

Fur, glove, and one ribbon manufactory are well patronized by the ladies of Oakland. Their patronage is almost entirely of a local character.

There are five windmill manufactories in this city, and there is scarcely an occupied dwelling, with grounds surrounding, that has not a wind-mill—the handiwork of Oakland mechanics.

The artificial stone works of G. D. Nagle & Co. are rapidly growing in importance, and his plain and ornamental stone blocks for sidewalks, garden paths, buildings, hitching-posts, etc., are beautiful and durable specimens of skill and taste.

The Oakland Iron Works of Ives Scoville & Co. are heavily engaged in the manufacture and repair of various kinds of machinery, steam engines, pumps, etc.

The works of the Central Pacific Railway Company, in West Oakland, for the storage of cars, locomotives, etc., are very extensive. It is believed that in less than a year the foundries and workshops of the company, in Sacramento, will be removed to Oakland Point.

The repairing of steamers belonging to the company, on the “ways,” at the Point, is a business constantly employing a large number of hands, and a vast amount of iron, lumber, and other materials are consumed annually.

POPULATION, APRIL 1, 1878.

The number of references contained in the Oakland department of the present volume, is 14,391; of these figures, 12,036 are the names of resident males. Included therein are the residents of Berkeley, estimated at 515, which, if deducted, will make the number for Oakland 11,521. Estimating that each name (not reference) represents three and one-half of population, it would give 40,323 as the population of Oakland. This method of arriving at the population of a city is, in the absence of an official canvass, generally accepted in the Eastern States, and when it is based upon a reliable canvass, the result may be regarded as a fair approximation to the actual figures.

Another method is to take the returns of the school census, and estimate that each child of sixteen and under represents three and one-half of population. The School Census of Oakland, June 30, 1877, gives the number 10,191, to which should be added the increase since that date, nine months (according to the ratio of 1877 and 1876), of 1,083, making a total April 1, 1878, of 11,274. This number, at three and one-half each, gives as a result 39,459.

From the above and a careful examination of the returns of the canvassers employed on the work, and other reliable data obtained during the progress of the canvass, the compiler believes that the figures first named above 40,323 to be a fair estimate of the population of Oakland April 1, 1878.

THE CENTRAL LAND COMPANY.

This company is the owner of two hundred lots of land of fifty and sixty feet frontages, which they are improving by the erection of good houses to be sold on the monthly instalment plan, the purchaser paying a small sum on taking possession, and the balance of purchase price in sums the equivalent of rent. The company has a capital of \$160,000, contributed by some of the leading men of the city, and its operations have been so ably and liberally managed that it has proved a great success to all concerned—purchasers as well as sellers. A hundred beautiful homes

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