groups will accept general household debris, old furniture, scrap metal, household items, books, clothing, bicycles and bike parts. The unacceptable items include construction debris; hazardous waste such as pesticides and batteries; paint, thinners and turpentine.



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★ STAR COMMUNITY CONNECTIONS

KENTON PARK PLAYGROUND WILL CLOSE FOR UPGRADE

Most of the playground at Kenton Park will close in early May to install new play structures, picnic tables, benches, a drinking fountain and paved paths.

Fencing will close off the old playground and large swing set until the new work, paid by a voter-approved bond, is completed in the fall. A smaller set of swings, separate from the main playground, will be available, according to a new release from the Portland Bureau of Parks & Recreation.

Access to the splash pad, which usually opens by Memorial Day weekend, is expected to remain open through the summer. It will be accessible from the park entry at N. Delaware Avenue and Kilpatrick Street.

Restrooms generally will be open but the men's restroom may close for a few days during the work period. The summer free lunch program won't be held at Kenton Park, but it is expected to return in 2019, according to the bureau.

Other nearby playgrounds open in the summer include Gammans (.5 miles), North Burrage Avenue and Gammans Place; Harper's Playground at Arbor Lodge Park (.7 miles) North Greeley Avenue and Bryant Street; Trenton Park (.8 miles), North Hamlin Avenue and Trenton Street; Columbia Park (1 mile), North Dana Avenue and Lombard Street ; Farragut Park (1.5 miles) North Kerby Avenue and Farragut Street; University Park (1.2 miles), 9009 N. Foss St., and McCoy Park (1.5 miles), North Newman Avenue and Trenton Street.

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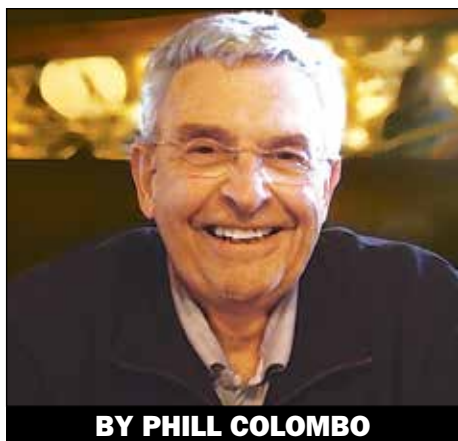
★ STAR DEVELOPMENT NEWS

PLANNING AND SUSTAINABILITY COMMISSION TO REVIEW RESIDENTIAL INFILL PROPOSALS

A pair of May public hearings before Portland's Planning and Sustainability Commission will offer residents a final opportunity to comment on planning staff recommendations for how single-family residential neighborhoods will cope with an influx of more than 100,000 new neighbors over the next 20 years.

Hearings are scheduled for Tuesday, May 8 and Tuesday, May 15. Both hearings will be held at 5:00 P.M. in Room 2500 at 1900 S.W. Fourth Ave. Testimony may also be mailed by May 15, 2018 to Portland Planning and Sustainability Commission, Residential Infill Testimony, 1900 S.W. Fourth Ave., Suite 7100, Portland, Oregon 97201.

Portlanders can view proposed residential infill map changes for individual



BY PHILL COLOMBO PHILLCOLOMBO@STAR-NEWS.INFO

properties, submit testimony and view others' testimony at portlandmaps.com. Following the May hearings, the commission will accept no more written or oral testimony. They will hold work sessions in May and June to develop amendments to the proposals and vote on recommendations to the City Council. The council is expected to hold public hearings on the commission's recommended draft this fall.

ROSE CITY PARK BOARD TO MEET IN SPECIAL SESSION ON RESPONSE TO INFILL

Rose City Park Neighborhood Association Chairwoman Tamara DeRidder has called a special Board of Directors meeting for Tuesday, May 1 from 7-9 p.m. at the German American Society, 5626 N.E. Alameda St. DeRidder said the Board would consider its residential infill proposal comment for the May Planning Commission meetings. The Board will also discuss nominations of 2018-19 Association officers, DeRidder said.



Derald Walker, Arvie Smith and John Washington joined nearly 370 celebrants in early April to mark Cascadia Behavioral Healthcare nearing its \$3.5-million capital campaign goal. Cascadia recently opened Garlington Place affordable housing and plans on opening the Garlington Center medical clinic this summer (Cascadia Behavioral Healthcare).

CASCADIA BEHAVIORAL HEALTHCARE NEARS \$3.5M GOAL TO RENOVATE CAMPUS

At "A Culture of Caring Gala" in early April, Cascadia Behavioral Healthcare celebrated the progress of capital redevelopment plans for its new Garlington Campus with nearly 370 guests. The event was the second in as many years. Cascadia's Northeast Portland campus at 3080 N.E. Martin Luther King Jr. Blvd. includes the Garlington Health Center, a whole health care center scheduled to open in late summer, and Garlington Place, a new 52-unit affordable housing apartment building.

New gifts, sponsorships and a \$100,000 Maybelle Clark Macdonald Fund grant for the Garlington Health Center brought the year-to-date total raised to \$3.2 million toward a \$3.5 million campaign goal. Cascadia previously secured a \$1 million land donation toward the project.

"The generosity of our community is so inspiring, and our Gala did an incredible job showcasing the life-changing work Cascadia provides to thousands of individuals and families every day," said Kellie VavRosky, 2018 Gala Chair and

Cascadia Executive Board Director. "The event was an exciting kickoff for the home stretch to the opening of the Center. We're grateful to everyone who joined us." The new Garlington Center will deliver integrated healthcare - combining in one location mental health, substance use support, primary care and wellness services, with a retail pharmacy onsite for convenience.

Residents began moving into Garlington Place earlier this month. Cascadia clients, veterans, and displaced North and Northeast Portland residents are considered for studio, one- and two-bedroom apartments. For information on Cascadia's clinical and housing support programs, visit: cascadiabhc.org.

NORTH AND NORTHEAST BUSINESS DISTRICTS LAND VENTURE PORTLAND GRANTS

Venture Portland has awarded \$29,700 to a dozen neighborhood business districts for spring and summer activities. The grants are expected to leverage an additional \$94,446 in private business district investment - a more than 3-to-1 match.

- CONTINUED ON PAGE 9

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★ STAR DEVELOPMENT NEWS



Making way for Sandy 51, an 84-unit, six-story apartment building with commercial space on the first floor, deconstruction workers removed the final timbers from the front porch of a 1909 two-story residence in early April. Construction has been on hold while city staff reviews the building permit application and plans. (Phill Colombo)

The awards included funds to Beaumont for directory kiosks; to Northeast Broadway, Montavilla/East Tabor and Kenton for district maps; and the Williams/Vancouver business district for its May through October "Walk Williams" event. The Lloyd District received funding for staffing, and 82nd Avenue for corporate infrastructure improvement.

Venture Portland characterized the grants awarded as "highly competitive [funding both] tactical achievements to build strong, vibrant and financially stable business districts and helping business districts invest in ongoing, professional staff for the first time."

City Commissioner Nick Fish, city council liaison to Venture Portland, noted how the grants will help small businesses: "Spring in Portland is a special time, and we all have our favorite activities. For me, it's walking to local businesses and eating outside at my favorite restaurants. Portland really is a small business town, home to our 50 vibrant business districts. They each feature delicious things to eat and drink, interesting art galleries, unique places to shop, and exciting entertainment for the whole family." He also noted that small businesses donate to local causes at more than twice the rate of national chains.

SANDY 51 BLOCK CLEARED AND READY FOR CONSTRUCTION

Deconstruction crews have completed the first phase of the Sandy 51 project at Northeast Sandy Boulevard and 51st Avenue in the Rose City Park neighborhood. By early April, final vestiges of a 1909 single family residence were taken down, the foundation excavated, and all carted away.

The fenced, now-vacant lot, once home to a TacoTime restaurant, stands across Sandy Boulevard from a nearly completed Portland Medical Clinic, expected to open later this

year. The two projects differ substantially in the amount of parking provided. While the clinic has an ample parking lot to the rear of the two-story brick building, Sandy 51's plans call for 21 parking spaces for 84 apartment units. Nearby residents have expressed concern over future parking availability in the neighborhood.

DEVELOPMENT ROUNDUP: APPLICATIONS AND PERMITS

In Arbor Lodge, Oregon Homeworks LLC of Southwest Portland has been issued a permit to deconstruct a single-family residence at 6555 N. Boston Ave. The 960-square-foot structure built in 1910 will be replaced by a new two-story, single-family home.

In Beaumont-Wilshire, Son Ngoc Pham and Yen Thi Nguyen have asked for help with an application to build a new two-story, single family residence with a two-car garage at 3537 N.E. 44th Ave. A demolition permit for the 650-square-foot single-family residence that has stood on the property since 1927 was issued earlier this year.

In Concordia, Robert Foglio of Gladstone has been issued a permit to demolish a 2,000-square-foot convenience store built in 1955. A permit to construct a new 12-unit, three-story apartment building at 2630 N.E. Dekum St. is under review.

In Cully, Habitat for Humanity Portland/Metro East has been issued permits to construct four new townhouse units in two buildings at 5674 and 5680 N.E. Killingsworth St. in addition to a third three-unit building at 5640 N.E. Killingsworth St.

An application by DBS Group LLC of Tualatin is under review to demolish a single-family structure at 5506 N.E. Simpson St. that was built in 1926.

- CONTINUED ON PAGE 10



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Kenton Women's Village, which has helped as many as a dozen homeless women transition to permanent housing over the past year, may be able to stay open beyond this summer. Extension of the Catholic Charities project has been referred to Kenton neighborhood residents at a June 13 General Meeting. (Catholic Charities)

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In Humboldt, Portland Security and Reinvestment Initiatives, Inc., has secured permits to construct four three-story attached townhouses at 5244, 5246, 5248 and 5250 N. Williams Ave.

In Kenton, Gabriel Chase has requested early assistance with plans to build a new two-story, single-family residence with an attached one-car garage at 8253 N. Fowler Ave. An 800-square-foot home has occupied the property since 1954.

land used by the village is under contract to be sold to Transition Projects for new low-income housing. The Transition Projects development is running about six months behind schedule, allowing the Village extra time for operation. Kenton's board wants neighbors to consider and vote on approving up to one additional year for the Village to operate, should the housing project experience additional delays.

KENTON BOARD ASKS NEIGHBORS ABOUT EXTENSION FOR WOMEN'S VILLAGE SITING

An extension of the Kenton Women's Village is in the hands of neighborhood residents. Unanimous board action earlier this year referred extending the Village beyond one year to a vote at the next Kenton General Meeting on June 13.

The Village, operated by Catholic Charities, has helped nearly a dozen residents move to permanent housing since opening last June, but city-owned

Because the vote won't be taken until June 13, the Kenton Board has already granted the Village a three-month extension, just in case neighbors nix the proposal. Should the vote fail, Catholic Charities would be able to continue routine operations with time to wind down the project.

Details of the neighborhood vote are not firm, so the Board plans to notify residents on the internet, in the hand-delivered Kenton Connect newsletter and, possibly, through the U.S. mail. Questions, comments or concerns may be directed through the neighborhood association website, historickenton.com/contact-us.

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SUMMONING ALL DOGS TO APPLY FOR COURT

By Kathy Eaton
kathyeaton@star-news.info

Selected as the Portland Rose Festival's official charity for the 2018 season, the Oregon Humane Society (OHS) is partnering with the Rose Festival to find Portland's canine royalty to feature as Canine Grand Marshal in the Spirit Mountain Casino Grand Floral Parade, Saturday, June 9.

Dogs of all sizes, ages and breeds are invited to apply for the Canine Court, where five dogs will be honored and one lucky dog will be crowned as Canine Grand Marshal.

"As OHS marks our 150th anniversary, it's the perfect time to celebrate Portland's love for pets by having a canine Grand Marshal in the Grand Floral Parade," said Sharon Harmon, president and CEO of OHS.

Applications must be submitted online by noon May 14 or dropped off at several LexiDog locations identified on the OHS website, oregonhumane.org. There are no restrictions on the number of males or females on the Court; the Grand Marshal may be either gender. Dogs must be well-poised (at ease and well-behaved in different settings) and well-traveled.

Twenty canine finalists will be chosen based on personality, poise, presence,



and talent by a panel of celebrity judges from OHS, LexiDog, Rose Festival and Heathman Hotel. Finalists will participate in the Canine Coronation

Ceremony at the Heathman Hotel on May 23 from 6 to 9 p.m. During this event, the Canine Court will be chosen and prizes awarded.




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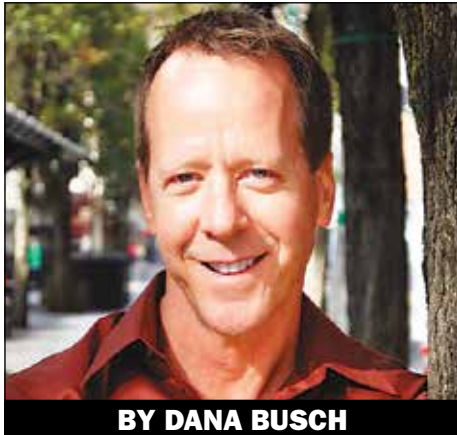
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★ STAR BLOCK BY BLOCK

TIME TRAVELING IN KENTON

CENTURY-OLD BRICK BUILDINGS BLEND WITH A NEIGHBORHOOD ENERGY THAT IS NEW & NOW



BY DANA BUSCH

DANABUSCH@STAR-NEWS.INFO

Stepping into Bart's barbershop in Kenton is like traveling back in time roughly a half century, yet there in the far chair a twenty-something barber is fashioning a fade that couldn't look fresher on its twenty-something client.

Exploring the historic Kenton commercial district can be a little jarring that way – at first glance, it practically oozes a small town vibe from its century-old brick buildings along Denver Avenue. Even the shopkeepers and restaurateurs seem to play along, exhibiting that exact degree of nonchalance, so rare these days, so refreshing, that says “Yes, I’m glad you’re here, and you’re welcome to buy something, but I’m not going to jump up and down and get all in your face about it.”

Closer inspection reveals a neighborhood energy that is new, now and facing forward. Across the street from a well-stocked vinyl LP store is a “Paleo and gluten-free” restaurant. Some of the best soul food in the city is one block away. There are two tattoo parlors to choose from. Kenton is also home to disjecta, a cutting edge contemporary arts center which produces the Portland Biennial and an annual season of exhibitions by its curators-in-residence.

At Kenton Station, a bustling pub in the former lobby of the Kenton Hotel (now the Kenton Hotel Apartments), the effect is even more dramatic. Above the ornately restored bar, patrons scan an electronic readerboard for the day’s beer tap list. At the same time, it’s not hard to imagine the place in its heyday a hundred years ago, with Eastern Oregon cattlemen come to haggle with executives from the Union Meat company. The restoration, on the heels of saving the hotel from



Jesse Pickerel at Kenton Station.



Karen McClelland at Mantel.



Mo Bachmann at Kenton Antiques.



Tony Giordano at Bart's Barbershop. (All photos by Dana Busch)

the wrecking ball in 1990, has earned the building placement on the National Register of Historic Places.

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PARKSIDE

Friendly and intimate neighborhood pub with thoughtfully crafted cocktails, local beers, sandwiches and snacks, especially the charcuterie. Hosting casual dinners by the fireplace in the winter months; trivia Wednesdays 7:30 p.m. **Address:** 2135 N. Willis Blvd. **Phone:** 503-719-6826. **Web:** parksideportland.com.

CULTURED CAVEMAN

Joe Ban and Heather Hunter’s “first paleo-friendly food cart on the west coast” has found a brick and mortar home in Kenton. Everything is free of gluten, dairy and soy. Eat like your wayback ancestors did, except cavemen never had it so good! **Address:** 8233 N. Denver Ave. **Phone:** 971-254-4948. **Web:** culturedcavemanpdx.com.

also carries a small selection of audio equipment. Specializing in used vinyl and cassettes, across a wide range of genres, eras, regions and tastes. **Address:** 8216 N. Denver Ave. **Phone:** 971-544-7158.

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KENTON ANIMAL HOSPITAL

An independent, female owned, integrative veterinary care clinic using a holistic approach to craft unique wellness plans by combining modalities from Traditional Chinese Medicine and Western Medicine. Offering acupuncture, cold laser therapy, and surgical procedures including dental surgeries, soft tissue procedures, spaying, and neutering. **Address:** 2117 N. Willis Blvd. **Phone:** 503-951-6256. **Web:** kentonanimalhospital.com.

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SHOP

KENTON ANTIQUES

Mo Bachmann's well-stuffed antique shop is dedicated to the gentle art of treasure hunting, or as one customer put it, “one-stop shop for everything odd.” With over 2,000 square feet of curiosities, you're sure to find something. **Address:** 8112 N. Denver Ave. **Phone:** 503-490-8855. **Web:** kentonantiquespdx.com.

MANTEL

Karen McClelland's “home and lifestyle boutique” carries handmade textiles, accessories, jewelry, furniture, lighting and gifts. Also local handmade ceramics, made by McClelland and others. **Address:** 8202 N. Denver Ave. **Phone:** 503.289.0558. **Web:** mantelpdx.com.

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★ STAR CELEBRATES KENTON STREET FAIR



Plenty of activities for kids, three stages of live music and more than 80 vendors will be part of the ninth annual Kenton Street Fair on May 20. (Jane Perkins)

ANNUAL STREET FAIR RETURNS TO KENTON

The ninth annual Kenton Street Fair is scheduled from 10 a.m. to 6 p.m. May 20 along North Denver Avenue, from Watts Street to the curve of Interstate Avenue.

Three music venues will be set up, said Mo Bachmann, a coordinator of the event. Children's entertainment will be provided and more than 80 vendors will offer a range of items and services.

Fair-goers may admire the 31-foot-tall Paul Bunyan statue at the foot of Denver Avenue, across the street from four blue hooves, the only signs of Babe, the logger's invisible ox. The big lumberman and the hooves were created in 1959 to greet visitors going through Kenton for the Oregon Centennial Exposition and International Trade Fair.

"Paul Bunyan turns 60 in 2019," Bachmann said, suggesting the neighborhood landmark may gain

additional attention next year.

The annual kid's parade kicks off the fair at 10:00 a.m., followed by a Coaster Car Demo and three stages of live music.

The annual event is sponsored by the Kenton Business Association. Members of the association work, shop and gather together to celebrate the neighborhood and its rich past as a center of commerce, innovation, and workmanship.

The goal of the organization is to honor its collective roots and support the positive growth of the people and businesses of Kenton. With a conscious commitment to small business, ethical development and ecological footprint, the organization strives to support the expanding community of shops, restaurants, and services that form the foundation of the Kenton neighborhood.

For more information, visit kentonbusiness.com. —Janet Goetze

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★ STAR CELEBRATES MOTHER'S DAY

Antiques can be memorable Mother's Day gifts

By Janet Goetze
janetgoetze@star-news.info

Buyers seeking antiques to furnish their homes are less likely to look for Duncan Phyfe than mid-century modern or the clean lines of Scandinavian design, say appraisers of vintage and antique items.

However, items with quality design and construction from any period eventually will find buyers, said appraisers Astrid Guldenmann and Sandra Millius.

For instance, Guldenmann said, "Arts and crafts and the straight lines of Mission design will sell." Items from the 1970s and 1980s are beginning to attract buyers, too, she said, especially among people seeking things they remember from childhood.

"There is a market for quality things in every category," Millius said. "But things don't get more valuable just because they are old."

Guldenmann, known to clients as "Vintage Betti," conducts estate sales and offers services for those downsizing. Millius no longer conducts estate sales but concentrates on appraisals and guiding clients to markets for their treasures.

Items that sell slowly today are crystal and fine china, once handed down in families



Toys from the 1970s and 1980s are popular among collectors who remember them, says Maureen "Mo" Bachmann, owner of Kenton Antiques and Collectibles. Fine glassware doesn't sell well, she says, but vintage barware for home entertaining is very popular. (Janet Goetze)



An antique adding machine, with a stand, is among the wide range of items available at Antique Alley, which fills the basement of 42nd Street Station. Handmade quilts, a vintage French door and a pink princess telephone are among recent items. Vinyl records are big sellers. (Janet Goetze)



A rocking chair with a needlepoint seat and a maple tea cart are items recently available at the Community Warehouse shop. Sales from the shop help support a mission to provide donated household items to families referred by social service agencies. (Janet Goetze)

but often spurned by a new generation.

"People don't entertain in the same way they did in the 1940s and '50s," Millius said. Crystal and fine china wear best if washed by hand. "Today's hosts want dishes that go safely in the dishwasher," she said.

Mo Bachmann, owner of Kenton Antiques and Collectibles for nine years, hasn't carried fine glassware for several years in her eclectic shop at 8112 N. Denver Ave. However, period barware sells quickly, she said.

"Vintage kitchenware – things that are esthetically pleasing and have a purpose – are very popular," Bachmann said.

Toys from the 1970s and 1980s also are popular, she said, and her shop includes Disney figures, action figures, metal trucks and dolls.

At Antique Alley in the basement of 42nd Avenue Station, 2000 N.E. 42nd Ave., 1970-1980s toys "are selling hand over fist to people who were kids at the time," said cashier Sean O'Sirin.

"We sell a tremendous number of vinyl LPs," O'Sirin continued, among the array of items offered by many vendors. World globes – the round balls covered with maps of lands and oceans – are also popular, he said.

Fiestaware, the brightly colored, ceramic dinnerware first introduced in 1936, is so popular it is displayed in a locked cabinet. In a tucked-away space, political posters feature portraits of Alfred Landon, the Republican presidential candidate in 1936, and Bobby Kennedy, whose run for the Democratic nomination for president in 1968 was cut short by his assassination.

Bachmann has political posters, too, along with vintage clothing and clip-on earrings for those who don't have pierced ears or want a change of style. She has furniture sometimes, but finds it comes and goes in waves.

Two other Northeast Portland shops have fine china, stemware and furniture. They are Albertina's Place, where proceeds support services for people with mental health challenges and developmental disabilities, and Community Warehouse, which provides household items for people in need.

Melissa Rice, manager of the nonprofit Community Warehouse, selects unique items in good condition to sell in the shop at 3969 N.E. Martin Luther King Jr. Blvd.

The shop recently displayed a gleaming maple tea cart and an oak buffet from early 20th century. Also available were a

1903 Haviland tea set and a 20-piece set of Copeland Spode cups and saucers with small plates.

"Everything sells at some point," Rice said. "It's amazing we can sell fine china. We don't sell that much, but I think dealers may like to look here."

Albertina's, 424 N.E. 22nd Ave., "is as eclectic as our consumers," said Neal Skibinski, who prices items as a volunteer, one of several who keep the shops operating.

Two rooms are filled with china, pottery and glassware. Other areas include furniture in many styles, along with jewelry, clothing and accessories. All items are donated or taken on consignment for two months.

"We have space designers who group things in an attractive manner so consumers have a pleasant experience (visiting the shop)," Skibinski said. Shoppers can visit two or three times a week and they will see different items on the floor, he said.

All the shops carry jewelry, some with precious stones and metals. Bachmann has several pieces with turquoise.

"These are beautiful things made with natural materials," she said. "That's not something we always have in our plastic society."

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Watercolor by local artist Carol Sands

CALENDAR

MAY 2018

THE STAR CALENDAR IS POSTED ONLINE EVERY MONTH. CHECK OUT OUR WEBSITE AT: WWW.STAR-NEWS.INFO.

Events are broken into categories and listed in the order in which they will take place, followed by ongoing and upcoming events. To be considered for inclusion, entries must be submitted by e-mail to editorial@star-news.info by the 15th of the prior month. If possible, follow the format used in the calendar. Calendar compiled by Janet Goetze

KIDSTEENS AND FAMILIES

LEGO WITH A MASTER

May 11. 3:30-5:30 p.m. Join Lego master Blair Archer to create brick-built masterpieces from thousands of parts. Participants learn new building techniques and expand skills by making Lego models from imagination. Free. 503-988-5123. Kenton library, 8226 N. Denver Ave.

MAKE QUINCEANERA DOLL

May 13. 2-4 p.m. La artista Maria Alvarado les mostrara como hacer una deslumbrante muñeca de quinceanera. Este taller es para madres e hijas de todas las edades. Se proporcionan todos los materiales. Artist Maria Alvarado shows how to create a Quinceanera doll. Quinceanera is a traditional celebration of a girl transitioning to womanhood. For mothers and daughters of all ages. Free. 503-988-5123. Kenton library, 8226 N. Denver Ave.

LAUGH WITH SHAKESPEARE

May 19. 3-3:45 p.m. Join the Original Practice Shakespeare Festival for an interactive and funny performance of the best of Shakespeare, emphasizing how his plays have made a better world. Free. 503-988-5123. Gregory Heights library, 7921 N.E. Sandy Blvd.

CATCH A PLAY

EIGHT UNDER SUSPICION

May 3. 7:30 p.m. A 14-year-old boy goes missing in "The Absolute Brightness of Leonard Pelkey," and eight residents of a small New Jersey town are potential suspects. Actor Todd Van Voris plays all the characters. Performances through May 26 are 7:30 p.m. Thursdays to Saturdays and 2 p.m. Sunday. Tickets \$15-\$35. www.trianglepro.org. 503-239-5919. The Sanctuary at Sandy Plaza, 1785 N.E. Sandy Blvd.

DANCERS BEYOND SPEECH

May 4-12 7:30 p.m. Friday and Saturday; 2 p.m. Sunday. In "To Fly Again," by Jerry Mouawad, zany clown musicians are constantly interrupted by a clan of dusty dancers who live in a world beyond speech. Tickets \$10, \$15 or \$20. Box office 503-231-9581; ticketswest.com or at the door. Imago Theatre, 17 S.E. Eighth Ave.

COMEDY AT TWILIGHT

May 4 & 5 at 8 p.m. May 6 at 3 p.m. The action in "It's Only a Play," by Terrence McNally, directed by Jason A. England, takes place in an upstairs bedroom of a Manhattan townhouse where the insiders are awaiting the reviews of a new Broadway play. The excitable playwright, the wunderkind director, the pill-popping leading lady and the playwright's best friend are part of the group infused with the narcissism, ambition, and just plain irrationality that combine for great theater and comedy. Continues May 10, 11 & 12 at

8 p.m. and May 13 at 3 p.m. Tickets \$17 for adults, \$15 for students and seniors; \$1 higher at the door. www.twillighttheatercompany.org. BoxOffice@TwillightTheaterCompany.org. 503-847-9838, Twilight Theater Company, 7515 N. Brandon Ave.

HEARMUSIC

SING IN SHAPENOTE

May 5 & 6. 9 a.m. to 3 p.m. Portland Sacred Harp (a reference to the human voice) invites all who love to sing to two days of shapenote singing, an American folk tradition of unaccompanied, four-part harmony in community singing. Not affiliated with any religious or political organization. People of all backgrounds and ages are invited to participate as much as they wish. Song books available to borrow for the day. Free. portlandsacredharpPR@gmail.com. The Little Church, 5138 N.E. 23rd Ave.



SHAPENOTE SINGING
MAY 5 & 6

BACH CHOIR SLATED

May 6. 2 p.m. The Bach Cantata Choir of Portland presents its final concert of the 2017-18 season, featuring Cantata No. 105 by J.S. Bach. The program also includes "Dixit Dominus" by the 17th century Italian nun Isabella Leonarda, "O Natus Lux" by Oregonian Morton Lauridsen, and a series of spirituals that the choir expects to sing on its upcoming German tour. Free-will offering. Rose City Park Presbyterian Church, 1907 N.E. 45th Ave.

SIRENS TO SIGN

May 20. 3 p.m. The Sirens, a women's quartet backed by an instrumental trio and brass ensemble, presents pop music from 1930s-1960s. Singers are Patricia Holman, Jennifer O'Leary, Melissa Olmsted and Kay Pettygrove, with Andrea Llafet on piano. Instrumentalists include Mark Niemann-Ross, bass; Scott Greer, drums, and brass ensemble Brad Elliot, Tom Tate and Ruthanne Bennett. Free-will offering received at intermission to benefit the Multiple Sclerosis Society and Turner Syndrome Association. Rose City Park United Methodist Church, 5830 N.E. Alameda, a half block south of Sandy Boulevard.

FOR ART LOVERS

SCULPTURES IN SHOW

May 1. 11 a.m. to 5 p.m. The main gallery includes Brad McLeomore's ceramic sculptures, made of stoneware and porcelain clays that are fired in a wood-fueled kiln, and Reed Clarke's oils of faces and figures showing the unique presence of an individual and the underlying mystery of being human. Paintings, with geometric construction, by Ralph Davis are in the feature area. Hours: 11 a.m. to 6 p.m. Wednesday-Saturday; 11 a.m. to 4 p.m. Sunday; closed Monday. 503-281-9048. www.guardinogallery.com. Guardino Gallery, 2939 N.E. Alberta St.

MIRIKITANI FEATURED

May 2. 1-4 p.m. The artwork of Jimmy Mirikitani, a U.S. citizen interned during World War II because of his Japanese ancestry, shows through Sept. 16. Thirty selected works include the cats he often painted in memory of a friend who died in a camp. A film, "The Cats of Mirikitani," shows at 7 p.m. May 10 and June 29 at Clinton Street Theater, 2522 S.E. Clinton St. Hours of art show: 1-4 p.m. Wednesday to Sunday. 323-632-6638. Emerson Street House Gallery, 1006 N.E. Emerson St.

FOR BOOK LOVERS

MEMOIR RECALLS HAITI

May 9. 7 p.m. Apricot Irving, who traveled with missionary parents to Haiti when she was 6 years old, reads from her memoir, "The Gospel of the Trees." She returned to the country she loves in 2010 to cover the earthquake for public radio's "This American Life." The book, she says, "bears witness to the defiant beauty of an undefeated country." 503-284-1726. www.broadwaybooks.net. Broadway Books, 1714 N.E. Broadway.

BASEBALL TALE TOLD

May 15. 7 p.m. Former Portland radio host Carl Wolfson reads from his coming of age memoir, which may have one of publishing's longest subtitles: "Slide! The Baseball Tragicomedy That Defined Me, My Family and the City of Philadelphia - and How It All Could Have Been Avoided Had Someone Just Listened to My Lesbian Great Aunt." It is set in the 1960s when the Philadelphia Phillies were ahead for the pennant. Then, the unthinkable happened. 503-284-1726. www.broadwaybooks.net. Broadway Books, 1714 N.E. Broadway.

AWARD WINNER SLATED

May 17. 7 p.m. Ellen Notbohm reads from her novel, "The River by Starlight," a Gold Medal winner for Best Regional Fiction, West-Mountain, in the 2018 Independent Publisher Book Awards. She has written four nonfiction books on autism and articles, columns and posts on several subjects. 503-284-1726. www.broadwaybooks.net. Broadway Books, 1714 N.E. Broadway.

LIBRARY SETS SALE

May 5. 9 a.m. to 9 p.m. Friends of the Multnomah County Library sale of gently used books, audiovisual materials, sheet music, comics, pamphlets. Continues 11 a.m. to 5 p.m. May 6, when educators get 50 percent off with teacher ID; 9 a.m. to 3 p.m. May 7 when everything is 50 percent off. Information: www.friends-library.org/events/2018springusedbooksale. Lloyd Center DoubleTree Hotel, 1000 N.E. Multnomah St.

HEALTH AND EXERCISE

DANCE FOR MOBILITY

May 10. 2-3 p.m. Brynna Hurwitz instructs adaptive dance, with focus on those with limited mobility, to increase stamina, flexibility and coordination. Free. Registration required: 503-988-5123 or www.multcolib.org or North Portland library, 512 N. Killingsworth St.

TECH ASSISTANCE

LEARN GOOGLE BASICS

May 1. 9:15-11:15 a.m. Learn the basics of Google Drive, Google Docs, Google slides and Google sheets. Get a Google or Gmail account before class. Free. Registration required: 503-988-5123 or www.multcolib.org or in the Albina library, 3605 N.E. 15th Ave.

CREATE SPREADSHEETS

May 18. 2-4 p.m. In Spreadsheets 1, learn different tools to create and edit spreadsheets. Use Google Sheets and Microsoft Excel to create a workbook, sort and filter basic data and create basic formulas. Participants must be comfortable using a keyboard and mouse. Free. Registration required: 503-988-5123 or www.multcolib.org or Hollywood library, 4040 N.E. Tillamook St.

HELP WITH E-READER

May 29. 5:30-6:30 p.m. Get one-on-one help for using an e-reader, reading on a tablet or listening to a book on a phone or iPod. Bring the device and any other equipment needed to download or transfer. Free. Registration required: 503-988-5123 or www.multcolib.org or Kenton library, 8226 N. Denver Ave.

LEARN SEO BASICS

May 29. 5:30-7:30 p.m. Businesses that have or are planning a website to increase online traffic can learn the basic concepts of Search Engine Optimization (SEO) and its role in online marketing. Free. Registration required: 503-988-5123 or www.multcolib.org or in North Portland library, 512 N. Killingsworth St.

FOR SENIORS

MOVE FOR FLEXIBILITY

May 1 and 3. Continues Tuesdays and Thursdays. 11 a.m. to 12 noon. An evidenced based program promotes optimum joint flexibility, muscle strength, endurance, coordination and cardiovascular conditioning for those with arthritis. \$1 donation appreciated. Registration: 503-288-8303. Leaven Community Center at Salt & Light Lutheran Church, 5431 N.E. 20th Ave.

LEGAL AID OFFERED

May 1 and 15. 9:30 a.m. to 12 noon. Senior Law Project legal clinic, provided by Legal Aid Services of Oregon, offers 30-minute appointments for Multnomah County residents age 60 and older. Free. Call Amy Camp for an appointment: 503-288-8303. Charles Jordan Community Center, 9009 N. Foss St.

LEARN E-DEVICE

May 1 and 15. 9:45 a.m., 10:15 a.m. and 11:45 a.m. Computer tutor John Lucas offers 45-minute sessions to work with an electronic device. Bring the device fully charged and a charging cord. Donations to the center appreciated. Appointment required: 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

OPERATE THAT DEVICE

May 2; continuing Wednesdays. 9 a.m., 10 a.m. 11 a.m. Mobile 101 with Michael Broza who assists with operating electronic devices. Bring fully charged device. Donations to center appreciated. One-hour appointment required: 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

TAI CHI GIVES BALANCE

May 2 and 9. 10 a.m. to 11 a.m. Continues Mondays and Wednesdays. Tai Chi for better balance, muscle strength, flexibility and mobility. \$1 donation appreciated. Information: 503-288-8303. Bridge Meadows, 8502 N. Wayland Ave.

HEALTH FROM TAI CHI

May 2 and 7. 3:30-5:15 p.m. Continues Mondays and Wednesdays, except May 28, when the center closes for Memorial Day holiday. An evidenced based Tai Chi for Health program for students of all skill levels. \$10 a month



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requested, but no one turned away for lack of funds. 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

DRINK CANNABIS TEA

May 3. 2-3 p.m. Have high tea with medical cannabis. American Cannabinoid Clinic specialists discuss the use of cannabis as an alternative to prescription drugs for sleep, pain and anxiety. Free. Registration: 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

CHAIR YOGA SLATED

May 3. 9-10 a.m. May 7 2:30-4 p.m. Continues Mondays and Thursdays but not May 28 because of Memorial Day holiday. Chair yoga features an individual approach to improve balance and breathing. \$1 donated suggested to the center. 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

GRANDPARENTS GET AID

May 7. 10-11 a.m. Grandparents and other relatives raising children they didn't expect to have at this stage in life may gain understanding of the stresses and joys in a support group. Find ways to maintain the emotional and physical health of the adults and the children. Free. Call for more information: 503-288-8303. Continues first Mondays of the month. Charles Jordan Community Center, 9009 N. Foss Ave.

LEARN TO DRAW

May 9, 16, 23 and 30. 10 a.m. to 12 noon. An introduction to drawing explores perspective, value, shape and texture. Each class includes an exercise such as drawing a face, an animal or a landscape. All levels welcome. Supplies included. \$5 per class to cover supplies, payable to instructor Samantha Ollstein. Registration: 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

CARE FOR CAREGIVERS

May 9. 2-3:30 p.m. Continues the second Wednesday of each month. May 20 from 2-3:30 p.m. Continues the fourth Sunday of each month. An Alzheimer's Caregivers and family members support group shares ideas for coping and caring. Free. 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

VIEW 'SHOWMAN'

May 11. 1 p.m. View "The Greatest Showman," which celebrates the birth of show business and the vision of P.T. Barnum. Stars Hugh Jackman, Michelle Williams and Zac Efron. \$1 donation to center suggested. Movie with subtitles at 1 p.m. May 18. First come, first served in space limited to 35. 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

SEE 'THE POST'

May 11. 1 p.m. View "The Post," about the publishing of the Pentagon Papers and the decisions made by publisher Katharine Graham. Stars Meryl Streep, Tom Hanks and Sarah Paulson. Movie with subtitles at 1 p.m. June 1. \$1 donation suggested to the center. First come, first served in a space seating 35. 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

AGE WITH NE VILLAGE

May 15. 10-11:30 a.m. Learn about Northeast Village PDX to help seniors age at home with a network of volunteers and access to reputable service providers.

Free. Information: 503-895-2750 or nevillepdx.org. Hollywood Senior Center, 1820 N.E. 40th Ave.

CELEBRATE BIRTHDAYS

May 29. 12 noon. All seniors with birthdays in May are honored with a free lunch. Suggested donation of \$3 for lunch from those over 60 and \$7.89 for people under age 60. Birthday cake for everyone. Entertainment by Wee Works Daycare. 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

OLDER AMERICANS FETED

May 30. 1:30-3:30 p.m. Celebrate Older Americans Month, learn about organizations that make a difference in our community and find an engaging opportunity. Refreshments and live music by Jam Yankees. Free. Registration: 503-288-8303. Hollywood Senior Center, 1820 N.E. 40th Ave.

INGENERAL

WHO USES CENTRAL?

May 4. 5:30-8:30 p.m. The Central Portland Community Festival celebrates the varied groups that use Central Lutheran Church. The Shine Chorus begins events, followed by theater games for children, a simple workout, the Portland Ukulele Choir, the Satori Men's Chorus and singing workshops. Schedule: www.centralportland.org/festival. 503-284-2331. Central Lutheran Church, 1820 N.E. 21st Ave.

BAKE BREAD

May 6. 2-3 p.m. Join cookbook author Jean Johnson in a hands-on class for making bread and take home a mini round of bread to bake. Free. Registration required: 503-988-5123 or www.multcolib.org or Kenton library, 8226 N. Denver Ave.

EXAMINE SURVEILLANCE

May 6. 2:30-4 p.m. Oregon Humanities presents "Keeping Tabs on America, Surveillance and You" with writer and scholar Kristian Williams. She leads a conversation about the scope and consequences of government surveillance as well as ethical and legal limits of surveillance practices. Free. 503-988-5123. North Portland library, 512 N. Killingsworth St.

HANDLE TALKS WELL

May 8. 12 noon to 1 p.m. Discover how to handle crucial conversations well and not avoid them. Free. Registration required: 503-988-5123 or www.multcolib.org or Hollywood library, 4040 N.E. Tillamook St.

STUDY THE CONSTITUTION

May 8. 6-7:30 p.m. Examine the influence of the Constitution on political conversation by looking at the creation of the document. It could puncture some myths and develop a broader perspective on its significance. Made possible by The National Endowment for the Humanities Fund of The Library Foundation. Free. 503-988-5123. www.multcolib.org. Albina library, 3605 N.E. 15th Ave.

LEARN ABOUT ARCHITECT

May 9. 7 p.m. Public historian Val Ballestrem outlines information about Justus Krumbein, a 19th century architect who arrived in the state in 1871 and designed some of Oregon's notable commercial and residential architecture. Free. (916) 202-7132 or njcarror09@

gmail.com. The German American Society, Northeast 57th Avenue and Sandy Boulevard.

AUCTION AIDS RESEARCH

May 10. 6-9 p.m. A silent auction raises funds for the Cystic Fibrosis Foundation to continue research to aid children born with the disease. \$20 ticket includes appetizers, beverages and musical entertainment. RSVP: info@germanamerican.org or 503-775-1585. The German American Society, Northeast 57th Avenue and Sandy Boulevard.

DRAW IN NATURE

May 13. 2:30-4:30 p.m. Engage in the fun of nature drawing, learn to observe and do sketching exercises to loosen the hand to draw with confidence. Study light and shadow on objects and how to add tone and texture. All skill levels welcome. Free. Registration required: 503-988-5123 or www.multcolib.org or in Gregory Heights library, 7921 N.E. Sandy Blvd.

WALK TO AID PETS

May 20. 10 a.m. The second annual Enzo Memorial Walk will accept donations for the Morris Animal Foundation's campaign to fight pet cancer. The short walk in Northeast Portland is intended to raise awareness of pet cancer. Donations may be made online or at the walk. https://morrisanimalfoundation.donordrive.com/campaign/enzo2018. The walk will begin at Wilshire Park, Northeast 33rd Avenue and Skidmore Street.

CHIEF TO SPEAK

May 21. 11:30 a.m. to 1:30 p.m. Police Chief Danielle Outlaw will be the keynote speaker at the 21st annual Neil Kelly Memorial Scholarship Awards luncheon, created by the Albina Rotary Club as a tribute to the late business leader who began his construction company in 1947. www.albinarotary.org. The Rose Room, Moda Center, 1 Center Court.

REGISTER FOR SALE

May 25. Deadline to register to join the Irvington neighborhood yard sale and artist open studio, coordinated by the PTA of Irvington K-8 School. The sale will be 9 a.m. to 4 p.m. June 2, with participating homes identified by a map available at two local coffee shops or on Google Maps online the morning of the sale. Registration fee: \$35 or \$60 for multi-family sales. Register before May 11 to save \$5. Mail checks and registration forms to sale coordinator: c/o Chris Chen, Irvington School PTA, 2424 N.E. 14th Ave. Registration and information: yardsale@irvingtonschool.com.



HOLLYWOOD FARMERS MARKET

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Local blues legend
Gym • 7 p.m.

Friday, May 4
'80s PROM WITH RADICAL REVOLUTION
Live '80s dance hits
Gym • 7 p.m. • \$20 • 21 & over
Tickets at cascadetickets.com

Saturdays: May 5, 12, 19 & 26
Opera on Tap
Live opera singers in & around the Honors Bar.
7 p.m. 'til 9 p.m.

Tuesday, May 8
RACE TALKS: An Opportunity for Dialogue
Gym • 6 p.m. doors; 7 p.m. event

Thursday, May 10
Robin Jackson and the Caravan
Folk
Gym • 7 p.m.

Sunday, May 13
Mother's Day Brunch
Call for reservations
\$34 adults, \$21 kids 5-12, 4 & under free
Gym • 9 a.m. 'til 3 p.m.

Wednesday, May 16
3RD ANNUAL OREGON BREWISHED BREWFEST
Clean water fundraiser
Gym • 5:30 p.m. 'til 9:30 p.m. • 21 & over

Thursday, May 17
LIMITED-EDITION BEER TASTING
Come sample this month's featured beer.
Brewery • 5 p.m. 'til 7 p.m. • 21 & over

Thursday, May 17
Matthew Szlachetka
Rock, blues, country and folk
Gym • 7 p.m.

Thursday, May 24
The Last Revel
As part of Great Northwest Music Tour
Gym • 7 p.m.

Monday, May 28
HISTORY PUB: Memories of Vanport
Theater • 6 p.m. doors; 7 p.m. event

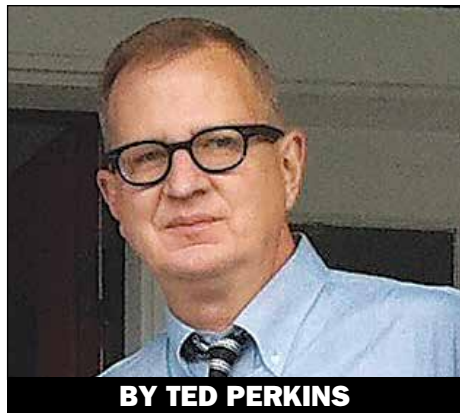
Thursday, May 31
MEXICAN GUNFIGHT
Soulful songcraft
Gym • 7 p.m.

★ STAR BUSINESS BUZZ

NEW OWNERSHIP TO PRESERVE GORDON'S FIREPLACE PROPERTY

On December 27, Rob Brewster's Seattle-based InterUrban Development company purchased the former Gordon's Fireplace Shop building at 3300 N.E. Broadway in the Sullivan's Gulch and Grant Park neighborhoods for just north of \$3 million from the Jo-Ne Family Limited Partnership, managed by the Arntson family of Albina Fuel. Rather than demolish the 100-year-old building, as many neighbors had speculated, Brewster plans to redevelop the property – with a complete seismic upgrade – as two floors of creative office space over 8000 square feet of ground-floor retail.

The former aircraft factory, which manufactured spruce airplane wings and pontoons during World War I, offers 18-foot ceilings, old-growth beams and turn-of-the-century brickwork that would be nearly impossible to reproduce in today's market. InterUrban has a reputation for successful renovation of historic



BY TED PERKINS
TEDPERKINS@STAR-NEWS.INFO

buildings in the city, including the Pine Street Market in Old Town, the Under Armour headquarters in South Portland and the General Automotive building in the Pearl District. Portland's Emerick Architects will serve as designer for the Gordon's building renovation.

Gordon Malafouris, who ran his furniture business in the neighborhood for more than 60 years, passed away on December 13.

"It's a beautiful old building with so

much potential," said Anders Meyer, a development associate at InterUrban. "Natural lighting was the main method for lighting when the building was constructed, so both the light and the views offered on the upper floors are amazing. We'll be looking to tenant the ground floor with a food or beverage company – hopefully one with a manufacturing component – and we've reached out to several co-working companies we think might be a good fit for the upper floors. The intersection of the four great neighborhoods is just a very desirable location, and we're excited to deliver this project for the community."

Interior demolition on the building is already underway and, as InterUrban works through the permitting process with the city, the hope is to finish construction sometime in the spring of 2019.

Plans for a rooftop penthouse have been shelved for now, as well as the possibility of repurposing an old freight elevator as a cafe or espresso bar. A rooftop deck is now being considered as an amenity, and original windows on the eastern side of the building

which have been covered for years will likely be exposed to bring even more light into the space. In a separate deal, InterUrban was able to secure access to the narrow lot at 3324 N.E. Broadway just east of the building, and that property will likely serve as surface parking for the development.

For more information, visit www.interurbandev.com.

BATTER UP FOR STROOPWAFELS IN BEAUMONT VILLAGE

On April 2, Kenton neighbor Katie Prinsen held a grand opening for her new Prince Coffee location at 4523 N.E. Fremont St. in Beaumont Village. Known for their Dutch stroopwafels, Prince opened its first location in 2016 at 2030 N. Willis Boulevard in the Kenton neighborhood. April 2 was also the two-year anniversary for the Kenton shop.

The Huffington post recently declared stroopwafels one of the "world's best, and most sorely underrated cookies." A thin layer of caramel-like syrup sandwiched

- CONTINUED ON PAGE 19

★ STAR CELEBRATES FILMED BY BIKE FESTIVAL



FILMED BY BIKE FESTIVAL RETURNS TO HOLLYWOOD



The 16th annual Filmed by Bike Film Festival will return to the Hollywood Theatre from May 4-6 to showcase independent movies about bicycling and bicycle culture. Over three days, the festival will screen 80 films by 65 filmmakers from 12 countries.

"This year our submissions include films that are longer and more thoughtful," said Ayleen Crotty, festival director and founder. "As Filmed by Bike celebrates its 16th year, we continue to be in awe of the creativity, depth and talent from our filmmakers both in our region and around the world."

A Base Camp Brewing Street Party will open the festival this year on Friday, May 4 from 5:00 p.m. – 10:00 p.m. with a party in the street across from the Hollywood

TICKETS + INFORMATION

- Showtimes and complete schedule are available online at FilmedByBike.org
- A festival pass offers exclusive screenings and events, unlimited access to all screenings, filmmaker Q&A, after parties and more. Individual tickets are \$15 per screening and \$65 for a festival pass.
- Screenings and events are open to all ages unless otherwise noted.
- Tickets are on sale now at FilmedByBike.org or at the box office during the festival.
- Visit www.filmedbybike.org or call 971-221-7228.

Theatre. One block of 41st Avenue will be closed to traffic for the party between Sandy and Hancock Street. The free event is open to all ages and offers live entertainment, a beer garden, food vendors, a photo booth, live performance art, lawn games and a gigantic bike parking area. An after party will be held upstairs

at Sam's Billiards, beginning at 10:00 p.m. Laughing Planet will host a conversation with filmmakers on Saturday, May 5.

"We are so excited to be back in the Hollywood neighborhood," said Crotty. "The theater and neighbors have been incredibly supportive of Filmed by Bike and I look forward to being here for many

years to come."

This year's jury included Chris King, owner of Chris King Precision Components, and Barry Braverman, a cinematographer with credits including Wes Anderson's Moonrise Kingdom and The Darjeeling Limited. Two opening night screenings will showcase 10-15 films featuring love stories, adventure, animated shorts, documentaries and more.

"Filmed by Bike presents the world's best independent bike movies," said Crotty. "We love hosting the festival in a city with an unbridled passion for two wheels and an appreciation for the cinematic side of the films with gorgeous footage and innovative filmmaking techniques."

Sam's BILLIARDS FILMED BY BIKE AFTERPARTY
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STAR BUSINESS BUZZ



On April 2, Katie Prinsen held a grand opening for her new Prince Coffee location in Beaumont Village. Prince opened its first location in the Kenton two years ago to the day. (Jane Perkins)

between two wafers of sweet dough, they're a nod to Prinsen's Dutch heritage and upbringing. She became a fan of the sweet delicacy during frequent summer trips to visit family in Holland. Meant to be eaten with coffee or tea, the round discs can be placed on top of mugs to warm and allow the steam to soften and melt the inside layer.

"Stroop rhymes with rope – or dope," said Prinsen. "We make our own Stroopwafels in house every day, slicing the thin cookies in half and drizzling them with our cinnamon and caramel sauce. We also carry Bakeshop pastries and coffee from our three favorite local roasters – Proud Mary, Roseline and Heart."

Prinsen studied business and marketing at Concordia University and worked at Barista for five years, learning the specialty coffee business.

"I have always been big on traveling and after a trip to New Zealand and Australia I couldn't get it out of my head that I wanted to open my own shop," said Prinsen. "I looked for a space for over two years before I finally got our little space in Kenton. Our Beaumont building was delayed a bit, and there are still some details that are getting wrapped up, but for the most part we are done with the buildout."

Rob Roster's Green Rabbet Builders did the tenant improvement work on the space.

"I'd like to give a shout-out to Nate Snell and the team at Pips Doughnuts. For the last two years they have been insanely giving to me and let me use their kitchen as a commissary. Also, their doughnuts are my favorite in the world."

For more information, visit princecoffee.com.

PHK'S SULLIVAN'S GULCH TOWER GETS A NAME

PHK Development's seven-story, 162-unit condominium project at the southwest corner of Northeast 21st Avenue and Multnomah Street in Sullivan's Gulch now has a name – TwentyTwenty – and will soon open a sales office in the former Brian Marki frame shop space at 2236 N.E. Broadway. Construction broke ground in the second half of 2017 and a completion date is anticipated in summer of 2019. Portland's Hacker Architects designed the building, which is targeting LEED Platinum certification, and Andersen Construction is the general contractor.

"Portland has a substantial undersupply of condominiums on the market today, and we created TwentyTwenty to respond to that need," said Patrick Kessi, PHK's president and founder. "With Hacker, we

designed a place that pays homage to the history and geologic forces that created Sullivan's Gulch, while it fits the character of its community."

The project will include 172 parking spaces in two levels of below-grade parking, including electric vehicle parking spaces, and 179 bicycle parking spaces with an expansive bike lounge and repair and maintenance area.

"As we looked at the history of Sullivan's Gulch we saw an opportunity to embrace the geological forces that created the land, and explore what a building could look like if the form eroded and we carved back the scale to street-level," said David Keltner, Hacker principal. "This inspired our design, allowing us to blend the building into the neighborhood and complement the variety of surrounding home styles."

The approach also resulted in a building with six corners – allowing for more corner residences. The townhouses at street level are designed to reinforce the residential feel of the neighborhood by contributing to sidewalk activity and will have front porches with steps. Homes will be priced from around \$350,000 for one-bedrooms to over \$600,000 for two-bedrooms. The two-bedrooms priced around \$550,000 have already sold out.

Construction has gone smoothly so far. Graffiti on-site has been a problem and the Andersen team is working daily to mitigate it. They encourage neighbors who see activity or have concerns to text an alert to 503-476-1732.

When TwentyTwenty is complete, Kessi and his team will begin looking into development of the properties west of the project where three single-family homes currently stand and which were purchased by PHK as part of a deal to secure the property at 2020 N.E. Multnomah St.

"The Gulch is a gem of a neighborhood with great walkability and ease of transportation," said Kessi. "You're literally twenty minutes away from anywhere in the city that you'd want to be and you can walk in any direction to find a great meal on Sandy or Broadway or toward downtown."

"Portland continues to attract young to mid-career professionals and empty-nesters who prefer the benefits of condominium living," said Patrick Clark of Realty Trust Urban, the project's marketing and sales broker. "TwentyTwenty will be an excellent alternative for renters tired of rising rents and for buyers who desire to live in close-in neighborhoods."

For more information, call 503-796-2020 or visit www.twentytwentypdx.com.

- CONTINUED ON PAGE 20

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★ STAR BUSINESS BUZZ



This spring, Eli Spevak, left, plans to finish construction on his latest intentional community, Mason Street Townhomes, in the Cully neighborhood. Amber Turner of Think Real Estate will be marketing the properties. (Ted Perkins)



In June, Concordia neighbor Dana Highfill plans to open a wellness center called Float North in the Broadway Commons building at 1617 N.E. 17th Ave. in Sullivan's Gulch. (Ted Perkins)

ORANGE PLOT MASON STREET PROJECT BRINGS NEW COMMUNITY TO CULLY

This spring, Cully neighbor Eli Spevak of Orange Plot development plans to wrap up construction and begin marketing his latest intentional community, Mason Street Townhomes, at 5836 N.E. Mason St., just east of Cully Boulevard and around the corner from Appliance City. Spevak has been at the forefront of affordable housing options in the city since developing Peninsula Park Commons in the Piedmont neighborhood over a decade ago. He and his family live in the Cully Grove development that he built in 2012 and where he hopes to break ground on another community across the street, Cully Green, later this year. Since Cully Grove was completed nearly six years ago, there has been zero turnover among the sixteen families who live there.

"Mason St. Townhomes will consist of 13 well-appointed townhouse-style condominiums and one detached single-family home," said Spevak. "The development will not only add more mid-range housing options to the community, but we're working with Proud Ground and the city to make three of our homes permanently affordable to buyers at 80 percent of median family income. Through voluntary inclusionary zoning, we'll be contributing around \$50,000 on each affordable unit."

Four buildings on the site will house the 13 townhomes, ranging in size from 1000 to 1600 square feet. They'll share the property with an existing 840-square-foot detached single-family home. Amenities for the community will include a shared common house with a kitchen and accommodations for out-of-town guests, a community patio, two bike storage rooms, and a central courtyard

where children can play and grown-ups can socialize. Landscaping will include an existing large Norway maple and an orchard of new fruit trees.

Pricing will range from around \$219,000 for the income-qualified, two-bedroom townhomes to around \$525,000 for the four-bedroom, 1550-square-foot end units. Certified by Energy Trust of Oregon, the energy-efficient development will feature ductless, remote-controlled heating and cooling systems that deliver temperature-controlled air directly to occupied rooms.

"These are really beautiful, well-built homes," said Cully neighbor Amber Turner of Think Real Estate. "You can feel the difference when you walk into them. The finishes are much higher-grade than what you'd typically find in new construction – especially at this price point – and the energy efficiency goes above and beyond, with triple-pane windows and staggered studs to reduce thermal bridging."

For more information on the Mason Street project, call 503-804-1261 or visit www.masonstpd.com. For more information on Proud Ground's permanently affordable home ownership program, visit www.proudground.org.

DANA HIGHFILL FLOATS NEW BUSINESS IN SULLIVAN'S GULCH

In June, Concordia neighbor Dana Highfill plans to open a wellness center called Float North in the Broadway Commons building at 1617 N.E. 17th Ave. in Sullivan's Gulch. In addition to massage therapy rooms and a movement space, Highfill plans to offer three flotation therapy tanks, with plans to possibly add three more down the road.

Flotation therapy is a practice designed to reduce stress, tension and pain by floating in a tank filled with Epsom

saltwater, heated to body temperature, without any tactile, auditory or visual distractions. Some people use flotation for meditation, as they find their practice is enhanced when sensory stimulation is reduced to a minimum.

"Floating regularly helps the body, mind and spirit remember what it's like to be free from every day demands, whether you're recovering from jet lag or chronic anxiety," said Highfill. "The benefits of floating are cumulative. With each session you improve and your ability to relax increases. During your first float, you may need time to get used to the new environment. During your second float, you learn to relax without a sense of gravity. Your mind and body really let go in your third float, and the benefits grow from there. To get started, we'll offer our three-float trial pack at a discount for a limited time."

Highfill has been a licensed massage therapist since 2009 and has practiced at Soaring Dragon on Northeast Broadway since 2014.

"I was depressed and not enjoying life as an industrial designer," said Highfill. "That changed dramatically after spending time in the Amazon Basin, living with an indigenous tribe. I came back from that and started seeking out natural healthcare that could help me get in touch with myself. Massage therapy, qigong, acupuncture, yoga, and floating have all helped me find a sense of joy and purpose in my life. I have been developing Float North since 2015 in order to share what I've learned. Building an environment that reduces sensory stimulation takes special materials and building methods. Epsom salt is fantastic for your skin, hair, and joint health, but is a corrosive substance that erodes most building materials. We've been under construction since February of 2018 and expect to be done by mid-June."

The five-foot by eight-foot tanks at Float

North will be private.

"This environment is akin to floating in outer space," said Highfill. "Your body is supported in an environment that mimics turning off gravity. Weight is lifted off your joints. Your body no longer feels the solution and your mind is freed from the daily onslaught of external stimulus. Example goals might be to reduce back pain or to reduce anxiety and depression. You could also develop a meditation practice or work to improve recovery from a training workout."

For more information, call 503-442-7177 or visit www.floatnorthpdx.com.

'HAIL MARY' TO MEMORIALIZE DAN ENNIS WITH MURAL IN BEAUMONT VILLAGE

Cully neighborhood artist Mary Tapogna has launched an effort to memorialize artist and neighborhood icon Dan Ennis with a mural to be displayed on the property of The Arrangement shop at 4210 N.E. Fremont St. in Beaumont Village. Ennis passed away last spring.

"Dan was a beloved artist in the Cully, Concordia and Alameda neighborhoods," said Tapogna. "His studio was just off of Prescott in Cully. He welcomed visitors and many neighborhood stories were swapped. You always knew the happenings of the neighborhood by talking to Dan. His charming tile work is known throughout the area and Dan sold his work annually at Fremont Fest as well as at many other street fairs and venues. Surely his work is in the gardens and homes of many neighbors."

There has been a groundswell of enthusiasm among neighbors to create a memorial to Ennis along Fremont Street. Tapogna – who is also known as "Hail Mary" and whose work can be seen at

- CONTINUED ON PAGE 21

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★ STAR BUSINESS BUZZ



Artist and neighborhood icon Dan Ennis will be memorialized with a mural to be displayed The Arrangement shop property in Beaumont Village. Ennis passed away last spring. (Mary Topagna)

McMenamin's Kennedy School and the patio at Fire on the Mountain – will be creating the memorial with help from volunteers, including Beaumont neighbor Janet Baker, who is coordinating the fundraising.

"The memorial will feature Dan's beautiful tiles in a mosaic form," said Tapogna. "Dan is missed but his art will live on in our community and in our hearts."

For more information or to contribute to the effort, visit www.gofundme.com/dan-ennis-memorial-art

ALBINA ROTARY SCHOLARSHIP LUNCHEON TO HONOR MEMORY OF NEIL KELLY

At a Lloyd District luncheon on May 21, the Albina Rotary Club will award four scholarships to outstanding North and Northeast Portland high school students. The scholarships, which provide each student with up to \$8,000 for college, will be presented at the 21st annual Neil Kelly Scholarship Awards Luncheon in the Moda Center's Rose Room.

The Neil Kelly scholarships are dedicated to recognizing high school seniors who live in the Albina Rotary service area for their academic achievements and community service. Past winners include graduates from neighborhood schools who have performed hundreds of hours of volunteer work and community service – often while working part time to assist their families. The club established the scholarship program in 1998 to honor the late Neil Kelly, founder of the Neil Kelly Company and a prominent Northeast neighbor who was a charter member of the club.

"The education of our youth is an issue of primary importance to our communities, our state and the nation," said Albina Rotary scholarship chair Tom Jenkins. "While Neil himself did not have a college degree, he believed that completion of a degree was an important first step toward success in life."

When Kelly passed away in 1995, the club established an endowment fund to finance scholarships for young men and women who live in one of the 15 neighborhoods that make up North and Northeast Portland, in honor of Kelly's commitment to community service and education. In 1998, the club awarded a single scholarship worth \$1,000. Today, each recipient gets \$2,000 per year and the award is renewable for three additional years – as long as the student remains in good standing with his or her school.

The 2018 awards luncheon will feature Portland Police Chief Danielle Outlaw as keynote speaker. The event is open to the public, with proceeds supporting the scholarship endowment fund. Reserved

luncheon tickets are \$75 per person and \$50 of the price is tax-deductible.

For more information, or to secure tickets, call Margie Davidson at 503-287-6930 or Jenkins at 503-305-7682.

HEARING RESOURCES CENTER TO CELEBRATE BETTER HEARING MONTH IN MAY

On May 16, Evonne Serpa of Hearing Resources Audiology Center at 4311 N.E. Tillamook St. in the Hollywood district will hold an open house to celebrate national Better Hearing month and to give neighbors an opportunity to drop in and learn more about the latest in hearing technology or schedule a hearing test.

"Folks don't have to wait until the 16th to get their test, but we'll have cookies," said Serpa. "Most people don't realize that any level of hearing loss impacts relationships and our ability to connect with those around us. I am on a mission to change the way we think about hearing health. Hearing loss is often an unseen problem most of us deny until it becomes very noticeable. I want to educate folks about hearing care and their options for better hearing. Research reveals that hearing loss is linked with walking problems, falls and even dementia. Other symptoms include avoiding social situations and social isolation due to frustration and fatigue."

At the open house, Serpa will also be unveiling her new "featured artist" program.

"I have two local artists that will be displaying their work on our currently blank walls," said Serpa. "I am hoping this will become a regular rotation for local artists."

For more information, call 503-774-3668 or visit www.hearingresources.com.

VOLUNTEER OPPORTUNITIES BLOOM AT PENINSULA PARK

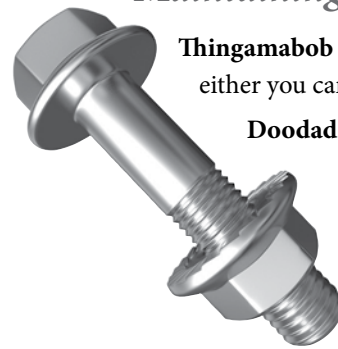
As winter moves toward spring, the Friends of Peninsula Park Rose Garden are gearing up for another season in the garden at 700 N. Rosa Parks Way in the Piedmont neighborhood.

"Volunteers are the lifeline of the garden," said Carolyn Bailey, volunteer coordinator. "We care for over 5,000 roses and 30 varieties. Volunteers come to the garden to cut off spent blooms June through September on Monday, Wednesday and Friday mornings. On Fridays, during the season, you'll find snacks and often, our horticulturist will provide a brief lesson on some aspect of rose gardening, pest management, or disease control. We also have an active board which is frequently looking to expand its membership."

For more information, call 510-504-0426 or visit www.penrosefriends.org.

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★ STAR HOME AND GARDEN

TINY HOMES: Residential Infill Project expands ability to add ADUs and allows for more density

- CONTINUED FROM PAGE ONE

with disabilities, she'd love to offer him an ADU when he reaches adulthood.

INCREASING DENSITY

According to Morgan Tracy of the Bureau of Planning and Sustainability, "ADUs are a perfect way to introduce additional housing opportunities. As typical household sizes decline and current residents seek to downsize but stay in their neighborhood as their housing needs change, the Residential Infill Project is the next logical step by expanding the ability to add ADUs as well as allow for two or three families to share the space that has customarily housed one."

DWELLER STANDARDIZES DESIGN

A year ago, residential builder Brian Lynott asked Patrick Quinton, former Portland Development Commission executive director, to co-found Dweller, a company that builds, installs and leases ADUs for homeowners and renters.

"We have complementary skills—Brian's expertise is construction; I'm more of the front-end, outreach guy, with a lot of experience working with the city," said Quinton, Dweller CEO. "Our company provides another housing option for renter clients to live in an amenity-rich neighborhood," said Quinton.

Dweller tackles two of the three common barriers identified in a 2014 survey of ADU owners in Portland: cost to build and financing. Dweller uses a standard product that anticipates these constraints and appeals to mainstream owners. "Our goal is to build market-rate units, adding to the housing supply. By building the most cost-effective units, owners can lower the rent threshold and make them price accessible," said Quinton. "We unlock a neighborhood to allow different housing types to meet different income levels and family size. In addition to building density, we can provide greater access to schools in communities where families



Holly Hood, left, and Miles TeSelle with their Doberman, Reggie, stand at the base of the stairs leading to the ADU they built as a rental above their garage in Roseway. (John Butenschoen)

couldn't previously afford high costs of homes."

Dweller's business model is based on two innovations: standardized prefabricated ADU units take only 90-120 days to build and install, and the 450-square foot units are more efficient and cost less compared to new home construction or remodels.

Currently the only company in Oregon using this model, Dweller provides permitting, off-site construction, installation, landscaping, maintenance and management of ADU units at no cost to a property owner. Dweller retains ownership, manages the property, finds the tenant and shares 30 percent of the gross rent with the property owner. ADUs are constructed by Champion Homes, a national company, at a facility in a small town in Idaho, placed on a truck and driven via I-84 for delivery to Oregon sites. They're lifted by crane over

the top of the property owner's house and placed on lots. Units include living space and kitchens already equipped with full-size appliances, a bathroom and bedroom. Landscaping is also provided to ensure privacy between the primary unit and Dweller ADU. Since Dweller owns the ADU, their company pays the ADU's property tax but can't absorb all costs, like water service upgrades or cutting down trees.

The city has waived system development charges for ADUs since 2010, a benefit that expires in summer 2018. "To permanently waive impact fees, where the city charges cost of additional use of streets, water/sewers, parks, and transportation to pay for capital improvements, would massively incentivize ADU construction," said Quinton.

- CONTINUED ON PAGE 23

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★ STAR HOME AND GARDEN

ADU RESOURCE GUIDES

- Kol Peterson, "Backdoor Revolution: the Definitive Guide to ADU Development" (Accessory Dwelling Strategies, 2018)
- Larry Haun, with Vincent Laurence and Tim Snyder, "Habitat for Humanity: How to Build a House" (Taunton Press, 2008)
- Fine Homebuilding Magazine
- Bureau of Development Services: www.portlandoregon.gov/bds/36676.
- ADU home tour: accessorydwellings.org/adu_tour/.

Dweller has created a scalable model for building ADUs to meet a growing need for housing supply. "ADUs can have a positive impact; we just haven't been able to build them fast enough." Dweller is in the process of installing five ADUs in the Portland area; and another 20 property owners have expressed interest in their product. Expecting to install 10 units this year, their ultimate goal is getting to 100 in three years. Dweller has partnered with Living Room Realty for exclusive sales and marketing. For more information: see www.dweller.com or call 1-800-DWELLER.

DIY ADU

After remodeling their 1,400-square-foot farmhouse in Roseway in 2008, Holly Hood and Miles TeSelle decided to test their skills by building a garage which also included a second floor studio apartment (ADU). "How much more work could it be to add an apartment?" asked Hood. TeSelle recently responded that the addition felt like about eight times more work than a single story garage would have been.

Home construction is in their DNA – his dad built houses, her mom is an architect, and Hood's grandparents were home builders. Hood is the retail buyer for Oregon Humane Society. While working at (now defunct) Promotion Projects, Inc. as a draftsman, and then as a designer, TeSelle envisioned an ADU for their use—space for visiting family to stay and studio space for his band, The Mossbacks. Their strategy: "Do the work in phases as we could afford it." While they did the majority of the work, including electrical and plumbing, the couple outsourced two big projects: pouring the building foundation and putting shingles on the roof.

TeSelle conscripted band members, whom he's played drums with since 1993, to do some of the labor, including painting, installing insulation and lights. He designed the ADU to

match the architectural style of their home, including gambrel dormers. Consideration of their neighbors was factored in by not blocking the sun or casting a big shadow.

The power company suggested they replace a transformer to deliver power to the unit, but the upgrade was cost-prohibitive, so they elected to run electricity from their home to the ADU. TeSelle advises that getting the construction sequence right was a key factor, in addition to working with experienced subcontractors and being respectful of inspectors and plan reviewers. He strongly encourages using the maximum insulation values to ensure a tight building envelope.

The couple acknowledges that today the rental unit ADU pays for itself. The last time they rented it, two open houses generated about 200 responses. They learned to be clear about expectations for their renters in terms of pet policy, parking, mail delivery, laundry, cable and WiFi. Equally important to the owners and renters are accessibility to the unit and safety considerations.



Miles TeSelle and Holly Hood converted a garage to include a second-story ADU as a rental in the Roseway neighborhood. The ADU replicates the farmhouse architectural style of the primary house, complete with gambrel dormers. (John Butenschoen)



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CHARM & AFFORDABILITY in LAURELHURST



Just listed! Stucco Mediterranean in sought after Laurelhurst neighborhood boasting tons of original charm & space! Grand sized living & dining room, lending itself well to formal entertaining & features refinished hardwood floors, wainscoting & fireplace. This 4 bedroom, 2.5 bath with updated kitchen & beautiful new bath sits on an oversized lot convenient to everywhere. Finished basement includes family room, legal bedroom, bath & bonus for office, easily could be separate living quarters.

3321 NE Peerless Plc.

\$699,900

HOME PRICES CONTINUE TO CLIMB



Our current listing inventory for Grant High School is slightly outpacing our pending listings, not uncommon for our Spring Market.

Portland Metro had 1.6 months of listings at the end of March which indicates we are still in a sellers market

According to RMLS, appreciation over the last 12 months, through March 2018 is as follows:

North Portland	6.6%
Northeast Portland	7.3%
Southeast Portland	8.4%
West Portland	3.1%
Gresham/Troutdale	12.0%
Milwaukie/Clackamas	9.4%
Oregon City/Canby	6.0%
Lake Oswego/West Linn	6.1%
Beaverton/Aloha	9.1%
Mt. Hood	14.1%

PERFECT OWNER-OCCUPIED DUPLEX



Rare opportunity to own this original side by side 1931 English duplex. Pride of ownership is apparent with newer exterior paint and many original windows replaced with Marvin tilt pack double paned ones. Convenience & walkability tops the chart with nearby restaurants, shops & public transportation. Each unit features 2 bedrooms (one on main & huge master up with sitting area), 1.5 baths, hardwood floors, gas fireplaces & updated kitchens. Enjoy the privacy of each separate outdoor & yard space. Attached garages & semi-finished basements. See to fully appreciate!

332-338 SE 29th

\$949,900

