

**ST. CATHERINE STREET.** corner of Mackay street—A very suitable lot, 128 feet by 111 feet 9 inches. Area 18,745 square feet. (235-a)

**ST. CATHERINE STREET.** A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 110. (885B-3).

**ST. CATHERINE STREET.** That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

**ST. CHARLES STREET.**—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre Street cars. (105-B)

**ST. JAMES STREET.**—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B.)

**ST. JAMES STREET.**—A good stone building, east of St. Lambert Hill, occupied as offices, area 1588 feet; will be sold at a moderate figure, owner must sell. (759-3)

**ST. JAMES STREET.**—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

**ST. JAMES STREET.**—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street, 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards, of the New York Life Building; sure to increase in value. (286-a)

**ST. JAMES STREET.**—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suitable quarters at a fraction of the cost. Plans and particulars at our office.

**ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS.**—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

**ST. HENRI, CANAL BANK AND ST. AMBROISE STREET.**—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing

which velvet and satin and gold, combined by the unskillful, would seem dull and vulgar. What is chiefly wanted is thoughtful arrangement, general intelligence aesthetically applied. This aesthetic intelligence, although recognized in painting and sculpture, we have very much undervalued in its application to every-day matters of household arrangement, whereas we have given exaggerated importance to a supposed harmony existing between objects of equal expense. It is not absolutely necessary that satin shall go with mahogany; cambric curtains of the right color are more beautiful with damask-covered furniture than silk curtains of the wrong color.

Neither does the beauty of a room depend so much on the individual interest of its furnishing as on the arrangement. It is not enough that each one of the several objects shall be beautiful both in form and color; it must be appropriate for its place and suitable for its use. We cannot imagine a massive oak cabinet blackened with age, looking well in a gold and white drawing room, however fine may be the cabinet. Perhaps some of us remember, when at a large children's party the unexpected necessities of some games called for more chairs, how spindle-legged and shivering the bedroom chairs looked when brought down from their dainty surroundings; from where they were suitable to where they were not suitable.

What is a beautiful room?

A place pleasant to live in.

This means that it shall be convenient for the purpose for which we use it; that it shall be restful to the eye and interesting to the mind. We all know rooms full to distraction, where one threads a circuitous way between unsteady tables and uneasy chairs amid a confusion of useless objects called bric-a-brac. Such rooms are darkened for the sake of the furniture; the people using them are given the least consideration. The time will come, I hope, when it will seem as barbarous to crowd one's drawing-room with a senseless multitude of things, even if in themselves attractive, as it now would seem to put all the contents of the china closet on the dinner table at once, when but a few pieces could be used. A room should not remind one of either a museum or a household furnishing shop, but all its variety and interest should be strictly subordinated to its uses and to its effect as a whole. It should be a background to those who live and visit there, and should form an attractive setting to those scenes of our home and social life which we would wish to remember. It should, in short, form a harmony complete in itself, yet secondary to the living occupants.

I am going to divide the more detailed treatment of my subject into three parts:

Beauty of Construction,  
Beauty of Ornament, and  
Beauty of Color.

Beauty of construction is that beauty which a thing has by being directly and perfectly suited to its use in a manner visible to the eye. It must not only do its work, but without waste of energy or material it must appear to do it. A

business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

**ST. LAWRENCE STREET.**—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-B)

**ST. LAWRENCE STREET.**—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R.

**ST. PATRICK ISLAND AND LA-CHINE CANAL.**—A block of land with a frontage of 1,550 ft. on the canal, 270 ft. on Island street and over 1,500 ft. on St. Patrick street. 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

**ST. PAUL STREET.**—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B)

**ST. PAUL STREET.**—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (881-3)

**REDPATH STREET.**—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings of lots only 52 to 80 feet (p, very the very best. (257B).

**WILLIAM STREET INSPECTOR STREET & ST. PAUL STREET.**—The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office.

About 90,000 feet of land fronting on Pine Avenue, immediately east of Cote des Neiges Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

About 100,000 feet of land fronting on Cedar Avenue and surrounded by Mount Royal Park, delightfully situated and easy of access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 18 St. John street. Also large warehouse in rear of 28 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in values.

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 240 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements going on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.