

and San Pablo avenues are the great drive-ways on the north of the city, and from them radiate numerous roads that lead into the hills. There are two beautiful drives leading to Piedmont Springs, five miles from Oakland, by way of Broadway or Webster streets or out Twelfth Street to the Lake Road, with finger boards at all cross roads directing the way. From the Piedmont Springs Hotel, which offers every attraction for the comfort and enjoyment of its patrons, perhaps the finest and most complete view of the bay and its surroundings is obtained, while the Bushy Dell, hard by, is a ravine filled with a luxuriant growth of shrubbery and trees, this is a most delightful and romantic spot with excellent made walks running through it. In this dell the sulphur springs are situated, of which there are three, flowing eight hundred gallons of water per hour, strongly impregnated with sulphur, magnesia, and iron. They have medicinal properties of great value. No place of resort can be more favorably recommended to the notice of our Eastern visitors, while the city man out of health will find them very conveniently situated. From Piedmont there are good roads running through the mountains, and there is a labyrinth of pleasant drives. The mountain scenery is very fine, and it is difficult to realize that so great a change can be found in a half hour's ride from Oakland.

The drive-way on the eastern bank of Lake Merritt is also a fashionable resort. The system of roads in East Oakland is quite complete, and the visitor can follow any road that he may observe without danger of being led into an unpleasant or dangerous locality.

The most important place of public resort, especially on Sundays, is Badger's Central Park, East Oakland, where there are highly ornamented grounds, a large pavilion for dancing, and all the attractions ordinarily found at public gardens. That the excellent roads in and around Oakland are appreciated by visitors, is attested by the fact that Oakland has eight large livery stables, all of them doing a prosperous business.

Lake Merritt, a beautiful sheet of water situated on the north side of Twelfth Street, east of Oak, is now used at all times for boating and yachting; a fine boat house has been erected on Twelfth Street for the convenience of those who seek health and pleasure by such exercise.

BUILDING IMPROVEMENTS.

An enumeration of the buildings erected in Oakland during the year 1874, was made at the close of that year. It was ascertained that the number was one thousand and sixty-three, and that the total cost was \$2,422,113, or an average of \$2,278.50 for each building. From January 1, 1875, to June 30, 1875, it is estimated that three hundred and fifty buildings have been erected, of an aggregate value of \$1,000,000. In the list of prominent improvements made during the last six months, or now in progress, given below, the value is about \$300,000. In addition to the school buildings constructed by the School Department, and referred to elsewhere, the county has erected a new Court House at an expense of \$200,000 and a County Jail which cost \$40,000. There has been much activity in the building of cottages and small houses, confined to no particular part of the city.

The First Presbyterian Church Society laid the corner stone of an imposing and spacious house of worship, on the northeast corner of Fourteenth and Franklin streets, on the 25th of April, 1875. The contract price for its construction was \$52,000: the entire cost of lot, building, organ, and furniture, nearly \$77,000. It has two well proportioned spires, the tallest of which rises one hundred and ninety-five feet. The

TUBBS' HOTEL. Patrons enjoy all the comforts of a country residence.