

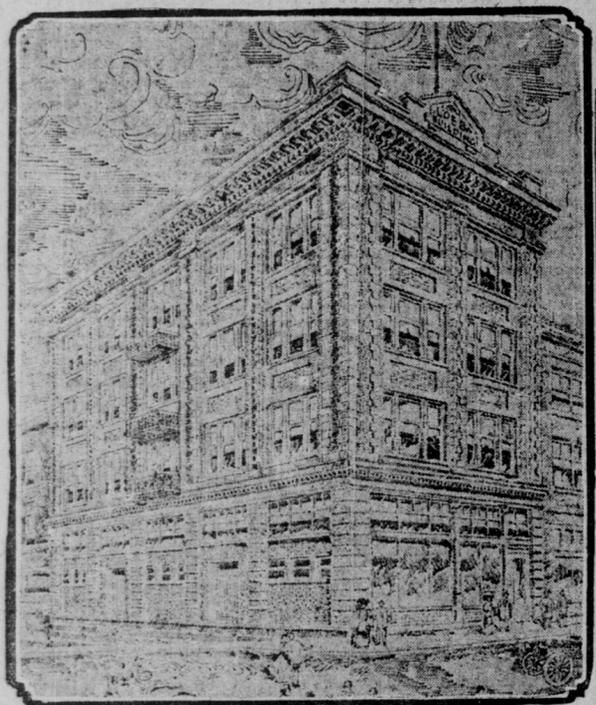
# Western Pacific Will Aid Development of Eight Counties

## RAILWAY COMPETES WITH VAST TERRITORY

Gould Line Will Serve Area in State Equal to Massachusetts and Connecticut

## Artistic Hotel and Flat Buildings Will Be Erected With Every Provision for Their Complete Equipment

COMPLETED AND CONTEMPLATED BUSINESS AND RESIDENCE IMPROVEMENTS THAT ARE TYPICAL OF THE BUILDING OF THE NEW SAN FRANCISCO.



BOEB BUILDING



MRS. A. NEUDECK'S FLATS

A territory of wonderful richness and equal to the combined areas of the states of Massachusetts and Connecticut is represented in the eight California counties that the Western Pacific railroad traverses on its direct line from Nevada to San Francisco. These eight counties have a combined area of 12,457 square miles. The area of Massachusetts and Connecticut combined is 12,995 square miles.

Railway competition will therefore be afforded in California for the first time in a territory of more than 12,000 square miles, with new facilities for doing business directly with San Francisco.

Rapid development may be expected in the counties of Lassen, Plumas, Butte, Sutter, Yuba, Sacramento, San Joaquin and Alameda, and its significance to San Francisco from a purely local standpoint is so great that it must not be overlooked. In order to create a correct conception of the resources of the region in California that the new transcontinental line will help to develop, a brief account of the leading characteristics of the several counties is given herewith.

### LASSEN COUNTY RECORDS

Lassen county has an area of 4,690 square miles, or 1,491,105 acres. There are 675 farms in the county, and the value of country real estate is \$4,000,000 in round figures. The number of acres assessed is 721,847. There are 1,200 miles of public roads in the county, and more than 100 miles of irrigating ditches.

Lassen county is traversed from south to north by the Nevada, California and Oregon railway, narrow gauge, which connects at Reno with the Southern Pacific system. The line of the Western Pacific runs through the southern portion of the county. The present population is only about 5,000, but it would support many times that number with ease. The assessment roll exceeds \$5,000,000.

The bank at Susanville, with a capital of \$50,000, has more than \$200,000 on deposit, which shows a condition of easy business. The principal present industries of the county are farming and stock raising. In the county area are included several paying mines and vast tracts of timber lands, held largely in private ownership. In these forests there is large wealth and the promise of great lumbering industries.

### MANY FERTILE VALLEYS

There are many fertile and productive valleys, the most fertile and the largest of which are the Honey Lake valley, Big valley and Long valley, which are at an altitude of a little more than 4,000 feet. Madeline plains, Willow Creek valley and Secret valley are 5,000 feet above sea level.

The high valleys are not as well adapted to general farming as the lower ones, but they are quite productive and well suited to stock raising. With irrigation, where the altitude is not too great, any of the ordinary products of the temperate zone can be produced in abundance and of fine quality. Apples, pears, cherries, peaches, apricots and berries of all kinds grow splendidly. Of the farm products alfalfa is probably the most important, although native grasses—timothy and red top—are raised extensively.

There are a number of creameries in Lassen county, and their products demand the top prices in the city markets. Good hay and grass and pure cold water make the county an ideal one for dairying.

### MINES IN PLUMAS COUNTY

Plumas county is rich in mines and in lumber. One of the greatest and most valuable resources of the county has been and is its deposits of gold. The mines never have been fully developed, because of the lack of transportation facilities. There is an abundance of cheap electric power in the county which can be devoted to mining.

One of the quartz mines in Plumas, the Plumas-Eureka, is credited with a gross yield of \$12,000,000. There are two distinct and prominent quartz belts passing through the county.

The Western power company has established a great electric power plant of more than 200,000 horsepower to transmit electricity to San Francisco.

The area of Plumas is 2,567.51 square miles, or 1,634,400 acres of diversified mountain and valley lands, all of which are useful for grazing, agriculture, mineral production, timber. The northwestern boundary is the main summit of the Sierra Nevada mountains.

### FEATHER RIVER WATERSHED

Plumas county covers nearly all the watershed of the upper Feather river, in which are situated some of the most beautiful and fertile valleys in the state. Chief among these are the Indian, American, Big Meadows, Genesee, Mohawk and Sierra valleys.

The county is 71 miles from east to west, and 38 miles from north to south. Cereals, fruits and vegetables are grown successfully in the Indian, American and Genesee valleys. The higher valleys are devoted mainly to the production of native or cultivated grasses, or hay or pasture, and are, therefore, devoted chiefly to grazing and stock raising. Apples, pears, plums, prunes, nutmegs, peaches and cherries are grown, and Plumas seems to be the native home of the apple.

The supply of lumber is vast. There are tracts held in private ownership running from 50,000 to 60,000 acres each, and there are many tracts of smaller dimensions. Gold mining has been in progress since the early fifties, but it is considered to be still in its infancy.

### BUTTE COUNTY IS WARM

Butte county has an area of 1,170 square miles, consisting of three sections—mountain, foothill and plain. According to an official report issued by the California agricultural society, notwithstanding its location—150 miles north from San Francisco and 500 miles

from Los Angeles—"it is warmer than Florida in the winter season." The supply of water for power and irrigation purposes is unlimited.

Butte county is a great producer of deciduous fruits, dairy products and cereals. Along the foothills is a warm thermal belt, which is devoted chiefly to the growing of oranges, olives, figs and many of the deciduous fruits.

In the higher hills and mountains, forming the eastern portion of the county, stock raising, lumbering and mining are carried on extensively. Apple growing has become an important industry in the higher altitudes. Butte county has two rivers—the Sacramento and the Feather—and a number of creeks, the more prominent of which are Butte, Hoescut, Chico, Rock and Pine creeks.

### RIVER IS NAVIGABLE

The Sacramento river heads at Mt. Shasta in the north and takes its course directly southward and forms the western boundary of Butte county. It is navigable 100 miles north in Butte county and southward over its entire length to the bay of San Francisco.

The second river in size in Butte county, the Feather river, drains an area of 4,000 square miles. In the higher altitudes it supplies water for a large area of grazing land; in its descent toward the valley the water is taken from the river for irrigation. After the valley has been reached it is tapped by the Butte county canal company's ditch and by the Feather river canal, capable of irrigating a quarter of a million acres of Sacramento valley land.

### GOLD DREDGING INDUSTRY

Butte county is the principal seat of the gold dredging industry in California. It contains several cities of good size, including Chico, Oroville, Gridley and Biggs.

In Butte county the great Western



HOTEL-PHILLIPS BUILDING



IGNATZ BECK'S RESIDENCE

of the county. The Yuba river passes through the county about midway. These rivers are never falling in water supply. Subterranean water is available in most parts of Yuba. Two irrigation systems take water from the Yuba river. The county is traversed by two lines of the Southern Pacific, by the Western Pacific and by the Northern Electric railroad.

Yuba has at Wheeland the largest hopfields in the world. The county has a high rank for gold production. Electric power is abundant and cheap. Much of the desirable area of the county is practically undeveloped. The valley lands will successfully produce anything that can be grown from Maine to Florida.

### SUTTER COUNTY'S RESOURCES

Sutter county is the only county in the state that does not touch either of the principal mountain ranges. The greater portion of the county lies between the Feather river on the east and the Sacramento river on the west. The county never has a dry season, as the underground supply of moisture is always sufficient to furnish enough water to produce a crop.

Sutter was once almost exclusively a grain growing county, but it is rapidly changing to a fruit and dairy section. The area of Sutter county is 884,478 acres. The number of farms exceeds 1,100 and the value of country real estate is more than \$7,000,000. Among the productions are wheat, barley, oats, corn, buckwheat, alfalfa hay, grain hay, grass hay, butter, cheese cattle, all sorts of deciduous fruits, honey and hops. It contains several thousand orange, lemon and olive trees in bearing.

### CITIES OF SACRAMENTO COUNTY

Sacramento county contains many communities, among which are Sacramento, Colusa, Galt, Elk Grove, Florin, Oak Park, Walnut Grove, Isleton, Franklin and Cosumnes. It is one of the largest counties in the Sacramento valley. The area is almost all a rich alluvial plain, from 30 to 75 feet above sea level, gradually rising from the river to meet the low rolling foothills of the Sierra Nevada mountains.

These foothills commence in the extreme eastern part of the county and are from six to eight miles wide. The Sacramento river traverses the western boundary of the county for about 90 miles, across rich river bottoms.

The American river, which rises in the upper Sierra, enters Sacramento county at the northeast corner, among the low foothills, and flows in a southwesterly direction a distance of 25 miles, and empties into the Sacramento river just north of Sacramento city.

### VALLEY FOR VEGETABLES

Thousands of acres along the river bottom and among the islands are used for the production of all kinds of vegetables, which are shipped east by the railroad, and at times by the trainload. The winter fruits are oranges, lemons, pomegranates, olives and persimmons. Fruits and berries of all kinds are produced. Raisins, almonds, oranges, grapes, prunes, figs, walnuts, broom corn, sweet and Irish potatoes, nec-

larines, plums, apricots, pears, apples and quinces are among the products that grow prolifically. There are a number of wineries in the county.

Along the Sacramento, American and Cosumnes rivers are the most productive hop fields in the United States. Cattle raising, hogs and poultry are very profitable. The Western Pacific road runs through Sacramento county from north to south. The Southern Pacific system extends eastwardly through Placer county and the California and Oregon goes through the county northward. At Galt a branch line runs up into Amador county. The Sacramento and Placerville line goes along the American river and into El Dorado county.

Two lines of steamboats are operated by the Southern Pacific company on the Sacramento river between Sacramento and San Francisco.

Sacramento county contains a great water supply. It is used in producing electric power. The county is a great producer of gold and ranks among the foremost of the so called gold counties in the state. The fisheries and the gold dredging industry are important.

The city of Sacramento is the site of the state capital building, which cost about \$2,000,000 and stands in the middle of a park of 38 acres in the heart of the city.

Sacramento county has an area of 987,66 square miles, or 621,108 acres. It has 1,800 farms, more than 600,000 acres of country land assessed and the value of the country real estate exceeds \$15,000,000. It contains three electric power plants, irrigating ditches, 375,000 acres of irrigated land and 200 miles of railroads—steam and electric.

### SAN JOAQUIN'S PRODUCTS

San Joaquin county is mostly level and well adapted for agriculture. It spans the San Joaquin valley, in the central part of the state, and embraces most of the San Joaquin water within its limits. Ten years ago it was the leading county in the production of wheat, barley and rye. It has developed intensive farming so that it now is prominent in the production of potatoes, asparagus, wine and table grapes, orchard fruits, hay and garden vegetables. Stockton, the county seat, is situated in the center of the county and at the head of tide water navigation.

San Joaquin county has 100 miles of navigable waterway and more miles of railroad than any other county in northern California. It is therefore advantageously situated for transportation.

Stockton is a commercial and manufacturing center of great activity and boasts of distributing facilities of an unrivaled character. Four transcontinental lines center at its water front and a large system of interurban lines, to tap the tributary districts, is under way.

### INCREASE IN POPULATION

In nine years, so the State agricultural society reports, the number of farmers in San Joaquin county has increased 150 per cent. The number of small farms (under 100 acres) has increased fourfold. The area of San Joaquin county is 1,365 square miles, or 875,600 acres. The

number of farms is more than 4,000. The number of acres assessed exceeds \$71,000. The value of country estate is \$17,500,000 in round figures.

Every kind of deciduous and citrus fruits, all sorts of berries and nuts, all the products of dairies and wineries, the poultry business and many lines of manufacturing industry, annually swell the wealth and prosperity of San Joaquin.

### ALAMEDA COUNTY'S WEALTH

The last county that the Western Pacific railroad traverses on its way to San Francisco is Alameda, which is rich in agricultural products. It boasts of the large cities of Oakland, Berkeley and Alameda, in which are many manufacturing industries.

Alameda county has a fine water front on the bay of San Francisco, a land locked harbor and all the advantages that large population, three transcontinental railway systems, many miles of electric roads and direct communication by water with all parts of the world can confer.

By the acquisition of the Boca and Loyalton railroad, the Western Pacific makes the eastern portions of Placer and Sierra counties also tributary to its operations.

### SIDEWALK CLUB FORMED FOR RICHMOND DISTRICT

Committee Appointed to Arrange for Improvements

A movement that promises much for the Richmond district was launched at an enthusiastic meeting of residents Tuesday night. The purpose of the club is to induce property owners in the Richmond district west of the new park extension to construct concrete sidewalks. C. H. Adams, president of the Lake Boulevard club, presided.

W. W. Watson, president of the Point Lobos Improvement club, spoke on the laws relating to the construction of sidewalks and the influence of good sidewalks on land values.

George E. Beivel of Lyon & Hoag spoke on the "Principles Determining the Growth of Cities," and showed that while the Richmond district was surrounded by parks and ocean and the greatest of natural attractions and had transportation facilities and other factors necessary to growth men must exploit them if the best results were to be attained.

The meeting was organized under the name of the Richmond district sidewalk club. A committee composed of Thomas F. Prendergast, L. M. Shuck, George S. Baum, S. C. Forney and George E. Beivel was appointed to arrange a plan for concerted sidewalk building by owners throughout the district.

### Presidio Heights Residence Sold

Shainwald, Buckbee & Co. report the sale of the residence belonging to Mrs. Robert McMurray in the Presidio heights section. The house is in the north line of Clay street, 125 feet west of Laurel, and occupies a lot 52x6x127x45 feet. The price is private, but is said to be in the neighborhood of \$50,000.

## HANDSOME HOME IS BUILT NEAR PARK

Architects Report Important Plans for Improvements in Various Sections of City

The lot at the southwest corner of Ellis and Mason streets is to be immediately improved by the Fiel Phillips company by the erection of a three-story and finished basement building. The exterior will be very attractive and interesting, designed in two shades of red brick with white joints and white cornice and trimmings. The basement will be fitted up in an attractive manner as a cafe. The entrance is in Mason street and will be marked by a marquis. The first floor will be arranged for cigar store, bootblack stand, saloon and two stores. The entrance to the upper floors is in Ellis street. These floors will be fitted up as a hotel. The building has been leased for a term of 10 years through the agency of Cross & Co., and all the contracts are let for its construction. This building adjoins the Burns hamann bath building, and both these buildings are completed they will form two important improvements in this vicinity. Smith O'Brien is the architect for both buildings.

### HANDSOME NEW HOME

Ignatz Beck has just completed a very artistic residence in the east side of Stanyan street between Hayes and Fell, facing the park and about half a block from the panhandle. The living room is 13x13 feet and is finished with paneling and battens. The front end of the house is one story high. The roof trusses are frankly shown in the room, giving it a very artistic effect. A large open fireplace is on the south side of the room, while a bay window projects out for a wide eaves, giving it plenty of sun, which it otherwise would not have.

Opening through sash doors from the living room and a reception hall is the dining room, which is finished with paneling, plate shelf, beamed ceiling and sideboard. The kitchen, pantries and rear porch are on this floor.

The bedrooms are on the second floor and are large and sunny. An excellent view can be obtained from them of the park and the panhandle. Above the kitchen and on the east side of the house is a roof garden covered with a Japanese pergola, where Beck intends to plant a great variety of rare flowers.

The roof over the living room is covered with old mission tile, while the exterior of the same room is finished with cement. The base of the house, walls, steps and walks are made of rough clinker brick. Under the house Beck has built a garage and servants' room. Sidney B. Newsom is the architect.

### BUILDS FOR CHILDREN

Mrs. Della Loeb is spending \$70,000 in the erection of a four story building at the northwest corner of Second street and Park lane. The building is for Mrs. Loeb's children. The lot was purchased last July for \$12,000 and is 40x30 feet in dimensions. The building will consist of four stories and will have large elevators, paneled walkways and will be finished in oak. The remainder of the rooms will be in natural pine. Each bedroom will have a wash basin, gas and electricity, and each flat will be provided with an instantaneous gas water heater. The building will be ready for occupancy by February 1. It will represent a total investment of \$20,000.

### IMPORTANT SALES AT REAL ESTATE AUCTION

J. W. Wright & Co. Dispose of Valuable Properties

J. W. Wright & Co. auctioned real estate last Tuesday and received bids on nine properties that amounted in total to \$69,090. Four properties that were listed were withdrawn because the bids were not up to the prices set by the owners. One property was subjected to confirmation by the owner.

The southwest corner of Lila avenue and Twenty-fourth street between Mission and Capp streets, with four stores and three flats, brought \$5,300. A lot 25x109 feet in the south line of Leavenworth, with an instantaneous gas water heater, brought \$17,000. Three lots in Buena Vista avenue, 25x70, sold for \$290. Two stores and six flats on a lot in the south line of Fulton street 84 feet west of Buchanan, 29x87x76, bringing in rentals of \$92 a month, were sold for \$5,800.

Five houses standing on a lot 90x122x8 feet, in the east line of Fourteenth street 25 feet south of Twenty-second, bringing an income of \$130 a month, were sold for \$17,000. Four stores, two houses and one flat, renting for \$184 a month, with lot 61x837x6, in the west line of Buchanan street 100 feet north of Golden Gate avenue, brought \$14,000.

A 12 room residence at the southwest corner of Fillmore street and Pacific avenue, with lot 30x100 feet, was sold for \$17,100 subject to the approval of the owner. Two flats in the north line of Seventh street, 50 feet east of Sacramento street, with lot 25x37x8 feet, were sold for \$2,500.

### TWO FLOORS LEASED TO THE HICKS-JUDD COMPANY

Wolf & Hollman report that they have leased the entire two upper floors of the Golden Gate building at 41-45 First street for Horace Davis to the Hicks-Judd company for 10 years at a total rental of nearly \$50,000. The space leased is about 25,000 square feet. Large fireproof vaults will be erected in the basement and the Hicks-Judd company will take possession June 1, 1914.