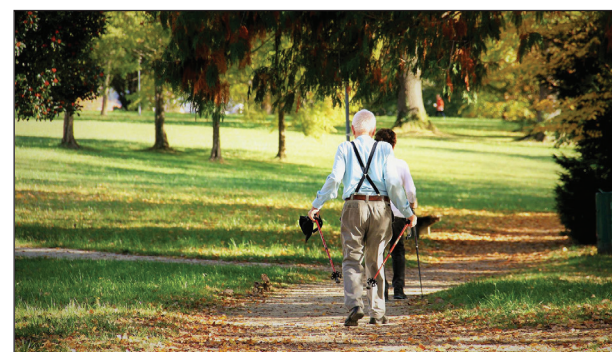




**ARSON RULED OUT**  
Roseway Theater fate uncertain following electrical fire. **PAGE 4**



**ALBERTA COMES ALIVE** Take a stroll and see how the street has gotten reinvigorated post-COVID. **PAGE 12**



**GET MOVING** As the weather starts to cool down, now is a good time to join a walking group. **PAGE 17**



## TASTY memories

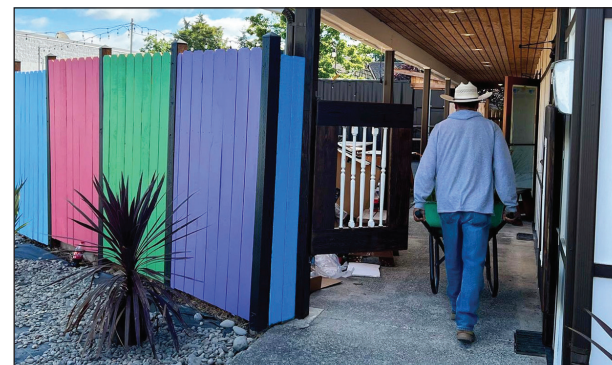
**'LOST RESTAURANTS'** New book dishes up a satisfying course in history as it takes a look, through words and photographs, at some favorite, now-shuttered Portland eateries. **PAGE 8**



**MYTHS, STORIES BEGET ART**  
Three artists showing at Guardino Gallery this month invite viewers to look at life through a different lens. **PAGE 16**



**THE STATE OF REAL ESTATE** Portland-area home prices, along with mortgage interest rates, are still climbing, but not as quickly as a year ago. **PAGE 7**



**NORTH OF THE BORDER** Nico Vergara brings authentic cantina culture to Cully. **PAGE 6**

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**STAR COMMUNITY CONNECTIONS**



BY JANET GOETZE

JANETGOETZE@STAR-NEWS.INFO



**PCC TO SEEK EDUCATION BOND IN NOVEMBER**

Portland Community College plans to place a bond measure on the November ballot to upgrade classrooms and the technology for online or hybrid learning. PCC also plans to update equipment for modern job training.

If passed, according to PCC, the \$450 million bond would maintain a current tax rate of 38 cents per \$1,000 of assessed home value.

PCC has the highest enrollment of any postsecondary institution in the state. However, according to PCC, barriers remain for many low-income residents, people with disabilities and people of color. Work schedules, family responsibilities and transportation barriers may affect these and other students. Barriers could be overcome with additional online classes, according to PCC.

Nearly 50,000 students enroll each year for credit and noncredit classes, academic degrees and certificates, career and technical training and employment resources. The four full-service facilities are Cascade, 705 N. Killingsworth St.; Southeast, 2305 S.E. 82nd Ave. and Division Street; Sylvania, 12000 S.W. 49th Ave.; Rock Creek, 17705 N.W. Springwater Road in Washington County.

Specialized job training and other programs also are available in Columbia, Yamhill, Washington, Clackamas and East Multnomah counties. The fall term



**2022 ECUMENISTS OF THE YEAR**

RABBI MICHAEL CAHANA  
MARILYN KELLER  
REV. DR. MARK KNUTSON

Lift Every Voice Oregon faith leaders (from left) Rabbi Michael Cahana, Marilyn Keller and Rev. Dr. Mark Knutson (Lift Every Voice Oregon)

starts Sept. 26. Information on programs, financing and new student services is at <https://www.pcc.edu>.

**TRIO NAMED ECUMENISTS OF THE YEAR**

The leaders of Lift Every Voice Oregon, who are chief petitioners of a successful proposal for strengthening gun laws, have been named Ecumenists of the Year by Ecumenical Ministries of Oregon. The gun law proposal will be on the November ballot.

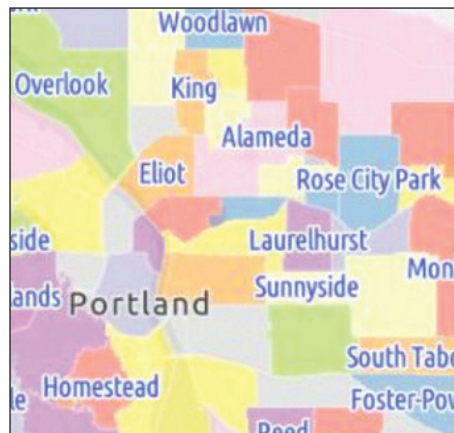
The Ecumenists include Rabbi Michael Cahana of Congregation Beth Israel, musician Marilyn Keller and the Rev. Mark Knutson of Augustana Lutheran Church.

They will be recognized at a reception at 6 p.m. Sept. 20 at the Abernethy Center in Oregon City.

**CREATE A PROFILE OF THE NEIGHBORHOOD**

Residents may submit information for neighborhood profiles being developed by the Portland State University Population Research Center and the city Office of Community Engagement and Civic Life.

The information will help the city and community partners improve outreach, set program priorities, help Portlanders in need and sharpen the understanding of unique changes and issues in each neighborhood. The information should be submitted by Sept. 9. Instructions for



Civic Life is developing an interactive, user-friendly neighborhood profile mapping tool. (Office of Community and Civic Life)

submitting material is at [portland.gov/civic/myneighborhood/neighborhood-profile-maps](http://portland.gov/civic/myneighborhood/neighborhood-profile-maps)

Information that will be helpful is how a neighborhood has grown since 2010, what percentage of people speak a language other than English, how many new housing units have been added and how many residents are rent burdened.

Civic Life plans to use the information to create an interactive mapping tool with data from many sources. The data is expected to help see what programs and assistance are needed in specific areas.



**CELEBRATE SERVICE TO OTHERS WITH VOA**

The Volunteers of America Oregon Community Changemakers plan a virtual celebration of service to others and partnerships with its neighbors from 7-7:30 p.m. Sept. 15. It will be live on KGW Channel 8 and also through online streaming at [www.kgw.com/watch](http://www.kgw.com/watch).

The organization has a mission to enhance lives by promoting self-determination, building strong communities and standing for social justice, said Kymberlin Bush, the communications coordinator.

VOA has facilities throughout the greater Portland area, and two are in Northeast Portland. The Men's Residential Center is a 52-bed treatment facility for those referred

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**Editorial deadline:** 15th of the month  
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by Multnomah County for substance abuse treatment.

The Marie Smith Center is a medical and social facility offering daytime respite services for caregivers and providing a supportive environment for adults with a variety of health-related needs.

To RSVP, viewers may watch for free or learn about VOA at [www.voaoor/changemakers](http://www.voaoor/changemakers).



**VOLUNTEERS NEEDED TO CHECK HOUSING GOALS**

Volunteers are needed for the N/NE Oversight Committee that checks to see if the N/NE Neighborhood Housing Strategy is being implemented. The committee

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★ STAR COMMUNITY CONNECTIONS

makes a report each year to the City Council.

The nine-member committee meets every other month on weekday evenings to check progress of the Portland Housing Bureau's efforts to meet the goals and commitments of the N/NE Housing Strategy.

The board has four openings. Applications close Sept. 11. Information is available from the Office of Community & Civic Life: [civiclifep@portlandoregon.gov](mailto:civiclifep@portlandoregon.gov)

**BOND MEASURE ALLOWS ALBINA LIBRARY TO GROW**

Construction on an enlarged Albina branch library will begin in about a year, according to an architect on the project, but the historic Carnegie building, 216 N.E. Knott St., will remain as a section of the branch for children's and youth books and programs.

Two representatives from Lever Architecture outlined preliminary plans at a recent Eliot Neighborhood Association meeting, one of several community meetings the firm has scheduled to gain ideas and comments from library users in the area. The next meeting is via Zoom at 6 p.m. Sept. 8: <https://leverarchitecture.zoom.us/j/81358874437?pwd=a0daOG81Sjh6TjdaSzg3ZTdscjBwdz09>.

Architect Tyler Nishitani said the design phase is about half completed. An early cost estimate is about \$25 million, which is part of a voter-approved 2020 bond measure intended to upgrade several Multnomah County library branches, said Chandra Robinson, head of Lever's Portland office.

The design work for an expanded North Portland branch, 512 N. Killingsworth St., also has started. Additional community meetings for the library projects will be posted on the Multnomah County Library's website [multcolib.org/about/library-building-bond](http://multcolib.org/about/library-building-bond).

The Albina branch will become an intermediate-size library for regional use, Nishitani said. The addition will extend from the back of the 1912 Carnegie



The 1912 Carnegie building, 216 N.E. Knott St., will remain part of an enlarged Albina library that is in the planning stage. Entrance to the new wing will be on Russell Street. (Multnomah County Library)

building and rise to the main library on the second floor of a new structure entered from Russell Street.

The new building will include rooms of several sizes, including one available for community use after hours, the architect said.



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**★ STAR DEVELOPMENT NEWS**



BY PHILL COLOMBO

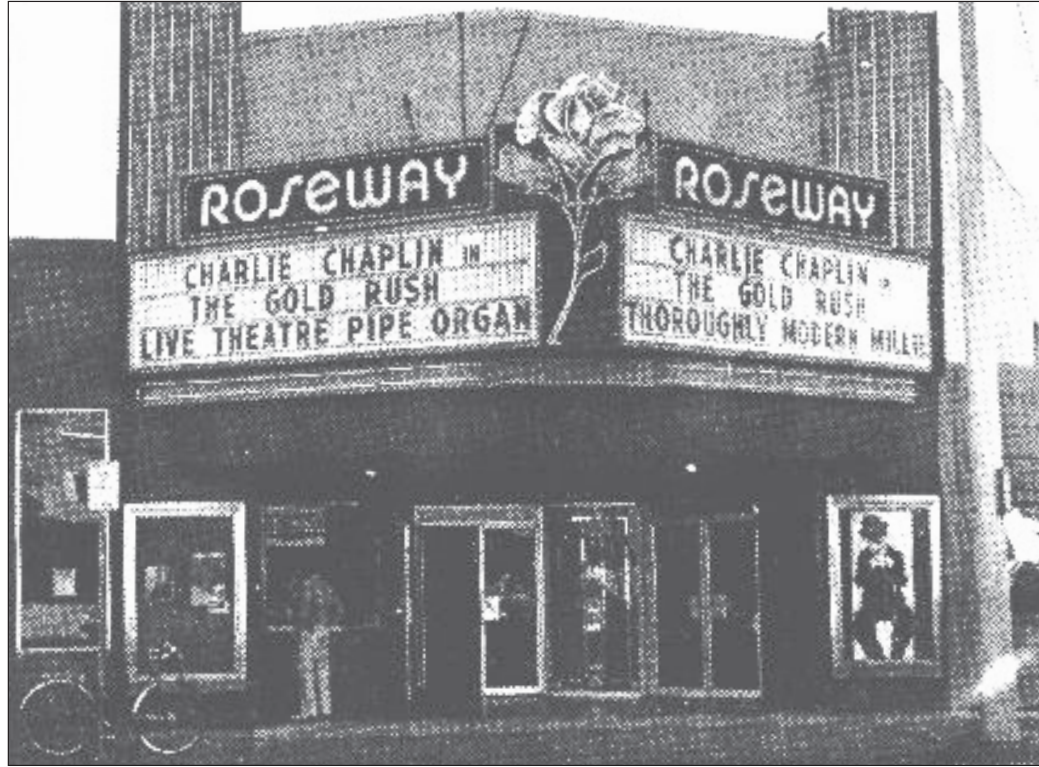
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**INSPECTORS RULE OUT ARSON IN ROSEWAY THEATER FIRE**

After an early-August, three-alarm fire resulting in the collapse of the Roseway Theater's nearly century-old structure, it was more than two weeks before Portland Fire & Rescue and private fire investigators and electrical engineers deemed it safe to enter.

On Aug. 22 when they did search the scene at 7229 N.E. Sandy Blvd. along with Fire & Rescue's arson dog, the collaborative effort, including Oregon State Police, quickly concluded that arson was not the cause of the blaze.

The inspectors, with the help of a 160-ton crane and crew to remove overhead debris hazardous to interior operations, found that the fire was accidental and electrical. As for a specific failure, further analysis may be required. At the end of the day, Fire &



The Roseway Theater, in the 1970s when it was revamped with a pipe organ and showing old movies, was damaged by an early August, three-alarm blaze that Portland Fire & Rescue deemed accidental. The future of the property is not definite. ("65 Years, Lives and Legends" by George Denfeld)

Rescue cleared the scene, allowing private investigators to continue their work.

Looking to the future, Roseway Theater owner Greg Wood has not made any statements or responded to questions. Roseway Neighborhood Association Land Use Chairman Bob Price said the Association has offered to help Wood apply for grants to fund rebuilding but has not heard back. Public documents list the market value of the L-shaped 7,000-square-foot building and property at \$1.4 million. The theater was built in 1925.

**REDEVELOPMENT OF MAJOR GRANT PARK BUILDING MOVING SLOWLY**

Grant Park Neighborhood Association Vice-President Neon Brooks reported to the Central Northeast Neighbors' Aug. 24 Land Use and Transportation Committee meeting that the owner of the Aircraft Factory Building (formerly Gordon's Fireplace at 3312 N.E. Broadway) was looking for a new contractor.

A construction permit was issued on March 21, steps have since been taken to secure access to the building, and work is underway to remove windows and unreinforced masonry on the second and third floors. The next project step is to excavate for a new pin-pile foundation for new steel brace forms inside the building.

Brooks said the building architect reported delays in scheduling, because

the pin-pile subcontractor has limited drafting of an overall schedule for this project to date.

Brooks also reported the owner of the old Burger King building at 3550 N.E. Broadway working on a 12-cart food pod for the site. With current work focused on electrical permitting, it's expected that will be completed by the end of summer.

**PERMITS ISSUED**

- **In Buckman at 1130 S.E. Morrison St.,** CH Morrison LLC of Southwest Portland has a permit to construct a new, seven-story, 247-unit, mixed-use building with one-and-one-half levels of below-grade parking, ground-floor retail and outdoor roof deck on a vacant block.
- **In Humboldt at 4385, 4387, 4389 and 4391 N. Vancouver Ave.,** Vancouver Avenue Holdings LLC has permission to build a new, five-unit, three-story townhome with no garages on vacant property.
- **In Kerns at 875 N.E. 27th Ave.,** construction is underway to

renovate the Pepsi Pavilion, a bow-truss structure, into a new, mixed-use building with below-grade parking, plaza area in the existing right-of-way along Northeast Sandy Boulevard. Access to the below-grade garage will be from Northeast Oregon Street.

- **In King at 510 and 780 N.E. Alberta St.,** Alberta Alive LLC of Newport Beach, Calif., secured permits to build two, new, five-story, 31-unit apartment buildings with ground-floor common areas, indoor bike storage room and central laundry.

**APPLICATIONS FILED**

- **In Arbor Lodge at 7155 N. Greenwich Ave.,** Joseph Morefield has filed to construct a new, two-story, four-unit townhouse without garages.

- CONTINUED ON PAGE 5

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★ STAR DEVELOPMENT NEWS

• **In Beaumont-Wilshire at 3940 N.E. 35th Ave.,** Exceptional Homes by Andre, Inc., of Lake Oswego has applied for a permit to demolish an 1,104-square-foot, single-family residence and garage built in 1975. Plans have also been submitted to build a new, three-story, single-family residence with a garage.

• **In Humboldt at 716 N. Humboldt St.,** Twelve 51 LLC of Westlake Village, California, has applied for a permit to demolish an 837-square-foot, single-family residence built in 1954. The appeal period on this application ends at 4:30 p.m. Sept. 8. Also under review is a request to build four, new, two-story townhomes without garages on a single lot.

**At 5032 N. Williams Ave.,** Five Williams LLC of Southwest Portland is asking for permits to construct five, new, two-story, five-unit townhouses without garages.

**In Overlook at 4611 N. Minnesota Ave.,** Max Sass of Las Vegas, Nevada, has applied to deconstruct a 1,036-square-foot, single-family residence and detached garage built in 1906. The appeal period for this application ends at 4:30 p.m. Sept. 20.

**In Roseway at 4004 N.E. 76th Ave.,** Kimberly Daley and Daniel Moreno Del



Redevelopment of the Aircraft Factory Building in Grant Park is being slowed by structural issues. Permits have been in hand since March, but a new contractor is being sought. The building at Northeast 33rd Avenue and Broadway was formerly the Gordon's Fireplace store. (Phill Colombo)

Rosario are applying to construct a new, detached garage.

**In Woodlawn at 7010 N.E. 10th Ave.,** SGP Tenth LLC has applied to build a new,

two-story, four-unit townhouse without garages.



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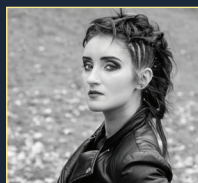
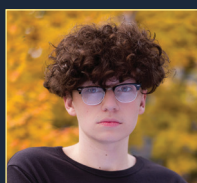
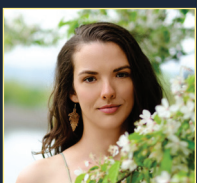
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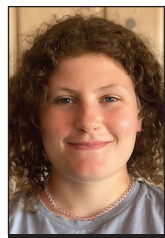


★ STAR BUSINESS BUZZ

# Nico's Cantina comes to Cully

Owner Nico Vergara taps his experiences in Guadalajara, Mexico, for authentic bar, eatery

After the success of his most recent business endeavor, Nico's Ice Cream, owner Nico Vergara decided he wanted to pursue his lifelong dream of opening a cantina. "It has always been one of my personal dreams to open and run a bar of my own," he says.



RUBY PERRON  
GRANT HIGH STUDENT

The opportunity to open a cantina presented itself when a property became available at 4318 N.E. Cully Blvd., only five blocks north of his ice cream shop. While deciding what he wanted Nico's Cantina to look and feel like, Vergara says, "I just went back to my roots." He draws his inspiration from his time in Guadalajara, Mexico, where some of his family resides. "I thought, what a better idea than to open an authentic cantina here in Northeast," he says.

As for food, Vergara says, "we'll have seven tacos that range from lengua and tripa to nopales, which is cactus." Food is ordered via counter service.

After ordering, diners can seat themselves either inside or outside on the patio. While waiting, customers are provided with a choice of three botanas, or snacks. The offerings include cucumber with lime,

chicharones or peanuts sourced from La Oaxaqueña, a market just down the street from the cantina.

Of course, the cantina will not just offer food. The bar will be well stocked with a variety of liquor and beer, but Vergara says there will be a focus on mezcal and tequila flights.

"We want to do flights because we want to share stories and share where certain tequila came from or where certain mezcal came from and give people a deeper understanding of its roots," he says.

Just as the botanas come locally from La Oaxaqueña, Vergara is sourcing many of his other products from Latinx-owned businesses as well.

Tortillas will come from Three Sisters Nixtamal in Southeast Portland. Much of the beer on tap will be from Xicha Brewing, the only Mexican-owned brewery in Oregon,

Vergara notes. Cider from La Familia, a Latinx-owned cider company, will also be available at the cantina.

"Supporting BIPOC-owned small businesses is really, really important to me," Vergara says.

Although an official opening date for the cantina has not been announced, Vergara hopes to open by late August or early September. Check either @nicoscantina on Instagram or Nico's Ice Cream on Facebook for updates.



Diners at Nico's Cantina can choose from seven different tacos, with fillings like lengua, tripa and nopales. Snacks will keep hunger at bay while waiting for meals. (Nico's Cantina)



Nico Vergara's lifelong dream of opening a cantina is coming to fruition in Cully, just blocks from his successful ice cream shop. (Nico's Cantina)



Vergara celebrates Guadalajara cantina culture. Everything is intentional, from the bright colors on the fence to the liquor and frijoles to the pictures on the wall. (Nico's Cantina)

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# The STATE of REAL ESTATE

By Janet Goetze  
janetgoetze@star-news.info

Interest rates on mortgage loans are higher than earlier in the year and, instead of 10 offers on a home for sale, real estate broker Lenore LaTour may see only two or three bids on the property. Nevertheless, more expensive loans and a calmer sales atmosphere aren't depressing home prices in the Portland area, according to LaTour and brokers Sue Coon and Jean Johnson. Instead, the brokers say, sale prices are still climbing but not at the same clip as a year ago.

Various reports indicate home prices in Portland are about 9.4% higher than last year, Johnson said. In Northeast neighborhoods, the appreciation rate is 5.8% above a year ago, according to figures Coon is seeing.

"If I had to move now, I would not hesitate to put my home on the market," said Johnson, who has clients in both Portland and Vancouver, Washington.

Of course, those hoping to buy a house are contending with the rising prices and mortgage interest rates. Some of her clients in that situation are moving outside Portland to suburban neighborhoods in Clackamas or Washington counties, Coon said.

However, house prices outside the city are rising at a higher percentage than in Portland. Hillsboro, for instance, has seen prices climb 14.4% during the year. Yet, while some are looking outside Portland, a colleague observed that for every client who leaves the city, more arrive, Coon said.

Coon also is seeing empty-nesters and first-time buyers competing for the same smaller houses, which tend to be in short supply, which drives up prices. These may sell for \$500,000 to \$600,000 in many Northeast neighborhoods, she said.

Some houses that once were rentals are now on the market because the mom-and-pop landlords no longer find it feasible to

meet city regulations intended to protect renters, LaTour said. While renters need protection, she said, the regulations as developed are causing small owners to pull out of the business.

"The rental inventory has changed dramatically in the past year alone," LaTour said. "The single-family rental inventory went down 14%."

With the loss of single-family rentals, she said, "We're going to be a big city with only apartment rentals. And some people don't do well in apartment buildings, particularly if they are sensitive to noise or smells."

For some, a condominium may be an affordable option. However, that can mean specific rules to follow within the group of owners and a careful examination of expenses, including the monthly fees required in a Home Owners Association, LaTour said.

She had a recent client who studied expenses and concluded he would pay out about the same amount as in his single-family house each month. However, he doesn't have to oversee roof repairs, yard maintenance and other chores handled by the condo's professional manager. LaTour urges clients to make sure they have professional management and to participate in the reserve fund required by Oregon law.

The brokers noted that housing inventory has increased since the sales pace has cooled in the wake of rising interest rates and home prices. For a couple years, Portland had less than a one-month inventory, LaTour said, "and now it's all the way up to two months." A good balance would be an inventory of four to six months, she said.

The brokers expressed relief that the market exuberance and bidding wars of a year ago are gone. Yet, Johnson said, "We are still in a respectable situation in regard to home values."

Johnson said Portland is a desirable destination for tourists and those seeking to put down roots. The New York Times' favorable comments about the city's food



The number of Portland homes on the market is growing, real estate brokers say, reducing the frenzied bidding wars of last year. Prices are still rising but not at the rate of a year ago. (electrosawhq.com/Creative Commons)



As the inventory of single-family rentals declines, apartment living may be the only choice of housing available for some. (Steve Morgan/Creative Commons)

culture, for instance, contribute to the positive perception, she said.

"When you have a desirable market with something that consumers want, it retains its value," Johnson said. "The quality of the asset is still there, but to acquire it does take serious cash."

Mortgage interest rates are no longer 3%,

Coon noted, but they have wavered between 6% and 5%. By the end of the year, she suggested, we'll see what effect the interest rates and larger inventory will have on the real estate market.

"The housing market is such a strong part of our economy that it's not going to die," LaTour said.

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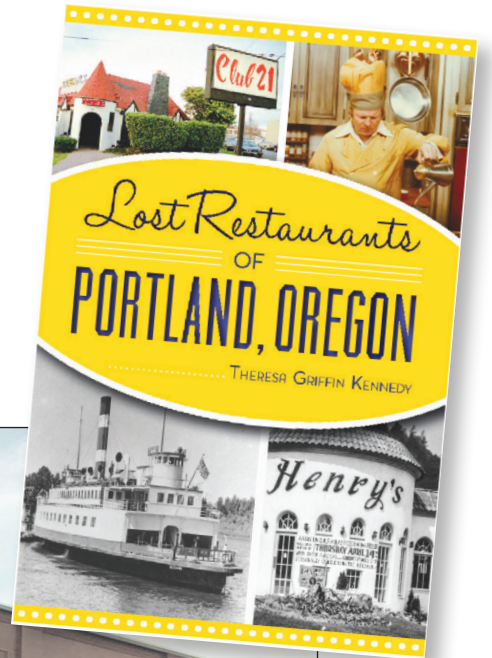
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★ STAR FEATURE

# TASTY memories



Der Rheinlander (inset below, courtesy Joel Hamberg) greeted diners for 53 years at 5035 N.E. Sandy Blvd. before it closed to make way for The Portland Clinic. "Lost Restaurants of Portland, Oregon" author Theresa Griffin Kennedy (left) reports on this and 19 other restaurants banished to history in her book due out this month. (Nancy Varekamp)

## Theresa Griffin Kennedy's new book takes a tour of lost landmarks, bygone bites in the Portland restaurant scene

By Nancy Varekamp  
nancyvarekamp@star-news.info

**L**ost Portland Restaurants of Portland, Oregon," a requiem for historic, shuttered local restaurants, is expected on local bookstore shelves this month, although Barnes & Noble and Amazon are already accepting pre-orders. Seven of the 20 chronicled restaurants are in Northeast and North Portland.

Nostalgia isn't standard fare for writer and poet Theresa Griffin Kennedy. According to online publisher The Rumpus, she has "... a strong connection to her Pacific Northwest heritage, rooted in the blue-collar, working-class experience." She grew up in Portland as the daughter of a poet and writer, and she began writing at age 18.

Now in her mid-50s, Kennedy has published two novels and myriad pieces for literary magazines and websites that explore

marginalized communities, social status, sex, sexual abuse, complex relationships and more.

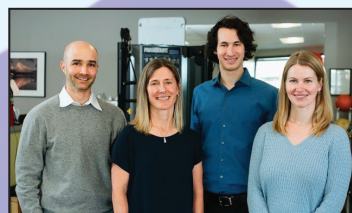
Three and a half years ago, History Press asked the daughter-in-law of former restaurateurs to research and write "Lost Restaurants of Portland, Oregon." It's the 40th in the publisher's series.

Research took longer than expected, but that didn't deter Kennedy. "The book was fun to write. It was easy to write," she said. "The research was hard."

"You can only write history when you have sources," she pointed out. So, the book is based on information — and many photos — in the public domain, various archives, people who owned or frequented the restaurants, and from local history and architecture experts. In fact, the book's acknowledgments cover three pages, and the bibliography requires 15.



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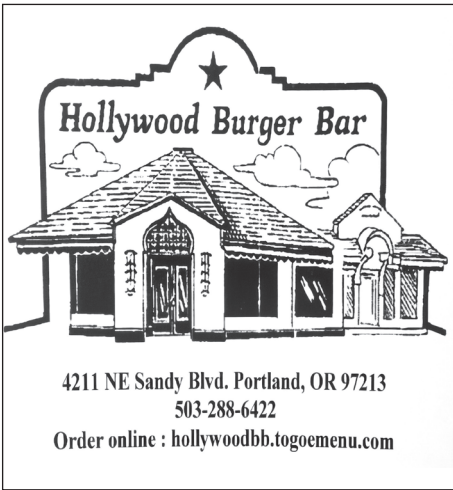
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**★ STAR FEATURE**



Built in 1922, the structure at 42nd Avenue and Sandy Boulevard served as a trolley ticket office, dry cleaner and ice cream shop before its 24-year run as the Burger Bar, which ended in 2013. Then Reo's Ribs was opened by the late Reo Varnado. (Courtesy Scott Allen Tice)



The former building at Northeast Glisan Street and Sandy Boulevard housed a number of different businesses and looks beginning in 1929, including an ice cream parlor, a church and various restaurants, among them Samovar Cafe. Club 21 operated there from 1958 to 2017, when the building was replaced with the 212-unit Jantzen Apartments. (Courtesy Scott Allen Tice)

"I started picking out the funny stories, the sweet stories and the poignant stories I thought would be memorable," Kennedy said.

One profile full of memories is Yaw's Top Notch. Its 1901 N.E. 42nd Avenue location closed in 1982, ending the restaurant's 56-year history. McDonald's stands there now but doesn't offer the W.G.O.O. - "we grind our own" meat - hamburgers and French fries topped with gravy, Green River soda pop, the city's first thick milkshakes and so much more.

And who can forget Bob Svilar? He directed traffic and distributed Tootsie Rolls to customers. "He became a favorite police officer among the public, even giving Tootsie Rolls to people he pulled over for speeding," Kennedy wrote.

Hamburgers also were popular at the tiny Hollywood Burger Bar, but they weren't the building's first purpose. It "began as a

trolley stop and tollbooth around 1922 and was used in that capacity as a ticket office and lobby for streetcar lines that intersected at Sandy [Boulevard] and Forty-Second Avenue," Kennedy penned.

Then it housed a dry cleaner and later an ice cream shop before cooks began slinging burgers. The final burger makers were Inka and Craig Elliott from 1989 to 2013 before Reo's Ribs opened.

Burger Barn at 3962 N.E. Martin Luther King Jr. Blvd. also had varied previous uses. The 1900 structure served the trades first, then offered a home to Katherine and Harry M. Gray and their family. Katherine was well known for creating social change and advocating for Black families, according to Kennedy.

Then a string of cafes occupied the building between 1959 and 1994, after which

George and Geraldine Powe began serving soul food. Kennedy reported the restaurant was "popular with residents of every race" before the 1970s and '80s brought racial tensions to the neighborhood.

In 1981, police officers were observed throwing dead possums in front of the

- CONTINUED ON PAGE 10

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★ STAR FEATURE



The seven-year-old Waddles Coffee House opened its flagship venue in 1945. The architect was Pietro Belluschi, also known for designing the Lincoln Center for the Performing Arts and The Juilliard School in New York City. (© Thomas Robinson)

Burger Barn. Neighbors were skeptical of the police bureau's excuse that the activity was to relieve on-the-job stress, not racism, according to the author's research.

Racism was an early issue at Waddle's Coffee Shop at Jantzen Beach too when Gene and Natha Waddle, founders of the 1938 restaurant, moved to that location in 1945.

Customers seeking the popular comfort food at the flagship restaurant in the early days complained about the "We Cater Only to the White Trade" sign. Kennedy said it was removed during a remodel. There's no mention of similar signs at the other Waddle's outlets in Southeast and downtown Portland.

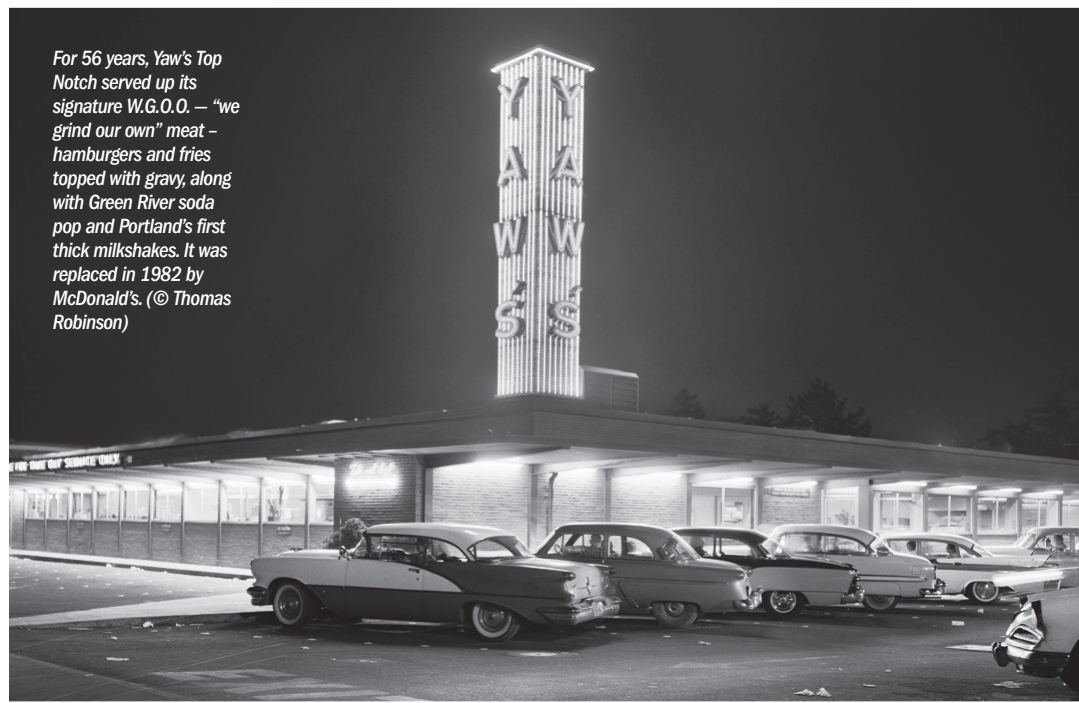
According to her book, Waddle's flagship location's architect was Pietro Belluschi, who also designed the Portland Art Museum, Portland's Equitable Building and in New York City, The Juilliard School and Lincoln Center for the Performing Arts.

In 2014, following the death of Gene Waddle and several rent disputes with the landlord, Waddles closed, and Hooters became the next tenant.

German food was the specialty at Der Rheinlander at 5053 N.E. Sandy Blvd., and Kennedy even offers Horst Mager's recipe for fondue.

Mager, a German immigrant and seventh

For 56 years, Yaw's Top Notch served up its signature W.G.O.O. — "we grind our own" meat — hamburgers and fries topped with gravy, along with Green River soda pop and Portland's first thick milkshakes. It was replaced in 1982 by McDonald's. (© Thomas Robinson)



generation chef, hired on with Maria's Swedish Dinners in 1961. Three years later, he bought the restaurant and gave it the new name and appearance, which Willamette Week once described "as much a theme

park as restaurant — a castle and patio with countless rooms filled with knickknacks and echt-Dutscher kitsch."

All that decor and the kitchen equipment were sold in 2017 after the restaurant

closed to be replaced by the Portland Clinic.

One of the most difficult profiles for Kennedy was on Club 21 at the intersection of Northeast Glisan Street and Sandy Boulevard. That's due to the building's long, varied history beginning in 1929. It was home to Jack and Jill All Pure Ice Cream Company, Jake's East Side Branch, Jake's Shellfish, St. Apostolic Church and then the Samovar from 1934 to 1941, succeeded by Wieser's Restaurant, Shadows Night Club, New Shadows Night Club and Shadows Restaurant.

Club 21 began in 1958. "Over the years, the decor changed from understated '60s elegance to random garage sale chaos," Kennedy reported in the book.

In 2017, the building was replaced with the 212-unit Jantzen Apartments.

- CONTINUED ON PAGE 11



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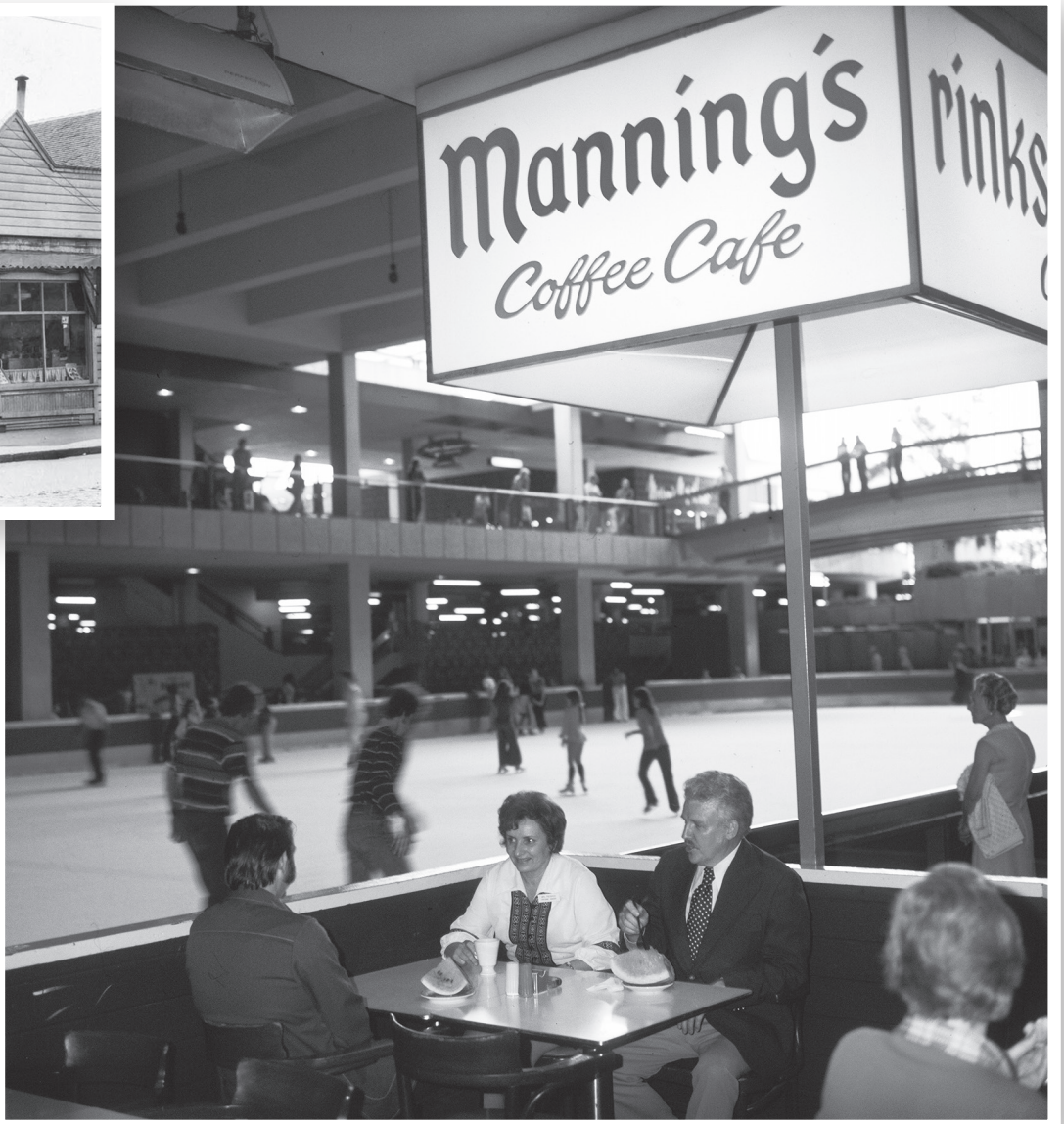
The 1900 building at 3962 N.E. Martin Luther King Jr. Blvd. first served the trades, then was the private home of social change advocate Katherine Gray and husband Harry. Then it housed various cafes, including the Burger Barn. (© Thomas Robinson)

Another long history belonged to Manning's, first a 1908 coffee cart in Seattle's Pike Place Market. A year earlier, Edward McClure Manning had ventured west from his well-known merchant family in Boston. He recognized opportunities in serving coffee — and later added pastries, full meals, desserts and seating — after inviting brother William Wayland Manning to join him.

The brothers' second cafe opened in Portland in 1914, before other locations cropped up across the country to total 50 cafes in nine states. A midcentury writer for The Oregonian attributed a workday ritual to the brothers: "Manning's still markets the brothers' special coffee blend, which originated the American tradition of the coffee break."

When restaurant business began decreasing in downtown locations — including Portland — Manning's moved into shopping malls. Lloyd Center, built in the late 1950s, became home to two Manning's venues.

To make the food needed for its locations, Manning's operated four bakery plants, 119 retail bakeries, 24 vending operations and a food processing plant. Over time, the company also adjusted its business plan to manage food service programs at hospitals, nursing homes, retirement residences, colleges, factories and office buildings.



Manning's Coffee Cafe was adjacent to the ice rink in the Lloyd Center mall. (© Thomas Robinson)

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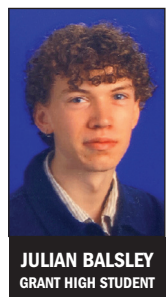


★ STAR BLOCK X BLOCK

# ALBERTA IS *Alive!*

Hit hard by the pandemic, businesses in the Northeast neighborhood prove resilient and are buoyed by community support

**G**rowing up in the 2010s in Northeast Portland, Alberta Street was the place to be. The street had it all: food carts, used record stores and the weirdest ice cream we'd ever tried. Alberta was the perfect place to explore with the newfound freedom of a middle schooler; it was easy to pass the time at Collage or ogle at the impossibly long lines at Salt & Straw and Pine State



**JULIAN BALSLEY**  
GRANT HIGH STUDENT

Biscuits. We were often content to just walk up and down the street, soaking in the bustle, assorted smells and herds of millennial hipsters we knew we would one day become if we didn't leave the state for college.

Now wielding the independence of a high schooler, I find myself on Alberta Street more and more, grabbing a bite to eat, some great coffee or a \$2 used paperback I don't need. The shroud of mystique that surrounded restaurants has vanished now that I have my own money. I wander less as I return to my favorite places and am admittedly driving there a lot more than I should for someone who lives so close.

COVID-19 maimed Alberta, as it did every business hub in town. Walking along it now, it's evident that the street has lost some of its vibrancy. Many windows are boarded up or backlit by brown paper; concrete walls and clapboard fences once brought to life by spinning murals are now marred by graffiti no one has bothered to paint over. And yet, the community remains. Restaurants that managed to stay afloat with takeout and contactless delivery are once again opening their doors; the retail shops are looking healthier each day. A sense of hope shares the air with fry oil and fresh waffle cones.

Alberta is back.

## GREEN BEAN BOOKS

**M**y visits to Green Bean Books began to cement in the Alberta community before I could do long division. As a young child who loved to read, my mother would take me to Green Bean,



Green Bean Books co-owner Jennifer Green hand-picks the store's collection of books to ensure that there's something for families and kids from every walk of life. (Miranda Mason)

where we would sit and read in the corner. Although these memories of finding joy in a semi-unfamiliar city are more my mother's than mine, I remember them fondly each time I pass that little red hut.

Co-owner Jennifer Green loved reading to kids as an elementary schoolteacher, but her book collection had outgrown her classroom, so after 10 years she decided to move on.

"I wanted to create a community gathering space that was interactive,

educational and whimsical," Green says, "somewhere I would have wanted to visit as a child."

Green Bean's carefully hand-picked selection of children's books caters to kids and families from all places, cultures and walks of life. "We want to make sure that every child who walks through our doors can find themselves in a book here," Green says.

Green also makes literary dioramas that she hides in cabinets in the bookshelves for

kids to discover.

The bookstore is very involved in the city's schools and loves to give back to the community. It brings dozens of authors and illustrators to schools every year to expose young people to their work and processes and hopefully inspires kids to one day pursue the arts themselves. Green Bean also regularly partners with various nonprofits and holds school book drives.

During the pandemic, Green Bean started an online store, opened a daily pop-up shop and offered free porch deliveries. The shop continued to offer weekly author visit storytimes and has just recently reinstated weekly in-person storytimes at 11 a.m. every Tuesday on its outdoor deck.

"We are so grateful that our book community made very intentional choices to support us and that felt so affirming,"

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**★ STAR BLOCK X BLOCK**



Mimosa Studios is fun for the entire family. Here, owner Austin Raglione, third from left, spends quality creative time with (from left) son Kyle Chown, grandson Cameron Chown, daughter Gabriella Raglione, daughter in law Allison Chown and grandson Kingston Chown. (Mimosa Studios)

Green says. “We are incredibly thankful for the support of our community!”

**ADDRESS:** 1600 N.E. Alberta St.; **PHONE NUMBER:** 503-954-2354; **WEBSITE:** www.greenbeanbookspdx.com; **EMAIL:** info@greenbeanbookspdx.com

**MIMOSA STUDIOS**

In 2013, my older brother gifted me a hand-painted beverage coaster he had made at Mimosa Studios for my birthday. To this day, that coaster sits on my bedside table, a testament to the impact a little time at Mimosa can have for years to come.

Mimosa is a Paint Your Own Pottery studio. Patrons choose from over 200 shapes and sizes of unpainted pottery — from dishware to gnomes — and paint whatever they fancy using ceramic paints. Mimosa fires and glazes them, and in under a week, you’ve got a beautiful, one-of-a-kind

ceramic piece.

“We believe passionately that local businesses have a responsibility to help maintain strong communities by being an active community partner,” says owner Austin Raglione. “For us that means supporting kids and families, especially those with disadvantaged backgrounds.”

Mimosa has offered a host of opportunities for those in need — free classes for youth drug and alcohol treatment centers, ceramics donated to homeless shelters, prison visits for painting projects with girls and their incarcerated mothers and more.

Mimosa reacted to the pandemic by opening an online store and offering free delivery of Take Home Painting Kits of ceramic pieces, paints, brushes, pallets and instructions. Take Home Kits are still available and offer customers the opportunity to paint in their own homes at

their own pace.

Raglione and the rest of Mimosa Studios are incredibly grateful to all their customers. “Giving back is what feeds my soul,” Raglione says. “It has been an honor and privilege to watch the children grow up and be part of their art experience in the studio.”

**ADDRESS:** 1718 NE Alberta St.; **PHONE NUMBER:** 503-830-5938; **WEBSITE:** www.mimosastudios.com; **EMAIL:** mimosastudios01@gmail.com

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★ STAR BLOCK X BLOCK

**PUBLISHER'S NOTE:** As a contributing writer, Julian Balsley is a member of the Star's first cohort of paid editorial interns — a program the Star launched this year. Balsley lives in the Alameda neighborhood, where he attends Grant High School and is a story editor of the school's award-winning Grant Magazine. He enjoys creative writing, reading and shooting analog photography.

The rest of our 2022 cohort consists of Grant students Scarlett Anderson, Kian Doughty, Grace Huffman, Ruby Patrick, Ruby Perron, Paige Suckling and Athena Wooters.

For next year's cohort, we hope to add students from Benson, Jefferson, McDaniel and Roosevelt high schools to our group from Grant. If you, or a student you know, are interested in preparing for a career in communications while earning a little extra cash, please contact tedperkins@star-news.info.

**GRASSHOPPER BOUTIQUE**

When I was very young, Grasshopper Boutique was my parents' one-stop shop for Christmas and my birthdays.

Much of my kindergarten wardrobe was from Grasshopper but, like most kids, what I actually cared about — and what I remember best — are the toys. A wooden play stove sparked my interest in cooking without any risk of me burning the house down, and a plastic sword I begged for relentlessly made me a valiant 3-foot knight.

For many of my earliest formative years, Grasshopper Boutique fed my imagination and primed me to be a more well-rounded person.

Grasshopper is a children's boutique offering a selection of ethically made toys, books and clothes that will be worn, loved



Grasshopper Boutique manager and buyer Meagan Ruyle and buyer Trisha Hey specialize in organic apparel, nontoxic toys, books, decor and whimsy. (Barb Hughes)

and passed down to new children. Shop manager and buyer Meagan Ruyle's and buyer Trisha Hey's love for finding new clothes as well as unique eyes have turned Grasshopper's inventory into a highly curated collection sure to have something for every child.

"(Trisha Hey) is an encyclopedia of what's in stock and can make the perfect

recommendation for pretty much any request," Ruyle says.

Due to COVID-19, Grasshopper was forced to close for three months. Staff used that time to expand their online store and do phone and Instagram orders. Since their reopening, Ruyle has been enjoying being a part of young families' formative experiences with children.

"It's been really sweet to have families come in with grandparents who are meeting their grandbabies for the first time and things like that," Ruyle says.

**ADDRESS:** 1816 N.E. Alberta St.; **PHONE NUMBER:** 503-335-3131; **WEBSITE:** www.grasshopperstore.com; **EMAIL:** hello@grasshopperstore.com

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**★ STAR BLOCK X BLOCK**



Tin Shed: co-owners Janette Kaden (left) and Christie Griffin. (Tin Shed Garden Cafe)

**TIN SHED GARDEN CAFE**

Tin Shed Garden Cafe predates most of today's Alberta Street. When the restaurant opened in 2002, the street had only a smattering of restaurants, art galleries and boutiques. Tin Shed is still thriving and serving some of the best breakfast in the city.

Somewhat overshadowed by the notoriety its neighbor Pine State Biscuits has achieved, Tin Shed is always comfortably busy, beloved alike by chance encounters from visitors and old-timers who've been eating brunch in the little tin shed since before I was born.

Owners Christie Griffin and Janette Kaden make sure every customer feels at home when they walk into Tin Shed.

Serving high-quality food and drinks and being a positive force in the neighborhood, Griffin and Kaden say they are "committed to making the Tin Shed the kind of place that values connection over commerce."

Tin Shed serves every kind of egg scramble you could ask for as well as sandwiches, burgers and a wide selection of cocktails for the afternoon crowd.

COVID-19 was especially devastating for the restaurant business, Tin Shed included. Restaurants have had to navigate staffing



Like most restaurants, Tin Shed was hit hard by the pandemic, but weathered the downturn and returned stronger than ever. (Tin Shed Garden Cafe)

and moving to takeout only. Three separate times since March 2020, Tin Shed has had to temporarily close. Now, Tin Shed remains one of the longest-standing restaurants on Alberta Street.

Griffin and Kaden are deeply grateful to everyone who helped keep Tin Shed in business: "We thank this amazing community that is full of such wonderful, caring and committed people."

**ADDRESS:** 1438 N.E. Alberta St.; **PHONE NUMBER:** 503-288-6966; **WEBSITE:** <http://www.tinshedgardencafe.com>; **EMAIL:** [tinshedgardencafe@gmail.com](mailto:tinshedgardencafe@gmail.com)

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News: Market & interest rates are remaining stable and a 2nd wave of activity should be occurring soon. Please reach out to me for Real Estate answers & advice.



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★ STAR COMMUNITY CALENDAR

# COMMUNITY CALENDAR

## KIDSTEENS AND FAMILIES

### BABIES HEAR BOOKS

Sept. 6. 10 a.m. Continues Tuesdays. "Book Babies!" is a storytime filled with music, rhymes and tales for children, up to age 3, with a favorite adult. Includes early literacy and child development tips. Register for Zoom at multicolib.org. Click on Events & Classes, then scroll to date and time of session. Free from Multnomah County Library.



Karen Kitchen (Multnomah County Library)

### HEAR NATIVE STORIES

Sept. 21. 10:30 a.m. Join Karen Kitchen, of the Osage Nation, for songs, stories and books from Native cultures. For children and elders of all ages. Made possible by The Library Foundation through support from The Confederated Tribes of the Grand Ronde Fund. Free through the Multnomah County Library. Register for Zoom at multicolib.org. Click on Events & Classes, then scroll to date and time of session.

## ENJOYARTS

### MYTHS INSPIRE ART

Sept. 1. 11 a.m.-4 p.m. Continues to Sept. 25, from 11 a.m.-4 p.m. Tuesday-Sunday. The natural world fills Denise Kester's work with myth and stories in monoprint and monotype viscosity paintings as well as multimedia drawing and painting. Mary Moore's ceramic sculptures are designed using a "Sgraffito" technique. Joanie Krug's paintings focus on women in expressive, emotional social moments. More art is at www.guardinogallery.com. 503-281-9048. Please wear a mask to visit Guardino Gallery, 2939 N.E. Alberta St.

### 'THE BLOB' RETURNS

Sept. 3 and 4. At 3 p.m. both days. Cinema Classic for



"Coyote Teacher," by Denise Kester (Guardino Gallery)



"So There!!" by Joanie Krug (Guardino Gallery)

September features "The Blob," (1958) which follows the havoc wreaked on a small town by an outer-space monster with neither soul nor vertebrae. Steve McQueen's career is launched as the rebel teen who tries to warn residents about the invader. Composer Burt Bacharach's bouncy title song is an unexpected pleasure. 503-281-1142. www.hollywoodtheatre.org.

### CELEBRATE DRAG QUEENS

Sept. 4. Doors open 5 p.m., pageant 6 p.m. Darcelle XV presents the 40th year of La Femme Magnifique International Pageant, honoring the drag community from all over the world. Celebrities judge each contestant on formal wear, talent and (Vegas) show girl presentation. Tickets \$50. Darcellexv.com. darcellexv@gmail.com. Oregon Convention Center, 777 N.E. Martin Luther King Jr. Blvd.

### THE PLAY 'GOES WRONG'

Sept. 8-24. 7:30 p.m. evening shows, 2 p.m. matinees. Triangle Productions opens its 33rd year



La Femme Enhanced winner Ilani Palacios (Darcellexv.com)

1920s whodunit with an unconscious leading lady, a corpse that can't play dead and actors that trip over everything, including their lines. Please wear a mask. Tickets \$15-\$35. www.trianglepro.org. 503-239-5919. info@trianglepro.org. Sanctuary@Sandy Plaza, 1785 N.E. Sandy Blvd.

### JOIN PLAY'S MOVEMENT

Sept. 8-24. 7:30 p.m. Thursday through Sunday. The Immersive Fairytale Theatre presents "Diamonds and Frogs," a play in movement. The story draws from Baba Yaga stories and Appalachian folklore. The production is a mix of standing room and improvised seating, inviting the audience to move freely about the room and placing them in the action. Tickets \$20. Rsvpdx.com/diamonds. Speculative.drama@gmail.com. The Steep and Thorny Way to Heaven, Southeast Second Avenue and Hawthorne Boulevard.

with a British comedy, "The (ONE ACT) Play That Goes Wrong." The setting is a university drama society's production, "The Murder at Haversham Manor," a

- CONTINUED ON PAGE 17

Patrick J. Henry homes

LIVING in the neighborhood...

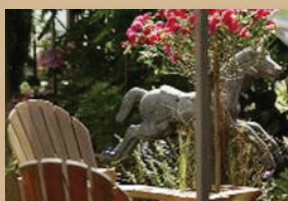
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★ STAR COMMUNITY CALENDAR



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**NINA SIMONE TRIBUTE**

Sept. 10. 8 p.m. LaRhonda Steele sings the timeless songs of Nina Simone with the Adrian Martin sextet. Minors OK when accompanied by a parent or guardian. Check health and safety policies. Tickets \$24 in advance, \$29 at door. Handling fees may apply. 503-719-6055. www.albertarosetheatre.com. Alberta Rose Theatre, 3000 N.E. Alberta St.

**TRACY GRAMMER TO SING**

Sept. 17. 8 p.m. Tracy Grammer brings her folk music with dynamic vocals and pristine fingerstyle guitar. Fans also love the narratives she brings to her songs. Tickets \$25. 503-719-6055. www.albertarosetheatre.com. Alberta Rose Theatre, 3000 N.E. Alberta St.

**LISTEN TO 'LIVE WIRE'**

Sept. 22. Doors open 6:30 p.m., show at 7:30 p.m. Experience a taping of "Live Wire" with Luke Burbank, an Emmy award-winning host of the entertainment show on public radio. Guests include Ginny Hogan,

Sona Movsesian and Marcella Arguello. General admission \$30 or \$45 in preferred seating in first five rows of front center section, available only in advance. 503-719-6055. www.albertarosetheatre.com. Alberta Rose Theatre, 3000 N.E. Alberta St.



**FOR SENIORS**

**WALK IN LAURELHURST**

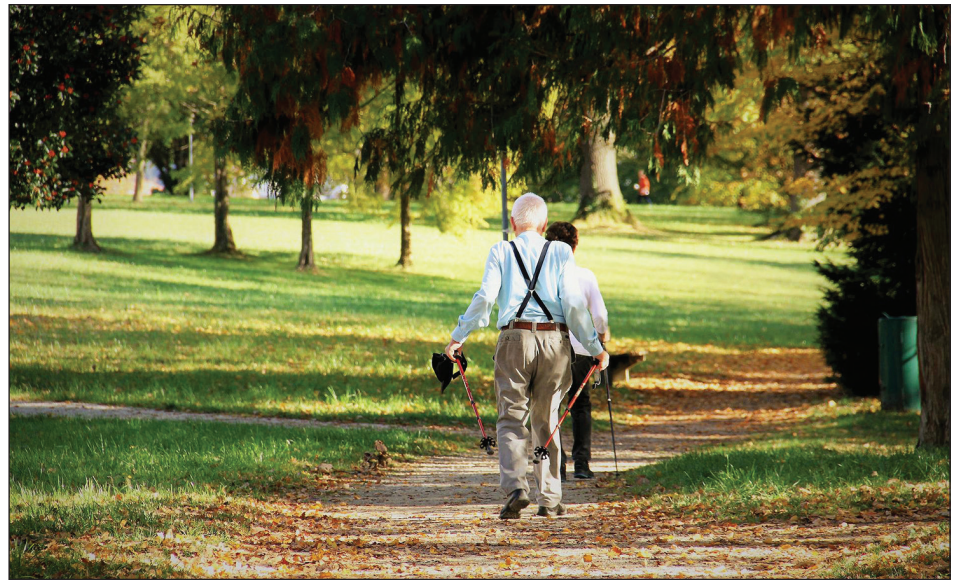
Sept. 1. 10:30-11:45 a.m. The Laurelhurst Walking Group meets Thursdays in Laurelhurst Park near the bathrooms at Southeast Ankeny Street and Laurelhurst Place. Free.

**CONNECT THROUGH LOSS**

Sept. 2. 1-2 p.m. "Connecting Through Loss: A Time for Remembrance" is a casual conversational group meeting once a month. It's not therapy but a time of reflection and sharing of memories in a safe, friendly space with others who have experienced loss. Free through Community for Positive Aging. 503-288-8303. Register for online Zoom session at communityfpa.org, click on "calendar" and scroll to date. For assistance: staff@communityfpa.org.

**WALK TWICE A WEEK**

Sept. 3. 10:30-11:45 a.m. A group meets every Saturday and Tuesday to walk around the



Seniors can stay active and engaged with others by joining walking groups on Thursdays in Laurelhurst Park or Tuesdays and Saturdays at Grant Park. (Ingrid/Pixabay)

neighborhood. Meet at the northeast corner of Grant Park, Northeast 36th Avenue and Brazee Street. Free. 503-288-8303. www.hollywoodseniorcenter.org.

**UNWIND WITH YARN**

Sept. 5. 10 a.m.-noon. Unwind and knit or crochet on Mondays. All yarn lovers are welcome to bring



- CONTINUED ON PAGE 18

**Salty's** ★ **STAR PET CONNECTIONS** **Fang!**  
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**Catio tour returns: Provide safety, fresh air for felines**



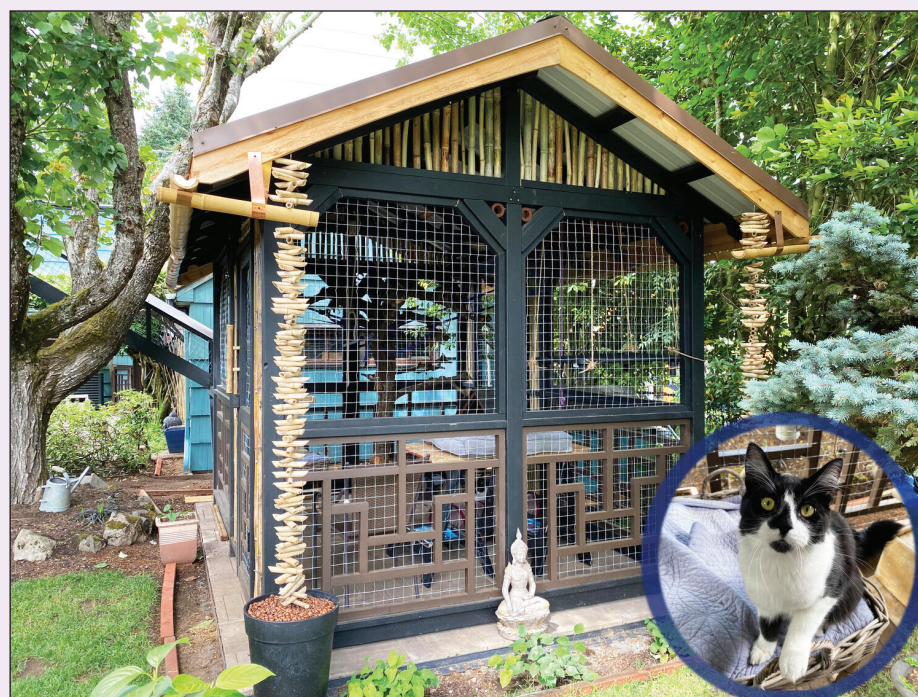
BY LISA LAKES

LISALAKES@STAR-NEWS.INFO

The 10th annual catio tour returns Sept. 10. The tour is organized by the Cats Safe at Home Program and is part of the Feral Cat Coalition and the Portland Audubon's outreach and education efforts. A catio is an enclosed space that allows cats to enjoy the outdoors while staying safe from the many dangers free roaming cats are vulnerable to. Typically screen or netting is used to create the safe space.

This year's participants will have an opportunity to view portable and prefabricated options, which cat owners may find easier to install. These offer the benefit of being mobile for those who don't want permanent additions to their homes.

Tour packages include online only, in person or a VIP option that includes both the



Participants in the 10th annual catio tour can get ideas for a variety of clever and creative cat enclosures that fit their budget and space. (Feral Cat Coalition of Oregon)

in-person tour and online videos, with a bonus catio, a pre-event gathering (coffee and edibles will be served), a T-shirt and a swag bag. Two of the 10 catios on the tour are located in North and Northeast Portland neighborhoods.

The self-guided tour runs from 10 a.m. to 2 p.m. Saturday Sept. 10. If you plan on joining in person allow three to four hours to see all the models. Catio viewing include

examples on both sides of the Willamette River.

Sabrina Heilbrun of the Feral Cat Coalition reports that there are more than 880 catios in the metro area. While not all of these are on the tour, Heilbrun said, "Portland is the catio capital."

Creating a catio allows your pet to experience the outdoors while staying safe and preserving the life of birds and other small animals, which are part of the ecosystem. Visit www.feralcats.com/catio online for catio ideas and do-it-yourself tips.

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**★ STAR COMMUNITY CALENDAR**



Get overstocked items from New Seasons Grant Park store at the Hollywood Senior Center Food Pantry from 1:30-3 p.m. Tuesdays. (Hollywood Senior Center)

their needles and chat. Free. Information: Michelle Clem michelle.clem@msn.com. Hollywood Senior Center, 1820 N.E. 40th Ave.

**HOT MEALS SERVED**

Sept. 6. noon-1 p.m. Meals on Wheels hot meals served in person on Tuesdays. Register on-site. Activities often follow. Suggested donation is \$9.05 but no one is turned away for lack of funds. 503-288-8303. www.hollywoodseniorcenter.org. Hollywood Senior Center, 1820 N.E. 40th Ave.

**FOOD PANTRY OPENS**

Sept. 6. 1:30-3 p.m. Continues Tuesdays. Hollywood Senior Center Food Pantry offers overstocked items from New Seasons Market Grant Park. Upon arrival, receive a ticket with a number and color for selecting items in turn. Free. 503-288-8303.

Hollywood Senior Center, 1820 N.E. 40th Ave.

**DANCE TO ZUMBA GOLD**

Sept. 7. 10-11 a.m. Continues Wednesdays. Zumba Gold is dance and exercise to upbeat music. Free. 503-288-8303. www.hollywoodseniorcenter.org. Hollywood Senior Center, 1820 N.E. 40th Ave.

**LEARN ABOUT 'VILLAGE'**

Sept. 15. 1:30-3 p.m. Learn about activities and services offered by Northeast village PDX that support seniors opting to remain in their own homes and stay engaged in their communities. The member-led organization serves Northeast neighborhoods with lots to enjoy as a volunteer, member or both. Information: 503-895-2750. Hollywood Library, 4040 N.E. Tillamook St.

- CONTINUED ON PAGE 19

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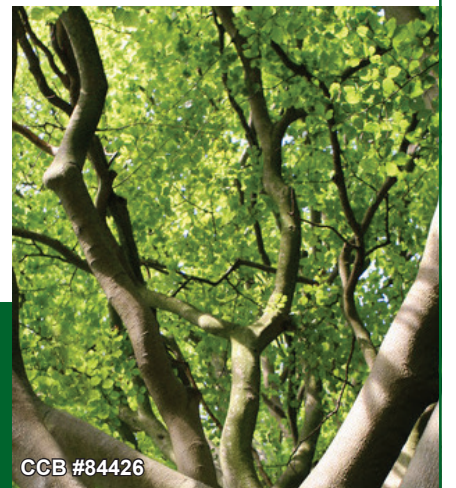
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★ STAR COMMUNITY CALENDAR



fresh fruit and tea or coffee. \$10 adults, \$6 children 3-10, free under age 3. Norse Hall, 111 N.E. 11th Ave. at Couch St.

**ICE CREAM FOR ART**  
Sept. 18. 2-5 p.m. Portland Open Studios presents a fundraiser, Ping Pong Ice Cream Social. Tintype photos and other arts will be made on site. Play pingpong, enjoy Fifty Licks ice cream, hear music and place bids at a silent auction. Tickets \$35. www.portlandopenstudios.com. Howell Territorial Park on Sauvie Island.

**OREGON'S BLACK POWER**  
Sept. 14. 7 p.m. Oregon Humanities presents an onstage conversation about Black political power in Oregon with Joy Alise Davis, executive director at Imagine Black; Keith Jenkins, director of South Oregon Black Leaders, Activists & Community Coalition, and

Marcus LeGrand, vice chair of Bend-La Pine Schools. Journalist Bruce Poinsette will facilitate the conversation. \$15 general admission, \$30 conversation starter, which helps support "Consider This" events. 503-719-6055. www.albertarosetheatre.com. Alberta Rose Theatre, 3000 N.E. Alberta St.

► Has a fundraiser ever been this much fun? Play pingpong, eat ice cream, listen to music all while supporting art for Portland Open Studios. (Portland Open Studios)



▲ Joy Alise Davis, Keith Jenkins and Marcus LeGrand will discuss Black political power in the state Sept. 14 at Alberta Rose Theatre. (Oregon Humanities)

**INGENERAL**

**MEET TECH HELPER**

Sept. 7. 2-4:30 p.m. Meet one-on-one with a tech helper who can find answers to questions about mobile devices, websites, or getting started with tech. Free. For disability accommodations, call 503-988-5123 or email help@multcolib.org a few days before a program. Check other times at multcolib.org/events/. Drop in at Hollywood Library, 4040 N.E. Tillamook St.

**DINE LIKE VIKINGS**

Sept. 11. 8:30 a.m.-noon. A Viking breakfast of all-you-can-eat pancakes also includes eggs, sausage,

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## Some INTERESTING Stats

Increase of Average Sales prices through July 2022 Year to date

**North Portland**  
5.8%

**NE Portland**  
5.8%

**SE Portland**  
8.7%

**West Portland**  
6.8%

**Gresham Troutdale**  
14.0%

**Milwaukie Troutdale**  
11.4%

**Oregon City Canby**  
13.5%

**Lake Oswego West Linn**  
12.0%

**NW Washington County**  
18.9%

**Tigard Wilsonville**  
13.4%

**Mt. Hood**  
33.1%

Average Inventory July 2021- 0.9 months  
Average Inventory July 2022 - 2.0 months



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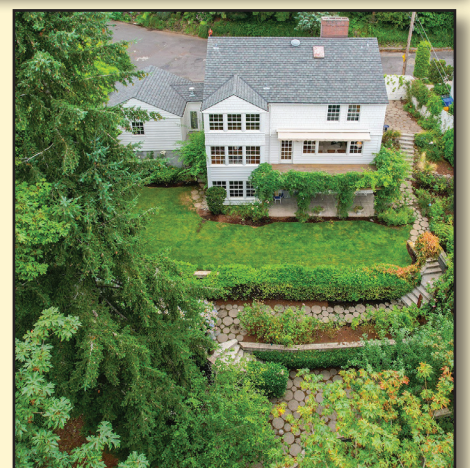
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