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INSIDE:

Neighborhood coalition honors volunteers at Multnomah Arts Center ceremony – Page 4

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Portland, Oregon

Complimentary

July 2013

Multnomah Village Greenstreet Project now scheduled for completion July 22

By Erik Vidstrand
The Southwest Portland Post

“Hanging in there” seemed to be the most common response from many of the Multnomah Village merchants when asked by The Post how they were doing with the ongoing street and sidewalk improvements and tree plantings, aka the Multnomah Village Greenstreet Project.

“The end is near,” exclaimed Michele Cassinelli, owner of **Village Beads** and co-chair of the Multnomah Village Business Association.

Kathleen Zorn, the owner of **Medley**, said that this is the first year of her business and can’t compare her business to previous years. “A group used to come in regularly but haven’t seen them in a while,” Zorn affirmed. She’s hoping they come back.

Alisha, from **Topanien**, is looking forward to the pedestrian friendly sidewalks and shade trees.

According to Joe Annett, the Bureau of Environmental Services project community outreach specialist, the contractors are wrapping up the week of July 22; just a few weeks before the annual Multnomah Days festival and parade.

For residents and shopkeepers, contractors and visitors, the green street transformation has been a long time coming. For many, the biggest issue has been parking.

Construction workers have been asked to park on the south side of Multnomah Boulevard. Employees

have been instructed to park away from the prime spots or take public transportation. (TriMet bus lines #44 and #45 have several stops in the village.)

“Parking is always going to be an issue anywhere,” Cassinelli explained. “There is parking under the viaduct, at Key Bank on weekends and after bank hours, and at the lower lot of the arts center.”

Construction begins on Multnomah Arts Center parking lot

To add to the mix, construction has begun at the Multnomah Arts Center parking lot.

“City contractors couldn’t wait,” stated Randy Bonella, of the Multnomah Business Association. “Work has begun and is proceeding smoothly.”

The storm water design will collect rain runoff allowing pollutants to settle before the water enters Tryon Creek. According to BES spokesman Linc Mann, the parking lot remodel shouldn’t affect the main are of the street construction.

“A few parking spots will be temporarily closed near 34th and Moss due to pipe installation,” Mann said. “The entire project will completed by the end of August.”

Back to the green street project, some were concerned about the lack of electrical hookups to each of the trees.

“There isn’t an issue,” retorted Annett. “It wasn’t in the budget; simple as that.”

Some would beg to differ. Jill



City contractors taking advantage of a dry day in June to pave one of the new sidewalks in the village. (Post photo by Erik Vidstrand)

Crecraft of Sip D’Vine put a conduit in, followed all the city regulations, got the proper permits but still had flack from the city.

“It’s always something,” said long-time resident Stu Ellis. “I grew up in the village and have seen many changes.”

He didn’t seem to mind the inconvenience as he and his daughter slurped down frozen yogurts.

Merchants are hoping that with the upcoming warmer and dryer weather coming, customers will come out in droves. “Hard Hat Wednesdays”, “First Friday” and weekend specials are times de-

voted to making it easier on the visitor.

“Hanging in there,” the **Annie Blooms Books’** manager said. “The visual is worse than it appears.” They’ll be open every day even as the construction moves to the south side of the street.

And with that Molly Bloom, the bookstore’s cat, stretched and went back to sleep.

For information on the Multnomah Village Greenstreet Project, please contact Joe Annett, at 503-823-2934. For information on the Multnomah Arts Center parking lot project, please contact Linc Mann, at 503-823-5328.

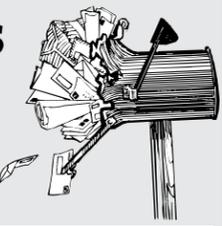


A city contractor works on the new bioswale at Southwest 36th and Capitol Highway in front of ZoomCare. (Post photo by Erik Vidstrand)

Don’t forget to renew your subscription. Form on Page 2.

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Letters to the Editor



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Correction: Cedarwood is a Waldorf school not a Montessori school

Regarding "Slides and lecture show old South Portland's ethnic history," by Lee Perlman, *The Post*, May 2013.

Thank you for reporting on the fine history lesson Prof. Arnie Panitch provided at our school in April. The turnout and interest were exciting to all of us who helped put it on.

Prof. Panitch's presentation reminded all of us here at Cedarwood of the proud place our historical building holds in Portland.

We would like to add a few clarifications to your otherwise fine article. National Council of Jewish Women, Portland Section opened the original Neighborhood House at 1st & Lincoln in 1905, but soon outgrew that facility and opened the present building at 2nd & SW Wood in 1910.

In 1926 they opened the first indoor pool west of the Mississippi in their new annex. The pool and that portion of the building were abandoned decades ago but were just renovated by Cedarwood and reopened a year ago this past February.

Finally, we would like to correct one small error. Cedarwood is a Waldorf school not a Montessori school.

While Rudolf Steiner, the founder of the Waldorf movement, and Maria Montessori were friends and their respective educational systems have similarities, they founded quite different schools. We would appreciate your correctly identifying us.

David DeMarkey
Finance & Operations Officer
Cedarwood Waldorf School

Graffiti removal a losing battle

Regarding "CRIME PREVENTION NOTEBOOK: Citizen Involvement needed to prevent, report and remove graffiti," by Erik Vidstrand, *The Post*, June 2013.

Thank you for the informative back page report on removing graffiti. However,

it seems to be a losing battle. The graffiti on the [Multnomah] Viaduct pictured was reported using the PDX Reporter software on October 23 last year complete with photo, GPS coordinates, and a written comment.

If the city or state doesn't have the resources to combat graffiti then I would welcome the city to designate somebody in the Village so we can "officially" take care of it ourselves.

Bryan H. Ackler
Multnomah Village

Editor's Note: Calling 503-823-4TAG is another option for reporting graffiti to the City of Portland to have it removed. For further information, call the Graffiti Abatement Program at 503-823-5860.

Stephens Creek Crossing accepting applications for subsidized housing

EDITOR'S DESK

By Don Snedecor
The Southwest Portland Post

You may have noticed the Stephens Creek Crossing complex under construction the past year at Southwest 26th Avenue and Capitol Highway.

Waiting lists for one, two, three and four-bedroom subsidized apartments will be open from July 9 through July 12.

According to Home Forward (formerly the Housing Authority of Portland) applicants will be placed in order of preference and then by a random lottery number.

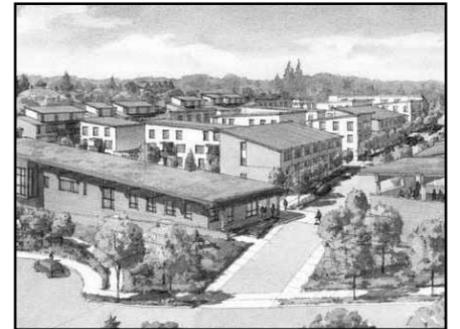
There will be 109 apartments with income-based rents, and they will be ready to move in to by January 2014.

"In addition to brand new homes, residents will be joining a community of opportunity and have access to a variety of programs that help them move forward in their lives," said Steve Rudman, executive director.

You can apply from any computer with Internet access at www.homeforward.org. If you need to use a computer, contact your local Multnomah County library branch or Home Forward.

According to Home Forward materials, "Preference will be given for households in which the head of household, co-head, or spouse is working at least 30 hours per month or is attending school or a job training program."

Additionally your total household



income must be less than 60 percent of area median income. For more information about income or other eligibility requirements visit the website above or call Home Forward at 503-280-3830.

For low-income folks struggling to find affordable housing, one of these state-of-the-art apartments will be literally like winning the lottery!

(Continued on Page 7)

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Latest design for Miles Place includes nine-foot shared roadway, two gravel shoulders

SELLWOOD BRIDGE

By Lee Perlman
The Southwest Portland Post

In March, Multnomah County and City of Portland officials proposed to redesign Southwest Miles Place to install a sidewalk on the west side, at the expense of some parking and trees, to allow room for bicyclists using the street as part of a regional trail.

Residents were unhappy with the plans, and some suggested letting all modes share the asphalt, as is the case now. Last month County officials unveiled a new plan that comes closer to this idea.

The new plan calls for a nine-foot roadway, just enough for one normal-sized motor vehicle. On the east side will be a seven-foot parking zone. On both sides will be a 4.5 foot gravel shoulder.

According to Michael McGee of the Portland Bureau of Transportation, there will be some loss of parking, and a large cedar tree will have to be cut down.

The theory is that the roadway will be shared, and that bicyclists, pedestrians and oncoming cars will use the shoulders to get out of the way of vehicles. "Everyone will have to get along," McGee said.

Most of those who attended seemed

satisfied with the proposal. One who was not was Ludwien Rahman, a member of the City's Pedestrian Task Force. "I'm super-disappointed in this design," she said.

"Everyone gets what they wanted except pedestrians." What the design will mean, she said, is that bicyclists and pedestrians would share a right of way 4.5 feet wide. "Don't assume you can throw bikes and pedestrians together and make it work," she said.

"I'm from the Netherlands, and we're really good at shared streets," Rahman continued. "The principal is that the whole street is shared. This is not at all acceptable."

County spokesperson Mike Pullen said that the project team will talk with property owners through the summer to refine the proposal.

Pile driving on the Willamette River beginning July 10

Work on the new Sellwood Bridge has entered a critical phase: "in-water" work in the Willamette River, which is permitted only between July 10 and October 15 to accommodate migratory fish.

Crews will be working on the piers that will support the new bridge, Multnomah County spokesperson Mike Pullen told *The Post*. As part of this work, there will be pile driving in the river up to six days a week from 7 a.m. to 6 p.m.



Residents who live along Southwest Miles Place are concerned that a regional trail carrying 6,000 bicyclists per day is coming along with the new Sellwood Bridge. (Post photo by Lee Perlman)

Construction begins on 1.7 million gallon water tank in Ashcreek

By Lee Perlman
The Southwest Portland Post

The Tualatin Valley Water District is about to start construction of its new 1.7 million gallon water tank on Southwest Garden Home Road at 62nd Drive, according to spokesperson Pete Boone.

The District will begin with the demolition of two existing tanks on the site, with a combined capacity of about half that of the new facility, with work probably under way by the time *The Post* goes to press.

Boone says that little of the work

will affect the adjacent roads directly, although construction vehicles will contribute to traffic. Current plans call for the work to be performed between 7 a.m. and 5 p.m.

The District will cut down some vegetation, including some of the sequoia trees closest to the tank site. They will plant new vegetation as screening, including some trees 25 to 30 feet high at planting, Boone said.

The Ashcreek Neighborhood Association had opposed the siting of the tank, arguing that it was out of scale with the area, but failed to prevail in the land use review process.

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Neighborhood coalition honors volunteers at Multnomah Arts Center ceremony

By Lee Perlman
The Southwest Portland Post

Southwest Neighborhoods, Inc. last month honored Volunteers of the Year, as nominated by community groups, in a ceremony at Multnomah Arts Center.

Lori Howell and **Friends of Spring Garden Park** were honored for their efforts to develop the park. **Dean Smith**, chair of Ashcreek Neighborhood Association, was honored for his work as chair of the association.

"**Anonymous volunteers**" of the Hillsdale Neighborhood Association were honored for their service work in the neighborhood. **Vicki and Mike McNamara** of West Portland Park Neighborhood Association were honored for crime prevention organizing and other community-building efforts.

Christy Marshall of South Burlingame Neighborhood Association was honored for better neighborhood communications and helping with National Night Out activities.

Roger Tully of Southwest Hills Kiwanis was nominated by the Multnomah Neighborhood Association for his long service in the community.

Virginia Hendrickson of Far Southwest Neighborhood Association was nominated for her work as a trail-building volunteer. **Hattie and Ken Mead** of Collins View Neighborhood Association were nominated for maintenance of the Greenwood Hill



Amanda Fritz and Amalia Alarcon de Morris (left) pose with award recipients at the Southwest Neighborhoods Inc. Volunteer Recognition event held June 18. (Photo courtesy of Sharon Keast, SWNI)

Cemetery.

Keena Hormel of the SWNI Schools Committee was nominated for volunteer work associated with Maplewood School. **Mike Duffield** of Marshall Park Neighborhood Association was nominated for his work as unofficial neighborhood historian.

Dr. David Schleich, president of the

National College of Natural Medicine, was nominated by South Portland Neighborhood Association for his support of community activities, especially the annual Willamette Park concerts.

Joan Frazier of Maplewood Neighborhood Association was nominated for supportive volunteer work. **Laurie Washburn** of Arnold Creek Neigh-

borhood Association was nominated for her work with the Neighborhood Emergency Team.

Linda Niles of Crestwood Neighborhood Association was nominated for her volunteer work. **Dr. Eric Schnell** of Homestead Neighborhood Association was nominated for his work as neighborhood chair.

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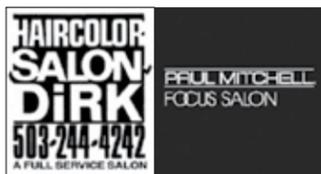
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Hillsdale holds annual pancake breakfast and book sale

THE COUNTRY STORE

By Erik Vidstrand
The Southwest Portland Post

It's all about customer appreciation as fresh blueberry pancakes share the spotlight with used books and art at the annual Hillsdale Pancake Breakfast and Book Sale on Sunday, July 28, from 9:00 a.m. to 2:00 p.m.

Pancakes and other breakfast favorites can be found at the Casa Colima parking lot.

Longtime Hillsdale community activist Rick Seifert is coordinating the eighth annual Book Sale along the sidewalk on the south side of Capitol Highway and at the Watershed Building (at the viaduct).

This year, artwork is being requested for the sale. The sale is benefiting the Hillsdale Community Foundation and Main Street Program.

Books and art can be dropped off every Sunday in July from 10 a.m. to 2 p.m. at the north side of the Hillsdale Farmers Market.

Donations will also be accepted at the Hillsdale Main Street offices (1509 SW Sunset Blvd., Suite 2B) located behind McMenamin's Hillsdale Pub weekdays from 8 a.m. to 5 p.m. Donations are tax deductible.

"Please, no text books, outdated manuals or references," Seifert said. Also, no early admission will be allowed for

professional book buyers.

The foundation's first funded project was the bike plaza between Baker & Spice and the Food Front Cooperative. For more information, go to www.hillsdalemainstreet.org.

Portland Ballet announces expansion

If you haven't seen any ballerinas lately in the windows of The Portland Ballet don't worry, it won't last.

The entire troupe will be locating temporarily to the studios of the Dance Academy building, 4620 SW Beaverton-Hillsdale Hwy, just west of 45th Avenue in the Glen Cullen community. The phone number, website, email will all remain the same.

After 12 years in the current space, growing enrollments at TPB has reached capacity. The Academy and Company need a third studio; more dressing rooms; space to stretch and warm-up; and a larger, more comfortable lobby and offices.

A first-time grant from the M.J. Murdoch Charitable Trust, in the amount of \$70,000 will be used to advance *Building the Future*, the capital campaign supporting a 75 percent expansion of the ballet studio in the Hillsdale Town Center.

Building the Future seeks to raise \$170,000 for interior tenant improvements. So far, the campaign is at 73 percent of its goal.



It's not the Latin Quarter in Paris, but the 8th Annual Hillsdale Book (and Art) Sale promises some great finds. (Photo courtesy of Rick Seifert, Hillsdale News)

Ardys Braidwood, long-time Portland Ballet landlady, owner of the Hillsdale Shopping Center and other nearby properties, is lowering TPB's rental rate to aid the nonprofit ballet academy in recovering its costs from the expansion.

Located at 6250 SW Capitol Hwy, in the former Fulton Dairy garage built in 1919, the ballet company began renovating the space in 2000, opening its

doors on June 21, 2001.

The new Portland Ballet Studio will be 75 percent larger, expanding to 6,100 square feet from the current 3,500.

"The brisk support for *Building the Future*," commented artistic director Nancy Davis, "speaks to a clear understanding of how important the expansion is to the talented young dancers we train every day."

At time of this printing, groundbreaking was to begin on June 24 and to be completed by September 16, the start of the Ballet's 2013-14 curriculum year.

At the local Hillsdale Business Association, project organizers assured business owners of very little disruption of business in the area.

"Only three parking spaces will be lost on the east side of the building," said Jim Lane, managing director.

For more information on the project, please contact Cynthia Kirk at 503-330-1886 or cynkirk@syntaxpdx.com.

Hillsdale Business and Professional Association



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PALOMA CLOTHING

Construction begins on new Wilson High School roof

At one point during the rainy weather of the last week of school, there were 10 buckets scattered throughout Wilson High School hallways collecting water dripping from the school's leaking roofs.

But no worries: Wilson is getting a new roof this summer!

Wilson High School will receive three acres of new roofing that will include roof-level seismic strengthening and the replacement of skylights and rooftop mechanical equipment.

Accessibility to the school for people with disabilities will also be improved.

The building will be closed for construction until August 28. The Wilson Pool and track/field will remain open all summer.

Neighbors can expect increased traffic, noise and dust from construction. Work may at times go as late as 8 p.m. for no more than 20 days this summer, and may also include three Sundays.

For more information visit the Portland Public Schools bond website: www.pps.net/bond or call 503-916-2222.

--Erik Vidstrand

EARTH TALK

Questions & Answers About Our Environment

Dear EarthTalk: Why are wetlands so important to preserve?

— Patricia Mancuso, Erie, PA

Wetlands include swamps, marshes, bogs, riverbanks, mangroves, floodplains, rice fields—and anywhere else, according to the U.S. Environmental Protection Agency (EPA).

Saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities there.

Wetlands are widespread in every country and on every continent except Antarctica. If all the world's wetlands were put together, they would take up an area one-third larger than the United States.

Environmentalists, biologists and others concerned about the health of the planet and its inhabitants recognize the key role wetlands play in life on Earth.

The EPA points out that, besides containing a disproportionately high

number of plant and animal species compared to other land forms, wetlands serve a variety of ecological services.

Among those include feeding downstream waters, trapping floodwaters, recharging groundwater supplies, removing pollution and providing fish and wildlife habitat.

Wetlands can also be key drivers of local economies, given their importance to agriculture, recreation and fishing.

According to Wetlands International, a global non-profit dedicated to the conservation and restoration of wetlands around the world, wetlands are on the "front-line" as development pressures increase everywhere.

"Wetlands are vulnerable to over-exploitation due to their abundance of fish, fuel and water," reports the group, which works on the ground in 18 countries to educate the public and policymakers about the health of local wetlands and to advocate for better policies.

"When they are viewed as unproductive or marginal lands, wetlands are targeted for drainage and conversion."

"The rate of loss and deterioration of wetlands is accelerating in all regions of the world," the group adds. "The pressure on wetlands is likely to intensify in the coming decades due to increased global demand for land and water, as well as climate change."

The widespread expansion of development in the U.S. in recent decades has

brought the issue of wetlands loss to the forefront of debates on zoning and land use planning.

One of the key and underlying issues is concern about endangered species: More than a third of species on the U.S. Endangered Species List live only in wetlands and almost half use them at some time during their lifecycles.

While the issue lingers on in municipal planning meetings around the country, the federal government does what it can to protect wetlands.

It does so through regulations spelled out in the Clean Water Act, which include providing tax incentives for selling or giving wetlands to land trusts or other conservation groups, via cooperative efforts with state and local entities, and by acquiring wetlands outright to add acreage to public lands systems.

And several states have passed laws to regulate activities in wetlands, and many municipalities include wetlands conservation in their development per-



Oaks Bottom is a 141-acre floodplain wetland and wildlife refuge located along the east bank of the Willamette River. (Photo courtesy Wikipedia)

mitting and zoning processes.

Readers can do their part by staying current on local zoning laws, keeping an eye on local wetlands and speaking up if something looks amiss.

Potential problems are much easier to resolve early on than after damage is done, so speaking up soon can often lead to more successful and less contentious outcomes.

Contacts: EPA Wetlands, water.epa.gov/type/wetlands/; Wetlands International, www.wetlands.org.

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COMMUNITY LIFE

By Don Snedecor
The Southwest Portland Post

10 Shopped at the new Walgreen's lately? Skippy's closure, traffic calming along Barbur Boulevard, and summer events at Dickinson Park are among the items on the docket at the Crestwood Neighborhood Association meeting on Wednesday, July 10 at 7:00 p.m. at West Portland Methodist Church (library), 4729 SW Taylors Ferry Rd. Contact chair John Prouty for further information at 503-246-7366.

Honeybees: Are you afraid of bees? You won't be after learning about their magical ways with Brian Lacy, apiarist and bee enthusiast since the age of 14. This visual presentation is filled with filmed clips and stills that surround children with the sights and sounds of bees.

After the presentation, children can taste honeycomb, look into a real hive (no bees) and handle equipment that beekeepers use in the field. Free tickets for seating will be available at the reference desk 30 minutes before the program. Wednesday, July 10, 3:30-4:30 pm_Hillsdale Library, 1525 SW Sunset Blvd, 503-988-5388

17 If you think your pet is talented... come and see what these dogs can do! Border Collie International is a performing canine team of rescued border collies. This team entertains audiences with sports tricks and demonstrations including Frisbee, soccer, football, baseball and basketball. Free tickets for seating will be available at the reference desk 30 minutes before the program. Wednesday, July 17, 3:30-4:30 p.m., Hillsdale Library, 1525 SW Sunset Blvd, 503-988-5388.

20 Creative Correspondence: In an age of texting, e-mails, Facebook and phone calls, snail-mail letters have become rare treats. Join artist Anya Hankin in reviving the art of letter writing. During this workshop, participants are invited to make decorative envelopes, collage and paint papers, embellish writing with calligraphy pens and transform written messages into works of art. For teens and adults. Saturday, July 20, 2:00 to 3:30 p.m., Capitol Hill Library, 10723 SW Capitol Hwy, 503-988-5385.



Swimmers or wannabes in Southwest Portland can get wet outdoors this summer at Wilson Pool, 1151 SW Vermont. For an open swim schedule, to register for lessons or participate in other activities, call 503-823-3680. (Photo courtesy of Portland Parks and Recreation)

EDITOR'S DESK

(Continued from Page 2)

House passes legislation to protect privacy of college students

On June 3, the Oregon House of Representatives passed legislation to protect the privacy rights of college students. Senate Bill 344A would prevent colleges and universities from demanding access to the private social media pages maintained by current students or applicants.

"As social networking sites grow in popularity, we need to make sure that students are confident that their personal pages are protected," said

Rep. Margaret Doherty (Democrat, Tigard), who championed the bill along with Senators Ginny Burdick (Democrat, Portland) and Bruce Starr (Republican, Hillsboro).

"It's unacceptable for colleges to access a student's private information, just as it would be inappropriate for them to demand access to a diary or other personal notes."

Doherty also worked to expand social media privacy for Oregon's workers this session. House Bill 2654B, which prevents employers from requiring employees or applicants to provide access to their social media accounts, was recently signed by Governor Kitzhaber.

Under SB 344A, colleges and universities are still able to investigate

reports of illegal activity by compelling a student to share specific information. The legislation won support from a broad coalition including higher education institutions, privacy advocates, and students' rights groups.

"Many students are choosing to share more of their personal information online, but they still have the right to privacy," House Majority Leader Val Hoyle (Democrat, Eugene) said. "We need to make sure that students don't lose their rights simply because they are growing up with the changing realities of new media."

SB 344A passed the House and Senate with bipartisan support and now heads to the Governor for his signature.

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Design commission approves 199-unit South Waterfront apartment building

HOUSING

By Lee Perlman
The Southwest Portland Post

Two new housing projects, both in the South Portland neighborhood, won City approval last month.

The Portland Design Commission (PDC) unanimously approved a six-story, 199 unit apartment building at 0601 S.W. Abernethy St., on a block bounded by Abernethy and Lane streets and Moody and Bond avenues.

The apartment building, by Alamo Manhattan Properties of Dallas, will have 196 underground parking spaces and 1,470 square feet of retail.

It was the project's fourth session before the PDC, including an informal "design advisory" discussion. PDC members had asked for changes in the

entrances, building materials, exterior landscaping and the interior courtyard.

Wade Johns of Alamo Manhattan told the PDC, "This was far more complicated than we thought it would be."

PDC member David Wark replied, "I appreciate your efforts. I was in Houston at its wildest, and I realize this is a cultural shift for y'all." Chair Gwen Millius told Johns, "I hope you feel this has brought value to your project."

Landmarks commission approves row houses for historic Lair Hill district

Four days later, the Portland Historic Landmarks Commission approved the design of the Lair Hill Rowhouses, a five-unit project by Consolidated Land and Cattle of Lake Oswego at 3314 S.W. First Ave. The project was reviewed by the Landmarks Commission because it is part of the South Portland National Historic District.

The project had originally been a single building with five connected units. Largely at the urging of the South Portland Neighborhood Association Land Use Committee, the developer broke it up into two structures of three and two units each.

Consultant Bruce Vincent said, "Collaboratively, we came up with a design that incorporates their advice."

The developers asked for a code adjustment to reduce the side yard setback a required five feet to three. Planner David Skilton said this was in character with Lair Hill, and showed slides of buildings less than a foot apart.



An artist's conception of the Lair Hill rowhouse development. (Photo illustration courtesy of Zack Gillum)

"You could borrow a cup of sugar from your neighbor if your window lined up with hers," Skilton said.

The lot was formerly occupied by a church built in the 19th century and last occupied by Phil Wikeland's Great Northwest Bookstore. It was destroyed by fire in 2010.

South Portland land use chair Jim Gardner told the Landmarks Commission, "We commend the developer for his willingness to work with us. In general we're very pleased."

The group would have preferred one

less unit, he said, "but we understand that the real world is not ideal."

The Commission spent some time debating the developer's plans to use fiberglass windows frames. The district guidelines say that wood frames "should" be used, and some Commission members said they feared they would be setting a precedent.

Commission member Brian Emerick pointed out that the proposed frames are designed to have an historic look and said, "What matters is that this matches the district, not the material."

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