

The Toronto World.

NO. 2 YONGE STREET, TORONTO. A One Cent Morning Paper.

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Real Estate Failures and Facts. The old-time difference between the views of a buyer and a seller...

Just now the situation in Toronto is bringing out the characteristic traits of these two main classes.

One of our citizens deny the existence of any collapse in real estate values, another class think that the city is going to the dogs.

One of the classes named are like the full-courts, who deny the existence of disease; others are hypochondriacs, whose sickness, to use a classic phrase, is "all my eye."

We fail to see the relevance of such an argument from comparisons of nature. A citizen of Boston at the height of the boom was dining in Bloer-street.

It is forgotten by all who institute such comparisons that real estate is immovable - it has only one market, its price or value therefore is regulated by the price and position prevailing on the spot.

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People are not content to occupy such dwellings as they did some years ago, and the competition of house builders has raised very largely the cost of all classes of residences, and the same influence has added considerably to the average value of all other classes of buildings.

We are disposed to think, then, that an advance of 20 per cent. in average values per head in 10 years is not excessive, though doubtless it is so in regard to those who live in the suburbs.

In house-building there is at all times the same difficulty of adapting supply to demand as in other lines of business. The enormous advance made in the amount of capital available for building has led to the supply far exceeding the demand.

As to the extension of the city, the area in 1881 was 9238 acres, in 1891 10,400 acres. That ten years ago there was a percentage of 16.50 of people per head for each acre, whereas last year the percentage was 18.16; the population, therefore, is more crowded at present than it was ten years ago.

It is not the expenditure upon "cow pastures" has been extravagant. The present situation calls for patience; we have been too hasty and sanguine and our ambition has over-leaped itself; but swift repairs always go past the goal.

Popular. We do not know of any preparation that has caused the public favor in so short a time as Dodd's Kidney Pills. It is none other than Dodd's Kidney Pills, but when we consider that three-fourths of the Canadian people are afflicted with kidney troubles in some form or other, and that Dodd's Pills is a quick and permanent cure for all these troubles, the large and increasing demand can easily be wondered at.

Excursion to City of Mexico. On Nov. 19 to 25 inclusive, the Washburn Railway will sell tickets to the City of Mexico at the lowest first-class fare for the round trip.

Dr. R. A. Fyne. Dominion Analyst, writes that the Marzani Fort Wine we sent him is admirably adapted for invalids. Price \$3.00 per gal., 65 per doz. William Marzani, 70 King-st. West, Telephone 708.

TORONTO AND NATURAL GAS.

Will the Experience of Chicago be Replicated in the Queen's City?

CHICAGO, Nov. 8.—Natural gas from the Indiana gas fields was to-day turned into 150 miles of Chicago mains, connecting with 20,000 service mains capable of supplying about 38,000 houses.

Real Estate Failures and Facts. The old-time difference between the views of a buyer and a seller—alluded to in one of the most ancient of books—in regard to the value of what is being bargained for is the difference between what the taxer of property assesses it for and the taker person who owns it.

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Infants' Food. You have heard of nothing so important a subject, but volumes of testimonials can be shown to prove that the Improved Food for Infants is the very best in use.

QUEEN OF AUTUMN BEIGNS.

TORONTO'S LOVE FOR THE BEAUTIFUL FLOWER OF JAPAN.

The World's Young Men Posing as Undersecretaries of the Horticultural Association.

Lieutenant-Governor Kirkpatrick opened the third annual Chrysanthemum Show of the Toronto Horticultural and Florists' Association at the Pavilion yesterday.

Many Important Judgments. The Court of Appeal at yesterday's sitting delivered judgment in the following cases: Gillespie v. City of Toronto was an appeal by ratepayers from the order of Chief Justice Galt dismissing an application to quash a local improvement by-law.

Redeemed the Verdict. Dancy v. Grand Trunk Railway Company. The defendants appealed from the judgment of the Queen's Bench Division in favor of the plaintiff in an action to recover damages for the loss of a trunk.

The Suits May Proceed. Zimmer v. G.T.R. Co.—An appeal by defendants from the judgment of Mr. Justice Robertson in favor of the plaintiff by a demurrer to a portion of the statement of defence.

They Were Not Liable. Watt v. City of Toronto. An appeal by George Watt & Sons of Bradford from the judgment of Chief Justice Galt dismissing an application to quash a local improvement by-law.

A Promissory Note Case. Plummer v. Caldwell.—This was an action arising out of a promissory note. On the 5th of November, 1890, the plaintiff Charles Caldwell issued a promissory note payable to the order of John Plummer.

The By-law Quashed. Dr. Founder and the Village of Winchester. An appeal by the defendant ratepayers from an order of Chief Justice Galt dismissing a summary application to quash a local improvement by-law.

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JUDGMENT DAY AT THE HALL.

Important Decisions in a Number of Cases.

In the action of McRae v. Page some days ago, a garnishing order was obtained attaching moneys in the hands of A. J. Lenoir, workman in respect of the new Athletic club in College-street.

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FOR THE DESTITUTE CHILDREN.

The Good Work of the Old Society.—General Words from the Lieutenant-Governor.

Small was the number but large the interest of those who gathered at the second annual meeting of the Children's Aid Society held last night in the hall of the Ontario Society of Artists, King-street west.

Interest in the proceedings was increased by a couple of appropriate and effective readings by Miss McGillivray. His Honor Lieutenant-Governor Kirkpatrick presided, and Mr. J. K. Macdonald, president of the society, occupied the platform, in the rear of which was R. A. Read's famous picture, "The Persecution of the Martyrs."

His Honor regretted the slim attendance, and added: "But no doubt the charity of the ladies and gentlemen who have taken a hand in the good work will claim that the society has done well for the little ones, and for society as well." (Applause.) He said that the work of the society had a claim upon the sympathies and aid of the public.

Secretary J. S. Coleman presented the report. He showed that the refuge in connection with the society had sheltered 15 boys and 16 girls during the year ending on the 31st of October. Five children from outside the city had also been taken in. He said that the want of a shelter near the city was much felt, and he pleaded for monetary assistance to this end.

The Treasurer, Mr. Beverley Jones, read the financial statement. In the Great Air fund a deficit of \$284.96 was apparent on a total expenditure of \$1488.17. For the year ending on the 31st of October the society had received \$1001.69 and the balance on hand \$76.04.

Mr. Goldwin Smith, in moving the adoption of the reports, deprecated that more people who had time and means at their disposal did not devote more to the cause. "A little more of this kind of work," he said, "would do a great deal to the relief of the poor."

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THE SEVEN AGES.

OF MAN: (Slightly revised.)

1. When he gets his little pink feet into a pair of Guinane Bros' soft moccasins and wraps them up in a pair of Guinane Bros' blue, red, brown, grey or black kid tops, he is a baby.

2. When he strikes to school proud in his first Guinane Bros'—30c.

3. When he strikes to school proud in his first Guinane Bros'—30c.

4. Substantially shod in Guinane Bros'—30c.

5. With the polished feet above that between the deposit dates of the Guinane Bros'—30c.

6. Equally shod in Guinane Bros'—30c.

7. (Amazons) Easy chair pair Guinane Bros'—30c.

8. (Amazons) Easy chair pair Guinane Bros'—30c.

9. (Amazons) Easy chair pair Guinane Bros'—30c.

10. (Amazons) Easy chair pair Guinane Bros'—30c.

11. (Amazons) Easy chair pair Guinane Bros'—30c.

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15. (Amazons) Easy chair pair Guinane Bros'—30c.

J. SUTCLIFFE & SONS.

DRY GOODS CLOTHING

For novelties and latest ideas in Veilings, Ties, Handkerchiefs, Collars, Lace, Frillings and Trimmings come to

182 - 184 YONGE-ST.

Special bargain attractions in Ladies', Misses' and Infants' Underclothing, Ladies' Shot Silk Skirts, Ladies' Quilted Skirts, Knit Wool Goods in Children's Caps, Hoods, Muffs, Collarets, Jackets, Mitts, Infantees, Booties, Infants, Bands, Cashmere Vests.

Remember we sell retail at wholesale prices. Men's Fine Doublet Lace or Congress, any style, with or without neck, Fringed, any color; \$2.00; \$1.50; \$1.00; \$0.75; \$0.50; \$0.25.

New Fall Styles in Grey Bros' Shoes. Ladies' Finest Doublet Kid Button or Lace Opera Comedians, or the new square toe last in 1/4 width, 25c.

Ladies' Doublet Kid Button, dark dogeek kid top, patent leather tips, the new Fringed, last, 25c.

GUINANE BROS. "Monster" Shoe House, 214 YONGE - STREET. TRUSTEES OF OUR SCHOOLS.

From the Public and Other Educational Institutions of Ontario.—The Annual Business Meeting.

The Ontario Public and High School Trustees' Association held their sixth annual meeting in the Toronto Public School Board rooms in York-street yesterday afternoon.

The meeting was presided over by Mr. J. S. Coleman, secretary of the association. The first report was that of Rev. J. Somerville, Owen Sound, of the committee appointed a year ago to investigate the general state of county model schools.

This committee had been appointed because it was believed that the instruction of the schools was being interfered with by the general work of the public schools they attend.

Complaints were made by the school boards that the teachers were not being trained in the same manner as in the past, and that the schools were not being properly supervised.

It was decided to appoint a committee to investigate the general state of county model schools, and to report to the association at its next meeting.

The association then adjourned until its next meeting on the 15th inst.

CHAS. S. BOTSFORD 524 and 526 Queen-st. W. Mantles and Blankets—Opportunities.

MCKENDRY'S

WEDNESDAY. READ THIS

YOU NEED MILLINERY OR—MANTLES.

Not a well-dressed woman in these goods to be correct. The constituency of buyers increases every twenty-four hours.

Being the eve of Thanksgiving Day special effort has been put forth to make selection easy. A liberal quantity of Trimmed Hats and Bonnets.

A Mantle Room filled with first class garments at our ever popular figures. Open till 10 o'clock to-night.

McKendry & Co. 202 YONGE-ST. 6 Doors North of Queen.

A BIG QUESTION OR—A BIG SUBJECT. ARE YOU BUYING YOUR SHOES AT MCKENDRY'S

The Foundation of Artistic Ideas in FINE FOOTWEAR. 186 YONGE-STREET.

FINE FURS. The latest fashions in Ladies' Fur Mantles, Capes and Jackets, Fur-lined Circulars, Muffs, Boas, Caps, Gloves and Gaiters.

JAMES H. ROGERS, The oldest Fur House in the Dominion. Cor. King and Church-streets.

DODGE PATENT WOOD SPLIT PULLEYS. The only Perfect and Most Popular Wood Split Pulley Made.

Our sales exceed that of all other makes of pulleys combined. ALL SIZES IN STOCK.

DODGE WOOD SPLIT PULLEY CO., 83 KING-ST. WEST, TORONTO.

DR. A. J. GORDON OF BOSTON. TO-DAY at 4 and 8 p.m. Welmer-rd. Baptist Church.

THANKSGIVING SERVICE. Elm-Street Methodist Church. BERMON, 11 A.M.

By REV. J. E. STARR. "A Christian People for Canada." Special music by the choir. Sermon by Miss Winifred Wilson of Washington, Ohio, and Master Arthur Blight of the choir. All welcome.

FOR THE CITY'S GOOD.

Ratepayers Discuss the Assessment Method.—Exemption to Be Abolished.

The attendance at the meeting of the Ratepayers' Association last night in St. George's Hall was rather thin, though the members present showed intense interest in the work they have taken in hand.

Under the head of communications extracts from a letter of Alderman John Hallam were read by the chairman, ex-Ald. William Carlyle. Hon. J. St. John, in his communication stated that the Revision Court had sworn that property had depreciated from 30 to 50 per cent. it was advisable to reduce assessments and at the same time to reduce the salaries of municipal officials.

He deprecated the mushroom growth of the city on what he thought a speculative basis. He also advocated a reduction of rents in consequence of this great depreciation in the value of property.

Dr. Barrick introduced his motion, "Should councils of cities over 100,000 be empowered to fix the assessment made by experts and when made and confirmed to be understood for three or five years?"

Experts, he thought, should be employed in making the different valuations on buildings, land, merchandise, etc. The advantages which would accrue from the non-disturbing of valuations for five years would be multifold, the most important being the saving of the salaries of assessors and the danger, when the assessments jumped up during a boom, of the City Council making extravagant orders of funds, which when the boom dropped would hamper their movements for years.

Malcolm Gibbon followed Dr. Barrick and confessed himself in favor of the motion with the exception of the part calling for the appointment of experts. He thought that experts should be charged very high terms for their time. The commissioner, he thought, could easily have a staff of assistants in valuing to serve the purpose.

Ald. W. Carlyle followed, advising the careful consideration of the motion before its passage. He is trying, as chairman of the Revision Court, to keep up the assessments in the city's interest. He is not responsible for the valuations should he throw upon the commissioner's shoulders a heavy burden of doing their work.

He then spent some time in justifying the course adopted by the Revision Court in their decisions. Other members spoke to the motion, the majority deeming it scandalous that the assessment should be made so small as compared to that of the real estate, and complaining of the inequality of the property assessments rather than the rate.

The motion was referred to a committee to be named by Dr. Barrick. The motion was the extension of a bridge over the Don, at Queen-street, was laid on the table and the chairman empowered to call a special meeting to discuss the motion at any time should it deem it necessary.

COW-LETTING RIFE AT MINICO.

A Horse Also is Spitted Away—Cattle Are Here to Trace.

Patrick McIlroy, who was apprehended Friday by Constable Gibson on a charge of cow-stealing, was liberated on \$500 bail for court by Justice Wingfield yesterday afternoon.

The story of the case is rather a complicated one, and when it comes before the Judge doubtless some interesting revelations will be made involving the confederates of the prisoner.

Henry Smalley, Minico, the owner of the cow, had for some time past been endeavoring to sell it to "Butcher" Hatfield of Port Credit and only a few days ago offered it to him for \$30. The animal disappeared suddenly on the commons where it grazed and Smalley immediately paid a visit to Hatfield's slaughter house, there finding and identifying the horns of his cow, which he recognized by two holes drilled through near the base.

Ratledge explained that the cow had been purchased by him for \$15 from McIlroy the night previous, and a warrant was accordingly sworn out for the cow-stealer's arrest.

McIlroy told a very plausible story to Justice Wingfield yesterday afternoon, stating that he had received the cow in trade for some hog from a milkman named Graham, who represented himself as being from the Junction.

James Haas and John Holland of the city have lost valuable cows which were pastured in this neighborhood, and Patrick had a horse stolen from a field in the vicinity.

Burned-Out Telephones. A broken telephone wire in Wellington-street got in contact with live electric light wires Monday night, and yesterday morning when a number of business men opened their offices they found that their telephones had been burned out. The Telephone Company had a busy time putting in new lines.

A Veteran Surgeon. At last night's meeting of the Army and Navy Veterans a number of new members were received, including Lieut. A. M. Irving, 10th Batt., and Dr. J. K. Riddell, who has seen 28 years' service in the Army Hospital Corps, having been in the Crimea in 1855 and 1856.

A KEQ OF OUR PORTER.

—IS BETTER THAN— A BARREL OF DRUGS.

SPADINA BREWERY. A KEQ. Tel. 1333. Kensington-Ave.

A QUIET DAY ON 'CHANGE.

LOCAL SECURITIES IN SLOW DEMAND AT LOWER PRICES.

No Quotations From the U.S.—Northwest Land Stronger in London—Sale of a Seat on the Local Stock Exchange—Local Grain and Provisional Trade—Foreign Market Reports—Cattle and Hogs Easier.

Northwest Land was called at 95 1/2 from London yesterday. On the local exchange Commercial Cable was 1/2 lower than yesterday. F. R. and Northwest Land unchanged.

The seat on the local stock exchange lately held by Arthur G. Brown was sold to Messrs. Fellist & Fellist yesterday at \$925. Par value of the shares is \$400.

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John J. Dixon & Co. STOKES, BRONZE, COPPER, IRON, STEEL, BRASS, AND ALL KINDS OF METALS. 220 TORONTO STREET.

NO MORE RHEUMATISM.

HAWES' CELEBRATED ENGLISH WILTSHIRE OILS.

Thousands of Testimonials to Prove that It Has Cured in From One to Three Applications.

ONE BOTTLE WILL CONVINCING YOU THAT IT IS WORTH ITS WEIGHT IN GOLD.

OFFICES TO LET. Lately Occupied by Underseated, Bank of Commerce Building.

PROVISIONS. Receipts today were as follows: Wheat, 200 bush; barley, 1500 bush; peas, 100 bush; oats, 200 bush.

ESTATE NOTICES. All persons having any claims against the estate of James Gillman of the City of Toronto, died on the second day of October, 1892.

ADMINISTRATOR'S NOTICE. All persons having any claims against the estate of James Gillman of the City of Toronto, died on the second day of October, 1892.

STORAGE. A. E. WEBB & CO. Advances made on merchandise. Rates very low.

MONEY INVESTED. Estates Managed and Rents Collected. JOHN STARK & CO. 20 TORONTO STREET.

ROBERT COCHRAN. Member of Toronto Stock Exchange. PRIVATE WIRES. 23 COLBURN-STREET and Rotunda Board of Trade.

THE MART.

ESTABLISHED 1834. JUDICIAL SALE OF Property in Toronto.

Pursuant to the judgment and final order of sale made in an action of Force and Detention and others, there will be offered for sale by public auction, with the approval of the Master in Ordinary, by Oliver, Coak & Co.

THE MART. ESTABLISHED 1834. Sale of House and Lot. West Side of Dundas-st.

THE MART. ESTABLISHED 1834. MORTGAGE SALE OF Valuable Property in Toronto.

THE MART. ESTABLISHED 1834. MORTGAGE SALE OF HOUSES. Nos. 39, 40, 44, 46 and 48 Vanhorn-street, Toronto Junction.

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MORSE VERSUS REMORSE.

DO MY CLEANING WITH MORSE'S MOTTLED. THAT'S WHY I FIND SO MUCH LEISURE TIME.

DO MY CLEANING WITH MORSE'S MOTTLED. THAT'S WHY I FIND SO MUCH LEISURE TIME.

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