
IMPROVEMENTS.

A very general and continuous activity in building has prevailed throughout Oakland and its suburbs for several years past. Accurate statistics place the number of buildings erected in 1874 at 1,063. In the absence of such statistics for the year 1875 we have availed ourselves of the observations of the Oakland Transcript in general terms: Three churches have been erected—the First Presbyterian at a contract price of \$52,000, the First Methodist at a cost of about \$30,000, and a Methodist Church in West Oakland. In hotel accommodations the city has gained during the year the “Centennial,” on Fourteenth street near the City Hall, at a cost of \$40,000, and the Central Pacific, on the corner of Webster and Eleventh streets, costing \$9,000. Among the more prominent buildings erected for business purposes are the Union Bank (addition) \$6,000; Delger’s Block, \$18,000; C. P. R. R. passenger depot, \$7,000; A. Geshard’s, \$10,000; Jacob Samm’s Flouring Mill, with five run of stone; G. M. Blair and California Bridge Company; a planing mill 40 by 50 feet; a stair factory 50 by 75 feet, and P. S. Wilcox’s warehouse on First street, with a storage capacity of 5,000 tons.

A goodly number of elegant and costly residences were added to the already numerous private edifices of the city. In nothing is the confidence of the moneyed men of Oakland better illustrated than in their willingness to invest largely in elegant homesteads. The following named citizens have built houses, during the past year, ranging in cost from \$8,000 to \$40,000 each: W. W. Cameron, E. C. Sessions, J. E. Whitcher, J. M. Walker, J. B. Ford, C. W. Howard, L. C. Perez, W. B. Hardy, J. W. Phillips, M. Vincent and M. Hoffschneider. The Real Estate Associates and the Central Land Company have built many houses, which, selling on the installment plan find ready purchasers.

The cost of buildings erected in 1875 is estimated at \$1,750,000 by the most conservative judges, while others place the figures at \$2,000,000 or over. A greater number of cheap dwellings sprang up, for the immediate use of the crowd of incomers, than ever before. These inexpensive but necessary adjuncts to the growth of the city swell the number of new structures largely, while augmenting the aggregate value comparatively little. Altogether, it is estimated that about sixteen hundred buildings of every description were added to the city during 1875. It is not our purpose here to speak of the temporary effect which the financial