

urban town and hamlet, and even villages lying more remote, vitalized by her progress, have participated in this growth of the metropolis.

As particular mention of each individual structure or block of buildings erected during the past year would occupy too much space, only the more costly and important can be specially noticed, and even many of these can be considered only in groups. It may be stated, however, as preliminary to the subject, that enterprise in this direction has not been confined to any one class or line of improvement, it having extended alike to dwellings, stores, places of amusement, factories, wharves, streets, railroads, and, in short, to every department of recreation and business; the additions made to the former number of spacious and costly wholesale stores, fine private residences, places of amusement, literary, social, and eleemosynary institutions, wharves, warehouses, etc., having been larger than usual, while those made to the hotels and railroads have been less than in some preceding years, the accommodation in this respect having already been ample to meet all local requirements.

It may further be observed that the character of the material employed in building, as well as the style of architecture, has been gradually improving, year by year, ever since the founding of the city; until they have at length attained a grade and an excellence, no wise inferior to those noticeable in the larger towns on the Atlantic seaboard. From the fragile wooden structures of the early day followed by those equally rude and still more cheerless, built solely with a view to protection against fire, and which in turn were succeeded by others only a shade more light and comely, San Francisco can now point to as many elegant and substantial edifices as almost any other city of her size.

The following statistics, derived from the Annual Report of Mr. George Cofran, the very efficient Superintendent of Streets and Highways, exhibit the large amount of improvements and the heavy expenditures made in that department during the official year ending June 30th, 1868:

| WORK. | MEASUREMENT. | AMOUNT. | COST. |
|---------------------|---------------------------|-----------|----------------|
| Grading..... | Cubic Yards. | 1,623,010 | \$468,734 90 |
| Macadamizing..... | Square Feet. | 2,046,782 | 143,858 76 |
| Paving..... | { Cobble, 91,620 " " } | 483,513 | 172,087 88 |
| Planking..... | { Nicolson, 391,893 " " } | 6,384,339 | 237,482 30 |
| Sidewalks..... | Front " | 105,000 | 139,787 63 |
| Curbs..... | Lineal " | 18,856 } | 37,568 15 |
| Crosswalks..... | " " | 2,624 } | |
| Brick Sewers..... | " " | 30,650 | 237,798 45 |
| Redwood Sewers..... | " " | 11,150 | 47,423 73 |
| Piles..... | " " | 639 | |
| Caps..... | Lineal " | 8,435 } | 26,744 86 |
| Total Cost..... | | | \$1,511,486 66 |

The increased amount of grading and macadamizing, the past year, has been marked, as the heavy sums charged to these items of expenditure denote. A great extent of sewerage has also been constructed, the entire length of sewers in the city reaching over thirty-eight miles, twenty-seven of which have been built within the past four years.

While, as before stated, the improvements made, the past year, have been generally diffused over the city, the more costly have been chiefly confined to a section bounded by Broadway, Dupont and Market streets, within which space a large number of splendid stores, many of them designed for wholesale business, together with a number of theaters, halls, and other buildings, have been erected.

Among the noteworthy buildings, partially constructed during the preceding, but completed only within the year, now under review, and which were briefly described in the last number of the City Directory, are the following, viz :

THE NEW MERCHANTS' EXCHANGE—situate on the corner of California and Leidesdorff streets, and, next to the Bank of California, the most expensive edifice, as it is also one of the most elegant and spacious in the city; its entire cost having been \$190,000, while the lot on which it stands is now estimated to be worth \$200,000. Since being completed it has been occupied for the uses of the Merchants' Exchange, by the Chamber of Commerce, the Board of Brokers, and for offices of various kinds. The building consists of three stories, besides attic and basement, the latter mostly above ground. The first story is constructed after the Doric style of architecture, the second after the Ionic, and the third after the Corinthian, these several