SULLIVAN'S GULCH TO DRAIN SEWERAGE OF VAST DISTRICT

East Side Residents Plan Scheme of Drainage—Will Accommodate Large Area in Resident Section, Adding Greatly to Property Valuations in Region Affected

Central East Portland is about to open a campaign for a trunk sewer down Sullivan's gulch, which will serve an immense district, extending from Rose City Park to the Willamette river, and which would be second in importance only to the big Brooklyn sewer now nearing completion.

To A. B. Slauson, manager of the realty department of Hartman and Thompson, is due the credit for having first called attention to this economical means of constructing the trunk of a sewer system that will provide an extensive and rapidly growing district with sewer facilities for all time to come. It will cover Rose City Park, Rossmere, and the other additions along Sandy Road, Montavilla, all of North Mount Tabor, Center addition and the territory for a number of blocks on both sides of Sullivan's gulch.

In Need of Sewer.

Portions of the territory tributary to the proposed trunk sewer are badly in need of sewerage facilities. Montavilla, Mount Tabor, north of the Base Line road and Center addition have reached the point in population where proper sewerage is a prime necessity. From Center addition west, there is a considerable area on both sides of the gulch without sewerage. The new additions along the Sandy road are not as yet clamoring for sewerage, but within a few years they will have filled up with people to such an extent as to make the construction of a large sewer main imperative.

"What is the most important improvement for central East Portland?" was asked of Allan B. Slauson, manager of the realty department of Messrs. Hartman & Thompson, recently.

"A bigger and better sewerage system, by all means," was the reply. "Central East Portland is fairly well provided with small sewers, but in the great restricted district, which begins at Holladay addition and runs eastward there are sewers only as far as Twenty-fourth street.

Must Be Permanent.

"The rapid up-building of this section with beautiful homes renders it almost imperative that the city should take immediate action to provide some adequate sewerage system, one that would not only be sufficient for present needs, but for several years to come. Such a sewer could now be constructed at comparatively small expense. Nature has made a natural drainage canal which takes care of all the surface water, no matter how heavy the storms.

"This natural drainage canal is known to residents of the east side as 'Sullivan's gulch.' The natural easy grade from the river level to the higher ground of Multnomah county has been utilized by the O. R. & N. Railroad company for many years, but no effort has been made to fill up this gulch, or to improve it in any way, other than to build the necessary bridges across it at Union avenue, Grand avenue, Twelfth and Twenty-eighth streets.

Gulch Natural Channel.

"It is a well-known fact that the excavation for the construction of sewers through city streets already built and improved, where in many cases it is necessary to dig deep enough for a well, is the largest part of the cost.

"An immense sewer, sufficient to carry all the waste of a largely populated city in central East Portland, could be built for a distance of four or five miles, emptying into the river at the mouth of Sullivan's gulch, at a comparatively low cost, and every foot of ground for a mile or more on either side of this sewer would be increased in value threefold by such construction—probably 10 times the cost of the assessments.

"At the present time the right of way for such a sewer could undoubtedly be secured absolutely without cost from every property owner bordering upon the O. R. & N. right of way, throughout the whole length of this natural drainage canal.

"In my opinion this is of as great importance to the east side as the construction of bridges or a subway.

"Anyone who saw the great gathering of people on Grand avenue during the Rose Festival, when the east side turned out in all its strength for a carnival night, could not fail to realize that they could manage to get along fairly well on this side of the river if the west side were cut off entirely.

Rapid Transit Needed.

"Grand avenue is a magnificent street. Some day there will be department stores along that thoroughfare that will hold the trade of a great majority of the residents of the east side.

"The question of bridges or a subway is not nearly of so vital importance to the east side as it is to the west side. It is the west side which must build these avenues of communication, or it will lose much of the trade of the big residence district of the east side.

"This is not idle talk. The people of the east side have already secured a finer High school than the west side can boast of. Before long we will need a new courthouse, the location of which will be decided by votes, and the east side have the votes; therefore they will have the courthouse. If they do not take the postoffice away from us before many years it will be a wonder.

"The only way for the west side to hold its commercial supremacy is to provide rapid transit, either across or under the river, or both."

CONTRACTS LET ON WAREHOUSES

Parlin & Orendorff to Put Up a Four-Story Brick Structure.

FREIGHT HOUSE FOR STREETCAR COMPANY

Devlin & Wallace Build at East First and Yamhill—Factory for Campbell Safety Gas Burning Company.

Contracts for four large east side building improvements have been let in the past few days.

Parlin & Orendorff, who have many years conducted an agricultural implement warehouse in Portland, have begun the erection of a four-story brick warehouse on Belmont and East Water streets, to cost $60,000. The frontage on Belmont street is to be 200 feet, and on the southern Pacific track and East Water street 100 feet each. The foundation will rest on piling, driven concrete piles, if found practicable. The frame of the structure is to be of mill construction, the heavy timbers being made of Oregon fir. Six months will be required in finishing the structure.

A building permit has been issued to the Portland Railway, Light & Power company for the erection of a freight-house and wharf fronting the Willamette river and between East Clay and East Market streets. The building is to be a part of the east side terminal yard and will cost about $20,000. The freight-house is to be a 50 by 250 foot structure, resting on a foundation of piling. The wharf is to be 150 by 400 feet.

Architect Emil Schacht has let the contract for the erection of the warehouse for Devlin & Wallace, to be built at East First and East Yamhill streets. The structure is to be of brick construction and will cost approximately $25,000.

Plans are being prepared for a four-story brick factory and warehouse at East Eighth and Belmont streets, for Campbell's Safety Gas Burning company. The building is to cover a quarter block, is to be four stories high, of brick construction and will cost $50,000. The plant now occupies a frame building on the lot adjoining the above site, which has been found inadequate for the purpose.

The contract has been let for the erection of a lodge building for the Odd Fellows. It is to be erected on East Alder street, between East Sixth and East Seventh streets, is to be of reenforced concrete construction and will cost $25,000.

E. A. M'GRATH.

Mr. McGrath is president of the Irvington Investment company. Both he and his associate, J. E. Costello, are men of wide real estate experience. They have handled tracts successfully in large cities and are responsible for the opening up of that part of beautiful Irvington between Thompson and Tremont streets and Fourteenth and Twenty-fourth streets.

Naturally.

From Judge.

Daughter—Papa, in time of trial what do you suppose brings the most comfort to a man?

Papa—An acquittal, I should think.

A Bungalow at Rossmere.

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$1,900—Five-room new bungalow, small lot, modern in every way; only $200 cash required; come early.

$2,000—Five rooms, new house, tinted walls, fixtures in, modern plumbing, large basement, lot 50x100, improved street; only $300 down. This beats paying rent.

$2,600—Beautiful cozy bungalow, large rooms, fireplace, attic and basement, improved street, near Hawthorne; $500, balance monthly.

$2,600—New modern 7-room house, only one block to car, lot 50x90, nice neighborhood; small amount cash necessary.

$2,800 — Five-room bungalow, fireplace, attic, basement, strictly modern, corner lot 50x100, macadamized street, cement walks all paid; only $500 required to secure this little dream of a home.

$3,650—New modern 6-room house, on Hawthorne ave., fireplace, lot 43x100; $1,800 down, balance to suit.

$4,700—Elegant 10-room bungalow, tinted and paneled walls, beam ceiling, fireplace, cement basement, furnace, laundry trays—everything, in fact, to make a home complete; $2,000 down, balance to suit.

$2,000—4½ lots 50x100 each, near car, high and sightly, covered with beautiful fir trees, in Richmond, all streets now being improved—nothing better as a speculation.

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$1,050—Splendid lot, 50x100, on E. 31st north of Hawthorne, street graded, cement walk, sewer, gas, east front; ½ cash.

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