

BWNA

Newsletter of the Beaumont-Wilshire Neighborhood Association



LANDMASS WINES MAKES LANDFALL ON FREMONT page 6

Malia Myers, left, and Melaney Schmidt are the enthusiastic duo behind Landmass Wines and its new tasting room, opening mid-May in Beaumont Village. Photo by Ryan Warner.



MEET OUR NEW BOARD MEMBER, p 3
B-W resident Crystal Grainger fills board vacancy



NEWSLETTER DELIVERY TEAM, p 14
Still going strong after 30+ years

May-June 2025

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PRESIDENT'S MESSAGE

SPRING CLEANING

by Al Ellis, BWNA Board President

Spring is in full swing. With warmer temperatures, sunnier days, and more hours of daylight, it's an opportune time of the year to tidy up around the house, around the yard — and around the neighborhood.

One bit of spring cleaning taken on by our board was to form an ad hoc committee to update and reorganize the "Community Resources" page on the BWNA website (bwnapdx.org). Check it out for helpful telephone numbers and links.

For all of us, BWNA is sponsoring a spring cleaning event, including graffiti removal, on Friday, June 13, from 9 a.m. to noon, organized by board member Angela Frome. (See page 5 for details.)

Regarding removing graffiti in the neighborhood, I'd wager that the vast majority of Beaumont-Wilshire residents view graffiti as a selfish act of vandalism justifiably punishable by law. But the ubiquitous presence of graffiti throughout the world speaks to the other side of the coin — i.e., those to whom graffiti is both aesthetically pleasing and socially or politically warranted. Thus, one person's

eyesore is another person's pride and joy, one person's ideology is another's outrage — a recipe for frustration, if not exasperation. American singer and musician Sheryl Crow sums it up well in "Soak up the Sun."

Every time I turn around
I'm lookin' up, you're lookin' down
Maybe something's wrong with you
That makes you act the way you do
Maybe I am crazy too

To wit: In a letter to the editor printed in this issue, a resident expresses her dismay over an anonymous note left at her house critical of the appearance of her beloved garden. While a dispute over aesthetics may not be reconcilable, communicating about it can and should be done with civility and humility. (Maybe I am crazy, too?!)

Crow advises us to "lighten up" and "soak up the sun." Alas, if life were only that easy.

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Related Organizations

Beaumont Business Association

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beaumontbusinesses@gmail.com

Mary Myers, President
bbboardpresident@gmail.com

Northeast Coalition of Neighborhoods Board Liaison: Patty Nelson

Areas of Interest

Residents are encouraged to participate.
Contact committee chairs for details.

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Events Committee

John Sandie, chair 219-508-4162

Friends of Wilshire Park Committee

Mary Roney, chair
maryroney643@gmail.com

Land Use Committee

Tim Root, chair root.timothy@gmail.com

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Matt Grainger

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BWNA WELCOMES CRYSTAL



BWNA is excited to report that Crystal Grainger was elected to fill the remaining open board position at the April 14 general meeting.

Originally from Eugene, Ore., Crystal and her husband Matt moved to Portland in 2017 and now live in the Beaumont-Wilshire neighborhood with their dog, Frankie, and cat, Anya.

Crystal is director at an environmental research

firm based in New York, where she supports farmers and food companies in building a more sustainable food system. In her free time, she enjoys sci-fi novels, gardening, biking, hiking, camping, and spending time with her eight nieces and nephews.

She volunteers with Portland Workforce Alliance and helps organize neighborhood events — activities that reflect her deep values of community-building and mutual support.

Crystal's interest in serving on the BWNA board stems from her belief in civic engagement and collective care and her desire to help foster a neighborhood where everyone feels connected and supported.

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NEWS BITS

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Donations of Books, Other Items Needed

Longtime Beaumont-Wilshire resident Jayne Freshour is on a mission, and she needs your help. A retired librarian, Jayne is launching a book donation project with the aim of getting more books in the hands of people who can use them. Her near-term effort seeks

books for the residents of the 4D Recovery Center at NE 42nd Avenue and Prescott Street. She's already cleared the way with the management team there, who are thrilled with the idea.

"They'd love to have books from a wide variety of genres and would also appreciate games, puzzles, and art supplies," Jayne said.

To donate your items, call Jayne at (503) 358-4303 to schedule a time for pick-up.

Folly Seeking Local Models (Non-Professional but Paid)

Are you a woman 5'2" to 5'7", size small, medium, or large, and 25 to 60 years of age? If so, and you're comfortable in front of the camera and love Folly's style, then you may be a candidate for regular paid photoshoots! Must be available twice per month for about an hour.

Interested? Stop by Folly at 4100 NE Fremont Tuesday through Saturday between 10 a.m. and 6 p.m., and see Folly's owner, Sarah, for a quick photo.

Indigenous Restaurant Coming to NE 42nd Avenue

In April, Javelina and its companion fine-dining operation Inisha moved into the former Yonder space at 4636 NE 42nd Ave. This first Portland Indigenous eatery was operating from the Lil' Dame space on NE 30th Avenue. A press release stated the reason for re-locating to the Cully location was that its previous space was too small and couldn't accommodate everyone that came in. "We realized we needed more room to pursue our goals of being a restaurant, gathering place, and community hub for our guests," according to the press release.

Alder Commons Closes

In a March 10 email sent to subscribers, Alder Commons at 4212 Prescott St. announced it was closing. Board members of the non-profit community center with a vision for a "multigenerational and multicultural space founded on principles of anti-oppression" came to the conclusion that "sadly, the finances have proven unworkable." Operations were largely shuttered in April, with some May programs held on a case-by-case basis; refunds were available for cancelled programs.

GETTING TO KNOW FoWP COMMITTEE CHAIR MARY RONEY

Interviewed by Al Ellis



Friends of Wilshire Park Committee
Chair Mary Roney.

When Friends of Wilshire Park Chair Gary Hancock resigned the position in December last year, BWNA board members worried this important neighborhood association committee would be rudderless. As it turns out, that fear was unwarranted: Longtime FoWP volunteer Mary Roney stepped up in February to fill the void. We want to introduce her to those who may not know her.

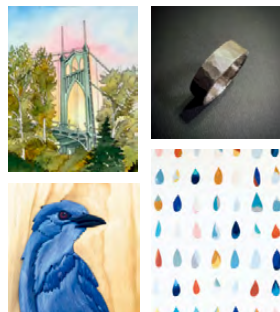
- Q:** *What brought you to Portland, how long have you lived in Beaumont-Wilshire, and what makes living here enjoyable for you?*
- A:** After graduating from Gonzaga University, I lived in Japan for three years and then moved to Portland for graduate school. I felt at home in the PNW and in the early 90s bought my house in the Beaumont-Wilshire neighborhood. I enjoy my neighbors, being close to Wilshire Park, and many other things about living here.
- Q:** *What motivated you to take an interest in Friends of Wilshire Park, and what accomplishments are you proud of?*
- A:** While walking my dog Dooley in the park, I met Johnnie Fain, Portland Parks & Recreation's (PP&R) Wilshire Park horticulturist at the time. Johnnie suggested to me and my neighbor, Kelly Thompson, that we get involved, since we both love gardening. Kelly and I worked on recreating the Friends of Wilshire Park website and newsletter and helped raise thousands of dollars for new play-area equipment and the off-leash dog run water fountain, which Commissioner Rubio was instrumental in facilitating. I am proud of the sense of community these fundraisers created. We also worked with PP&R to remove the old blue drinking fountain and replace it with a handicap-accessible water fountain in the Pavilion.
- Q:** *As committee chair, what are your three main objectives moving forward?*
- A:**
- Enhancing the partnership with PP&R.
 - Creating a strong volunteer base that includes neighborhood youth.
 - Assessing fundraising projects based on park needs and community input.

Have ideas for FoWP? Send your e-mail to
friendsofwilshirepark@gmail.com

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UPCOMING EVENTS



May 1 and June 5 (Thursday) Times vary

First Thursdays on Fremont Street

Location: NE Fremont Street in Beaumont Village
Businesses on Fremont Street host special events on the first Thursday of the month through September. Visit the BBA's Instagram (@bbapdx) for more details, or look for balloons in front of participating businesses.

May 19 (Monday) 11 a.m. - 12:30 p.m.

Intro to Northeast Village PDX

Location: Rose City Park United Methodist Church
5830 NE Alameda St.

Open to anyone interested in learning about membership and volunteer opportunities with Northeast Village PDX. The Village provides social events, activities, and essential services to adults 60+ who are aging in place in northeast Portland. For more info call (503) 895-2750 or email info@nevillagepdx.org.

June 13 (Friday) 9 a.m. start

Join Us! Spring Cleaning in B-W

Location: Meet at NE 41st and Fremont
(in front of Foot Traffic)

Bring your enthusiasm for a clean community to this event! See ad on this page for all the details.

Got Events? Email Editor@BWNApdx.org

JOIN US!

for a little

SPRING CLEANING

in our neighborhood!



Friday June 13, 2025 @ 9 AM

NE 41st & Fremont
(gather at the Foot Traffic courtyard)

We heard you! You want Beaumont-Wilshire to stay that beautiful place we all love. Here's your chance to help keep it that way!

Join Beaumont-Wilshire Neighborhood Association representatives, the City of Portland's graffiti cleaning program folks, and help from Adopt One Block for a community clean-up event.

We'll provide:

- Light refreshments
- Graffiti kits
- Garbage grabbers
- Cleaning supplies
- Neighbors & friends!

Help pick up trash and do a little graffiti cleaning. The kits will be yours to take home to keep up the good work!



Beaumont-Wilshire Neighborhood Association

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BWNA BOARD & GENERAL MEETINGS

Mon, May 12 @ 7 p.m.: Board meeting

Mon, June 9 @ 7 p.m.: General meeting

Check "Upcoming Events" page on BWNA website for venue and/or Zoom link info regarding Board and General meetings

COMMITTEE MEETINGS

Events

Tues., May 6 @ 7 p.m.

Tues., June 3 @ 7 p.m.

For meeting location, contact committee chair John Sandie via SandieFam@gmail.com

Newsletter Team

Meets every other month.
For details email Susan Trabucco via Editor@BWNApdx.org

Deadlines

We publish the 1st of Jan., March, May, July, Sept. & Nov.
Pre-approved articles & ads must be submitted by the 1st of the month PRIOR to publishing date. Submit articles to Editor@BWNApdx.org

ARTICLES & ADS

Articles

We invite you to write for the newsletter or submit an opinion piece or letter to the editor or board.
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LANDMASS WINES MAKES LANDFALL ON FREMONT

by John Sandie

On a foggy morning in late March, I met Melaney Schmidt, co-owner of Landmass Wines, at the winery's newly renovated tasting room in the former Crewel Summer Plant Shop space at 4727 NE Fremont. The tasting room is at the back of the courtyard on the north side of Fremont.

Melaney and her partner in life and business, Malia Myers, were originally from the LA area. Then a working vacation for research led them to Illahe Vineyards in Dallas, Ore. That experience provided the spark for the duo to pull up stakes in California and begin anew, making wine in Oregon.

The pair have been producing their unique wines — mostly sparkling and whites, targeted to a younger, casual clientele — for about seven years. As their sales volume grew, they moved their operations from various rental production spaces in the Willamette Valley to their own production facility in Cascade Locks. The Landmass name pays homage to their sourcing of various grapes from southern Oregon, the Willamette Valley, and the Columbia Gorge.

After a series of Sunday afternoon pop-up tasting events in the plant shop in 2024, the opportunity for a full-time tasting room evolved when Kate Wood, co-owner of Crewel and the adjacent Wonderly, decided to get out of the plant business to focus on the restaurant.

Over the last few months, the naturally lit space has been renovated with long bench seating that was custom made by Malia, tables borrowed from Kate, and the installation of a kitchenette area. Landmass will offer a small menu of dips, olives, focaccia made by Red Sauce Pizza, and a seasonal soup.

Melaney expressed the duo's excitement at opening in the Beaumont-Wilshire neighborhood. "It's truly community focused," she said, "and community is at the heart of everything Landmass does."

While there were a few cleanup and decorating tasks to complete as of our press deadline, Landmass Wines hoped — contingent on last-minute licensing — to open no later than mid-May, with hours of operation from noon to 7 p.m. Saturday through Monday. For more information, visit landmasswines.com or @landmasswines on Instagram.



Landmass Wines produces wines from grapes harvested around the region. Wines named RU OK? and Heavy Glow Sparkling Rose exude the playful nature of the owners — and the wine. Photo by Alba Betancourt.

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John Sandie relocated from the Midwest with his wife Kathy to be closer to children and grandchildren in the area, landing on Fremont Street in B-W in early 2011. In retirement they pursue their desires to make a difference locally, John by volunteering with the neighborhood association, Kathy with Alameda School. The duo is contentedly busy volunteering and keeping up with grandchildren



John Sandie

by Scarlett Heydt, BBA board member

The loose definition of “community” is a group of people living and working together with a particular characteristic in common. The Beaumont Business Association (BBA) is a community of businesses whose owners and managers share the desire to enhance the local community within the Beaumont-Wilshire and Cully neighborhoods. Our business district is in and around NE Fremont Street from 37th to 57th.



The BBA organizes and funds Fremont Fest Marketplace — happening this year on Aug. 2 — and other seasonal family events, including Trick or Treat on Fremont Street and Fremont Holiday Fest. Soon, you will see the BBA’s street enhancement project taking place; we’ll be refreshing the hanging flower baskets along Fremont Street.

Thank you to this year’s flower basket logo sponsors including:

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Andy Frazier, owner of Frazier Wealth Management and former BBA president, was instrumental in bringing hanging flower baskets back to the business district during his tenure on the BBA board. He said he thought they were a good addition.

“I felt it was our job to make the street more welcoming,” Frazier said.

While no longer serving on the BBA board, Frazier remains a member and sponsors flower baskets on Fremont each year.

“At one point, there was only so much funding, and we could do only parts of it, but now we have a nice collection, and it makes our street look like we take care of it.”

Additionally, the BBA will be hosting district-wide First Thursday celebrations on May 1, June 5, July 3, Aug. 7, and Sept. 4 on Fremont Street. On those days, many businesses on the street will be offering extra activities including art gallery openings, wine tastings, pop-up vendors, and more! All are welcome to attend!

For more information about the BBA, visit bbapdx.org.



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COTTAGE CLUSTERS CROPPING UP IN

by Susan Trabucco



This cluster housing development at the 4300 block of NE Mason is comprised of eight detached cottages. Photo by Susan Trabucco.

In recent months, several cottage cluster housing developments on single-family lots came to completion in Beaumont-Wilshire. Gone are the mud, the noise, and the steady stream of worker bees at the sites of these recently allowed housing types. Replacing the construction chaos are crisply painted structures, instant lawns, and new plantings. The selling phase has begun, and, if using sales as a measure, the small homes appear to be in demand.

Who's Buying?

Chris Dawkins, principal broker for The Dawkins Group with Keller Williams, is the listing agent for an eight-unit project just east of NE 42nd Avenue on NE Mason. Dawkins revealed that by early April four units had been sold, and the remaining four units were pending. Prices ranged from \$455,000 for a two-bedroom model to \$550,000 for a three-bedroom home; the units range from 891 square feet for the two-bedroom units to 1,214 square feet for three-bedroom units.

Time on the market for these eight small homes, an indicator of demand, averaged 49 days. This compares with an average time on the Portland market of around 70 days in March.

Dawkins believes there are a variety of factors that make these homes attractive to purchasers.

"This new type of housing simply provides more needed options for buyers in today's market," he said. "Rather than purchase a two-bedroom cosmetic fixer house, entry-level buyers can now purchase a new, energy-efficient home in the same price range, often in a stronger location."

Not Just for First-Time Home Buyers

Dawkins sees significant interest from buyers looking to downsize from larger, older, less efficient, higher-maintenance homes. "These buyers have unused space and want to spend time recreating and traveling, rather than caring for a home," he said.

Affordable? Compared to What?

Middle housing developments like these cottage clusters have been touted as a solution to the affordable housing crisis. But are they affordable and by whose definition?

Darryl Bodle of Darryl Bodle Real Estate is the marketing agent for a recently completed four-unit townhome development in Beaumont-Wilshire on NE 42nd Avenue near Everest Market, just across the street from the Beaumont Middle School field. He said that while the shared-wall homes he's selling are no larger than 925 square feet and range in price from about \$400,000 to \$420,000, by Portland standards, they are affordable.

"Prior to the Oregon State mandate requiring cities over 25,000 residents to allow up to four new living units on a single-family lot," Bodle said, "a small house would have been scraped from the lot and replaced with a much larger home at a price point out of reach for most first-time homebuyers."

Bodle also said these middle housing products address a critical gap in our market.

"It offers opportunities for a broader range of buyers to find homes that meet their needs."

A Developer's Perspective

Eric Thompson is the owner of Oregon Homeworks and its SNUG Homes line of housing, which focuses on building attainably priced middle housing. He's the developer for the cluster housing project on NE Mason. With years in the home construction business, he says the market has shifted to smaller units for a variety of reasons.

"Given the high cost of land in Portland and the high interest rates for buyers, we're not seeing a lot of new single-family



Facing NE 42nd Avenue across from Beaumont Middle School, this shared-wall cluster housing project is comprised of four units. Photo by Susan Trabucco.

BEAUMONT-WILSHIRE

construction anymore on these infill lots,” Thompson said. “The resulting new home would cost well into the \$1 million range, and the current building code puts a size limit on how big those single-family homes can be.”

What are the Neighbors Saying?

Tim Root lives on NE Mason, a few blocks east of the SNUG homes project. Early on, Root wasn’t keen on the idea of this type of development on his street, concerned about parking challenges, myriad trash receptacles lining the street once a week, and how the project would change the dynamic of the neighborhood. Now that the project is complete, he’s still worried about the impact when all the new owners move in. While not convinced this kind of development is a good thing, he’s taking a more pragmatic view these days, albeit begrudgingly.

“I think they’re appropriate in light of the demand for housing,” Root said. “But we could go off the deep end, shoehorning these in everywhere.”

He does, however, have one major gripe: the paint-color scheme. All eight of the units are painted bright white with front doors in different primary colors. He refers to the project as “Crayola Crayon Village.”

“I just think the paint job is unsightly, and I’m disappointed the developer didn’t do better.”

Susan Trabucco is a BWNA board member and the volunteer editor of this newsletter. She was the founder, editor and publisher of a regional business journal. Since 2012, Susan and her husband have called B-W home, where she practices zonal denial in her tropical-ish garden. Reach her by emailing Editor@BWNAdpx.org.



Susan Trabucco

CURRENT REAL ESTATE MARKET STATS FOR BEAUMONT-WILSHIRE

10 Homes for Sale	\$632,000 Median List Price	35 Median Days on Market
12 Homes Under Contract	\$1,445,000 High Price	\$283,000 Low Price

The statistics above provide an up-to-date snapshot of the listed inventory as of April 20, 2025. Median days on market is a good indicator of the average length of time the current inventory has been on the market. Compiled by Polly Webber.

Housing Affordability and SDC Exemption Program Homes

According to the U.S. Department of Housing and Urban Development, the term “affordable” is used for housing that costs no more than 30% of a household’s gross income, including utilities. In Portland, there is a System Development Charges (SDC) Exemption Program that reduces fees developers are assessed for middle housing projects. Buyers of SDC Exemption Program homes must have incomes no greater than 120% of the city’s median family income — this equates to about \$140,000 per year for up to four people in the household. That income threshold increases based on the size of the household.

A Price Cap on SDC Exemption Program Homes

Units under the SDC Exemption Program must sell for less than a price cap of \$455,000 per unit in 2025, updated annually. Units selling at a price higher than the cap are not eligible for the SDC exemption benefits. For more information about Portland’s SDC Exemption Program, visit portland.gov/phb/sdc-exemption/home-ownership.

Can They Be Rented Out or Used as Short-term Rentals?

Purchasers of an SDC Exemption Program property are required to occupy their homes. As with any home owner in the city, however, they may rent their whole home for up to 90 days a year or rent rooms in their home for short- or long-term purposes as allowed under the City of Portland’s short-term rental policy.

What About Parking?

The SDC Exemption Program units come with state-mandated rules that allow for no off-street parking requirements. These rules were put in place to help bring down the cost of new housing, as the space to park cars off-street requires more land, which increases the price for the home.



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BRYAN BUTCHER OREGON TEACHER

by Amaan Mohiuddin



Oregon Teacher of the Year recipient, Bryan Butcher, works with his students at Beaumont Middle School. Photo by Susan Trabucco.

Editor's Note: Due to deadline pressure, BWNA ran only a brief article about Bryan Butcher's award in its November-December 2024 newsletter. We felt his story was deserving of more from us, so here it is. And you'll see from the writer's bio that education is near and dear to his heart.

Last October, Beaumont Middle School math teacher Bryan Butcher was named Oregon's Teacher of the Year, an honor he describes as both surprising and humbling. At the time of this interview, the coveted award had been under Butcher's belt for several months, but his feelings about it were still fresh in his mind.

"I was surprised and overwhelmed in the moment," Butcher said. "To be recognized is such a great honor. I love teaching. I love working with my colleagues. And I love working with my

students. This award isn't just about me — it shines a light on our school and the incredible work we do here."

Beaumont Middle School, located in the Beaumont-Wilshire neighborhood, is a cornerstone of the community, and Butcher's recognition highlights the dedication of its educators.

Butcher's journey into teaching was not a traditional one. A graduate of Morehouse College, he majored in sociology since the school did not offer an education major. To pursue teaching, he applied for and was accepted to the Teach for America program, which gave him the opportunity to enter the classroom.

“ Math can be intimidating, but I try to create a classroom where making mistakes is part of learning. ”

After teaching in New York, he returned home to Portland, where he had grown up attending Boise-Eliot Elementary School, Beverly Cleary Middle School, and Grant High School.

His passion for education was shaped by his family and his teachers.

"My mom is a community health organizer, and my dad was a coach," he said. "Growing up, I saw how much they poured into people, and that shaped how I approach teaching."

He recalls his seventh-grade teacher, Ms. Arrington, as someone who taught him the value of studying and the process of learning. His high school coach, Mr. Lewis, encouraged him to take Advanced Placement (AP) courses and pushed him toward Morehouse College, forever changing his path.

At Beaumont Middle School, Butcher has made it a priority to foster a sense of belonging among students. He founded the Black Student Union, giving students a space to connect and build community.

"My main goal is to make sure students feel loved. Even something as small as using a nickname shows them I recognize and appreciate them."



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OF THE YEAR

As a passionate math teacher, Butcher works to reduce math anxiety by creating an environment where students feel comfortable taking risks.

"Math can be intimidating, but I try to create a classroom where making mistakes is part of learning," he said. "I accept late work, encourage students to catch my mistakes, and remind them that feedback helps us grow."

Though teaching comes with challenges, Butcher remains committed to his students.

"My first year, I wanted to quit," he admitted. "But middle schoolers are resilient — they come back every day, and that reminds me to do the same."

For him, the greatest reward is seeing his students grow in confidence and knowing they feel seen, valued, and capable.

Amaan has lived in B-W since 2019. He enjoys playing the piano, traveling, cooking, and doing yoga — not all at the same time. He is an educator and works in higher ed.



Amaan Mohiuddin

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HISTORIAN SHARES LOCAL HISTORY

by Liz Erickson



Well-known local historian Doug Decker speaks to a packed house at a recent BWNA-sponsored event. Photo by Susan Trabucco.

On a blustery evening in early April, over 125 folks from the neighborhood and beyond gathered at Fremont United Methodist Church to hear Alameda resident and Portland historian, Doug Decker, share stories from our area's past. The event was sponsored by the Beaumont-Wilshire Neighborhood Association and organized by its Events Committee. Donations raised that night (thank you!) helped to defray a portion of the church rental fee.

Speaking to a rapt audience for over an hour, Doug used historic photos, old advertisements, and maps to illustrate his talking points.

His timeline of our neighborhood's rich history started with the Indigenous peoples who thrived here for over 10,000 years, moved on to the factors that helped first to establish the original Beaumont neighborhood and later the Wilshire neighborhood and Wilshire Park.

Doug concluded with the central message that learning about the past helps us build a deeper sense of place and understand how the present came to be.

"By paying attention to the history around us," Doug said, "we gain a greater appreciation for the temporary nature of our time in these spaces, which will soon be part of someone else's story."

The many details of Doug's presentation will not be lost to those who were unable to attend. Look for the nuggets of history he revealed that night on the pages of BWNA's next several newsletters.

For those interested in learning even more, explore Doug's extensive history blog at alamedahistory.org.

Looking ahead, the BWNA Events Committee is working to secure more speakers; an expert on the Cascadia Subduction Zone is currently on tap for November. Do you have ideas for future speakers? Send us your thoughts via email to Events@BWNApdx.org.

Liz Erickson has lived in the neighborhood with her husband and two children since 2009. Growing up in Beaverton, she remembers visiting grandparents on NE 42nd and walking to Rose's Ice Cream for a scoop of butter brickle. She's a Master Recycler volunteer with Metro and served in the Peace Corps in Morocco.



Liz Erickson

A collection of branded items including a white t-shirt with 'The BOOCHRAFT Fan Club' logo, a 'SIP INTO PARADISE' poster, 'SCHILLING HARD CIDER' cans, a 'save trees' paper cup, a 'BIG ZESTY SCHILLING' can, a 'BOOCHRAFT' peach food tea can, a 'Peach Blossom' bottle, and a tote bag with botanical illustrations.

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CONCRETE EVIDENCE

by Pamela Plimpton

Most property owners in the Beaumont-Wilshire neighborhood are aware that they are responsible and liable for maintaining their sidewalks as per Chapter 17.28.020 of the City Code: Responsibility for Sidewalks and Curbs (tinyurl.com/wmwchwnn).

The rationale for making property owners responsible for the upkeep of their sidewalks is similar to that which makes property owners responsible for the trees growing in their parking strips: Keeping sidewalks in good condition and providing a green canopy both promote a healthy community. Ironically, it is often the roots of our beloved trees that break through the concrete of the sidewalks and make sidewalks hazardous for people of all ages and abilities — whether or not they use wheelchairs or other assistive devices.

Keeping a sidewalk in good condition can cost the property owner quite a bit of money — between \$8 and \$12 per square foot to replace a basic concrete slab. But because property owners are responsible for maintaining their sidewalk, they can choose to do the work themselves or at least leave their mark in the wet concrete after the pros have completed the job.

One sidewalk that makes it clear the homeowners maintained the concrete in front of their home themselves is on NE 43rd Avenue. Faded by weather and wear, a square of concrete declares in free-hand capital letters:

**THIS CONCRETE POURED
BY TWO MANLY MEN**

On an adjacent concrete square are two small handprints, one a little larger than the other, each, we would guess, belonging to one of the two “manly men.” Names were once readable beside each of them, but now the only thing clearly written is the number “94.” We might conclude that the “two manly men” poured the concrete for the sidewalk in 1994. That family’s maintenance of their sidewalk has been there for all of us to enjoy for thirty years. Those “two manly men” have probably moved on from that home now, but the fruit of their labor — a concrete sidewalk in good condition — is still there

for all to use and offers concrete evidence of two young boys contributing to a healthy community.

Pamela Plimpton, a B-W resident since 1980, retired as a professor of English in 2020. Her interests include reading, writing, gardening, and singing with a community chorale. She and her husband enjoy playing golf, working out at the N.E. Community Center, traveling, and grandparenting their granddaughter.



Pamela Plimpton

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NEWSLETTER DELIVERY TEAM STILL GOING STRONG AFTER 30-PLUS YEARS

by Chris Rauber



Abbey Stark helps her grandfather, John Sandie, deliver the BWNA newsletter. Photo by John Sandie.

Some neighborhood newsletters in Portland have gone all-digital. Others, like the Alameda and Irvington neighborhoods, send their offerings via the USPS at significant expense. But for many years, come rain, sun, wind, or snow, Beaumont-Wilshire has depended on a small army of volunteers to hand-deliver our newsletter.

It's a hardy group. Several volunteers have trudged up steep B-W steps and up and down hills for 30 years or more, including Jan and Tim Gillespie, Jo Frazier, Sally Sincic, and Diane Charlton, recently retired. Some are in their 60s or 70s; some have help from children or grandchildren, like nine-year-old Carter Wade and 11-year-old Abbey Stark.

Between residences and Beaumont Village businesses, the team delivers 2,650 newsletters each issue, says John Sandie, who manages distribution along with Georgina Head. Extras go to the

Hollywood Library and to former residents who want to keep up with B-W news.

"It's very labor intensive," Head admits. "But when you have a route and run into people, they always say, 'It's great, I love it.' It's kind of old-fashioned, but I think people love receiving and reading it."

Just unloading the boxes when the printer delivers copies is hard work, Sandie says, especially now that the newsletter is 20 pages long and printed on heavier paper. "You feel it when you pick up a box."

But the unpaid gig has advantages: meeting neighbors and time to just be. "From 99-degree summer days to crisp fall weather to cold winter days to the emergence of daffodils in the spring, it all makes me more aware of the passage of time," says long-time volunteer Jan Gillespie.

For this every-other-month delivery exercise, the neighborhood is divided into 10 sections, each with its own captain who divvies up copies for specific routes. Fifty-four routes make up the territory, and 60 volunteers comprise the regular distribution team. A big pallet of newsletters arrives from the printer at month-end prior to distribution (so, at the end of April for the May-June issue). The goal is to distribute all copies by the second weekend after that, although "Life gets in the way at times," Sandie says. "We urge folks to let us know if a fill-in is needed to help keep things on schedule."

This intricate system has been in operation at least since the early 1990s. A new set of color-coordinated route maps and an updated volunteer roster were introduced 12 or 13 years ago by B-W volunteers Serah and Aaron Breakstone. Head manages the spreadsheet of volunteers and recruits new ones as openings occur or to fill in when someone is temporarily unavailable.

Even though times are changing, new volunteers still step up, she says, calling it, "A small way to give back to the community."

Chris Rauber and his wife moved to Portland and B-W in mid-2022 after many years in the San Francisco Bay Area. He wrote for the San Francisco Business Times and other publications. He was born in Oregon.



Chris Rauber



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ACTUAL PATIENT REVIEW:

" I was in need of a new dentist when my previous one retired in 2020. I had a hard time finding a dentist that could replace the office I had been going to for a couple of decades. Beaumont Village finally felt like the right fit after trying a couple of other offices in the area.

It's small, simple, and has a nice family business feel to it. All the staff are kind and skilled and my dental visits are back

to feeling like a treat to myself and my health. This is not an office with fancy decor and a bunch of extras... that's actually my preference; I prefer the sense that their priority is the work they do, not the facade of the business.

If you're in search of an office that will take good care of you and leave you feeling you're in good hands, I'd highly recommend Dr. Mistry and his staff. "

Tim and Jan Gillespie have been delivering the BWNA newsletter for over 30 years. Photo courtesy of Tim and Jan Gillespie.



John Sandie and Georgina Head are the brains behind the BWNA newsletter delivery operation. Photo by Mike Head.



Carter Wade makes the newsletter delivery rounds with his mom, Jessica, and his faithful furry friend, Gus. Photo by Jessica Wade.

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PROJECT IN WILSHIRE PARK BRINGS INFO & JOY

by Mary Roney



Notes from Wilshire Park users on display for spring college project. Photo by Robin Sack.

Did you happen to see the recent “art installation,” pictured here, in Wilshire Park and wonder what it was? Well, here’s the story...

Robin Sack, a freshman at University of British Columbia majoring in Urban Forestry, set up the participatory design project in the park. Her assignment was to set up a public project that got the community involved and gave them an opportunity to share their

thoughts on the set-up/design of the space they were in. Robin and her family have lived in the neighborhood since she was six years old. Wilshire Park is a place where she spent a lot of time growing up and she “wanted to hear about how it’s impacted other people’s lives.”

Robin and her mom chose the NE Mason Street entrance to the park. They tied twine around two trees, put sharpies and paper with twine in a zip lock bag and asked passersby to share their thoughts. Over the course of a week and half, Robin got about 50 responses! Suggestions included increasing the number of native plants, fencing the dog area, adding seating in areas that get the most sunlight, a nature playground for kids, and keeping up path maintenance.

Asked what surprised her most, she responded, “The number of people who shared how long they have been benefiting from Wilshire Park. I loved reading the experiences people have had over the course of multiple decades — all of them were very positive and heartfelt.

Robin’s favorite thing about Wilshire Park is the joy she sees other people experiencing while there. “I myself have so many positive memories, but seeing people build their own in such a nice greenspace brings me joy, too. I am so grateful to have a park like that in my neighborhood!”

Mary Roney, newly appointed chair of the BWNA Friends of Wilshire Park committee, has lived in the Beaumont Wilshire Neighborhood for over 30 years and finds joy in Wilshire Park.



Mary Roney

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DIRTY WORK

by Angela Greer

The anonymous letter appeared in my mail:

**"YOUR VIRTUE SIGNALING
LANDSCAPING IS AN EYESORE
TO THE NEIGHBORHOOD."**

I was confused, angry, and a little unsettled by the all-caps typed letter, and I knew I needed to respond one way or another. So, I'm writing back here.

When I moved into my lovely 99-year-old home two years ago, I went straight to work making it my own. That included digging out overgrown bushes planted too close to the house and removing the grass, mostly weeds. [See photo, right.] A farm kid and a long-time nature-lover who had recently retired, I finally had an opportunity to create a native garden of my design, but I would have to get dirty first.

I broke two shovels digging into the sod that had carpeted the dirt for half a century. I created berms and bark chip paths. A thick layer of wood chips smothered the old grass, beginning the process of enriching the soil by hosting beneficial microbes and fungi. I rolled in big nurse logs sprouting tiny ferns. I planted vine maple, mock orange, and birchleaf spirea in a native hedgerow. At native plant sales, I chose sunny meadow plants because I was tickled by their name: showy fleabane, Oregon sunshine, junegrass.

Currently, passersby see cut-up logs and bare sticks with tiny buds popping through the wood chips. I see tiny miracles sprouting from my little garden. When I look out at my little garden, I know that one day I'll see goldfinches, monarchs, and nuthatches.

Dear neighbor, we love our little native garden and will keep growing it. Come over for coffee sometime.

OPINION:
WHAT I
THINK



Want to learn more about putting out a welcome mat for birds and butterflies? Check out these sites.

- backyardhabitats.org
- nwf.org?Native-Plant-Habitats/Join-the-Movement
- xerces.org
- extension.oregonstate.edu/collection/native-plant-gardening

Angela Greer is a retired elementary teacher who lives in Beaumont-Wilshire. She's learning about native plants through experts and friends in the Backyard Habitat certification program. When not digging in the dirt, she plays in a polka band, practices Spanish at Portlandia, and travels with her husband, Scott.



Angela Greer

SAVE MONEY AND LIVES BY INSTALLING MODAL FILTERS INSTEAD OF SPEED BUMPS

by Sam Balto

Portland's Neighborhood Greenways are a network of streets meant to prioritize biking and walking, yet Portland Bureau of Transportation (PBOT) continues to install expensive and ineffective speed bumps instead of a better solution: modal filters. Modal filters are a traffic management technique that restricts or prohibits certain modes of transport (like cars) while allowing others (like pedestrians, cyclists, and buses) to pass through a specific point on a road.

Speed bumps can cost up to \$7,000 each and do little to stop cut-through traffic. They may slow drivers briefly, but many simply speed up between bumps. Meanwhile, modal filters actually prevent cars from using greenways as shortcuts, making streets safer and more comfortable for people biking and walking.

Modal filters are also more cost-effective. Instead of spending tens of thousands on speed bumps that don't solve the problem,

OPINION:
WHAT I
THINK

PBOT could install strategic modal filters for a fraction of the price. SE Clinton Street proves this works — modal filters there led to a 50% reduction in car traffic, something speed bumps alone can't achieve.

If PBOT is serious about making greenways safer while being fiscally responsible, it's time to prioritize modal filters over speed bumps. The city can save money while creating truly low-stress streets for biking and walking. Instead of sticking with outdated solutions,

PBOT should invest in what actually works — greenways designed for people, not cut-through car traffic.

B-W resident Sam Balto is a father of two young boys, passionate educator for over 10 years, safe-streets-for-kids advocate, Alameda and Vernon schools Bike Bus leader, and founder of Bike Bus World. Reach out with any questions for Sam at CoachBalto@gmail.com.



Sam Balto

The views expressed in this column are those of the author and do not necessarily reflect the opinion of the Beaumont-Wilshire Neighborhood Association

BIANCA YOUNGERS PAINTS HER OWN WAY IN B-W

by David Friedman



Bianca Youngers' art explorations grew during the pandemic. Photo by David Friedman.

Bianca Youngers didn't begin painting until college, but it's become a through-line in her life — threaded through adventures abroad, parenthood, bar ownership, and recent health battles. "I was a theater major, but I just started painting in college — no art classes," she says. "My paintings were always abstract until later, and then I started doing animals for a long time."

Co-owner of Binks Bar on NE Alberta Street, Youngers has been a Portland fixture for more than two decades. But it was during the pandemic that her art practice truly took center stage. "I really got into it," she says. "I sold a bunch of my abstracts and a lot of animal paintings. I gave half of what I made to my employees — no one was working then."

Now painting full-time from her minuscule basement studio in Beaumont-Wilshire, Youngers often starts her mornings early, coffee in hand, sometimes after a walk with her dog Freddy in Wilshire Park. "The dog park is where all good things start," she laughs.

Her latest floral series — bright, textured, and emotionally instinctive — has shown at Tin Shed and Gallery 408 in Camas, Wash., with more local exhibits on the horizon. "I paint from my gut. I play. I'm not too worried about anything," she says. "The magic is wanting to put the time in."

While art is now her focus, Youngers spent years balancing work, creativity, and raising three children. "My husband and I always split duties 50/50, at home and at work," she says. The couple once took a year off to travel with their kids, visiting 26 countries and homeschooling along the way. "It was the best thing we ever did," she says. "We saw orangutans in Borneo, rented a beat-up car on Easter Island, and stayed in Prince Charles' guest house in rural Romania. I'll never forget it."

Though health issues have slowed her at times, painting remains her steady anchor. "Even in the hospital, as soon as I could sit up, I was painting again," she says. "It's not just something I do, it's who I am."

And here in Beaumont-Wilshire, surrounded by art, family, and the muddy paws of Freddy, Bianca Youngers continues to create a life of color, resilience, and heart.

Bianca will be participating in Portland Open Studios in October and can be reached through her Instagram handle @biancayoungersart.

David Friedman, @friedart, is a visual artist specializing in papercutting, printmaking, and painting. He and his dog, Poppi @poppidx, can be seen daily at Wilshire Park. His work is on display at the Alberta Street Gallery, daily 11-7.



David Friedman

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