

Powell to Jones, of Greenwich from Powell to Taylor, of Lombard from Stockton to Taylor of Taylor north from Pacific, of Stockton north from Greenwich, and of Chestnut from Dupont to Mason, is progressing or under contract. Through Powell street a good brick sewer has been built, and a brick sewer is in course of construction on Francisco street from Stockton west. We have only attempted to direct attention to the principal work under the charge of the Superintendent, which may be easily guessed when we state that that officer has, within a brief period, sent in to the Board of Supervisors recommendations for over two hundred street improvements. The Superintendent is opposed to laying down any more plank where it is practicable to substitute paving with cobble-stone; he also urges the adoption of a species of concrete upon the pavement where there is heavy wear and tear, formed by macadanizing with the common red stone from the Mission, and rolling it with a free application of water until it fills the interstices of the cobble pavement. There are various other suggestions of this officer worthy of more particular note, but we are restricted for room, and must close this branch of the subject by remarking that the faithful discharge of the duties belonging to this office involves herculean labor and the exercise of no small portion of patience.

The effect of the improvements adverted to upon the value of property has been very great, and in the north part of the City, where real estate has so long been very sluggish, it is especially observable. We noticed a 50-vara lot on Filbert, near Mason street, for which the owner had just refused \$10,000. A few months ago it could not have been sold for \$3,000. The owner's assessment for grading in front of his lot, and for bringing his property to the grade, had been about \$1,200. This is only one of the numerous instances of a similar nature, and we may now expect to see a revival of building in that hitherto neglected locality.

**BUILDING.**—We have elsewhere adverted to the tremendous impulse which the construction of the railroad through Market street, and the opening, grading and otherwise improving other thoroughfares gave to building, and the almost miraculous rapidity with which suburbs have been converted into city streets and densely peopled squares. But, while the outskirts have been thus visited with a surprising activity, the business portion of the city has, during the current season, presented a series of substantial erections, unexampled in extent and cost within a like term heretofore.

Montgomery street is especially noted for the extensive and elegant structures finished or in progress, for the adornment of that fashionable avenue, involving an expenditure, on that line alone, from Market street to Jackson, of nearly or quite one million of dollars. At the corner of Post and Montgomery streets, the magnificent edifice of the Masonic Order, seventy-five feet on Montgomery, by one hundred and sixty feet on Post street, is rapidly rising. The cost of this structure is estimated at \$150,000. The remainder of the square to Sutter street, back to Lick street, is the property of Mr. James Lick, who is covering the entire space (two hundred feet on Montgomery, by a depth of one hundred and sixty feet), with a brick building, divided into six spacious stores, and two smaller ones on Montgomery, and several stores fronting on Sutter street. In the center on Montgomery street, a wide entrance hall gives access to a dining room in the rear, and to the upper stories which will be arranged suitably for a mammoth hotel. The two stores at the southern end