

HOUSING The Portland Observer

Builders of Belmont

Enjoy a walk on the "Sunny Side" while you review a century of Portland history by attending the Bosco-Milligan Foundation's slide show and walking tour of the city's first streetcar suburb—Sunnyside.

Neighborhood historian Barbara Grimala will give a fascinating slide presentation on the history and evolution of the Sunnyside neighborhood. Then join her and assistant tour-guides Jane Morrison and Cathy Galbraith on a walking tour of S.E. Belmont Street, where you will learn more about the history and architecture of the "Builders of Belmont."

Developed by the Sunnyside Land and Improvement Company in 1887, Sunnyside is one of the oldest urban neighborhoods located on the east side of the Willamette River. The suburb was advertised in the Oregonian as being located on the "Sunny Side" of the Willamette River away from the shadows of the

west hills.

Sunnyside was located only 2 1/2 miles from downtown Portland via the newly opened Morrison Bridge.

The slide presentation will take place at the Portland Mennonite Church at the corner of SE 33rd and Main Street (just off Hawthorne to the north). The walking tour will follow from the church through the Sunnyside Neighborhood, with an emphasis on S.E. Belmont Street.

Pre-registration for the event is required. Tickets are available by mailing a check to the Bosco-Milligan Foundation, PO Box 14157, Portland 97214, or calling the foundation at 231-7264.

The Bosco-Milligan Foundation is a non-profit organization whose purpose is to open the regional architectural heritage center at 707 SE Grand avenue in the historic West's Block Building, The oldest building in Portland's eastside.

Rosemont neighbors 'cautiously optimistic'

Continued from Metro

likes the senior housing component, with its opportunity for aging homeowners to remain in the neighborhood when they can no longer live independently.

She is concerned about the sheer amount of housing on the site, as is Russell. "We wanted to get owner-occupied housing, and they've been responsive to that," she says. "There's a lot more diversity now, but if you look at the raw numbers, the number of rental units has not decreased much." She questions the ability of the neighborhood to ab-

sorb the children the units will produce.

In presenting the new concept at a Piedmont Association meeting last month, McCarl said it was still subject to change based on continued negotiations with neighborhood representatives, design work and financial feasibility studies.

This helps to reassure Russell. "The answers we couldn't get before are coming now, but they're not sufficient yet for me to give my stamp of approval to this. I want to see as much in writing as possible that things have been thought through as much as possible."

Median removal, parking proposed for MLK

Continued from front

now, possibly at curb extensions.

Some committee members questioned whether a cross-walk at Hancock would be safe, given that the street curves at this point. Layden said that there are adequate site distances to allow this. However, he balked at a suggestion by business owner Paul Knauls that an existing pedestrian signal at Northeast Tillamook Street be moved to

Hancock. "That's a problem," he said. "You have to get the cars to stop, and you have to get the cars behind them to stop."

Layden said the project team is checking to see if some existing driveways, which now take up more than 25 percent of the boulevard's street frontage, can be removed to provide more parking. Architect Mike Dowd said that his property contains three driveways, all of which could be removed without hardship.

OLS Asia signs China Housing

Hong-Kong based construction group OLS Asia Holdings Ltd said on Monday it had signed a heads of agreement to be the project manager in a joint venture for the China Housing for the People project.

"While details of the financial returns to OLS are still under negotiation, it is expected that OLS Asia will receive a project management fee based on the total construction cost," the company said.

The other joint venture partners in the agreement were the China Housing Management Corp (CHMC) and China Housing Associates (CHA), OLS Asia said.

"CHMC and CHA have already signed up a housing reform project in the old city centre of Suzhou near Shanghai and are currently negoti-

ating two similar projects in Beijing and Shanghai," OLS Asia said.

The joint venture agreement created significant opportunity for OLS Asia to expand into China's middle class housing sector with companies and government authorities recognised as the most progressive developers, it said.

"The future involvement of OLS on these mass housing projects will ... be under close government scrutiny, but the company is confident of substantial expansion of its operations in (China) through this new joint venture arrangement."

OLS Asia's shares were untraded at 2.05 p.m. (0405 GMT) on Monday, having closed up six cents at 98 cents on Friday.

Purchasing the right air conditioning unit

Window air conditioners come in a variety of sizes, shapes and efficiency levels. The cooling capacity is rated in British Thermal Units (BTUs). Room air conditioners from 5000 to over 20,000 BTU cooling capacity are available for window mounting.

For an air conditioner to operate at peak efficiency it must be sized to fit the area it's expected to cool. In addition to the room size other factors to consider are the number of people who will use the area and

whether or not it's located on the south side of the building.

Obviously if the unit is undersized it will not cool the room but if it is oversized it will cool the area so quickly that it won't run long enough for the evaporator coil to properly dehumidify the air.

Using a room air conditioner that's over capacity is inefficient and can cause the unit to short cycle.

This constant on-and-off cycle may prematurely wear out the compressor.

Units in the 5000 to 7000 BTU

range will usually cool an average sized bedroom. Kitchens with heat producing appliances like the oven and busy family rooms with lots of people activity require more cooling power.

Before you purchase a unit check your electrical power. Window units under 12,000 BTU capacity require a 120 volt 20 amp electrical circuit. Smaller units of 5000 BTU may run on a 15 amp circuit. In both cases neither will work reliably if it has to share the circuit with another high amperage

appliance like a refrigerator. Larger units require a dedicated 240 volt circuit. Ask the salesperson about the power requirements for any of the room units under consideration.

In addition to proper sizing, buy an energy efficient unit which will save money in the long run. The Energy Efficiency Ratio (EER), the ratio of the amount of electricity the air conditioner uses to produce one BTU of cooling, is the most readily available gauge. This number is published on a yellow label affixed to the unit.

Albina Community Bank

is jointly hosting a series of public meetings to share information about the Public Offering of Common Stock. The \$250 minimum purchase allows for participation by individuals with varied income.

Available dates include:

• Tuesday, August 13th 6:00 - 8:00pm; Lutheran Innercity Ministries, 4219 NE MLK Jr. Blvd.

• Tuesday, September 10th 6:00 - 8:00pm; NE Community Police Precinct, 449 NE Emerson.

Albina Community Bank currently resides at a temporary location of 1130 NE Alberta.

For questions contact F.M. Burch & Associates at 281-3771.

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