BEAUMONT-WILSHIRE

Beaumont-Wilshire Neighborhood Association www.bwna.us May • June 2010

Neighbors Turn Out in Droves for Taste of Beaumont

By Al Ellis

Why was the evening of Beaumont-Wilshire Neighborhood Association's (BWNA) April General Meeting unlike any other evening? Because it was Taste of Beaumont! And it was also the annual opportunity for Beaumont-Wilshire neighbors to rejuvenate their neighborhood association by volunteering to serve as Board members and Officers. On both counts, the evening of April 12th was a qualified success. A record 16 local merchants participated with donations of everything from banners to pastries, with the Beaumont Middle School Small Jazz Combo providing upbeat entertainment--all to the delight of an overflow crowd in Bethany Lutheran's Fellowship Hall. Likewise, the elections were enthusiastically



received--with three new Board members and two officers voted into office by acclamation.

Taste of Beaumont began with the arrival of beautifully-crafted signs and banners to publicize the event. Jerry Miller of Portland Signs and Banners created two A-frame "BWNA General Meeting" signs to indicate where the meeting hall was located, and Marc Smith of Ambient Prints completed two 10 ft.-long "Taste of Beaumont" banners--one for outside and one for inside use. Next came the flowers--10 gorgeous table arrangments from Beaumont Florist, all of which were eventually raffled off to delighted residents. As the young musicians set up to perform, food and refreshments arrived from a wide variety of local favorites: Alameda Brewhouse (which, in addition to scrumptious ribs, donated two $25 gift certificates for the raffle), Alameda Cafe, Bagel Land, Beaumont Market (which donated cases of bottled water and bags of ice), Blue Olive, Delphina's Bakery, Papa Murphy's Pizza, Pizzicato Pizza, Rose's Ice Cream, Roundtable Pizza, Soluna Grill, Starbucks (with dispensers of freshly brewed coffee) and Tuk Tuk Thai.



The talented Jazz Combo musicians--all eighth graders--were directed by neighborhood favorite Cynthia Plank, who has been working with this group of students since their Alameda School days. Cynthia described them as "the cream of the crop," and they did not disappoint. Later in the evening, Beaumont Middle School Principal Liz Casson-Taylor spoke to the crowd, inviting residents to visit the school to observe its vibrant educational program in



action and also to check out the revitalized computer lab, which BWNA donated earlier to this year for the purchase of a new laptop.

The evening concluded with nominations and elections: Al Ellis continued on to a second two-year term as President, Dan Johnson--currently editor of the BWNA Newsletter--became the new Treasurer (a position he has held before), Gwen MacPherson and Tom Melville went on to another term as Board members, and, to the roar of the crowd, three residents stepped up to fill vacant Board positions: They are Corky Elsasser, Bryan Green and Bob McKibben. BWNA applauds the widespread participation from our residential and commercial community and couldn't be more pleased with the results. It was certainly one satisfying and tasty evening to remember in the neighborhood!

Thank You!

This year's participants for
The Taste of Beaumont

Alameda Brewhouse
Alameda Cafe
Ambient Prints
Bagel Land
Beaumont Florist
Beaumont Market
Blue Olive
Delphina's Bakery
Papa Murphy's Pizza
Pizzacato Pizza
Portland Signs and Banners
Rose's Ice Cream
Round Table Pizza
Soluna Grill
Starbucks
Tuk Tuk Thai Restaurant

Entertainment provided by
Beaumont Middle School Small Jazz Combo

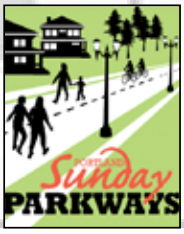
Owen Lafferty on drums
Ben Rosene on Trombone
Kenny Regan on Piano
Jake Mackie on Bass
Blair Shepperd on Flute and
Daniel Roberts on Alto Sax

Sunday Parkways Returns to Wilshire Park

By Al Ellis

Wilshire Park has again been chosen this year to be one of four Northeast Portland parks at the center of the Sunday Parkways festival May 16th, during which many side streets are closed to traffic and participants walk, bike, roll, run, roller blade, and stroll along a 6-mile route of activities. The event lasts from 10:00AM-3:00PM and draws a huge crowd: Last year there were in excess of 20,000 people participating in Northeast alone!

Food vendors will be located at designated spots on the closed streets, adjacent to the parks along the route--which, in addition to Wilshire, are Fernwood, Alberta, and Woodlawn. BWNA will be selling refreshments and cookies at a stand next to Wilshire Park, with profits going to help fund neighborhood association projects.



In addition to the NE event on May 16th, North Portland will have its Sunday Parkways on June 27th, East Portland on July 18th, Southeast on August 15th, and a fifth event (yet to be arranged) at a later date. Sunday Parkways is sponsored by the City of Portland, Kaiser Permanente, and METRO, and lots of volunteers are needed to assist. If you're interested in helping, call event manager Rich Cassity at 503.823.6051 for details.



President's Message

Walking the Neighborhood

By Al Ellis

Summer will soon be in full swing... and walkers in full stride. People love to stroll about our neighborhood for a variety of reasons: Some take advantage of the handy bark dust path around Wilshire Park; others prefer the miles of sidewalks along an eclectic array of private residences; still others gravitate to our commercial areas, checking out the multitude of shops, stores, and eateries along the way; and finally there are those walkers--perhaps the vast majority--who find motiviation in exploration, modifying their routes routinely.

So why would such a simple summer pleasure like walking have such widespread appeal? There are probably as many answers to that question as there are walkers, but one factor common to all walks is proximity to the surrounding environment. Unlike driving or bicycling or even jogging, the walker can literally "slow down and smell the roses." Life slows down and details emerge--most pleasant, but some not so much. For instance, a walker takes a moment to admire the beautiful landscaping of a home...then seconds later notices the negligently-tossed fast food litter in the street or abandoned dog feces on the well-kept lawn. Similarly, a walker may stop to peek at a cute baby in his/her stroller or pet a frisky pup on a leash...then seconds later be harassed by a misbehaving unleashed dog.

Based on the large number of walkers who continue walking in our neighborhood, the positives must far outweigh the negatives. Still, the negatives are there, and they detract from the asthetic quality of our neighborhood. What to do? Well, let me suggest that walkers are in a particularly unique position to help mitigate or even solve some of these problems. How? Make one of your weekly walks a "pick up trash" walk. (Get your exercise and do a good deed for the neighborhood at the same time!) Or, if you're on your walk and see a dog owner not taking proper responsibility for his/her pet, stop to chat with the person about it--not in a confrontational way, but with a constructive, problem-solving approach. Done this way, pet owners are usually apologetic and cooperative.

One last thought about helping out the neighborhood while walking: Consider volunteering to distribute the BWNA Newsletter. Newsletter Distribution Coordinator Marsha Mahon tells me that she's several distributors short...So walkers, why not add a delivery route to your Beaumont-Wilshire walking itinerary?! It's every other month, doesn't take up a lot of time, and there's certainly no better season to get started! Phone Marsha at 503.284.1859, and walk proud!



Beaumont-Wilshire Delivery carriers wanted

Contact Marsha Mahon 503.284.1859 or mahonmurrell@comcast.net

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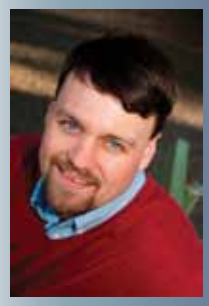
Contact us
Al Ellis 503.287.0477 or ApeLainJoy@aol.com

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BWNA Calendar

Monday, May 10th • 7:30PM
BWNA Board Meeting
Bethany Lutheran Church, Conference Room
NE 37th Entrance

Sunday, May 16th • 10:00AM-3:00PM
Sunday Parkways

Friday, June 11th
Deadline for ads and articles
for the July-August 2010 newsletter
BWNA's calendar is on the web!
Go to www.bwna.us and select BWNA Calendar

Monday, June 14th • 7:30PM
BWNA Community Meeting
Bethany Lutheran Church, Fellowship Hall
NE Skidmore Entrance

Monday, July 12th • 7:30PM
BWNA Board Meeting
Bethany Lutheran Church, Conference Room
NE 37th Entrance



NEIGHBORHOOD VIDEOS
www.bwna.us

Beaumont History Series April 2010

By Doug Decker

This is the final of three recent articles about Beaumont-Wilshire history written by neighborhood historian Doug Decker.

Believe it or not, the stately 84-year-old neighborhood icon that we all know as Beaumont Middle School is actually not the first school that has stood on that site near NE 42nd and Fremont. A much smaller wooden building, with tall windows to capture the daylight, was constructed in 1914—four years after initial founding of the Beaumont Neighborhood—just north of where NE 40th Avenue meets Fremont. A twin to this simple wooden building was also constructed in the Alameda neighborhood, two blocks west of today's Alameda School. Population pressures in both neighborhoods during the early 1920s, and a relatively favorable economic climate, gave rise to a need for more school space and construction of the two schools that still stand today.

After the 1926 construction of the Beaumont School building we know today, the original wooden building was converted to a shop for "manual training" and stood into the early 1930s before being razed and the open space used for a baseball field and play area adjacent to the school.

Additions to Beaumont School were made in 1930 (classrooms on the northeast side of the building). The stand-alone band portables were added in 1948. The auditorium was converted to office space and the second-floor media center in 1981. And the new gym and lunchroom addition was made in 1989. The building was switched over from being a K-8 school to being a middle school in 1981.



A recent assessment of the school's historic significance, completed by Portland Public Schools last October, noted that Beaumont School is a fine example of classical revival style architecture. However, the significant degree of interior changes made in 1981 reduce the building's overall significance, precluding any possible future listing as a candidate for the National Register of Historic Places.

Still, there's plenty of history associated with the school. Just think of the generations of Beaumont kids who knew that building and who have packed books in and out of the doors over the years. If only the walls could talk, what stories they could tell!

Doug prepares history studies of neighborhood homes and families for current residents of Northeast Portland neighborhoods, and others interested in learning more about house and neighborhood history. You can write Doug at doug@alamedahistory.org or visit his website devoted to neighborhood history at www.alamedahistory.org

GULLS COMIC



Opening Doors to the Past, Present and Future:
The 28th Annual Irvington Home Tour

By David Wisdom

This year is the 28th annual tour and 8 homes selected. They represent the varied architectural styles in this historic Portland neighborhood. Irvington was platted before the turn of the 20th century as middle class and well-to-do Portlanders spread across the Willamette River in search of new livable



communities. Eight homes will be shown on Sunday May 16th between 11AM and 5PM. The feature home is a 1910 Craftsman by architect Raymond N. Hockenberry who also designed Crater Lake Lodge. There will also be Foursquare, Bungalow, Arts & Crafts, and a mid-century styles.

The fee of $20 is used by the Irvington Neighborhood Assn. to fund its charitable giving. Now children under seven are allowed with the exception of infants in front packs. Tickets can be obtained from Broadway Books, Café Destino, Architectural Heritage Center, New Seasons on NE 33rd or online from the web site: www.irvingtonhometour.com

The tour is designed as a walking tour. Irvington is easily reached from anywhere in the city by Tri-Met.

For more information call David Wisdom, Publicity for Irvington Home Tour at 503.320.3274 or visit http://www.irvingtonhometour.com

Heads up. . .

due to runway construction at PDX more airplanes may be headed our way

By Kelly Sweeney

The Port of Portland will soon begin the second phase of a three-year runway rehabilitation program that will take place between May and October. During this time, the north runway at PDX will be closed. More aircraft will have to use the crosswind runway (north-south runway) and neighbors of Beaumont-Wilshire may notice a change in flight operations or noise.

The Citizen Noise Advisory Committee (CNAC) as well those we work with in the PDX Noise Management Office are sensitive to the impacts associated with this temporary change in operations. The Port is working with the Federal Aviation Administration (FAA), the airlines and other aircraft operators to minimize the impacts to the extent possible. Based on citizen input and after examination of all feasible options, the FAA will continue the prohibition of jet use of the crosswind runway this year (except when high winds require it). Additionally, the Port's Noise Management Team will work with the FAA to encourage the use of the south runway during late night and early morning hours.If you have questions or concerns or would like to speak with a representative from either CNAC or the Noise Management Department, please call the Noise Information Hotline at 503.460.4100 or email: PDXnoise@portofportland.com.

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Portland Real Estate Update

By Cagney McClung

Sales activity rose by 18%, when comparing February 2010 to February 2009. Pending sales went up 45% and new listings increased by 12% as well. In the Portland Metropolitan area, the average sales price had decreased by 8.5% from a year ago February. The average prices of homes went down 3.3% (2.1% for the median) from January 2010 to February 2010. The good news in all of this, is that compared to a year ago our closed sales have gone up almost 27% and pending sales have increased by 34%.

I believe March 2010 will continue to bring sales to the Portland market, since first time homebuyers are scrambling to get under contract with sellers right now! Buyers still have until April 30th, 2010 to take advantage of the $8,000 tax credit. All first time homebuyers must be under contract by April 30th and close by June 30th, to qualify. This should keep many home and condo sales going strong throughout the summer months.

Many of you will enjoy this link from Portland Monthly Magazine, http://www.portlandmonthlymag.com/real-estate/articles/neighborhoods-by-the-numbers/ which breaks down the average price of specific neighborhoods!

For more information contact Cagney, Apex Real Estate Partners at 503.554.6502.

June General Meeting to Focus on Summer Events

By Al Ellis

In the Beaumont-Wilshire neighborhood, sunshine and warm temperatures translate into recreation in the park, sidewalk shopping, and open-air cafe dining. Not surprisingly, then, the neighborhood's two largest annual festivals are summer affairs involving lots of eating, shopping, and family fun. Only a few days apart, National Night Out Picnic in the Park (Tuesday, August 3rd) and Fremont Fest (Saturday, August 7th) are the pride of BWNA and the Beaumont Business Association, with the neighborhood association in charge of organizing the Wilshire Park Picnic and the business association taking the lead on Fremont Fest. Accordingly, a good portion of BWNA's June 14th General Meeting will be devoted to planning the August Picnic, which is dependent on neighborhood volunteers for its success.

The June General Meeting will also feature two presentations--a crime report update from a local police officer and an update from an I-5 Columbia River Crossing representative on progress made to find "a long-term comprehensive solution to ongoing safety and congestion problems between Portland and Vancouver" in the form of a new bridge that would also accommodate MAX, bike riders, and pedestrians. A question and answer session will follow both presentations.

We invite you to join in on the organizing, stay in touch with what's happening in our neighborhood, and learn more about the greater Portland community. The meeting begins at 7:30PM at Bethany Lutheran Church, which is located on the corner of NE Skidmore St. and 37th Ave.--just across from Wilshire Park. Look for the sign on the Skidmore side of the church indicating the location of the meeting room.

Save the Date
Fremont Fest
Saturday, August 7th



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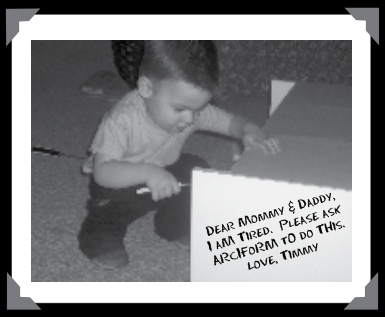
May and June Specials

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June
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Infestation of Coyotes
in Portland Southwest Hills Neighborhood

Southwest Hills Residential League -- Jim Thayer, is organizing a local forum on Portland coyotes:
Wednesday, May 19th, from 7 to 9PM, at Ainsworth Elementary, 2425 SW Vista Ave. Wildlife experts, city officials, and the public are invited and welcome to share their perspectives.



Yes Timmy was a bit slow on the job, but they figured that if they had him start on in on the project in July, he'd surely be done by the holidays.

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THE SAVVY REMODELER

By Kathy Mollere

Ever wondered which remodel projects will bring the best return on your investment? There's an answer for that! Every year the National Association of Realtors publishes the annual Cost vs. Remodel Report that identifies the return on remodel dollars by added resale value. The report rates various remodel projects both nationally and regionally. For three years in a row, remodel values in the Pacific Region, and Portland in particular, have out-paced the national averages.

Here are some highlights of the best of the best Portland remodels from the 2009-2010 Report: Adding Living Space: A midrange Attic Bedroom Remodel will recoup 80% of your cost in today's market. A mid range remodel consists of converting up to 15 X 15 feet for bedroom space and 5 X 7 feet of bathroom with mid level finishes. A basement remodel will recoup 81% of its cost in the Portland area, compared to 75% for the national average. A wooden deck addition will recoup 84% of the cost vs. 81% nationally.

Minor Kitchen Remodel: A remodel that includes the replacement of cabinet/drawer fronts and hardware, wall oven and cook top with energy efficient models, laminate countertops, sink, faucet and flooring. Consider granite tile instead of slab and add in cabinet/drawer organizers to the existing cabinetry. This will recoup 88% of its value on resale compared to a Major Kitchen Remodel which only returns 81% of its value.

Exterior Improvements: Vinyl Window replacement can recoup 85% of the cost. Wooden window replacement nets 84%. The best return on your investment: replace an entry door with a steel door, 100% return. Siding replacement with Fiber Cement siding: 86%. Increased curb appeal and energy efficiency are always a great investment.



If you would like a copy of the entire 2009-2010 Cost vs. Remodel Report please contact Kathy Mollere at kathy@superrealtygroup.com, 503.467.8736 or pick up a copy at Super Realty Group in the Fremont Commons 4605 NE Fremont #202.

Don't forget...

BWNA Board Meeting
Monday, May 10th, 7:30PM

BWNA Community Meeting
Monday, June 14th, 7:30PM

Save the Date
National Night Out Picnic in the Park, Tuesday August 3rd

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Green Dog Pet Supply is moving to a new location!

Green Dog Pet Supply, currently located at 4605 NE Fremont St in Beaumont Village, will be moving two blocks down the street to a larger, street-front location. Says co-owner Christine Mallar, "We're very grateful to our customers that we have had such good success at growing our business. However, it's grown so much that we've outgrown our current space! When the opportunity arose to move to a larger space on the same street, we had to jump on it". The new space also has the benefits of better parking and better visibility. "We're coming up on our 6th Anniversary, and we still have people coming in who live right in the neighborhood and still never knew we were back here", says Mallar. The renovations have begun, and the big switch will happen in early July. There are no plans for shutting down the store for more than a day or two, so we will remain in business throughout the renovations.



Green Dog Pet Supply specializes in environmentally friendly pet supplies and gifts for dogs, cats, and their people.

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NEIGHBORHOOD CENTER PLANNED For BETHANY at WILSHIRE PARK

What would a Neighborhood Center look like to you? That is the question that Bethany at Wilshire Park wants everyone in the area to answer as they explore the development of a neighborhood community center within their building. A cornerstone in the Beaumont-Wilshire neighborhood for over 60 years, at 37th and Skidmore, Bethany wants to open its doors to the community in ways that matter most to neighbors. Would you like to see opportunities for children, classes for seniors, yoga, computer or art classes? Or maybe you know of a group that wants a meeting room, or a non-profit or small enterprise that needs office space. The options are endless as Bethany boasts numerous classrooms, offices and meeting spaces as well as its beautiful sanctuary, where worship services are held on Sundays. Two Open Houses are planned to give neighbors the opportunity to tour the facilities and share their ideas for the development of a Neighborhood Center: Wednesday, May 19th at 11:00AM – 12:30PM and again at 6:30PM – 8:00PM. This is your opportunity to help shape the future of our neighborhood to make this community an even better place to live!! Everyone is invited. Refreshments will be served. Comments are also being taken by Community Outreach Director, Deborah Shimkus at www.bethanyportland@yahoo.com. 503.284.3836.