

# GENERAL REVIEW

SEPTEMBER, 1875.

## PROGRESS OF THE CITY.



TUBBS' HOTEL, East Oakland. Horse Cars pass the door every ten minutes.

The City of Oakland was incorporated by an Act of the Legislature, passed March 25, 1854. For two years previous to that date the place had been under a town government, which had conveyed to an old resident the entire water front, in consideration of the building of a wharf and a school house. The extensive flats making out from the western side of the city prevented the building of a city here in 1849, for it was better to locate where deep water came close to the shore. There was no time to build long piers or to remove obstacles to navigation. It is true that the labor of cutting down

sand hills and of reclaiming swamps on the western shore of the bay has been much greater than would have been the work of connecting the Oakland shore with deep water, but in the hurry and confusion incident to the settlement of California, it was necessary to choose the locality that was most immediately available; the slower labor of development was left to another generation.

Twenty years ago Oakland was a most beautiful place, its carpeting of wild flowers, and its quiet, majestic groves, rivaling the attractions that have subsequently been created by the hand of man.

The establishment of the College School in 1853, by the late President Durant, may have seemed unimportant at that time, but its subsequent history has been interwoven with the history of the city, and has been a power in promoting its progress. The presence and success of that institution, the establishment of the College of California as one of the results, indirectly caused the building up of other private educational institutions, and Oakland became the recognized educational center of the Pacific Coast long before coming into prominence from other causes. These schools attracted visitors, and Oakland had a permanent population of more than four thousand persons many years prior to those speculative movements in real estate consequent upon the close of the war and the immense immigration to this State. The College of California has a new

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