the southern and eastern parts of the city would all serve to confine a general conflagration to limited areas.

In 1906 the devastating fire which followed the earthquake of that year is said to have been the result of the breaking of main water pipe lines which resulted in a water shortage. This weakness in the water system has been overcome by a series of well-distributed reservoirs and multiple main pipe lines.

Termites - In common with other California cities, San Francisco is affected by the termite evil. This menace is recognized by governmental authorities. The Federal, State, and City governments combined in a survey to ascertain the extent of property damage and to study methods of eradication. The City Department of Public Works employed an expert to direct this survey, and his report, which was published in May, 1936, discloses that approximately 81% of all wood-frame structures were infested by one or more species of wood-destroying insects.

This constitutes so serious a threat to residential construction in San Francisco and other California cities that a copy of this report was obtained and is included among the documents in the "Exhibit Section" of this report.

The detrimental influences which affect only certain sections of the city are as follows:

Wind and Fog - High winds and dense fogs prevail in certain seasons of the year in all of the areas west of a line extending north and south along the eastern boundary of Golden Gate Park, particularly affecting the areas west and northwest of Mt. Davidson, Twin Peaks, and Mt. Sutro. These weather conditions, while very generally mentioned as a detrimental influence, do not seem to particularly affect the growth or popularity of these areas and are thought to be more "undesirable" than definitely "detrimental".

Transportation - Most of the areas are conveniently located to street car lines, which are of the surface variety, and their service to outlying areas is necessarily slow. The time consumed