

on Twelfth street, east of Broadway, of brick, two stories, cost \$15,000.

PUBLIC BUILDINGS.—Among the more prominent buildings of a public character erected during 1876, we may mention the ferry buildings of the Central Pacific Railroad, at the foot of Broadway; cost unknown, but probably about \$50,000. The First Methodist Episcopal Church, corner Clay and Fourteenth streets, completed, cost \$40,000. The Church of the Seventh Day Adventists, corner Clay and Thirteenth streets, cost \$10,500. A brick Engine house on East Fourteenth and Thirteenth avenue, \$6000. A brick Engine house at Oakland Point, on Eighth street between Campbell and Willow, \$3500. The Masonic Hall of West Oakland, corner Seventh and Willow streets, cost \$15,000. The Odd Fellows' Hall, Orion Lodge, East Twelfth street and Eleventh avenue, \$6000, besides a number of others of lesser note.

Additions and enlargements to the several manufacturing establishments of the city have been made at an estimated cost of \$50,000.

DWELLINGS.—One thousand one hundred and fifty-six dwelling houses were erected within the limits of the City of Oakland during the year, and above two hundred in the outlying suburban districts. The range of cost of these dwelling is from \$15,000 to \$400; very few so low as the latter figure and but a limited number approximating the former. A very large proportion, however, ranged from \$1500 to \$3000 each, with a good sprinkling of eighth, nine and ten thousand dollar mansions and villas. Of cottages costing not far from a thousand dollars each, there were built about four hundred. Personal interviews and comparison of notes, with all the leading architects, builders, and real estate improvers of the city have led us to place the cost value of residences erected during the year 1876 at two million three hundred and twenty thousand dollars, exclusive of ornamentations of grounds.

In addition to the prominent business structures noticed above, there were built one hundred and twenty-seven stores and shops (mostly of wood) in various parts of the city at a probable cost of \$90,000. Summary: The result of one year's building operation in Oakland may be summarized thus:

	No.	Cost
Large Business Structures.....	24	\$1,000,000
Minor " ".....	127	90,000
Public Buildings.....	18	225,000
Manufacturing Purposes.....		50,000
Dwellings.....	1156	2,320,000

Total Value of Improvements.....	\$3,685,000
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