

medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, store rooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

DORCHESTER STREET—A modern stone front house with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement, etc. Price, \$9,250. (133-B).

DORCHESTER STREET—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,848 feet. A good site for self-contained houses or for an apartment house. Moderate price. (273-B).

ELM AVENUE—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

ELM AVENUE—A choice building lot, having an area of about 2,700 ft.; moderate price to a prompt buyer. (203-B).

ELM AVENUE—A double detached stone front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3).

ELM AVENUE—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-3).

GLADSTONE AVENUE—A neat stone front cottage, containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (380-B).

GREENE AVENUE—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

GREENE AVENUE—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

GREENE AVENUE—First-class two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B).

GREENE AVENUE—A valuable building lot, forming the corner of Prospect Ave., 90 ft. by 73 ft., only 42 1-2 cents per foot. (287-B).

GREENE AVENUE—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms; in good order, a nice comfortable house for a small family. Price, \$5,000. (283-B).

cuts that outline its intricate pattern. Set a plain standard, quite devoid of ornamentation, would probably be looked upon as a black heresy by plumbers in general. A careful survey of the furniture in a representative house of this class shows that, with the solitary exception of the dining-room chairs, there is not one piece of furniture which is not open to criticism for crude and unsuccessful attempts at decoration, which defeat their own end and make housework doubly difficult. It has evidently been designed for show rather than for use.

In these days we elevate our eyebrows at the mention of patchwork—the practice of cutting cloth into pieces in order to have the exquisite pleasure of sewing it together again. Isn't it time that we protest against having our woodwork and furniture made in the most roundabout way possible, just to afford a series of projections and depressions, which in some incomprehensible way have come to be looked upon as ornamental, but which as a matter of fact are both ugly and inconvenient?

The lovely old colonial furniture shows how charming and lasting the "beauty of fitness" is. We should have simple, useful furniture, which can be taken care of with the least possible work. And when we secure this, we are pretty sure to find that grace and beauty have been attained at the same time. If the furniture of to-day expresses us, as that of a century ago does the people of that day, we have grown vulgar and pretentious to an alarming degree. Let us have furniture made with some sincerity of motive, furniture that looks as if it were made for use and does not care to have the fact disguised. — "The House Beautiful."

CO-OPERATIVE HOUSEKEEPING.

An experiment often suggested but never thoroughly tried in Philadelphia is to be made by the trustees of the Girard estate, who have exceptional facilities for carrying it into successful operation. A block of dwellings to be built on Porter Street, close by Girard Park, in the southern part of the city, will be furnished with light and heat from a central plant for a small monthly addition to the rent. The houses will have small garden plots in front, and the care of these will also be assumed by the estate.

Such a system of heating and lighting is so obviously economical and so well adapted to the Philadelphia plan

GREENE AVENUE—Two well situated building lots, each 25 ft. x 102 ft. no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

MALLOWS AVENUE—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (24-4).

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

IRVINE AVENUE—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price, \$3,850 each. (204-B).

LANDSDOWNE AVENUE—Six good building lots, near Cote St. Antoine Road, each 21 feet x 021-2 feet. (307-B).

LANDSDOWNE AVENUE—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (809-3).

LEWIS AVENUE—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price \$3,700 (896B-3).

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (733-3).

MONTREAL WEST—A new brick cottage, close to railway and electric cars, in good order; low price, easy terms. (374-B).

MOUNT PLEASANT AVENUE—Two storey red stone front house, with extension kitchen, Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. 353-3).

MOUNT PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell or Montrose street, commands the finest view on the island. (107-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 modern stone front cottage, with extension, double roof. Daisy furnace, open plumbing; close to street cars; is in first-class condition throughout. Price, \$5,750. (22 C).

PROSPECT STREET—Two new two storey cottages, every convenience, close to Greene avenue, fine view, etc., well built in every respect. Price only \$4,250. (287-B).

ROSLYN AVENUE—A handsome pressed brick house, with two storey extension, hot water furnace, open plumbing, first floor finished in cotton wood and floors are of hardwood, expensive mantels and tiling; all hot water pipes throughout the house are of copper—cemented basement cellar, stationary wash tubs—a very desirable residence in every respect. (345-B).