

above the ground. The first and second stories are each 18 feet in the clear, and the third or hall story is 22 feet. The main hall, on the first floor, entered from Market street, is 81 feet long and 23 feet wide. The building contains four rooms, 27x36; four class rooms, 27x30; two class rooms, 22x30; one library room, 12x20; and numerous halls, teachers' rooms and wardrobes, and when completed will have a hall 73x81½ feet, equal in beauty to any one in the State. The front stairs are five, and the rear stairs are four feet wide, and the tower is ten feet square. The building is heated by two of Chilson's hot air furnaces, connecting with all the halls and class rooms in the building by double pipes, thereby insuring safety against fire, and economy of fuel. The building is further provided against fire by a water pipe in front and rear, to which a hose pipe can be attached to each story. The cost of the property has been—for the lot, \$7,500; for the building, \$28,106.22; for fences, planking yard, sheds, etc., \$1,770; total, \$37,376.22. The lowest bid for the completion of the hall story was \$1,080, and the highest \$2,650.

E. C. Sessions, Esq., has erected a two-story fire-proof building on the southeast corner of Broadway and Twelfth streets, having a frontage of 100 feet on Broadway. Adjoining, and appearing to be a part of it, is Remillard's building, with a frontage of 25 feet on Broadway. The cost of these improvements was \$46,000.

Wm. Benitz' building is a massive two-story brick structure, on the northeast corner of Broadway and Tenth streets, having a frontage of 100 feet on Broadway, and worth \$40,000.

James Canning's building is a two-story brick, on the corner of Broadway and Thirteenth streets, worth 30,000. This, Sessions' and Benitz' buildings are used for business purposes; each has a deep and airy basement; the lower stories are occupied as stores, and the rooms in the upper stories of Benitz' and Sessions' buildings are rented as offices.

The elegant residence of Rodmond Gibbons, near the corner of Center and Seventh streets, is worth upwards of \$25,000.

Dr. Samuel Merritt has erected six large and elegant dwellings on his tract, north of Fourteenth street, and east of Alice street, worth in the aggregate, \$75,000. These buildings have been sold to various parties by Dr. Merritt, who had in previous years erected numerous costly dwelling houses in the same locality.

C. P. Marsh has a \$12,000 residence, at the corner of Castro and Eighth streets.

Gen. A. L. Page has nearly completed a \$14,000 residence on San Pablo avenue. Calvin O. Brigham has nearly finished a \$10,000 building on the corner of Oak and Eleventh streets, and A. K. P. Harmon has erected a \$16,000 dwelling on Webster street near Twenty-second.

These are but a moderate proportion of the valuable buildings that have been erected during the year. A large number of dwellings, worth from \$2,000 to \$5,000, have been built in all parts of the city. After deducting for work done at the planing mills for places other than Oakland, it is estimated that for buildings in the city the mill bills have amounted to \$225,000. The mill work is twenty per cent. of the cost of an ordinary