



tower talk

american plaza newsletter

Volume II, No. 3

Portland, Oregon

October 1985

Fischer's Catch

Adios, Adieu, Aloha and all that stuff — this is my last contribution (?) as editor of Tower Talk! My year is up, and late circumstances make it impossible for a firm commitment and continuation. The newsletter has grown from a rather homespun edition, to a very professional one, thanks to Marge Allen's expertise and guidance. I have really enjoyed getting to know her and work with her, as well as Diana at MSI. They both have been most helpful and patient with my efforts and they deserve lots of praise for the final format and development of the newsletter. I should also mention thanks to Sandy, MSI, for her help and even Ron who let us use his office a few times. It's been a real team effort, as well as a great experience. Hopefully, a new editor will surface, and also enjoy the camaraderie of staff and fellow residents. To my committee; Ruth Press, Lee Funes and Ruth Josslin — My thanks for your help.

Brunch Bunch

The Continental Breakfast, October 12, was great! About 16 residents turned out and enjoyed orange juice, sweet rolls, and warm croissants. Really nice to see the gentlemen turn out, and others that can't attend the Thursday morning coffee. I know I've said this before, but for goodness sakes "circle your calendar" for the first Thursday of the month for the 10:00 A.M. to noon coffee. The Continental Breakfast will be tried once more on Saturday morning, November 9th. If you like the idea of a Saturday event, plan to attend. If you cannot attend, but favor having a breakfast continue, call Grace Brown or Steve McShatko and let them know! The time now on for the breakfast will be 9:30 to 11:30 A.M. instead of 9:00 A.M. to 11:00 A.M. for extra half hour of sleep for those needing it! There won't be a breakfast in December, as that day is too near to Christmas and everyone

is pretty busy. The Social and Recreation Committee is doing a great job and we're all grateful, aren't we?

Observations

Hey — How about the good looking notice directories in the elevators — aren't they nice? However, the Grant Ghost is still at work—bless him/her. Cutesy comments and tearing the paper where it's inserted takes real initiative, and we Grant residents are so lucky to have such a clown in our tower!!

Happenings

Speaking of weird happenings, have you ever seen a deck chair fly? Well, one of those very windy days a few weeks ago, a chair that had been wrapped in plastic, had just enough of a gap that the wind picked it up like a parachute and dumped it on a truck in the parking lot. It narrowly missed the hot air balloon burner in the truck bed, but did leave a dent in the hood and cracked the windshield!!

Certainly not your everyday event, and certainly a freak accident, but imagine what would have happened if the chair had hit someone! So, when winterizing your deck, make sure any wrapped furniture or articles are secured so that the wind won't pick them up and turn them into a deadly and destructive missile. The chair owner can call MSI for its return and also get the truck owner's number for any necessary arrangements — or call me (226-0429) for his Grandparent's number here in Grant.

Tower Terrifics

Hope you all saw the enthusiastic revue Oregonian Music Critic Robert Lindstrom gave our new neighbor, Pierre d'Archambeau, Madison Tower, after his violin recital on October 18? Lindstrom said "d'Archambeau's playing was vital and consistent. The intonation was almost



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Telephone: 222-7243
publication of
American Plaza Condominium Association

Jean Fischer, Editor
Lee Funes
Ruth Press
Ruth Josslin

unfailingly precise, the tone production invariably rich and brawny."

If you missed that concert do not despair! With Pianist Donna Turner Smith, Mr. d'Archambeau will present a program of works by Huybrechts and Turina as well as a work by Dello Joio on Sunday, November 3, at 2:00 p.m. in the Art Museums Swann Auditorium. The concert is free with a standard Art Museum admission of \$1.50.

Plaza Performers

Speaking of Plaza Performers, the choral group Marge Allen sings with is putting on a concert November 10th and 11th, see ad this issue, and joining four other Portland choral groups to celebrate the beginning of Advent with a November 30th concert at Arline Schritzer Concert Hall.

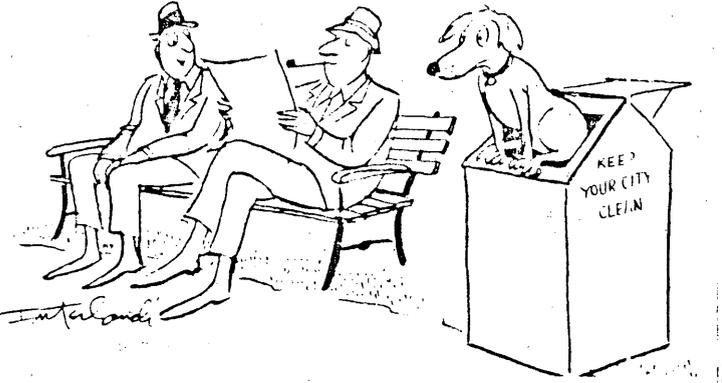
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Postal Note

by Jeff Smith

Due to some recent occurrences in the Postal Service, I am making some adjustments in the way I handle accountable mail. Accountable mail is any mail that requires a customer's signature for completion of delivery. This includes Registered, Certified, and insured mail. I have been able to leave these items in your boxes

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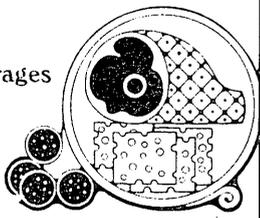
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either by signing the receipt myself or counting on finding it in the box (with signature) the following day. That is now unacceptable to the Postal Service.

Now, if I can't reach you on the tower intercom, I will leave a yellow notice in your box. It has the address and phone number of the University Station, where it informs you your mail is available for pick up. You can, however, sign the back of the slip and place it back in your box the next day, where I will find it and return the following day with your piece of mail. Now we have stretched a one day service into three days. It doesn't have to make sense, it's government. You can make a phone call to the station requesting a retry and hopefully cut the time down by one day.

University Station Post Office 221-0199.

MANAGER'S NOTES

by David Stephens

Holiday Season

It hardly seems possible but the holiday season will soon be upon us. So a reminder:

- When you plan on having holiday parties, dinners, etc. that will include ten or more guests, if you will notify the office (222-7243) between 7:00 A.M. to 6:00 P.M., Monday through Friday. We can then make arrangements for additional guest parking in the Boy Scout and/or the Red Lion parking lots if needed. We will also let APCA Security know of your event so that they may assist any "lost guests."
- The American Plaza Annual Christmas Party will be held Saturday evening December 14, 1985, according to Grace Brown, Social Committee Chairman. As before, you and your guests should bring your favorite canape and a toy for "Toy and Joy Makers". She will have additional information for the November Tower Talk, but mark your calendar now.



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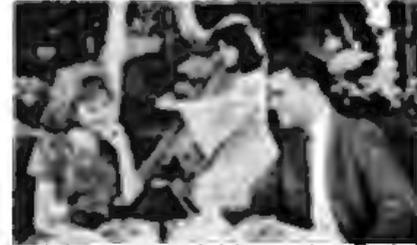
Cheri Rygg, Proprietor
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Portland, OR 97201
(503) 222-2868

● It is our management policy that employees at American Plaza may not accept individual gifts from the residents, as we feel that personal gifts inevitably lead to preferential treatment. If during the holiday season you wish to express your appreciation to the staff at American Plaza, you may do so by gifts of food (cookies, candies, etc.). I really would appreciate it if you would adhere to this policy as it puts our employees in a difficult situation when offered individual gratuities. They do not want to hurt anyone's feelings but neither do they want to lose their jobs. Thank you for your cooperation.

Other Concerns

● Steve Rhoades, who has been working at the Plaza for the past 2½ years gave us notice that

You're Invited to Your Neighbor's for Dinner.



Come visit your neighbor, the Red Lion at Portland Center, for a special meal at a special price. Our Sunset Selections, offered from 5 to 11 every night, are lighter portions at lighter prices. They're "just right" for that smaller appetite. To make your evening even more enjoyable, a harpist accompanies your dinner. Come join us soon. We're always pleased to pamper our neighbors.



RED LION INN

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effective October 1, 1985 he would be taking a job at United Parcel Service. Steve did a fine job and his pleasant personality will be missed. Steve has been replaced by Todd Harpst who has many years experience in the general maintenance field. Most recently at Beaverton Mall and Washington Square. I hope you will join management in welcoming him to the Plaza.

Refundable Deposit

Due to the condition in which some residents have left the lounge facilities after renting them for a private function the Board of Directors

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passed unanimously the following resolution at the September 19th Board Meeting:

"All residents who wish to rent either of the lounge facilities (Lincoln or Sivers Center) for private use to pay in addition to the regular rental fee a \$100 refundable damage/clean up deposit that will be refunded if the facilities are left in the same condition as to which they are found."

It is unfortunate that the irresponsible actions of a few affects the majority, but it was seen as a necessary solution.

Locked Out

Due to residents getting locked out of the recreation building by walking out onto the patio and the doors locking behind them we have placed a door from the patio into the lounge area on the Abloy key system. The same key that you use to enter the towers and the Sivers Center can now be used on the lounge/patio door closest to the swimming pool.

Music as Theatre



CHORAL ARTS ENSEMBLE

Roger O Doyle,
Music Director & Conductor

presents

Weill - "Down in the Valley"
Bernstein - Choruses from "The Lark"
Copland - Music from "The Tender Land"

Sat., Nov. 9, 8.00 p.m. Sun., Nov. 10, 4:00 p.m.
First Unitarian Church, 1011 S.W. 12th

\$6.00 General Admission • \$4.00 Senior Citizens & Students
Tickets available at: Stevens & Son (Lloyd Center)
Classical Millenium • at the door • by mail
Choral Arts Ensemble, P.O. Box 5462, Portland, OR 97208

Carpet

The new carpet for the Lincoln and Grant Tower breezeways have arrived and are presently being installed in the Lincoln Tower under the supervision of Management and designer Craig

Norman. Lincoln Tower should be completed by October 23rd. They will then start installation in Grant Tower beginning with the top floors and working their way towards the basement. Grant will be completed by November 15th. All residents are being notified in advance so that they can arrange to remove any personal items from the breezeways. Management appreciates your cooperation and patience.

Cable TV

Management and TCI Liberty Cable have determined that it is possible to install the cable for cable T.V. in the overhead soffits of the breezeway in Grant and Madison Towers, except for the basement levels. All of Lincoln Tower and the basement levels of Grant and Madison would have to be run inside exposed plastic molding. Management will be meeting with the manufacturer of the plastic molding to obtain samples for review by the Design Review Committee. If all plans, molding and the easement is approved by the Board of Directors and TCI Liberty, installation will be scheduled. TCI has budgeted money for the installation to be done within the first six months of 1986.

Profiles

by Sylvia Tweedle

Sylvia Tweedle, Grant Tower, former Director of the Portland Center for Hearing and Speech, was Editor of the Center's newspaper Hearsay for almost thirty years. A life long writer, she was literary editor of her college newspaper and later was Faculty Editor and advisor of the Michigan School for the Deaf Newspaper. She begins in this issue of Tower Talk a series of "profiles" of American Plaza residents and staff. If you have a suggestion for a "profile" please call her.

This month we profile for you Eliot Jenkins of Grant Tower. Mr. Jenkins is that rarity, a native Portlander, and as a matter of fact, grew up just a few blocks away from the site of American Plaza today. He attended Lincoln, Benson, and a boys' school in Washington State.

His entire working career was in the field of forest products, with the Jones Lumber Company, Weyerhaeuser, Booth-Kelly, and the International Paper Company, retiring in 1976.

He and his wife, LARayne, are the parents of two sons, one of whom lives in Portland, and the other in Eugene; and have two grandchildren. LARayne is an accomplished harpist, and studied at the School of Music at the University of Oregon.

When asked why he moved to a condominium, he said that after checking on thousands of trees, and immense forest areas, he could never get very interested in yard work. And, of course, he selected American Plaza because he grew up so near it.

Mr. Jenkins served on the Board of Directors of American Plaza for six years and was Chairman of that Board from 1981 to 1984.

Bedding Down your Balcony

Although our balconies still have a summer like appearance, it's time to think of fall clean-up and preparation of container plants for winter. The following suggestions are offered:

- 1) Dispose of all annuals.
- 2) Save the soil in your containers. The soil can be reconditioned in early spring by the addition of fertilizers, soil lighteners and soil conditioners.
- 3) Work in a cup of bonemeal around your evergreen shrubs and plants that will be kept on the balcony over the winter.
- 4) Stop fertilizing plants left out on the balcony. This will permit new foliage to develop and harden off before winter sets in.
- 5) Continue to water outdoor plants. We sometimes forget that the balcony overhang prevents the rain from penetrating the soil and the plants, because of the strong winds, dry out and die. If in doubt use a moisture meter.
- 6) Check plants for insects and disease. This is especially necessary for plants you will bring indoors for the winter. The following general sprays are useful:

- a) Ortho Orthenex (a combination spray) for both insects and disease control.
- b) Malathion for insects.
- c) Diazinon for insects.

It's important that you dispose of any sprays you have had for more than a year. Sprays tend to disintegrate and lose their effectiveness if kept longer. Mix just enough spray for each (one time) use.

- 7) Stake and tie up large Evergreens to prevent the strong winds from loosening the roots. Check and keep them watered even during the winter. A well watered plant will withstand winter freezing much better.
- 8) The following may now be planted for winter and early spring blooms (available at your favorite garden store).

- a) Bulbs:
 - Anemone (mixed)
 - Iris (mixed) - miniature
 - Blue Grape Hyacinths
 - Crocus (mixed)
 - Dwarf Daffodils

These can be followed (after the bulbs bloom) by violas and/or pansies in early spring.

The following Evergreens do well in containers. Planting them now will give their roots an early start before winter sets in.

- a) Dwarf Alberta Spruce

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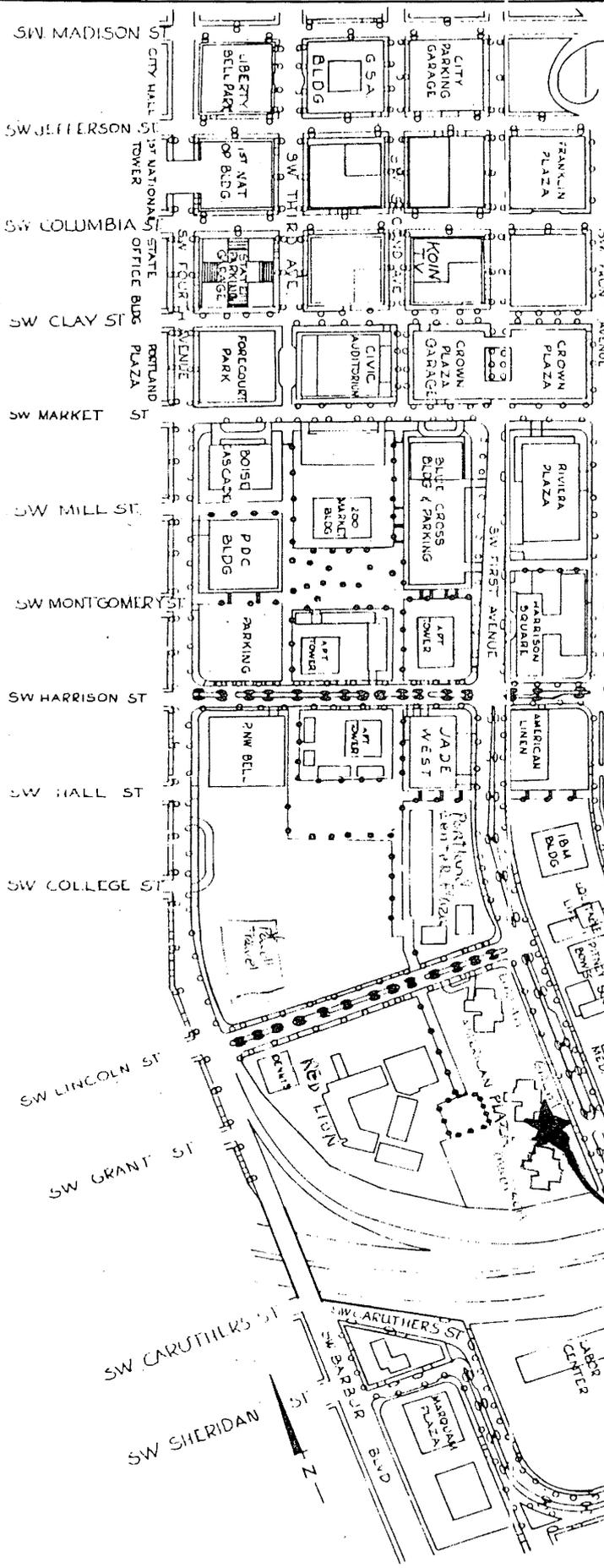
- b) Mugo Pine
 - c) Japanese Black Pine
 - d) Yew
 - e) Slender Hinoki Cypress
- GOOD LUCK - HAPPY GARDENING
Irv Trachtenberg

Notices

All posted notices at American Plaza, with the exception of those on the mailroom bulletin boards, must be cleared with the office. Notices will be stamped at the office and posted by our security staff according to Marge Allen, APCA Chairman. The reason for such a requirement is to neatly facilitate information flow while avoiding duplication of facility use, she said.

Package Delivery

When your name is on the package list, packages are delivered to your unit by the APCA Security staff from 7 to 8 A.M.; 4 to 5 P.M.; and 8 to 9 P.M. daily. To arrange for delivery call 222-7243 at least ten minutes before the beginning of the delivery hour of your choice begins.



Advertising

Tower Talk is now taking advertising in part to offset the cost of printing, but also as an impartial way to provide readers with information about useful services in the neighborhood. Costs are \$50 for a full page ad, \$30 for a half-page, \$17.50 for a quarter page, \$10 for one-eighth of a page, and new with this issue we will accept personal ads (twenty words or less) for \$2. To place an ad, simply call 222-7243 and our American Plaza staff will assist you.

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Waterfront Project Special Forum

City Commissioner Mike Lindberg spoke an audience of approximately thirty American Plaza residents about the Willamette River Development Project, from the juncture of the Willamette and Columbia Rivers to the Sellwood Bridge, in a special forum following a regular Board Meeting on November 17th.

No View Protection

Responding to homeowners concern about tall buildings in the waterfront project that might spoil their view, he pointed out that there are not city zoning regulations that protect a property owners view and that property owners cannot successfully claim a legal right to a view. That, he said, was the "bad news." The "good news" is that there is an apparent increase in citizen concern toward protecting Portlands beautiful views and lots of sensitivity to this at the city level, so citizen backed political opposition to tall buildings is certainly possible.

Cornerstone

Lindberg cited Cornerstones plan to build, as Phase I, a low rise development at Montgomery and Harbor Way, with a later addition to be an eleven story condominium. The plans were



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drawn and approved when somebody said they would appeal the approval decision. Cornerstone withdrew its eleven story condominium plan so they could proceed with their low rise plan without the delay of an appeal. They do have options on the site and each addition will have to be reviewed and approved.

Step Down Zoning

In talking about city zoning, Lindberg said the city does have a "step down" theory requiring buildings to be lower as they approach the waters edge and a height limitation in the approximate range of eighteen stories.

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Planners "Visions"

He described some of the city planners "visions" regarding the Willamette River Development Project, to include both sides of the river. They included a continuous greenway with bike trails and fishing piers; docks, fishing piers and fountains; an extension of Tom McCall Waterfront Park that would remove some sea wall and step down to the water; a dream of a footbridge across the river with shops; on it to tie the east and west sides together; the real hope of a "state of the art" aquarium along the waterfront as a major tourist attraction that could possibly combine with a "Sea World" type of family entertainment; a maritime museum.

Sternwheeler

Soon to be reality, Lindberg stated, is an old time sternwheeler that will be rehabilitated by the Port of Portland and will have a restaurant on board. It is to be docked at the foot of the Hawthorne Bridge.

Steamplant

He stated that the PGE steamplant covers 15 acres which will be donated to the city when the plant closes next year. The Zeidell, Schnitzer, and Wentworth interests that own 48 acres south of the Marquam Bridge plan to sell them soon and the city is working with them on that. Lindberg pointed out that most of the land

on the waterfront is privately owned, and city funds for purchase are too tight to make that very likely.

Audience Questions

Questions from the audience indicated a need for more parking on the waterfront or parking with pedestrian access to the waterfront. A need for pedestrian access to the Willamette River Waterfront Development from the South Auditorium district was stressed as a homeowner quoted the approximate number of office workers in the district at 22,000.

Other Concerns

Other concerns dealt with a loss of view of the river from automobiles because of clustered buildings and tree plantings. It was pointed out that many citizens, particularly the elderly, cannot enjoy our parks and waterways except from a car.

Radial View Corridors

A recommendation was made for the Planning Commission to establish radial view corridors, and one homeowner reminded the audience that APCA is a highrise community undoubtedly in someones view.

Commissioner Lindberg indicated that he would answer audience questions with a letter to the Board. He stated that Brian McCarl (796-5329) is the person to contact with concerns or interest in the Waterfront Development.

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