

Next to the White House on Kearny Street, Mr. Van Bergen is building a similar structure. It is of brick, has three stories and a basement, and occupies a frontage on Kearny Street of 65 feet by a depth of 108 feet. The front and the upper floors are supported by cast iron pillars, of which there are twenty-six in all. The first story will be occupied by Keane, O'Connor & Co., as a dry goods store and the Howe Sewing Machine Co., the basement by Ackerman Bros. for fancy goods, and the upper story by William Shew, as a photographic gallery. The dry goods stores will command a rental of \$1,200 or \$1,300 per month. The building will cost \$50,000.

BANCROFT'S BUILDING.—This handsome structure, on the south side of Market Street between Third and Fourth, was commenced in 1869, and completed and opened for business in July, 1870. The building is massive and, at the same time, graceful in appearance, its lofty and peculiarly ornamented front being one of the chief attractions of the street. In dimensions it has a front of 75 feet on Market Street, running through to Stevenson Street where, with a slight L, it has a frontage of 80 feet. Its altitude, from foundation to front cornice, is 100 feet, and it is divided into five stories and basement. The necessity of great strength has been observed in the construction, the walls being of brick and the first story of the front of iron. The window casings are of iron, and iron pillars cast in pleasing patterns give strength and beauty to the front. The top is crowned with a bold, projecting cornice, from which protrude eight figures, two representing Punch, two Squibob, and the others images of fancy, altogether unique and attractive. Two strong brick walls inclose a hall-way and divide the building through the center, the eastern portion being occupied as a book and publishing house of A. L. Bancroft & Co., and the western portion as a furniture store and for other purposes. Through the center of the main rooms, which extend from street to street, a distance of one hundred and seventy feet, are rows of iron pillars, thirteen in each, and they are repeated through three stories, making seventy-eight in all, the three upper stories having wooden pillars. The establishment of A. L. Bancroft & Co. comprises all of the different departments of bookmaking, and it has the reputation of being one of the most complete of its character in the United States. The cost of the building was \$140,000.

PARISIAN HOTEL.—This is a large tenement house corner Broadway and Maxwell streets between Polk and Larkin, three stories in height, fronting 42 feet on Broadway and running through to Vallejo 275 feet. The house has been constructed with the aim of giving every comfort to the families occupying it, with gas and water throughout and a large yard for the use and convenience of all. Oregon lumber is the material of which it is constructed, the floors being double, with a stratum of three inches of puddled clay between the layers of flooring, thus deadening the sound to the story below. A neat balcony surrounds the building, giving it an airy and graceful appearance. This fine block has been erected at a cost of \$30,000 under the superintendence of Mr. Thomas Turnbull the architect.

TUCKER'S BLOCK.—Mr. J. W. Tucker, the well-known jeweler, has erected a most pleasant collection of forty cottages on the block bounded by Webster, Buchanan, Jackson and Washington streets. These are neat, one story buildings two in a body, with bay windows and other ornamentalations, painted a cheerful white and surrounded by space adapted for gardens. These are sold on the homestead plan, each house and lot for \$3,000, which the purchaser, or tenant, pays by an advance of \$500 and then monthly installments of \$40. The locality is a pleasant one, and a branch of the Front Street and Ocean Railroad running by the premises, renders them convenient of access.

REAL ESTATE ASSOCIATES.—An organization known as the Real Estate Associates, has graded three blocks in the Western Addition, the first bounded by Webster, Fillmore, Sacramento and Clay streets; the second by Steiner, Fillmore, Sacramento and Clay; and the third by Steiner, Pierce, Sacramento and Clay. Upon the second block thirteen houses, two stories each, have been built, twenty feet front by thirty-two in depth, divided into seven rooms having bay windows and modern conveniences, altogether making a fine appearance. These houses and lots are sold on the homestead principle, each for \$3,200, of which \$800 is in advance and the remainder in monthly payments of \$50. The extension of different branches of the Front Street and Ocean Railroad throughout the Western Addition has given a great impetus to improvements in that quarter.

DUNCAN'S BUILDING.—The old block of 411 and 413 California Street has been torn down and the beautiful iron front, three stories and basement structure, known as Duncan's Building, has taken its place. This now conforms to the general fine architectural appearance of this portion of California street, the quarter of banks, insurance, brokers and exchange. Graceful architecture, strength of material, broad passageways, large windows and capacious apartments are the characteristic features and which must at once attract and favorably impress the stranger. The building is occupied by offices for various purposes and in it is the hall of the Board of Brokers.

COLLEGE BUILDING.—On the north side of Post Street, between Montgomery and Kearny, occupying lots numbering 22, 24, 26 and 28, Messrs. O'Brien, Plum & Ewing, have erected a fine building of brick and iron, having a front of $77\frac{1}{2}$ feet, a depth of $122\frac{1}{2}$ feet, having three stories and a basement, with an aggregate height of 63 feet above the sidewalk. Three elegant and capacious stores occupy the first floor, offices and store-room the second, and the upper story is devoted entirely to the various departments of Heald's Business College which gives the name to the building. The western store is occupied as the salesroom of the Womens' Co-operative Union, the middle is the carpet and furnishing warerooms of Plum, Bell & Co., and the third or eastern room is the gas-fixture and plumbing