

**UNION AVENUE**—One of the best positions in the city for a medical man; a fine cut stone front house, 80 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A).

**UNIVERSITY STREET**—A stone-front full sized inn house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (\$59-3)

**UNIVERSITY STREET**—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-3).

**UNIVERSITY STREET**—A good stone front house, containing 12 rooms, combination furnace, in good order. (163-B).

**UNIVERSITY STREET**—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

**UPPER UNIVERSITY STREET**—A magnificent residence property situated at the corner of Pine Avenue and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office. (B-67).

**VICTORIA STREET**—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B).

**VICTORIA STREET**—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (\$24-3)

**VICTORIA STREET**—A good solid brick house, well rented, on lot 26 feet front. Low price to a prompt buyer. (S).

**VICTORIA SQUARE**—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B).

**VICTORIA STREET**—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B).

**VICTORIA SQUARE**—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).

**WESTERN AVE.**—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3).

Yet, when it is noticed it should be such, that the more we see it the better we like it, and it ought never to become an eye-sore even though it remain in the house a lifetime.

When we say it should have a pleasing form we do not mean that all its lines are to be curved wherever possible, or that any curves need be introduced. There is an impression among many persons that if curved lines are introduced in a design it is much improved. Such curves often bid defiance to all the natural laws of the structure of wood. This is noticeable in much of the Rococo furniture where chair and table legs are so curved that they cannot be made without crossing the grain of the wood, rendering them weak and impracticable, violating the most important principle in a good article of furniture.

Good furniture is not overloaded with ornaments, for if highly decorated especially by carving it becomes too delicate to stand the hard service of daily usage. The good furniture must be well made, strongly constructed on rational principles, and well finished. It need not follow some old-fashioned method of joining because an heirloom has stood the ravages of time for a hundred years or more, if modern machinery and ideas have introduced easier and possibly better methods. But it should always be made with a consideration of the materials employed, and how they act under varying conditions of climate.

Finally, it should be understood that the age of an article does not imply its artistic value. It is not good because it is old; it is not artistic because it is old. It may be old, very old, and be both poorly made and extremely ugly. On the other hand, it may be direct from the shop, well made, and a beautiful example of the cabinet maker's art.

It often occurs to-day that a copy of some old article is better than the model itself, for at least two reasons. It is usually better made; and it differs from the model sufficiently to adapt it to our modern usage. Some may be inclined to doubt the statement that it is better made. To those we say, stop and think! They will recall tables with the tops warped all out of shape; drawers with unplanned bottoms shrunken so they are loose or open on the front edge; drawers that stick because they are too loose and twist on the slides, and when closed they have shrunk so as to leave an open joint; the absence of dust panels between the drawers, shaky table and chair legs, etc. These and many more faults will come to mind to those who have had experience with antique furniture. They may claim all these faults are found in modern furniture. But new furniture, rightly made by a reputable manufacturer, will have none of them, not only when first made but even years after.

There are articles of antique make which are quite as appropriate for use to-day as when first made, and may in many instances serve their purpose equally as well. Especially chairs and tables, which even if out of repair when purchased may readily be made over.

## Business Properties And Building Lots FOR SALE

—BY—

**J. CRADOCK SIMPSON & Co**  
Real Estate Agents.

**ST. JAMES STREET**—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

**ALBERT STREET**—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot. (611-3).

**ATWATER AVENUE**, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (133-A).

**BEAVER HALL HILL**—Choice lot of land, with small wooden building, occupied by G. Marloti Esq. Particulars at office. (96-B).

**BEAVER HALL HILL AND LAGAUCHETIERE STREET**—The large centrally situated warehouse occupied by Messrs. E. A. Smail & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Marloti Esq. with small wooden building. Also a good cut stone front house on Lagauchetierre Street, near Beaver Hall Hill, and the buildings known as the "Waverly House", all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-B)

**BLEURY STREET**—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area about 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A).

**BLEURY STREET**—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A).

**BOYER STREET, AMHERST PARK**—A well situated lot of 25 feet x 118 feet. Price only \$250. (171-B).

**CEDAR AVENUE**—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3).

**CHATHAM STREET**—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B).

**CHURCH STREET**—Two building lots, each 25 x 80 ft., well situated. Price \$1.00 per foot, on easy terms. (797-B)