

Improvements.

Since the last issue of the "Directory," we note a great change in the appearance of Oakland. Where shanties stood and encumbered the grounds, substantial business houses or elegant residences have been erected. Streets which were supposed, even by the most sanguine, to be sacred to the uses of the domestic circle, and not at all likely to be encroached upon by the inexorable law, which says "trade overrides all things," have been invaded, the occupants driven out and forced to seek homes elsewhere, always, however to the great advantage of the owner. What was residence property is so no longer, and what is residence property is a question of uncertainty. "Business centres" are being established all over the city. Center-street Station is a most noticeable instance. Kohler's Block, a two-story structure, with several stores below, occupies the northern side of Seventh street, between Chester and Henry, while on the opposite side of Seventh, upon that and the two contiguous blocks not less than a dozen stores have been opened, filled with various wares, embracing all the lines of retail trade. On Eighth and Chester, all of the four corners have been built up and first-class establishments opened.

At the "Point," thirty-six new buildings, devoted to the uses of retailers, have been erected and occupied.

Adeline-street Station shows much improvement, a number of substantial two-story houses having been built and occupied for business purposes, while a large number of residences have been erected.

At Market-street Station the Messrs. Abbott have built two first class stores on Seventh, and Mr. Curtis is erecting a block of large dimensions. All the diminutive, shabby structures are to disappear from that neighborhood.

San Pablo avenue has improved rapidly. Not less than seventy buildings have been erected on it within the year.

The opening of Grove street, through "Chinatown," will make that a great thoroughfare, and the corners of Twenty-sixth and Grove and Thirty-fourth and Grove are likely to become business centres.

Improvements in East Oakland are on a scale commensurate with the growth of the city. Elegant private residences are being constructed, together with many cottages of more moderate cost.

Out on Thirty-fourth, B and Haven streets, a business centre is springing up. The Watt's tract is being rapidly covered with stores and dwellings. One hundred and fifty