

values of property held by it, as well as the many embarrassments of its debtors. While the prospect for any immediate resumption of its former activity is out of the question, and whether or not its future operations ever again reaches the volume of the past, San Francisco will always remain largely a debtor for the good work of the Real Estate Associates.

In addition, there are the Mechanics' Real Estate Association, organized in 1876, with a capital of \$1,000,000, the San Francisco Real Estate Association, and the California Real Estate Company, all doing business upon a plan similar to the Real Estate Associates. None of them have, however, any work to report for the past year, save the California Real Estate Company, who built a small number of residences, averaging about \$2,500 each in cost of construction.

The Country Real Estate Associates, located at No. 40 California street, are engaged in the sale of large tracts of land in various parts of the State, which they are offering in small parcels to actual settlers upon favorable colonization plans. They report a very general sentiment among large landowners in favor of subdividing their lands, and are hopeful that this tendency toward the breaking up of the large estates, which have heretofore been the bane of California's agricultural growth, will attract to us a large immigration during the coming year.

Street Improvements.

The report of the Superintendent of Streets for the last fiscal year shows that the length of sewers constructed during that time was 50,711 feet, or a little over nine and one-half miles. The city now has nearly one hundred and twenty miles of sewers in working order. The cost of the work on sewers during the year is as follows: Brick sewers, \$100,417.36; iron-stone-pipe sewers, \$47,826.47; cement-pipe sewers, \$18,081.49; redwood sewers, \$6,707.29; total, \$173,032.61. There were 1,059,665 square feet of paving laid, the cost of which was \$269,056.07. This (with the exception of 45,065 square feet of cobbles, amounting to \$9,541.08, was basalt and granite blocks. The entire cost to owners of property by street work during the year was \$1,242,159.14. Of this sum \$912,270.13 was for permanent improvement of public streets. The cost of grading streets was \$169,027.01. Street sweeping and sewer cleaning cost, respectively, \$37,990.20 and \$12,677.50. The expense of lighting the streets, etc., was \$291,863.37.

The work upon Montgomery Avenue has been extended somewhat during the year, and work is still going on. It is the intention to complete this avenue to the bay during the present fiscal year. The last Legislature designated Tyler Street as the driveway from the city to the Park, and prescribed the manner in which the work is to be done, although up to the present time nothing effectual has been done towards carrying the act into force.

Public Buildings.

THE CUSTOM HOUSE is located in the brick building on the corner of Washington and Battery Streets, erected in 1855, at a cost of \$866,000. The operations of this important department of the public service are referred to elsewhere in this article.

THE UNITED STATES MINT.—Among the Government buildings of San Francisco the United States Mint is among the most elegant and imposing. It is built of granite and sandstone, and conveniently situated at the northwest corner of Mission and Fifth Streets, with a frontage of one hundred sixty and one-half feet on the former and two hundred seventeen and one-half feet on the latter. It is two stories in height, besides an ample basement. The parapet walls are fifty-six feet high, the pediment seventy-five, and its two chimneys each one hundred and forty-two feet. Its architecture is Doric. Massive fluted columns at the main entrance on Fifth Street give to the building an air of beauty and grandeur, and relieve the sombre aspect of its severe simplicity. The coinage during the year 1878 was as follows: Gold—Double Eagles, one million seven hundred and thirty-nine thousand, value \$34,780,000; Eagles, twenty-six thousand one hundred, value, \$261,000; Half-eagles, one hundred and forty-four thousand seven hundred, value, \$723,500; Quarter Eagles, one hundred and seventy-eight thousand, value \$445,000; Standard Silver Dollars, nine millions seven hundred and seventy-four thousand, value, \$9,774,000; Trade Dollars, four millions one hundred and sixty-two thousand, value, \$4,162,000; Half Dollars, twelve thousand, value, \$6,000; Quarter Dollars, one hundred and forty thousand, value, \$35,000; total, sixteen millions one hundred and seventy-five thousand eight hundred pieces, value, \$50,186,500. The refining department at the Mint went into operation in 1875. It has a capacity of about one million ounces per month. The charges for refining are: Three hundred parts gold and less, two cents; three hundred and a half parts gold to six hundred thousand, four cents; six hundred and a half parts gold to seven hundred and fifty thousand, six cents; seven hundred and fifty parts gold and over, eight cents. The present Superintendent of the Mint, Mr. Henry L. Dodge, entered upon his duties January 1, 1878. Under his administration the force of employees has been considerably reduced, there being now two hundred and thirty men and women engaged there, against two hundred and fifty during last year, while the reduction in ordinary expenses for supplies, etc., has been over \$110,000, and over \$26,000 in the disbursements for wages.

THE UNITED STATES SUB-TREASURY is a substantial four-storied structure on Commercial Street, near Montgomery, on the land formerly occupied by the old Mint. It was constructed under the superintendence of Mr. Samuel McCullough, and is on a plan of architecture similar to that of the United States Appraiser's Building. The walls are built of pressed brick laid on

BEAMISH, Shirt Manufacturer, Nucleus Building, Market, cor. Third.