

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Chomey street, 25 feet by 102 feet. (417-A).

ST. CATHERINE STREET—A very desirable lot in the western part of the street, 65 feet front; no fancy price asked. (24-B).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (285-A).

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Blouy and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (88-3).

ST. DENIS STREET, facing St. Louis Square—Nine choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet. Lane in rear. Price 30 cents per foot.

ST. JAMES STREET—A substantial four-story stone building, 43 feet 9 inches in front by 89 feet 9 inches deep, extending to Fortification lane, in first-class order throughout, and rented to good tenants. Heated by steam furnace. One of the best investment properties on the street. Present rental \$3,100 net. For price and particulars call at office. (153-3).

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. PATRICK STREET, corner of Napoleon road—A well situated corner block, 200 by 102 feet. (221-3).

ST. JAMES STREET—Very desirable building lots for sale on easy terms. 25 feet by 100 feet, also several corner lots, best locality in St. Henry. (10-B).

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (286-A).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front; suitable for any sort of wholesale business. Particulars at office. (88-B).

true beauty. And even after we have learned a good deal about it, there remains the endlessly varied application according to our personal and industrial and social and economical limits. When it comes to house furniture, that, like home architecture, is modified by so many necessities as to make any clear high beauty impossible.

Suppose we begin to plan for parlor furniture: carpets, tables, chairs, sofas, curtains, etc. Everything has to be modified by many considerations. If it is a family room, it must not offend the personal taste of any member of the family. The varied use of every article by many people modifies its possibilities immensely. If there are boys, a certain grade of furnishing follows: if babies, another; if cats and dogs, another. Furnishing depends. It depends on so many things that we cannot hope for high beauty in the ordinary household; but still in certain rooms in some houses there might be noble furnishing; in others much that is pretty and in all a harmony and sweet reasonableness, now almost unknown. It is quite possible also for each of us to learn to know good furniture when we see it, as well as good architecture, and if our household exigencies require cast-iron and tow cloth things, to see to it that they be harmoniously constructed.

Let us consider in detail one article, say a chair. Being meant to support the weight of the human body, the chair's personal beauty requires that it shall show power to do this, and not greatly more. If a chair looks strong enough to support a weary elephant, it is not beautiful; nor if it looks as though a cat's weight would strain it. Support is the first requisite of a chair. After that the relative comfort of the support enters into the beauty of the chair. It must in all ways conform to its use. These demands complied with, it has minor considerations of its own. Not being always occupied, it should not be built so as to suggest too painfully the absent sitter, for a self-respecting chair has some character of its own. Grace and power in its lines, fine material, true decoration—these may make the chair a thing of beauty in itself even when empty. But none of these things must ever interfere with the comfort of the user, the chair's reason for being.

This reasoning holds good for every article of furniture. First, its use to man; second, its own laws of construction and decoration; third, and here only the individual can dictate, its relation to the thousand needs of household life. One generalization may be permitted on this line. Knowing that household needs are various and conflicting, and so require a low, common denominator, no article in a room should be of any marked eccentricity.

The private room may show more of this; but high specialization in furniture calls for the same specialization for use, such as the peculiarly personal or professional use of the dentist's chair, barber's chair, invalid's chair. For household use certain low-toned harmonies are best; things restful, useful, quietly beautiful, not too pronounced. A Bengal tiger can

Houses & Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (43-2).

ARGYLE AVENUE—A good building lot about 100 yards above Cote St. Antoine Road. 50 feet by 187½ feet; fine situation. (109-B).

BELMONT AVENUE—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 258,481 feet; well situated and commanding a magnificent view; the best speculative blocks in the Cote. (208-A).

BELMONT AVENUE—Some large blocks of land above the Cote St. Antoine road. Suitable for sub-division. Will be sold at a price to tempt speculators. (228-2).

CAMPBELL STREET—Two very desirable lots each 63 feet by 175 feet; fine situation. (109-B).

CLARKE AVENUE—A block of land just above Western Avenue, with a frontage of 149 feet on Clarke Avenue, by a depth of 292 feet to Oliver Avenue. This lot having two frontages, could be sub-divided to good advantage. (269-A).

COTE ST. ANTOINE ROAD—A block of land forming the corner of Lansdowne Avenue, having an area of over 18,000 feet, would be divided into lots or sold en bloc. (461-A).

COTE ST. ANTOINE ROAD—A block of land with a frontage of 345 feet, and an area of 53,270 feet. Price only 50 cents per foot. (817-A).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land having a frontage of 185 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. Gas and water available. (437-3).

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-A).