

ELIOT NEWS

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Spring 2004

A Publication of Eliot Neighborhood Association

Eliot Loses out on Grand Central Bakery

By Lee Perlman

I was 15 years old, and my father and I were watching "Kings Go Forth," a so-so WWII movie. Soldier Frank Sinatra falls for French girl Natalie Wood, only to lose her to younger, handsomer Tony Curtis.

My father, who was not the only suitor for my mother's hand, told me: "Son, when you find something good, sometimes you have to keep it to yourself a little."

Which brings me to the Raven Creamery property, the vacant block at 3303 N.E. Martin Luther King Jr. Blvd., which did not become a McDonald's last year. The sad news is, we've also apparently missed out on a good opportunity.

Late last year the property owners and agent Ed Meany, were approached by Ben Davis, owner of Grand Central Baking Company chain. His current central baking plant is "bursting at the seams," in his

ELIOT NEIGHBORHOOD ASSOCIATION
Spring General Membership Meeting
Monday, April 12, 2004 7:00 – 9:00 pm
See details inside, page 3

words, and with future expansion planned they needed a new one. He had been wooed by the Portland Development Commission, which wanted him to buy land the agency owned on Northeast Beech Street, offering the bakery very favorable terms. However, the parcel's irregular shape seemed to make both building and access there difficult. "The bottom line for us finally was, what is it going to be like to work here five years from now?" Davis said. Upon that basis, they entered into a sales agreement for the Raven Creamery lot.

A potential issue for the site was that, at 42,000 square feet, it would be too big for just the baking plant, even though at 12,000 feet it would be three times the size of what McDonald's wanted to put there. "You could put a whole village there!" Davis said at the time. He therefore called in Abe Killing and Ron Sykes of Fremont Street Partners LLC, who are working on the redevelopment of the old King Food Mart site at MLK and Fremont. As of last fall their plans called for the baking plant - clean industry offering 65 permanent good-paying jobs - some sort of housing, and some sort of bakery outlet. LRS Architects, whose design for the King Food Mart site had so impressed neighborhood representatives, would design the project. It seemed like a match made in heaven.

Davis asked that local media hold off from publicizing the deal until it had gelled. Several publications, including the Eliot News, respected the request. But in January, *The Oregonian* ran a brief story about the project. One of those who saw it was Ben Kaiser, who was pursuing a project of his own - the redevelopment of a former truck storage lot on North Fremont, immediately west of Boise-Eliot School. He called Davis and offered him a part of his site for the bakery plant, including an existing concrete building.

"As first I thought he was crazy," Davis said. "But the more we looked at it the more it seemed to work." It was made more inviting due to issues that had emerged at Raven Creamery. The owners had asked for \$1 million for the property, and while negotiations may have whittled this down, the final figure was still not low.

A related issue was that the housing component had taken on a life of its own. The thinking was: (1) To make the project pencil out, more than a few units were needed; (2) to provide parking for more than a few units, it would have to go underground. (The site's EXD zoning does not require off-street parking, but the housing market does); (3) to amortize this cost, at more than \$25,000 a space, there would have to be a LOT of housing, probably 100 units or more; (4) to put so much housing next to an industrial plant, even a low-key, seemed problematical.

Therefore, at this writing, Davis and his company are looking to the Fremont site for their plant. What will happen at Raven Creamery? A major housing development is still a possibility - a voicemail from Killing at press time said he would have a report shortly. That would benefit Eliot. Davis said such a project might have a Grand Central Bakery outlet. So the end result will not necessarily be bad, just not quite what we had hoped for.



Sarah Cloud and Andrea Scott with their daughter Ellen, take a picture with the priest following their wedding ceremony.

Eliot couple can marry at last

By Tony Green

Former Eliot Board Chairwoman Sarah Cloud and Andrea Scott have been together for almost 10 years. They have a nearly 3-year-old daughter, Ellen.

But in early March, they made it legal.

Taking advantage of Multnomah County's surprise decision to allow same-sex marriages, Sarah and Andrea hurried down to the county building on the second day marriages were being offered.

Sarah got there first and early, but 40 or 50 couples who were shut out the day before moved ahead of her. The crowd, Sarah said, was more than happy to wait.

"Everyone was just so happy," she said.

The couple in front of Sarah consisted of two men from Seattle who had left at 3 a.m. and had to be back for work that night.

Two women behind her were from Tillamook. They had grown children and grandchildren.

"We all just wanted to get married," Sarah said.

If marriage had been an option, Sarah said, she and Andrea would have gotten married years ago.

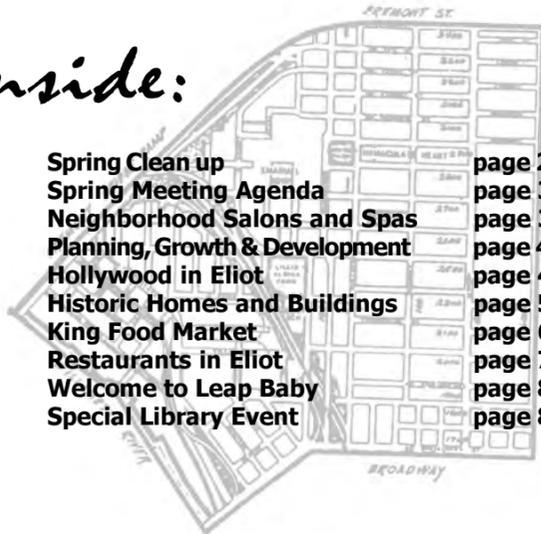
Andrea and Ellen arrived about 8:30 a.m.

"We had our license in hand by 9:15 a.m. and decided to go down to Keller Auditorium and just take care of it."

They plan a big bash later.

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The Eliot Neighborhood Association (ENDA) is a non-profit corporation whose members are the residents and business owners of the Eliot Neighborhood. Its purpose is to inform Eliot residents about issues affecting the neighborhood through meetings, newsletters and other activities. Members of the neighborhood association must be over 14 years old and live, own property, have a business, or represent a non-profit within the neighborhood. The Eliot Neighborhood Association was founded in 1969. It is recognized by the City of Portland, is a member of the Northeast Coalition of Neighborhoods, Inc., and has representatives on several other groups and committees.

Eliot Neighborhood Association Board

Co-Chair	Gary Hampton	282-5429
Co-Chair	Carol Kennedy	331-1312
Vice-Chair	Paul Dorsey	282-4881
Treasurer	Heather Dorsey	282-4881
Recorder	Jason Mershon	331-2929
Newsletter	Tony Green	249-8742
Member	Pauline Bradford	281-6635
Member	David Jahns	528-0266
Member	Joyce Boles	335-6923
Member	Aaron Beiser	358-0056
Member	Ryan Bender	
Member	Serena Stoudamire	413-4630

Land Use Committee: Mike Warwick (chairman), Lee Perlman (vice-chairman), Pauline Bradford, Carolyn Bruce, David Jahns, Gary Hampton.

Representatives to the NE Coalition Of Neighborhoods: Pauline Bradford

Representatives to VOA Client Review Committee: Christine Czarnecka, Susan Bailey, and Carol Kennedy

Representative to Lloyd District Transportation Management Association Coalition: Pauline Bradford

Representative to MLK Advisory Committee: Mike Warwick (284-7010)

Representatives to the Interstate Urban Renewal Area Advisory Committee: Gary Hampton and Pauline Bradford

ELIOT MONTHLY MEETINGS

If you live or work in Eliot, you are welcome and encouraged to attend the monthly meetings of the Eliot Neighborhood Association, which are held the second Monday of each month at Emanuel Hospital.

It's a great opportunity to meet your neighbors, stay informed about what's going on in Eliot, help build a stronger community, and have input into decisions that may affect you. Also consider joining a committee or becoming a board member (we have vacancies).

Emanuel Hospital, 2801 N Gantenbein, Lorenzen Conference Center

Eliot News is published four times a year by the Eliot Neighborhood Association. It is delivered or mailed free of charge to every address in the neighborhood. It does not have a ISBN.

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Not just your average "clean-up"!

In response to the recent spate of shootings and the neighborhood activism that resulted, we have developed an awesome opportunity for your neighborhood association to raise funds, spruce up the neighborhood, and get to meet lots of neighbors and businesses you never met before!

It's called Nothing is Impossible...taking back our neighborhoods one property at a time! Please take a few moments and read the information below. If it is of interest to you we would ask that you share it with your association board and let us know if and how we can be of help to you in getting it started.

Thank you for your indulgence and please don't hesitate to call.

What is it?

It's a community clean-up and beautification project to improve your neighborhood. You will be interacting with your neighbors while cleaning up your neighborhood and raising funds for projects you and your neighbors decide are important and add to your quality of life.

"Nothing Is Impossible" can be launched as part of your existing neighborhood clean-up project or as a stand-alone project. It's up to you. Either way your neighborhood will have a sustainable project that will help pay for those things you want that grants and government funding don't.

We will provide the necessary advise, direction, and assistance to get you started and may be able to add a few cash and/or in-kind sponsors to your efforts. All the money you raise goes to your association to spend at your discretion.

Who's behind this?

A couple of concerned neighborhood activists along with NNEBA, SOLV, Cleaner Image Maintenance, and the NE Coalition of Neighborhoods for starters. We are in the process of securing two major sponsors and soliciting several others. Several business and neighborhood associations have "signed on" to participate and the list is growing. We also have several community organizations and middle schools that have pledged volunteers with more to come.

When is all this happening?

According to the proposed plan, on or about April 17th volunteers from participating neighborhoods and organizations will begin canvassing throughout their North & Northeast neighborhoods offering clean-up and light maintenance services to homeowners, property owners and businesses in exchange for a voluntary pledge that will fund future neighborhood efforts to restore pride and combat violence in their own community through organized neighborhood projects. The actual work will be performed throughout the month of May beginning Saturday May 1st as part of SOLV Project Oregon, a state-wide volunteer action campaign spawned by SOLV. Most if not all of the work will be done on weekends and during daylight hours.

How do I get involved?

Start by volunteering. We're looking for volunteers for nearly everything and the more the merrier (and the more media attention we get!). Simply put your name and contact information on the sign up sheet or email it to gmarschke@comcast.net or bridges@easystreet.com. If you have a particular interest, skill and/or idea you'd like to offer, please include that. We'll be in touch. Unless you request otherwise, you will be assigned to work in your own neighborhood.

Gary E. Marschke
 (503) 284-9013
 (503) 869-8578 Cell
 (503) 281-0313 Fax

Eliot NEIGHBORHOOD ASSOCIATION

Spring Neighborhood Clean-up

May 15, 2004
9am-1pm

Small Cars	\$ 6
Small pickup	\$ 12
Large Trucks	\$ 23
Oversize loads	\$ 35-45

We will be providing pickup service for the elderly. Call Gary Hampton 503.282.5429 push #5570. Leave Name, address and phone.

Emanuel Hospital's parking lot on Graham St between Vancouver and Williams.

VOLUNTEERS NEEDED
With or without Pick-ups



"Lord, I Believe in You"

Easter Concert
Friday 7:30 PM

Easter Worship Services
Sunday 8:00, 10:00, 12:00

Regular Service Times
Sunday 9:00, 11:00, 6:00

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Salons and Spas of Eliot

Akasu Hair Studio and Spa

2037 N. Williams
287-3813

What: Hair; massage including relaxation, chronic pain and injury (insurance billing available); skin treatments including facials, microdermabrasion, rosacea and acne treatment; manicures and pedicures; hand and foot therapies

Vibe: Earthy tones, intimate sitting spaces, flowing water, local art and bamboo plants relax and pamper at this full-service spa

Hours: Appointments available Monday through Friday, 8 a.m.-8 p.m.; Saturday, 8 a.m.-6 p.m.

Broadway Barber Shop

623 N.E. Broadway (Next to Les Schwab)
287-3111

What: Hair

Vibe: Simple, inexpensive haircuts. No frills, but plenty of toys for the kids to play with.

Hours: Tuesday through Friday, 9 a.m. - 5:30 p.m.; Saturday 9 a.m. - 4 p.m.

Dean's Barber Shop

213 N.E. Hancock
282-2920

What: Hair

Vibe: Longtime African American barber shop with many third-generation customers

Hours: Tuesday through Friday, 9 a.m.-6 p.m.; Saturday, 8 a.m.-5 p.m.

Dean's Beauty Salon

215 N.E. Hancock
282-3379

What: Hair

Vibe: The women's branch of the barbershop with the same name, where ladies have been getting their hair styled since 1954

Hours: Tuesday through Friday, 9 a.m.-6 p.m.; Saturday, 8 a.m.-5 p.m.

Dirty Little Secret

1909 N.E. Martin Luther King Jr. Blvd.

288-8968

What: Hair, facial waxing

Vibe: A little bit of kitsch and funk, complete coziness and experienced stylists

Hours: Appointments available Monday through Saturday, 10 a.m.-8 p.m.

Golden's International Salon

2808 N.E. Martin Luther King Jr Blvd.
284-8500

J Kurls and Co.

2948 N.E. Martin Luther King Jr. Blvd.

282-5809

What: Hair

The Mane Place

2721 NE 7th Avenue

287-7664

What: Hair

Vibe: A comfortable, well-lit fixture in women's hair care, on a corner that has long been a haven for salons

Hours: Call for appointments

Nail Experts

2732 N.E. Martin Luther King Jr. Blvd.

284-1177

What: Nails

Purusha Salon and Spa

2637-C N.E. Martin Luther King Jr. Blvd.

282-2155

What: Hair, facials, waxing, massage

Vibe: A comfortable window to MLK, combining a slick look with a relaxed feel and lots of natural light

Hours: Tuesday through Saturday by appointment

Q Nail Care

421 N. Broadway St.

282-8020

What: Nails care, manicures, pedicures

Vibe: Owners offer all-natural, non-acrylic nail care at this two-year-old spot, which draws many self-employed clients with its convenient location

Hours: Monday through Saturday, 9 a.m.-5 p.m.

Reggie's Barber Shop

3215 N.E. Martin Luther King Jr. Blvd.

280-0222

What: Hair cut, beard trim, eyebrows, mustache

Vibe: An old-school barber shop that happens to be new, and caters to kids, too

Hours: Tuesday through Saturday, 11 a.m.-7 p.m.

Style Solutions

2723 NE 7th Ave.

503-280-4938

What: Hair

Vibe: A homey place with colorful murals on the wall and a full range of hair services, including cuts, styles, relaxing and curls

Wildroot

801 N. Russell St.

280-2044

What: Hair, facial waxing

Vibe: Industrial meets cozy in this renovated building where top-notch stylists offer a drink or neck massage along with your hair cut

Hours: Monday, 7:30 a.m.-6 p.m.; Tuesday through Friday, 8 a.m.-7 p.m.; Saturday, 9 a.m.-4 p.m.

Eliot Neighborhood Association

Spring General Membership Meeting
Emanuel Hospital-Lorenzen Conference Center
1700AB

Monday, April 12, 2004 7:00 – 9:00 pm

Agenda

7:00 pm Start Procedure

- Introduction and sharing
- Update and Approve Agenda
- Approve Minutes from February 2003
- Announcements

7:15 pm Community Policing Update

- Officer Roger Axthelm - Senior Neighborhood Officer
- Paul Dinberg - N, NE Crime Prevention Specialist

7:30 pm Committee Reports Procedure

- Land Use
- NE Coalition

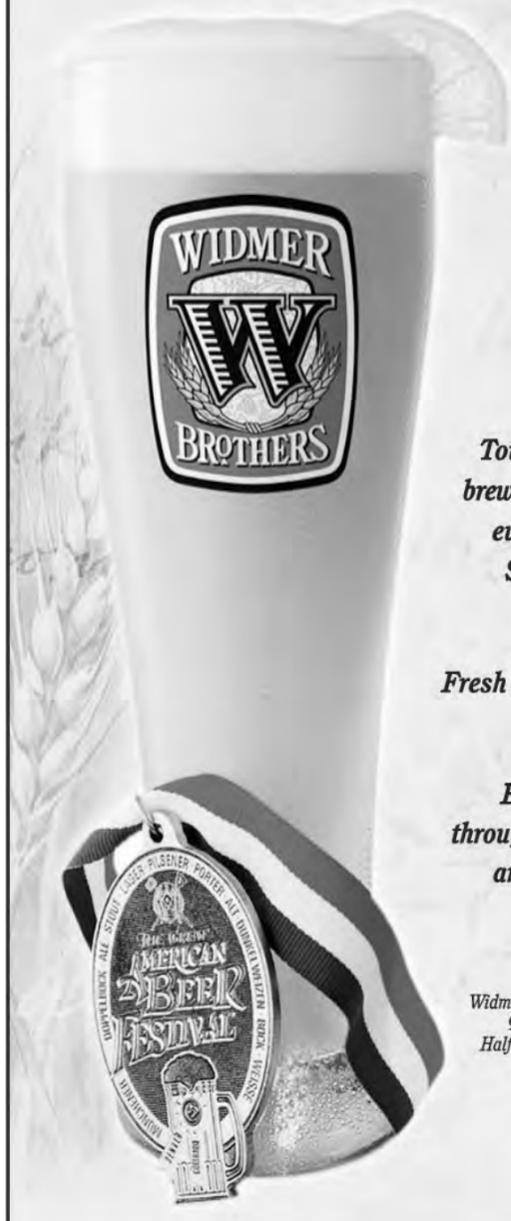
7:45 pm General Membership Meeting

- Dawson Park - How can we get rid of the crime and make the park safe for our neighborhood
- Baseball Stadium Update
- Tri-Met Grand Opening of the Yellow Line
- New Bus line on Russell Street

9:00 pm Adjourn

Food and drink will be provided

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Planning, Growth, and Development in Eliot

By Mike Warwick

This new column is an effort to provide Eliot neighbors with some background about real estate development in Eliot, with an emphasis on commercial development, urban renewal, and the land use processes involved. I volunteered to write the column because I chair the Eliot Land Use Committee as well as two inner northeast advisory committees for the Portland Development Commission (PDC), Portland's primary urban renewal agency. There are a lot of activities going on in the area, both north and south of Broadway, all of which affect Eliot and most of which people from Eliot are involved in as advisors, participants, or investors. My goal with this column is to inform and stimulate. The only way to know if I am doing either is to hear from you. Feel free to contact me with questions and comments at my work email (mike.warwick@pnl.gov).

These are some of the topics I would like to cover. If these aren't the right ones or you have others, let me know. In order to understand development in Eliot and inner NE some history is needed. That includes a discussion about blatant discrimination, redlining, urban decay, and old-style urban renewal. That provides a foundation for looking at Eliot, MLK, and other inner NE areas as they are today and for explaining why they can't turn into the "next Hawthorne." I will describe the underlying guidelines that govern development in Eliot and inner NE. These are a combination of city-wide processes and procedures and area specific plans and associated zoning and other requirements. The interpretation and application of those is what the Eliot Land Use committee does in its advisory capacity to the city. I will also explain how urban renewal districts (we have two in Eliot) work and how they can and are helping out community realize its dreams.

Every column will also attempt to provide current land use and development news and, ideally, some background that ties together neighborhood history, land use process, development economics, and so on. The news for this column is about the Oregon Convention Center Urban Renewal District (OCCURD) and the PDC staff budget proposal for the next 5 years. PDC recently received comments from a number of organizations and community advisors about that budget.

Urban renewal districts are chartered by the city council to stimulate development with public funds, usually in accordance with a comprehensive plan. The OCCURD encompasses the area bounded by the Oregon Convention Center, the Rose Quarter, Lloyd Center Mall, a large portion of Eliot north of the Rose Quarter, and a ribbon of land along MLK up to

Portland Boulevard. The OCCURD was created to help finance construction of the convention center and stimulate economic development and housing in the Lloyd District and along MLK and Alberta. The district has about 10 years of life left. Investments in the area depend each year on the amount of funds available from property tax increases in the OCCURD. PDC receives and invests these funds in accordance with a budget.

The current 5-year budget proposal allocates available money in three areas, Development Projects, Economic Development Programs, and Housing. Most of the money in the current budget is for Development Projects. These are public investments in land and partial funding of actual construction. PDC offers several business and land owner programs to stimulate redevelopment, including grants for storefront improvements and studies of ways to re-use existing land and buildings. The purpose of these programs is to increase employment and create wealth in the community. PDC's housing programs are directed to projects that increase density and affordability. Housing investments in inner northeast have been focused on low and very-low income rentals, although the area already has the highest concentration of poor people in the city. Elsewhere, such as the Pearl District, it is focused on making housing affordable to the middle class as well.

The proposed budget for the OCCURD is inadequate for the needs in the district, both north and south of Broadway, primarily because of the legacy of discrimination and continued misconceptions about area demographics. Additional funds will need to come from the City Council to overcome this lingering discrimination. Further, the proposed budget allocates less money to Economic Development programs that it has historically, even less than there are requests. In essence, programs with a track record of success are being starved for funds to support property redevelopment that will create jobs, but not right now when they are needed most. Similarly, more housing will stimulate more business for local stores, but those businesses need more direct assistance today to survive until those housing units are built. As a result, PDC's advisory committees have asked that the Development and Housing budgets for next year be scaled back so that money can be added to the Economic Development programs where they are needed. As the economy recovers, the budget can shift back to the other accounts. A response from PDC is expected in April. The budget year begins in July.

Hollywood to Eliot

By Tony Green

Hollywood came to the Eliot Neighborhood this winter.

Well, sort of.

Independent filmmakers spent almost a month on Northeast Tillamook Street shooting scenes for a movie called "Addison's Wall."

The shoot took place at the home of Debbie Howell, who moved out to make room for cameras, lighting equipment and a horde of cast a crew.

Eliot residents may have noticed the large truck parked outside Debbie's house during much of February.

As the closest neighbor, I can report that the crew were nothing but pleasant. And the truck, while it made backing out of the driveway a light tight, did a great job of slowing down the occasional speeding car.

According to The Oregonian, "Addison's Wall" is a 40 to 60-minute black and white suspense-drama about a new student who stops speaking to cope with his father's suicide and communicates by writing on his bedroom walls, according to a February article in The Oregonian.

Filmmakers David Waingarten and Ira Flowers met a year ago at a Northeast Portland video store where Flowers worked. The 25-year-old filmmakers now run Simple Films. Waingarten, who wrote and directed the film, is on sabbatical from his job at a Web design company



Crew member prepares set for the next shoot on Addison's Wall.

in Portland. Flowers, who started making films at age 11, works for the Sabin Community Development Corp., teaching computer and filmmaking courses.

In December, the duo shot for eight days at Prescott Elementary School in Parkrose in exchange for agreeing to teach filmmaking throughout the school year.

The film, according to The Oregonian, will be finished this fall or early 2005.

Flowers said the nice thing about the medium length of the film is that "we get the opportunity to make a genuine piece of art."

He and Waingarten plan to submit the movie to various film festivals, but "our main goal is to do a nice screening for our friends and family here in town and show that we that we made a nice film."

To see more pictures about the making of the movie, check out this web site: <http://benlipsey.com/addison/>

Kirsten Jenkins' Real Estate Report

Want to know about:

great new capital gains tax laws?
current market information on your home?

I know your neighborhood.

	Bed	Bath	Sq Ft	Price
Active:				
228 NE Stanton	3	1.1	1440	\$187,000
Pending:				
103 NE Fargo	2	1	1400	\$159,000
438 NE Fargo	3	2.1	1290	\$169,500
104 NE Hancock	2	1	1800	\$169,900
609 NE Graham	3	1.1	1652	\$229,900
49 NE Monroe	3	1	2915	\$260,000
76 NE Graham	4	3	2668	\$261,900
633 NE Graham	3	2	2300	\$265,000
67 NE Monroe	3	2.1	4000	\$340,000
Sold:				
522 NE Stanton	4	1	1700	\$185,000
23 Ivy	3	2	1706	\$189,000
2645 NE 6th Pl	2	2.1	1233	\$194,500
520 NE Fargo	5	3	3258	\$200,000
52 NE Monroe	3	1	2456	\$227,000
601 NE Graham	3	1.1	1652	\$227,350
30 NE Stanton	3	2	2199	\$241,000
119 NE Monroe	3	1.1	1598	\$255,000
76 San Rafael	3	1	1745	\$255,000
3405 NE Rodney	3	2	2233	\$260,000
506 NE Ivy	4	2	3320	\$270,000

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Spring 2004
Historic Homes and Buildings of Eliot

Elliott Lee Sanborn: Legacy of an Active Builder in Eliot

By Roy E. Roos

Our neighborhood has many fine homes built by an array of different builders during its history but there are also groups of houses constructed by the same builder. It is interesting to note that even these homes differ in outside appearance but there are strong similarities that tie them together just like members of the same family. There are houses that still stand in the heart of the residential part of our neighborhood that are all related because of their original construction by builder Elliott Lee Sanborn. Mr. Sanborn had a lifetime career as a building contractor and he spent his younger years building houses in Eliot, then known as Albina.

Elliott Sanborn was born in Minnesota in 1866. As a young man and trained as a carpenter in 1889, he moved to Albina to take advantage of the building and population boom here living near lower Russell Street for a while. During the early 1890s, he was established in the local carpentry trade with a good reputation. With his initial success, he built and moved into a house in the residential district that still stands but now as a duplex at 2114-2116 NE Rodney. The sharp depression that started in 1893 made a negative impact on his carpentry business.

In 1894, he downsized by building a smaller house for himself back in lower Albina on N Cook Street. That house was lost by construction of the ramp for the 1973 Fremont Bridge. Sanborn then established a partnership with John F. Wilson, another builder active in

Albina who was also affected by the downturn in his business. Wilson built and lived in several houses on NE Sacramento Street between N Williams & MLK. Both carpenters as a team managed through the remainder of the depression. In 1899, they went separate ways as the local economy was on a strong rebound. Both men independently dove into speculation building where they would buy property, build homes and sell them at completion. By 1902, Elliott Sanborn built a new home for himself at 5 NE Thompson on the corner of N Williams. Unfortunately that site is a vacant lot today. During 1902, he built a vernacular shingle-styled type of two-story home at 2117 NE Rodney and sold it to Henry and Mary Ross.

In April 1904, Sanborn purchased 2 lots at the northeast corner of NE Rodney & Thompson and started construction of 3 houses that face Thompson Street. He had the lots partitioned to accommodate the houses, all very similar in the American Foursquare form that also suggest the Arts & Crafts style. Like his other houses, these homes were designed in a trait he likely learned in the 1890s by using only simple ornamentation on solid framed buildings with well laid out interior floor plans. At completion by early 1905, he moved into the corner house at 103 NE Thompson. This home today is adorned with a well-preserved interior with beautiful natural woodwork throughout that was recently restored. Later in 1905, he

Clockwise from top:
 113 NE Thompson,
 2117 NE Rodney,
 103 NE Tillamook.

Photos by T. Green



was selected as the builder of the Masonic Lodge Building that still stands at 116 NE Russell. Around this time, he married Laura Ashley and they lived in this corner house until 1907. The house at the other end of the group at 121 NE Thompson was sold to Harry C. Strickland. Unfortunately, this home was destroyed in an arson fire in 1981 and a small apartment building took its place a few years later. The other house in the middle at 113 NE Thompson was sold to Frank M. and Nellie Miles for \$2900. Frank Miles was a clerk for the Honeyman Hardware Company, the largest hardware firm in Oregon based in NW Portland. During the 1910s, he changed careers getting into the real estate and loan business remaining until his death in 1936. The house remained in Miles ownership and occupancy until 1941. During the 1950s, it was rumored to be a house of "ill-repute" when occupied by a lady or "Madame" for almost 20 years. At this time, brothels were common in the neighborhood.

Back in 1907, Elliott Sanborn moved into a new house he built in Irvington at 2407 NE 8th. While in Eliot previously, he tapped into speculation building of houses also in West Irvington and received numerous custom contracts as well

there. In 1910, he moved into another house deeper into Irvington and swapped to a new house again there in 1912. As common in active builders, Sanborn could not stay put and in 1915, he changed neighborhoods by moving into a new home in Rose City Park on NE 57th. In 1919, he changed neighborhoods again by moving into a new home he built in Laurelhurst on NE Hazelfern Place. After the mid-1920s, it is not known of the whereabouts of this builder full of building energy. It is believed he was drawn to the large-scale building booms down in California that did draw many people from Oregon. All the houses and buildings Elliott Sanborn built in Portland likely exceed 100 in number. The numerous homes he built in Eliot during his time here remain as a testament of his progress up his career ladder. Research of other houses in our neighborhood will uncover more Sanborn built homes.

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Tentative redevelopment plans for the former King Food Mart

Information provided by the Portland Development Commission

General

The redevelopment of the old King Food Market site along NE Martin Luther King Jr. Blvd. has been a community and neighborhood goal for a number of years. The project is expected to be a mixed-use development comprised of a new commercial building anchoring the corner of MLK and Fremont Street and a seven unit residential development facing NE Grand Avenue. The 'L' shaped site is approximately 23,000 square feet. Its location provides ideal street frontages, accessible transportation and the opportunity for strong neighborhood visibility and identity.

Although planned together, the commercial building and neighboring rowhouses will each be distinct structures due to the nature of their different uses. It is expected that a visibly soft, yet distinct line will separate the commercial project from the rowhouses. Pedestrian access, landscaping, and exterior building materials will be the common architectural thread between the two components. The three primary elements of the MLK-Fremont redevelopment are described below:

The Commercial Building:

The commercial building by location, size, and its three stories, will create a new sense of arrival and enhance pedestrian activity along MLK and Fremont. The building is 11,006 gross square feet. A brick veneer wall with relieved metal cornice will wrap two thirds of the building's perimeter elevations. The buildings two-story elevation steps up along Fremont Street from a standard 29-foot height to a 37-foot

height at the corner and along the MLK facade. This perceived three-story building would enhance the main corner entry as well as present a stronger scale along MLK. A rotated corner entry faded will address the corner with recessed opens, an identity placard, octagonal metal canopy and attenuated massing and details. This exposed brick face of an inset octagonal form anchors the corner and becomes the "gateway" element for the project as outlined in the Fremont/MLK Vision Study Design Guidelines.

The ground floor space will be approximately 4,633 gross square feet and will provide storefront openings along both street frontages. The second floor space is intended for a single tenant office use and will be accessible by a north side entry, open stair, and elevator. The second floor office space will be 4,930 square feet with an additional 1,443

square foot mezzanine loft space within the northwest corner of the building. An open stair beneath the octagonal clear story roof above will provide access to the mezzanine. To incorporate local historical elements, the storefront windows will sit upon 18-inch to 24-inch step walls with decorative tile at each punched opening. In addition, decorative glazing is desired at each storefront transom glass above. A five foot projected metal canopy with recessed exterior lighting will cover each recessed storefront opening. Due to the southern and western exposure of these street frontages, the canopies will help provide needed shading in the warmer months as well as rain protection during the winter and spring months. A more simplified metal framed and canvas awning is proposed for each second story window above. The veneer brick will sit upon a 30-inch to 36-inch

common brick base with darker contrasting tone and horizontal detail.

The North and East Side elevations will be more casual in appearance with exposed painted masonry walls, highlighted with horizontal and vertical reveals, slit face base, storefront glazing and vertical metal panels. A covered parking and a serviceable trash enclosure are provided at the northeast corner of the building where the second floor extends overhead. To provide more relief and interest to the east elevation, applied metal lattices have been designed along the building base. If possible, an existing landscape hedge will be maintained north of the commercial building adjacent to the property line.

A rear entry is recessed along the North elevation and will provide direct



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access to the building's elevator/stair core for access to the second floor office space. Depending upon the future retail build-out of the ground floor, commercial access is also possible along Fremont Street as represented by the middle storefront opening aligned with the North entry behind and subtle vertical brick reveals.

The Rowhouses:

By location and design, the rowhouses reflect the more private and relaxed character of its residential context than the commercial building. Human scaled porches and stoops with decorative metal railings and adjacent planting and street landscaping will soften the streetscape of each for-sale unit. Blocked and angled bay windows, horizontal board siding, and steep gables have been designed to reflect a more traditional residential character. Common vehicular access to the private units will be provided off Grand Street that will divide the rowhouses into two asymmetrical buildings. An 'L' shaped five unit grouping will turn the corner onto Fremont while a smaller two unit grouping will help transition the building scale to the North residential single-family homes. A common brick veneer base identical in materials and scale will help tie the rowhouses to the commercial building to the East and help present a more urban feel to the rowhouses.

The rowhouses will range in size from 1,201 to 1,670 square feet of gross living area. They each will include a private ground floor garage or carport and an entry vestibule (ranging in size from 208 to 329 square feet) and a covered porch and deck of at least 50 feet. The two story living spaces are raised above street level for privacy and security. The first floor plans will provide an open living environment with a semi-enclosed kitchen, washer-dryer niche, a half bath-

room and an open dining and living area with a gas fireplace. The second floors will provide two bedrooms and bathrooms, hallway circulation and closet/storage spaces.

As the larger rowhouse grouping turns the corner at Fremont Street, a larger first floor porch has been provided combined with brick arched entries below to add to the desired pedestrian experience of this street. The design of the ground floor interior space along Fremont will provide the opportunity for a commercial storefront use if desired in the future. Wall lattices and landscaping are designed along the backside of each unit to soften the building base and give continuity to the Fremont Street's trellis building elements. Division between the rowhouses and the adjacent commercial parking lot has been provided by a landscaped filtration planting strip, wood post bollard's and heavy chained fencing, and articulated surface paving. In addition, a new wall & fence are expected to provide desired security and privacy between the new rowhouses and the neighbor's property to the North.

The Site:

The site is located on the north side of Fremont between MLK and Grand in the King neighborhood (right across the street from Eliot). The old King Food Market building presently occupies the site surrounded by asphalt paving, overgrown shrubs and arborvitae and a north side masonry wall. The site has an extensive history of past residential and commercial structures since 1909. Street access and vehicular circulation to the commercial building have created a design challenge to this site's development. The owner/development team has mandated maintaining the two street vehicular entries to the commercial site from this project's conception. Combined with right-of-way dedications along MLK and Fremont from the Portland Department

of Transportation, the site gets even tighter and on-site landscape and sustainable opportunities are challenged. In addition to the seven residential spaces, the commercial site presently accommodates thirteen on-site parking spaces.

Although not yet documented, nighttime site lighting is anticipated on the building and within the landscape design for security and safety. Lamp type and fixture glare will need to be sensitive to the impact it will have on the adjacent residential homeowners. A small grouping of conifer trees lines the most Northern property line. All trees are significant in size. It's the development team's early desire to preserve the trees. The trees provide a natural separation and screen between the rowhouses and the adjacent property to the North. Future evaluation of the trees by a certified arborist will be needed prior to site design in this area. Due to the area site restrictions, the majority of new site landscaping will be along the street right-of-way frontages. New street trees and a continuous planting strip will be provided along NE Grand Avenue and hopefully turning the corner onto Fremont Street fronting the rowhouses. Hardy sidewalk strip planting and trees are proposed adjacent to the rowhouse's sidewalk following the perimeter of the building along each public frontage. In contrast to the residential street edges, street trees and city standard sidewalk base standards will be provided fronting the commercial building along Fremont and MLK Jr. Blvd. A new 25-foot curb radius is also mandated by PDOT at the main southwest corner. New pedestrian access is not limited to the street frontages alone. An east-west pedestrian path is proposed along the backside of the commercial building extending through the parking area and connecting to the residential units 'back alley' and then continuing onto Grand Avenue.



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Leap Day Surprise

By Tony Green

Kevin and Amy Florence's second baby was due Feb. 27, an unremarkable day.

But Kevin had a small hope that the baby would be born two days late - on leap day.

It should be noted that Amy was rooting for an early birth - Valentine's Day. That passed, and so did the 27th. Still no baby. Kevin and Amy, who live on Northeast Rodney Street between Tillamook and Thompson,

went to a birthday party on February 28th. They stayed out late, picked up their daughter, Elise, from his parents' house and went home.

As they prepared for bed, they talked about plans for getting to the hospital. They were going to Emanuel, just a few blocks away, and planned to use a midwife from the clinic there.

At 12:02, Amy had her first contraction. Eight minutes later, she had another. She had another one, even closer. They called the midwife, who said to come in at once. The plan was for Kevin's dad to take Elise, but it was too late, so he carried her down to the car in the garage. While he was down there, Amy's water broke. It was about 12:30 a.m. - Feb 29.

"At this point, it was just a blur," Kevin said. Kevin called 911.

"When I called 911, I was pretty excited. (The operator) did a really good job of calming me down," he said. "She just made sure I secured the situation, had towels. I almost expected her to tell me to start boiling water."



The Kevin, Amy and Elise Florence with baby Grace, born February 29, 2004.

Photo by Tony Green

The paramedics arrived at 12:58 a.m. They realized it was too late to go to the hospital. They brought Amy into the bathroom.

"It was pretty wild," Kevin said.

Olivia Grace Florence was born at 1:05 a.m. on Leap Day. Eight pounds, 2 ounces and 19 inches.

"I was happy about it," Kevin said. "I found out after the fact that there are a lot of parents who will even try to induce just to avoid Leap Day."

But Kevin, who was born on St. Patrick's Day, liked the idea of a special day.

Elise, who is about 2 1/2, slept through the whole thing.

Amy is still stunned how fast it all happened.

"I can't believe we live right around the corner from the hospital and still needed an ambulance transport," she said.

As for Leap Day, Amy says: "I think it's going to be unique for her."

But Amy's first thought?

"Oh my God, she's not going to have a birthday for four years!"

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