This neighborhood of some 80 blocks constitutes the highest class residential area in San Francisco. The lot sizes range from 30 to 100 feet frontage, and in 1928 some of the choice lots with unobstructed view were valued for as much as $1,000 per front foot. This area is zoned 'first-residential'; however, there are no deed restrictions.

This area, starting with an elevation of 350 feet in the southern part, descends to less than 200 feet at its northern boundary. The majority of the sites afford an excellent view of the Bay, the Golden Gate Bridge, and the surrounding hills to the north and east. The east and west streets have favorable grades, but the streets running north and south are more or less precipitous. The area is approximately 85% built-up and practically 100% owner-occupied by professional men and capitalists, having incomes ranging from $10,000 per year up. The majority of the improvements are of the town house and mansion type and are of various types of construction. Buildings in this area range from new to an age of 40 years and have a cost range of from $20,000 to $150,000 or more. Owing to the architectural and structural soundness of its improvements and desirability of location, it is difficult to determine the remaining economic life of this district. None of the older improvements have been allowed to become obsolete, and they have been in many cases entirely remodeled and completely modernized. It is quite possible, owing to its natural advantages and the other factors mentioned, that this district will remain the outstanding residential district of San Francisco for a great many years to come.

It is not feasible to estimate the fluctuation in values of a typical house in this district during the past eight years, for two reasons: first, that there is no typical house in this area of the smaller variety and, secondly, in the bottom of the depression there was absolutely no market for property of the predominating type in this area. Considerable activity is shown in this class of property at the present time, and it is safe to say that prices will soon be back to the 1929 level.