

BWNA

Newsletter of the Beaumont-Wilshire Neighborhood Association



An impassioned group of B-W neighbors and business owners packed a room at Alameda Elementary School in February for a two-way discussion with BWNA representatives about a proposed public plaza on NE 44th near Fremont Street. The public plaza trial was approved by a vote of 13-2 at the April 13 BWNA board meeting. Photo by Susan Trabucco.

PLAZA TRIAL IS A GO

by Aaron Breakstone, BWNA Board Member

At its April 13 meeting, the BWNA Board voted 13-2 to approve a summer 2026 public street plaza trial on NE 44th Avenue just north of Fremont. BWNA's vote was conditioned on Beaumont Business Association (BBA) approval and thus joint sponsorship. The BBA Board's April 20 vote had not taken place by this newsletter's press deadline, but approval was expected.

Both associations considered feedback gathered during a February outreach effort. Independent surveys revealed broadly favorable attitudes toward a seasonal plaza trial; 76% of BBA respondents and 80% of BWNA respondents expressed support. Potential negative effects of the closure of 44th Avenue were among the top concerns identified by respondents to both surveys, with the loss of approximately ten on-street parking spaces; the needs of nearby businesses related to deliveries and customer loading also figured prominently.

“... 76% of BBA respondents and 80% of BWNA respondents expressed support.”

Opposition was expressed by two businesses in the immediate vicinity and roughly half the residents on 44th Avenue between Fremont and Beech. Primary concerns of these stakeholders included potential intensification of residential parking scarcity, nuisances such as litter and excessive noise, and loss of retail customers due to increased difficulty transporting bulky, heavy purchases.

With a clear understanding of stakeholder concerns, the BBA-BWNA team spent March working with the Portland Bureau of Transportation (PBOT) to identify compromises to minimize any negative impacts. Most importantly, in a departure from its standard process, PBOT agreed to full plaza removal, including re-opening 44th Avenue, after the three-month trial period. Typically, a plaza would remain on a year-round basis depending on the findings of a post-trial evaluation. Also noteworthy was an agreement to retain two existing, angled parking spaces by reducing the plaza extent.

Thus, at the April 13 board meeting, after considering all of PBOT's compromises to ameliorate stakeholder concerns, and knowing the vote was for a trial period only, BWNA board members gave the project a green light.

The BBA, BWNA, and PBOT will conduct extensive outreach and evaluation following the trial, and, if there is widespread support, full inclusion in PBOT's plaza program on a year-round basis will be considered.

May-June 2026

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100
THANK
YOUs

Counting the BWNA board, Newsletter Team, Events Committee, Communication Committee, Friends of Wilshire Park Committee, and our 60-plus newsletter delivery folks, BWNA has about 100 volunteers working to make Beaumont-Wilshire the best neighborhood it can be. As BWNA board president, I applaud this level of commitment and extend my heartfelt gratitude to all of you!

— Al Ellis, BWNA President



PRESIDENT'S MESSAGE

DECISION MAKING

by Al Ellis, BWNA Board President

Did you ever have to make up your mind?

And pick up on one and leave the other behind

It's not often easy and not often kind

Did you ever have to make up your mind?

Those song lyrics by Lovin' Spoonful's John Sebastian refer to having to make a back-against-the-wall choice between two love interests of equal desirability — a quintessential dilemma in which “you're damned if you do, damned if you don't.” Putting it in a political decision-making context, there's no way of pleasing all of the people all of the time. Of course that's of little meaning in an autocracy, where the only person in need of pleasing is the dictator; but in a representative democracy — of which BWNA is a mini-example — public opinion is central to the process, as are elections holding representatives accountable for their decisions.

At our April 13 BWNA General Meeting, with half of the board positions in play, seven unopposed incumbents were re-elected to serve another two-year term — five at-large positions and two officer positions (yours truly included). I'd like to think the results reflect merit in our

decision-making rather than apathy in the constituency. After all, it was just a couple of months earlier on a Wednesday evening that passionate Beaumont-Wilshire residents filled the Alameda Elementary School library beyond seating capacity to air opposing opinions on the controversial public plaza proposal initiated by the BWNA board in partnership with the Beaumont Business Association (BBA) board. No apathy in that room, for sure! And though emotions ran high on both sides of the issue, to everyone's credit, the discussion was civil.

This in-person special meeting at Alameda was followed several days later by another opportunity for input on the plaza debate with a special meeting via Zoom. These meetings, followed by two regular BWNA meetings in March and April, afforded more opportunity for testimony and debate ... and finally the vote. A thumbs-down would kill the proposed plaza pilot at NE 44th and Fremont, regardless of BBA and Portland Bureau of Transportation approval. Based on what each board member perceived to be in the best interest of the neighborhood, the votes were cast: 13-2 in favor.

The three-month public plaza trial period will begin in late June or early July, followed by outreach, testimony, debate, and yet another decision vote at the end of the trial period. Déjà vu.

OUR ORGANIZATION

BWNA Board

President

Al Ellis (503) 287-0477
President@BWNApdx.org

Vice-President

Tim Gillespie gillespi@teleport.com

Secretary

Patti Koehler (971) 678-0824

Treasurer

Karla Lenox (503) 686-5915
Treasurer@BWNApdx.org

At-Large Board Members

Aaron Breakstone	Rob Lee
Tom Cuppernull	Colin O'Neill
Angela Frome	Tim Root
Crystal Grainger	John Sandie
David Knowles	Susan Trabucco

Immediate Past President

Patty Nelson (503) 281-8035

Related Organizations

Beaumont Business Association

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.

Communication

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pdx.stmptwn@gmail.com

Crime Prevention and Safety

Bill Markwart, co-chair (503) 282-4610
Patty Nelson, co-chair (503) 281-8035

Events

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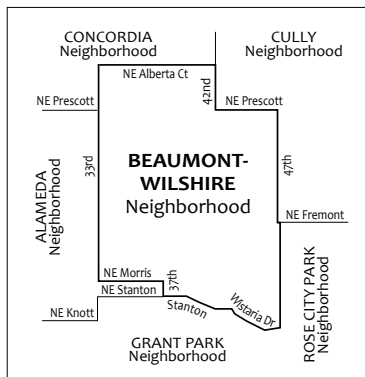
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(currently vacant)

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NEWSLETTER CIRCULATION

NE 33rd to 47th Avenue Ave. between NE Alberta Ct./Prescott on the north and NE Morris, Stanton, and Wistaria Dr. on the south.

2,700 copies printed and hand-delivered to residents and businesses six times per year: Jan., Mar., May, July, Sept., & Nov.

Readership estimated at 6,000.

The BWNA newsletter is produced and distributed in its entirety by volunteers!

LANDFILL 'LOSES OUT' TO BWNA RECYCLING EVENT

by Susan Trabucco, BWNA Newsletter Editor



Posing among myriad 45-gallon bags of Styrofoam they had crunched, stomped, or hacked for bagging, this bevy of intrepid B-W volunteers withstood the winter elements to help at BWNA's February recycling event. Photo by Susan Trabucco.

Icy cold rain? *Check.* Wind gusts strong enough to frequently lift weighted tent canopies? *Check.* Mounds of Styrofoam and electronic equipment dropped off by neighbors to be bagged and delivered to Green Century Recycling in NW Portland? *Check.* Spirited and hearty BWNA volunteers working to make this recycling event a great service for the neighborhood? *Check again!*

On the morning of February 21, the above elements were all present at this BWNA event held in the Great Spirit Church parking lot at NE Shaver and Cesar Chavez. Despite the miserable weather, the volunteer team persevered, even managing laughter when the occasional full bag of Styrofoam escaped the crew's clutches to skitter across the parking lot with a volunteer in hot pursuit.

As Earth Day was in April, it seems appropriate to report here that 35 bags of Styrofoam and 50 pounds of batteries and discarded electronics equipment avoided disposal at a landfill. Fees were charged for items requiring payment to the recycler, with donations accepted for others. After expenses, the event netted around \$450. Proceeds will be used to help fund other BWNA events and projects.

Many thanks to Helen, manager at Great Spirit Church, for the use of its parking lot and for opening the doors to the church during our event so BWNA volunteers could use the restrooms or pop in for a much-needed warm-up.

BWNA Events Committee volunteers for the day were John Sandie, Bev Yashar, Claudia Carle, Karla Lenox, Patti Koehler, Kate Krider, Steve Sandie, Sven Hansen, and Susan Trabucco. B-W neighbors Laurie Webber and Geoff Wickes organized the event.

Interested in getting involved in this or other BWNA events? Email SandieFam@gmail.com to reach Events Committee Chair John Sandie.

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 enjoys working in her tropical-ish garden. Reach her by emailing Editor@BWNApdx.org.



Susan Trabucco



HOMEOWNER WORKSHOP

A Smarter Start to Your Remodel

Planning your next project with the future of your home in mind



An exclusive design event presented by
Arciform & Lovett Deconstruction

Join us Saturday, June 13 at 10:00 AM for this must-see presentation designed for anyone considering a remodel of their older home. Learn how to future-proof your project by planning in phases, so each step supports what comes next.

The morning also includes coffee, pastries, and the chance to explore Lovett's fascinating collection of vintage finds.

The event is FREE, but space is limited! Register now at:

arciform.com/events

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NEWS BITS

FROM
THE
EDITOR

Save the Date: Movie-in-the- (Wilshire) Park August 13

It's not too early to get this event on your calendar! This summer's movie-in-the-park, co-sponsored and funded by the Beaumont-Wilshire and Alameda Neighborhood associations, takes place on Thurs., Aug. 13, at Wilshire Park. The featured movie, shown as part of Portland Parks &

Recreation's Summer Free for All program, is "How to Train Your Dragon." Look for more details, including pre-movie activities and food vendors, in BWNA's monthly emailed Community Updates, the July-August newsletter, and at BWNApdx.org/Upcoming-Events.

Beloved Tree Team Leader Passes

Beaumont-Wilshire resident and tree team member Mary Jaron Kelley recently reported to BWNA that fellow B-W/Alameda tree team member Jeff King died late last year.

"Jeff was a great leader for our tree team and hell bent on making sure that trees in our two neighborhoods were properly pruned," she said.

Jeff embraced the volunteer role for which he was trained by Portland Parks & Recreation and was a familiar face in the neighborhood. He will be missed by many.

2026 PDX World Naked Bike Ride to Launch from B-W

Saturday, July 25, is the date scheduled for the 2026 PDX World Naked Bike Ride, which will start in Beaumont-Wilshire. Representatives of the ride will attend BWNA's board meeting on Monday, May 11, at 7 p.m. at Sylvan Learning, 4300 NE Fremont, to discuss the details of this permitted event. For more information visit pdxwnbr.org.

Seeking Block Party Sponsors by June 1

Calling all potential sponsors! We're looking for businesses or individuals to sponsor the 2026 BWNA Block Party on Skidmore Street, scheduled for Friday, Sept. 11.

Sponsor opportunities for this popular event range from \$100 to \$500 or more, with increasing levels of exposure for your name or logo in BWNA's marketing materials before and after the event. These include color event ads in the newsletter, promotional flyers, B-W yard signs, and a large banner at the event. Commitment by June 1 is required to be included in the marketing materials.

Sponsor donations help cover the cost of this family-friendly event. Funds in excess of block party expenses help support other neighborhood events and BWNA projects such as the pedestrian street crossing flags. To become a sponsor, email Patti Koehler

at patricekoehler@gmail.com or Susan Trabucco at Editor@BWNApdx.org.

Hey! Young Buskers, Refreshment Vendors Needed for Art & Garden Tour

Can you help make the 2026 Art & Garden Tour even more fun? The BWNA Events Committee is looking for volunteer student musicians and vendors for five different Art & Garden Tour locations on Saturday, July 18, from 11 a.m. to 4 p.m. Participants under 12 years of age must have an accompanying adult during event hours. Those interested should contact John Sandie at SandieFam@gmail.com.

Board Elections 2026

At BWNA's April 13 board meeting, with no opposition, seven neighbors handily won their re-election bids for board or officer positions. Half of the board posts are up for election every two years, and those re-elected in April for a new two-year term expressed their desire to keep working on neighborhood association projects and activities as engaged board members. Bravo and thank you all for continuing to serve your community! Those re-elected are:



Al Ellis, Board President
(Board member since 2007)



Karla Lenox, Treasurer
(Board member/Treasurer since 2013)



Tom Cuppernell, At Large Position 2
(Board member since 2024)



Aaron Breakstone, At Large Position 4
(Board member since 2022)



Angela Frome, At Large Position 6
(Board member since 2022)



Rob Lee, At Large Position 8
(Board member since 2023)



Colin O'Neill, At Large Position 10
(Board member since 2022)

Visit BWNApdx.org/About-Us for more information about these volunteers.



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DISTRICT 2 COUNCILOR SAMEER KANAL VISITS BWNA BOARD MEETING

by Tim Gillespie, BWNA Vice President



District 2 City Councilor Sameer Kanal, left, speaks with BWNA Secretary Patti Koehler and others after the March 9 BWNA board meeting. Photo by Susan Trabucco.

City Councilor Sameer Kanal recently reached out to BWNA and was accordingly invited to visit our March 9 meeting at Sylvan Learning Center.

Kanal is one of three city councilors (with Elana Pirtle-Guiney and Dan Ryan) representing District 2, which encompasses 29 North and Northeast PDX neighborhoods, including ours. Elected as part of the redesigned city governance structure enacted by Portland voters, Kanal and his colleagues began their terms in January 2025.

Prior to his election, the Portland native held various private and public sector positions, including project manager for the Portland Police Accountability Commission.

As his City Hall website notes, “Sameer is the first Indian American, and one of the first two Asian Americans, ever to serve on the Portland City Council. He is a renter and Timbers and Thorns season-ticket holder, and he lives with his partner in Kenton.” Self-described as a member of the Democratic Socialists of America, he is considered part of the Council’s progressive caucus.

Kanal began with a brief overview of his background, then answered neighbors’ and BWNA Board members’ questions for a half hour.

He expressed enthusiasm for the streamlined structure the City Council just adopted and will chair the new Committee of the Whole, which has oversight of finance, governance, labor, and emergency matters that require the attention of the whole council. He and his fellow District 2 representatives may not always agree on questions before the Council, he noted, but they conduct town halls together and regularly communicate on district issues. When questioned about reports of fractiousness on the new Council, he indicated that the first year of any significantly different operation will be bumpy, and the new group’s commitment to transparency (in contrast to what he claimed were past Councils’ closed-door processes) will naturally lead to more publicly contentious-appearing deliberations.

When asked what kind of things he’d heard about our neighborhood, Kanal responded, “Well, what should I be hearing about from Beaumont-Wilshire? What’s most important to you?” He got an earful about traffic on Fremont, parking problems and the proposed public plaza, and issues with the Critical Energy Infrastructure tank farm along the Willamette. When asked about ongoing funding of neighborhood associations, he said he believes the City Council will continue to support them.

Kanal elaborated on his public traffic safety focus, including better public transportation, bike infrastructure, and street repair. “I am a sworn enemy of potholes,” he said. He’d also like to see mitigation measures to slow drivers down.

Concerned by the controversial actions of federal ICE agents in our city, Kanal is the lead author of a proposed city ordinance banning officers’ use of facial coverings with some limited exceptions and requiring that they have visible badges. He supported the decision to make Portland’s sanctuary status binding on the whole city government, not just the police bureau.

Other emphases of Councilor Kanal include homelessness, climate change impacts on Portland, and the huge vacancy rate in housing units, compounded by the fact that owners can write off vacant properties.

After his Q&A, Kanal and a staff member stayed on for the remainder of the meeting to hear about BWNA’s ongoing neighborhood improvement projects.

As President Al Ellis noted, “I was impressed with Councilor Kanal’s courteous and calm manner as he frankly and deftly answered questions on a wide range of topics.”

BWNA board member Tim Gillespie was a public school teacher in the Portland area for almost four decades. A poet and essayist, he has lived with his family in Beaumont-Wilshire since 1979.



Tim Gillespie



Tickets on Sale Now!

2026 ART & GARDEN TOUR

Sat., July 18 • 11 AM - 4 PM

- 5 Gardens
- Art Displays/Sales
- All in the Neighborhood
- All for a Good Cause!
- BWNApdx.org/Upcoming-Events



A Beaumont-Wilshire Neighborhood Assoc. Event

UPCOMING



EVENTS

Sunday, May 17, 1:00 p.m. to 2 p.m.

Northeast Village PDX presents "Passion and Poetry of the Piano" by Living Opera

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

Northeast Village PDX and Rose City Community Collective, in cooperation with Living Opera, are hosting an afternoon of poetry, lyricism, and brilliance at the piano — featuring music by Liszt, Brahms, and Gershwin, performed by Gyan Singh Maria. Maria is a Portland-based pianist, conductor, and composer. He is a Conducting Fellow at Portland Opera, Music Director of the Muses Project, and Founding Fellow of the Living Opera, Portland Circle. Event is FREE and open to the public; registration is requested: nevillagepdx.org/pianoconcert.

June 6 (Saturday) 10 a.m. – noon

BWNA Annual Public Stairs Clean-up

Location: Top of the stairwell at NE 42nd and Alameda.

The BWNA Events Committee's beautification team is hosting its annual stairway clean-up event. Event partner Portland Bureau of Transportation will assist with debris pickup. Affected neighbors have been notified. For more information contact BWNA board member Angela Frome by emailing AngFrome@yahoo.com.

Got Events? Email Editor@BWNApdx.org

BWNA BOARD & GENERAL MEETINGS

Mon, May 11 @ 7 p.m.: Board meeting

Mon, Jun. 8 @ 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 5 @ 7 p.m.

Tues., Jun. 2 @ 7 p.m.

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

Communication

Tue., May 19 @ 4:30 p.m.

Tue., Jun. 16 @ 4:30 p.m.

For meeting location, contact committee chair Michelle Rudd via pdx.stmptwn@gmail.com

Newsletter Team

Meets every other month.

For details email Susan Trabucco via 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.

Email Editor@BWNApdx.org

Advertising

Ads are accepted as space allows. For ad rates and instructions, visit BWNApdx.org/Ad-rates

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



BEAUMONT-WILSHIRE
NEIGHBORHOOD ASSOCIATION

YARD SALE

Saturday, July 11, 2026
9 am to 3 pm

- ▶ Save the date and get ready to explore Beaumont-Wilshire for deals, finds, and fun!
- ▶ Open to all households within the B-W neighborhood!
- ▶ FREE to participate! BWNA will promote the event.
- ▶ Map of participating households available on **July 10** (sellers must register by **July 8** to be included on map)
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LEAVE IT TO THE CROWS

OR USE THESE (BETTER) STRATEGIES TO REDUCE YARD DAMAGE

by Pamela Plimpton, BWNA Newsletter Team



If your lawn has been subject to crows “thatching” it to get at the larvae of the European chafer beetle lodged in and feeding on the turf’s roots (find an associated article about this problem in BWNA’s March-April 2026 issue), local landscaping pros offer the following suggestions to keep the larvae at bay.

Have a healthy lawn:

- **Keep grass taller** (around three inches), aerate, fertilize, and water deeply to build strong roots that resist damage.
- **Reduce thatch buildup**, as it attracts the beetles that lay the eggs, which then hatch into larvae.
- **Aerate and add lime** in spring and fall to improve soil health.
- **Consider alternatives to grass**, such as drought-tolerant, chafer-resistant ground covers like creeping thyme or brass buttons.

If your lawn is already afflicted by the larvae (and perhaps by the crows feasting on them), try the following organic and biological methods for existing issues and, ultimately, prevention of the grub infestation:

- **Apply beneficial nematodes** in mid to late summer when the grubs are small. Nematodes are natural predators that kill the larvae.
- **Cover lawns** with landscape fabric or sheeting in June/July to block adult beetles from laying eggs.
- **Hang traps** in May to catch adult beetles before they mate.
- **Encourage predators** by making your garden attractive to birds and frogs.

However, if you have neglected to apply preventive measures the crows are here to help. Next fall, when the grubs (larvae) are voraciously chewing off the roots of your grass, the crows will thatch your lawn by upturning the turf with their beaks, whereupon they will pluck out the tasty grubs and rid you of the nuisance for yet another season.

The only price you pay is a disheveled lawn with uprooted grass that will either be replaced in due course by moss or by the results of your investment in one or more of the mitigating measures listed above. Note, however, that even if you rid your lawn of the European chafer beetle larvae, you will probably still have a crow or three strutting about on the grass. It is unlikely, though, that they will be tearing up the lawn at the roots to feed on grubs.

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 NE Community Center, traveling, and grandparenting their granddaughter.



Pamela Plimpton

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URBAN NEST REALTY

NEIGHBOR SPOTLIGHT

A 28-YEAR LEGACY

by Jamie Gardner



Chris Heijenga, left, and her son Johan are passing the reins of their longtime stint delivering BWNA newsletters to the next generation. Photo by Jamie Gardner.

Chris and Nanne Heijenga moved to Beaumont-Wilshire in 1998 and started attending neighborhood association meetings to connect with their new community. Within a year, they took up a volunteer paper route delivering the BWNA newsletter to 50 homes just a block from their house, a route they've diligently covered for the past 28 years!

Chris grew up in Ithaca, New York, and was a newspaper carrier in high school, so the BWNA delivery route felt like a natural fit and brought back fond memories.

Throughout the years, the route hasn't changed, but how the papers are delivered has. Chris recalls walking the neighborhood carrying her two young children in front pack carriers, then pushing them in strollers. As teenagers, the boys would compete over who got to deliver to the next house. "It's been a great way to teach our kids responsibility and get to know our neighbors," Chris reflected.

Now that their boys are in their 20s, Chris and Nanne's lifestyles have shifted from raising their family to enjoying retired life. With plans to travel more, they decided to pass the torch to a young family across the street who excitedly agreed to take over the route and continue the legacy.

When asked what guidance they gave the new volunteers, Chris wisely advised, "Protect the newsletter from rain and wind! You can't put it directly in a mailbox, so find a nook or cranny to wedge it in."

The couple continues to live in Beaumont-Wilshire and loves the easy access to mass transit, parks, and schools. As avid bicyclists, they appreciate that there aren't big hills near their home, making it ideal for comfortable rides out to Marine Drive.

Stay tuned to learn more about the family taking up the Heijenga's route in the next issue.

Jamie Gardner is a Portland native and Windermere agent putting her UO journalism degree to use here – finally! She's lived in Beaumont-Wilshire since 2020 with her husband and two dogs. When she's not with clients or touring homes, Jamie loves to travel, tackle house projects, and enjoy the local food scene.



Jamie Gardner



Beaumont-Wilshire residents and folks from nearby neighborhoods came out in force at NE 42nd Avenue and Fremont on March 28 for No Kings Day. The event, one of thousands of peaceful protests organized around the country that day, was held to protest the activities of the second Trump administration — including the war in Iran, suppression of the Epstein files, and Immigration and Customs (ICE) killings and other violence. Between the event hours of 10 a.m. and 11:30 a.m., event organizers estimated 1,200 people participated at the Fremont location. All photos by Susan Trabucco.



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PUDDLETOWN GAMES IS GROWING: A NEW CHAPTER

by Beaumont Business Association

After five years as a neighborhood favorite, Puddletown Games & Puzzles is moving! Just steps away, but a meaningful leap forward.

As co-owner Miles English tells it, the timing came together naturally. When the larger corner space at NE 41st and Fremont became available due to Folly's departure, it felt like the right fit. Not long after opening in their current location, Miles and his wife and co-owner Jessie quickly realized the store needed more room to grow alongside its community.

With the move, customers will notice that growth immediately. The new space will feature an expanded puzzle selection, more evergreen games, and a dedicated play area with tables always set up, making it easier than ever to gather, play, and connect.

That added space also creates more opportunities for community-driven events, including roleplaying sessions, Magic: The Gathering meetups, and beginner-friendly board game nights.

At its core, Puddletown has always been shaped by the people who walk through its doors. "Customer interests have influenced



Jessie English, left, and her husband Miles, share a happy moment at Puddletown Games & Puzzles as they prepare to move their business a few steps away. Photo courtesy of the Beaumont Business Association.

everything from a growing puzzle section to a larger-than-expected selection of party games," says Miles, a reflection of how families and friends come together to play.

Looking for a new game to try? Right now, Miles says he's especially enjoying Feya's Swamp, a newer favorite in the shop. For those looking to start or expand their collection, he recommends Azul, a beautifully simple game he thinks belongs in every home. Also try King of Tokyo, a fast-paced, kid-friendly favorite that's perfect for family game nights.

Looking ahead, the goal for Puddletown is simple, says Miles. "We wish to keep thriving, keep growing, and continue building a space where community comes first."

Visit their new space later this spring.

The BBA is a 501(c)(6) organization that advocates for its member businesses and works to promote the business district along NE Fremont Street from NE 38th Avenue to NE 50th. For more information about the BBA contact beaumontbusinesses@gmail.com.

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THE CASTLE HOUSE FINDS NEW LIFE

by Jamie Gardner, BWNA Newsletter Team



Dubbed “The Castle House” by neighbors, this historic property at NE 41st and Wistaria recently sold to a Bend couple who specialize in historic restoration. Photo courtesy of Cee Webster of Neighbors Realty.

On the corner of NE 41st and Wistaria sits one of the neighborhood’s most distinctive landmarks: a Tudor-style home complete with a turret, mock half-timbering, and a wrought-iron balconet. Dubbed “the castle house” by neighbors, it was built in 1928 as a replica of the original owner’s home in Germany, according to the City of Portland’s Historic Resource Inventory. For years, the home sat in disrepair, leaving many to wonder about its fate.

In November 2025, it was listed for sale for the first time in 30 years, and neighbors finally got a glimpse inside the castle walls. Like the outside, the interior was in dire need of repair, too, enough so that

listing agent Cee Webster of Neighbors Realty required agents and prospective buyers to sign hold-harmless waivers before entering. The condition didn’t suppress interest, though, and the home attracted over 80 showings, with prospective buyers from as far away as New Zealand.

The estate prioritized offers from buyers committed to rehabilitation. Listed at \$650,000, the home received five offers and went pending in just 15 days. The sale closed in February 2026 at \$565,000 after a longer and more complex process than a typical transaction, according to Webster.

So, who are the new owners of the medieval Fachwerkhaus? A Bend-based couple, operating under the business name Pretty Standard LLC, purchased the home using a rehabilitation loan. Their buyer’s agent, Josh Halemeier of Keller Williams, says the new owners specialize in restoring historic properties. Construction is set to begin once they wrap up a current project in Laurelhurst, with the goal of having the Tudor fully restored and back on the market by late fall 2026.

Jamie Gardner is a Portland native and Windermere agent putting her UO journalism degree to use here – finally! She’s lived in Beaumont-Wilshire since 2020 with her husband and two dogs. When she’s not with clients or touring homes, Jamie loves to travel, tackle house projects, and enjoy the local food scene.



Jamie Gardner

JOHN DESHLER: THE OWL GUY OF FOREST PARK

by David Friedman, BWNA Newsletter Team



John Deshler frequents Wilshire Park to observe Cooper’s hawk activity there. Here he is shown with a character from his book, “The Pygmy-Owls of Forest Park.” Photo by John Deshler.

Before dawn in Forest Park, John Deshler is listening for a sound most of us would never notice; a pygmy owl calling somewhere high in the trees. It’s a long way from where John started. “I came to Oregon to work at PGE as a software contractor,” he says. “But I was just sick of doing software development and wanted to do something more interesting and fun and maybe more impactful.” That

decision led him to Portland State University, avian biology, and a life rooted in the study of owls.

Deshler didn’t just set out to study birds — he set out to build “a lifestyle in sync with my interests that would hopefully get me outside.” What he found was a world of intensity and fragility. “There’s a lot of life and death drama — they’re killing things, and things are trying to kill them.”

His years of observation became the foundation for his book, “The Pygmy-Owls of Forest Park.” Early on, he knew he didn’t want

a conventional scientific text. “I didn’t want to do it as a nonfictional narrative,” he says, instead shaping what he calls “creative nonfiction” — a blend of science and storytelling that conveys both ecological truth and lived experience.

“I tried very hard to tell a truthful tale about the drama that unfolds out there,” Deshler explains. While the book reads like a story, it remains grounded in careful observation. He avoided projecting human emotion onto the owls, focusing instead on what he could truly document, such as “their vocalizations if they were agitated.” Still, the emotional weight of the forest comes through. “The moments that were more emotional for me tended to be the ones associated with loss.”

Years in the field have shaped Deshler’s perspective on life. “What all life forms are really concerned about is raising offspring, which is, in a sense, the truest, most basic meaning of life.” Watching wildlife, he says, strips life’s meaning down to its essentials.

Closer to home, he still finds wonder in Wilshire Park, where Cooper’s hawks “create a lot of drama. They make all the birds nervous.”

Deshler’s book offers “an intimate look at the real lives of pygmy owls in a way that I’m not sure any other book does” — a reminder that just beyond our daily paths, an entire world is unfolding.

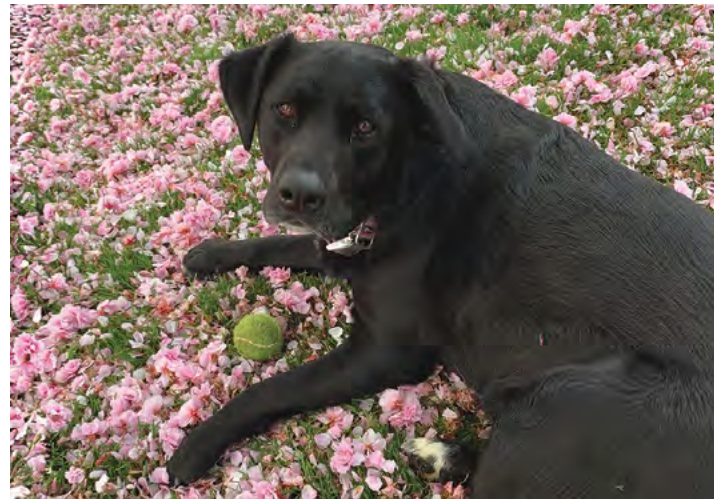
David Friedman, @friedart, is a visual artist specializing in papercutting, printmaking, and painting. He and his dog, Poppi @poppipdx, can be seen daily at Wilshire Park. His work is on display at the Alberta Street Gallery, daily 11-7.



David Friedman

THE MAYOR OF BEAUMONT

by Gary Hahn, Contributor



Luna, aka the Mayor of Beaumont, lolling in a bed of flower blossoms, waiting for a belly rub from a passerby. Photo by Gary Hahn

Not many dogs have had such a prominent place in a community as Luna, a black Lab, did over the last 10+ years. Her appearance on her porch near the corner of NE Klickitat Street and 46th delighted many and earned her the moniker as the “Mayor.”

Luna would bring her stuffed toys to the sidewalk and drop them at the feet of anyone who would stop by. Her lack of being leashed often caused consternation to passersby, but, as neighbors, we just accepted her amblings as normal.

Luna did not pay any mind to other dogs, but was focused on obtaining anything edible. Her vocalizations ranged from a mild squeak to a guttural growl. After extracting her tribute, she would often roll on her back, emitting squeals of delight.

Almost every day, Luna would hear my car from some distance away and sit faithfully at the curb just across the street from my house. I would go over and talk to her, rub her soft belly and ears, and get my dog fix.

One day, I came home with Hiya, a rescue dog from the Oregon Humane Society. My unintentional betrayal had saddened Luna to the extent that biscuits could not mend things. Luna’s sad state eventually dissipated, and she resumed her place at the curb, where she was showered with treats and affection once again.

The Mayor of Beaumont has crossed the rainbow bridge, waiting there by the curb for us to bring her treats and rub her belly.

Recently retired from a long career in environmental consulting, Gary Hahn has lived in B-W for 10 years. Not only is he an active supporter of animals, but Gary is also active in sight restoration in SE Asia and eye protection in Ukraine. He is one of the founders of the BBH Eye Foundation at bbheye.org.



Gary Hahn



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THE ARRANGEMENT MAKES A NEW ARRANGEMENT, ON THE QT

by Chris Rauber, BWNA Newsletter Team



Sue Mautz, left, longtime owner of The Arrangement, quietly transferred the business to her daughter-in-law, Deena Spang, right. Photo by Chris Rauber.

Sometimes big changes happen with a bang. An earthquake shakes. A volcano erupts. A pandemic hits. Other times, the transition is a quiet, gradual changing of the guard. That's what happened nearly a year and a half ago, in January 2025, when Sue Mautz, longtime owner and founder of The Arrangement, turned over the reins to daughter-in-law Deena Spang.

No press releases were issued. No big deal was made. Which made sense, because this big change occurred gradually over many years. Deena, who's married to Sue's son, Aaron Mautz, has been a mainstay at the iconic Beaumont Village gift store for a quarter century. "She'd really taken over about 10 years ago, doing the buying and the scheduling of employees' shifts," Sue said in a late March interview. "And after the pandemic I never really came back."

No startling changes happened after the nearly invisible ownership change. "It's a neighborhood beacon," Deena said. "I feel no drastic changes are needed."

The 46-year-old store is famed for its wide variety of men's and women's gifts, cards, holiday items, children's books and toys, women's clothing and jewelry, personal care merchandise, kitchen specialty items, and bar accoutrements. The original store was at 4223 NE Fremont (now Americana Frame). Three years later it moved across the street to its current longtime location, a revamped former gas station on the corner of Fremont and NE 42nd.

Beaumont-Wilshire "is everything anyone would want in a neighborhood," Deena says. People in Portland "see the importance of their neighborhoods and support local businesses, which we are super grateful for."

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

Our Flags Have Feet!



BWNA pedestrian flags are appreciated by the community. Alas, they have been "walking off" at a fast pace lately. They cost money, and volunteers spend time making them.

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FOR (SOME) DIY-ERS: CONVERTING A GAS WATER HEATER TO AN ELECTRIC HEAT PUMP WATER HEATER

by Geoff Wickes, Contributor

Looking to save money – and the planet? Here’s a relatively easy undertaking that helps meet both of those goals. Upgrading from a traditional gas water heater (62% efficient) to an electric heat pump water heater (350% efficient) can significantly improve energy efficiency while reducing household utility costs. Recently, my stepdaughter and I, with B-W homeowner and friend Patti Koehler’s assistance, completed such a conversion at Patti’s home in less than four hours. We handled much of the work as a DIY project.

Hyper-Locally Sourced Supplies

Preparation began with gathering the required materials. All plumbing fittings, valves, and miscellaneous hardware were sourced locally, with most plumbing components purchased from Beaumont Hardware. Having the correct fittings and adapters on hand helped ensure the project moved quickly without unnecessary trips for additional parts.

Work began by shutting off the gas supply, disconnecting and capping gas lines, and draining and removing the existing gas water heater from the basement. Once the space was cleared, attention shifted to preparing the area for the new heat pump water heater.

Hire an Expert When Necessary

Unlike a gas heater, a heat pump water heater runs entirely on electricity. For this installation, an electrician was brought in to install a dedicated 30-amp circuit to the heater’s location. This is a critical step because most heat pump water heaters require a dedicated electrical supply to operate safely and efficiently. The electrician completed the circuit drop quickly, ensuring the new unit would meet electrical code requirements.

Plumbing was “Easy”

With the power available, the plumbing connections were straightforward. The cold water supply and hot water outlet were connected to the new tank using standard plumbing fittings, along with a shutoff valve and flexible connectors to simplify future maintenance. The condensate drain from the heat pump unit was routed to an existing condensate pump next to the furnace.

Once plumbing and electrical connections were completed, the tank was filled with water and the system powered on. After a brief startup cycle, the heat pump water heater began operating normally. Compared to the previous gas unit, the new system runs very efficiently and uses ambient air from the basement to heat the water.

DIY for Some, Not All

Although this type of conversion can absolutely be tackled as a DIY project by homeowners comfortable with basic plumbing, hiring a professional plumber is also a good option. The plumbing work is fairly straightforward, but proper installation ensures safety and reliability. In many cases, the only specialized trade required is an electrician to install the dedicated circuit.

Overall, the conversion was smooth, fast, and practical. With locally sourced parts, basic plumbing tools, and a small amount of professional electrical work, switching from gas to a heat pump water heater can be completed in a single afternoon while improving both efficiency and home comfort. With incentives from Energy Trust of Oregon, the average payback for dollars invested is three to four years.



Geoff has spent the last 20 years in the energy efficiency field, specifically water heating. He was instrumental in helping the Department of Energy develop new performance standards for water heating that go into effect in 2029. He’s passionate about helping the market embrace and adopt energy efficiency without any sacrifice of performance and/or comfort. Geoff and wife Laurie Webber have been B-W homeowners since 2012, living here full-time since 2018. Questions about home energy efficiency? Email geoff.wickes@gmail.com.



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they are friendly, compassionate, and work together like a well-oiled machine. As a physical therapist myself, I appreciate their understanding of the whole body as it relates to dental issues. I also have brought my children as well as my elderly mom to the office. ”

MURAL JUST OFF NE 42ND AVENUE DESIGNED TO HELP PROMOTE THAT AREA'S BUSINESS DISTRICT

by Michael Wright, aka Mike on a Bike



Artist John Vance with the mural he designed for Our 42nd Avenue. Stop by and see it in full color at NE 42nd and Sumner. Photo by Michael Wright.

Baseball fans will surely know that the #42 was worn by Jackie Robinson, the first Black player to break the color barrier and integrate Major League Baseball in 1947 into what became known as “America’s Pastime.” Not everyone will know that Jackie’s number was forever retired throughout the Majors in 1997 to honor his legacy.

A wonderful mural depicting Robinson in action rounding first base is about 100 feet north of our B-W neighborhood, on the corner of NE

42nd Street and Sumner. The mural is the work of artist John Vance who was tasked with creating an image that would help promote Our 42nd Avenue, an economic development organization that fosters the business community along NE 42nd Avenue.

John, aka ‘johnnyterrific,’ is a fascinating man who creates art as his calling. When I met with him at the mural, I found him to be engaging, energetic, creative beyond measure, and extraordinarily community focused. His mural is also the cover art for Our42nd’s website: 42ave.org.

A quotation by Jackie Robinson is inscribed on the mural: “A life is not important except in the impact it has on other lives.”

There is no question that Robinson had an outsized impact on combating segregation and racism in the United States. Every year since 2004, MLB has celebrated Jackie Robinson Day on April 15, the date in 1947 that Robinson played his first game for the Brooklyn Dodgers at Ebbets Field. During games played on that day, every player in MLB and all on-field personnel wear his number 42.

If you have an opportunity, walk north and have a look at the mural — and while you’re at it, support those businesses that add vibrancy to our community. You’ll be helping Our42nd Avenue achieve its mission of connecting people with place through employment and business development.

Batter up!

Alameda resident Michael Wright is a rewired (not a typo) sports agent who moved to PDX with his wife Sally in 2009 from New York City. Writing, cycling, and sports of all types are no longer side hustles, but full-time pursuits.



Michael Wright

ALAMEDA RIDGE STAIRS HABITAT MARKS 10 YEARS

by David Whitaker, Contributor

On March 5, 2016, two dozen folks from the Beaumont-Wilshire neighborhood and other volunteers with SOLVE planted just over 500 native plants in the Alameda Ridge stairway beds at NE 43rd and Wistaria. They were evergreen huckleberry, Oregon grape, mock orange, tiny sword ferns, and other Oregon natives.



A merry band of B-W volunteers trimmed, raked, and tended to the native plants on the Alameda stairway at NE 43rd Avenue in March. From left: David Whitaker, Kristin Lensen, John Sandie, Steve Sandie, Geoff Wickes, and Randall Baker (kneeling). Kathy Sandie was not available for the photo. Photo by Geoff Wickes.

Since they were planted, the beds in the stairway have been certified as official Backyard Habitat through the Backyard Habitat Certification Program. Groups of volunteers have been maintaining the plants in the beds over the last 10 years and helped them grow into fully mature native plant beds. If you look closely in the spring, you’ll have a chance to see a trillium blooming. Spring is a great time to walk the stairs because many of the native plants are in bloom, and native birds are flying in and out of the area. Last weekend, for instance, I saw a pair of hermit thrush hanging out around the beds.

This year, on the 10th anniversary of the planting, seven volunteers came out on a beautiful Saturday morning to clean leaves, pull weeds, trim plants, and cut back the laurel hedge. Many of the volunteers have returned over the years to help make this stairway one of the favorite walking destinations in the neighborhood. Thanks to John and Kathy Sandie, Randall Baker, Geoff Wickes, Steve Sandie, Kristin Lensen, and David Whitaker for their help in keeping the stairway clean, safe, and looking splendid.

David has lived in B-W for 32 years and served on the B-WNA board for several years. He loves Sunday morning walks with his wife and pooch and breakfast at High-Top. He really enjoys growing vegetables in their front yard garden and visiting with neighbors as they stroll by.



David Whitaker



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CIRCLES OF DOUGH

SMALL-BATCH BAGELS, SHARED CLOSE TO HOME

by David Friedman, BWNA Newsletter Team

What makes the perfect bagel? I needed to find out. Ten years in New York left me with a specific memory of what one should be: chewy and structured, with just enough crusty resistance before giving way to a subtly malty core, ready for cream cheese and lox.

At first, I just wanted to see if I could make them at home. Then I started sharing them. For the past few years, I've made bagels for friends and neighbors each New Year's Day — a quiet tradition that grew slowly, year by year. This year, a fellow New York transplant bit into one of my pumpkinseed bagels, paused, and told me they were the best she'd ever had. She asked me to teach her. That moment stayed with me — nudging what had been an annual hobby into something closer to a constant obsession.

These days, I find myself dreaming about bagels more than I'd care to admit. The foundation stays traditional: high-gluten flour, slow fermentation, then boiled and baked for that proper chew and burnished crust. But within that structure, there's room to play — cacio e pepe, saffron, za'atar, chili crisp, Szechuan, and beyond. Each variation is its own small experiment in how much flavor a circle of dough can hold.

A recent connection with Bob Monsey at The Paladins League opened a new chapter. With access to their commercial kitchen, I can now produce slightly larger batches while keeping things hands-on and intentional. From that, the Beaumont-Wilshire Bagel Club is taking shape — small by design, local by intention.

The plan is a simple Friday subscription: fresh bagels, made weekly in limited quantities. My first bagel pop-up in the neighborhood will be on May 16 from 8 to 11 a.m. at The Paladins League on NE Fremont.

There's something deeply satisfying about the process — working the dough, shaping each piece by hand, knowing where they'll end up. In a neighborhood as warm and connected as ours, it feels like a natural fit: something simple, made carefully, and shared.

Find more information on Instagram @bwbagelclub and my website bagelclubpdx.com (coming soon).



David Friedman, B-W resident, artist, valued newsletter team member, and now a baker, shows off a batch of freshly made plain bagels with Maldon Sea Salt. Photo by David Friedman.

Julie Brown ✦ JulieBrownRealtor.com



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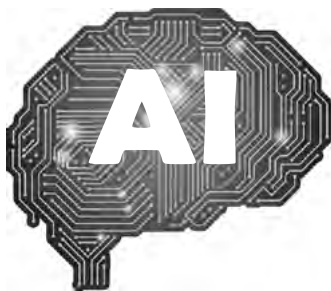
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A NEIGHBOR'S FIELD NOTES ON AI

by Tom Cuppernull, BWNA Board Member

You've probably already used AI today without thinking about it. A search result that seemed to read your mind, a suggested reply that sounded like you, a recommendation that landed a little too well. These systems are woven into daily life in ways that are easy to overlook precisely because they're designed to be. I've spent the better part of a decade building AI systems for professionals, and that work has shown me both sides: genuine capability that I think is worth celebrating and emerging risks that deserve more attention than they're getting. Here are a few field notes from the inside about what's genuinely worth being excited about and what I think we should be watching closely.



AI is Turning Curiosity Into Capability

A first-generation college student can now get tutoring that rivals expensive prep schools. A small business owner can draft a contract or troubleshoot a supply chain problem without a retainer. A patient can walk into a doctor's appointment with better questions because they understood the research beforehand. The access gap isn't gone, but it's narrower than it was — and that's worth defending even as we push for guardrails.

But Inference is More Dangerous Than Disclosure

Most people worry about what they've directly shared online. The scarier reality is what AI systems can deduce without you ever saying it. Typing cadence, scroll behavior, and the time of day you engage with certain content can reveal mental health status, financial stress, and political "persuade-ability" with surprising accuracy. That inferred profile carries the same commercial value as anything you've consciously shared, often without the same legal protections.

Personalization and Manipulation are the Same Mechanism

The technology that makes a recommendation feel perfectly tailored to you is identical to what makes a predatory financial

offer or a misleading political ad effective. There is no technical distinction between helpful and exploitative. It's the same model, optimizing for engagement, pointed in different directions by whoever controls it. The framing of information itself, what you see, in what order, and with what emotional weight, is being continuously optimized around a behavioral profile built over years.

And We are Losing Our Grip on Shared Reality

When synthetic media becomes indistinguishable from real media, the rational response is to trust nothing, which may be more destabilizing than any single piece of misinformation. Institutions that depend on shared evidentiary standards, including courts, journalism, and elections, are not prepared for an environment where video, audio, and text can all be plausibly disputed.

So, What Do We Do With This?

None of this means the technology is inherently bad — in fact, my opening statement exists because I genuinely believe it isn't. But informed communities have helped steer many technology transitions in modern history, and this one is no different. Stay curious about what these tools can do for you. Stay skeptical of what you're shown and who benefits from showing it to you. And pay attention to AI legislation while public input still matters. The neighbors who understand this technology well enough to ask hard questions about it will be the ones who help shape what it becomes.

Tom Cuppernull has lived in Beaumont-Wilshire with his partner, Katie, since 2021; he's been on the BWNA board since 2024. Morning walks to Prince Coffee, picking up games at Puddletown, and taking his pup Oakley to Wilshire Park are some of his favorite neighborhood activities.



Tom Cuppernull

Q&A WITH PBOT

by Colin O'Neill, BWNA Board Member

BWNA has been in regular contact with the Portland Bureau of Transportation (PBOT) to address the transportation and safety concerns of our neighborhood. PBOT recently agreed to answer a series of questions put forth by BWNA. We'll run additional Q&As over the next few newsletters. Here's the first in the series:

Q: Topic: Speed Reader Boards and Crossing Signals

We were happy to see that our request for speed reader boards on NE Fremont was recently approved. Anecdotally, it feels like things are already a little calmer. Given that solutions like this can make a significant difference in safety, what is stopping PBOT from installing speed readers, pedestrian crossing signals, and other proven safety improvements more broadly across neighborhoods like ours?

A: PBOT Spokesperson Dylan Rivera's Response:

I'm glad to hear the temporary speed reader boards on Fremont are making a difference. We have a program that ranks requests and temporarily deploys these devices for approximately six months. These can be requested by contacting 311. We have a separate batch of temporary speed reader boards that can be requested for school zones.

PBOT typically installs permanent speed reader boards on our High Crash Network and as part of capital projects. Similarly, pedestrian crossing signals and other improvements beyond minor signing and pavement marking changes are generally implemented through capital projects, which require planning, design, and funding.

There is a longterm project planned on NE Fremont from 42nd to 52nd, but that project is unfunded. Our Transportation System Plan (TSP) update is going on right now. This is a perfect opportunity to request projects. More information on the TSP update and information about participating can be found on PBOT's website at portland.gov/transportation/planning/2045tsp.



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