

REAL ESTATE RECORD.

STATEMENT SHOWING THE NUMBER OF PROPRIETORS OF REAL ESTATE IN THE CITY, AND VALUE OF LAND AND VALUE OF BUILDINGS FOR EACH WARD.

WARDS	PROPRIETORS	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE.
East.....	158	\$2,792,046	\$2,791,754	\$5,583,800
Centre.....	140	3,592,020	4,015,980	7,608,000
West.....	180	6,104,200	4,671,200	10,775,400
St. Ann's.....	1,000	7,201,892	6,135,648	13,337,540
St. Antoine.....	2,450	25,240,070	38,143,245	63,383,315
St. Lawrence.....	1,080	6,545,690	9,912,010	16,457,700
St. Louis.....	1,200	5,450,100	6,369,530	11,819,720
St. James.....	1,700	7,381,265	8,892,445	16,223,710
St. Mary's.....	1,550	5,077,120	7,082,735	13,159,855
Hochelaga.....	473	3,528,820	1,963,700	5,492,520
St. Jean Baptiste.....	1,340	2,733,600	4,367,400	7,101,000
St. Gabriel.....	900	1,685,625	2,343,240	4,028,865
St. Denis.....	750	1,727,934	818,651	2,546,585
	12,901	\$80,010,472	\$97,507,538	\$177,518,010

perience, and can recall many modern residences where architects have directed the furnishings and insisted on its being in keeping with the building. Such furniture may be somewhat similar to antique pieces, but it has been modified, if necessary, to adapt it to modern demands.

What has been said thus far may lead the reader to think that antiques should not be used at all in a modern house. Far be it, however, our intention to give such an impression. Quite the reverse is the case. If an article is suited to a place, let it be old or new, it makes no difference, the result will be pleasing. There are occasions too, when associations may make it desirable to retain some piece of furniture which is not quite what we would use to-day. But such being the case, it is an easy matter to arrange a place where it will neither be in the way or produce any discord in the surroundings. Such an instance is very different from lumbering up a building with articles at a "second-hand store" because they were old. Then there is the residence of the collector of antiques, who is making a study of their history, perhaps, or something of the sort; we expect to find it filled with a variety of styles and kinds. But even here a little judgment used in arranging will do much to produce a good effect.

One of the excuses given for furnishing a house with antiques is that they are cheap. The cost of old furniture is often no less than new of the same character and quality. Of course, it must be understood that the quality and character of the old piece is to be retained. It is to be constructed in the same manner, and left in a half varnished condition, for antiques, invariably are but poorly finished. If an article as poorly made and in as bad condition as much of the antique furniture sold at the shops was sent home to the purchaser, even at the same cost as the antique, it would not be received. No one would think of accepting such rickety drawers, and such poor finish, such patched woodwork.

But to take an antique from the stores and have it properly repaired and finished (by finish we mean varnishing, painting or gilding), is an expensive as well as long process in most cases. Refinishing particularly, is slow work when properly done, as the old work has to be removed first and then the labor of finishing is the same as that of a new article. Often repairing requires taking the piece apart, and putting it together again, making double work. This is what occurs in the majority of cases where antiques are purchased of dealers in such articles, for they rarely make anything more than a pretense at repairing or finishing. The result is that by the time the old furniture is ready for use it has cost at least as much if not a large per cent. more than new furniture of the same pattern.

There are exceptions to the above, such as when one is fortunate enough to be present at a sale of household goods, away from a large city, and the furniture offered for sale happens to be in a fairly good condition. Such instances are not the rule nowadays, however, and the person afflicted with the "antique fever" seldom has the patience to wait until he "runs across" something really good and cheap.

Architectural Record.

GIVE THE MAYOR A VETO.

The feeling in favor of entrusting the Mayor with a limited power of veto is apparently growing among local students of our municipal situation. Resolutions favoring it have been adopted by several bodies who have every right to be heard, and the general sentiment seems to be that it is a pity we did not think of this earlier. The easier and simpler it can be made for the people to vote for a certain line of municipal policy, and against another line, the better. This is the argument in favor of the "referendum," which submits a measure to the electors without any confusing sidelights to disturb their consideration of it. But when a Council comes to be elected, there are a hundred petty in-

terests tugging against each other in all parts of the city. The personnel of the candidates has a tremendous effect; the location of an electric light may have more. Ward jealousies play against each other, as do the pettier but often fiercer jealousies of the different sections of the wards. Out of such a maelstrom of conflicting interests, who can expect to get an intelligent verdict on the government of the city?

The Mayoralty contest is usually comparatively free from these entangling appendages. By far the larger share of the vote cast in this election can be concentrated upon questions of general municipal policy. If then we increase the power of the Mayor, and give him the right to veto any bill that has not the support of a full two thirds of the alderman, we shall make it better worth while than now for the friends of good government to make a tremendous fight to seat in the chair of the Chief Magistrate a man who will exercise this power for the benefit of the city. The vote for Mayor will become a sort of effective plebiscite on the question of retrenchment and honest government. Over the broader area of the city the personality of the candidates will count for very much less than in the narrow ward contests, and the "pickings" and patronage of the municipal field will have a much slighter influence in collecting votes behind this or that man.

Of course, civic carelessness or callousness, and the "stay-at-home" voter can make this opportunity of no effect. There is no summer's day road to good municipal government. The people must want it, and they must be prepared to vote for it, to get it. There are lots of men in Montreal who want bad government; and unless those who will have to foot the bills if these latter gentlemen get their way, will awake to the situation and do good honest work to prevent the triumph of these malign influences, we shall assuredly have bad government. No change in the charter can help us. But if we are willing to make a fight for it, a limited veto in the hands of the Mayor would certainly give us a better chance to make public opinion effective.—*Montreal Star.*