

MOUNT PLEASANT AVENUE—A very nice semi-detached cottage, close to Sherbrooke street, one of the choicest situations in the town. Hot water furnace and all conveniences. (112-B).

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B).

MOUNT ROYAL VALE.—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (156-B).

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).

OLIVIER AVENUE—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (128-B).

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 156 ft. fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (128-B).

ROSEMOUNT AVENUE—Several choice villa lots well situated the best part of this avenue situation unexcelled in Westmount; Lots run through to Mountain Ave. and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (178-B).

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 ft. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues and with an area of 36,894 ft.

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view.

SHERBROOKE STREET—A handsome pressed brick front house, lot 44 feet front, house 23 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

SHERBROOKE STREET—A handsome modern house ready built for a leading architect with land adjoining, situated in the heart of the best section of the town. Everything in perfect order, comprising large drawing room, dining room, ante room kitchen and pantry, black room—on the main floor—with five good rooms on the next floor—Wood work on main floor hand polished—with solid bronze furnishing. Price \$11,000—149 B.

sand and cold cement, and is on ordinary building operations carried a long distance through the cold atmosphere, so that by the time it is actually laid up with the cold bricks in the cold wall all heat virtue has departed and the lime is absolutely inert in caloric. So much for theory. To determine the practical effect, tests were made last winter during the course of the construction of one of our largest buildings. Upon the coldest day of the winter, when the thermometer registered below zero, two eight-inch square brick piers were constructed under as near as possible the exact conditions which would obtain in a wall. The piers were a little over one foot high. One was laid up with mortar composed of one part lime and two parts cement, and four parts sand. The mortar of the other was composed of two parts cement and four parts sand. The piers, were allowed to stand under cover which would protect them from beating storms, but they were exposed to alternate freezing and thawing effects of the temperature during a period of about three months. At the end of that time it was found that the mortar containing lime was considerably disintegrated, so that it could be crumbled easily between the fingers, while the cement mortar though some what injured by frost, was still reasonably firm and hard. The first pier was dropped to the floor through a distance of four or five feet, and was entirely destroyed, no bricks adhering to each other. Dropping the cement mortar pier through the same distance it broke in two pieces, and not until it had been violently dashed against the floor six times was it entirely destroyed. Even then some of the bricks broke before the mortar became dislodged.

The reason for this action of the two mortars is very apparent. The addition of lime to cement mortar tends to retard the setting. Consequently there would be a considerable period during which the cold weather could act disastrously upon the mortar. Furthermore, lime mortar sets by absorbing carbonic acid from the air, a process which takes a great deal of time. Cement mortar, on the contrary, sets by crystallization, and a few moments after it is in place in the wall the outer surface has taken a sufficient set to serve as at least a slight protection against the cold, while long before the lime mortar mixture would be hard, the cement mortar would be so completely crystallized that the cold would have comparatively little effect upon it. Consequently, the addition of lime to cement mortar is a positive detriment in every sense.—*The Brickbuilder*.

MAKING FLOORS WARM.

In sections of the country where a low degree of temperature is the rule rather than the exception during the winter months, warm rooms are very essential, and while the heating apparatus may be the prime factor to this end, a due regard to the construction of floors and walls will materially assist in accomplishing the object sought, and at the same time effect a sav-

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 180 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883 3.)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches first-class locality for building. Price only 75 cents per foot. (85-B).

ST. CATHERINE STREET—Seven building lots each 27 feet by 100 feet, one of them forming the corner of Belmont Avenue. (82-B).

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each. (382 & 386-2).

ST. CATHERINE STREET—A rough stone front double cottage, 84 feet front, contains ten rooms and cement cellar basement, heated by hot water furnace; all modern improvements; situated near Greene Avenue.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price.

UPPER LANSLOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A).

VICTORIA AVENUE—A good lot on the best part of the avenue, just above Sherbrooke street, facing Chesterfield avenue. Owner having left the city, would sell at a low figure. (43-B).

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B).

WESTMOUNT PARK.—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace, sanitary arrangements perfect. Electric Light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 60 x 100. Price, \$10,000.