

SUTTER CITY,

Pride of Sutter County.

HOW IT DOES GROW.

Being Built to Supply a Demand.

THE FUTURE COUNTY SEAT.

Liveliest Town in California North of Fresno.

WARRANTED BY NATURAL RESOURCE.

Agricultural, Horticultural and Mineral Wealth.

RAILROAD TRANSPORTATION.

Natural Gas, Coal, Oil, Porcelain Clay, Limestone, Red, Blue and Gray Granite.

THE CITY AS IT NOW APPEARS.

The Sutter City Improvement Company and Its Scheme of Development.

THEY PLANNED FOR PERMANENCY.

The Location, Soil, Climate and Resources Insure to the Investor a Reward of Health, Wealth and Prosperity.

Sutter county, with its 400,000 acres of the most fertile cultivated land in the world, has been a county with only a few small towns, one of which, containing the Court-house and county property, could scarcely be called its own. Yuba City is nothing more nor less than a little suburb of Marysville, and practically belongs to that city. The Judge, jury, witnesses and litigants all eat, sleep and spend their money in the adjoining county. An aggregate of \$3,000,000 of Sutter county money is annually expended in Marysville, the profits arising therefrom serving to benefit the industries of another county, rather than to foster and have them for its own. Yuba City, the county seat, is situated at the extreme eastern edge of the county, and the people of the county eventually became alive to the fact that a city near the center of the county, convenient to all, was an absolute necessity, and they determined to have it.

The liveliest town in the State of California to-day, north of Fresno, and the one which can show the most rapid growth, general development and public improvement is Sutter City. Where only fourteen months ago the stubble from the crop of 1887 was the sole occupant of the landscape surface, there stands at this time the largest city in Sutter county. A visit to the locality was such a veritable surprise that a review of what has been, and is being done is of more than usual interest. Southern enterprise laid out sand plans into boom towns, sold lots to the music of brass bands, there was fife, bang, boom, explosion, the thud of the rocket-stick and the story complete. Here, without ostentation or parade, is a town springing up as by the fabled magic of the Genii, supplying a necessity which the natural resources of the immediate section warranted, and it has come to stay.

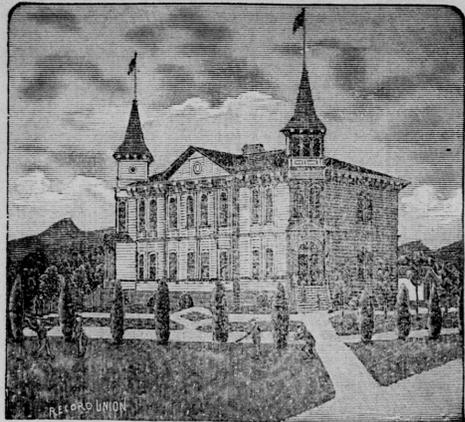
Sutter City is ten miles west of Marysville, on a line drawn north and south through the center of Sutter county. It is two miles from, and at the southeastern foot of the Marysville Buttes, and the general landscape is exceptionally grand. The site selected for the town has the appearance of being level, but slopes about fifty feet to the mile, and is covered with the oak growth so peculiarly Californian, where the stately trees stand singly, as sentinels, free from undergrowth—a vast and beautiful natural park.

The town site consists of 160 acres, selected on account of its exceptional advantages, by what is known as the Sutter County Land Improvement and Reclamation Company, a corporation with a capital stock of a million dollars, formed for the purposes indicated by the title.

Early development was the programme, and was set about with signal ability. In the platting, the two main streets, Nelson and California, were made each 100 feet wide; Barrows, Mulberry and Walnut, each 85 feet wide, and all the other streets

60 feet. The alleys through the blocks are 20 feet wide, and the size of all lots made 25 to 50 feet front and 125 feet deep. PREPARATIONS FOR SELLING.

The first property placed on the market was what is known as the Epperson tract, consisting of 200 lots. This was done by a corporation known as the Sutter City Building Association. The plan decided upon was to build a \$10,000 hotel on the corner of Nelson and California streets, and eleven residences, at a cost of \$20,000, scattered over the tract, and to give the improvements to the buyers of the lots, free of charge. This plan was faithfully carried out, all the buildings being finished.



SCHOOL-HOUSE PRESENTED TO CITIZENS BY SUTTER CITY IMPROVEMENT COMPANY.

ished in plaster, and of the designs and size advertised in their prospectus.

MANNER OF DISPOSAL.

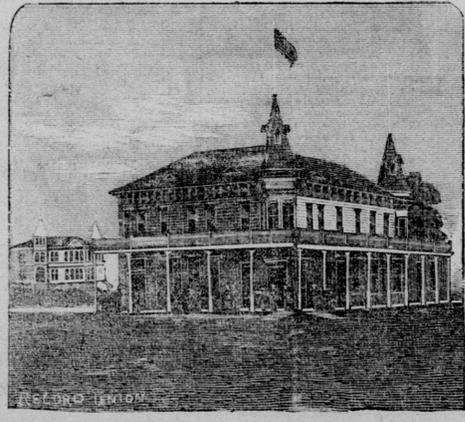
In the sale of lots each buyer acquired title to an undivided interest in the tract, and the lots being all sold the purchasers met at the new hotel in Sutter City on the 17th of last December to make the distribution, which was effected in this manner: Having met, the purchasers selected a committee from among themselves, who conducted the drawing and represented the buyers not present. The names of the 200 purchasers were placed in one box, and thoroughly and continually mixed up, and in another box, in the same manner, the numbers to the 200 lots. Simultaneously the name of a purchaser and the number of a lot were drawn from the boxes, and the lot thus drawn out was placed to the name of the purchaser taken out at the same time, and a deed given direct for said lot, in accordance with the drawing. In this way a fair and impartial division was made, and everybody satisfied. Those who drew residence lots got their money's worth, and those who were lucky enough to draw lots with improvements got more. The people who drew residences immediately moved to Sutter City with their families, while still others at once commenced to build for themselves, and the promoters now saw for the first time the accomplishment of their desire—the making of permanent homes.

GRIFFITH'S ADDITION.

In like manner a sale of the Griffith Addition, consisting of forty-one acres, was disposed of in ten days from the time of its being placed upon the market. Up to the present date there have been built in Sutter City, and are now occupied, 178 residences; many more are nearing completion, and new ones are being started every week. There is not a vacant room, but alone a vacant house, in all Sutter City, and families are moving in as fast as shelter can be prepared for them.

THE SUTTER CITY IMPROVEMENT COMPANY.

But at no time has the development assumed such proportions, or progressed with such activity, as at the present time. Now a tract known as the College Park Addition, consisting of 550 lots, is being disposed of on the same plan, the distribution to take place on November 1st. On this thirty-five new residences are being built at a cost of \$75,000, and in the drawing which goes with this sale is a \$15,000 brick building, located on the corner of Nelson and California streets, in the center of the main town, opposite and south of the new hotel. This building, a cut of which is shown, is now more than



SUTTER CITY HOTEL (COST \$10,000), DONATED WITH EPPERSON PROPERTY SALE.

one-half completed, and will be ready for occupation on the first of July. One of the residences that goes in this College Park drawing is also shown.

ALL THE BUILDINGS.

Put up by the company are substantially built, varying in price only on account of size and architectural design, and all are neat looking and hard-finished. The school-house, erected at a cost of \$15,000, and donated free of all expense and

incumbrance, is one of the best in all Northern California, and on the day on which the writer visited the school there were found in attendance 125 scholars. Six months previous there could not have been gathered the 25 without the added 100

This will serve as something of an index as to the rapidity of past growth.

PUBLIC IMPROVEMENT.

But aside from the enterprise displayed in pushing the residence and business portion of the city, has been the labor and capital expended in such a public-spirited manner as to cause many of the older and neighboring towns and cities to become, figuratively speaking, green with envy. For example, during the last thirty days there has been an expenditure of \$10,000 in planting ornamental trees along the streets. The streets running north and south were all named after certain varieties of trees, and according to the origi-

lots at the previous drawings are now happy in the possession of property the market value of which is considerably in advance of the purchase price.

TRANSPORTATION.

The Marysville and Colusa stage line, carrying the mail and express, make daily trips to Sutter City, but this was long since found to be inadequate, and a second one put on, so that now there are two lines daily each way. Even this is not sufficient for the passenger traffic, and scores of lively rigs make the trip from Marysville, the nearest railroad town, every week. The freight business has been done by the old-fashioned California freight wagons with "back-axions," but the amount of transportation necessitates something superior to the requirements of pioneer days, and the building of the

MARYSVILLE, SUTTER CITY AND COLUSA RAILROAD.

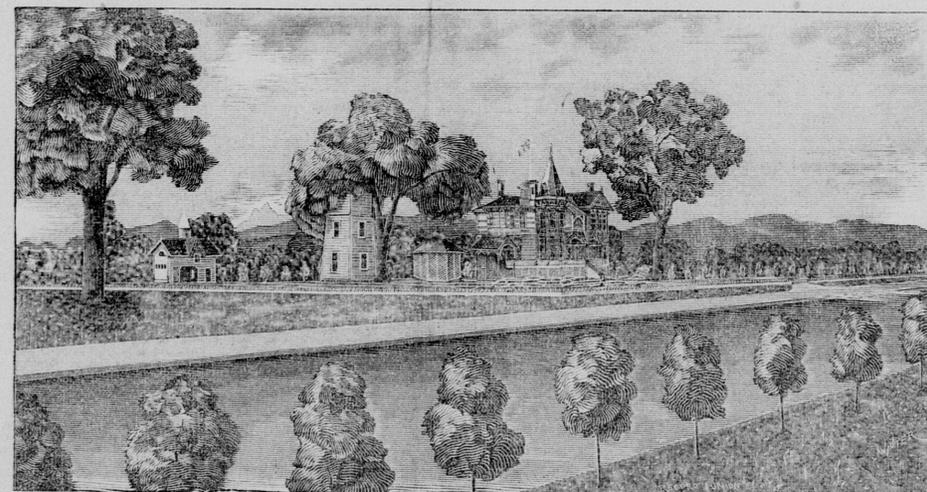
Is one of the improvements of the near future. In fact the right of way has already been acquired, grounds for depot buildings and yards secured, and the capital stock necessary to build and equip the road is all subscribed. Ground will be broken to-day with formal ceremony, and the work of grading will proceed with the characteristic push that has marked the development of the new town, and regular trains will be running between Marysville and Sutter City before the fall rains set in.

VARIED RESOURCES AT COMMAND.

While the immediate demands of the agricultural section in the center of Sutter county warrant a city with a population of 2,000 to 5,000 people, there are other and greater resources at hand, capable when developed of affording employment to thousands of skilled artisans, permitting extensive manufactures, and industrial works, and removing the limit to wealth and population to which Sutter City may reasonably aspire.

NATURAL GAS.

Eighteen years ago, while prospecting for oil in the hills adjoining Sutter City, a shaft was sunk to the depth of 72 feet. Evidence of oil, in fact, a considerable quantity of oil, was found. At this depth



RESIDENCE AND GROUNDS OF P. D. GARDENEYER, GRIFFITH'S ADDITION.

drift was worked into the mountain only a short distance when the odor of kerosene and oil gas became so obnoxious as to render further work almost impossible. On returning to work one day from lunch one of the men descended the shaft, and while waiting for his companion, who was being lowered in the bucket, struck a match to light his pipe, when a terrific explosion followed. The man in the bucket, although forty-five feet from the surface was, together with the bucket, blown clear out of the shaft. The windlass and stang were blown into ruins and the man at the top was severely injured. The accident, while not proving fatal as to loss of life, so injured two of the men as to forever unfit them for further manual labor, and before work could be resumed the shaft and drift caved so that it had to be abandoned, and later a new prospect well was started a few yards farther up the mountain side.

DISCOVERY IN QUANTITY.

This time drills were used and everything progressed favorably, a better quality of oil being found in larger quantities. At a depth of about seventy feet a strata of rock different and harder than any previously encountered was struck and the drill became fastened. As the last day's work progressed gas flowed forth in immense quantity, the flow rapidly increasing with the depth. All efforts to loosen the drill proving fruitless, and the capital of the prospectors being exhausted they were compelled to abandon their work, and from that time to the present day nothing in the way of further development has been done. On the abandonment of the work a four-inch tube was inserted at the top of the shaft and lighted. The result was a flame that welled out to the size of a barrel and extended to a height of twenty feet, lighting up the surrounding country at night with the splendor of day. As years rolled by the temporary pipe subsided to the action of the elements, and recently a smaller one has been improvised for test purposes. Without care the well has gradually filled with debris, and water now stands within a few feet of the surface, and yet under all these adverse circumstances, it still continues to burn.

This gas well, like those in Pennsylvania and Ohio, was discovered by men prospecting for coal and oil. In the East the gas wells have already been applied to economical uses, and found as valuable as if they had been the petroleum wells sought for.

Gas wells are employed for burning brick at New Cumberland, and in the

manufacture of pottery at East Liverpool, of cutlery at Beaver Falls and of glassware at Rochester. Within a circle around Pittsburgh having a radius of fifteen or twenty miles, there are four distinct gas-producing districts.

There are now six natural gas companies in Pittsburgh, with eleven lines of pipes, managing 107 wells, and supplying gas through more than 500 miles of piping, of which 232 miles are in the city proper, and the total capacity of the supply is estimated at more than 250,000,000 cubic feet. One company alone supplies more than four hundred manufactories and seven thousand dwellings, with all the fuel consumed in them.

A NOTED MANUFACTURER.

Mr. Andrew Carnegie proprietor of the largest iron and steel works in America, in an account recently published in the Popular Science Monthly on gas wells, natural gas, and the advantages they afford, said:

"While the largest well known yields about 30,000,000 cubic of gas every twenty-four hours, the average product of a good well may be set at about half of this. The pressure of the gas as it issues at the mouth of the well is nearly or quite 200 pounds to the square inch. Even at the works represented by me, nine miles from the well, the pressure is seventy-five pounds to the square inch.

WHAT NATURAL GAS HAS DONE FOR PITTSBURGH.

"Although it is only two years since gas has been used in Pittsburgh, it has already displaced 40,000 bushels of coal per day in the mills that have used it, and about an equal amount has been displaced in the works beyond the city limits. In many houses no other fuel than gas is used, and everybody who has applied it to domestic purposes is delighted with the change from the smoky and dirty bituminous coal."

Of its use in private residences, the American Journal of Science says: "The comfort and elegance imparted to an establishment by an abundant flow of odorless gas, are well shown in the residence of General Casement, where every fire in the house, in the kitchen ranges as well as in the parlor grate, is fed by a fuel which gives a brilliant, cheerful flame, is supplied and cut off by turning a stopcock, makes little smoke, leaves no ashes, and in addition, this, an abundant supply for illumination."

The flow of gas demonstrated to be at

source in furnishing lime for the whole of Northern and Central California. As is well known, the lime supply has always been limited and been furnished from localities difficult of access. The lime from the American river kilns is hauled many miles up steep mountain grades by freight wagons, and at great expense, to Newcastle, and rehandled and reshipped at that point at still further expense. Here, with the new railroad adjacent to the limestone quarries and the natural gas for burning, is the solution to a heretofore difficult lime supply problem; and an opportunity to revolutionize the present methods of supply.

equalled by but few sections of California, consequently the world, and the early date of ripening places the value still in advance, on account of the price of fruits first in market.

QUESTION OF IRRIGATION.

The Wright & Flemming scheme of irrigation includes these lands within its territory of water distribution. This system has for its source of supply the Feather river, tapped at a point about three miles west of Oroville, with sufficient water and carrying capacity for a territory of 200,000 acres. This system is not yet fully developed, but is constantly progressing and stands at the head of any

arrangement for irrigation under way in Northern California.

With the completion of this canal all that vast territory to the north and east of Sutter City now devoted to wheat-raising will be transformed into fruit colonies, as are seen at the present time about Fresno, a further source of support to the coming county seat of Sutter county.

COAL IN THE BUTTES.

Coal has been found in various places in the Buttes, but nothing in the way of an extensive prospect such as the indications would seem to deserve has ever been made. Some veins within three miles of the city that crop out at the surface are from two to five inches thick, the coal being of excellent quality. A company to develop this industry is being formed and a favorable result is confidently expected.

MINERAL PAINT.

Another field that is only waiting for some one with a little capital and push to come along and make a fortune out of it, is a mine of mineral paint. Farmers in the vicinity have long known of its existence and have used it by simply mixing it up in water for painting fences, barns and storage buildings. Even thus rudely applied, its preservative properties are conceded as being of great value. Samples taken to Sacramento and ground up in oil were pronounced of superior quality. Being so far from the railroad has kept this opportunity in the background, but now that the new railroad is an assured fact Sutter City will soon enumerate paint works among her other industries.

WATER SUPPLY.

The Buttes abound in springs of pure, clear, cold water, several of which discharge water in such quantities that any one of them would furnish a sufficient supply for a city of several thousand people. One of these springs in particular has an artesian pressure of such force as to cause it to boil out and form a large stream that flows down the mountain side for a distance of several hundred yards, where it enters a sink and disappears. This spring comes from the ground at such an altitude as to give a pressure sufficient, when piped to the city as to throw water far over the tops of the highest buildings that may be erected, and afford, without the aid and expense of

MENTAL or the native growth—thrive to perfection, and there has never been an irrigation. The soil is a rich alluvial, with sufficient sand for warmth as to make it among the earliest fruit-ripening sections of the coast, the fruit being ready for market simultaneously with that of the Yuba valley and frequently a few days earlier.

Wheat-farming has been the principal industry, but with the advent of the new town, with market and transportation, the

POTTERS' CLAY.

Near to town, and in as many as half a dozen localities, are inexhaustible deposits of the best quality of potter's or porcelain clay. It is easy of access, being close to the surface and readily handled. As it appears in bulk it is of a bluish white tint free from any grit and very plastic. Samples have been sent to Eastern kilns for burning and pronounced to be of unexcelled quality. Much of this was made up into small porcelain tableware and ornaments and returned, samples of which can be seen at the Nucleus building, in San Francisco, and at Sutter City. Besides the porcelain clay is a second quality deposit such as is used in making sewer and drainage pipes, tiles and terra cotta, and there is no limit to the extensiveness of manufacture in these lines that the deposits of clay and the natural gas fuel afford.

Probably the finest and best brick ever burned on the Pacific Coast are those made at Sutter City. So say the architects and masons having had experience with them. They come from the kiln firm and clean cut, with sharp edges, free from defects and almost as smooth as the finest eastern pressed bricks. Here with the natural gas fuel will be another industry, the limit to which is beyond computation.

GRANITE AND LIMESTONE.

The Buttes are covered with red granite in endless supply, but lies around loose in various sized bowlders instead of being found in ledges. It works well under mallet and chisel, takes a fine polish, and when dressed has a mottled appearance and looks like boglona sausage, but is exceedingly handsome when used for building purposes. The corner-stone of the new bank building was dressed out of this rock, as are also the window and door caps of the house of Mr. Brittain. The blue and gray granite is in ledges, quarries in easily accessible places, and the stone dresses freely and with less labor than other granite, being when newly quarried, of softer texture. But what is of more than usual consequence is the

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\$ 5,000 BRICK BANK BLOCK TO BE DONATED WITH SALE OF COLLEGE PARK PROPERTY.

AGRICULTURE AND HORTICULTURE.

The richness of Sutter county soil is proverbial. There is no county that can show that which is superior, and Sutter City is located right in the cream of it. There has never been a crop failure in the immediate vicinity all the way from twenty to sixty bushels to the acre. All kinds of trees—citrus, deciduous, orna-

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he built the coming year at one of these springs, the company to improve the property having already been formed and the stock subscribed for. Some fifteen acres have been reserved for the necessary baths and buildings, and the work of beautifying the grounds begun, ten acres of shade and ornamental trees having now been planted.

THE GROWTH OF SUTTER CITY.

The push and enterprise which has accomplished the wonderful results that confront the visitor on every hand are centered in what is known as the Sutter City Improvement Company, incorporated under the laws of the State of California and of which H. C. Stilwell is President, Dr. Schlessinger, Secretary, and P. D. Gardeneyer, General Manager. To be explicit, the ground was first broken on December 17, 1887, and on the 1st of January, 1888, Sutter City had one building, July 1st thirty buildings and January 1, 1889, 168 buildings. There are now already finished 173, and many more under way. When the Epperson property was disposed of there were sold 250 lots at \$250 each, with which were given as an incentive to investment eleven houses, built at an aggregate cost of \$30,000 and a \$10,000 hotel.

COLLEGE PARK TRACT.

The same company are now improving and disposing of their College Park property, consisting of 550 lots, which they are selling at \$300 each. With this property will be given away seventeen two-story dwellings, eighteen one-story cottages, the cost aggregating \$60,000, and a \$15,000 brick bank building, the upper story of which will be fitted up for lodges rooms for fraternal societies.

RECOGNITION OF SUCCESS.

With the first announcement of the plan to start a city on the plains people looked askance, and the only city they will ever have will be on paper, and thought—well, who can say—but they sometimes hinted at a miracle. But, as the town grew, and improvement after improvement assumed permanency, doubt gave way to hope, and hope again to confidence. The Sutter City Lumber Company, with a paid-up capital stock of \$50,000 formed by resident farmers who now have a well-stocked lumber yard with necessary buildings, was the first recognition of outside capital, and their business is flattering beyond all expectations.

THE COMING COUNTY SEAT.

Sutter City now contains 173 residences and business buildings, two stores with varied assortments of merchandise, and a new store for general merchandise now building. One hardware store, one lumber yard, one hotel (see cut), one lodging-house and restaurant, a barber shop, butcher shop, blacksmith shop, and two real estate offices. There is a most excellent school building (see cut), and a new drug store just opening out, and a doctor, and an attorney attend to the professional wants of the people.

SECRET OF SUCCESS.

The sale of putting all net receipts from the sale of lots into permanent improvements, relying solely on the enhancement of reserved inside property for company remuneration, has been the great secret of Sutter City's wonderful success. The scheme of the founder and promoter was a wise one, as any one will readily determine by making a visit to this, the liveliest town in Northern California.

DEPARTMENT TWO—Van Fleet, Judge.

Estate of J. H. Carroll, deceased—Order to lease property granted. Guardianship of Wheeler minors—Letters to A. E. Henshaw, J. J. Kelly and J. H. Ryan. Estate of J. A. Henshaw, deceased—Order of final account set for Monday next. Estate of J. A. Henshaw, deceased—Order of final account set for Monday next. Estate of H. Anderson, deceased—Order amending decree of homestead. Estate of the Eschinger minors—Order entered appointing Grove L. Johnson guardian, bond, \$2,000. Estate of E. P. Rye, deceased—Motion for new trial dismissed by consent. Estate of P. Munroe, deceased—Application to set aside homestead for children. Property set aside to them for a period of ten years. James McIntire vs. L. J. Chute et al.—Motion for a new trial denied. Allen Dwyer et al. vs. T. J. Chute et al.—Same order as above. Winthrop vs. Johnson—Cost bill relaxed by striking out \$9 10.

DEPARTMENT ONE—Van Fleet Presiding.

Charles Robin vs. Oliver Sanders, et al. vs. Peter Anderson, et al. Involuntary debtors. In re Peter Anderson vs. Julia Wright Seelye; A. Leonard & Son vs. Ann Kimball et al.; James O. Young vs. Sebastian Fisher et al.—All continued one week. CASES SET FOR TRIAL. Judge Van Fleet yesterday set his trial calendar as follows: Lottie A. Lee vs. G. W. Shepherd—Cause set for June 10th. B. W. Cavanaugh vs. E. Casselman—June 10th. Friend & Terry Lumber Company vs. P. Schmecke—June 10th. Plaintiff demand injury. E. Mayo vs. G. W. Pratt—June 11th. Court. S. S. Smith vs. E. W. Pratt—June 11th. Court. R. Lambert vs. L. Kestor—June 11th. Court. Patrick Sullivan vs. George W. Pratt—June