

ants. Price, \$5,000. (377-B).

**ROUSSEAU STREET**, corner of St. Andre street.—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (369-B.)

**SEIGNEURS STREET**.—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).

**SEYMOUR AVENUE** — Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).

**SHERBROOKE STREET**.—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar, and w.c., in basement; all modern improvements. 793-3).

**SHERBROOKE STREET**.—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).

**SHERBROOKE STREET**.—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).

**SHERBROOKE STREET**.—A fine property west of Park Ave., and comprising a fine block of land, with a substantial residence thereon. A splendid block for an apartment house, church, college or any other institution wanting a high class residential site centrally situated. (B-382).

**SHERBROOKE STREET**. — A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak room, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30 ft. x 188 ft. would be sold with house or separately. Permits to view at our office. (386-B).

**SHERBROOKE STREET**.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).

**SHUTER STREET**.—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500 each. (319-B).

honored building line, are costly in construction and expensive in operation.

On the other hand, the senseless number of banks, for one and two-story, squatty structures, are eyesores upon the architectural landscapes.

The past ten years has been an age of extremes in building; happily its course seems to have been run. The contracted area of New York furnishes reasonable argument for going skyward, but in most cities there is plenty of room for expansion along terra firma. With few exceptions, the sky-scraper is not a good interest-earner, in New York 2 per cent. being an average.

In Europe the craze has failed to take root. Old Rome prohibited anything over ten stories, discouraged the tall structure generally, but few were erected. In Paris, the municipality has regulated these things, encouraging, and often insisting upon a uniform sky line. Recently, a permit was granted for a twelve or fourteen-story building, the first of its kind, a radical departure from the usages of centuries.

While applauding the restless energies of Americans, great in all things, leading the world in all things, admiring the superb engineering and architectural triumphs which have reared these marvelous twenty-story temples, we yet believe that the climax has been reached or is near at hand, that fewer towering structures will pierce the sky in the future, that practical common-sense will welcome and approve the subsidence of building "castles in the air." It is better for property, for comfort, and convenience, for commerce, better from every point of view, that a city should spread out instead of contracting its energies in a limited space, better that there should be miles of commodious, well-lighted and ventilated six, eight and ten-story buildings than a congested group of fifteen and twenty floor "towers."

Enormous and oftentimes fictitious valuations are placed or forced upon real estate by clustering the sky-scrappers. Unhealthful conditions are created. An unwarranted high pressure situation follows. The tenant is over-taxed, he strains to pay high rentals, the building owner struggles to make a showing of dividends, as does the ground owner. In Chicago a million dollar building on ground held at \$16,000 per foot front, in New York a similar building resting upon \$250,000 per square foot property, must needs have an enormous income to keep up maintenance, insurance and renewals and show an investment earning.

**SUMMERHILL AVENUE**.—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).

**SOUVENIR STREET**.—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).

**ST. ANTOINE STREET**.—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).

**ST. ANTOINE STREET**.—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).

**ST. ANTOINE STREET**.—A full size stone front house, in good order, contains fourteen rooms. Lot 21 x 2 ft. by 139 ft. Price \$6,000. (210-B).

**ST. ANTOINE STREET**.—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).

**ST. ANTOINE STREET**.—A substantial solid built house, near Guy St., in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750. (194-B).

**ST. ANTOINE STREET**.—Solid brick tenement, on stone foundation, with good brick outbuildings, all well rented to good paying tenants, yielding an annual rental of \$876. A good investment property. (378-B).

**ST. ANTOINE STREET**.—A substantial stone front corner house, on the very best part of the street, nicely laid out; would be a good situation for a physician; house contains 12 rooms; heated by hot water furnace. Lot is about 36 ft. front by 177 ft. deep, to a wide lane in rear, thus giving plenty of depth to build two good tenement houses on rear of lot. (6-4).

**ST. CATHERINE AND MARLBOROUGH STREETS**.—A block of 4 brick, 2 wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$640 per annum. (390-B).

**ST. CATHERINE STREET**.—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-3).

**ST. CATHERINE STREET**.—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).

**ST. CATHERINE STREET**.—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).

**ST. DENIS STREET**.—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392-b-B).

**ST. DENIS STREET**.—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).