

## P R E F A T O R Y .

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At no previous period of the city's history could there have been presented a more favorable record of a twelve-months' progress than the one contained in the present volume. In almost every department will be found abundant indications of a growing and healthy improvement, and when the facts and figures contained therein are carefully considered, no better evidences need be required to substantiate the present prosperous condition of this city, or to predict for its future a prominent position among the leading commercial cities of the world.

The number of references contained in the present volume is 100,903, as follows: General Register, 69,403; Business Directory, 19,000; Appendix, 12,500. The population of this city is estimated at 188,323, a gain since March, 1872, of 10,047, or over five and one half per cent. The data upon which this estimate is made, together with a variety of information connected therewith, will be found in the article on population, on page 11.

The number of buildings erected during the year ending February 28, 1873, is about 600, at an estimated cost of \$3,750,000. Total number of buildings in the city and county, 20,887. In addition to a number of extensive buildings intended for business purposes, numerous elegant private residences have been erected during the year. The cost of maintaining the City Government for the year ending June 30, 1872, is \$3,062,766, exclusive of the expenditures of the Department of Streets, \$380,698. The total Bonded Debt, January 1, 1873, \$3,311,000. Total real and personal property value, \$288,583,256.

In the Appendix will be found a variety of information connected with the municipal organization of the city, the Consolidation Act, the laws regulating the improvement of the Public Streets and the government of the Public Schools, with the amendments to date, including those adopted by the Legislature of 1871-72, arranged under each appropriate head, and several other important Acts of the Legislature connected therewith, to which has been added an analytical index which will facilitate reference thereto. There will be also found in this department of the work a large number of references to the different organizations in this city, embracing lists of the Federal, State and Municipal Officers, notices of local Societies and Associations, Churches, Military Organizations, Incorporations, etc. Attention is invited to a corrected map of the City and County of San Francisco, and a revised Street Directory, including the new system of numbering the buildings, both of which have been compiled from official sources, and carefully compared with each street and locality named therein.

The Introductory and General Review present a diary of the interesting local events of the year, brief notices of Schools, public and private, Benevolent Associations, Mining and other Incorporations, and references to the different mechanical enterprises in operation at the present time in this city, together with other subjects worthy of special mention and historical data of present interest, well calculated to make the book a valuable work of reference to future generations. But the particular features of this department are valuable contributions on the Population of the City; Meteorology and Climate of San Francisco from 1851 to 1873, by Henry Gibbons, Sen., M.D.; the Railroads of the Pacific Coast, by Myron Angel, Esq.; the Current History and Progress of the City, 1872-73, by Thomas Magee, Esq.; Hospitals, public and private, by Henry Gibbons, Jr., M.D.; the Public Schools, by Prof. E. Knowlton, etc.; also, a statement of the operations of the Benevolent and other Societies of the city during the past year, a review of the manufacturing interests of the city and a statement of the number of buildings within the city limits.

The compiler again respectfully tenders his acknowledgments for the prompt coöperation extended by the different public officers, and other gentlemen who have been applied to for information for the work. To those who have refused their names, or other items of information, he would refer them to the pages of the work; they will there find, arranged in its proper order, the desired data, obtained without their assistance. To his numerous friends for their liberal patronage, and to Messrs. Francis & Valentine, by whom the typographical department was executed, he would especially tender his thanks. The fifteenth volume of the SAN FRANCISCO DIRECTORY will be issued in March, 1874.