

Technical and Bibliographic Notes / Notes techniques et bibliographiques

The Institute has attempted to obtain the best original copy available for filming. Features of this copy which may be bibliographically unique, which may alter any of the images in the reproduction, or which may significantly change the usual method of filming, are checked below.

L'Institut a microfilmé le meilleur exemplaire qu'il lui a été possible de se procurer. Les détails de cet exemplaire qui sont peut-être uniques du point de vue bibliographique, qui peuvent modifier une image reproduite, ou qui peuvent exiger une modification dans la méthode normale de filmage sont indiqués ci-dessous.

Coloured covers/
Couverture de couleur

Coloured pages/
Pages de couleur

Covers damaged/
Couverture endommagée

Pages damaged/
Pages endommagées

Covers restored and/or laminated/
Couverture restaurée et/ou pelliculée

Pages restored and/or laminated/
Pages restaurées et/ou pelliculées

Cover title missing/
Le titre de couverture manque

Pages discoloured, stained or foxed/
Pages décolorées, tachetées ou piquées

Coloured maps/
Cartes géographiques en couleur

Pages detached/
Pages détachées

Coloured ink (i.e. other than blue or black)/
Encre de couleur (i.e. autre que bleue ou noire)

Showthrough/
Transparence

Coloured plates and/or illustrations/
Planches et/ou illustrations en couleur

Quality of print varies/
Qualité inégale de l'impression

Bound with other material/
Relié avec d'autres documents

Continuous pagination/
Pagination continue

Tight binding may cause shadows or distortion along interior margin/
La reliure serrée peut causer de l'ombre ou de la distorsion le long de la marge intérieure

Includes index(es)/
Comprend un (des) index

Title on header taken from: /
Le titre de l'en-tête provient:

Blank leaves added during restoration may appear within the text. Whenever possible, these have been omitted from filming/
Il se peut que certaines pages blanches ajoutées lors d'une restauration apparaissent dans le texte, mais, lorsque cela était possible, ces pages n'ont pas été filmées.

Title page of issue/
Page de titre de la livraison

Caption of issue/
Titre de départ de la livraison

Masthead/
Générique (périodiques) de la livraison

Additional comments: /
Commentaires supplémentaires:

This item is filmed at the reduction ratio checked below /
Ce document est filmé au taux de réduction indiqué ci-dessous.

10X	14X	18X	22X	26X	30X
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12X	16X	20X	24X	28X	32X

Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Cradock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. XI.

Montreal, October, 1898.

No. 10

The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,908. Invested in Canada, \$2,110,000 Losses paid, \$169,017,187

HEAD OFFICE, CANADA BRANCH:

16 PLACE D'ARMES, Corner of St. James Street, MONTREAL.

INSURANCE EFFECTED AT LOWEST CURRENT RATES.

G. F. C. SMITH, Chief Agent and Resident Secretary.

ALLIANCE ASSURANCE COMPANY

OF LONDON, ENGLAND

Head Office for Canada

Standard Life Building, 157 St. James Street,
MONTREAL.



Established 1824.
Capital \$25,000,000.

P. M. WICKHAM, Manager.
FRED'K T. BRYERS, Inspector.

ROYAL INSURANCE COMPANY.

Largest Fire Office in the World

QUEEN INSURANCE COMPANY of America.

Unlimited Liability.

Absolute Security.

GEO. SIMPSON, Manager. Wm. MACKAY, Assistant Manager.
J. CRADOCK SIMPSON & CO., Agents.

LONDON & LANCASHIRE LIFE ASSURANCE COMPANY.

Head Office for Canada. Place d'Armes MONTREAL.

POLICIES ISSUED ON ALL DESIRABLE PLANS. POLICIES WORLD-WIDE AND FREE FROM CONDITIONS.
LOW RATES. ABSOLUTE SECURITY.

ENDOWMENT ASSURANCE AT LIFE RATES A SPECIALTY.

RT. HON. LORD STRATHCUNA and MOUNT ROYAL,
Chairman

B. HAL. BROWN,
Manager

Wm. J. Galt
ARCHITECT

FRANK MULLOCH
120 St. James St. Montreal

EXPRESS WAGONS,
CARRS, BENCHES, ETC.
Rondel, Grier, Leach and Co.,
BONHOMME, LAKO,
140 ST. JAMES STREET,
Montreal City and Harbour

Z. C. ST. AMOUB,
CHAVEL ROOFER,
570 MULLA Street
Office: 2500 Notre Dame St.,
Montreal.
Repairs and new work guaranteed on all
Roofs.

THIS
SPACE
FOR
SALE

ESTATE REPAIRS
THOS. HUNT
101 St. James St. Montreal
115 St. James St. Montreal
ON ROOFS AND CHIMNEYS
Telephone 2700

Wm. J. Galt
120 St. James St. Montreal

FRANK MULLOCH
120 St. James St. Montreal

Wm. Helen Wainwright
Civil Engineer, Surveyor
Provincial Land Surveyor,
Office No. 214 St. James St.
Telephone 2700
120 St. James St. Montreal

HOUSES TO LET
REDUCED

RENTS
181 St. James St.

120 St. James St. Montreal

120 St. James St. Montreal

R. PEACOCK SAFFORD
120 St. James St. Montreal

J. E. CASERAIN
120 St. James St. Montreal

J. M. WILSON
Architect or Valuer of Real Estate,
120 St. James St. Montreal

HITCHCOCK & WOOD
120 St. James St. Montreal

W. A. MORTON SON
120 St. James St. Montreal

120 St. James St. Montreal

ADVERTISE
IN THE

Real
Estate
Record

We desire to call the attention
.. of ..

Contractors and Builders,
Plumbers, Masons,
Bricklayers,
Hardware Suppliers,
Painters, Carpenters,
etc.,

to the value of the columns of this paper
as a medium of advertising.

It reaches thousands of readers every
month who are directly or indirectly in-
terested in such matters.

TEL. Up 1139.

H. BAILLIE,
.. Plumber, etc. ..
————— 168½ PEEL ST.

Corbeil & Leveille

Ornamental
Woodwork

SPECIALTY : Fine hardwood
for interior and exterior,
decorations Houses, Churches, etc.

TELEPHONE. BELL East 1425
MERCHANT 323

15^A/_D 16 Josephat Lane,

PAPINEAU AVENUE

COAL

ANDREW BAILE,

OFFICES :

69 McGill Street, || 2312 St. Catherine St.
Tel. Main 521. Tel. Up 1023.

MONTREAL.

TELEPHONE Main 841

WM. WHYTOCK,
CARPENTER and JOINER
(SUCCESSOR TO R. WEIR & SON)
704 DORCHESTER STREET.

JOBGING PROMPTLY ATTENDED TO

Estimates for Complete Building
Contracts given when required.

R. B. Hutcheson,

(Late of Butler & Hutcheson, Advocates.)

Notary Public, Conveyancer and Commissioner,
MECHANICS INSTITUTE,
204 St. James Street
Telephone Main 2499.

D. Nicholson & Co.,
GRAVEL, SLATE and METAL

Roofers

REPAIRS PROMPTLY ATTENDED TO.
Estimates Given.

679 ST. PAUL STREET,
Tel. Main 1685.

J. CRADOCK SIMPSON & CO'S.

Real Estate Record

Vol. 11.

MONTREAL, OCTOBER 10th, 1898

No. 10.

THE Real Estate Record

IS PUBLISHED MONTHLY

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.
Proprietors.

ADVERTISING RATES furnished on application
at this Office.

THE CALEDONIAN

Oldest Scottish Fire Office

Temple Building, 185 St. James St.,
MONTREAL.

LANSING LEWIS, Manager.

DOCKBILL & SAYER, ELECTRICAL CONTRACTORS.

House & Store Wiring, Bell Work etc.
Repairs in all branches.

2458 ST. CATHERINE ST.

Telephone Up 1241. MONTREAL.

J. W. HUGHES, The Practical Sanitarian

Anti-Septic Plumbing, Heating,
General Jobbing.

Cor. of Craig & St. Antoine Street.
Telephone 548.

JOHN GOW LUMBER,

Laths, Shingles, Timber, Cedar Posts, Etc.

Whitewood, Oak, and other Hardwoods.
FLOORING, MOULDINGS, DOORS,
SASHES, Etc.

164 GUY STREET,

Telephone 8412. MONTREAL.

Monthly Review.

There has been little change in the general character of the business transacted in real estate for the last few months, and although conditions have brightened in some respects there is still room for much improvement. Quietness has been the prevailing feature of the market, but through it all the feeling is strong that the prosperity in other lines of mercantile business is sure to lead to an improved demand for real estate later on, and the problem now is, how long will it be before that time comes. The fall market is developing slowly but on natural lines, and there is every reason to hope that the volume of business will steadily increase.

In St. Jean Baptiste ward, where the sales recorded were the most numerous, there were sixteen sales of building lots, and ten sales of built properties. In St. Denis ward, the next on the list in point of numbers, there were seventeen sales of building land and five sales of built properties, while in St. Antoine ward, of the thirteen transfers recorded, nine of them were of residences, principally of the better class, of which six of the residences ranged in price from \$12,500 to \$16,500. In Westmount the sales still continue to be principally of building land, and the recent prices on the principal avenues were as follow:—Roslyn, 30c; Grosvenor, 30c; Bellevue, 20c; Upper Lansdowne, 20c; Clandeboye, 42c; Columbia, 50c; and Mount Pleasant (Green Ave.) 82½c.

The fall renting season, which is about closing, has been somewhat of an improvement on the last year or

To

ARCHITECTS AND DRAUGHTSMEN.

TRACING CLOTH

18 in., 30 in., 41 in. and 54 in. wide.

TRACING PAPER

In Sheets or Continuous.

DRAWING PAPER

Whatman's and Machine made, in Sheets and Continuous.

MANILLA DETAIL PAPER

HIGGIN'S LIQUID DRAWING INK

Waterproof and General, Black or Colored.

PENS, PENCILS, &c., &c.

MORTON, PHILLIPS & Co.

Stationers, Blank Book Makers
and Printers

1755 & 1757 Notre Dame St. -- MONTREAL

JOHN DATE, SANITARY PLUMBER,

Heating, Drainage, Ventilation.

Electric Bell and Light Wiring,

Manufacturer of Diving Apparatus,

Patent Dry Earth Closet Commodes, &c.

654 and 656 Craig Street,
MONTREAL.

THIS

SPACE

FOR

SALE.

ROOFING AND ASPHALTING

Of Every Description.

Metal Cornices and Skylights,
Cement and Tile Floors,
Cement Wash Tubs,
REFRIGERATORS and OIL CABINETS.

CANADIAN AGENTS FOR

The Boston Hot Blast Heating

..AND..
Pneumatic System of
Conveying Mill Stock.

GEO. W. REED & CO.,
785 Craig Street.

Bell Telephone Mount 380.

ISAAC LEWIS
Builder and Contractor

(Brick and Stone Work)

Residence: . . .

130 IRVINE AVENUE,
COTE ST. ANTOINE.

Special attention given to alterations and repairs

R. J. & N. Kendal
WAGGON MAKERS,
244 & 246 Richmond Street.

LAMBERT & SON
CARPENTERS, JOINERS
and BUILDERS

Estimates given at short notice for general repairs

360 PROVIDENCE STREET.

Bell Tel. East 1443. Merch't Tel. 255.

GEO. S. KIMBER,

House, Sign and Fresco
Painter

ALL KINDS OF PAPER-HANGINGS IN STOCK.

2466 ST. CATHERINE ST, MONTREAL

BELL TELEPHONE Up 1237..

two, but there is still no occasion for any jubilation on the part of the real estate owner. There has been however an increased inquiry which may lead to better results in the spring.

The making of a new civic charter is the most important work that has been attempted in Montreal for many years, and it is a pity that more attention on the part of citizens generally is not given to it. Suggestions will be received by the Charter Committee of the City Council up to the 1st November. If any tax payer has any good suggestions to make, let him communicate with either the Board of Trade, the Chambre de Commerce or the Municipal Association. Any of these bodies will be glad to consider carefully any suggestions made.

The sales recorded during the month of September in the under-mentioned suburban municipalities, amount to \$80,907, and are as follows:—Maisonneuve, \$14,525; De-Lorimier, \$910; Mile End, \$5,950; Montreal Annex, \$14,980; Outremont, \$2,150; Cote des Neiges, \$8,734; Notre Dame de Grace, \$150; St. Henry, \$29,000; and St. Cune-gonde, \$10,508.

There were 135 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of Sept., the particulars of which are given in other columns, amounting to \$527,910.78.

St Antoine Ward	13	\$140,444.90
St Ann's Ward.....	5	8,868.00
St James Ward.....	11	25,260.00
St Louis Ward	9	61,400.00
St Mary's Ward	12	20,054.18
St Lawrence Ward.....	2	7,100.00
East Ward.....	1	00.00
St. Jean Baptiste Ward..	26	55,505.31
St. Gabriel Ward	6	16,262.74
St. Denis Ward.....	22	19,541.15
Hochelega Ward.....	6	8,157.00
Westmount	22	169,322.48
	185	\$527,910.78

During the corresponding month of last year, 157 transfers were recorded amounting to \$669,350.46.

The real estate mortgage loans recorded during month of September

C. R. G. JOHNSON,

AGENT

Fire Insurance

BROKER

CANADA LIFE BUILDING.

Cor St. James and St. Peter Street.

Contracts for Sprinklers. Lowest Current Rates.

Correspondence with Mill Owners solicited.

Bell Telephone Main 1907.

E. L. BOND,

30 Francois Xavier St.

INSURANCE FIRE, MARINE,
ACCIDENT AND
PLATE GLASS

TELEPHONE Main 1179.

THOS. BRETHOUR

PLASTERER

146 Peel Street,
MONTREAL.

Telephone Up 1242.

Estimates given for new work—Plastering and cement work a speciality.

Tinting and Repairing
Promptly Executed.

THE CENTRAL LUMBER YARD.

ESTABLISHED 1871.

Corner DORCHESTER and
ST. CHAS. BORROMEE STREETS.

MAHOGANY,
QUARTERED OAK,
QUARTERED SYCAMORE
and ALL HARDWOODS.

Kiln-Dried Maple Flooring,

Dressed and Prepared Lumber of every Description

JOHN A. BULMER & CO.

Houses for Sale,

—BY—

J. CRADOCK SIMPSON & CO.,
Real Estate, Insurance
and Investment Agents
181 ST. JAMES ST.,
MONTREAL.

J. C. SIMPSON.

H. L. PUTNAM.

DORCHESTER STREET.— Corner of Labelle St., a pressed brick double tenement, newly done over, also 2½ storey brick house adjoining. Would sell separately. (292-B.)

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 homelike, with good accommodation for amoderate sized family. Further particulars at office. 284-B.

NOTRE DAME AND ST. MAURICE Sts.— A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame st., and four brick, encased dwellings on St. Maurice St. Will be sold to a prompt buyer at \$1,500, less than municipal valuation. (286-B.)

TEL. Main 2395.

R. M. RODDEN
and **C. DUFORT**

.. Architects ..

Rooms 21, and 22 Waddell Building,
30 St. John Street,
MONTREAL.

Magnan Bros.

successor to
GRAVEL & BOULARD.

Builders Hardware,
House Furnishings,
Stoves & Granite ware,
306 & 308 St. Lawrence St.
TEL. East 1557

ST. LAWRENCE AND ST. CHAS. BORROMEE STS.— A very desirable business property comprising 2 stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Chas. Borromee Sts. Rented for over \$2,500 per annum. (285-B.)

ST. URBAIN STREET.— A comfortable, well built brick house, well situated in vicinity of St. Martin's church, in good order, large garden. Would make a very nice family residence. (291-B.)

in registration division of Montreal West, amount to \$128,030.26; of this amount \$55,000 was placed at 4½ p.c.; \$42,000 at 5 p.c.; \$25,230.26 at 6 p.c.; \$800 at 7 p.c.; \$500 at 8 p.c.; and \$800 at 12 p.c.

The 4½ p.c. loans were in five amounts of \$20,000, \$12,000, \$6,000, \$11,000, \$6,000, and the 5 p.c.; were in five amounts of \$3,000, \$15,000, \$15,000, \$4,000 and \$5,000.

The lenders were .

Estate and Trust Funds.....	\$10,050.26
Insurance Companies.....	38,000.00
Local Institutions.....	16,000.00
Building & Loan Companies.	15,050.00
Individuals.....	48,924.00

\$128,030.26

In Montreal East the loans recorded amount to \$137,620. Of this amount \$57,100 was placed at 5 p.c.; \$12,150 at 5½ p.c.; \$53,920 at 6 p.c.; \$1,700 at 7 p.c.; \$5,800 at 8 p.c.; and \$6,950 at a nominal rate.

The 5 p.c. loans were in eight amounts of \$7,800, \$1,300, \$1,500, \$5,500, \$7,000, \$8,000, \$7,000, and \$19,000.

The lenders were :

Estate & Trust Funds.....	\$11,000
Insurance Companies.....	7,000
Local Institutions.....	1,282
Building & Loan Companies	41,050
Individuals.....	77,288

\$187,620

The centrally situated property Nos. 40 to 46 Hermine Street and 57 Jurors Street, will be sold by auction at the rooms, 181 St. James Street on Wednesday, 19th October; and an important auction sale of the following properties will be held at the rooms of J. Cradock Simpson & Co. (W. M. Kearns, Auctioneer) on Wednesday, 28th October, at 11 a.m.

1st. That splendidly situated property Nos. 276 to 282 Craig street, (125 feet frontage) directly facing Viger Square, now occupied and in running order as a saw and planing mill, sash factory, etc.

This property has three frontages, Craig street, Perthuis street, and St. Andre street, and contains over 17,000 square feet. It will be sold with all the machinery and plant on the premises, particulars of which may

BEAVER HALL, HILL.—A valuable property on this main thoroughfare to the west end. Sold at City valuation. (866-3).

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 28 x 120. Price \$15,500. (685-3)

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (887-3)

BISHOP STREET—A first-class stone front residence, near Sherbrooke st., concrete cellar basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms. Price \$15,000. (198-B)

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leave nothing to be desired. Particulars and permits to view at office. (75-B)

Kodaks { FOR SALE
TO RENT
and EXCHANGE

DEVELOPING and PRINTING

MONTREAL PHOTO. SUPPLY.

R. F. Smith,

104 St. Francois Xavier St.

2263 St. Catherine St.

Send for Catalogue and Bargain list

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. Price \$9,350. (72-B)

BLEURY STREET.— Stone front building, two shops and dwelling alone. Lot 48½ ft. by 163 ft., just above St. Catherine St., well rented. (892 C 3.)

BURNSIDE PLACE—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (753-3)

CADIEUX STREET—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (835a-3)

CATHEDRAL STREET—Cut stone front double house, near Dominion Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-3)

CENTRE STREET.—A block of brick encased tenements in good order, rented to a good class of tenants, for \$900. Considered a low rental. Price, \$7,700. (892-E-B).

CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front. (78-B)

COURSOL STREET.—A cut stone front cottage of nine rooms, in first-class order, Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3)

COURSOL STREET.—A comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,900. (198-B)

COMEDY STREET.—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,250 (880-B).

COURSOL STREET.—A block of solid brick tenements on stone foundation, containing twelve dwellings, all in good order; easily rented, is a good investment property. (40-B).

COURSOL STREET.—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

CRESCENT STREET, NO. 118.—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250B).

DESRIVIERES AVENUE.—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Must be sold. (177-B).

DORCHESTER STREET.—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (288-B)

DORCHESTER STREET.—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (188-B)

DORCHESTER ST.—A handsome red stone front house near Crescent Street, built by owner for his own occupation; extension kitchen, all wood work in hall of quartered oak—every convenience—up to date in every respect. Suitable for a physician. (893-B)

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,850. (285-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)

be had on application. Schedule value of machinery, over \$5,000.00.

2nd. That large and valuable property on Poupart street, within 100 feet of Notre Dame street at the Longueuil Ferry landing, having over 360 feet frontage, containing about 27,000 square feet, fully equipped as a lime burning establishment, and including large new brick dwelling, weigh house, and brick stable with accommodation for about twenty horses, with ample yard room and shed accommodation.

Both properties are going concerns. Further particulars on application to,

J. CRADOCK SIMPSON & CO.
181 St. James Street.

Notes.

An interesting problem for the long distance speculator in real estate, having faith in the City of Montreal, would be to pick a winning street like St. Catherine street of the future city, buy it at a few cents per foot to-day and let his children and grandchildren sell it at as many dollars. That is what took place as regards St. Catherine street in not a few cases.

In one case the question arose between two friends as to whether they should invest up in the fields on the hill (now St. Catherine st.) or down in the solid substantial, never failing, always improving locality of Griffintown, close to the canal right in the centre of that bustling, thriving portion of the city.

One man (no doubt the solid citizen of that day) took the bird in the hand, that is Griffintown, and he has it yet and a tough old fowl it is. The other took to the woods or rather went looking for the bird in the bush. That is St. Catherine st. and a nice tender spring chicken it has turned out to be.

The question is, will the future St. Catherine st. be on this side of the Mountain or the other. Will it be in Maisonneuve direction, out towards Lachine or on the lowlands of Verdun.

DUROCHER STREET.—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5,000. (28-B)

DUROCHER STREET.—Close to Sherbrooke. A handsome modern cottage home, with side lights, especially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Offers so invited. (853-3)

HERMINE STREET.—A block of wooden tenements and shop on lot 35 x 75 ft., rented for \$780 per annum. **HUTCHISON STREET, MONTREAL Annex.**—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (892b-3).

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

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 two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (828-B)

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800 and \$2,900. (255B).

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

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$5,500 (875-3)

MAGREGOR STREET, No. 20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (881-3)

McGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (188-B)

McGILL COLLEGE AVENUE.—A three storey front house, near Burnside Place, heated by furnace; 1½ storey brick shed in rear. (171½-B)

McGILL COLLEGE AVE.—A stone front three story house, adjoining above, rented for \$300, heated by furnace. (171a-B)

MACGREGOR STREET—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 18 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grates; bathroom and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. Possession of one can be given this spring. (216-B).

MACKAY STREET—A handsome stone front house, near Sherbrooke Street, in thorough repair and having all conveniences. A bargain to anyone wanting a house for their own occupation, must be sold to close an estate. (195-B)

MACKAY STREET—Two good houses above St. Catherine street, in good order, nicely laid out; good value for anyone wanting a medium priced house. Price only \$7,000 (195-B)

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. Price \$9,500. (798-3)

MANCE STREET.—First class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (260-B.)

MARIN STREET, ST. HENRY.—Brick encased 8 dwellings, lately built, rent \$288 per annum. Price \$8,500. (221-B).

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

MANSFIELD STREET—A well built stone front house near Sherbrooke street, heated by hot water furnace, and with all conveniences. (195-B)

MANSFIELD STREET—A good stone front house, well rented to good tenant, in A1 order, will be sold at a bargain to a prompt buyer. (195-B)

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$8750. (697-3)

METCALFE STREET, above Burnside. —A full sized stone front house with all modern conveniences and in good order, well rented. Possession May 1899. Price, \$10,000. (288-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. (205-B)

MOUNTAIN STREET, above St. Catherine—Those elegant and highly finished pressed brick houses adjoining the residence of Mr. Ayer, and overlooking the handsome grounds of Mr. Melghen's residence. No expense has been spared to make these houses models of convenience, taste and comfort. The halls, stairways, dining rooms, bath rooms and dressing rooms are special features which will repay inspection. Containing six to seven bedrooms each they afford ample accommodation for a full sized family. For prices and particulars call at the office. (241-B)

The man who gets the prize in this competition will have to live long, or live for posterity but in either case the prize is worth trying for.

Westmount uplands and Maison-neuve presents to-day the most impressive spectacle of rapid growth and development to be seen on the Island of Montreal.

The district to the north east has also grown wonderfully within the past year or eighteen months. So much so, that it is difficult to realize where the extra population comes from.

The improved condition of general business must have a most stimulating effect on real estate, and is beginning to be felt in many directions but the prices obtainable for land in the older portions of the city are disproportionale and unsatisfactory.

The new city charter is creating a great deal of wholesome discussion and should serve, like the Plebiscite as an educational medium, but there is probably less of the cohesive spirit of citizenship in Montreal than in most places. This is no doubt partly due to the mixed nationalities and languages.

ARCHITECTURAL NOTES.

Messrs. Rodden and Dufort, Architects, have at present the following works in course of construction.

Point St. Charles Amateur Athletic Association, extensive alterations amounting to entire remodeling of an old hotel into committee, boxing, billiard and reading-rooms, etc. Also office, main hall with large staircase which connects the gymnasium hall with above rooms. The bowling alleys are placed under the gymnasium, also showers, etc., which are supplied with hot and cold water.

House at Beauharnois, P. Q., for Honorable A. A. Thibaudeau, Sen-

MONTREAL WEST. — A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$500 cash, balance on monthly or quarterly payments. 280-B).

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings especially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (186-B)

NOTRE DAME STREET. — Three wooden shops with dwellings above all rented. Price, \$12,000. A good business site. (894-A-3).

PARK AVENUE, Montreal Annex — Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (281-B)

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (848-3)

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3)

PEEL STREET, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B)

PEEL STREET—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; twelve rooms. Good modern stable in rear. (218-B)

PEEL STREET—A 2½ storey, stone front house, above Sherbrooke St.. in good condition throughout; first class locality. Price only \$9,000. (215 B).

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft. a thoroughly comfortable family house. Price only \$11,000. (661-8).

PEEL STREET—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (190-B)

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented) contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in hatternut, wired for electric light. (669-3)

PINE AVENUE. — A fine lot 24 x 119 ft., near Oxenden Avenue, good locality, near Street Car line. Low price. (200-b)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-B)

PRINCE ARTHUR STREET—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208-B).

PRINCE ARTHUR STREET—A good stone front house, near University street; fourteen rooms all in good order. Price \$10,000. (211-B).

PRINCE ARTHUR STREET—A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cupboard room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. (222-B)

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-B)

SEYMOUR AVENUE — A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B).

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 WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (215-B).

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

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 full size stone front residence, on lot 20½ feet by 120 feet, solidly built and in first-class condition throughout. Particulars at office. (40-B)

SHERBROOKE STREET — A new stone house, carefully built under owner's supervision, on lot 25 feet by 130 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (212-B)

SHERBROOKE STREET — A very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price only \$9,000. (120-B)

ator. four sides of houses faced with Don Valley pressed brick, large piazza on the three sides, 12 feet wide facing the Lake. Two main doors entering into the large octagon hall with large staircase. Water is taken from Lake St. Louis by rider erection, hot air pump to a cistern in attic which contains fourteen hundred gallons, hence to the different baths, basins, sinks, etc. Exterior Colonial style, ornamented.

House at the corner Western and Metcalfe Avenues for D. Cameron. Two fronts of shoddy and chiselled facings and quoins, etc. Vestibule with mosaic floor. Main hall and staircase finished in oak with a dado 4' 6" high, with access from same to the following on ground floor. Drawing and dining-rooms finished in whitewood and stained cherry. Library in butternut, coat-room in oak and pantry with kitchen off pantry in whitewood. Stable and carriage house in rear.

D. Decary, house at Notre Dame De Grace. A very commodious house. Extension of brick with a large verandah all around the principal front.

Montreal Base Ball Association have had about five hundred feet of grand stand and 12 boxes on roof. Also a nice little club house and a tasty entrance and ticket offices. Front and side of stand and boxes are all wired with galvanized iron netting also wired for electric light.

Queens Park, Verdun. Have over seven hundred feet of grand stand with 20 boxes in front row at finishing point. Also an attractive entrance and ticket office.

Mr. E. Rochon. Three story flat house on Marianne street, 25 x 30 finished in whitewood throughout.

Mr. D McLennan. Two houses on Grosvenor Avenue, Westmount, 25 x 70 with drawing-rooms, library, octagon dining-room, pantry and kitchen, main hall and four bed-rooms.

Dr. J. Leduc. House Dorchester street, extension dining-room, pantry etc. Also a conservatory with slid-

SHUTER STREET—Two very pretty stone front cottages, close to Sherbrooke street, one having a small conservatory in rear; in good order throughout, heated by hot water furnaces. Will be sold at city valuation. (243-B)

SHUTER STREET—Two double tenements, stone front, in good order and well rented. A first-class investment property, will be sold cheap to close an estate. (244-B)

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

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

SOUVENIR STREET — A handsome stone front cottage built three years ago for owner's occupation, has all conveniences, hot water furnace, etc. (807-B)

ST. ANTOINE STREET—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ 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 (885-B).

FOR SALE OR TO LET

919 Sherbrooke Street.

MAGNIFICENT modern TOWN MANSION, with spacious stables. Beautiful staircase, dining room and library. **LARGE RECEPTION ROOMS** with silk hangings, curtains and principal rugs designed and made for the house by MORRIS, LONDON. **LARGE VACANT LOT** adjoining the house will be sold with the house if desired.

Apply to

JOHN B. ABBOTT,

163 St. James St.,
Telephone 1042, Montreal.

ST. CATHERINE STREET — A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$8000. (705-B)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 187 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business

purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-B)

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B)

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

ST. ANTOINE STREET—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 10 rooms, moderate price \$8,700. (191-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 20 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-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 annua. (891-3)

ST. DENIS STREET—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,500. (5-193)

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (199-B)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis Square. Price \$6,500. (841-3)

ST. DOMINIQUE STREET—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace, in good order, will be sold \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-B)

ST. DOMINIQUE STREET—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B)

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (819-3)

ST. FAMILLE STREET—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B)

ST. FAMILLE STREET—A stone front house, in thorough order, five bedrooms, hot water furnace; price, only \$5,500. Terms to suit purchaser. (280-B)

ST. HYPOLITE STREET—Brick enclosed tenement, two dwellings and shop, rented for \$378 per annum. Price \$4,300. (887-3)

ST. HYPOLITE STREET—Two good brick cottages, in good order, rented to good tenants for over \$800 a year. Price for the two only \$8,800 (867-3)

ST. HYPOLITE STREET—A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B)

ST. HYPOLITE STREET—A good brick cottage, eight rooms, daisy furnace, open plumbing, in A 1 order throughout. Possession can be had this fall, if desired. Price \$2,400. (279 B.)

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (825-3)

ing doors off dining-room and remodelling the front.

J. E. Desmarrais. Sherbrooke st. eight flat houses, 25 x 60 with four bed-rooms, drawing-room, dining-room, etc., with furnaces in cellar.

Large Hockey Rink for the Montreal Arena Co. With dressing-rooms and committee's rooms, janitor's house and ladies' waiting-room, check rooms, gentlemen's smoking room, etc. Cost \$30,000.

WANTED.

A Cheap Farm

On the Island of Montreal.

We have a client wishing to purchase a farm of one hundred or one hundred and fifty arpents, about half wooded with fairly good buildings.

This farm is not required for speculative purposes but simply for farming. No fancy price will be paid, but fair value for the right place.

J. CRADOCK SIMPSON & CO.

181 St. James Street.

PRACTICAL APPLICATION OF DECORATIVE ART.

HINTS FROM MANY SOURCES.

Nothing lies so near the heart and hand of all classes of women as the practical application of decorative art. It is woman who fixes the standard of home, not the upholsterer or the furniture dealer or the china dealer, nor any one who is to be paid for the work. It must have its beginning in the individuality of some woman. I beg you to bear this in mind. Let us begin with William Morris's idea of a garden, and let him take us into his very charming house. "It will be a key to right thinking about gardens if we consider in what kind of a place a garden is most desired. In a beautiful country, especially if it be mountainous, we can do without it well enough, whereas in a flat and dull country we crave after it, and there it is often the very making of the homestead. Flowers in masses are very strong color, and if not used with a great deal of caution, are very destructive to pleasure in gardening. On the whole, I think it best and safest to mix up your flowers and rather eschew great masses of color. So much for the garden, of which, since I have said that it ought to be part of the house, I hope I have not said too much." Now as to the outside of our make-shift house, I fear it is too ugly to keep us long. Let what painting you have to do about it be simple as possible and chiefly white

ST. LUKE STREET—Two story stone front house, with two story extension, Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$7,000 (857-3)

ST. LUKE STREET—A handsome stone front house, in good order, built by the owner for his own occupation, 26 ft. by 35 ft., and extension, Daisy furnace, 7 bedrooms. Will be sold at city valuation. (277½ B.)

ST. LUKE STREET—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital—only \$8,000 cash required. (575-3)

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B)

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a)

ST. MATTHEW STREET—Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (181-B)

ST. URBAIN STREET—A brick encased cottage in good order. Price only \$2,200. (265-b)

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first class order. Built for owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3)

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms. Price only \$4,500. (769-3)

TOWER STREET—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements, ground floor contains drawing rooms, dining room, library, kitchen and bed rooms, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-1)

TUPPER STREET—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-B)

TUPPER STREET—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,400. Terms to suit purchaser. (205-B)

UNIVERSITY STREET—A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-3)

UNIVERSITY STREET—A stone-front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3)

VICTORIA STREET—A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price \$5,200. (219-B)

UPPER UNIVERSITY STREET — A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-67)

VERSAILLES STREET — A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B)

VICTORIA STREET — A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B)

VICTORIA STREET — Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3)

VICTORIA SQUARE — Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B)

VICTORIA STREET — Two-cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-b)

VICTORIA STREET — Stone front house, in good order and well built; will be sold at a low figure to close an estate. (193-B)

VICTORIA SQUARE — A fine business site now occupied as warehouse, well rented in the meantime. (24-B)

WELLINGTON STREET — A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,600. (879-3)

or whitish, for when a building is ugly in form it will bear *no decoration*, and to mark its parts by varying colors will be the way to bring out its ugliness. You should, however, always paint your sashbars and window-frames white, to break up the dreary space of window, some what. As to windows, there, I fear we must grumble again. In most decent houses, or what are so-called, the windows are much too big and let in a flood of light in a haphazard and ill-considered way, which the indwellers are forced to obscure again by shutters, curtains, heavy upholstery and such other nuisances. The windows also are almost always brought too low down—often so low as to have their sills on a level with our ankles, sending thereby a raking light across the room that destroys all the pleasantness of tone, while the common custom in good houses is either to fill these openings with one huge piece of plate glass or to divide them across the middle with a thin bar. Mr. Morris corrects this defect as follows: "Fill the windows with moderate-sized panes of glass (plate-glass, if you will) set in solid sashbars; we shall then feel as if we were indoors on a cold day. As to the floor, a little time ago the universal custom for those who could afford it was to cover it all up into its dirtiest and crookedest corners with a carpet, good, bad or indifferent. Happily, however, it is now a custom so much broken into that we may consider it doomed, for in all houses that pretend to good taste of arrangement the carpet is now a *rug*—large it may be, but at any rate not looking immovable and not being a trap for dust in the corner."

Our good guide goes on to say of the ceilings: "I see nothing but cautious painting or leaving the blank, white space alone to be forgotten. This painting, of course, assumes that you know better than to use gas in your rooms, which indeed soon reduces all your decorations to a pretty general average."

Mr. Morris admired light, good woods, oak, or a color always lighter than your walls, which should be covered with a paper of a simple tint, divided into two equal parts; you may either have a narrow frieze below the cornice and hang the wall thence to the floor, or you may have a moderate dado, say four feet to six inches high, and hang the wall from the cornice to the top of the dado. "Yellow is not a color that can be used in masses unless it be much broken or mingled with other colors, and even then it wants some material to help it out. You know people are always calling yellow things golden, even when they are not at all the color of gold, which even unalloyed is not a bright yellow. That shows that delightful yellows are not very positive, and that, as aforesaid, they need gleaming materials to help them. The light, bright yellows, like jonquil and primrose, are scarcely usable in art save in silks, whose gleam takes color from and adds light to the local tint, just as sunlight does to the yellow blossoms which are so common in nature. In dead materials, such as distemper color, a positive yellow can only be used sparingly in combination with other tints. Red is also a difficult color to use unless it be helped by some beauty of material; for whether

BEAVER HALL HILL—Choice lot of land, with small wooden building, occupied by C. Marlotti, Esq. Particulars at office. (96-B)

BISHOP STREET — Three choice building lots, each 20 ft. x 129 ft. 3 in. on the best part of the street, Moderate price. (270-B).

BLEURY STREET—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (888-A)

BLEURY STREET—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A)

CEDAR AVENUE — A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

CHATHAM STREET—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B)

COTE DES NEIGES ROAD — Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

CRAIG AND ST. URBAIN STREETS. —Just at the foot of Place d'Armes Hill, a large property having 52 ft. frontage on Craig St. and 82½ ft. on St. Urbain street, area 15,710 ft. with good commercial building on Craig street, brick dwelling on St. Urbain. A fine site for a large business requiring large floor space at a moderate cost. This is the very centre of the city, one block from the post office. (276-B).

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-B)

DELORIMIER AVENUE—A fine block of land, 120 ft. front by 380 ft. deep; first class site for manufacturing purposes; Low price.

DELORIMIER AVENUE — The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft. of land with the buildings thereon erected, viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)

DORCHESTER STREET — A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3)

DORCHESTER STREET — A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B)

DRUMMOND AND MOUNTAIN STS. — A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

DRUMMOND STREET — Three choice building lots above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (109-B)

Business Properties And Building Lots FOR SALE.

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 38 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.— (284-B.)

DUROCHER STREET.—Close to Sherbrooke St., a choice lot of land for a row of houses or a detached residence. Would be sold on block to a builder, on favorable terms. The situation of this lot ensures a good return from suitable buildings.

FULLUM STREET—A block of land near Ontario street, 188 feet by 217 feet, suitable for factory site. (360-8).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (440-a)

GREY NUN STREET—A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3)

GUY STREET—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (297-A)

MCGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B)

HUTCHISON STREET, MONTREAL ANNEX.—Building lot, 50 ft. x 100 ft. Price \$800. (201-B.)

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (32-B)

NOTRE DAME STREET.—Nos. 792 to 800, a lot of land 107 ft. front by about 145 ft. deep, to the river front, area 15,125 ft., with three brick and two frame houses; nearly opposite Fullum St., and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyer. (256-B).

NOTRE DAME STREET (East)—A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial building thereon. Owner anxious to sell. (241-3)

NOTRE DAME STREET—A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-3)

NOTRE DAME STREET.—Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (256B).

ONTARIO STREET.—A piece of land in rear of Ontario street, near Bleury, 44 ft. x 94 ft., with lane on three sides. A good opportunity for a contractor to get site for a shop or yard at a low price, in a good central locality. Only 35 cents per foot. (274-B).

PAPINEAU AVENUE—A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-a)

attend toward yellow and be called scarlet or toward blue and be called crimson there is but little pleasure in it unless it be deep and full. If the scarlet pass a certain degree of impurity it falls into the hot brown-red very disagreeable in large masses. The finest tint of red is a central one between crimson and scarlet and is a very powerful color, scarce to be got in a flat tint. Pink although one of the most beautiful colors is not easy to use. Purple no man in his senses would think of using in masses. Though green—at all events in England—is the color widest used by nature there is not so much bright green used by her as one would think, the most of it being used a week or two in the spring when the leafage is small and blended with grays and other negative colors of twigs. We must be very careful of light greens and seldom if ever use them at once bright and strong. On the other hand do not fall into the trap of the dingy, bilious-looking green, a color to which I have a special and personal hatred because I have been supposed to have brought it somewhat into vogue. I assure you I am not responsible for it. I have said there are not many tints fit to color a wall with. This is my list of them as far as I know: Pale copper color, tint of green, from pure and pale to deepish gray, the color of a starling's egg."

Mr. Morris closes this talk on color by saying: "All right-minded craftsmen who work in color will strive to make their work as full of color as the nature will allow it to be." I have omitted his talk on patterns and ideas that are written for the artisan, and opened the book again at what he styles "a very large subject or a very small one." "Do n't have too much decoration; have none for mere finery's sake or to satisfy the claims of custom. These are flat truisms, are they not? But, really, it seems as if some people have never thought of them, for it is almost the universal custom to stuff up some rooms so that you can scarcely move in them, and to leave others deadly bare, whereas all rooms should look as if they were lived in, and have, so to say, a friendly welcome ready for the incomer. Furthermore, no room of the richest man should look grand enough to make a simple man shrink in it, or luxurious enough to make a thoughtful man ashamed in it; it will not do so if art be at home there, for she has no foes so deadly as insolence and waste."

I have striven to get together these ideas of men of authority, that we may be inspired and lifted beyond the commonplace. Mr. Perkins, in his editor's preface, writes: "Eastlake's book is addressed to Englishmen; there is not a sentence in it apart from some local allusions, which may not read by Americans as if directly intended for them." Morris has helped us with the garden, windows, floors and ceilings. Eastlake's chapters on drawing-room furniture and glass will not make a discord. "When Mater Familias enters an upholster's warehouse how can she possibly decide upon the pattern of her new carpet, when bale after bale of Brussels is unrolled, the shopman remarks of one piece, that it is elegant; of another, that it is striking; of the third, that it is unique, and so forth?

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a miton wall available.

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 49 feet, depth 145 feet, surroundings the very best. (257-B.)

ROBERVAL STREET, HOQUELAGA.—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-3)

RICHMOND STREET, corner of Basin Street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3)

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 115 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B)

SHAW AND GAIN STREETS.—A block of lots on to 80 feet deep very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (241B).

SHERBROOKE STREET AND LAVAL AVE.—A fine block of land forming the corner of above streets, having an area of 43,000 ft. with handsome stone residence and stable. House and stable with 10,000 ft. of land would be sold separately. (277-B).

SHERBROOKE, Corner ST. ANDRE STREET.—A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (185-B)

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL.—This valuable manufacturing site, having an area of 27,555 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A)

ST. CATHERINE STREET, MAISON-NEUVE.—A vacant lot, 35 ft. x 110 ft., will be sold for \$825, cash to a prompt buyer. (260-B.)

ST. CATHERINE STREET, Corner Marlborough street—A fine lot with a frontage of 100 ft. on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B)

ST. CATHERINE, corner St. Matthew Street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (307-A)

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3)

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Chomedey street, 25 feet by 102 feet. (417-A)

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 13,745 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 119. (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 (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 1583 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 23½ x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

ST. JAMES STREET—La Banque du Peuple 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

Mater Familias is utterly at a loss to say why she should like or not like them. In the dilemma, the gentleman with the yardstick comes to the rescue and imparts his firm opinion as to which is *fashionable*, and this at once carries the day! Glass, china, table linen and cabinet work are all chosen on this plan. The latest invention, although it may violate every principle of good design, is sure to be a favorite with the majority. An article which dates a few years back is rejected as old fashioned. This love of change is carried to such an extent that if one desires to replace a jug or a tablecloth with another of the same pattern, even a few months after the first has been bought, however good the style may have been, it is extremely difficult, sometimes impossible to do so. The answer is always the same: 'Last year's goods, sir; we could n't match them now.' This state of things is the fault not only of the manufacturer, but of the purchaser."

I could not resist giving you this, for many a house beautiful has been wrecked on these shoals. Easilake goes on to say: "The best and most picturesque furniture of all ages has been simple in general form. It may have been enriched by complex details of carved work or inlay, but in the massive outline was always chaste and sober, never running into extravagant contour or unnecessary curves." There is a notion very prevalent among people who have given themselves but little trouble to think at all on the matter that to insure grace in furniture it must be made flimsy and fragile. We constantly hear the expression *light and elegant* applied to drawing-room furniture. Now, lightness and elegance are agreeable in their way and under certain conditions of design, as in the filigree of a lady's earring, may well be of this character; but objects intended for real and daily service, such as a table, which has to bear the weight of heavy books or dishes, or sofa, on which we may recline at full length, ought not to look light and elegant, but strong and comely. Our modern furniture is essentially effeminate in form. How often do we see in fashionable drawing-rooms a type of couch which seems composed of nothing but cushions! It is really composed of a structure of wood and iron, but this internal structure is carefully concealed by the stuffing and materials with which the whole is covered. Most of us who know anything of country life have seen the common wooden settle which forms so comfortable and snug a seat by rustic hearths. No artist who ever studied the interior of a cottage would hesitate to introduce so picturesque an object in his sketch. Now, I am far from saying we should fit up our drawing-rooms with cottage settles or adopt any furniture which is not perfectly consistent with ordinary notions of comfort and convenience. If our social habits differ from those of our forefathers, the fittings of our rooms must follow suit. But there is a great deal of ignorant prejudice on these points. For example the old low seated chair with its high, padded back, commonly called Elizabethan, is considered awkward and uncomfortable simply because its proportions are strange to us. I know, too,

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—Near corner of Roy, on the best side of the street, a lot 40 feet wide with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. Inquiries solicited.

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. (88-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)

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 access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 13 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 value.

Corner of Mount Royal and Papineau Avenues, 30 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.

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (61-B)

ARLINGTON AVENUE. — Handsome 2-storey stone front house, with 2 storey extension, cellar basement containing laundry, w. c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; noted with electric fixtures, gas grates and mantles. Price \$7,500. (288-B.)

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 63 feet by 175 feet; fine situation. (103-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 185 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2)

COFF ST. ANTOINE ROAD, Corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3)

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-A)

COTE ST. ANTOINE ROAD. — Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-b)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (799-3)

DORCHESTER STREET—Three choice lots near Claudihoys Avenue, each 25 feet front. (203-A)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

DORCHESTER STREET. — Six, stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B.)

that the occasional chair of the modern drawing room with a molded bar and perhaps a knot of carving, which chafes our shoulder blades as we lean back, is looked on as an article of refined luxury I say nothing as to the merit of the two designs, but I would suggest your trying them after a fatiguing walk. Perhaps they will find that the art of chair-making has not improved to such a great extent as they imagine since the days of good Queen Bess. Pugin, in his design for gothic furniture, says: "A good chair should give ease to the body and have strength to support it, at the same time be light, so that it may be easily moved."

Eastlake writes: "If that which pleases the eye, if that which charms the ear, if that which appeals to the more imaginative faculties of the human mind, do not exercise a directly beneficial influence on our intellectual nature, then poets, painters and musicians have indeed lived and wrought for us in vain, and if, on the other hand, we are unable to perceive in the common concerns and practical details of daily toil in the merchant's calling, in the blacksmith's forge and in the chemist's laboratory the romantic side of life's modern aspect, it must be but a weakly order of sentiment with which we are inspired by songs and books and paintings. Let us look at a Chianti bottle and note how admirably both its shape and material are fitted for their purpose. The oval egg-shaped outline which the flask assumes at its lower and more bulky end, is precisely the strongest which could have been invented for the material. But even eggs require to be packed carefully in straw for market; moreover, they will not stand on end, nor are we able to pour out their contents without breaking the shell. So the Tuscan bottle-makers ingeniously set to work to meet these requirements for their flask. They pull out its upper end into a long narrow neck, which serves both as a duck and a handle. They twist a cord of dried grass in rings round the bulbous part of the bottle, and make them fast by three or four broad straps of the same material, stretching longitudinally from top to bottom, so as to form a complete and effective suit of straw armor; finally they continued the spiral cord downward and outward at the foot of the bottle, so as to form a little base for it to stand on; they finish the cord upward in a long twisted loop, which is just the thing to hang it by. Thus it will be seen, that besides being an exceedingly picturesque object—for in the whole range of common ware it would be difficult to find a prettier one—this 'Florence flask' is constructed on as sound and practical as the strictest utilitarian could wish. But the modern English work-table is sure to belie its purpose in some way. It will probably have doors which look like drawers, or drawers that assume the appearance of doors; it will shroud up part of the wooden framing with silken plaits fringed with straight bands of gimp, and decorated at each angle with lumpy little tassels; it will be made of deal and veneered with walnut and mahogany; it will be 'enriched' with fictitious carving and plastered over with delusive varnish. Real art has no recourse to such tricks as these;

DORCHESTER STREET—Two 2½ storey grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented collar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for class residence at a moderate price electric light. Anyone wanting a first should inquire about these houses.

DORCHESTER STREET. — Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

GREENE AVENUE. — First class two storey cottage, with every modern convenience, porcelain bath, stationary wasters, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (257-B.)

GREENE AVENUE. — A valuable building lot, forming the corner of Prospect Ave., 90 ft. by 73 ft., only 42½ cents per foot. (287-B.)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (892a-3.)

ST. CATHERINE STREET. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (203-B)

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (880-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (225-B)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (120-B)

IRVINE AVENUE—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$3,850 each. (204-B)

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B)

LANSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-B)

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (788-B)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (868-B)

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes' walk of street cars. (130-B)

PROSPECT STREET.—Two new two-story cottages, every convenience, close to Greene ave., fine view, etc., well built in every respect. Price only \$4,250. (287-B.)

At Weredale Park—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 83 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 184 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 86,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (885-B)

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (124-B)

ST. CATHERINE STREET—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price \$7,000. (211-B)

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B)

it can accommodate itself to the simplest and most practical shapes which the carpenter or potter has invented."

I do not know any way of putting before you more clearly the chilling feeling a superb modern drawing-room gives one except by recalling to your minds the pleasure one feels when a friend says "Come into the library; it is where we live!" This room glows with different characteristics of each member of the household—bright bits of needlework the women are doing; a beribboned candy box—some youth has sent the pretty daughter of the house, and many more bits of everyday life; a delightful disregard of effect, a cosy feeling and suggestion in the surroundings that Charles Lamb might have told his stories here. The room has been humanized, which, to my thinking, is the highest principle of decorative art.

Nothing lends greater grace to a dining-room than delicate and well-designed glass. Most householders can remember a time when the greatest test of excellence in such articles depended on the question whether they were *cut* or not; if they were cut, they were good; if they were cut elaborately, they were elegant! If they were only blown, they were worthless. It did so happen at that time, bad as cut glass was, blown glass was rather worse. This may be chiefly attributed to the fact that the latter was blown into a mold which was frequently shaped so as to imitate the effect of cutting. Our manufacturers seem quite to have forgotten that the most beautiful table glass which has ever been produced—that of Venice in the fifteenth century—was not cut in the modern sense of the word. There has been a too evident striving after perfect accuracy of form and that ignoble nearness of execution which is fatal to the vigor of good design. Our table glass was very bright, very accurately shaped, often very nicely engraved; but, on the other hand, very seldom otherwise than formal, in contour, and generally unpicturesque. Ruskin speaks with much force in regard to modern table glass. In a digression in his work on "Modern Painters," he writes, "We ought to be ashamed of it." The rather startling idea of cut glass being inartistic is that it carries out no design, but is the unintellectual work of a machine. No design is pleasing that is regular! Can you fancy looking out of your window at an old apple tree and seeing the sparrows perched just six inches apart on a bough just six feet long all their heads turned to the right, all all their tails turned to the left? Do you not see how this would do away with the countless pictures these bright little birds make among the bare branches? No! nature has no rule-measure. If one owned a factory for the production of Venetian glass, it might be well to use it on our tables; but it is so fragile that it is idle to wish for it, beautiful and correct as it is. Exquisitely engraved glass we can have, and I am bold enough to say we shall grow to believe in it.

I think Dr. J. Von Falke's talk about the arrangement of dinner-tables would be of interest to us all. "We frequently find that too

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883-B)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 76 cents per foot. (85-B)

ST. CATHERINE STREET.—Seven choice lots, one of them a corner—each 23 feet 9 1-2 inches x 115 1-2 feet deep.

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each, (882 & 880-2)

UPPER LANSDOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A)

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 48 feet front by 100 feet deep, to a 20-foot lane in rear. (182-B)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-B)

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bedrooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors on ground and first floor. Interior finished in cottonwood. Particulars at office. (208-B)

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B)

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bedrooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (25-B)

FOR SALE OR TO LET—At Weredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very fine house, stables, &c. &c., lately occupied by Mr. Sergeant of Grand Trunk Railway. Has all modern improvements, conservatory, vinery, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

all laid out and the lots sub-divided. This property, which stretches from the Upper Lachine road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money where it would produce a maximum of profit with a minimum of care and oversight.

A - DETACHED HOUSE IN THE best residence section of Westmount, built for owners' occupation. Lot has a frontage of nearly one hundred feet, commands a view from elevated land, and is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price (178-E)

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (239-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (281-B)

ROSEMERE, P. Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w. c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (287-B)

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (183-B)

CHAMBLY BASIN—A fine residence property, containing 28 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

COTE-DES-NEIGES—That beautifully situated property known as "Ferngrove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B)

much emphasis is laid upon the center, the large ornament placed there, being made very conspicuous by its design as well as by its vividly contrasted colors. At first sight this may appear to be quite natural and correct, as the center is that part of the table-cover which is directly under our eyes; but in emphasizing it too strongly we forget that, according to the fashion of the day, the table is destined to hold quite a multiplicity of objects which require a quiet, harmonious background. It follows that our center ornament, with its strongly contrasted colors, partly concealed and broken up by the objects placed on it, cannot but produce an unquiet and disturbing rather than a beautifying effect. We must confine the decoration of white table linen to flat ornaments in profile, disposed in simple and regularly repeated patterns, so that any and every part upon which the eye may fall shall produce a correct and pleasant effect. It is also evident that the greatest emphasis must be laid upon the border, as this is the only part of the cloth which can produce a complete effect, since the space within the border is occupied by the centerpiece and the rest of the tableware." So much for the tablecloth.

"Since everything on the table *must serve a purpose*, and since the table is not a place for high or historical art, the centerpiece should likewise have a use and serve a purpose, either apparently or actually. According to an old and celebrated book, 'Essence of the Art of Cooking,' the centerpiece is really intended to take the place of the soup tureen, which usually occupies the middle of the dinner table. Occasionally a handsome chandelier or costly lamp may be sufficient, but in the majority of cases floral decorations will be found preferable."

Von Falke advises china in bright colors, brilliant glass, and makes the house beautiful the mission of woman. He writes most beautifully, as follows: "I would assign for her the working out of her mission as a promoter of the beautiful, without, however, implying that she must necessarily make all household ornaments with her own hands, since that is impossible; it is not necessary she should be an artist herself in these things, or even take part in producing them, but whenever her hand is not actively engaged, her taste, her judgement, her wisdom in selection may make themselves felt, and thus whether she be herself a producer or confine herself to the task of examination and selection, she will have the artistic side of her house under her control. Taste in woman may be said to be natural to her sex; she is mistress of the house in which she rules like a queen. We may consider it as settled that it is women's duty at the present time, not only to bring beauty into the house, but to create it, and generally to assist in the revival of all the arts by the education of taste and the cultivation of a feeling for the beautiful in herself and all those who surround her. In Ruckert's words:

When the Rose adorns herself she adorns the garden."

A. J. EDWARDS.
in "The House Beautiful."

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (84-B)

DORVAL. — A semi-detached brick house between the road and river, heated by hot water furnace, five bedrooms; built for winter occupation. Ice-house laundry, etc. Grounds extend to river. Would exchange for city property. (282-B)

LOWER LACHINE ROAD — A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-A)

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 48 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (126-A)

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also bathhouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B)

SHERBROOKE, P. Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A)

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot; and convenient to railway. Moderate price. (100-B)

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (178-B)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace, large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (129-B)

ST. HILAIRE—28 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (150-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelleu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$8,000 (205-C)

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price (101-B)

VAUDREUIL—A nice frame summer house, with sheds, laundry, summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (274-b)

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Particulars at office. (80-B)

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)

PREPARATION FOR THE PARIS EXPOSITION.

Paris is to be a perfect paradise in 1900, if energetic officials and active committees carry out their present good intentions. Besides protection for the pedestrian, in the form of new traffic regulations, the authorities are determined to provide as well for the aesthetic proclivities of the foot-passenger. Those who drive cycles or ply motor-cars, will, of course, be too intent on conforming each one to his own particular portion of the new rules to look at the novel decoration of the streets. These are, in future, to be a joy for ever. Kiosks, newspaper booths, omnibus offices, all the various small edifices which take up the pavement in Paris thoroughfares, are to be designed on new and artistic lines. The lamp-posts are to be aesthetic, hoardings are to be tastefully decorated, and a new poster craze is likely to ensue. Private persons will be called upon to co-operate for the general good. M. de Selves, Perfect of the Seine Department, has already repeated the rules formally enacting that frontages of houses on the street should form a perfectly even line, and it is even expected that Paris will eventually assume the picturesquely varied appearance of London. At times of special public rejoicing, also, the artistic decorator will have his say. Fresh designs for poles, flagstaves, and colored lanterns are being prepared, with a view fetes which will be held on every possible occasion to the year of the exhibition. Private persons will, likewise, be asked to put flowers in their balconies, the bareness of which surprises Londoners who visit here. All these artistic reforms are being projected by one of the committees for the exhibition, that which is intrusted with the department of "Movable Decoration and Upholstery Work."—*Paris Correspondence London Telegraph.*

HOUSES TO LET.

Reduced Rents.

We would like to call the attention of parties wishing to rent houses for the winter to our list.

J. CRADOCK SIMPSON & CO.

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).

KNOWLTON, "BROMELAWN."—The property of a lady living in Brooklyn. A large frame 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.)

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)

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 150 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)

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x160 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B.)

UPPER LACHINE.—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B).

WINDSOR, ONT.—A choice piece of ground, 150 ft. x 250 ft., on Ouellette Ave., the principal street in the town, would exchange for Montreal or lake front property. (258-B.)

A St. Catherine Street CORNER.

Probably one of the busiest and most interesting corners on this street is that occupied by Brown Bros., on the corner of McGill College Avenue. Whether it is the inviting nature of their commodities, or that it is about the centre of activity in that section, the fact is that the crowd seems greatest there. This property is now on the market for definite sale.

For particulars apply to
J. CRADOCK SIMPSON & CO.

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (258B).

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & Co
181 ST. JAMES STREET.

THE REAL ESTATE RECORD is published by the proprietors, J. Cradock Simpson and Henry Lester Pitnam, No. 181 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, No. 171 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

• Real Estate •

ESTATES MANAGED
RENTS COLLECTED
VALUATIONS MADE

• Insurance •

Special Attention
to Investments for
Non-Residents.

REFERENCES

Rt. Hon. Lord Strathcona and Mount Royal,
President Bank of Montreal, and High
Commissioner for Canada in London.

W. O. McDonald, Esq., Montreal, and any
of the Banks in Montreal.

Mortgage Loans

181 ST. JAMES ST.. MONTREAL.

REAL ESTATE TRANSFERS RECORDED IN SEPTEMBER, 1898.

MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. DIV No	DIMENSIONS,		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
St. André, 710-712	St. James	1207	part 27, 28	24	94	2256		Buildings	2200 00.	
Wolfe, 149-153	"	616		42	77	3234		"	200 00.	land hypothecs
Mentana, 116	"	1207	152	24	94	2256		"	1900 00.	
" 155-159	"	1211	68	25	106	2650		"	4000 00.	
St. Hubert, 96-98	"	494		26	75	1950		"	2800 00.	
St. Christophe, 235-245	"	859	part	40	68	2720		"	5800 00.	
" 208.	"	849	59-II	18	50	900		"	2000 00.	
Beaudry, 180-184	"	358		40	70	2800		"	2200 00.	
St. Timothée, 125	"	404		irreg.	irreg.	3684		"	2200 00.	
Mentana	"	1211	89	25	106	2650	40	Vacant	1060 00.	
"	"	1211	89	25	106	2650	40	"	1100 00.	
City Hall Ave.	St. Louis	904	15 to 18	80	60	4800		"		
Napoleon	"	904	20 to 22	60	75	4500	56 1/2	"	5250 00.	
Laval ave., 18a-22a	"	896	11 & 12	53	80	4240		Buildings	15000 00.	
St. Louis sq., 26-36	"	900	parts	84	6	irreg.	8090	"	23000 00.	
Roy, 684	"	941	parts 4 & 6	24	60	1440		"	3000 00.	
St. Denis, 556-558	"	902	117	26	100	2600		"		1/3 of ; for hypothecs
City Hall ave., 530	"	755	pt. II	17	81	1377		"	3800 00.	
St. Elizabeth, 102 103	"	367		irreg.	irreg.	3990		"	4000 00.	
Dorchester, 474	"	189	I	21	4 1/2	72	1539	"	2800 00.	
Laval	"	897	21 & 22	46	75	1775		"	4550 00.	
Plessis	St. Mary's	805		40	113	4520		"	3600 00.	
Papineau ave.	"	232		irreg.	irreg.	9400	53	Vacant	5000 00.	
Fullum, 503-507	"	1462	2	21	80	1680		Buildings	51 00.	Sheriff's sale
Shaw, 229	"	532-4		150	54	8100		"	3601 00.	
Dufresne	"	1359	SE pt. 47	21	80	1680	16	Vacant	268 80.	
Fullum, 231-233	"	1460	7	22	6	100	2250	Buildings	3000 00.	
Dufresne	"	1359	pt. 45	22	3	80	1780	Vacant	373 80.	
Maisonneuve, 209	"	820, 821	parts	68	irreg.	1820		Buildings	2725 00.	
Visitation, 259-261	"	958		46	125	5000		"		Retrocession
Plessis, 398-400	"	1101	127	38	161	3838		"	2950 00.	
Maisonneuve, 146-150	"	675		40	113	4520		"	4200 00.	
Chaussé	"	1489	12	25	77	1923	20	Vacant	384 58.	
Lagauchetière, 596	St. Lawrence	654		33	85	2822		Buildings	4600 00.	
St. Lawrence, 84-90	"	627	part	56	8	115	6526	"	2500 00.	a reméré
Jacques Cartier sq., 38-42	East	89	part	50	5 1/2	81	4210	"		rights in, consideration

MONTREAL WEST

STREET AND No.	WARD	CAD. No.	SUB. DIV No.	DIMENSIONS,		AREA.	PRICE PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH.					
Peel, 200	St. Antoine	1475	A & B	25	116	6	2912	Buildings	200	Sheriff's sale.
" 295	"	1784		25	10	133	3435	"	8800	
Bishop, 12	"	1583	2 & pt. 1	21	4	124	2645	"	7250	
Simpson, 63	"	1736	Pt.	50	140		7000	"	8143 90.	
" 9-11	"	1739		50	122	6	6125	"	25250	Sheriff's sale.
Crescent, 133	"	1702	Pt. 71 & 72	23	4	100	2333	"	16000	
" 139	"	1702	SE pt. 68	23	4	100	2333	"	15000	
" 127	"	1702	Pt. 74 & 75	23	4	100	2333	"	16000	
Dorchester	"	1639	73	24	110		2640	Vacant	2376	
Crescent, 129	"	1702	Pt. 72 & 74	23	4	100	2333	Buildings	16500	
Pine Ave.	"	1765	Pt.	50	170		8500	Vacant	7225	
Dorchester	"	1639	54	24	110		2640	"	2700	
St. Martin, 287-91	"	1600	Pt.					"		
Morland, 210	"	1599	Pt.	irreg	irreg		11357	Buildings	15000	
Bourgeois, Leber & Magdalen	St. Ann's	78 to 81, 88 to 91		495	90		44550	Vacant	5000	
St. Etienne	"	573		irreg	irreg		2208	"	800	
William, 237	"	1313	N. E. pt.	irreg	irreg		1800	Buildings	1200	
Centre, 136-134	"	901		44	127		5588	"	433	rights in
Bourgeois, 284	"	160	C. 2	17	88	6	1504	"	1430	Sheriff's sale.

HOCHELAGA, ST. GABRIEL, ST JEAN BAPTISTE, and ST. DENIS.

STREET AND NO.	WARD.	CAD. NO.	SUB DIV. NO	FRONT	DEPTH	AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS	
Rivard	St. Jean Bap.	15	381 & pt. 380	30	70	2100	46½	Vacant.....	975 00		
"	"	15	379 & pt. 380	30	70	2100	43	"	900 00		
Laval Ave., 352-354	"	15	1245	29	70	2030	.....	Buildings	2230 00	Sheriff's sale
Cadieux, 1066	"	192	.....	26	6	75	1988	"	653 12	
Marie Anne	"	1	280	25	100	2500	.....	" .....	471 19	and other considerat'n.
"	"	12	101	22	85	1870	40	Vacant	750 00		
St. Hubert Lane	"	12	185	20	44	880	25	"	225 00		
Chambord, 21-23	"	6	38								
Rivard, 546-554	"	162	175, 176, 177	90	70	6300	.....	Buildings	8000 00	
Boyer	"	8	169	25	90	2250	26	Vacant.....	600 00		
Boyer	"	8	167 & 168	50	90	4500	24½	"	1100 00		
St. Hypolite, 267-271	"	102	.....	24	71	1704	.....	Buildings .....	.....	½ of; for hypothecs
Rivard	"	15	pts. 316 & 317	22	70	1540	.....	" .....	2400 00	
St. Denis	"	15	468 & 469	50	95	4750	.....	" .....	14000 00	Sheriff's sale
Esplanade Ave.	"	500	part	50	84	4200	58	Vacant.....	2436 00		
Rachel	"	8	158	22	6	100	2250	1.53	"	3450 00	
"	"	8	158	22	6	100	2250	1.53	"	3450 00	
Boyer	"	8	170	25	90	2250	27	"	600 00		
"	"	8	163	25	90	2250	30	"	700 00		
Rivard	"	15	393 & 394	40	70	2800	.....	Buildings	760 00	
Sanguinet, 654-656	"	15	908	20	72	1448	.....	" .....	1050 00	
St. Hypolite, 414-420	"	299	.....	40	70	2800	.....	" .....	2500 00	
St. Denis	"	15	467	40	95	3800	91	Vacant.....	3465 00		
Chambord	"	6	152	24	70	1680	26	"	445 00		
Lasalle	"	6	18	24	63	1656	20	"	345 00		
Drolet	"	15	629	20	72	1440	1.11	"	1600 00	Other lots a reméré	
Rachel, 323-325	"	12	127	22	85	1870	.....	Buildings	2400 00	
Wellington, 620	St. Gabriel	3149	part	24	94	2256	.....	" .....	2700 00	
Centre, 522	"	2610	S.W. ½	24	96	2304	.....	" .....	1050 00	
Knox, 210 216	"	3399	132 & 133	44	71	3124	.....	" .....	4120 34	
Rushbrook	"	3292, 3301	4, 1 to 4	112	105	11760	22	Vacant	2600 00		
Knox	"	3399	130	22	71	1562	20	"	312 40		
Wellington, 609-615	"	3123pt 3122	.....	71	84	5964	.....	Buildings	5480 00	Sheriff's sale
Huntley	St. Denis	8	N. ½ 503	25	100	2500	11½	Vacant.....	287 50		
St. Louis, 258-260	"	205	.....	42	7	128	11	Buildings	3600 00	
Breboeuf, 273-275	"	329	172	25	80	2000	.....	" .....	1500 00	
St. Hubert	"	7	418	25	87	2175	07	Vacant.....	150 00		
St. André	"	325	68 to 72	112	75	8700	.....	" .....	.....
Massue	"	325	53 to 57	110	75	8250	30	"	5000 00		
Perrault	"	325	37	24	85	2040	50	"	1000 00		
St. Hubert	"	7	376 & 377	50	87	4350	5	"	206 80		
Chambord	"	331	pt. 170	25	73	1837	10	"	183 70		
Huntley	"	8	453	25	100	2500	7½	"	187 50		
"	"	8	466	25	100	2500	7½	"	187 50		
Boyer	"	328	519	25	100	2600	16	"	425 00		
St. Denis, 1600-1610	"	209	pt. 15	54	9	51	2707	Buildings	50 00	Sheriff's sale
St. Hubert	"	7	767	25	109	2725	5½	Vacant.....	149 87		
Chambord	"	331	pt. 128	25	86	2150	10	"	215 00		
St. Hubert, 2009	"	7	697	25	102	2550	.....	Buildings	114 75	
"	"	7	750	25	94	2350	3½	Vacant.....	82 90		
Maple, 1651	"	7	535	25	75	1875	.....	Buildings	140 63	
Papineau	"	334	part	73	156	11388	13	Vacant.....	1550 00		
Huntley	"	8	pt. 624	25	100	2500	11	"	287 50		
Carriere	"	305	part	28	120	3360	3	"	100 00		
Breboeuf	"	331	112	50	86	4300	.....	Buildings	300 00	Undivided ½
St. André	"	7	213 to 214a	75	67	8	5061	9	Vacant.....	460 00	
St. Francois Xavier	"	274 to 276a	parts	300	80	24000	14½	"	3550 00		
St. Germain	Hochelaga.	50	33 & 34	50	100	5000	26	"	1500 00		
Davidson	"	29	325a	20	95	1900	15	"	288 00		
"	"	29	326	24	95	2280	20	"	456 00		
Logan, 79-81	"	166	584	22	6	80	1800	Buildings	Hypothecs
Harbor	"	159	298 & 303	irreg.	irreg.	11592	40	Vacant.....	5613 00		
Chambord	"	23	117	24	122	3928	12½	"	500 00		

WESTMOUNT (COTE ST. ANTOINE)

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Green Av.....	Par. Montreal	360	A & B	46	135	6210	....	Bui'dings.....	10000 00	
Lansdowne Av.....	"	221	68a. 69 & 70	irreg.	irreg.	19027	20	Vacant.....	3805 40	
Green Av and	"	384	114	25	125	3125	....	} Buildings.....	32000 00	A reméré
St. Antoine.....	"	384	159 160 & 161	75	1.0	8251	....		
Arlington ave.....	"	250	pt. of 25	25	113 6	2837 6	.....	"	5500 00	
Elm ave 447.....	"	574	parts of	22 1	101	2230 5	.....	"	8000 00	
Bellevue Av.....	"	282, 325	333, 309 & 310	irreg.	irreg.	62284	20	Vacant.....	12456 88	
Churchill Av. and.....	"	279	1 & 2	irreg.	irreg.	15532	55	}	"	8542 60
Cote St. Antoine Road. }	"									
Clandeboye Av.....	"	383	11 & 12	50	113 6	5675	42	"	2387 00	
Columbia Av.....	"	941	pt of 304 & 305	23	92	2116	50 1/2	"	1068 58	
Roslyn Av.....	"	219	53	50	111	5550	30	"	1665 00	
Western Av.....	"	374	parts of	64	100	6400	.....	Buildings.....	15000 00	
Dorchester.....	"	384	12 & pt 13	42	110	4620	\$1.66 1/2	Vacant.....	7693 75	
Clarke Av.....	"	302	4 & 5	23 8	138 5	3275	.....	Buildings.....	11000 00	
Grosvenor Av.....	"	219	91 to 94 & 124	250	111	27750	30	Vacant.....	8325 00	
St. Catherine.....	"	1434	17	26	100	2600	75	"	1950 00	
Western Av.....	"	208 & 214	parts of	100	120	12000	25	"	3000 00	
Grosvenor Av.....	"	219	128	50	111	5550	30	"	1665 00	
"	"	219	19 & 20 & pt. 17 & 18	105	111	11655	31	"	3579 75	
Rosemount Av.....	"	369 & pt. 368		86	150 4	12928 8	.....	Buildings ..	14000 00	
Roslyn Av.....	"	219	146 & 147	100	111	11100	30	Vacant.....	3330 00	
Mount Pleasant ave.....	"	374	1-82	25	irreg.	2635	82 1/2	"	2173 87	
"	"	374	1-81	25	irreg.	2642	82 1/2	"	2179 65	

The Trust & Loan Company of Canada.

Incorporated by Royal Charter A.D. 1845.

Capital Subscribed, - - - \$7,500,000
with power to increase to \$15,000,000.

Paid up Capital - - - - - \$1,581,686
Reserve Fund - - - - - 906,470

OFFICES IN ENGLAND:

7 Great Winchester Street,
LONDON, E. C.

HEAD OFFICE IN CANADA:

25 Toronto Street,
TORONTO, ONT.

BRANCH OFFICES:

MONTREAL. WINNIPEG.

BANKERS IN ENGLAND:

Messrs. Glyn, Mills, Currie & Co.

BANKERS IN CANADA:

Bank of Montreal. Merchant's Bank.

SOLICITORS IN ENGLAND:

Messrs. Wilde, Moore & Wigston

SOLICITORS IN CANADA:

Messrs. Lount Marsh, & Cameron, - TORONTO.
" Judah, Branchaud & Kavanagh, - MONTREAL.
" Ewart, Fisher & Wilson, - WINNIPEG.

MONEY TO LEND ON CITY PROPERTY and IMPROVED FARMS

At Low Rates and on very desirable terms.

ADDRESS:

The Commissioner,

The Trust & Loan Company of Canada,

26 St. James Street, MONTREAL.

L. R. MONTBRIANT 
 ARCHITECT and
 230 St Andre Street VALUATOR.
 Montreal.
 TELEPHONES :
 Bell East 1708. Merchants 297.

LUMBER.

**Bargains in Dimension Timber
 SPECIAL LOT.**

Having Bought END. METAYER & CO'S stock of Lumber at
 auction, we are able to offer Splendid Value from

**Bone Dry Selected Stock,
 Pine, Spruce, Hemlock, &c.**
 All Dimensions.

Laths, Shingles and all Building Materials.

U. PAUZE & SON,
 469 William St., cor. Richmond.
 Telephones { Main 8144.
 2615.

Canadian Marble and Granite Works,
 30 Windsor Street, MONTREAL.

T. ROCHON & SON

Successors to
A. R. CINTRAT.

Manufacturers and dealers in all kinds of Granite, Marble and Stone Mantel-
 Pieces, Tile Mantels and Flooring, Brass Fenders, Fire Sets,
 Plumbers' and Furniture Tops, Etc.
 BELL TEL. Main 2973. MERCHANTS' TEL. 755.

LUMBER—SPECIALS

We are able to make special offers of
Red Pine of all kinds and sizes.

Very dry **WHITE WOOD**—Four cars 1st Quality
 White Pine Deals.

T. PREFONTAINE & CO.

Bell Telephone 8141. Montreal.
 Merchants " 716. OFFICE:
 Corner Napoleon and Tracey Sts.

Lumber and Dimension Timber all kinds and sizes,
 Hardwood, etc.

MERCHANTS TEL. NO 550. BELL TELEPHONE 8025.

EDWARD CAVANAGH CO.
 MANUFACTURERS AND
 IMPORTERS
 OF **OILS, PAINTS, OILS, PAINTS, COALS,**
HARDWARE, ETC.
 (SHELF & HEAVY)
MONTREAL.

2547 TO 2553 NOTRE DAME ST
 COR SEIGNEURS ST

Bell Telephone East 0975.

ALEXANDER MACLAREN,

MANUFACTURER OF

**Doors, Windows, Blinds, Mouldings,
 Etc., Etc.**

Rough and Dressed Lumber in Hard and Soft Woods
 of all grades and sizes.

Kiln Dried Lumber a Specialty.

107 Papineau Avenue, - MONTREAL.
 Estimates Made on all kinds of Factory Work.

J. BENJAMIN DAGENAIS,

General Contractor . .

210 Guy Street, - - MONTREAL.

TELEPHONE 8118.

WAREHOUSE OF

The Pedlar Metal Roofing Co.

In Stock : Metal Shingles, Corrugated Iron Metal,
 Brick, Stone and Clapboard, Eaves Troughs Conductor
 Pipe, Galvanized and Copper Ornaments, Metallic
 Laths, etc, etc. Designs and Estimates.

George Bradshaw & Co

LUMBER MERCHANTS

PACKING BOX MANUFACTURERS
 AND SAW AND PLANING MILL

Sawdust & Kindling Wood always on hand.

41 BASIN STREET, Bell Telephone 8016

THE BISHOP ENGRAVING & PRINTING CO.

THE BEST WORK.
UP-TO-DATE METHODS
NIGHT PRIZE

Lithographers
Type Printers
Plate Printers

Engravers
Book Binders
Stationers

SMALL AND LARGE
ORDERS RECEIVE
EQUAL ATTENTION

J. F. WILDMAN

**Desks
Chairs
AND
CABINETS.**

1744 NOTRE-DAME St.
MONTREAL, Qc

SHARPER LETTER
EYES
\$1.25

ESTIMATES
GIVEN

TEES

BEST VALUE

OFFICE, BANK,
INSURANCE, RAILROAD.

DESKS AND
FIXTURES

TEES & CO.

300 ST. JAMES STREET.

MONTREAL

J. Craddock Simpson & Co.

Real Estate Insurance & Financial Agents

REAL ESTATE SALES ROOM AND OFFICE

GROUND FLOOR

181 ST. JAMES STREET

Telephone Main 714

REAL ESTATE

BOUGHT AND SOLD.

No Comission charged to purchasers.
The Management of Properties and Estates undertaken
Comprising the leasing of Lots and Buildings,
and attending to

IMPROVEMENTS, REPAIRS,

INSURANCE, ASSESSMENTS,

COLLECTION OF RENTS,

NEW INVESTMENTS, etc., etc.

Valuation of Real Estate attended to with care
and Expedition.

INSURANCE

Risks of all kinds placed at lowest rates in First
Class Companies.

The interests of the insured guarded by careful
attention to the description, wording and
renewals of fire insurance Policies. Small
charge.

FINANCE

Loans granted on First Mortgage on Real Estate.
Interest, Insurance and Sheriff's Sales looked
after for Mortgagees when required. Investments
made and watched.

REFERENCES:

RT. HON. LOUIS STRATHMORE AND HOUSE SPEAKER
President Bank of Montreal

HIS HON. JUDGE J. A. JETTE
ANDREW ALLAN, Esq.
HUGH WILKINSON, Esq.

JOHN H. K. NELSON, Esq.
JAMES BREWSTER, Esq.
W. C. McDONNELL, Esq.

NESS, McLAREN & BATE,
 Electrical Contractors and Manufacturers,
 Electric Light Wiring our Specialty.

Some of the Buildings (Public and Private) that we have wired.

BANQUE DU PEUPLE. LAVAL UNIVERSITY.
 BANK OF TORONTO. MONTREAL COLD STORAGE.

PRIVATE DWELLINGS:

HENRY MUSSEN, JOHN HOPE, JOS. HUDON,
 And very many others.

Electric Light Fixtures and Shades at very low Prices,
 FOR REPAIR WORK TELEPHONE 1100,
749 CRAIG STREET,
MONTREAL.

W. E. Potter & Co.,

Painters and Paperhangers

32 VICTORIA SQUARE.

Telephone 1839.

26 ST. PHILLIP STREET.

" 2875.

MONTREAL.

The DOMINION BURGLARY GUARANTEE CO'Y, Limited.

Subscribed Capital, \$200,000.00.

Head Office and Operating Room, 181 St. James St.

INSURANCE AGAINST BURGLARY

Electric Bank, Store and House Protection.

Electric Fire Alarm Protection. Night Patrol Service.

Families going to the sea side or country should take out a policy covering the contents of their dwellings against burglary or have their houses protected by our system of Electric Protection. The large number of burglaries of late proves, beyond a doubt, that an organized gang of thieves are operating throughout the residential districts. Full particulars and rates on application to

Telephone Main 1234.

CHAS. W. HAGAR, General Manager.

Renting Houses.

Tenants AND Landlords

See that all the walls are properly decorated with the latest styles in

WALL PAPERS.

Now is the time for landlords to attend to this. Remember first impressions are everything. Houses frequently rent at first sight when the artistic features in house decoration are properly attended to. Tenants, remember you have a right to look for a comfortable home. We have brought the best talent in the United States, Great Britain and Canada in Wall Papers right in the centre of Montreal. Thousands and thousands of rolls in Wall Papers to be seen at

G. A. Holland & Son's,
 2411 ST. CATHERINE ST.

J. CRADOCK SIMPSON and CO.,

Real Estate Agents,

181 ST. JAMES STREET,

MONTREAL.

Rent Houses, Manage Estates, Collect Rentals and Dividends, Make Investments.