

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B.)

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (32 by 30-B).

MACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B).

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B).

ST. ANNES—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000.

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B).

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often space is obtained for grass plots between the sidewalk and curb of the street.

It is natural and proper that people should take pride in a street well furnished with all that serves the needs of high civilization. Such streets and their pavements benefit those living upon them. They cause an improvement in the appearance of the people—especially in tidiness of houses, dress, and even manners—in the poorer part of cities.

The health of the people is improved, and the death rate diminished, were impermeable pavements are used. The dust and dirt which get into our houses come from the street. Disease germs are thus brought to us when a kind of pavement which absorbs or retains matter is used in a densely populated city.

Good pavements and attractive streets have an ever-increasing army of friends. The general use of the bicycle has helped to spread knowledge of this subject, especially because the possessor of the propelling power (the legs) can feel the superiority of smooth roadways, and can talk. The horses have long suffered while drawing heavy loads over rough streets, but could not complain. If they could have talked, we would have learned, generations ago, what too few people were then willing to observe. When motor vehicles or horseless carriages shall be at last in practical daily use a new army of advocates will be added to the common cause of good pavements.—*Engineering Magazine*.

THE FOLLY OF SCHOOL EXAMINATIONS.

The promotion examination is a test of memory rather than of power. It may show some things that the pupil does not know, but it cannot show what the pupil does know; it destroys and prevents broad and intelligent teaching, makes of the teacher a grind and turns out pupils by machinery. It forces pupils to go over far more work than they can grasp or understand, and it causes many to leave school. It brings senseless worry to the nervous, who often fail to pass, while the least worthy succeed. It is, moreover, a great temptation to deceit. It demands one-third more time than is necessary to impart the same knowledge and to give better training. It puts a premium not upon the work done day by day during the year but upon the amount of "stuffing" that can be done at the end of the term. These are a few of the many reasons why it has been condemned as a moral injustice to pupils and teachers, and is one of the greatest blunders.—William J. Shearer in the *Atlantic*.

PROTECTING WATER PIPES.

Water pipes in use about the farm often give trouble in winter through freezing. There are situations where a device illustrated in the New York Tribune will prove efficacious in keeping a water-pipe from freezing.

Where the pipe emerges from the ground it is surrounded by two or more lengths of 8 inch drain pipe, the joints being tightly cemented.

This gives a dead air space about the pipe that is very effective in keeping out frost. If the pipe be wound with strips of felt and tarred paper before putting in the tilting, so much the better. If the water pipe comes up under a building, as a barn or stable, let the tilting come close up to the flower. Then box the whole about with boards, from the surface of the ground to the floor, and two air spaces will be secured, to the great security of the water pipe.

THE GROWTH OF LANGUAGE.

No committee can tell whether a word is a good word or a bad word, or whether it is wanted or not. Old fashioned people will always tell you that a new word is not wanted, and that there are plenty extra equivalents for it already in the language. This seems conclusive, yet experience often proves that they were wrong, and that there was a shade of meaning which they did not perceive, but which was nevertheless pressing eagerly for expression. Thousands of words which we now consider absolutely essential to the language were when they were first introduced, described as quite unnecessary, and that the mere surplussage of pedantry or affectation. Let any one turn to that most humorous of Elizabethan plays, "The Poetaster" and read the scene in which the poet (Marston is the subject of the satire) is given an emetic, and made to bring up all the new-fangled words which he has used in his works. The character who is watching the results keep on calling out that such and such a monstrosity "has newly come up." This was thought a brilliant piece of satire at the time, and yet now half the condemned words are admitted by all readers and writers. In truth there can be no censorship in literature. The only possible plan is to give every word its chance, and allow the fittest to survive. It was in this sense that Dryden declared that he proposed new words, and if the public approved, "the bill passed," and the word became law. Instead of a writer being on the lookout to throttle and destroy any and every new word or phrase that may be suggested, it ought to be his business to encourage all true and fitting developments of his native tongue. Dryden in the admirable passage from which we have quoted already uses the memorable phrase, "I trade both with the living and the dead for the enrichment of our tongue.—*London Spectator*."

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.