

## Country Properties

FOR SALE BY

J. Cradock Simpson &amp; Co.

**BROME, P. Q., SMALL FARM FOR SALE.**—About 50 acres, beautifully situated, and with frame dwelling house, good stables and other out-buildings. Farm about half a mile from "Brome Corner," and about four miles from Knowlton, a fashionable summer resort, and Brome lake, with its well known fishing grounds; only a few minutes walk from good stores, telephone and telegraph offices, church and post office. Also close to cheese factory, wheelwright and blacksmith's shop, and furniture factory. Sugar bush, orchard and garden, etc. on the farm. Price \$2,750.

**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 subdivision, choice location for summer residences. Particulars at office. (80-B)

**DRUMMONDVILLE, QUE.**—A farm of about 100 acres, near the centre of the town, partly divided into building lots; the house is 30 x 40 ft., with wide verandah on all sides, heated by furnace, and in good order. The property is situated within 15 minutes' walk of the Intercolonial and Canadian Pacific Railways. Plan and further particulars in office. (263-B).

**GRIMSBY, ONT.**—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$8,000. (259 B).

## ISLAND GEM OF THE RICHELIEU.

—Charming country home on the historic Richelieu River, near Montreal, known as "Ile aux Cerfs." Late residence of Colonel DeMontigny. About 70 acres, one half beautifully wooded, balance under cultivation. A tower water service, most complete, distributes over the island. Outbuildings, stables, barns, ice-house, lodge, vegetable and fruit gardens. Good fishing and boating. A beautiful steam yacht, forty feet long, twelve miles an hour, will be included if desired. The property is for sale on account of death in the family, and will be sold at a bargain, and on terms to suit the purchaser. (264-B.)

## THE PREVENTION OF RUST IN IRON AND STEEL STRUCTURES.

The advent of the age of iron and steel in the arts of building and manufacturing brought in an element of decay which scarcely existed in the age of stone. For while we are able to build on a grander scale, and combine the new material in daring forms which the primitive ages merely dreamed of and never attempted, we cannot look upon our finished works with the same assurance of their permanence that filled the builders of the Egyptian pyramids or the temples of Greece and Rome. Often when the stone was hewn from the quarry and exposed in a building to the wear of the elements it hardened under the exposure. Nature was thus the friend of the architect, and dealt kindly with his work. The very winds and weather which colored it with the mellow tints and peculiar beauties of age gave it strength as lasting as that of the hills themselves.

But the iron and steel of modern construction are as perishable as they are strong. The action of the elements, which sometimes prolonged the endurance of an ancient structure, commences to destroy our modern works in iron and steel from the very first moment of contact. Unless some thorough system of protection be adopted, it is certain that the life of the skeleton steel buildings, for instance, which are multiplying so fast in our cities, will never be measured by centuries. The dangers of decay are serious indeed, even in the case of such ironwork as is open to inspection; for in certain climates the oxidation is so rapid that it takes a comparatively brief time to reduce the section of the metal, so that it is brought perilously near to the breaking point and far below the proper margin of safety. Notable instances of rapid decay may be found in some of the more neglected parts of the viaducts and bridges of this city, where, for the want of thorough and frequent painting, the ironwork is being eaten away under the combined attack of the moisture and salt air of our climate.

But although structural ironwork is open to the attack of an alert and ever present enemy, it is well understood that so long as its parts are open to inspection and may be reached by the paint brush, its life may be indefinitely prolonged. If they are carefully cleaned, and coated with good paint at the time of erection, subsequent inspection and repainting systematically carried out will render our iron and steel structures practically imperishable.

The introduction of the skeleton system of building, however, has brought with it new and comparatively untried problems. The methods of construction which are

**KNOWLTON, "BROMELAWN."**—The property of a lady living in Brooklyn, a large brick house of twelve rooms heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,000. (249B).

**LACHINE LOCKS.**—A fine modern house on ample grounds, situated on the high land on the finest part of the road. Would be sold or exchanged for city property. (254B).

**LACHUTE, P. Q. FARM FOR SALE.**—170 acres, of which about 40 acres are in cultivation; 50 acres in pasture, and about 40 acres in bush;  $\frac{3}{4}$  mile from railway station; five minutes' walk from church and school; good water supply; large sugar bush; good dwelling house, barns and outbuildings. Price \$4,500.

**ST. ANNE'S.**—Handsome residence and grounds fronting on the Lake of Two Mountains; grounds containing over three arpents. House one of the most tasteful summer residences of moderate cost on the island, suitable for winter occupation. Hot water furnace; hot and cold water; nine bed rooms; everything in perfect order; photos and particulars at the office. (164-B.)

**ST. ANNE'S.**—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 \$7,000. (81-B)

**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 \$8,200. (56-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 \$3,750. 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 Seignior. (47-B)