

descended to settle on Pine, Sutter, Post and Geary streets, and since that time has been uncertain regarding the choice of locations. Society has become too cumbrous for general management. Within the last half dozen years it has been segregating into cliques and neighborhoods. Every part of the city has a tinge of gentility. The most genteel neighborhoods are Rincon Hill, where fragments of polite society still linger; Bush, Sutter and the adjacent streets; Van Ness Avenue, which within five years has become a magnificent thoroughfare; California street beyond Van Ness, which is being rapidly built up and beautified; Pacific Avenue and the locality near the Presidio; and Nob Hill, which includes Taylor as far north as Pacific street, the last locality promising to eclipse all other localities in extravagant display of riches. The rage for splendid houses began with the costly country-seats at Menlo and the building of the Haggin house at the corner of Taylor and Washington streets seven or eight years ago. Since then it has seemed to be the aim to make each new private residence finer, more artistic, costlier than its predecessor. The house on Sutter street, enlarged by Senator Sharon, and furnished with every luxury that it seemed taste could desire or wealth purchase, with carpets of the most expensive make, chandeliers costing two thousand dollars each, and the richest furniture that could be found in Paris, was deemed, and was in reality, a palace. It has been far excelled since by the residences of Leland Stanford and Charles Crocker, which are in turn surpassed by the castellated mansion of Mrs. Mark Hopkins. It is not probable that the houses to be built by James C. Flood and James G. Fair on Nob Hill will be inferior to the best of these either in splendor of external appearance, or in richness and beauty of internal decoration. At present the families of our wealthiest citizens are more