

FOR SALE 'ELMBANK'

DORCHESTER STREET WEST.

We have been instructed by the Executors of the Estate of the late Andrew Robertson to offer FOR SALE this desirable residence and grounds, with gardener's house, vineries, conservatory, stables, coach-house, etc., situated between St. Matthew and St. Mark streets.

The property has a large frontage on Dorchester street, and contains an area of about 82,000 square feet. For further particulars apply to

J. CRADOCK SIMPSON & Co.,
181 St. James Street.

REMARKS ON FIREPROOF BUILDING.

(From the Architectural Record.)

A business building, with iron frames and sash, and wire-glass used as far as practicable; with or without iron shutters; having nothing but brick, terra cotta, ceramic tile and cement to form the exterior face of its wall; having, moreover, a flat roof with a high and somewhat massive parapet wall surrounding it—such a building would be little endangered by the heat of even a most furious conflagration, nor would it suffer, except only from the smoking, scorching, and such disfigurement. But let it be supposed that a jet of flame breaks through the windows in spite of their defensible character. This may always happen, and, therefore, the interior finish must be considered. The question is, therefore, what to substitute for wood in our American interiors, which have hitherto found their chief means of decoration in elaborate joiner's work. If, indeed, wood which has been treated by a chemical process shall prove actually incombustible, this interesting question disappears in an assurance that the old conditions will still prevail. That would be a great relief to the citizen proposing to build, and quite unable to adjust his mind to new conditions; but the student of the nobler class of work common in countries where carpentry and joinery do not leave their proper sphere and invade, so generally, the domain of the higher architecture, may almost regret the interposition into our slowly developing architectural world of wood which cannot be burned. The requirement of the man who would build an incombustible edifice, the requirement that he should use the materials of the mason and worker in marble, had that of good about it that it required a nobler and more permanent style of decoration than anything

KNOX STREET.—Brick encased cottage, stone foundation; good order; extension kitchen. Price only \$1,250. (1-4).

LATOUR STREET.—A block of two brick tenements and one self-contained house, with a frontage of 133 ft. on Latour street, and 24 feet on St. Monique street. Good site for factory. (25-C).

LAVAL AVENUE.—A comfortable brick cottage of nine rooms, in first class order throughout, hot water furnace, plumbing and drainage all new last year. House is too large for present owner, who would sell at less than cost. (334-B).

LAVAL AVENUE.—A well built stone front house, close to St. Louis square, in good order, price only \$3,500. (319-B).

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,900. (253-B).

LATOUR STREET.—A four-storey brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B).

LINCOLN AVENUE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B).

LUSIGNAN STREET.—A neat brick cottage on stone foundation; containing nine rooms; in fair order; value, \$3,000; would be sold to a prompt buyer for \$2,200. (7-4).

MACKAY STREET.—A full-sized stone front house, below St. Catherine st., with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. (798-3).

MANCE STREET.—First-class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (200-B).

MANSFIELD STREET.—A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217B).

MANSFIELD STREET.—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price, only \$8,750. (697-3).

MCGILL COLLEGE AVE.—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order; two-storey solid brick shed in rear. (897-3).

METAVISH STREET.—A substantial stone front terrace house, in first-class order, well built and fitted with all modern conveniences, including new Daisy furnace, good situation facing McGill College grounds. (896c-3).

METCALFE STREET.—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turned into shop or tenements. (365-B).

METCALFE STREET.—above Burnside—A full sized stone front house with all modern conveniences and in good order, well rented. Price, \$10,000. (238-B).

METCALFE STREET.—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (295-B)

ber of fine old trees, besides ornamental trees and shrubs; there are also gardener's house, vineries, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Montreal, or could be advantageously subdivided, having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (22-C).

DRUMMOND STREET.—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and home-like, with good accommodation for a moderate-sized family. Further particulars at office. (284-B).

DRUMMOND STREET.—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B).

DUFFERIN STREET.—Three neat brick-encased cottages, within fifty yards of Logan's Park; six rooms, bath and w.c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price, \$3,350. (283-B).

DROLET STREET.—A solid brick tenement building containing three dwellings, frame stable in rear—all in first-class order, well kept up, pays over 7 per cent. net. Price, \$3,500. (900a-3).

DROLET STREET.—A stone front cottage of nine rooms, heated by hot water furnace. Good stable in rear. Close to St. Louis square. Price, \$4,200. (896a-3).

ERNEST STREET.—Stone front three-storey tenement, containing six dwellings, all well rented; furnace in each flat; close to St. Louis square and St. Denis street cars; will always rent well. (17-4).

FORT STREET.—A well built solid brick cottage, on stone foundation, with extension, heated by Daisy furnace; newly papered and painted and in good order throughout; plumbing arrangements perfect. Price, \$5,500. (19-C).

GUY STREET.—A detached corner house, roomy and comfortable, with pleasant outlook; lot, 90ft. x 105ft.; good stables and coach house; house is heated by furnace, has 10 rooms; in good state of repair. (898a-3).

HUTCHISON STREET, MONTREAL ANNEX.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (629b-3).

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first-class repair throughout. Price, \$7,700. (890b-3).

HUTCHISON STREET.—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough repair. First-class opportunity for any one wanting a good house for their own occupation. Price, \$6,500. (152-B).