

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x160 ft., situated on the lake front. Price flower garden. Will be sold at less than cost. (262-B.)

UPPER LACHINE.—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B.)

WINDSOR, ONT.—A choice piece of ground, 150 ft. x 250 ft., on Ouellette Ave., the principal street in the town, would exchange for Montreal or lake front property. (258-B.)

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (253B.)

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & Co
181 ST. JAMES STREET.

REAL ESTATE INVESTMENT.

We have been instructed by the owner to offer for sale that fine block of handsome cut stone front houses, forming the south-east corner of

Sherbrooke and Mackay Sts.

comprising six houses on Sherbrooke street and two semi-detached houses on Mackay street. All occupied by first class tenants. The best situation in the city for renting purposes. For particulars and terms apply to

J. CRADOCK SIMPSON & CO.,
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used to insure the integrity of the steel work are radically different; for whereas, the bridge builder is careful to leave all the parts of his structure exposed, the builder of the "skyscraper" is just as careful to cover them up. This concealment is rendered necessary in the case of the columns that carry the outside walls by the demands of construction, and the interior columns and floor girders are inclosed in the endeavor to secure a fireproof construction. The nature of this covering varies but little. It usually consists of stone or common brick, or some form of fire brick, and when the steel members are once sealed up from sight, the question of their actual condition as the years pass by is a matter for speculation, but never a matter of certainty.

It is true the columns and girders are treated to a coat of paint at the shops, and no doubt, in many cases, there is an attempt to do this work thoroughly and with a good quality of paint; but there are thousands of tons of material that go into the buildings with the work carelessly or cheaply done. And even where the steel has been honestly painted at the shops, the subsequent handling in transportation and in erection at the building does more or less damage to the paint, rubbing it off and exposing the metal. Nevertheless, there is no effort made to repair the damage, and the girder or column, as the case may be, is shut up within a porous and not always an air light casing, in which the rusting of these exposed surfaces is free to go on unseen and unchecked.

It is unfortunate that we have very few facts to go upon in estimating the behavior of inclosed steel or iron work. This style of construction is so modern that there has not been sufficient lapse of time for any reliable data to be gathered; and such cases as have been quoted for or against the permanence of walled-in iron work are few in number and stand good only for the particular circumstances that surround them. If a column which had been built into an interior wall was found free from rust at the end of a certain number of years, it would be no proof that another column built into an outside wall and on the weather side of the building would be equally secure. And we must not argue that, because there was no oxidation of a structure in the dry air of the city of Denver, five or six thousand feet above the sea, a similar structure in the moist atmosphere of a sea coast city would escape injury.

The painting which the steel work receives at the shops should, at least, be repeated when it has been erected in place, so that any spots where the paint has been chipped or rubbed off, exposing the metal, may be protected from the action of the air.

In its way, this question of the rusting of covered iron work is as important as that of fireproofing; but it is not likely that it will receive the same careful attention; for the reason that, while the latter question is one of ever present, vital importance, the former is slow in its action and affects a more or less remote posterity. And yet, if there are duties which we owe to posterity, surely this is one. If, by a little reasonable care, and an expense only slightly greater than that which is at present incurred, the costly buildings of to-day may be saved from a possible ultimate collapse, the care should certainly be taken and the expense incurred.—*Scientific American.*

HOW TO FIND OUT IF A ROOM IS DAMP.

To ascertain whether or not a room is damp, a kilogramme of fresh lime should be placed therein, after hermetically closing doors and windows. In twenty-four hours it should be weighed, and if the kilogramme has absorbed more than ten grammes of water (that is, more than one per cent.), the room should be considered damp and classed as unhealthy. The question of the dampness of dwellings is a frequent cause of dispute between landlord and tenant, and is naturally solved in the negative by the former. The question can be settled in the future by the test of the hydration of lime, which will give irrefutable proof of the validity of such complaint.—*New York Dietetic and Hygienic Gazette.*

SHAW and GAIN STREETS ST. MARY'S WARD.

We have now for sale a number of shallow building lots on

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GAIN STREET,

both above Ontario Street and below Ontario Street,

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these lots will be sold at a moderate price and on easy terms.

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