

NUMBER OF BUILDINGS.—The number of buildings in the city and county is estimated at twenty-three thousand seven hundred, of which four thousand three hundred are of brick. The Federal Census of 1870 returns the number at twenty-two thousand two hundred and sixty-six.

Homes for the People, Building Associations, Etc.

In this important department, also, the accomplishments of the past year, and the varied and increasing activities of the present, give token of a general and permanent prosperity far exceeding that of any former period. Foremost of these—if indeed they are not doing a business so wholly of their own kind as to stand quite alone—rank the

REAL ESTATE ASSOCIATES, or, as they might properly be called, the San Francisco House Manufacturing Co. Organized but two years since, for the purpose of buying land, building houses, and selling both—usually upon the installment plan—they have managed their enterprise so acceptably to the great middle class, whom they chiefly seek to serve, that, although finishing neat and even elegant two-story houses at an average rate of one a day, the popular demand already outruns the supply, and apparently “grows by what it feeds on.” Judiciously selecting large lots in the choicest parts of the city, and quickly improving them with neat, substantial, and comparatively inexpensive residences, they have done more to accommodate the public and to beautify the city than any similar organization ever formed within its limits. Commencing in March, 1873, with that part of Mission Block, No. 22, which fronts on Ridley and Guerrero streets, they immediately built thirty-six houses, for sale on the installment plan. Every house was sold before completion! Encouraged by this unexpectedly complete success, they built and sold eighty-four more houses before the close of the year, making a total of one hundred and twenty houses built and sold in the first ten months after commencing business. The next year, finding an increasing demand for somewhat larger and more expensive houses, they began at once to supply that, also. Early in June, 1874, they bought the half block, bounded by Howard and Capp streets, and lying between Seventeenth and Eighteenth. Six months later they had finished thereon forty-one houses, and sold every one! Before these were fairly finished the company had bought the half block, bounded by Mission and Jessie streets, between Nineteenth and Twentieth, on which they immediately commenced the erection of twenty-seven dwellings, ranging in price from \$2,750 to \$6,700, for all of which parties were waiting to enter before they were completed. In December, 1874, they bought, and immediately commenced building upon, the entire west front of Valencia Street, from Ridley to Quinn. And these were but a few items of their year's work, which proceeded with such rapidity, and in so many localities at once, that their aggregate number of houses built and sold by them in 1874, the first entire year of their operation, was three hundred and sixteen, or more than one for every working day in the year. While still improving at the Mission, they are also building in the Western Addition—on Sutter, Sacramento, California, Pine, Clay, Turk, Pierce, and Eddy streets, a class of buildings even finer than those with which they began at the Mission. Still “swinging round the circle,” they have lately bought, and, of course, commenced building upon, property at North Beach, on Vallejo Street, between Leavenworth and Hyde. In January of the present year they finished and sold thirty-three houses, in February thirty-one, and in the first ten days of March fourteen. Thus they open the campaign of 1875 by turning off considerably over a house a day. Wherever they buy they build; and almost before they finish building they have sold. The total number of houses which they had built up to March 10, 1875, was five hundred and fourteen—no inconsiderable town of itself. Of the whole number of new buildings erected in 1874, this company built nearly one-fourth. The annual aggregate of their operations already exceeds a million and a half. In the entire history of the city no company has even remotely approximated this in the style and extent of its building, or ever succeeded as well in supplying the great popular demand for beautiful and permanent homes.

HOMESTEAD ASSOCIATIONS.—While the general advance in the price and activity in the improvement of real estate has been so marked during the year, the prosperity of the homestead associations, once so numerous and popular, has experienced a very decided diminution. The aggregate sales of lots by such associations during 1874 amounted to but \$128,485, while the year before they rose to \$458,831. Sales of outside lands, though slightly in excess of those of 1873, are yet below the average of the three years preceding.

Public Buildings.

THE NEW MINT stands upon the northwest corner of Mission and Fifth streets, fronting one hundred and sixty and one half feet on the former and two hundred and seventeen and one sixth feet on the latter. The building is two stories high, besides the basement. The parapet walls are fifty-six feet high; the pediment seventy-five and the two chimneys each one hundred and forty-two feet. The form of the building is a hollow parallelogram, one hundred and two and one half feet by forty-three and three quarters, paved with flagging. The foundation is of concrete, five feet deep, laid in the most substantial manner. The basement walls are of the hardest sun-burned brick, three feet thick with a face of Rocklin granite one foot thick. The upper walls also of brick and of the same material, faced with blue-gray sandstone twelve inches thick. The floor girders are wrought-iron beams, twelve inches deep. The floors are arched with brick between the beams; leveled above with concrete, then flagged. The wains-

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Ladies should bear in mind that the Best Bathing Appliances are at 113 Geary.