

HOUSING The Portland Observer

The Merchant Of Venice May Locate On Alberta

The Merchant of Venice may soon be coming to the Texas Lounge on Northeast Alberta Street. Franciscan Enterprise, a non-profit corporation concerned primarily with providing low-cost affordable housing, is negotiating with owner Jeff Parks for purchase of the former night spot at Northeast 17th Avenue and Alberta Street. The purchase and renovation is being underwritten by a private grant, Franciscan Executive Director Karen Voice says. She hopes to complete the sale by mid-July.

The agency plans to add six apartments to the three existing units on the second floor. They will use part of the 7,700 square feet on the ground floor for their own offices, now located in the top half of a duplex at 4826 N.E. Eighth Ave. The rest will be leased for retail use.

At a June 1 community planning session for the Alberta Street Revitalization Project, which Franciscan Enterprises is participating in, residents were asked for possible uses for the space. Several suggested The

Merchant of Venice, a popular pizza and Italian food restaurant once located at 1432 N.E. Broadway. The restaurant closed last year when owner Jim Boche and the owners of the Albers Building couldn't agree on lease renewal terms.

"Broadway has lost a lot of its luster for me," Boche says. "When you drive down the street, you see one race of people, and pretty much one class. It isn't culturally diverse."

On the other hand, he says, this part of Northeast Alberta Street may be too "different" for comfort. A resident of Northeast Failing Street himself, he says, "I'd really like to do this, and I love the people in Franciscan Enterprises. I'd like to believe that my customers would come here come hell or high water." Right now, however, he says, "This is still a pretty scary place at night." Several new businesses have opened in the last three years to the east and west, but "there are seven or eight blocks that are a desert." Criminal

and rowdy elements hang out there, he says. "This is their turf, and there's an intimidation factor."

"Once you bring in homeowners and open businesses on the street, that will go away. I firmly believe that in two years this will be a viable commercial street." In the meantime, he says, he would need to form a "partnership" with Franciscan Enterprises and others to locate in this space. "I can't take all the risk and put up all the money by myself," he says.

Voice says that her agency is looking at a daycare center and a caterer as possible Texas tenants if the Merchant of Venice does not locate there.

Franciscan Enterprise has been in operation since 1987, and until now has concentrated on providing low-cost rental housing. They manage 47 housing units, and another 58 are "in the works somewhere" in projects ranging from concepts to buildings now being rehabilitated or built. The Texas will be their first mixed-use project.

Bottles And Cans For Homeless Fund

Stores participating in the "Bottles and Cans for the Homeless Fund" Campaign joined non-profit agencies and Portland City Commissioner Gretchen Miller Kafoury at a press conference July 2nd at Friendly House.

The "Bottles and Cans for the Homeless Fund" urges people to donate their plastic bottles and aluminum cans for The Homeless Fund

following.

Albertson's, Durst's Thirftway, Food For Less (Powell St.), Fred Meyer, Nature's Fresh Northwest, Plaid Pantry and Safeway are locations where bottles and cans can be dropped off.

This is the first time such a wide range of stores have joined together to support a common cause, helping homeless people find housing.

"Donating your plastic bottles and aluminum cans can help fight homelessness by providing non-profit agencies funding they need to move people from shelters into permanent housing," said Kafoury.

Money raised from the campaign will be distributed to non-profit agencies by the Oregon Community Foundation to support housing placement programs.

Wallpaper Cutting Maneuvers

To hang the first 'drop' or sheet of paper choose an inconspicuous corner and measure out from it 2 inches less than the width of the paper. Use a spirit level or chalk line to strike a plumb line which you'll use to align the first sheet of wallpaper.

Align the first drop of wallpaper on the plumb line leaving excess at the top and bottom. Use a smoothing brush to remove air bubbles and creases. The paper will wrap around the corner about 2 inches so use the smoothing brush to work the paper into the corner. You will finish the job at this corner.

To hang the remaining drops line

up the pattern to match the first drop and butt their seams together. Gently but firmly press them together, and work out any air bubbles behind the paper with the smoothing brush. You want the paper to butt tightly but not overlap.

Use a seam roller to seal the edges in place; don't press too hard with the roller or you can squeeze out too much of the adhesive.

To trim excess paper at the ceiling and floor molding use a razor blade cutter and a straight edge or broad knife. Hold the tool between the blade and the wall and cut firmly with the razor cutter.

To fit wallpaper around window and door moldings cut overlapping wallpaper with a scissors at a 45 degree angle. It's called a relief cut because it helps ease the paper around a corner. Finesse the wallpaper close to the molding and use a straight edge or a broad knife to hold it tightly in the corner between the molding and wall, then trim the waste away a razor cutter.

To cut wallpaper around an outlet or switch plate cover first turn off the electricity to the room. Hang paper over the opening and then cut out an 'x' across opposite corners. Cut away the excess 'v' shape pieces and trim the opening.

Structural Considerations for Installing Plumbing Pipe Indoors

Installing piping indoors means having to deal with structural barriers. In well designed homes, most plumbing can be hung below the ceiling joists, either in a soffit near the center beam or in a utility room with a dropped or exposed ceiling. But on most jobs, you'll be faced with the problem of cutting into structural timbers. Knowing which timbers can be disturbed and how much you can safely cut from them becomes important.

The first thing you must do is determine whether the timbers in question are load bearing or not. In many cases, only the outside walls and the wall above and below the center beam support the structure. Other than that, the wing walls on either side of a stair may carry a load, as may some walls on lower floors that run perpendicular to ceiling joists. Walls running parallel with floor and ceiling joists are generally not load bearing. As a rule, the more unconventional and spread out a

home's design, the more bearing walls are required.

In more cases than not, you'll be able to run your drainage lines along the center beam of a house, just under the floor joist. You can then branch up into the joist spaces and travel above ceiling level to the fixture locations. The line along the center beam can then share a space with the furnace duct and can either be left exposed or boxed in as a finished soffit.

In any case, a few guidelines apply when cutting into structural lumber. As a rule, you should never cut more than the center one-third of a floor joist. The top and bottom thirds must remain intact. If the pipe will take too big a bite out of the joist, you'll have to find another way. If you must cut the center of a joist, make the cut as close to a support wall as possible. Never, under any circumstances, notch the bottom of a joist.

When it comes to drilling pipe

holes through vertical studs, leave as much lumber as you can at the edges of the studs. As with joists, avoid notching studs. In most cases, you won't be able to save two-thirds of a

stud, especially when drilling for 1-1/2 or 2 inch pipes.

In fact, the hole for a 2 inch pipe will leave barely 3/8 inch remaining on each side of a 2 x 4 inch stud. This

is unavoidable, but make your hole as small as you can. Figure the outside diameter of the pipe plus 1/8 inch for expansion. As for sole plates and top plates, you can usually cut

those without concern. If pipes will lay within 3/4 inch of the face of stud, nail a protective strip of sheet metal over that area to shield it from dry-wall nails.

Make Your House Kid Safe

Making a house a safe environment for kids isn't difficult, it just requires you taking a look at it from a different perspective - a little kid's. With no inhibitions and boundless energy infants and little ones can find a typical house a very dangerous one. Here's some suggestions and guidelines to consider to adapt your house so it's a safety zone, even for toddlers.

In the kitchen

Stove: Add guards for the burners and covers for the knobs so only you can turn on the gas or electricity. When you're cooking turn the handles of the pans away from the range front so it can't be reached.

Cabinets: Install guard latches to the lower cabinets (any that kids can reach) so the contents are off limits. Empty one of the lower cabinets and make it just for junior where his/her favorite toy things are stowed.

Telephone cord: Get a shorter phone cord or add a hook high on the wall to hold a long cord so a child can't get it caught around his/her neck or trip on it.

In the bathroom

- Don't ever leave standing water in a bath tub.
- Close the toilet with its lid after using. Get a lid lock to secure it.
- Add locking guard latches to the cabinet or drawers so medicine and cleaning supplies are out of reach.
- Install a ground-fault circuit interrupter (GFCI) on the electrical outlets near the vanity.
- Install slanting grab bars for the shower, tub and toilet so they can be reached by everyone in the house.

• Prevent accidental burns by installing pressure-balanced temperature-limiting controls for the shower, bath tub and sink.

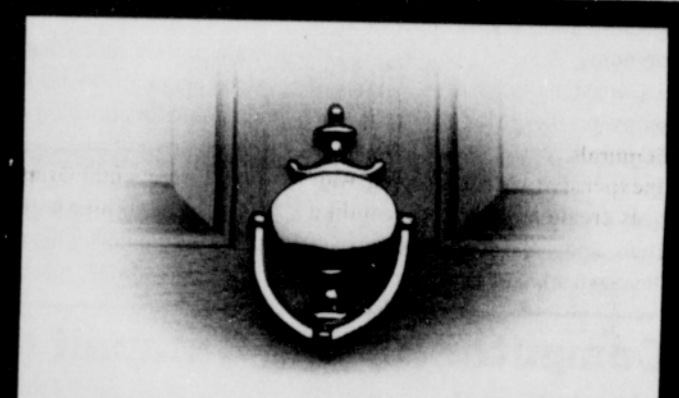
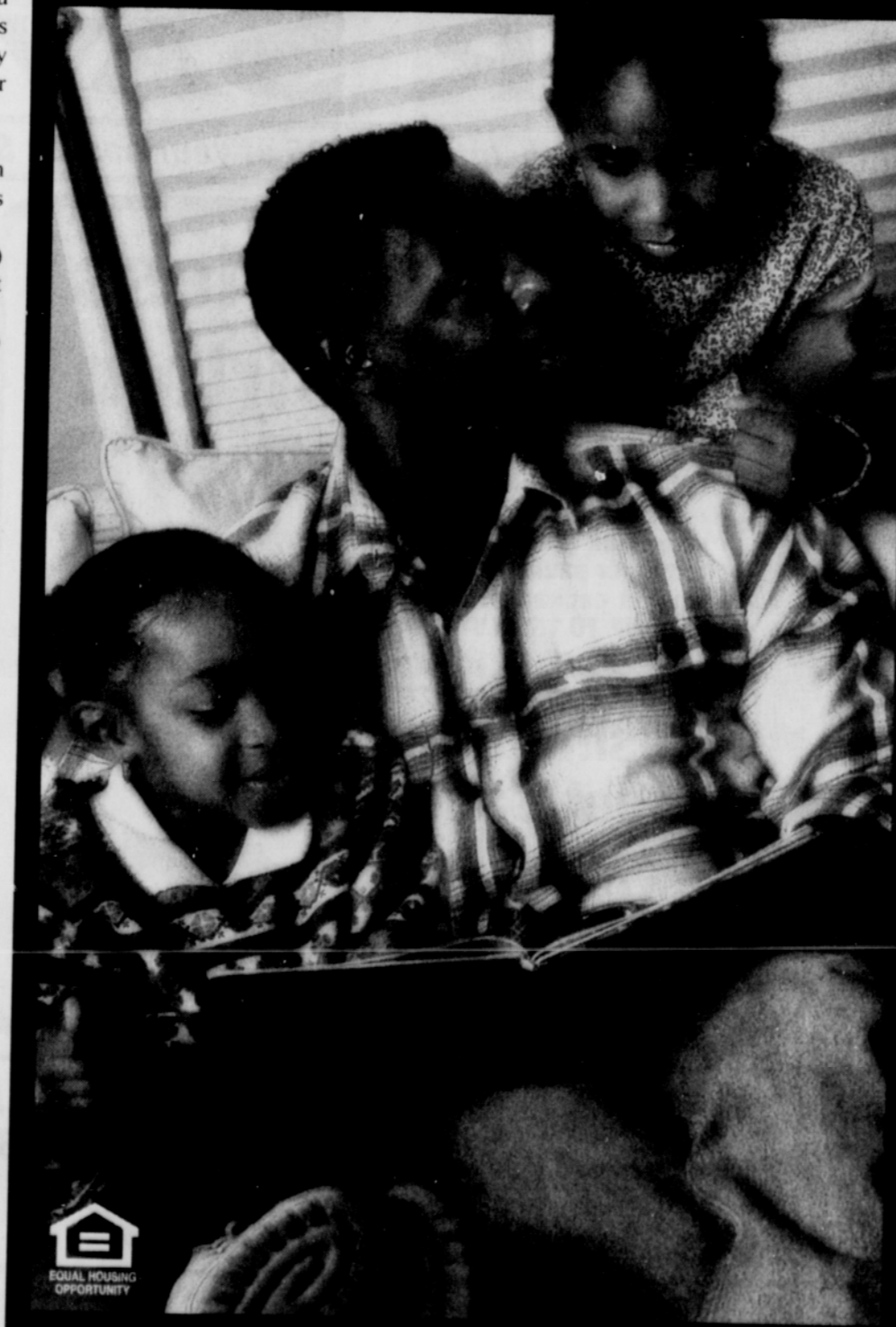
• Install the shower head on a sliding bar so it can be adjusted for everyone in the house.

- Add an automatic night light and smoke detector.
- Choose nonslip flooring

Throughout the house

- Install gates at the top and bottom of all stairways.
- Cover unused electrical outlets with plastic plugs.
- Remove all electrical and mini-blind cords so they're out of reach.
- Keep poisons, chemical cleaners, medicine and cosmetics in locked cabinet.
- Don't use a long tablecloth that hangs down where a child can pull it.
- Keep any furniture that can be climbed on away from windows, stove and ironing boards.
- As soon as a child can reach a crib mobile, remove it.
- Seal off a fireplace with glass doors.
- Don't use thumb tacks to hang anything on a wall near a baby's crib.
- Don't put a crib on a wall where the electrical service panel or fuse box is located; it could be a hot spot if there's an electrical fire.
- Keep windows closed and locked when kids are around. For ventilation open the top sash of double-hung windows.
- Put beds and furniture away from windows so kids can't climb out of them.
- If you're disposing of an old refrigerator, remove the doors, unplug it and cut any electrical wires between the door and the cabinet.

Even if you haven't
SAVED A LOT
for a home,
you've probably saved
ENOUGH.



It's not easy saving up to buy a home these days. But with the FHA, it isn't as hard as you'd think. Because with an FHA loan, you could get into a home of your own with a down payment as little as a few months rent. And you don't need a perfect credit record or a high-paying job

House / Down Payment	to qualify. In
\$30,000	\$900
\$60,000	\$2,500
\$90,000	\$4,000

fact, depending upon the house

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