

On Filbert Street near Mason, Mr. Patterson has erected a dwelling, costing \$2,000. Mr. Altmann has erected a house of three stories for three tenants, on Green Street east of Dupont, cost \$2,500. A similar building at a like sum has been built on Green Street above Powell. On Dupont Street above Union, Mr. Cognito has erected a row of four tenement houses of three stories, costing \$4,000. On Stockton Street, Mr. Benson has built a beautiful private residence of three stories, with a richly ornamented roof, cost \$12,000.

On the east side of New Montgomery Street on the corner of Minna, the Real Estate Associate Company are erecting a large brick building, two brick stories and Mansard roof in height, having a front of 135 feet on New Montgomery and a depth of 80 feet. On the west side of Third Street, near Howard, has been erected a fine brick block of four stories in height, the first story being divided into two large and handsome stores. Two tiers of large bay windows adorn the front, making this a conspicuous ornament to the street. The building cost \$40,000. On the west side of Taylor Street between Ellis and Eddy, Mrs. Mish has erected a block of three large wooden buildings of two stories and basement in height and of a general fine appearance. These are used for dwellings. On Dupont Street, near Post, has been erected a fine brick block by Mr. Osborne, of three stories and basement, the front and upper stories being supported by iron pillars. The basement and front of the first story will be divided into three stores, and the back of the first story used as the residence of the tenants of the stores. The upper stories are divided into tenements. The cost of this building is \$20,000.

On the corner of Pacific and Sansom streets, Dr. Henry Adolphus has erected a wooden block of three stories, for stores on the first story, and boarding house above, to be called the Sedan House. The basement is of brick, which with the front of the first story will be divided into seven large stores, and the remainder will comprise the hotel. The building will have a front of 107 feet on Sansom Street and 65 on Pacific Street. Cost \$37,000. On the corner of Bush and Stockton streets has been erected, at an expense of \$18,000, a hotel building occupying a space seventy-one by eighty-one feet and three stories high. The owner is Mr. Barrett.

TOBIN'S RESIDENCE.—As a sample of one of the most elegant private residences recently constructed, that of Richard Tobin, Esq., corner of Taylor and California streets, is worthy of particular notice. The building is of three stories and basement, with the addition of a towering observatory seventy-five feet in height, affording a grand view of city and bay, the surrounding country, the Contra Costa and the blue Pacific beyond the Golden Gate. The ground plan of the main structure covers an area of forty-eight feet front by fifty deep, and a wing thirty-two by twenty feet. An octagonal vestibule thirteen and a half feet diameter leads to the reception room of the same size. Four allegorical figures, representing the Seasons, of life size, and imported from Italy for the purpose, ornament the vestibule. On the south front are the library and sitting-room connected by folding doors of black walnut, and capable of being thrown into one. There can be had from these apartments a complete view of the city, from Lone Mountain and over the bay to Oakland Pier. From the sitting room a door opens to a conservatory, and a billiard room in the back wing. At the junction of this wing with the main building, is a stair-case running from the basement to the top story, fifty feet in height. From the vestibule in the main hall a stair-case of black walnut $4\frac{1}{2}$ feet wide, and with balusters of most elaborate design, leads to the second story hall. This communicates by sliding doors with an oratory fitted up with altar, etc., and having stained glass windows. When the oratory and hall are thrown into one, there is formed a chapel forty feet long. The attic or upper story is divided into children's play-rooms and dressing-rooms. The building is lighted by 71 windows, thirty-five of which are in front, having ornamental pilasters, and projecting caps and fillet mouldings. The cost will be \$50,000.

IVERS' RESIDENCE.—On O'Farrell Street near Larkin, Mr. Richard Ivers has erected one of the elegant residences of the city. The building is of three stories and basement, has a fancy roof and a richly decorated front. The rooms are sixteen in number, including a billiard room for private entertainment. Cost \$12,000.

BANCROFT'S RESIDENCE.—On the southwest corner of California and Franklin streets, Mr. H. H. Bancroft has built one of the most attractive residences that adorns this part of the city. The premises occupy a one and a half 50-vara lot, in such a position as to command a view of the extended portions of the broad and beautiful bay, its islands, fortifications, the shipping at anchor, the busy tug and ferry boat, and the pleasant landscape of the Contra Costa shore. The size of the building is 45 by 50 feet, with an L, and the height 50 feet, being of three stories and a basement. The foundation is of brick, the superstructure of wood, with a Mansard roof. Upon the grounds is a stable built to form an appropriate adjunct to the residence, being 30 by 30, by 35 feet in dimensions, and surmounted by a Mansard roof. The cost is about \$60,000.

RECAPITULATION.—Since our last review of the improvements of the city, there have been about nine hundred buildings of every class constructed, finished, or commenced, of which nine have been churches, six school houses, U. S. Branch Mint, hotels, elegant residences and structures of every class, the aggregate expenditure for which may be estimated as exceeding three million dollars. The foundations of the principal buildings have been of brick, but with the exception of some ten blocks and two churches of brick, all have been of wood. The general change from brick to wood, has been caused in part from fear of earthquakes also from the more pleasant and healthy character of such structures, their economy and facility for ornamentation, the confidence and efficiency of the

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