

intersection of Dupont and Sacramento, along Sacramento to Davis, and from the intersection of Mission and Sparks, along Sparks to Dolores, along Dolores to Corbett, and along Corbett to Mission streets. Portions of this road are under contract, but no work has yet been performed. It is thought, however, that some two miles of road will be built during the coming year.

#### THE OAKLAND RAILWAY.

For the purpose of facilitating travel and shortening the distance between this city and the opposite shore of the Bay, a company has been organized under a charter granted by the Legislature, who have built a wharf, three-quarters of a mile in length, out to deep water, a mile north of San Antonio Creek—the distance from the water end of the wharf to San Francisco being but four miles—shortening the present steam ferry route some six miles. A railroad with a single track of T rail has been completed from the end of this wharf to Oakland and San Antonio, and from thence will probably be extended southward.

#### SAN FRANCISCO AND ALAMEDA RAILROAD.

The Legislature of 1861-2 was remarkable for its liberality, and gained no little censure from envious old fogies for granting franchises. After pretty effectually gridironing San Francisco, it granted the privilege of leading iron arteries into it from nearly every approach. Although a few grumbled, the public are well satisfied, for they have been vastly benefited. No franchise has been or promises to be of more real benefit to our citizens than the one authorizing and permitting the construction of a wharf, ferry, and railroad from the Encinal in Alameda County to this city. As soon as the charter was in the hands of the projectors of this enterprise, they began operation, and in less than two years had completed their road, and got it into working order. The road is built in substantial style, and furnished with easy cars. A safe and commodious steamer receives passengers at Davis and Broadway St. Wharf, and in thirty minutes sets them down upon the wharf at the Encinal, where the cars carry them to the county road. To those residing in the southern portion of Alameda County, this road is an inestimable accommodation, and they know how to appreciate it. Latterly this Company and the San Francisco, Alameda and Stockton Railroad Company have amalgamated, and consolidated their capital stock, debts, property, assets, and franchises, upon terms which will doubtless prove highly beneficial to both parties, and hereafter the business of both companies will be conducted as one, under the title of San Francisco Railroad Company. This Company are constructing a road through Alameda Valley, *via* Vallejo Mills to Stockton, where it will connect with projected roads to Owens' River and Folsom.

#### Homestead Associations.

One of the most important as well as pleasing features in the unexampled progress of our city, is the organization of numerous Homestead Associations, which, by united effort and consolidated capital, place it within the scope and means of any industrious and prudent individual to secure a tract that he can call his own, and secure to him the proud title of "lord of the soil." In all civilized countries, the moral and healthful effect produced upon communities, and more especially the so-called industrial classes, by the ownership of a fee simple in the soil, has ever been the subject of laudation among the most enlightened statesmen and liberal philanthropists. By the organization of Joint-Stock Homestead

Associations, and the purchase of large and eligibly located tracts of land, every member of the community may become a land-holder at a comparatively trifling cost. By the payment of a small sum into the capital stock, and a comparatively trifling amount in stated assessments, every one may, through this medium, which is available to all, in a short time become the possessor of an unincumbered site for a homestead. The healthy and advantageous effect of this system is apparent in the number of elegant and comfortable residences which have sprung up, as if by magic, in the vicinity of the city in all directions within the past year.

For a complete list of the Homestead Associations organized and existing in this city, with the amounts of their capital stock, the dates of their incorporation, names of trustees, with their operations and progress, see Protective Associations, page 560.

#### Savings Banks.

One of the most healthy and beneficial institutions of a large city is the Savings Banks, which is emphatically a monetary agent of the people. By receiving on deposit at a remunerative rate of interest, sums, no matter how small, and which would otherwise too often be heedlessly squandered, habits of economy and thrift are inculcated which are productive of the most beneficial results to the entire community. By constant additions, sums insignificant at the outset are gradually swelled to an amount of which the depositors themselves had no definite idea until they gave these institutions a trial, and full and satisfactorily tested the experiment. The loans made by these institutions are generally secured by bond and mortgage, and upon loans mutually advantageous to all parties. By requiring with the payment of the interest due each month, a sum equivalent to a monthly installment of the original loan, at the time fixed for its maturity, the debt has been entirely extinguished. There are four of these institutions conducted upon the same principle in successful operation in the City of San Francisco, the beneficial effects of which are felt and acknowledged by the community at large. The first of these organized on this coast is the

#### SAVINGS AND LOAN SOCIETY.

Incorporated July 23, 1857. Office, 619 Clay St. The amount to the credit of the members of the Society is \$1,021,185 97. A dividend of one per cent. was declared in July last for the preceding six months, leaving a surplus of \$140,873 16 on hand. The management of the Savings and Loan Society reflects high credit upon those who have it in charge, and its advantage to the masses can scarcely be estimated. By its means and under the admirable system devised, depositors are made perfectly secure, thrift is encouraged by accumulations of interest, small capitals are aggregated, and enterprise stimulated by the facilities thus provided. The savings of the laborer thus invested, also aid in producing a general prosperity in which he is himself a sharer, and doubtless it is a conviction of these truths, with confidence in the fidelity of those in charge, which have obtained for this society the unparalleled success of which we have spoken.