

# OVERLOOK VIEWS

March/April 2007

*The Newsletter*

Vol.3 No. 6

Overlook Neighborhood Association

[www.overlookneighborhood.org](http://www.overlookneighborhood.org)



## YET ANOTHER OVERLOOK VIEWS BENEFACTOR

By Warren Cassell

In our January/February edition, we announced the very generous renewal of Freightliner's \$5,000 grant to continue publication of your neighborhood newsletter.

And now serendipitously, an additional source of funding has emerged. It happened recently when a neighborhood community activist was having a cup of coffee at the Overlook Restaurant. While he was chatting with Jim Sassalos, the owner of this long time Overlook landmark, the subject of Overlook Views came up. Jim said he thought the newsletter was great and he wanted to make sure it continued to be published.

Unsolicited, Jim took out his checkbook and wrote a \$750.00 donation to the Association for the continued support and publication of Overlook Views. Wow! We are overwhelmed. It's great to get positive feedback from our readers, but getting a check along with compliments is really unprecedented. Thanks so much to Jim Sassalos for his generosity. We really appreciate it.

## FIRE PREVENTION---AND WE'RE NOT BLUFFING

By Warren Cassell

Property owners whose land is adjacent to the fire hazard known as the Willamette Bluff are a diverse crew. These include not only individual property owners (Full disclosure—the author is a member of this group), but also city agencies such as Portland Parks and Recreation and the Bureau of Maintenance as well as corporate neighbors such as adidas. We noted in the last edition of Overlook Views in an article



by Liz Ladu that all close-by properties whether sitting directly on the Bluff or a few blocks away could be subject to the vicissitudes of a brush fire coming from those tangled and windy slopes.

Addressing the potential fire hazard problem has already started through a FEMA grant with no cost to the properties involved. The City of Portland's Bureau of Environmental Services (BES) is already managing the vegetation on some of these properties in conjunction with FEMA and other city bureaus. What does this mean to individual property owners in the Overlook neighborhood? BES..."will soon mail out explanatory materials and Sponsorship Agreements to individual residential landowners directly on the bluffs."

Once property owners sign on, they will be eligible to have non-native, invasive and flammable vegetation removed. This process involves the use of herbicide application and cutting. Replacement seedlings will be planted in the fall of this year and the removal of the potentially dangerous vegetation will continue through the spring of 2009. So, watch out for that envelope in the mail soon and sign on to give you and your home a good share of protective fire prevention.



## WORDS FROM THE CO-CHAIRS

By Tom Kilbane and Jennifer Callison

There has been no shortage of activity in Overlook these past two months. There really are a lot of things happening in our neighborhood right now. We'd like to just touch on a few of them here – you'll read more about many of these things in the pages to follow.

The planning process for the Crown Motel redevelopment project is proceeding. Plans for the new mixed-use building were unveiled at a community meeting at the IFCC on the 23rd of January. See the full story on page 8.

The Killingsworth Station project is in design phase. The developer, Jim Winkler, has been meeting with neighbors, and has now scheduled an open meeting for further discussion of his plans on March 5 from 7 to 9 P.M. at the IFCC.

Were you sad to see the Marino's Furniture building go? The Overlook Heights project is moving forward. We are anxious to see ground-breaking on this new mixed-use development on Interstate Avenue. Read more inside.

The neighborhood is closely watching the progress of the North Precinct funding debate. There is a recommendation from the Portland Police Chief Sizer to dismantle North Precinct, including moving the command staff out of North Portland. The Chief has stated that this will diminish services to North Portland, and has not provided information as to why we should accept this. We encourage public involvement. The mayor's office can be reached at 503-823-4120.

The Interstate Corridor Zoning Review has finally started in earnest. The first Citizens Advisory Group meeting was held at the IFCC on Wednesday, the 7<sup>th</sup> of Feb. If you are interested in participating in Overlook's Interstate Corridor Zoning Committee (ICZC) please contact Ethan Edwards at 503-914-7447

The Overlook Global Warming Event was a big success. We had almost 100 people in the theater at the IFCC to see 'An Inconvenient Truth.' Look for more in Jeff Berebitsky's 'Race for the Cause' series.

Are you looking forward to the return of Interstate Farmer's Market in May? There are some big changes for the market and new opportunities for Overlook residents to get involved. Story inside.

OKNA has sent letters of support for three exciting grant proposals to the Community Benefit Opportunity (CBO) grant. This grant program is designed to mitigate the impact of the East Side Big Pipe sewer project.

And finally – the Killingsworth Power Line issue; after much debate within the board and discussion with the immediate neighbors, we have concluded that spending \$1M to move the line is not the best use of ratepayers dollars. Instead, we have accepted a settlement offer from BES and PGE. Once the details of the settlement are finalized, we will be soliciting input from everyone on how best to put this settlement fund to use.

If you want to stay up to date with this or any of the other issues described within, we urge you to go to our website, [www.overlookneighborhood.org](http://www.overlookneighborhood.org) and sign up for our e-mail updates. There will be a lot of important information forthcoming.

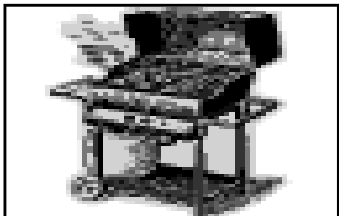
## HEART AND SOUL—regarding JAMES HARRIS and great food at U-LICIOUS SMOKEHOUSE AND GRILL

By Melisa Cassell



It is a happy coincidence that with this March/April issue of Overlook Views, we have the opportunity to salute the first anniversary of James Harris' U-Licious Smokehouse and Grill. A year ago, in March, 2006, James Harris celebrated the second opening of his Art-of-the-Barbecue restaurant. The first on October 15, 2005 was eclipsed by Mr. Harris being diagnosed with cancer. All his diligent preparations, both physical and psychological, were dealt a cruel blow by this terribly inappropriate interruption. But resilience, determination and courage won the day and he had a truly grand opening of U-Licious in March 2006.

Mr. Harris is an enduring and respected member of Portland's black business consortium. Since 1976 he has owned a number of establishments including a clothing store called Bon Vivant as well as Fremont Produce and Meats. Mr. Harris has stood his ground, in a town whose kaleidoscopic neighborhood transformations would have daunted a less resourceful entrepreneur. There are only a few black owned restaurants left here in Portland. James Harris can claim credit for this splendid example.



So here it is with a first anniversary banner flying---U-Licious on Interstate, offering a full menu of classically smoked meats with all the appropriate sides and desserts. (Peanut pecan pie and peach cobbler!!!)

Michael Sussman of the Oregonian praises U-Licious' authentic barbeque fare done so well it renders sauce superfluous. He describes the red beans and rice as deeply flavorful and mentions a transcendently tangy potato salad.

James Harris has a well attuned sense of community. He is sensitive to issues such as noise levels and parking logistics. He knows the importance of dialogue between the business and private voices in a neighborhood. At the OKNA potluck last December, he graciously placed a brimming platter of U-Licious sample sandwiches on the big festive table. This writer can attest to the scrumptiousness of those morsels! So as you enter U-Licious to congratulate James Harris on his personal and culinary triumph, and you stay to enjoy a meal, you will leave knowing you have discovered a bright addition to your list of great places to eat in Overlook.

U-Licious Smokehouse and Grill is located at 4067 Interstate Ave and the telephone number is 503-493-9414. Hours are from 11 A.M. to 9 P.M. and take out and catering are available.

## INTERSTATE FARMERS MARKET

By Tom Griffin-Valade

Where can you go, right in your Overlook Neighborhood, to buy farm fresh produce, support local farmers and do a little bit to save the planet? Interstate Farmers Market, of course! Starting its third year, the market returns to Fremont Street adjacent to Overlook Park (just across from the MAX Yellow Line stop.) Every Wednesday evening from 3-7, it will offer its now familiar array of tasty and healthful food.

A new community board will be taking over the direction of the market. This board will strive to insure the continued success that the market has had in recruiting volunteers, promoting the market to North Portland residents and improving its financial health. Market manager Kevin McGoveny returns for the 2007 market season and is focused on working with the new community board to bring in more farmers and other vendors to promote this neighborhood institution.

Look for the return of the Interstate Farmers Market in mid-May. Meet your neighbors and dig in to the freshest and healthiest food for you and your family.

North Portland Community Works and North Portland Neighborhood Services join founding sponsors Kaiser Permanente and the Overlook Neighborhood Association in supporting the Interstate Farmers Market Community Board. These organizations support local sustainable agriculture as presented by your neighborhood farmers market.

Check out the website at <http://www.interstatefarmersmarket.com/>



Hosted by Kaiser Permanente

## ACRYLIC PAINTNG CLASS AT OVERLOOK HOUSE

By Julie Rogers

The purpose of this class will be to have fun while spending time painting. We have changed our meeting time and day: we will now meet Thursday mornings from 9:15 AM till noon in the basement of the Overlook House. Students will have the opportunity to learn basic design elements and painting technique while exploring the joy of putting paint on canvas. Each class will be self-contained with a lesson in the first hour and the second two for work on a project of the students' choice. The class runs in five week blocks, but students can start any time. Acrylic paint will be the primary focus with an opportunity to do final glazing in water-soluble oil.

A single 3 hour class is \$6.00 or students can pay \$30 for 6 weeks. Class is limited in size. Easels will be provided, but a list of supplies will be mailed to students prior to the first session. People of every level of painting experience are invited and beginning students are especially encouraged.

Julie Ann Rogers will be leading the group. She holds a BS in Graphic Design from Portland State University and has taught both in Portland and Nashville, Tennessee. Her enthusiasm is contagious and she delights in presenting information to students in an accessible format that is both educational and fun, all the while igniting their creative spark.

For further information, call Julie at 971-221-2202 or [julieandalex@comcast.net](mailto:julieandalex@comcast.net).





and global!  
**OUR OVERLOOK^ ENVIRONMENT**

**YOU CAN RACE FOR THE CURE, BUT YOU CAN'T RUN FROM THE CAUSE**

By Jeff Berebitsky

On January 30<sup>th</sup> Overlook Neighborhood launched a new 2007 educational series called Race for the Cause. The **Race for the Cause** series consists of six events revolving around how we as a community can take responsibility for and control the pollution we create. Each event is committed to giving each attendee very basic ways we can, as a community, make a significant difference. The events include:

***Is it Warm in Here or is it Just Me*** – With over 90 people in attendance we explored what we can do to be a solution to the challenge of global warming. This event was on January 30<sup>th</sup>. **See article on this page.**

***Trim Your "Waste" Line*** - The purpose for the program is to offer innovative ways to achieve or maintain a healthy weight. Ideas covered will include how diet and exercise are not always enough and how environmental issues (pesticides, local shopping, clean water, etc) relate to our wellbeing. This event is schedule for April 24<sup>th</sup> at Trillium Charter School. **See article on this page.**

***Would You like some Oxygen with Your Benzene?*** – Recently the Oregonian reported that Portlanders are exposed to unusually high levels of benzene in our air. Benzene is only one of many toxic compounds in Portland's air. Where do these pollutants come from? What is the cost of these pollutants to human health? How can we reduce our exposure to air pollutants? And most important, what easy actions can you take to reduce air pollutants, like benzene?

***Rain Water is a Terrible Thing to Waste*** – Learn how storm water is impacting the quality of our creeks, streams and rivers. We will explore easy, creative and sustainable ways to reduce the amount of storm water flowing from your property to a municipal water treatment plant.

***Does this Fish Taste Like Prozac to You?*** – Here is an opportunity to bring awareness to the many ways we unknowingly bring harm to our ecosystem. Each year, thousands of tons of pharmaceuticals and personal care products (PPCP) enter our environment. Learn about what a little detergent is doing to our fish and ultimately our drinking water. Estrogen anyone?

***You can Race for the Cure, but You can't Run from the Cause*** – This event will bring the year to a close. We will look back on what we learned and discuss if we are responsible for many of the diseases we see in the world. And if so, identify easy actions we can plan to take for 2008.

The purpose for the series is to take a closer look at how we interact with the environment. Is it possible that the prevalent health issues we see today such as asthma, autism, diabetes, and cancers are a product of our day to day lives? Together we will ask the simple question 'why'.

**GLOBAL WARMING--An Inconvenient Truth--Revealed at the IFCC**

By Warren Cassell

A near sellout crowd of close to a hundred Overlook residents filled the IFCC auditorium on January 30th for a presentation of the movie An Inconvenient Truth, followed by a discussion of global warming. Initiated by Jeff Berebitsky, the neighborhood association's environmental chair, this was a well thought out, informative and fascinating evening. (It should be noted that this is the first of an environmentally oriented series Jeff is putting together for the neighborhood. See other stories on this page.)

The program was introduced by Jesse Beason subbing for Commissioner Sam Adams who was ill. Jesse talked about a few of the initiatives undertaken by the city of Portland to help reduce emissions, and thus help in the effort to reduce global warming. These include encouraging mass transit, bicycle and people powered transportation as well as building the MAX line. Noting that Portland has always been ahead of the curve in the struggle against environmental degradation, he pointed out that storm water management has long been an integral part of city planning. He also commented about the little known fact that Portland was the first city to banish Styrofoam cups as part of the continuing struggle to keep Portland green.

After this brief introduction came the main event. The documentary, An Inconvenient Truth, produced and narrated by former Vice-President Al Gore was shown to a rapt audience. Mr. Gore's science-made-easy-account accompanied by both unbelievably beautiful and frightening visual images brought home to the audience the realities of global warming and its horrific results. This wasn't a discussion about whether global warming exists or not, but rather, how much longer can this earth

survive with the continued assault of greenhouse gases emanating from every part of the globe---and particularly from heavily industrialized nations like the United States. It turns out that the tide could be turned literally and the threat contained through corporate and individual actions. While efforts to persuade businesses of the need to face the imperatives must be constantly addressed by legislative bodies and will take time, individuals can make a difference now.

During the final phase of the program, facilitator Ivan Farber helped audience members identify various means by which they could make a difference in efforts to reduce global warming. These included, but certainly were not limited to such actions as buying locally produced grocery products, increasing use of mass transit, reducing hot water usage at home, switching to more efficient (fluorescent) light bulbs, switching off power strips connecting computers and home entertainment systems at the end of the day, etc. All of these "little" things individuals can do will add up to considerable energy savings when embraced by the population at large---worldwide.

Note: a few credits are due here.

Thanks to TriMet and Restorical Research for sponsoring this event. In addition, Tom Kilbane, OKNA's chair helped considerably by bringing TriMet on board and negotiating with IFCC for the use of their space. In addition, Tom stepped in as MC at the last minute when a family emergency kept Jeff from hosting the event he had so diligently created.

Finally, this article would not be complete without further acknowledging OKNA's environmental chair, Jeff Berebitsky and his efforts on behalf of the neighborhood. Jeff was the driving force behind the program, made all of the logistical arrangements, prepared and distributed publicity materials and saw this program through from its inception. The neighborhood owes him a debt of gratitude for a stimulating and informative evening.

And...there's more! See the other articles on this page.

**EAT LESS AND EXERCISE MORE...NOT!**

By Jenni Berebitsky

The current paradigm of losing or maintaining weight in this culture is focused around two concepts, "eat less and exercise more." This approach, while it works for some, is shortsighted. It does not take into account or support the multitude of areas that affect one's health. Often overlooked when managing proper nutrition and weight are endocrine imbalances, chronic inflammation, mental/emotional well being and a polluted environment.

As a part of the 2007 *Race for the Cause* educational series hosted by Overlook Neighborhood Association, we will explore how achieving and maintaining a healthy weight not only improves our environment, but also greatly reduces diseases. Chronic diseases such as cardiovascular disease, diabetes, kidney disease, and almost all cancers can be managed if we do more for our bodies and mind beyond diet and exercise.

The free event, **Trim Your "Waste" Line**, will be held at the Trillium Charter School on April 24<sup>th</sup>. Presenters will be fourth year medical students from the National College of Natural Medicine, accompanied by naturopathic physician, Dr. Amy Bader. They will present a one hour program on a new paradigm in which to optimize weight management. Following the event, Jeff Berebitsky, Overlook Neighborhood's Environmental Chair, will facilitate a 30 minute discussion related to the materials that were presented. As a part of the evening a connection will be drawn showing ways in which managing the health of your body leads to managing the health of our environment.

Please email Jeff Berebitsky at [jeff@sescogroup.com](mailto:jeff@sescogroup.com) or call 503-236-8616 to reserve your seat today. Trillium Charter School is located at 5420 N Interstate Ave. There is no cost to attend the event.

## WHAT'S NEW AT TRILLIUM

By Allison Hutchcraft

In mid-October of 2006, Trillium Charter School, a small but steadily growing K – 12 public charter school, made its big move.

Loading *everything* school-related into vans—from computers, chalk boards, tables, and chairs, to school projects, fish tanks, drum sets, and even a piano—staff and volunteers moved Trillium from its old site on the tiny N. Page St. to its now permanent home on Interstate Avenue, just before the Killingsworth intersection.

Since the move, Trillium has focused on making its new campus feel like home. Teams of parent volunteers have worked weekends painting rooms and setting up the library, and students have filled the walls with their artwork and class projects.

Yet settling in also involves getting to know the neighborhood. Trillium believes that school and community should be linked, and that each can share resources and let their spaces intermingle. As a happy result of its move, Trillium is now “neighbors” with the Interstate Firehouse Cultural Center, a community-based arts center that already has opened its doors to school events. Likewise, Trillium invites local community groups to work with the school and use its spaces.

Currently, Trillium is planning its third annual **ALL-SCHOOL SERVICE DAY** (the school’s biggest community-focused event). This year, the day will serve as Trillium's official introduction to North Portland's neighborhoods. All Trillium students from kindergarten through high school will go out into the community to work on various service projects. Northeast Emergency Food Program, Books to Oregon Prisoners, Children's Relief Nursery and The Re-Building Center are some of the organizations that will benefit from Trillium’s efforts.

The Service Day's purpose is to revitalize community conversation and create mutual benefits for both the students and community members. Service partners include non-profit organizations, environmental teams, and any individuals who need assistance improving their homes, yards, or special projects.

Trillium is still looking for more service projects for the April event, so please feel free to contact Allison Hutchcraft with your ideas at [allisonhutchcraft@gmail.com](mailto:allisonhutchcraft@gmail.com) or 503.285.3833. To learn more about Trillium, visit [www.trilliumcharterschool.org](http://www.trilliumcharterschool.org).

## CORRECTION

In a story about the Marino property published in our last issue we inadvertently wrote that Lou and Linda bought the adjacent service station in 1972. The purchasers were Tony and Linda who bought Art Brook’s service station. Linda would also like us to mention that her maiden name when she attended Jefferson High School was Linda Kilander.

## FROM THE PORTLAND YACHT CLUB T

### The Contin

(With emphasis on two

By Warre

In our January-February issue, Zita Podany told the fascinating and well-researched story of Marino’s furniture store on Interstate Avenue. Since that time some serious (is there any other kind?) demolition took place. As a result, Marino’s, along with several run-down buildings nearby have become a pile of rubble in preparation for the construction of a new condominium being built by developer Mark Kirchmaier. Following is a series of photographs showing the process of the building’s destruction during the first few days of February along with one image from the last Overlook Views.

As Zita noted in her Marinos story, the building at one time housed the Portland Yacht Club and was located on Marine Drive. “In 1948..., the clubhouse fell victim to the raging waters of Vanport Flood filling the clubhouse to a depth of five feet.” As seen in the following photograph, members’ best way in and out of the club was via boating through the open windows.



Two years after the water had receded the Marinos’ bought the building and moved it to the Interstate location where it stood until January, 2007. Pictured here is the building with its going-out-of-business signs, grimly awaiting the proverbial wrecker’s ball.



Let the demolition begin! Not quite a wrecker’s ball, but a workman smashing out the windows prior to specialty machinery moving in for the heavy work. This picture was taken on the morning of February 1.



Particularly poignant to this observer in the scene above, was looking through those open spaces and seeing the detritus of five decades scattered about. This included some raggedy stuffed animals, yellowed paperback novels, an ancient radio and other mementos of a lifetime. One of the workmen gave me a National Geographic dated April, 1928 and an old post card dated 1951 as souvenirs.

Below, the excavator is shown pulling down the roof on the rear of the building. First, the shingles were scraped off, then came the plywood under-layer and eventually the beams, the walls and everything else.



Food for the beast. The next picture shows one of the workmen filling up the gas tank of the excavator which was running almost continually helping to produce piles and piles of rubble.



## FROM MARINO'S TO OVERLOOK HEIGHTS

### Demolition Saga

(Days in February, 2007)

by Warren Cassell

The picture on the right shows the heavy duty machinery working to pull down a rear wall of the building's extension. Evidently, the Marinos had added on several parts to the original structure.



This was a remarkable sight! The second floor had become the first floor. You can see the stone steps leading up to the building's entrance on the left.



End of an era?



The all new for 2007. The developer expects to break ground by March 1 and complete the project by year's end. Shown is the most recent proposed design with a thirty condominium building on the Shaver Street part of the 250 foot long property and an adjacent parking lot for tenants. The parking lot will be enclosed with an ornamental fence and extensive landscaping. In addition to the Marinos' long and beneficial occupation of the "big" building, this large lot was also the location of a number of run-down and unsightly structures. Clearly, the landscape of Interstate Avenue will be considerably upgraded through this bright new addition.



### JOIN US FOR THE OVERLOOK PARENTS OF INFANTS POTLUCK

By Clare Matthias

Thursday, March 15<sup>th</sup> 6-8 p.m.

Overlook households with infants, or those who are expecting new babies, are invited to meet other neighborhood families with infants at a casual evening potluck. Bring your whole family and a potluck item to the Overlook House on Thursday, March 15<sup>th</sup> from 6 to 8 p.m.

RSVP to Clare Matthias at 503-853-5565 or [escribe@earthlink.net](mailto:escribe@earthlink.net) with the potluck item that you'll be bringing, the number in your party, and the ages of any infants/children that will be attending.

If you can't make it to the potluck but are interested in meeting other Overlook parents with infants and joining us for some baby playtime, you are also welcome to attend our Overlook Parents of Infants group. We meet every first and third Monday of the month at 3 p.m. at the Overlook House. Our meetings are very informal and are a great forum for sharing information, parenting resources and tips, and for getting the kids together to play.

We look forward to seeing you at the potluck, or one of our upcoming meetings!



### OVERLOOK COMMUNITY CONNECT

By Warren Cassell

In the last edition of Overlook Views, we mentioned a new group of volunteers working under the auspices of Our United Villages. At that time they didn't have a name for this team dedicated to assessing Overlook residents' talents and interests. The group not only want to identify these areas, but they also anticipate connecting people through a database open to everyone in the Overlook neighborhood. Thus, Overlook Community Connect.

The OCC group has met several times thus far and soon realized this will be a long range project involving two phases. The first phase is what we might call, "two-way discovery." One: what skills, services, information, etc. do people have to give. Two: what skills, services, information, etc do people need or want to get... a rather expansive polling task. The next phase: organizing and codifying the data collected and offering the results back to the community through the internet, written communications and word-of-mouth.

OCC hopes to enhance the Overlook neighborhood's strong sense of community by making it possible for neighbors to share their talents, enthusiasm and knowledge in a structured, easily accessible manner. If you have an internet connection and would like to learn more about the group, contact Corey Omev at [overlookconnect@yahoo.com](mailto:overlookconnect@yahoo.com) or call him at 503-349-4179. You may have some talent or specialty that will help move the group forward in its quest to identify and share the Overlook community's human assets. If so, be sure to get in touch with Corey.

## IF WALLS COULD TALK

By Zita Podany

(Editors' note: This is the second of a two-part series of articles about the 1901 Killingsworth building. The earlier article, with a different slant, can be found in the November-December Overlook Views or at Dan Haneckow's blog which gives a run-down of the many uses of this property. See <http://cafeunkown.blogspot.com/2006/08/1901-cafe-redux-now-returning-for.html>.)

I think it was the big bold letters that caught my attention first as I turned onto Campbell from Killingsworth. The bold letters screamed, "1901" Café. Could this be a relic from the turn of the century being uncovered from its hiding place? Then I saw the red 7-UP advertisement on the side of the building. My curiosity was piqued. Not only was there one 7-UP advertisement, there were two – one on the east side of the building, the other on the west side.



7-UP Anyone?

I contacted the owner of the property at 1901 N. Killingsworth to find out more details about the building. The current owner, Doug Schmitt, has lived in Portland since 1971.

He runs his business, *Interior Components* from the space that used to house Pliska Radio & Television Service. He rents the other part of the building, thus putting two businesses under one roof, North Portland Acupuncture and as mentioned, Interior Components. Doug likes the look and feel of Overlook – the community, the environment and the pedestrian traffic and he hopes to continue doing business in this vibrant neighborhood.

The building was starting to look a bit faded and paint started peeling. It was time to give the building a makeover. He was able to apply for grant funding from PDC (Portland Development Commission) to improve the look of the building through their storefront improvement project. The building had two levels of siding. The "1901" Café sign with the hand-painted 7-UP advertising was part of the original siding that over the years was covered by another layer (this is not unusual for commercial buildings). Surprisingly the signage on the old surface fared well over the years, although the lettering on the east side showed more wear and damage than that on the west side.

As the top layer of siding was being removed, some neighbors voiced concerns regarding the process of removal. Some thought that the removed debris may have contained asbestos. Doug reassured everyone that the material he was removing was a wood fiber product containing no asbestos.

Doug Schmitt replaced the top layer of siding with hardi plank. The top portion of the structure now has a "shingled" look to give the building an old-style appearance. Attention to detail, such as the crown moldings, dentils and awnings add to the whole effect recalling a different time and place.



December, 2006 version of 1901

This time warp keeps talking to Doug. He remembers when he purchased the property in 1994 that there used to be a little living space in the back, and that the interior had to be remodeled—almost gutted in order to transform it into a two business establishment. In this drastic process, the old building had many tales to tell—memories tucked into wallboards—(see photo below)—and.....



A newspaper from 1962 found between the walls.

Sinks! Ah yes, the barbershop. My dad remembers the time he used to get his haircut at the barbershop that used to operate in one area of the building – I remember the barber pole. To this day my dad remembers that for a few dollars you could get the best haircut in town.

Now the building is wearing its new coat, the facelift almost over, but for a few brief summer months, 1901 invoked a short journey down memory lane.



### REAL ESTATE UPDATE PORTLAND/OVERLOOK



An overview of the Portland Metropolitan area as of the end of December, 2006 shows that the average market time for a residential property to sell was 55 days, compared to 41 days a year ago. The number of new listings increased by 8.3% compared to December 2005, pending sales increased by 0.2%, and closed sales declined by 16.4%. The average sales price for the Metro area increased by 14%.

In North Portland, there were 295 active listings (including 99 new ones), 94 pending sales, and 111 closed sales with an average sale price of \$252,700 and an average market time of 50 days. Appreciation has increased 17.5% since December, 2005. Listed below are properties that have sold in Overlook since the last newsletter.

#### Recent Overlook Sales

Address	Bed/Bath	List Price	Sold Price	Days on Market
5534 N. Detroit Ave.	2/1	\$285,000	\$265,000	63
4825 N. Gay Ave.	3/1	275,000	305,000	2
1527 N. Emerson St.	3/1.1	320,000	290,000	40
5726 N. Campbell	4/2	325,000	327,000	10
3963 N. Colonial Ave.	3/2.1	399,000	350,000	77
4074 N. Court Ave.	3/2	438,000	427,408	48
1813 N. Emerson St.	5/2	460,000	450,000	6

Thanks to Overlook neighbor Bob La Du of RE/MAX (503- 495-5431) for providing the information for this real estate market update.

## KILLINGSWORTH STATION

Give Your Input on the Killingsworth Station Project!! On March 5th, from 7-9 p.m. the Portland Development Commission and Winkler Development, Inc. will be holding a public meeting at the Interstate Firehouse Cultural Center to discuss the proposed development for the PDC-owned property on the northeast corner of Interstate and Killingsworth. The Killingsworth Station Project is anticipated to be developed as a homeownership project with approximately 50 for-sale condominium units and just over 9,000 square feet of retail space. Approximately half of the condominium units are anticipated to be affordable to families with incomes that are 80-100% of the median family income for the Portland metropolitan area. Community members are invited to come learn more about the proposed development and give input about the developing project design.

For more information about this project or the upcoming meeting please contact: Ryan Moore, PDC 503-823-3278 or [moorer@pdc.us](mailto:moorer@pdc.us)

## SHOP LOCAL

by Adrian Baker-Campbell

(Editors' note: this article is a part of our continuing series highlighting the retail renaissance that's happening in Overlook.)

On a recent misty Saturday my husband Kevin and I headed to North Killingsworth to have breakfast-for-lunch at Beaterville and then progressed across the street to check out Lucrecia, one of the new retail businesses on the block, and to interview the owner, Debora Doell. We had not been to her store previously, so it was a total delight to see the unique retail venue she has created. I was completely won over the moment I walked in to Lucrecia. Debora had the Metropolitan Opera broadcast of La Boheme playing in the background, quietly working its way towards Mimi's death; Debora then offered us tastes of wine and chocolate that she carries in her eclectic and elegant shop. Does it get any better than that? Not in my estimation!

Debora told us the story of how she got to where she is today with Lucrecia. After managing Le Bistro Montage for 11 years, she was ready for a change. She was looking for a new direction and considered going back to school, but rejected that idea pretty quickly. Then in May 2006, on a tip from a friend, she visited a small produce store on the corner of Gay and North Killingsworth, which was struggling a bit financially, and offered to sell cut flowers in front of the store. The then-tenants contacted her the next day and asked her, not about selling flowers, but about taking over the lease if she was interested. By July 1, 2006, she was the new leaseholder of the property. Debora grew up in Arbor Lodge and returned to the area after living in New York for a number of years, so opening a business in the Overlook neighborhood seemed like the right thing to do. She decided to open her retail venture in North Portland because of the way the whole area is burgeoning. She put together a business plan in order to secure the lease and decided to follow her heart as far as what the focus of her business would be. Some of

the great pleasures in her life are vintage decor, floral design, wine, cheese, and most important, *chocolate*. She figured of those five things, everyone likes at least *one* of them. Her hope is that she hasn't jumped the gun in opening a retail business on North Killingsworth that's a bit on the frivolous side—she has no illusions about her store's stock being 'necessities.' She's experimenting with the hours that the store is open and will definitely shift them towards later in the day as we move into spring and go to daylight saving time. Debora opened Lucrecia on October 7 and continues to experiment with her stock. Currently she has a fabulous collection of greeting cards, soaps, candles, lotions—and not the typical stuff you see all over town--chocolates, fresh flowers and wine that are all tucked in artfully among the vintage decorative pieces she manages to find. The vintage items Debora carries are not antiques, she is quick to say. In order to qualify as an antique, an item must be more than 100 years old. In addition to the 30's- and 40's-type vintage items, she's also interested in pieces from the 60's, 70's and 80's, which are considered to be vintage now. Her wine selection reflects the abundance of fantastic wines we have in the northwest. Asked if she's done any wine tastings, Debora said 'not yet,' and that it will take some rearranging of her two-room shop in order to make the environment more conducive to that type of activity. The shop actually has a refrigerated cooler that came with it, and Debora has hopes of turning the cooler into a wine cellar in the future.

Asked whether she used any of the resources the PDC offers for storefront improvement, she said that "no, she just took the bull by the horns and redid it all herself." She would like to put in new windows and install a snazzy awning that would wrap around the corner of the building. We asked what message she would like to send to the Overlook neighborhood. She said "I have to be a realist, what if this (store) was plopped over on to Mississippi with nothing else there. Would it survive? No, it wouldn't. You can't rely just on your neighborhood." Debora says that it's going

to take North Killingsworth becoming a destination for shopping and dining before businesses similar to hers can be successful. She doesn't see why it can't, but it's just going to take time, and she hopes that she can 'muscle' through it. She sees herself and Kert Wright, owner of nearby Sabi as the pioneers of the strip. Debora appreciates very much the support of her friends and the neighborhood in helping to get her business off the ground and has high hopes that more and more people from farther away will begin to think of North Killingsworth as a fun place to shop and eat. Did we leave her shop without supporting our local businesses? No way! My backpack was a couple of bottles of wine heavier when we left, and we thoroughly enjoyed each of them. We look forward to returning to Lucrecia to watch the business grow and thrive and to welcome Debora to Overlook.



Just a few of the goodies found at Lucrecia

Note: Keep an eye open for the next in our series of "Shop Local" in the May-June edition of Overlook Views. Adrian will continue her introduction of innovative newcomers by interviewing Kert Wright of Sabi Home and Garden on Killingsworth.

## OUR UNITED VILLAGE MEETING ABOUT NEIGHBORHOOD BUSINESSES IN OVERLOOK

By Lacy Nash

On January 29, a lively and diverse group of Overlook neighbors gathered at Trillium Charter School for a conversation about businesses in Overlook. Twenty-four of the 45 people in attendance were representatives of Overlook businesses. Neighbors and businesses put their heads together in small groups to reflect on positive activities already happening in Overlook, with respect to local businesses, and discussed what they would like to see more of. Topics of interest included: easier access to businesses on Interstate Avenue, more variety of businesses and services, fewer cars and more bikes, growth of independent businesses and enhancement of the Farmers Market.

New ideas for strengthening positive relationships between local businesses and neighbors were suggested. For example:

- Creating a local business directory
- Finding ways for school kids to do volunteering at businesses
- Urging more foot traffic with the use of maps (sponsored by TriMet)
- Creating a street fair that showcases neighborhood businesses and artists
- Inspiring neighbors to volunteer their support for success of local businesses

Feedback from neighbors who attended indicated that people had fun and made good connections with each other. A bonus outcome for businesses was the sign up sheet (offered by a participant) for anyone who wished to be part of an Overlook Business Showcase. The group may plan an event for this spring/summer to help promote the Overlook business district.

If you are interested in all of the ideas that came out of this event, you can see them on the Our United Villages website, [www.ourunitedvillages.org](http://www.ourunitedvillages.org).

If you are interested in more information about the Business Showcase, send an e-mail to [info@ourunitedvillages.org](mailto:info@ourunitedvillages.org). OUV will put you in touch with the contact person.

**OUV is planning a Health & Fitness event for March 3rd. Keep an eye out for more information to arrive in your mailbox soon.**



Serious business talk

## CROWN MOTEL REDEVELOPMENT PLANS

By Michelle Haynes

Architectural plans for a new mixed-use building to replace the Crown Motel were reviewed at a community meeting on January 23rd. The project will be built on Interstate Avenue, between Emerson and Sumner Streets. REACH Community Development, the project developer, unveiled drawings and floor plans at the meeting.

The project site, which is about a block south of the Killingsworth MAX Station, is owned by TriMet. In May, TriMet selected REACH to develop a mixed-use project that encourages transit use, provides affordable housing to help N/NE families displaced by rising housing costs, and helps revitalize the Killingsworth Station Area.

REACH proposes to develop a five-story building with 52 units of affordable rental housing. The ground floor of the building will include space for retail or commercial businesses on the corners of Emerson and Sumner. Parking will be located in a secured lot behind the building.

REACH applied last summer to the state of Oregon for project financing, but did not receive it. Since then PDC has worked to identify financing to cover the gap caused by the lack of state funding, so the project can get underway this year.

PDC has decided to provide additional urban renewal funds for the project in combination with Project-Based Section 8 rent subsidies for up to 12 of the apartments. The funding will ensure the project can move forward on schedule and the Section 8 helps the project meet new city requirements that urban renewal resources be spent on providing housing for our lowest income residents. The Section 8 subsidized apartments will be targeted to help existing N/NE residents stay in the community.

REACH will continue to provide updates to the neighborhood as development proceeds. Demolition of the Crown Motel is scheduled for December 2007, with construction to begin in January 2008. Construction should be complete in January 2009. For more information contact REACH's Project Manager, Michelle Haynes (503) 231-0682.



## SAVE THE DATE—North Portland Clean Up

**North Portland Neighborhood Clean is scheduled for Saturday, April 21st from 10-3:00.**

This year we will be adding an electronic waste recycling component to the clean up. +Anything with a cord can be safely recycled and there will be a reduced fee charged for computers, televisions etc. We will still take the same stuff as in previous years: wood, household waste, metals, appliances, yard debris. We will need more volunteers this year. For details and to volunteer, contact Mary at 503-823-4099 or mkelley@ci.portland.or.us

## IMPORTANT NITTY-GRITTY

Want to join us and receive witty late-breaking e-mail reminders about meetings, events, etc.? Just go to [www.overlookneighborhood.org](http://www.overlookneighborhood.org) and subscribe by entering your e-mail address as directed on the home page.

Or via snail mail:

**OKNA**

**2209 N. Schofield St.  
Portland, Or. 97217**

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Jennifer Callison 503-285-0364

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**Treasurer:** Eric Gale 503-737-5227

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**Secretary:** Troy Tate 503-484-5306

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## OVERLOOK VIEWS

A bi-monthly publication of the  
Overlook Neighborhood Association  
Made possible by a very generous grant  
from  
Freightliner L.L.C.

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Distribution Captains: Alan Cranna and  
Carol Cushman

Thanks to the following lovely people whose contributions made this edition possible: Jeff Berebitsky, Jenni Berebitsky, Jennifer Callison, Adrian Baker-Campbell, Sarah Friedel, Tom Griffin-Valade, Brad Halverson, Michelle Haynes, Allison Hutchcraft, Tom Kilbane, Bob La Du, Clare Matthias, Lacy Nash, Zita Podany, Julie Rogers and Jeffrey Sprague

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The Overlook Views is published six times a year and your comments, suggestions and/or contributions are welcome. This really is your newsletter! Deadline for the next issue is April 10. Articles must be submitted electronically and should not exceed three hundred words unless there is prior agreement with the editors. Submissions should be sent to [w.cassell@comcast.net](mailto:w.cassell@comcast.net). For additional information, either email above or call 503-288-8323.

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## NEIGHBORHOOD RESOURCES

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**Abandoned Vehicles (after 48 hrs) 823-7309**

**Animal Control 988-3066**

**Bicycle Program 823-2925**

**Child Abuse Hotline 731-3100**

**Drug Activity Reporting 823-DRUG**

**Garbage Service (Info/Problems) 823-7202**

**Graffiti (Info/Assistance) 823-408**

**Graffiti Hotline (Police) 823-4824**

**Landlord/Tenant Mediation 282-1964**

**NE Coalition of Neighborhoods 823-4575**

**NP Crime Prevention**

**NP Precinct (Police)**

**NP Police Officer assigned  
to Overlook: Eric Zajac**

**Neighborhood Mediation**

**Noise Reporting & Control**

**Non-Emergency Police**

**Office Neighborhood Involvement 823-4519**

**Parking Enforcement**

**Rider Advocates**

**823-4098**

**823-2120**

**823-4676**

**595-4890**

**823-7350**

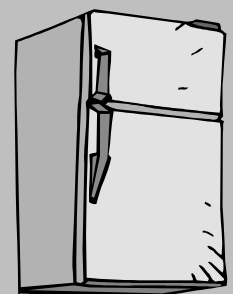
**823-3333**

**823-4519**

**823-5195**

**823-4223**

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