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Real Estate Record

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

Vol. XIII.

Montreal, August, 1900.

No. 8.

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

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Real Estate Record

Vol. 13.

MONTREAL, AUGUST 10th, 1900

No. 8.

THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

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MONTHLY REVIEW.

It is a good thing that there is very little expected of the real estate market in July, and consequently no disappointment is felt when dulness prevails, any shortcomings in the volume of business transactions being generally attributed either to the weather or to the summer holidays. Rest and recreation are not the least important of the duties of business men in the months of July and August, and a wise attention to these duties will enable them to return to their work with renewed energy and a clearer perception of things affecting their business.

A careful reading of the list of transfers recorded during the month of July, as given in other columns of this issue, will furnish a good idea of one phase of the real estate market during the month, but the nature and extent of inquiries, and the negotiations in progress cannot be so readily ascertained. The indications, however, all point to a more active state of affairs in the early fall, although on the other hand this may be interfered with by the unsettled state of financial matters resulting from possible complications in China or South Africa.

In any case a good deal of money will be spent in Montreal for the next few years, in connection with harbour improvements, elevators, railway works of various kinds, and large buildings, all of which will contribute to the growth of the city, and will be of local advantage in other respects. Apart from this there will undoubtedly be a steady re-building and improvement of old properties, which must be brought up to the present scale of modern requirements in order to make them

Notes and Drafts

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PARCEL RECEIPTS,
RENT RECEIPTS,
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161 feet on St. James Street, 102 feet 5 in. on
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Residence and fine Grounds for-
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urban properties about Montreal. For
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yield a better revenue. There has
been such a change during the last
seven or eight years in the demand
for both residential properties and
business premises, that owners of
old buildings in most cases, are
obliged to consider the question of
either re-building, or or selling their
properties.

There is little or no change in the
mortgage, loan or auction branches
of the realty market, nor can any
improvement be expected in the lat-
ter department until about the end
of September.

The sales recorded during the
month of July in the undermentio-
ned suburban municipalities amount
to \$118,909, and are as follows: Mai-
sonneuve, \$26,141; de Lorimier,
\$673; Mile End, \$35,003; Outremont,
\$9,076; Cote des Neiges, \$2,350;
Verdun, \$7,311; St. Henri \$21,605;
Ste. Cunegonde, \$16,200; Cote St.
Paul, \$550.

There were 128 real estate trans-
fers in the city wards and town of
Westmount at the registry offices
during the month of July, the parti-
culars of which are given in other
columns, amounting to \$554,386.

St. Antoine Ward.	27	\$164,444
St. Ann's Ward	1	2,500
West Ward	1	.....
St. James Ward.	7	22,830
St. Louis Ward	5	21,900
St. Lawrence Ward	4	20,920
St. Mary's Ward	10	20,812
St. Jean Baptiste Ward.	18	52,700
St. Denis Ward	17	40,143
St. Gabriel Ward	4	18,900
Hochelaga Ward	10	66,863
Westmount.	24	122,374
	128	\$554,386

During the corresponding month
of last year 117 transfers were re-
corded amounting to \$442,550.

The real estate mortgage loans re-
corded during the month of July in
the registration division of Mont-
real, amount to \$157,925; of this
amount \$98,000 was placed at 4½
per cent.; \$22,500 at 5 per cent.;
\$7,500 at 5½ per cent.; \$7,350 at 6
per cent.; \$200 at 7 per cent., and
\$22,375 at a nominal rate.

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Correspondence with Mill Owners solicited.

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WE HAVE ALWAYS Money to lend on
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quickly when required.

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SHERBROOKE STREET.

A well-built commodious Residence con-
aining sixteen rooms, heated by hot water
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feet deep, and the vacant lot adjoining of the
same dimensions can also be had at a moderate
price.

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Houses for Sale,

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148 Peel Street.

Send for Catalogue and Bargain list

The $4\frac{1}{2}$ per cent. loans were in two amounts of \$60,000 and \$38,000; and the 5 per cent. were in four amounts of \$1,000; \$2,000; \$500 and \$19,000.

The lenders were:

Estate and Trust Funds	\$7,500
Insurance Companies	117,000
Building and Loan Companies .	6,425
Individuals	27,000
	<hr/>
	\$157,925

In Montreal East the loans recorded amount to \$55,450; of this amount \$28,200 was placed at 5 per cent.; \$4,500 at $5\frac{1}{2}$ per cent.; \$22,250 at 6 per cent., and \$500 at 8 per cent.

The 5 per cent. loans were in six amounts of \$2,000; \$12,000; \$1,000; \$1,200; \$4,000 and \$8,000.

The lenders were:

Estate and Trust Funds	\$20,000
Building and Loan Companies.	800
Individuals	34,650
	<hr/>
	\$55,450

class order. Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3).

COURSOL STREET.—A three-storey brick-encased tenement building, on stone foundation; in good order and well rented. A bargain for anyone wanting a small investment. (19-C).

CRAIG, CORNER SHAW STREET.—A block of brick houses and corner shop. All well rented; would make a good investment property. (388-B).

CRESCENT STREET.—One of those red stone houses near Sherbrooke street. Modern in every respect with good accommodation for a small family. Everything on two floors. (850-B).

CRESCENT STREET.—A handsome semi-detached stone front house, hot water furnace, all conveniences, plumbing and sanitary arrangements perfect; 11 rooms and unfinished attic; this house was built by the owner for his own occupation and nothing was spared to make it attractive and comfortable; we can recommend it to anyone wanting a good family house. (899-3).

CRESCENT STREET.—Hansome stone-front house with all modern conveniences. Open plumbing, hot water heating, Daisy No. 4. This house was built for owner's occupation; contains 12 rooms and is most suitable for a family residence. (29-4).

CRESCENT STREET.—Stone front house in best of repair, modern open plumbing, hot water heating, Basement contains servants' room, laundry, store-room and larder. First flat has large hall, double drawing-rooms, dining-room, breakfast room, pantry and large extension kitchen. Second flat has 4 bedrooms, sitting-room, bath, and c. This house would make a very desirable family residence. (29-4)

DORCHESTER STREET.—A handsome stone front cottage, with all modern improvements; hot water furnace, &c. Newly renovated. Price only \$5,000. (367-B).

DORCHESTER STREET.—A $2\frac{1}{2}$ storey house, situated on the corner of one of the best West End streets, near the "Windsor;" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

DORCHESTER STREET.—A large stone double residence, situated on the very best part of Dorchester street, with a frontage of 234 feet, and an area of about 82,000 feet; grounds are nicely laid out, and there are a number of fine old trees, besides ornamental trees and shrubs; there are also gardener's house, vinerias, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Montreal, or could be advantageously subdivided, having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (23-C).

DRUMMOND STREET.—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (158-B).

NOTES.

Mr. Howard Calton Stone has completed plans for "The Empire," a building which the Hon. George Washington Stephens is erecting on the south side of St. Catherine st., between Mountain and Drummond. The structure will have a frontage of 120 feet and be a great addition to this part of the street.

The new "Star" building is rapidly nearing completion and is quite an addition to the business section of St. James street.

The architect, Mr. A. F. Dunlop, has full charge of the large building which Mr. J. Auld is to put up for manufacturing purposes at the corner of Vitre and St. George streets. When completed the structure will be 5 storeys high, and Mr. Dunlop expects to have it finished by May next.

Fall renting has not fully opened as yet, but before our next issue this branch of the Real Estate Market should again liven interest with property owners.

"Lots For Sale" are being advertised on Bishop street, and being well situated ought to command at-

BERRI STREET.—A good revenue-producing property, being a well-built stone front tenement, with six dwellings; all in good order and yielding a revenue of \$720 per annum, which could be increased. Price, only \$8,500. (18-4).

BLEURY STREET.—Stone front building, two shops and dwelling above. Lot, $48\frac{1}{2}$ ft. by 163 ft., just above St. Catherine st., well rented. (892-C3).

BEAVER HALL HILL.—A valuable property on this main thoroughfare to the west end. Sold at city valuation. (865-3).

BISHOP STREET.—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3).

FURNSIDE PLACE.—A $2\frac{1}{2}$ storey stone front house, near University street; contains 11 rooms! in good order; good central locality, near street cars and centre of town. Price only \$3,100. (22-4).

CATHEDRAL STREET.—A block of two story solid brick tenements, on stone foundations, contains eight dwellings all well rented; a good investment property. (898c-3).

CATHEDRAL STREET.—A block of wooden buildings on lot 78 ft. x 79 ft.; rented for \$38 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (28-C).

CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 ft. front. (73-B).

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-F-3).

COURSOL STREET.—A cut stone front cottage of nine rooms, in first-

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. (125-B).

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

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

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

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

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

FULLUM STREET. — A three-storey solid built tenement, contains three dwellings; well rented; all in perfect order. Owner forced to sell and is offered at a bargain. (36-C).

HUTCHISON STREET, MONTREAL ANNEX. — A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (829b-3).

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

HUTCHISON STREET. — A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough repair. First-class opportunity for any one wanting a good house for their own occupation. Price, \$5,500. (152-B).

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

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

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

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

LAVAL AVENUE. — A well built three-storey tenement building, near St. Louis square, four dwellings heated by hot water furnace; built about three years ago, well rented to good tenants and always in demand. (25-4).

LATOUR STREET. — A four-storey brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is

attention, as this is one of our most convenient residential streets.

TO LET.

We have always on our lists unfurnished and furnished houses, warehouses and offices to let. We shall be pleased to give any information to intending tenants.

NOTICE.

The REAL ESTATE RECORD will be delivered free of charge, to any one interested enough in Montreal real estate to leave his or her address at this office and those of our readers who do not receive "The Record" regularly will oblige the publishers by letting them know.

TO REAL ESTATE BROKERS.

The J. Cradock Simpson Real Estate and Agency Co.'s list of properties for sale is open to all regular real estate agents who wish to get customers for the firm and receive one-half the commission. The sale in every case to be negotiated through this office.

ESTATE RAYNES

Subdivision Westmount.

Choice Building Lots For Sale

ON THE FOLLOWING AVENUES

FORDEN, MURRAY, MONTHOSE, CHURCHILL and CORE ST. ANTOINE ROAD.

Beautiful Situation. Moderate Price.

THE J. CRADOCK SIMPSON

Real Estate & Agency Co.,

181 St. James Street.

THE CHINESE OIL TREE.

In a recent report of the United States Consul-General at Shanghai there is an interesting description of the Tung, or Chinese oil-tree. This useful tree grows to a height of about fifteen feet, and is of beautiful appearance, its leaves being vivid green and its flowers a pink-white. The seeds are poisonous, and it is from them that the oil is extracted in the most primitive fashion by wooden presses worked with wedges. The oil thus obtained is largely used all over the country in the manufacture of paint

rapidly being utilized for business purposes. (154-B).

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

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

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

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

MANCE STREET. — A 3-storey house, containing twelve rooms, heated by hot water. Price \$4,500. (43-C).

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

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

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

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

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

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

METCALFE STREET. — Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (205-B).

MOUNTAIN STREET. Near SHERBROOKE. — A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

MOUNTAIN STREET. — Solid brick house, on stone foundation, standing in lot about 85 feet wide by 73 feet deep, and being about 65 feet back from street. The house has high basement, well lighted, and two full stories and a half. Basement: Kitchen, servants' rooms, pantry, wine cellar, furnace, etc. 1st Floor: Large drawing room, dining room, parlor, library and pantry. 2nd Floor: Sitting room, 3 bedrooms and bathroom. Upper story: Billiard room, and four bedrooms.

MULLINS STREET. — Brick encased tenement, two dwellings, rented for

\$192 per annum. Good stable in rear. Price, \$2,650. (8-c).

ONTARIO STREET.—A well built tenement property, containing four dwellings, heated by hot water furnace; plumbing new and perfect. Annual rental \$1,040. Price, \$10,000. (329-B).

PARK AVENUE.—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (843-3).

PEEL STREET.—A handsome stone front house, above Sherbrooke st. bay window, stone steps, hot water furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B).

PEEL STREET.—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).

PINE AVENUE.—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-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 butternut, wired for electric light. (669-3).

PINE AVENUE.—A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor; large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor; five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to anyone wanting a thoroughly comfortable residence, well situated close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

PLATEAU STREET.—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-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. (205B).

PRINCE ARTHUR STREET.—A comfortable stone front house, with all

and varnish for waterproofing paper and umbrellas, and in some districts for illuminating purposes. But its chief use is for calking boats. On the submerged parts of vessels it is applied hot, but on other parts it is painted on in thin coats quite cold. All Chinese boats are thus oiled twice a month, and so are made to assume a glossy appearance, while the wood is greatly preserved. Like most other commodities, this tree-oil is often adulterated, before it is sold by retailers—chiefly with cottonseed oil.—Chamber's Journal.

TALL BUILDINGS AND THEIR RENTS IN NEW YORK.

So many tall buildings have been erected in New York within the past few years, that we are told the majority of them do not now pay over 2½ per cent. per year net. The most of these sky-scrapers were erected as advertisements for the companies building them, such as The Patent Non-Inflammable Fire Insurance Company, or the Everlasting Dividend Paying Life Insurance Company, or the Philanthropists' Bank of People's Benefits. Such companies by the dozen now exist in New York. When one of them erects a building with lofty walls and windows towering towards the skies, it is pointed to as a matter of public wonder, and becomes one of the things talked about as a prominent feature of the city. The small income is supposed to be made up by this advertising notoriety. Then private capitalists often build sky-scrapers and call them after their own names, thus, as they think, rescuing those names from oblivion. It may be said, in a general way, that in all of the cities of the United States too many high buildings have already been erected. At first they paid well; now, except as advertisements for big fire and life insurance companies, etc., they no longer pay. They will steadily pay less, too.

THE TIME WITHOUT A WATCH.

Tit-Bits

Actual and repeated experiments have shown that the nearest hour of the day or night may be ascertained in the following very curious way:

Make a running loop in a piece of sewing thread about a foot in length, place a shilling in this loop, see that the coin is accurately bisected by the thread, and then draw the loop tight

improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).

SHERBROOKE STREET.—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).

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

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

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

SHAW STREET.—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4).

SHERBROOKE STREET.—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished; will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41 x 47 ft. and 17 x 34 extension. Copper double roof. Photo and further particulars at office. (21-C).

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

SHERBROOKE STREET.—A new stone house, carefully built under owner's supervision, on lot 25 feet by 130 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).

SHERBROOKE STREET.—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c. &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft.x188ft. would be sold with house or separately. Permits to view at our office. (386-B).

SHERBROOKE STREET.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order,

- with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).
- SHERBROOKE STREET.**—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$8,500. (30-C).
- SHUTER STREET.**—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500. each. (319-B).
- SUMMERHILL AVENUE.**—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).
- SOUVENIR STREET.**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).
- ST. ANTOINE STREET.**—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).
- ST. ANTOINE STREET.**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).
- ST. ANTOINE STREET.**—A full size stone front house, in good order, contains fourteen rooms. Lot 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. (885c-3).
- ST. ANTOINE STREET.**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price, \$8,750. (194-B).
- ST. CATHERINE AND MARLBOROUGH STREETS.**—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).
- ST. CATHERINE STREET.**—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 58 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).
- ST. CATHERINE STREET.**—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).
- ST. CATHERINE STREET.**—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).
- ST. DENIS STREET.**—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).

up, so that the shilling is firmly slung at one end of the thread. Put on a solid table a glass tumbler, with a fairly wide mouth. Rest your elbow on the table in a firm and easy position so as to avoid any shakiness in your hand, hold the other end of the thread between your first finger and the "ball" of the thumb (i.e., the fleshy top joint of the thumb), so that the thumb nail is underneath, and a few inches above the middle of the mouth of the glass.

Now, if you keep your hand quite steady, the movement of the coin (when it is hanging inside the tumbler) will become less and less until the shilling is motionless. Then, in half a minute or so, a very slight and regular vibration will commence, the coin oscillating from side to side like a pendulum, and gradually increasing the length of movement until it generally strikes the side of the glass. This strike goes on in the most regular and automatic way, first on one side of the glass and then on the other, until, say, eight strokes have been struck; the vibrations of the coin then diminish in length, until the suspended shilling again becomes motionless and hangs in the middle of the tumbler. You look at your watch and find that 8 o'clock is the nearest hour.

I have tried this over and over again, deliberately setting about the experiment without bias or any intention of influencing the swing of the coin, and also being ignorant of the time, and when my hand has been steady the right time has invariably been struck.

There is something very curious about this phenomenon. Whether the thread is influenced by the pulse in the "ball" of the thumb, or whether there is some unconscious transference of "intention" from the brain to the thread, I do not know; but in any case the matter is sufficiently interesting to be worthy of a critical test by persons who will carefully and without bias carry out this singular experiment of timing the time.

HOME THOUGHTS.

The Moral Responsibility of Entertainments—Hospitality as a Part of Family Duty and Education.

Beyond the scruples of some careful mother who dreads lest there may be too much wine for her young men guests, or the conscientious calculation of expense on the part of a young wife, it is not an every-day thing to have any debate in the minds of host

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

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

ST. FAMILLE STREET.—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (29-C).

ST. FAMILLE STREET.—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).

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. (818½-3).

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

ST. GEORGE STREET.—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).

ST. HUBERT STREET.—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 20½ ft. x 180 ft. (15-4).

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

ST. LAWRENCE AND ST. CHARLES BORROMEE STS.—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromee sts. Rented for over \$2,500 per annum. (285-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 the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).

ST. MARK STREET.—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (325-B).

51. 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).
51. MARK STREET. — A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-A).
51. MATTHEW STREET. A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).
51. MATTHEW STREET.—Two neat 1½ storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).
51. MATTHEW STREET.—A two and a half storey stone front house on the best part of the street. The house is in good repair and contains nine rooms and has a garden lot in rear of about 63 ft. by 70 ft., which also can be had. Particulars at this office. (42-C).
51. PATRICK STREET.—A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (25-A).
51. URBAIN STREET.—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,500. (316-B).
51. URBAIN STREET.—A brick encased cottage in good order. Price only \$2,200. (265-B).
51. 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. (307-B).
51. URBAIN STREET. — Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).
51. 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).
- SUSSEX AVENUE.—Stone front tenement building, in good repair. Lower dwelling has hot water heating, and sanitary conditions are perfect. Both dwellings are well rented and should invite inspection. (28-4).
- SUSSEX STREET.—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).
- TORRANCE STREET. — A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).
- TOWLER STREET.—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements;

or hostess as to the moral aspect of such hospitality as they may choose to offer.

Yet there is a serious responsibility appertaining to every opening of our doors to our guests, and not a little opportunity for good or evil. It was the sad verdict of a neighborhood that sat in judgment upon the life of the household of a public man gone not long since to his account that "no young man was ever intimate with the family without being the worse for it." The card-table emptied their purses, the well-stocked sideboard fired their brains. The scattered and disintegrated family circle is to-day an object lesson.

And there is also a fundamental principle regarding hospitality which we are all very apt to lose sight of; to contribute in some sort to the cheerfulness of our community is undoubtedly a duty, and a house closed against its neighbors is not the home of a good citizen. The "give and take" of social bargaining can hardly be honored with the lovely name of hospitality; it comes rather under the head of a pleasant commercial interchange. The truly hospitable door stands always on the latch, the spirit of the house is the generous intention to welcome with cordial readiness all those who find pleasure in lifting it.

All the sweet overflow of feeling, which calls friends and companions in to congratulate the old or young who have come to some "red-letter day" of rejoicing, and so cement friendship by sympathy, comes from the fountain-head of genuine hospitality. The making of a family anniversary into an occasion of joy to a neighborhood binds our lives one to another with great and beautiful strength. The brilliant, benignant gentlewoman whose birthday became fete-days as her honored years grew greater and greater was like a magnetic current drawing her whole social circle together by their unity in her.

To open one's own doors, or the wider ones of some public caravansary, in order to give a great display of wealth that shall dazzle and insure supremacy, is wholly outside of the remotest stretch of what we could fairly designate as being hospitable. Doubtless it answers its purpose famously and attains its end this lavish splendor and profuse distribution of luxuries rarely fails to gain its reward. But it is purely a means of self-exploitation for a purpose, and is so understood by all the social world. It is surely something very far away from that sweet and noble practice which we define as the "reception and

ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (571-3).

107. PATER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,200. (234-B).

107. PATER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,500. Terms to suit purchaser. (205-B).

UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-B).

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).

UNIVERSITY STREET.—A stone front semi-detached residence, well built and in good order throughout. Lot, 37½ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

UNIVERSITY STREET.—A good three storey brick house, near Smerbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

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

VALLEE STREET. — A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

VERSAILLES STREET.—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).

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 storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 23½ x 96 feet, 18 foot lane in rear. (171-B).

VICTORIA STREET.—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (529-3).

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

VICTORIA STREET.—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).

VICTORIA STREET.—A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

WAVERLY STREET.—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

WELLINGTON STREET.—Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).

WELLINGTON STREET.—A good brick house, near the subway heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

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 36 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 75 feet to 100 ft deep, and are situated in the best part of the city. Specially good terms given to parties building.— (11-B).

Business Properties

And Building Lots

FOR SALE.

—BY—

The J. CRADOCK SIMPSON Real Estate & Agency Co. Real Estate Agents.

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

ATWATER AVENUE.—A block of land with a frontage of 200ft. x 96ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

ATWATER AVENUE.—Four building lots having an area of 11,000 feet. Full particulars and price at office. (47C).

ATWATER AVENUE, Cor. ST. PATRICK STREET.—Block of land, comprising about 120,000 feet, suitable for factory or business purposes. (49-C).

entertainment of strangers and guests without reward, in a spirit of liberality and kindness." What responsibilities are on the shoulders of these lavish hosts in their ultimate influence on us in our country, time and the next generation can better tell than we may at present decide.

The making all our entertainments centre in some material advantage to the guest lowers the tone of social life. That we should desire to provide with care and liberality for those whom we ask to come to our houses is a matter of course, but that we should hesitate to bring congenial people together because we can be neither magnificent nor wonder-making hosts robs life of much of its good cheer and sets up a false standard for a people whose content is supposed to be the maintenance of republican simplicity and the exaltation of a man above his belongings.

Especially is there a grave and much neglected duty allied to what we do in this way for children and young people. A child comes from many, may most, parties laden as heavily as were the Hebrews of old in leaving Egypt of old. His first words on reaching home are no longer the formula of the old days, "Oh, we did have such fun!" but running to his mother he cries, "Just see what I've got!"

And when a girl standing just at the verge of womanhood calls together her school friends to lunch with her, and we look in upon that charming sight, a bevy of sweet, fresh, young women gathered around a delicately ornamented table, it startles the eyes which with the century are growing

to see two or three wine-glasses, each dainty plate, and the mind nurtured in a different atmosphere is amazed to realize that the rosy lips of girls of seventeen part with ready familiarity to enjoy good wine, and find an exhilaration to which they are accustomed in the champagne without which the meal to them would seem niggardly. Happily, the sequence of early dependence on such stimulants does not come within our province, and yet more happily, this custom is not universal, but it is unquestionably very general, and the moral aspect of this part of such entertainments is a thing not lightly to be passed by.

Two things seem quite plain to us students of home and its duties and pressures: It is not a true home out of which no influence goes to cheer and gladden the world, and it is not an honorable home which provides anything that can hurt the body or souls of its guests, or which fails to make its hospitality a source of wholesome joy to mind as well as body.

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (354-B).

BISHOP STREET.—Choice lots suitable for residential purposes on this street. Full particulars at office. (45-C).

BLEURY STREET.—A vacant lot of about 56 feet by 70 feet, suitable for business purposes on this busy thoroughfare. (43-C).

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,090 feet, with large cut stone house. A good property for development and speculation. (388-a).

CANAL AND BASIN STREETS.—A block of land 137 feet x 192 feet, with two storey brick buildings thereon, all in A1 order. A new American water wheel was put in May, 1899, with capacity of 100 horse power. This is an opportunity very seldom offered to secure a desirable factory site with cheap water power on the canal bank, good shipping facilities, both by water and rail. (324-B).

CARLTON ROAD.—A magnificent block of land, about 94½ feet by 140 feet deep, area about 13,293 feet; an ideal site for a first-class residence. (40-C).

CEDAR AND PINE AVENUE.—A block of land 137 x 192 feet, with 161½ feet on Cedar Avenue. Delightful situation for villa residence commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

HATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (81-B).

CITY COUNCILLORS STREET.—A brick building, occupied as shop with dwelling above, in good state of repair. New roof put on this year; shed and stable in rear. (10-4).

COLLIER 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 STREET.—A block of brick stores well situated on the best business part of the street. Annual rent \$1,500. (310-B).

CRAIG STREET.—Two well situated business properties, west of St. Lawrence street, will be sold together or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

DELORIMIER AVENUE.—A fine block of land, 120 ft. front by 250 ft. deep; first class site for manufacturing purposes; low price. (290-B).

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).

DURCHESIER STREET.—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (195-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.—One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about 52,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vineries, conservatory, stables, coach-house, and other outbuildings. Price and particulars at office. (22-C).

DRUMMOND STREET.—Three choice building lots above Dorchester street, 78 feet by 127½ feet, with lane at side and in rear; very low price. (103-B).

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. (341-B).

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).

NOTRE DAME STREET.—A very desirable building lot, near Sohmer Park, 52 ft. x 60 ft.; would be sold on very easy terms. (6-C).

NOTRE DAME STREET.—A large block of land on eastern part of this street, containing an area of 45,000 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (338-B).

NOTRE DAME AND ST. MAURICE STS.—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame street, and four brick encased dwellings on St. Maurice street, will be sold \$1,500 less than city valuation. (286-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 Fulum street, 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 buildings thereon. Owner anxious to sell. (241-3).

NOTRE DAME, CORNER BOURGET STREET.—A very desirable building lot in this progressive locality; 90 ft. front, 75 ft. deep; no waste ground; all available for buildings. Terms to suit. (33-C).

I am not writing a disguised lecture on total abstinence, but without any covering veil whatever I would desire to speak of the great responsibility laid upon us as to the methods and times of serving wines, and as to the unrestrained freedom with which it is now left to the choice of very young people or served in fatally large quantities at the entertainments of the rich.

There is a charming unity in the belief and practice of mankind in regard to the tie engendered by the shelter of a roof and the breaking of bread in a man's house. The salt of the Arab cannot be tasted without binding him to become your protector while you abide with him, and in the most civilized countries of the world, he who partakes of hospitality and afterwards disregards the honor of his host is counted unworthy of regard among his fellows. To sit at a man's table and later use his weaknesses or ignorances to point a jest is not an unheard-of thing, but it is a shameful one. I once saw a courtly old gentleman suddenly interrupt a conversation between two gay young men who were laughing noisily over the lack of conventional "good form" in a certain new-rich man, by asking: "I beg your pardon, but did I understand that you were dining with this man last night?" Surprised, they answered readily:—"Yes; it was the drollest thing you ever saw in your life." "In my day," thundered out the elder man, "to ridicule a person who had extended his hospitality to you was considered an outrage!" Two more astonished youngsters never lived.

The obverse of the picture shows the value of the genuine exchange of such courtesies as effectually bind us to each other. It is well that children shall look upon their invitations to their comrades not alone as sources of gratification to themselves, but as a right way to express their affection, and even be induced to use some self-denial to make the anticipated visit pleasant to their guests: to put off a promised treat until it can be shared, or save a dainty until the friend arrives.

We make at once too great and too little effort in entertaining; we strain every resource to produce beautiful effects and set delicacies upon our tables, but we do too little towards giving any lasting pleasure. We use too much elaboration and so make the coming of a few friends to dinner a troublesome matter, and stop our provision for them too abruptly with the item of their food. There is a model club

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).

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a mitoyen wall available. (297-B).

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings the very best. (257-B).

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 116 feet, with the old brick and wooden buildings thereon. Splendid site for block of tenements. (12-B).

SHAW AND GAIN STREETS.—block of lots only 5" to 80 feet deep; very favorable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247-B).

SHERBROOKE STREET.—A very desirable corner lot on the east end of the street, 50 feet by 107 feet, near Logan's Park. Close to Amherst street cars. Reasonable price. (315-B).

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

SHERBROOKE, COR. ST. ANDRE ST.—A first-class block of land, 110 feet frontage on Sherbrooke street. Particulars and plan at office. (135-B).

SHERBROOKE STREET.—A fine property west of Park Avenue and coming over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high-class residential site centrally situated. (13-32).

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 feet x 110 feet, will be sold for \$826 cash, to a prompt buyer. (260-B).

ST. CATHERINE STREET, Corner of Marlborough street.—A fine lot with a frontage of 100 feet on St. Catherine street, by a depth of 40 feet on Marlborough. (1-C).

ST. CATHERINE, corner St. Matthew street.—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No

waste ground, just the right size for a shop, lane in rear. (202-B).

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. (885-B-3).

ST. CATHERINE STREET, corner of this part of the street, has a frontage of 123 ft. on St. Catherine street, and 112 ft. on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CATHERINE STREET, corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CHARLES STREET.—A good building lot, 50 feet x 100 feet, near Napoleon street. Would be sold cheap to a prompt buyer. Close to Centre street. (165-B).

ST. CATHERINE STREET. — Between Amherst and Wolfe Streets, cut stone front business property, containing three stores, all well rented. This building stands on lot about 42 feet front by 118 feet deep, and yields a net revenue between seven and eight per cent.—(27-1.)

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

ST. JAMES STREET.—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the only lot on the street, is now offered for sale at the extremely reasonable price of \$16.50 per foot. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (29-1).

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 building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).

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. (297-B).

ST. LAWRENCE STREET.—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).

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

in our city which, in the private homes of its members, gives to society at large an idea of what constitutes a perfect form of entertainment. Its limited number is a safeguard to its continuity, but there is no reason why its delightful, reasonable evenings might not be imitated in every neighborhood where fifty or a hundred people wish at once to give each other pleasure, and at the same time provide amusement that shall leave gratification behind. The individual stamp of each host is upon the character of what he offers his guests, and yet in this variety there is the unity of high purpose and delightful cultivation.

The good Book bids us to be "given to hospitality"; with a strange perversity I have of late, under pressure of certain facts, kept twisting other of its sacred words to say, "and let your hospitality be without dissimulation." It would be better for my argument if these words were really to be found in a place of such commanding authority, but of the need of such persuasion we can none of us be doubtful, inviting people whom we do not care to meet, to accept a welcome we dislike to give, is a detriment to any true social life and a dishonour to our homes. Social insincerity is said to be a social necessity; if this be so it were well that we should take to the deserts and live apart from men.

There is a sadly neglected point in the ordering of our households that is of great importance to our children. They should be induced to take a cheerful and unselfish share in the welcoming and caring for such guests as are not agreeable additions to the family circle—the deaf, to whom it is trying to talk; the aged, who need special care; the best seat by the fire-side for, and a thousand small attentions which the young ought properly to pay; the semi-invalid, for whose sake the piano must be closed early and the doors closed gently; even the irritable, who easily take offence.

There are very few young hearts which, if properly approached, cannot be moved to pity for those who are infirm and made to feel a sense at least of satisfaction in being helpless. It is a droll evidence of inherent self-love when we discover how being important takes away the sting of restraint. As soon as a child, especially a girl, can feel that she is of use, and can do anything better than some one else, labor is light. "Old Mr. Jones says he can hear you more easily than he can any one else," will suffice to keep a clear childish voice amusing the old man for an hour. If these yet plastic natures gain an idea that it is

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

ST. PAUL STREET.—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price, \$4,500. (831-3).

ST. PAUL STREET.—Stone warehouse, forming corner of St. Vincent street; well rented, in good business part of the street. (363-B).

ST. PAUL AND COMMISSIONERS STS.—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).

ST. PETER AND ST. SACRAMENT STS.—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

ST. SACRAMENT STREET.—That fine stone warehouse forming the corner of St. Peter street, Lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).

VALLEE STREET.—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price. (365-B).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

ARGYLE AVENUE. — Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country, and will sell them at a bargain, to a prompt buyer. (434-B).

ARGYLE AVENUE.—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ARGYLE AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

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; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

CAMPBELL STREET.—Two very desirable lots each 63 ft. by 175 ft.; fine situation. (109-B).

CLANDEBOYE AVENUE.—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining-room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

COLUMBIA AVENUE.—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900E-3).

COTE ST. ANTOINE ROAD.—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45½ ft. x about 125 ft. deep. (349-B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue.—A fine block of land, having a frontage of 135 ft. 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).

COTE ST. ANTOINE ROAD.—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (295-B).

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

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).

a part of life's pleasant duty to make their homes places of rest and good cheer, and that the dispensing of heartfelt and inspiring hospitality, which shall enlarge the world's fountains of refreshment and pleasure, is an integral quality of the best family life, they will not readily lose sight of these fundamental principles in later years.—C.

A BLOCK OF MODEL TENEMENTS.

A Recently Built Set of Houses for the Laboring Class—Plenty of Light and Air—Not a Dark Room to be Found—Details of Their Construction.

On the pper west side of this city a block of model tenements is being finished and rapidly filled with tenants. This practical attempt at model homes for the poor is the direct outcome of the Council for Improved Housing of the Poor, held in New York, in March, 1896.

The matter of affording attractive sanitary homes to the class which composes the greater part of our population is one so closely allied with public health and morality and the well-being of the entire city that it would seem a field for philanthropy alone, sacred from money speculation. But it has been demonstrated that sporadic cases of improved tenements, put up as private ventures, with the sole idea of helping the poor, are not only unsatisfactory, but thoroughly unprofitable from every point of view; besides which a glance at some of the statistics of the density of New York's population shows the hopelessness of coping with the situation, except by a large concerted movement. If it can be proved to investors that money expended in improving the condition of the laborer will yield a higher rate of interest than money in savings banks or trust companies, this new and much-needed philanthropy will be placed on a firm business foundation.

The location of the new tenements is exceptionally good, and a strong contrast to the overcrowded tenement districts down town. The houses are built upon two streets: one is filled with the better class of tenements and cheap flats, while the other is made attractive by a row of semi-detached cottages in the midst of grass-plots and trees. Thus the outlook from the windows is far from squalid and depressing, which is an important consideration with women who spend much of their time indoors, and with mothers of children whose only playground is the street. The exterior of the buildings under consideration is attractive and markedly dissimilar

DORCHESTER STREET.—Three choice lots near Cladueboye Avenue, each 25 feet front. (205-A).

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 \$9,000 each. (287-B).

1140 DORCHESTER STREET, (Westmount.)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

DORCHESTER STREET.—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 1,545 feet. A good site for self-contained houses or for an apartment house. Moderate price. (210-B).

DORCHESTER STREET, cor. BRUCE AVENUE.—Lot about 25 feet front by 123 feet deep. (45-C).

ELM AVENUE.—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

ELM AVENUE—A choice building lot, having an area of about 2,700 ft.; 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 two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-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. (386-A).

GREENE AVENUE—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

GREENE AVENUE—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

GREENE AVENUE—Five class two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B).

GREENE AVENUE — A valuable building lot, forming the corner of Prospect Ave., 90 ft., by 73 ft., only 42 1-2 cents per foot. (287-B).

GREENE AVENUE.—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms in good order, a nice comfortable house for a small family. Price, \$5,000. (295-B).

GREENE AVENUE.—Two well situated building lots, each 25 ft. x 102 ft., no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

HALLOWELL AVENUE.—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (24-4).

HIGH STREET, Cor. ELM AVENUE.—Five lots about 25 feet by 116 feet deep. Suitable for residential building. (46-C).

HILLSIDE AVENUE. — A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

IRVINE AVENUE.—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price, \$4,850 each. (204-B).

LANSDOWNE AVENUE.—Six good building lots, near Cote St. Antoine Road, each, 21 feet x 62½ feet. (307-B).

LANSDOWNE AVENUE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate, (869-3).

LANSDOWNE AVENUE, Cor. COTE ST. ANTOINE ROAD.—Large block of land, forming the corner of these streets; can be had at a bargain. (48-C).

LEWIS AVENUE.—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price, \$3,700. (896B-3).

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. (733-3).

MONTREAL WEST.—A new brick cottage close to railway and electric cars, in good order; low price, easy terms. (374-B).

MOUNT PLEASANT AVENUE.—Two storey red stone front house, with extension kitchen, Daisy furnace, 3 mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (363-3).

MOUNT PLEASANT AVENUE. — A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell or Montrose street, 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).

to that of other tenements, resembling some of the newly constructed hotels and office buildings; for, instead of having all courts massed in the centre, those between the divisions of the buildings, are on the street front. This, of course, greatly increases the number of windows which have a street view, and prevents darkness in any apartment. Besides these exterior courts, there is a large interior one in each building, and, in addition to all of these, there is an open yard about twenty feet deep, stretching its unbroken length between the two rows of tenements. By this system of openings the architect has secured light and ventilation for every room in the buildings.

Naturally, the first thing the visitor sees is the front door. This, instead of being a battered, ugly shield, is a wide surface of polished oak set in a doorway of carved stone. Within the vestibule is a row of bells and speaking tubes like those in use in small flats. Passing through the inner door one is confronted by a spiral staircase of iron and stone, beyond which, on the first floor only, stretches a long corridor leading to another staircase, which is the only way of reaching the apartments in the rear, for hallways are unknown on the upper stories. Everything possible has been done to secure privacy and isolation for each tenant. Each set of apartments has its own toilet and other plumbing, except a bath, which deficiency is supplied by a row of bath-rooms on the entrance floor, which are open to all the tenants, and are made after the most approved plan. Each bath-room is a small, square cupboard provided with showers instead of tubs, and a supply of hot and cold water always obtainable.

The smallest apartments consist of two rooms, one intended to be used as the kitchen or living-room, and the adjoining one as a bed-room. Such an apartment rents for a dollar and a half a week. The next in size is the three room apartment, and the largest contains four rooms and rents for four dollars a week. The kitchen in all cases contains a sink with a constant supply of hot and cold water, a soap-stone wash-tub adjoining it, and a dresser for china and cooking-utensils. Cooking-stoves may be owned by the tenants or rented from the company at ten cents a week, which price includes repairs. Bed-rooms are all fitted with ward-robos built like the trim of the room, of oil-finished pine. No attempt has been made at decorating the walls, but it is expected later to tint them in washable oil colors.

OLIVIER AVENUE.—A modern stone front cottage, with extension, double roof. Daisy furnace, open plumbing; close to street cars; is in first-class condition throughout. Price, \$5,750. (22 C).

PROSPECT STREET.—Two new two-storey cottages; every convenience; close to Greene avenue; fine view, &c. Well built in every respect. Price, only \$4,250. (287-B).

PROSPECT AVENUE.—A modern building, situated on lot about 22 feet front, has hot water heating, open plumbing, and both electric light and gas. This house is nearly new and is in good order, owner would exchange for suitable country property not too far from Montreal.—(39-C).

ROSLYN AVENUE.—A handsome pressed brick house, with two storey extension, hot water furnace, open plumbing, first floor finished in cotton wood and floors are of hardwood, expensive mantels and tiling; all hot water pipes throughout the house are of copper—concrete basement cellar, stationary wash tubs—a very desirable residence in every respect. (345-B).

ROSLYN AVENUE.—A semi-detached pressed brick and Ohio sandstone house, on lot 30 feet front by 111 feet deep. This house has all modern conveniences, hot water heating; concrete basement, plumbing new and open; main halls finished in oak; sidelight. Ground floor contains drawing room, dining room (oak side-board), extension kitchen, mantels in drawing and dining rooms, upper floors four rooms. Particulars at this office. (41-C).

ROSLYN AVENUE. — A semi-detached pressed brick and stone house on lot 27 feet front by 111 feet deep. The house consists of nine rooms and is modern in every respect; hot water heating; extension kitchen; concrete basement, open plumbing and first-class drainage system. Price \$7,500. (41-C).

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 33 ft. to 91 ft. each. Reasonable price. (478-B).

ROSEMOUNT AVENUE.—A substantial detached residence, fitted with all improvements, grounds have a frontage of 109 feet on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 130 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, with an area of 30,894 feet. (178-B).

ROSEMOUNT AVENUE.—A handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

SHERBROOKE STREET.—A well situated lot, just east of Westmount Park. 50 ft. x. 104½ feet deep; no waste depth. (337-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).
- SHERBROOKE STREET**—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).
- SHERBROOKE STREET**. — A very handsome cut stone corner house, near Greene Avenue, 26 ft. front by 72 ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25 ft. x 125 ft., would be sold with house or separate. (380-B).
- SHERBROOKE STREET**.—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).
- ST. ANTOINE STREET, Cor. GREENE AVENUE**.—Large block of land forming this corner is now for sale. Full particulars, etc., at office. (49-C).
- ST. CATHERINE STREET**.—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).
- ST. CATHERINE STREET**.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,000, to a quick buyer. (16-C).
- 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).
- 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. (933-3).
- 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. (328 & 386-2).
- ST. CATHERINE STREET**.—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).
- ST. LUKE STREET, Cor. WOOD AVE.**—Four choice lots, each about 27 feet front and about 108 feet deep, having an area in all of about 12,869 feet. (47-C).
- SUMMERHILL AVENUE**. — A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).
- UPPER LANSLOWNE AVENUE**.—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in

The halls on the ground floor are of Italian mosaic, not only as a matter of beauty, but to provide a durable sanitary floor that can be readily cleaned and that will resist the wear of the heavy tread of men and the ceaseless running of children. No attempt is made at heating the building throughout; the apartments being small, each tenant can readily supply heat from the kitchen range, or, in the case of large apartments, with the additional help of small stoves, for which places are provided. The halls of the buildings, however, are kept heated by the management. Each apartment is lighted by gas supplied through simple brass fixtures, and each suite has its separate meter. The use of gas-stoves for cooking is made possible, and gas is recommended as a fuel, as it greatly lessens labor and rids the kitchen of the dust from coal and ashes. Another great advantage is that during the warm weather the heat can be stopped the moment cooking is finished. A careful use of gas, where no waste is permitted, proves it to be no more expensive as a fuel than coal and the necessary kindling-wood.

The basement is a place of common interest. In each house is a large-sized public laundry, fitted with soapstone tubs and steam drying compartments, for these model homes are to be rid of the ugly nuisance of lines of unsightly clothing hung from the windows. The greater part of the basement is divided into small store rooms, one of which is at the disposal of each tenant. This gives an opportunity to keep in careful reserve those possessions which are not in constant use, and thus makes possible the purchase of staples in quantities large enough to gain a reduction in price. The law requiring fire escapes has been complied with in as decorative a way as possible on the street front of the buildings, artistic iron balconies of semicircular construction taking the place of the platforms in ordinary use. Beside this protection against injury from fire, the stairs and halls are built of fire-proof material, and each apartment is protected from the other by a fire-proof wall. Fire being the greatest menace of the tenement-house, these precautions were considered as simple necessities by the builders.

A glance at the buildings from the street shows a wide, flat roof, which immediately suggests a garden. No effort will be made by the owners to convert the roof into a garden, but the entire space is made accessible to tenants, and they are told that it is for their common use. In winter it can scarcely be considered attractive, but in summer it will be the resort of

frontages of 80 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. (259-A).

VICTORIA AVENUE.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

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. (731-3).

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).

WESTERN AVENUE. — Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

WESTERN AVENUE. — A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak. house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

WINDSOR AND PRINCE ALBERT AVENUE.—A well situated block of land, 150 ft. x 146 ft.; forming corner of above streets; would exchange for small house. (38-C).

Country and Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (2C).

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

BORDEAU, SAULT AU RECOLLET.—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

BOULEVARD ST. GERMAIN, ST. LAURENT.—Three lots each 25 feet x 121 feet, near the Park and Island By.

- Price \$475 for the three lots. (303-B).
- CHAMBLY.**—A very desirable country residence, situated in the best part of Chamblay. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (356-B).
- CHAMBLAY BASIN.**—A fine residence property, containing 23 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-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B).
- COTE DES NEIGES.**—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent, and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (167-B).
- COTE VISITATION.**—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for sub-division. Particulars at our office. (900-C-3).
- DIXIE.**—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-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).
- LONGUEUIL.**—Two building lots well situated, will be sold at the extremely low price of \$150 each, to a prompt buyer. (17-C).
- LOWER LACHINE ROAD.**—A choice piece of suburban property adjoining that of the late Mr. Sipelli; 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, 46 ft. by 178 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).
- OUTREMONT.**
- BRICK-ENCASED HOUSE** containing 10 rooms, hot water heating and in good order throughout. This house stands in lot having an area of about 126,986 square feet and can be had at a bargain by a quick buyer. (52-C).
- OUTREMONT.**—A nice brick encased house, on a lot having frontage of 80 ft. on St. Catherine Road by 225 ft. deep. Water in house; bathroom, etc. Grounds laid out in ornamental and fruit trees, kitchen garden, and small fruits. (320-B).
- BLOOMFIELD AVENUE.**—Large block of land having an area of 23,250 feet. This is one of the most promising spots in Outremont. (46-C).
- OUTREMONT.**—A beautiful villa situated on the St. Catherine Road, just outside the limits of Outremont, five minutes' walk from electric cars. Ground nearly five acres in extent, is mostly in orchard, containing a large variety of appliances, pear and plum trees, several hundreds of currants,
- those who seek the cool evening breeze. The height of the buildings, six stories, gives the tenants an opportunity to look over the roofs of the surrounding buildings to the Hudson River and the Jersey shore.
- From a man's point of view the architect of the buildings has doubtless filled all the requirements. They are constructed with a solidity which warrants their permanency for a hundred years; the building laws have been complied with, and light and air have been made accessible to all. But if a woman had been his assistant, two or three minor faults might have been omitted. For instance, in the three-roomed apartments the entrance is into the kitchen only. This is to the ordinary tenement-dweller probably no serious objection, but many women of the better sort of working people like to maintain some sort of privacy in connection with their most engrossing domestic labor. One of the three rooms may be furnished as a sitting-room, or a compromise between that and a bedroom is made possible by a folding bed. The most self-respecting of the working class have the same desire to put the best foot forward socially that animates the wealthier people, and it is easy to understand that a woman deeply immersed in homely toil, with her implements and materials all about her, would prefer having her guest enter the orderly calm of her sitting-room directly from the corridor, instead of through the littered kitchen. This, however, is purely a woman's argument, having its root in natural feminine instincts. Another small fault of which the architect is guilty is the placing of ranges. In some apartments they are in the corner furthest from the light, and between them and the window the door of the adjoining room swings back like an obscuring screen.
- Due credit must be given to the designer for the ingenious and tactful way in which he has introduced an abundance of light and air into every room, without exception. The curse of the poor in New York is the exclusion of light and air from their homes. These two requisites, that would seem to be man's natural right, are only obtained through money in our crowded city. The poorer classes have learned to be patient and in some cases indifferent to this unfortunate condition, but those interested in sociology know the evils resulting from dark, unhealthy homes. Three laboring men, in interviewing the agent of the new tenements, complained of the price asked, saying that in their present
- gooseberries, and grape vines, all in full bearing. House is built, in AI style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c. etc. (322-B).
- RICHMOND, P.Q.**—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light, water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).
- 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. (237-B).
- ST LAMBERT.**—A detached villa residence, built of brick and stone work, on stone foundation, 10 large rooms, bath room and closets. Daisy furnace, large verandas 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 stone detached house, on lot 50 ft. by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).
- 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. (273-b).
- VAUDREUIL.**—A beautifully situated block of land, known as the Lotbiniere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 feet. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).
- COTE ST. LUKE ROAD.**—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, etc. (4-4).
- A COUPLE OF FARMS** on the Lake front, suitable for sub-division, choice location for summer residences. Particulars at office. (30-B).

REAL ESTATE TRANSFERS RECORDED IN JULY, 1900.

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

STREET AND NO.	WARD.	CAD. NO.	SUB DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH.					
Carriere, 169-171	St. Denis	816	Part	15 6	64	992	.....	Buildings	400	
Carriere, 169-171	"	816	Part	15 6	64	992	.....	"	500	
Labelle	"	7	9 & 10	50	85	4250	.....	"	850	
Breboeuf	"	331	120	50	86	4300	.10	Vacant	480	
Huntly, 661-666	"	8	pt 514	25	100	2500	.....	Buildings	1100	Retrocession.
Massue	"	325	26 to 35	240	72	17280	.....	"	
Bienville	"	325	40 to 42	72	85	6120	.....	"	
Reather	"	325	149 to 167	216	72	15552	.....	Vacant	18000	
Massue	"	325	168 to 176	216	72	15552	.27	Vacant		
St. Hubert	St. Jean Bap	11	92	27 8	142	3929	.....	"	
Mount Royal	"	11	4 to 7	89	84 6	7520	.....	"	
Mount Royal	St. Denis	324	49 to 51	72	100	7200	.....	New Buildings	7200	
Papineau Ave	"	335	6	25	Irreg	3476	.14	Vacant	500	
Rivard, 540-540A & B	"	162	179	22	70	1540	.....	Buildings	2200	
Rivard, 687	"	198	84	32	70	2240	.....	"	1424	
St. Hubert	"	7	704	25	100	2500	.9	Vacant	225	
Carrier, 276-278	"	252	.....	36	66	2376	.....	Buildings	50	Undivided one-fifth of
St. Hubert, 1525-1527	"	7	129	25	87	2175	.....	"	850	
St. Hubert, 1997	"	7	692	25	102	2550	.....	For Lot	114.75	
Sherbrooke Ave	"	5	684	25	63 3	1581	.....	Buildings	800	A reméré.
St. Hubert, 1567-1569	"	7	149	25	87	2175	.....	"	2000	
Mount Royal	"	325	552	25	100	2500	.....	"	4000	
Wellington, 873-875	St. Gabriel	3357	Part	30	120	3600	.....	"	4500	
Wellington, 604-614	"	3151 & 3152	Part	96	87 6	8400	.....	"	11000	
Knox	"	3399	153 & 154	46	90	4140	.21 1/2	Vacant	900	
St. Charles, 225-231	"	2563	.....	45	80	3600	.....	Buildings	2500	
Dufferin, 125-135	St. Jean Bt	7	101, 102 & 103	75	80	6000	.....	"	1100	
Cadioux, 1093	"	20	5	17 3	72	1242	.....	"	3000	
Laval, 533-37	"	15	1095	20	75	1500	.....	"	2600	
Dufferin, 98	"	7	195	26	80	2080	.....	"	1800	
St. Hypolite, 672	"	240	.....	22 6	64	1440	.....	"	1500	
Breboeuf, 167	"	7	58	25	80	2000	.....	"	1250	
Rachel, 43A-45	"	1	222	25	116 6	2919	.....	"	1250	
Rivard, 352B 3 2b	"	15	381 & Pt. 380	30	70	2100	.46	For Lot	975	
Berri, 927-933	"	15	Parts of	40	80	3200	.....	Buildings	5200	
Lasalle	"	6	25	24	69	2056	.24	Vacant	500	
Cadioux, 849B-849C	"	79	2	20	66 6	1353	.....	Buildings	3300	
Mount Royal Avenue	"	11	4 to 7	89	84 6	7521	.....	New Buildings	7200	
Chambord, 226-236	"	6	156 to 168	72	70	5040	.....	Buildings	2250	Sheriff's sale.
St. Andre, 1033-37	"	10	88 & 89	46	94	4324	.....	"	500	A reméré.
Berri, 1092-1094	"	15	271	20	70	1400	.....	"	2275	
Marie Anne, 65-68	"	1	278	20	100	2000	.....	"	2000	
Cadioux, 322-26	"	96	Part	70	40	2800	.....	Buildings and prop.	11000	Sheriff's sale.
Duluth, 346-342	"	15	1167 to 1169	60	70	4200	.....	Buildings	5000	
Laval Avenue	"	166	43 & 44	Irreg.	ular.	4932	.....	"	3950	
Havre, 114-120	Hochelaga	166	393	22 6	80	1800	.14	Vacant	250	
Forsyth	"	166	50 & 51	46	110	5060	.....	Buildings	4200	
Frontenac, 75-81	"	148	Parts of	Irreg.	ular	103441	.....	"	40000	
Notre Dame, 431-439	"	166	253 to 255	61 6	80	4920	.....	"	1500	
Havre, 380-382	"	166	253 to 255	61 6	80	4920	.....	"	950	A reméré.
Havre, 380-382	"	166	253 to 255	61 6	80	4920	.....	"	950	
Ontario, Cuvillier	"	29	260 to 285	Irreg.	ular.	67394	.13	Vacant	9000	
Aylwin	"	29	291 to 307	Irreg.	ular.	18227	.....	"	4400	
Cuvillier	"	29	393 to 400	Irreg.	ular.	13750	.13 1/2	"	2038	
Ontario	"	29	413 to 417	Irreg.	ular.	16307	.12 1/2	"	575	
Aylwin	"	29	146 to 153	Irreg.	ular.	1760	.....	Buildings		
Frontenac, 558	"	166	386	22	80	1760	.....	"	

CACOUNA.—A neat frame cottage, with detached kitchen and other outbuildings; all in good order, situated on the road to Riviere du Loup, and one mile from the centre of Cacouna, grounds consist of about 20 acres, nicely laid out. Price only \$2,000. (348-B).

TADOUSAC, P.Q.—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good

quarters they had a greater number of rooms for the same amount of money. When asked if their rooms were light, they responded, "No, they ain't, but what difference does that make to us? We go to work earl yin the morning, and gets home late, so we wouldn't see no light if there was any, oan' what's the use of payin' for it?" A woman near by spoke out of the fullness of her heart, "If you had seen

order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).

STRATHMORE, P.Q.—A beautiful summer residence, 40 feet square, and ex-

MONTREAL EAST

STREET AND NO	WARD	CAD. No.	SUB. DIV. No.	DIMEN. FRONT.	SIONE. DEPTH.	ARRA.	Price Per Foot.	BUILDINGS	TOTAL PRIC.	REMARKS.
St. Denis, 537-543.....	St. James...	1200	pt of 80 & 81	50	85	4250	.....	Buildings.....	1350	and Hypothecs.
Mentana.....	"	1211	80 to 83	100	110	11000	.....	Vacant.....		
St. Timothe, 299-243.....	"	786	.....	50	73.6	3675	.....	Buildings.....	8500	
Beaudry, 207-211A.....	"	677	.....	21.6	74.6	1602	.....	"	3300	
Visitation, 344-354A.....	"	1104,1105	.....	71.9	108	7149	.....	"	9500	
Beaudry, 328-330.....	"	718 & 719	.....	42	irreg.	3287	.....	"	2678.67	
Logan Park West, 226.....	"	1211	110	25	110	2750	.....	"	1.00	and other considerat'ns
Sherbrooke.....	"	1213	5	25	92	2300	\$1.08	Vacant.....	2500	
Cadieux, 766-770.....	St. Louis...	937	.....	40	72	2880	.....	Buildings.....	3800	Sheriff's sale.
Sanguinet, 514-516.....	"	903	pts 17 & 18	24	72	1728	.....	"	3100	
St. Lawrence, 635-649.....	"	1022	.....	84	70	5890	.....	"	8000	
St. Elizabeth, 129.....	"	363	.....	irreg.	94	3837	.....	"	4000	
Hotel de Ville Ave., 783.....	"	900	19	21	56	1176	.....	"	3000	
Erie, 9-13.....	St. Mary's..	86	Part of 196	47.10	44	2105	.....	"	1100	
Chausse, 21.....	"	1283	.....	40	100	4000	.25	Vacant.....	1000	
Dufresne.....	"	1359	56, 57, 78-80	184.6	80	14760	.18	"	2650	
Dufresne.....	"	1359	49 & Pt. 48	71	80	5680	.26	"	1500	
St. Catherine, 1006-1010.....	"	487	.....	40	103	4120	.....	Buildings.....	Debts	Cession.
Shaw, 208-212.....	"	565 & 566	Parts of	50	52	2600	.....	"	1750	
St. Adolphe, 19-21.....	"	173	.....	43	80	3440	.....	"	1775	
Visitation, 307.....	"	970	.....	37	68.6	2535	.....	"	1237.50	
Shaw, 229.....	"	532,533,534	.....	150	54	8100	.....	"	7100	
Plessis, 388-390.....	"	1101	125	39	101	3939	.....	"	2650	
Mitchison, 25-27.....	St. Lawrence	11	27	25	85	2175	.....	"	1062.50	
St. Lawrence, 26-28.....	"	829	N W 1/2	25.10	52.1	1326	.....	"	1200.0	
St. Lawrence, 26-28.....	"	829	N W 1/2	25.10	52.1	1326	.....	"	2857.50	
Prince Arthur.....	"	110	Part 7	24.7	75	1842	.....	"	5000	

tension kitchen. Lot 120 x 166 ft.. situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B).

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

UPPER LACHINE.—A good building lot 50 feet by 150 feet on Brewster Avenue off Broadway. (39-C).

your baby die because your rooms were dark and it couldn't have no health as I did, you'd be willin' to pay somethin' for light." The women and children appreciate the sunshine even if the men are indifferent. All the enemies of health which lurk hidden and unknown in the darkness are impossible in the light. The untidy sloven will keep her rooms in order for very shame if the daylight reveals her disorder, and the tidy woman is assisted in her efforts at neatness by the ability to see the entrance of dirt.

The management has set apart one entire building for the exclusive occupancy of women. This is intended as an experiment in the way of providing cheap, attractive, sanitary homes for the enormous class of working women in the city. The management has felt by no means sure of success in this enterprise, and so has reserved for itself the right of changing the policy in case of failure. Happily, there is

no need of a change, for the rooms are rapidly filling. The class of women tenants consists mainly of teachers, stenographers, and others of special employments whose pay is not commensurate with their education and refinement. A woman's apartment-house has long existed as a castle in Spain, and twice its imaginary form has been pictured in the daily papers, but as yet it has not materialized, and this modest effort, although unheralded as a monster philanthropy, is really supplying the need which other organizations merely discuss. To a woman of refinement, the idea of living in a tenement-house is not attractive, but an inspection of the building in question would rid her of such squeamishness. The rooms, while extremely simple, are capable of happy treatment, the outlook is pleasant, the neighborhood accessible, and good value is received for the money given. There is something very attractive in the thought of a fresh, clean building entirely filled with women workers, who are successfully making their way in the world, and whose longing for home has led them to establish themselves in this modest way, appropriate to the amount of their earnings.

A woman is the superintendent of all the buildings, having in her charge the renting of the apartments and the enforcement of those rules for tenants which are necessary for the universal good. Any would-be tenant who ap-

plies cannot instantly secure an apartment. Before admitting new-comers, an investigation is made into their characters and manner of life, and a visit is paid to the present domicile of the applicant. If inebriety and untidiness are found, that family is debarred. All rents are required to be paid in advance, and rooms are rented by the week only.

The lower grade of the city's population are inclined to find fault with the new venture, possibly regarding it as a charitable enterprise, which to them means but an opportunity to procure unearned benefits. Such as these complain at the prices asked, although they are based upon the usual rentals of the ordinary unsanitary tenement. One woman in conversation with her neighbor was heard to complain at the indignity of stone stairs, the feelings of another were outraged by the steam dryers in the laundry, and altogether, this class seems to prefer inconvenience and squalor. This will tend to eliminate the undesirable element from the applicants, and only those appreciative of the advantages of the new buildings will be attracted thereto. It is unquestionably true that in a city as large as New York there are hundreds of families living in tenements who have been reduced from comparative affluence. This is the hardest class to benefit, but it is hoped that the new tenements will attract them.—Helen C. Candee.

MONTREAL WEST

STREET AND NO.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH					
St. Antoine, 324-28	St. Antoine.	354 & 355	parts	irreg-	ular.	3224	.....	Buildings	10250	Undivided 1/2 of.
Drummond, 107	"	1471	4	24	124	2976	.....	"	7467.25	
St. Antoine, 366	"	218	S W part	26 4	29	764	.....	"	None.	
Souvenir	Par. of Mont. St. Antoine.	1639	67	} 24	110	2640	.....	New Building	7500	
Tupper, 96		1628	I & L								20 2	73 4	1520	.....	Buildings	4500
Cathedral, 11-13	"	739	.....	77 9	75 5	5896	.50	"	2935	
Versailles, 112-126	" {	502	.....	42 9	85 6	3655	}	"	1.00	& valuable consid'n
Lusignan, 67		501	42 3	84 9	3581					.....	" .....	1.00	do.
St. Catherine, 2728	"	1628	part of E	24	irreg.	3600	.....	" .....	9900	
Coursol, 73	"	87	68	20	80	1600	.....	" .....	4200	
Aqueduct, 239-241	"	587	.....	40	80	3200	}	"	525	Sheriff's sale.
St. James, 1056-1064	"	271	42	82	3444					.....	" .....	9000
McTavish, 20	"	1788	1/2 of	irreg-	134 3	3490	.....	" .....	225	do.
St. Antoine, 152-154A	"	707	.....	36	1 arp.	6964	.....	" .....	4000	
Mountain	"	1536	2	25	122	3050	\$1.31	Vacant	38000	
Bishop, 236-246	"	1703	5, 6 and 7	60	129 3	7755	.....	Buildings	Good consid	ideration.
Guy	"	1686	part of 11	20	24 9	495	.....	Vacant	do	
"	"	1686	pts of 8 & 9	40	irreg.	766	.....	"	do	
"	"	1686	part of C	20	9 6	190	.....	"	do	
Lorne Avenue, 5	" {	1840	14	} 22 9	70	1592	.....	Buildings	3000	
Lorne Avenue, 44		1841	E7 and G8								22	82	1804	.....	"	3050
Quesnel, 14	"	81	.....	30	80	2400	.....	"	3000	
Mountain	"	1536	2	25	122	3050	1 47 1/2	Vacant	4500	
Guy	"	1686	part of 10	20	22	440	.....	"	Good consid	ideration.
St. Antoine, 403-403c	" {	1637	4	} 24	112	2688	}	Buildings	15000	
St. Antoine, 405-405A		1637	5								24	112	2688	.....	"	Good consid	ideration.
Mountain	"	1529	pt of 1	3	130	390	.....	Vacant	11400	
Selkirk, 9-23	"	1715	36 to 39	96	70	6720	1.70	"	26500	
Selkirk, 9-23	"	1715	36 to 39	96	70	6720	.....	Buildings	2500	
Centre, 9A-13	St. Ann's...	662	53 8	160	8586	}	"	None.	
St. James	West	152	part	irreg-	ular.	1810				
			S W part	40	80 5	3219	"		

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STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE.	REMARKS
				FRONT	DEPTH					
Victoria Avenue.....	parMontreal	215	Part of 114	25	134 0	3,362 0	35	Vacant.....	1175	
" ".....	"	215	Part of 114	25	134 0	3,362 0	85	".....	1175	
Rosemont Avenue.....	"	371 & 372	Part of 118	25	134 0	3,362 0	35	".....	1175	
Clarke Avenue.....	"	801	Parts of 15 & 14 & 12	40	169 1	6,663	70	".....	4454 10	
Clarke Avenue, 241.....	"	302	1 & 2	irreg-	ular.	10250	75	".....	7701	
Brooke Avenue.....	"	301	18 & part of 12	24 6 1/2	137 7	3,377	.....	Buildings.....	8000	
" ".....	"	388	90	22 2	105	2,277	.....	".....	2800	Undivided rights.
Wood Avenue, 349.....	"	383	91 & 92	44 4	105	3,227 0	.....	".....	2800	
Hillside Avenue, 150.....	"	375	106	25	108	4,055	.....	".....	10000	
Argyle Avenue.....	"	1434	94 & 95	50	90 0	2,700	.....	".....	60000	
Mountain Avenue.....	"	282	142	60	187 0	4,525	.....	Vacant.....	5062 50	
St. Catherine St.....	"	282	Part of 142	5	187 0	11,250	45	".....	421 87	
Roslyn Avenue.....	"	219	Parts of 5 & 6	60	150	9,370	45	".....	3800	
" ".....	"	219	182	50	111	90,000	42 1/2	".....	1952 50	
Grosvenor Avenue.....	"	252	28 to 31, 129 to 133,	1200	111	5,550	35	".....	3 988	
Ingleside Avenue.....	"	252	& 113 to 126	50	125	18,320	24	Buildings.....	6670 73	
" ".....	"	252	2 & 3	25	125	6,250	42 1/2	".....	3335 31	
Greene Avenue.....	"	384	5	irreg-	ular.	7,840	24	".....	8000	
Claudeboye Avenue, 55..	"	383	56 & 57	22	197	2,354	.....	Vacant.....	747 50	and other consid-
Bruce Avenue.....	"	941	Part of 19 & 20	29	92	2,668	.....	".....	1605	erations.
Grosvenor Ave.....	"	219	Part of 327	150	111	16,600	28.30	".....	2353	Good consid-
Roslyn Avenue.....	"	219	133, 134 & 135	50	111	5,550	.....	".....	2358.75	eration.
" ".....	"	219	149	50	111	5,550	42 1/2	".....	421	
Montrose Ave.....	"	252	143	50	111	5,550	45	".....	937 0	
" ".....	"	252	Part of 142	5	187	187 0	".....	

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