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Real Estate Record

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

Vol. X.

Montreal, January 1897.

No. 1.

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Real Estate Record

Vol. 10.

MONTREAL, JANUARY 10th, 1897

No. 1

THE
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IS PUBLISHED MONTHLY

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Monthly and Annual
Review.

The month of December is a holiday month, during which it is usually difficult to do any important real estate business. At this time not much is expected of the market, and it has been too dull to speak of it as being in a satisfactory condition. People, however, are looking at the business situation more hopefully, and this is quite a step towards an actual improvement. The prevailing opinion is, that the period of depression in general business, and in real estate, is drawing to a close, and that a turn for the better will come during the present year.

The sales recorded in December 1896 were particularly light for other reasons, the principal one being that the expected removal of the tax on transfers of real estate has had the effect of putting off sales, and registrations are being kept back until the provincial statute imposing this tax is actually repealed.

The year 1896 has been the poorest in the Montreal real estate market since the publication of the *Real Estate Record*, the first number of which was issued in November 1887. It is particularly interesting at this time of the year to know what has been accomplished during the past twelve months, and the statements given in the succeeding columns will repay perusal. During the first six months of the year, 725, sales (in the city and at Westmount) were recorded, amounting to \$3,349,438, and the mortgage loans for the same period were \$2,154,757; while in the

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last six months of 1896 there were 569 transfers, amounting to \$1,610,001, and the mortgage loans amounted to \$3,419,920. In the city wards 1,148 transfers recorded during the year made up a total of \$4,210,293, and in Westmount 146 transfers amounted to \$749,146, making an aggregate of 1,294 sales, amounting to \$4,959,439.

The total amount of registered sales during the year 1896 in the outside municipalities (not including Westmount) as shown in detail in another column is \$936,564.

The real estate mortgage loan market has been moderately active during the year, and the supply of money offering for first-class mortgages has been in excess of the demand. Occasional large loans at rates under five per cent. speak well for the confidence felt by insurance companies and other money lenders in Montreal real estate security.

The sales recorded in December at Maisonneuve, DeLorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges and St. Henry, amount to about \$21,000, of which Montreal Annex Mile End and St. Henry were the largest contributors.

TRANSFERS RECORDED IN OUTSIDE MUNICIPALITIES DURING 1896.

Maisonneuve	\$ 57,668
Mile End	65,988
Montreal Annex	196,722
Outremont	4,740
Cote des Neiges	56,131
St. Henry	380,483
St. Cunegonde	151,482
Notre Dame de Graco	12,681
De Lorimier	9,110
Cote St. Luc	1,559
	\$936,564

There were 56 real estate transfers in the City Wards and Town of Westmount recorded at the registry offices during the month of December, the particulars of which are given in other columns, amounting to \$159,313.48.

St. Antoine Ward	3	\$29,500 00
St Ann's Ward	2	1,455 03
St James Ward	7	18,410 00
St Louis Ward	1	4,000 00
St Lawrence Ward	4	13,650 00
St Mary's Ward	7	27,180 00
St. Jean Baptiste Ward	11	19,006 57
St. Denis Ward	5	4,707 63
St. Gabriel Ward	3	2,590 00
Hochelaga Ward	4	12,411 75
Westmount	9	21,402 50

56 \$159,313 48

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1127 DORCHESTER STREET—A handsome full-sized stone terrace house, with extension. Specially suitable for a doctor's house, including good stable; overlooks the handsome grounds of the Robertson estate. House heated by hot water and in perfect order. Terms easy. Price \$3000. (133-B).

MACKAY STREET—A neat two story stone front house, modern conveniences. Daisy furnace. Price only \$5250. A bargain for any one wanting a small house in good locality. (817-3).

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house built for owner. Full size; extra

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deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry kitchen, back-stairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

OVERDALE AVENUE—A good cut stone front house, seven bedrooms, good stable and sheds, lane in rear. Price only \$4,500. (138-B).

311 PEEL STREET—That fine cut stone house, 28 feet wide; lot 130 feet deep, with lane in rear. Situates just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family home we have on our hands. Price \$1 000. (819-3).

PEEL STREET—A new stone front terrace house 27 feet wide just being completed. The construction and finish is superior and tasteful in every respect and will repay inspection. The house overlooks the extensive grounds of Mr James Ross, and is in every way exceptionally situated. Permits to view at the office. (821-3)

During the corresponding month of last year 113 transfers were recorded, amounting to \$459,191.99.

The real estate mortgage loans recorded during the month of December in the registration division of Montreal West amount to \$247,321.15. Of this amount \$25,000 was placed at 4½ per cent., \$50,000 at 4½ per cent.; \$103,000 at 5 per cent., \$27,988.15 at 5½ per cent., \$25,700 at 6 per cent., \$200 at 7 per cent., \$1,300 at 8 per cent., \$3,300 at 15 per cent., and \$10,833 at a nominal rate.

The 4½ and 4½ per cent. loans were in amounts of \$25,000, and \$50,000 respectively, and the 5 per cent. loans were in ten amounts of \$7,000, \$13,000, \$5,000, \$4,000, \$9,000, \$25,000, \$5,000, \$15,000, \$4,000 and \$16,000.

The lenders were:

Estate and Trust Funds.....	\$ 28,500 00
Local Institutions.....	66,833 00
Insurance Companies.....	98,000 00
Building & Loan Companies	17,900 00
Individuals.....	43,088 15
	<u>\$247,321 15</u>

In Montreal East the loans recorded amount to \$198,045. Of this amount \$40,500 was placed at 5 per cent \$3,200 at 5½ per cent, \$83,500 at 5½ per cent, \$49,145 at 6 per cent, \$5,700 at 7 per cent., \$2,500 at 8 per cent, and \$13,500 at a nominal rate.

The five per cent loans were in eight amounts of \$500, \$5,000, \$6,000, \$7,000, \$500, \$15,000, \$500 and \$6,000.

The lenders were:

Estate and Trust Funds.....	\$ 8,000 00
Local Institutions.....	7,500 00
Insurance Companies.....	65,000 00
Building & Loan Companies..	23,100 00
Individuals.....	94,445 00
	<u>\$ 198,045 00</u>

Property owners who wish to place their houses or business properties in the hands of J. Cradock Simpson & Co. to let, are strongly recommended to furnish full particulars without delay. For this purpose one week before the 1st February is worth two after.

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-3).

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

AQUEDUCT STREET—A pressed brick modern tenement, in perfect order; would be a good investment; always sure to rent. Price \$6,750. (577-3).

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (136-a).

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

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BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

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

BURNSIDE PLACE, corner University street.—A brick shop, with dwelling above, on the corner, and a good brick house adjoining, yielding a net revenue of \$1140 per annum. A good investment property. (72-B).

CADIEUX STREET—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,300. (117-3).

CADIEUX STREET—A neat brick cottage, no basement, on lot running through to St. Hypolite street; good stable, in nice order. St. Hypolite street front could be built on. (46-B).

CANNING STREET—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,858 per annum. A good investment property. (721-3).

CATHEDRAL STREET—Stone front, well built tenement, three stories, contains three dwellings, heated by Daisy furnace, w.c. and bath on each flat; hot water pipes throughout. Rents for \$768 per annum to good tenants. A nice investment. (453-a).

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

CHERRIER STREET—A block of stone front tenements, corner of Berrill street, heated by hot water furnaces, rented for \$1868 per annum. A good investment. (61-2B).

CHERRIER STREET—A substantial stone front cottage, near St. Louis Square, containing 10 rooms. Daisy furnace, special attention paid to sanitary arrangements in construction; electric light and gas in house;

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COURSOL STREET—A block of solid brick tenements on stone foundation containing twelve dwellings, all in good order; easily rented; is a good investment property. Price \$14,000. (40-B).

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

CRAIG AND MONTCALM STREETS—A fine block of stone stores and dwellings, built about four years ago, on lot 84 feet by 93 feet, forming corner of Montcalm street. This is a very desirable investment property; annual rent, \$3,500. (703.3).

DORCHESTER STREET—A semi-detached three-story stone front house, with good stable and coach house, on lot 87½ feet front, situated on the best part of Dorchester street, near Drummond street. House has all modern conveniences. (54-B).

We would again direct the attention of house buyers to the desirability of securing now the houses they want, before they are rented for another term.

SIR JOSEPH HICKSON.

Another of the men who have been the backbone of our city and country has passed away, leaving his work well done. He was essentially a working man, a man always at work—perhaps too continuously—“without haste, without rest” might have been his motto. A kindly, unostentatious man, whose principal fault would seem to be that he withdrew too much from any sort of public life. Such men should be in the councils of the nation.

Notes.

At last only villa residences are to be built on that part of Westmount above Montrose avenue. A tardy announcement surely. There are acres of Westmount now disfigured forever by closely-built terraces, but imagine them upon the mountain slope. That is one of the things the electric railway spares us, unless they begin building terraces at Kensington and Montreal West. Such things are for the crowded town,

“The Stanley” is the name of Mr. Fisher's new effort in apartment houses. Designed to meet the requirements of those who wish to live in small compact quarters, independent of the most troublesome of house-keeping affairs—servants, heating and cooking—those who dine out, who can cook a breakfast over the gas light or the radiator. The thrifty bachelor—man or woman—the childless family—the limited family—in short, the kind of family or “menage” which can get on in from two to seven rooms for the altogether.

Mr. General Manager Hayes is still further enlarging our borders

DORCHESTER STREET—A handsome semi-detached corner residence in the west end of this street, with stable and coach house, specially well built by present proprietor for his own occupation. Expensive interior finish. House 32 feet x 66 feet; lot 110 feet deep. Plans in office. (119-A).

DORCHESTER STREET—A comfortable brick cottage, with gateway at side, near German street, rented for \$300 per annum. Price only \$3500. (440-a).

DORCHESTER STREET—A handsome detached stone villa residence on a lot having a frontage of 107 feet on Dorchester street by a depth of over 218 feet on St. Mark street; grounds nicely laid out in lawn and fruit trees. House contains 13 rooms, conveniently laid out and replete with every convenience. One of the best and most comfortable family residences in the city. Call or send for permit to view. (781-3).

DORCHESTER STREET—A commodious stone front house, situated a little west of St. James Club. Has all modern conveniences, hot water

**Doors, Sashes, Blinds,
Mouldings, Turnings,
Shaping and
Joiners' Work.**

H. TREMBLAY,

LUMBER MERCHANT,
PLANING AND SAW MILLS.

400 WILLIAM STREET,
Bell Telephone 8426. Merchants Telephone 686.

furnace, etc. Good stable and coach house. Lot 33 feet by 175 feet. (717-3).

DORCHESTER STREET—A modern stone front house heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457).

DORCHESTER STREET—One of the handsomest stone front cottages on the street, near Crescent street, would be a good residence for a doctor; 10 rooms in first-class order. Daisy furnace and all improvements. Call or send for permit. (665-3).

DORCHESTER STREET, WEREDALE Park—That splendidly situated block of land, with the stone front double house, stables and outbuildings. A grand chance for speculators or investors, 70,000 feet of land suitable for sub-division. Price and particulars at office. (71-B).

DUFFERIN STREET—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., collar, etc. Price

only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DROLET STREET—A well built stone front tenement, near St. Louis Sq., on lot 24 feet x 72½ feet; in first-class order; rented to good tenants for \$324 per annum; a very good investment. Price \$4000. (285-A).

DROLET STREET—A three-story brick enclosed tenement, containing six dwellings, all well rented. Price \$4500. (619-3).

DUROCHER STREET—A first-class stone front tenement, heated by hot water furnace, in thorough repair. Will yield 7½ per cent. net on selling price. (583-3).

DRUMMOND STREET—A 2½ storey stone front house on lot 24 feet by 123 feet, with two story solid brick stable, with all conveniences, hot water furnace, etc., etc. Roof and plumbing new, and drainage perfect, twelve rooms in thorough order. (381-3).

Chateauguay River Sand.

This celebrated building sand is now to be had at the Sand Basin, Ottawa St., at prices to compete with inferior sands.

Chateauguay Sand Co.

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Sawing & Planning Mills.

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DOORS, SASHES, BLINDS,
MOULDINGS, TONGUING GROOVING.

JOSEPH BINETTE.

Late G. PALLASCIO.

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5000. (28-B).

DUROCHER STREET—A good stone front tenement below Prince Arthur street, heated by hot water furnace, in good order; well rented. Price \$7750. (777-3).

DUROCHER STREET—Two new red stone and pressed brick houses, finished in hard wood; extension kitchens, concrete basements, hot water furnaces, all improvements. (430-a).

DUROCHER STREET—A well built stone front tenement house, in good order. Rented at \$550. A good investment property. Price \$6000. (495-3.).

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$5250 to \$5600. (243-a).

DUROCHER STREET—A comfortable detached family residence, hot water furnace, with good stable and coach

for us in seeking to open to public traffic the Victoria Bridge by enlarging its roadway and making it a general highway on certain terms. This appears to be an enlightened policy and will probably head off the various other projects in the wind for reaching the south shore. It certainly appears ridiculous that those substantial piers should be carrying only a single track. They are above the harbor, they are a low level bridge, they are built already, they can be secured for public service; why cumber our dangerous river channel with more obstructious, or climb to heaven to cross? We presume that Mr. Hayes has well considered the feasibility of the scheme from an engineering standpoint before endorsing it.

The Tariff Commission as an educational institution should prove a great success, As a trial before a supreme tribunal of the people it will prove a difficult case to pass judgment upon. The conflicting interests appear innumerable. One man's raw material is another man's manufactured article. The tariff that helps the manufacturer bankrupts the ship-owner. The Hon. Mr. Fielding put the whole question in a nutshell when he said in reviewing the evidence of the shipping interests. Montreal must decide whether she wishes to be a manufacturing or a commercial city. In other words, a tariff that fosters certain manufacturing interests robs the ships of inward freights by cutting off imports. Fortunately, this has been a good year for shipping, and it looks from the tonnage returns as though Montreal might be both a shipping and a manufacturing centre. If we are holding our own in tonnage and developing our mines at the same time, it seems a pity to disturb such a state of affairs.

The much-vaunted Manchester ship canal may turn out to be after all nothing but a monument of folly and overleaping ambition. It is

house, on a lot 100 feet front by 140 feet deep. Terms to suit purchaser. (98-B).

ESPLANADE AVENUE—A handsome stone front tenement, containing three dwellings, heated by Dalsy hot water furnace, well built and finished in every respect, good stables and fuel sheds in rear. (785-3).

ESPLANADE AVENUE—A handsome red stone front house, well built, new, with extension kitchen, hot water furnace; fine view facing the Park. Price \$6200. (111-B).

ESPLANADE AVENUE—A handsome red stone front tenement, finished and occupied in May, 1895; interior finished in polished cottonwood. Also a first-class double tenement fronting on St. Urbain street. (104-B).

FORT STREET—A very comfortable stone front house, heated by hot water furnace, in good order. Lot 25 feet by 184 feet. Stable in rear. Price only \$6500. (4-B).

Low Prices. High Class Work.

Low prices on high class painting and paper-hanging. Satisfaction guaranteed.

GAGNER & LEFEBVRE,
(Successors to H. A. Miller.)

Painting & Whitewashing,

1996 St. Catherine Street.

Fine Graining and Marbling (diploma).
Specialty: Church Decorations.

GAIN STREET—A block of brick tenements, containing eight dwellings, in good order, rented to good tenants. City valuation, \$9000. Annual rental \$960. Price \$8600. (747-3).

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (380-A).

GERMAN STREET—A handsome stone front double cottage, on lot 40 feet by 100 feet, heated by hot water furnace, eleven rooms. (677-3).

GUY STREET, corner LINCOLN AVE.
A substantial, detached brick house, stone basement, 16 rooms, in good order. Lot has an area of over 6,000 feet; a comfortable family residence. Good stable. Moderate price. (463-A).

GUY STREET—A very comfortable brick house, in nice order, side light; good stable; moderate price. (803-3).

HUTCHISON STREET—A new house only occupied a short time by present owner, who is leaving the city. All on two floors. Cemented cellar. Extension, hot water heating, etc. Price \$7000. (513-3).

LATOIR STREET—Two good brick houses, near Victoria Square, on lot 38 feet by 88 feet 9 inches. Price only \$5000. (68-B).

LAVAL AVENUE—A handsome stone front cottage, between Sherbrooke Street and St. Louis Square, contains nine rooms, heated by hot water furnace, in perfect condition; lot 24 feet by 85 feet. Owners will sell at a sacrifice to a prompt buyer. (473-3).

LAGAUCHETIERE STREET—A full size stone front house near Beaver Hall Hill, in good order. Price \$5,000. (98-B).

LORNE AVENUE—A comfortable stone front house, with extension kitchen, hot water furnace, etc. Price only \$4250. (119-B).

**Builder, Carpenter,
Plaster,
Stone and Brick Work,
Painting, Glazing, &c.**

F. Sauvageau,
—* 179½ *—
St. Antoine Street.
Telephone 2637.
General Repairs to Houses and Estates
prompt, careful and economical.

LUSIGNAN STREET—A good stone front tenement near St. Antoine street, on lot 24 feet by 100 feet, brick fuel sheds in rear. Rent, \$408 per annum. Price only \$4700. 74-B.)

McGILL COLLEGE AVENUE—A substantially built house, 28 ft. wide, in first-class order, heated by steam, on the best part of the street. Price only \$7000. (373-a).

McCORD STREET—Two double tenements brick encased, rented for \$384 per annum in good order. Price only \$4100. (55-B).

McGILL COLLEGE AVENUE—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Price \$7500. (191-3).

MACGREGOR STREET—A handsome modern residence, semi-detached, sandstone front; the lot is 75 feet by 220 feet, and is one of the finest residence sites on the island. The house was built under owners' supervision and for his own occupation;

virtually nothing but a common sewer. A recent visitor there states that it is an absolute impossibility to stand on the deck of a ship in the locks of Manchester, the ships being floated simply in dammed up sewage. Besides all this, it can never become a serious competitor with the great seaports of England under any circumstances. It shows that cities, like individuals, may blunder into extravagant folly and saddle themselves and posterity with burdens which are simply the fruit and flower of the hot-headed ambition of a few individuals. We do not wish to hurt the feelings of any of our city fathers or wound their sensitive souls, but speaking of sewage and extravagant folly reminds us that possibly some of the transactions of the Council during recent years may not always smell as sweet nor prove as profitable as good citizens might wish.

Montreal Junction has during the present session of the Legislature obtained its charter as the town of Montreal West, which will doubtless help it on its prospering way. It has grown rapidly into a community of considerable numbers when its age is taken into account, and now that the electric service is added to its already ample transit facilities it should become more popular than ever. The Park & Island line is now running every half hour and on Sundays and holidays every ten minutes. Fare five cents. The new town has a fine example of municipal government to follow in Westmount, and should take the same stand taken there in prohibiting saloons, establishing parks and encouraging good building. The election of officers takes place on Feb. 8th.

Westmount census for 1896 shows a population divided as follows:

British Canadians	2300
English	1048
Scotch	745
Irish	251
French Canadians	258
Americans	178
Other nationalities	110

Total 4886

finished throughout in hardwood, ground floor in oak. Permits and particulars at the office. (795-3).

MANSFIELD STREET—A three story cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements. (689-3).

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$9000. (697-3).

MANSFIELD STREET—Full size stone front house, in good order throughout, roomy and comfortable. Will be sold in terms to suit purchaser. (B-35).

METCALFE STREET—Two substantial brick houses, facing Dominion Square, on lot 48 by 100 feet, in good order. Call for particulars. (437-a). (483-3).

METCALFE STREET—A handsome stone front residence, near Sherbrooke Street, the house is in fine

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CARPENTER and BUILDER.**
Estimates given for
General Building.
Jobbing and repairs promptly attended to.
228 PINE AVENUE.

order throughout, finished in hardwood, and is complete in all its appointments. Plumbing, ventilation and drainage perfect. Good stable in rear. Offers solicited. (787-3).

MOREAU STREET (Hochelaga)—A row of six brick houses, self contained, with good yards and lanes, all well rented. Will be sold at a bargain. 110 1-2-2.

MOUNTAIN STREET—A substantial stone self-contained house, and stone double tenement, near Osborne street. Would be sold at a bargain. (815-3).

NOTRE DAME STREET—22,000 feet of land with about 154 feet frontage, on Notre Dame Street, and 150 feet deep to the Harbor Commissioners' wharf line. Nearly opposite to Moreau street, Hochelaga Ward, and one story brick stable. Call for particulars. There is a well-built two story stone dwelling house, with hot water heating and good outbuilding, on the northeast side of the property. The vacant land would be sold separately if desired. (241-3).

ONTARIO AND MANCIE STREETS—A block of brick tenements in first-class order, all well rented, a splendid investment property. Always in demand by good tenants. (90-B).

ONTARIO STREET—A block of four stone front tenements, and three stone cottages on Platt street; central locality, always easily rented. Present rental about \$1700. An AI investment. (15-B).

ONTARIO STREET—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric cars, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. Present rental \$1,008 per annum. (347-c).

ONTARIO STREET—A block of three solid built tenements, six dwellings, near Bleury street, with an annual rental of over \$1400. A first-class investment. These houses always rent well to a good class of tenants. (15-B).

PARK AVENUE—A first-class stone tenement house in thorough order, heated by hot water furnace, all

There were more quotations from the

TRADE REVIEW

last year in Canadian, American and English papers than from all the other journals of its class combined that are issued in the Dominion.

modern conveniences. Drainage and ventilation in perfect order. A good investment. (84-B).

PARK AVENUE, above MILTON ST.—A nicely situated block of cut stone front houses in good order, and paying a good rental. (229-3).

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

PEEL STREET—A handsome stone front house specially designed and built for owners' occupation, has all conveniences and improvements. Owner is out of the country and would be prepared to accept any reasonable offer. Particulars at our office. (115-B).

PEEL STREET—A handsome stone front house above Sherbrooke street,

of which all but 420 are Protestants. It is encouraging to note the number of Canadians on the list, but as in every other part of the world, the Scotch element seems to hold the reins of power in spite of small numbers. We are pleased to see that Mr. W. D. Lighthall is entering the Council this year.

Great is the power of the Joint Stock Company with some big names at its head lines. Our late fellow-townsmen, Mr. Johnston, of fluid beef fame, has recently floated his new extract "Bovril" on a capital of two millions, with the usual brass band and other accompaniments. When are cities going to realize that they are co-operative joint stock companies and should be managed as such, but without the brass bands and the over capitalization? Why, for instance, should such a large shareholder in Montreal (limited) as St. Antoine Ward have so small a vote, when in any other corporation it would have a vote according to its capital invested. This will some day or other be found to be the solution of the municipal difficulty in this country.

The procession moving up town is to receive additions this coming spring. The question is, Where are the new comers to get suitable stores? There are only a few desirable ones available, and yet they say they are going up.

The various rumors regarding the Barron Block have not yet apparently materialized into a sale. The numerous candidates which were supposed to be climbing over one another in their eagerness to secure the site, are cooling off after the heat of the fire. A fire is certainly a good advertisement if, as is stated, a better price can be obtained for the property burnt than as a going concern.

with all modern improvements, in good order, inspection invited. Apply at office for particulars and permit to view. (88-B).

PEEL STREET—A full size stone house above Sherbrooke street, in good order, two story brick stable. Any one wanting a good family house should see this one. (757-3).

PEEL STREET—A three-story stone front house, near Sherbrooke street, containing thirteen rooms, heated by hot water furnace, in good order. Lot 24 feet by 116 feet. This would make a thoroughly comfortable family residence. (661-3).

PINE AVENUE—A block of six stone cottages facing the park. Houses of modern construction and almost new. Heated by hot water; well rented. A good investment property. (729-3).

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,

Lumber, Lath, Shingles,
Prepared Flooring, Sheeting,
Doors, Sashes, Mouldings, etc
BUILDING TIMBER,

Cedar Posts.
Whitewood, Oak and other Hardwoods,
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ST. HENRI.

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, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (72-B).

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-3).

QUESNEL STREET—A brick incased tenement (two dwellings), rented for \$162 per annum. Price only \$2200. (679-3).

RICHMOND SQUARE—A 2½ story solid brick house, on stone foundation, containing twelve rooms, in good order, heated by Daisy hot water furnace. Convenient to St. Antoine street cars. Low price. (641-3).

RICHMOND SQUARE—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$504 per annum. (605-3).

ROUSSEAU STREET—A block of brick tenements, containing four dwellings all well rented to good tenants. A good investment property. (2-B).

SANGUINET STREET—A well built stone front tenement, near St. Louis Square, lower dwelling contains six, and the upper eleven rooms. Less than a year built, well rented. Price \$5800. (637-3).

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

SEYMOUR AVENUE—Two stone front cottages extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7000 each. (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. (79-3).

SHERBROOKE STREET—A three story stone front corner house, in the Eastern part of the street, completed this summer, has every convenience, hot water furnace. (751-3)

SHERBROOKE STREET—A full size stone front residence, on lot 26½ feet by 120 feet solidly built and in first-class condition throughout. Particulars at office. (40-B).

SHERBROOKE STREET—A new stone house, carefully built under owners' supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (775-3).

SHERBROOKE STREET—A stone front terrace house, near Shuter St., in good order, contains 12 rooms, very central situation. Price only \$8000. (86-B).

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

SHERBROOKE STREET—Two self-contained stone front houses, near University street would be sold at a very low price to a prompt purchaser. 110 B).

SHUTER STREET—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$516 per annum. Would be a good investment. (13-B).

SHUTER STREET—A modern stone front cottage 25 feet wide in the best part of this favorite street. All modern conveniences and in good order. (231-a).

SHUTER STREET—A first-class stone and brick house, in good order throughout; particulars at office. (37-b).

SOUVENIR STREET—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. Only \$5750. (807-3).

ST. ALEXANDER AND JUROR STS.—Five brick houses, all rented. Good general situation, good investment property. (90-B).

ST. ANTOINE STREET—A 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).

ST. ANTOINE STREET—Three stone front houses, near Cathedral street, in good order, rented for \$960 per annum, would make a good investment, as property will soon be required for shops. (453-a).

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$6775. 541-3).

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

ST. CATHERINE STREET—A comfortable stone front house, near Bleyer street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3).

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—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councilor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-3).

ST. CATHERINE STREET—A comfortable stone front house of 10 rooms, in good order. (251-a).

ST. CATHERINE STREET—A good business property, near the corner of one of the best West end streets; oc-

Statement showing number and amount of Transfers in the City of Montreal and Westmount for the years 1890, 1891, 1892, 1893, 1894, 1895 and 1896.

WARDS.	1890		1891		1892		1893		1894		1895		1896	
	No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.	No.	AMOUNT.
EAST CENTRE.....	11	\$ 70,220.55	12	\$ 104,571.00	10	\$ 82,050.00	10	\$ 92,031.20	11	\$ 203,471.95	8	\$ 152,446.12	4	\$ 22,000.00
WEST.....	5	116,845.00	6	108,716.88	7	90,090.00	5	117,748.50	2	20,000.00	4	23,825.00	2	10,510.00
ST. ANN'S.....	101	595,985.07	113	307,062.50	9	199,143.28	6	381,139.98	6	180,200.00	1	102,140.95	4	63,200.00
ST. ANTOINE.....	304	727,812.47	286	688,167.00	85	869,516.31	71	394,872.61	61	342,081.37	48	310,366.79	70	383,111.00
ST. LAWRENCE.....	174	2,775,211.99	176	2,517,703.32	275	2,802,459.49	265	2,750,770.97	108	1,642,987.37	154	1,271,051.86	126	1,065,356.00
ST. LOUIS.....	162	931,750.45	142	1,257,683.33	152	1,238,691.06	74	517,430.45	69	462,867.58	62	425,796.77	66	470,379.00
ST. JAMES.....	270	883,030.89	222	644,222.74	155	688,278.39	125	685,191.02	105	532,421.60	91	356,000.54	71	218,135.00
ST. MARY'S.....	239	635,509.51	167	742,116.46	167	993,166.56	195	659,366.06	220	1,040,894.60	178	697,771.80	138	523,597.00
HOCHELAAGA.....	97	182,501.92	92	1,799,476.91	65	557,394.26	158	625,428.96	138	583,732.47	150	549,064.66	124	452,427.00
ST. JEAN-BAPTISTE.....	421	797,301.08	371	748,047.40	285	420,566.16	54	420,566.16	69	306,766.40	64	220,359.59	86	171,024.00
ST. GABRIEL.....	146	253,587.88	215	779,839.39	149	304,690.97	96	606,916.35	240	523,954.77	212	388,902.94	184	465,334.00
ST. DENIS.....	161	663,412.57	149	757,869.06	191	1,034,791.12	186	1,139,827.14	154	285,712.67	147	119,013.35	80	159,918.00
WESTMOUNT.....	2197	\$9,219,223.98	1923	\$11,196,352.68	1769	\$9,938,603.04	1523	\$8,479,609.71	1500	\$7,003,314.89	1368	\$5,920,468.46	1294	4,959,431.00

cupied as shop and dwelling; area about 2880 feet. (22-B).

ST. CATHERINE STREET—A 2½ story rough stone front house, 25 feet by 38 feet, hot water furnace, 13 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (723-3).

ST. CATHERINE STREET—A very neat stone front double cottage near Greene Avenue, 35 feet front, 10 rooms, heated by furnace, in good order. (237-a).

ST. CATHERINE STREET—Five tenements and shop near St. Denis street, well rented to good tenants for \$900 per annum. A good investment property. (701-3.)

ST. CHARLES BORROMME STREET. Three brick cottages, heated by hot water furnaces, in good order; easy terms. Price only \$3000 each. (431-a). (A bargain).

ST. CHARLES BORROMME STREET. A brick building, forming corner of Lagouchetiere street, suitable for retail shop, and dwelling above. Lot 37½ feet by 48 feet. Price \$7000. (59-B).

ST. DENIS AND ONTARIO STREET. A fine property comprising a first-class stone house on St. Denis street and two apartment buildings on Ontario street, the latter just completed under the supervision of one of our best builders. Dwelling for seven families, great opportunity for an investment of a small capital, as present owner acquired the property under mortgage, and does not wish to hold as he lives abroad. Less than cost would be accepted. Call for particulars, Terms easy. (121-B).

ST. DENIS STREET—A first-class stone front tenement forming corner of Roy street; four flats and good cellar, all modern conveniences, stable and coach-house heated by hot water furnace; specially built to suit medical man. Low price and easy terms. (111-B).

ST. DENIS STREET—A well built stone front tenement house, in first-class order, well rented to good tenants. Price only \$7000. (693-3).

ST. DOMINIQUE STREET—A neat and attractive solid brick cottage above Prince Arthur street (the best part of the street) in particularly good order, with shed and good lane in rear. Price \$2200. Terms specially easy, only \$200 cash meantime, balance on time. (127-B).

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

ST. DOMINIQUE STREET—A solid brick tenement in first-class order, well rented, and in good renting locality. (102-B).

STATEMENT shewing assessed valuation of Real Estate in the various wards of the City from 1884 to 1896. These amounts include exempted properties.

WARDS.	1884	1885	1886	1887	1888	1889	1890	1891	1892	1893	1894	1895	1896	Exempt'ns 1896
EAST.....	4,120,000	4,158,000	4,230,000	4,271,000	4,270,000	4,603,600	4,742,700	4,749,200	4,777,500	5,326,400	5,607,100	7,911,500	5,704,300	2,692,300
CENTRE.....	5,450,000	4,500,000	5,524,000	5,754,000	6,000,000	6,502,600	6,721,400	6,756,500	6,920,000	7,489,600	7,515,600	7,563,300	7,661,300	1,821,500
WEST.....	8,470,000	8,009,000	8,700,000	8,988,000	9,050,000	9,507,508	9,730,500	9,759,000	9,820,500	10,529,300	10,573,200	10,584,900	11,033,900	314,500
ST. ANN'S.....	9,287,000	9,277,000	9,600,000	9,915,000	10,000,000	10,487,815	10,745,170	11,304,550	11,654,700	12,072,630	13,004,870	13,123,610	13,277,480	924,600
ST. ANTOINE.....	30,654,000	31,255,000	32,000,000	33,849,000	36,489,000	39,456,130	41,141,066	42,452,030	45,750,375	60,982,425	62,225,990	63,300,910	63,449,615	16,558,880
ST. LAWRENCE.....	8,570,000	8,600,000	8,800,000	9,210,000	9,767,000	10,137,270	11,176,600	11,917,649	13,251,030	15,461,270	16,101,410	16,858,975	17,334,150	3,762,950
ST. LOUIS.....	6,166,000	6,419,000	6,831,090	7,309,000	7,879,000	8,291,800	8,875,150	9,419,780	9,566,930	11,075,923	11,250,280	11,432,520	11,594,950	1,566,420
ST. JAMES.....	7,177,000	7,500,000	7,987,000	8,844,000	9,254,000	10,124,130	11,562,410	12,220,820	12,220,820	14,881,400	15,405,700	15,783,850	16,103,410	3,946,200
ST. MARY'S.....	5,783,000	6,821,000	6,235,000	6,884,000	8,403,000	8,929,080	9,533,930	10,226,655	10,674,300	12,324,640	12,289,865	13,089,995	12,994,405	2,853,900
HOCHELAGA.....	2,681,000	2,663,000	2,733,020	2,956,045	3,325,000	3,686,045	4,113,510	4,594,320	4,687,570	5,282,447	5,363,350	5,427,430	5,467,850	803,600
ST. JEAN BAPTISTE.....	.....	.....	1,838,000	2,311,000	2,452,000	2,806,875	3,477,570	3,822,110	4,224,550	5,426,850	5,920,630	6,344,780	6,770,230	917,300
ST. GABRIEL.....	.....	.....	.....	1,650,000	1,743,000	2,040,370	2,303,120	2,434,525	2,956,620	3,330,720	3,623,155	3,803,465	3,982,255	590,495
ST. DENIS.....	38,315,000	39,802,000	94,478,090	101,750,000	107,634,000	116,563,225	123,610,520	128,731,820	136,504,795	164,983,605	171,721,475	177,447,995	177,889,820	36,987,145

ST. FAMILLE STREET—A three-story stone front house, with bay window, in good order; lot 130 feet deep. Price only \$6000. (797-3).

ST. FAMILLE STREET—A substantial stone front house, three stories, bay window, in good order throughout. Price only \$6000. (797-3).

ST. FAMILLE STREET—Two substantial stone front houses, one of them a corner, twelve rooms each, heated by hot water furnaces, every convenience and in good order throughout, always well rented. (40-B).

ST. FAMILLE STREET—A well built stone front house near Sherbrooke street contains twelve rooms, all improvements, in good order, on lot 25 feet by 130 feet. Price \$8000. (91-B).

ST. FAMILLE STREET—A stone front English cottage house in the upper part of this street, in good order. Price \$5300. (521-3).

ST. HUBERT STREET—A stone front tenement property built in 1890 and containing modern improvements, will be sold at cost. (523-3).

ST. HYPOLITE STREET—A comfortable brick cottage, near Prince Arthur Street, contains nine rooms, in good order. Price only \$2500. (79-B).

ST. LAWRENCE STREET—Two stores with dwellings above, in St. Jean Baptiste Ward. Price \$7500. (387-A).

ST. LAWRENCE STREET—A brick shop and two tenements in rear on St. Dominique street above Sherbrooke; rented for \$864 per annum. (481-3).

ST. LUKE STREET—Two stone front tenement houses in first-class order. Rental \$150 per annum. Price \$13,500. (575-3).

ST. LUKE STREET—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. (791-3).

ST. MARK STREET—Two new red stone front houses, near Dorchester street, 29 feet by 43 feet each, lot 110 feet 10 inches deep; material and workmanship first-class, every convenience, modern improvements, moderate price. (279-a).

ST. MARK STREET—A stone front terrace house, just above Dorchester street, ten rooms, in good repair. Price only \$5000. (711-3).

ST. MARK STREET—A stone front house, just above Dorchester street and contains 12 rooms. Daisy furnace, in good order. Price \$7000. (393-A).

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (875-a).

ST. MARK STREET—A comfortable cottage above St. Catherine street, 25 feet front, heated by furnace; all in good order. Price \$6200. (29-B).

ST. MARK STREET—A comfortable stone front house occupied as private dwelling, near St. Catherine street. House contains 11 rooms, heated by furnace and in good order. Price only \$6500. (281-3).

ST. MARK STREET—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (639-3).

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (83-B).

ST. MARTIN and MORELAND STS.—Eight stone front cottages, all fully let to prompt paying tenants, low price, or might exchange. (233-a).

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).

ST. URBAIN STREET—Brick incased tenement, two dwellings, hot water furnace in each, newly built; good investment property. (111-B).

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

ST. URBAIN STREET—A well built stone front tenement, in good order, well rented, near Sherbrooke Street.

ST. URBAIN STREET—Two brick houses near Dorchester street, could be converted into four dwellings at very little expense, and would rent readily. (675-3).

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

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A).

UNIVERSITY STREET—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running

Statement Showing number of Mortgage Loans recorded during 1894, 1895 and 1896.

LENDERS.	TOTAL 1894			TOTAL 1895			TOTAL 1896		
	MONTREAL W	MONTREAL E	TOTAL	MONTREAL W	MONTREAL E	TOTAL	MONTREAL W	MONTREAL E	TOTAL
Insurance Companies	\$ 279,000.00	\$ 134,500.00	\$ 413,500.00	\$ 1,105,400.00	\$ 479,913.00	\$ 1,585,313.00	\$ 819,600.00	\$ 304,800.00	\$ 1,124,400.00
Local Institutions	314,287.26	1,088,345.14	1,402,632.07	998,501.62	730,507.00	1,729,008.62	490,146.00	385,608.00	875,754.00
Trusts and Estates	295,639.19	293,438.41	589,077.60	288,285.00	438,251.00	726,536.00	1,140,150.00	383,290.00	1,523,440.00
Loan Companies	142,784.00	374,830.00	517,614.00	144,045.50	349,215.00	493,260.50	157,317.00	323,400.00	480,717.00
Individuals	1,179,387.24	765,079.43	1,944,466.67	1,075,272.34	1,053,767.00	2,129,039.34	712,231.00	824,237.00	1,536,468.00
Total	4,607.87	4,607.87	9,215.74	41,007.13	41,007.13	82,014.26	900,000.00	900,000.00	1,800,000.00
Four and one quarter	35,000.00	750,000.00	785,000.00	356,608.56	45,000.00	401,608.56	25,000.00	105,000.00	130,000.00
Four and three eighths	186,505.00	186,505.00	373,010.00	300,000.00	30,000.00	330,000.00	125,000.00	40,000.00	165,000.00
Four and one half	47,000.00	22,500.00	69,500.00	1,354,260.00	504,150.00	1,858,410.00	518,000.00	105,000.00	623,000.00
Four and five eighths	605,938.80	561,034.00	1,166,972.80	309,475.00	631,632.00	941,107.00	832,550.00	528,076.00	1,360,626.00
Five	444,216.00	913,398.00	1,357,614.00	1,036,726.00	1,509,440.00	2,546,166.00	20,000.00	5,500.00	25,500.00
Five and one quarter	163,184.26	211,256.37	374,440.63	321,125.93	221,891.00	543,016.93	30,000.00	73,050.00	103,050.00
Five and one half	15,000.00	15,000.00	30,000.00	30,000.00	30,000.00	60,000.00	220,588.00	461,500.00	682,088.00
Five and three quarters	15,000.00	15,000.00	30,000.00	1,036,726.00	1,509,440.00	2,546,166.00	20,000.00	5,500.00	25,500.00
Six to seven	444,216.00	913,398.00	1,357,614.00	1,036,726.00	1,509,440.00	2,546,166.00	20,000.00	5,500.00	25,500.00
Over 7 per cent and nominal	163,184.26	211,256.37	374,440.63	321,125.93	221,891.00	543,016.93	400,312.00	338,036.00	738,348.00

back to McGill College grounds. House is conveniently laid out, and would be sold for \$9500 to a prompt buyer.

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. Price \$9000. (653-3).

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

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

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

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

VICTORIA STREET—A stone front tenement house, near Sherbrooke street, in good order, and rented for \$540 and half taxes per annum. (440-a).

Business Properties And Building Lots FOR SALE

—BY—

J. CRADOCK SIMPSON & CO
Real Estate Agents.

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

BUSINESS PROPERTY AND LOTS. SHERBROOKE, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (135-R).

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B).

ALBERT STREET—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot. (611-3).

ATWATER AVENUE, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (133-A).

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

BLEURY STREET—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area about 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A).

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

BONSECOURS STREET—A block of stone front buildings, containing four stores, with dwellings above, also brick store in rear, and large ice house, fitted up for fish or produce business; yearly rental nearly \$2,000. A first-class investment. (892-A).

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

CHATHAM STREET—A block of land with a frontage of about 123 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B).

COLLEGE STREET—Two lots near the corner of Duke street, on the south side, with brick building, renting for \$425. Suitable for light manufacturing or other business purposes. (510-3).

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).

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

DELSLE STREET—Forty vacant lots, suitable for building blocks of tenements or factory sites. (611-3).

DORCHESTER STREET (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 103 feet on Dorchester street. A unique location, for price call at office. (123-2).

HOUSEHOLD FURNISHINGS.

HELEN CAMPBELL.

In that unbroken chain which connects the soul of man with the surface of the earth, furniture—which touches the house on the one side and the body on the other—is an important link. The word is here used in the larger sense, covering all the household appliances, all movables, from the bedstead to the teaspoon. They are all part of the furnishing of the house; all serve for the extension of human power and activity, and all are evolved by the same great law which gives us feet to stand on and teeth to chew with. Let us follow for a moment the lines of development which have filled our moving waggon with household impedimenta.

It is in this field that we find most fully exemplified that marvellous advantage of the human creature who makes to himself innumerable ulterior conveniences in passive and active furniture; the writing-desk, for instance, being passive and the pen active, and thereby multiplies and develops his power a thousandfold. All furniture is based on bodily needs, and its value is to be measured by its right meeting of those needs.

A chair is meant to sit on, and so rest the body without lowering it to the earth entirely; so saving the exertion of getting up again. It is safer, easier, cleaner than lying on the floor. Originally a mere stool, the back was added to further rest the trunk muscles and the arms.

The literal fact of the furniture being an extension of the body is easily enough shown. The human body of to-day is so constituted as to be able to receive such and such sensations, perform such and such labors, sustain such and such stress. It is an instrument varying greatly from the body of the early savage, or of a lower animal. In some ways it is superior, in others inferior; such as it is, it is conditioned upon the furniture which allows its varied activities.

If the human hand had to do all the work itself, as the monkey's paw does, it would not be the human hand. If we dug with it, we should lose the finer susceptibilities of touch at once, and grow heavy claws. If we used it for spoon and fork, with teeth our only knives; if we were forced to do a tenth part of the day's work "with our bare hands," we should soon have no hands to do it with. They would lose the distinctive characteristics which make them hands. The infinite subtlety of development shown in the special tools of some trades, needles for instance, paint brushes and the exquisite subdivisions of a dentist's tiny instruments; these carry with them the hand of delicate and varied use. And were it not for such tools we should not have that hand as it is. The elephant's trunk and its one finger is a wonderful organ; the flea has a good outfit of vivisectioning tools in its mouth; but there is nothing else in nature that approaches the human hand with its derivatives. That which makes it a hand instead of a paw is the capacity for varied use, and the capacity for varied use depends upon its tools. They are parts of the body, like patent detachable finger nails, transposable teeth and the like.

DRUMMOND STREET—Two fine building lots on the best part of this street. It will soon be impossible to get lots in this neighborhood and intending purchasers should inquire about these.

DRUMMOND STREET—Three choice building lots, above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (108-B).

FRONTENAC STREET—A block of land with an area of 86,000 feet, with the three-story brick incased factory building thereon, 150 feet by 50 feet and 25 feet extension. First class factory property. (19-B).

FULLUM STREET—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (369-2).

GAIN STREET—A good corner lot 50 feet by 77 feet for sale cheap to close an estate. (12-B).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. (443-a).

GREY NUN STREET—A large substantial stone property occupied as warehouse and factory, with boiler and engine complete. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3).

GUY STREET—Five choice lots, between Dorchester and St. Catherine streets, size ranging from 23 feet 3 inches to 24 feet 9 inches front and 145 feet to 161 feet deep; very few lots left in this locality. (345-a).

GUY STREET—Three good building lots, above Dorchester street, each 25 feet 8 inches front; very few vacant lots left in this section. (297-a).

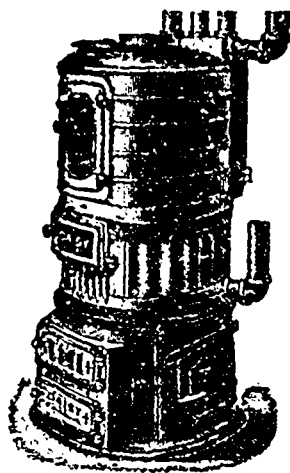
GUY STREET—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (297-A).

GUY STREET—Several fine lots just above St. Catherine street. Frontages of various sizes and depth from 100 feet to 172 feet.

KNOX STREET—A good building lot 46 feet by 90 feet, near Charlevoix street. Price 23 cents per foot. (35-B).

LE ROYER STREET—A very desirable building lot for warehouse, etc.. 34 feet by 60 feet. No waste ground. (79-3).

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



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It has been in use two seasons, and
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BUILDING SITES AT PRICES \$500 AND UPWARDS
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is the ENTIRE management of property. Tenants treated so that
they will not want to move, at the same time conserving the interests
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MONEY TO LOAN AT CURRENT RATES OF INTEREST.

Send for list of properties for sale, and houses to rent

TELEPHONE 2322.



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

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (183-a).

NOTRE DAME STREET—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (93-B).

NOTRE DAME STREET—A block of land with a frontage of 102 feet by a depth of about 458 feet, with solid cut stone house 40 feet square, and a two-story frame building 40 feet by 100 feet formerly used as workshop. Excellent situation for contractor; house is in good order; heated by hot water furnace. (60-B).

NOTRE DAME STREET—Two stone front shops, with dwellings above; heated by hot water furnaces, dwellings have nine rooms each; newly built. City valuation \$12,000, will sell for \$10,500. (755-3).

NOTRE DAME STREET—A fine corner business property in the best section west of Chaboulliez Square comprising three stores and dwellings always rented. Rental aggregate nearly \$2200. (735-3).

NOTRE DAME STREET—Two very desirable lots in the best part of St. Henry, each 30 feet by 94 feet. Low price to a prompt buyer. (9-B)

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

NOTRE DAME STREET WEST—A block of land with a frontage of about 400 feet on Notre Dame street to a street in rear, and 175 feet on Cote St. Paul Road. Suitable for sub-division. (221-a).

NOTRE DAME STREET—Twelve building lots each 30 feet front in the best part of St. Henry. (611-3).

NOTRE DAME STREET—Two of the best stone stores on the street; central locality; the lot is 52 feet by 120 feet, and the buildings are 52 feet by 100 feet, in A1 order. Particulars at the office. (105-B).

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

PARTHENAIS STREET—Nine good building lots, near Ontario, each 38 feet front, 15 cents per foot. (112-B).

ROBERVAL STREET, HOCHELAGA—A number of fine lots immediately

It is plain then, this being so, that the laws of construction, their use and beauty, must be considered in continuous regard to the human body. They have, of course, their own absolute condition beside; matters of durability have to be considered as well as adaptability, and the relative value of different materials.

To the household economist the chair represents so much physical rest, mollified, of course, by personality; so much beauty of its own; so much relation to other articles associated with it, and so much durability. To the average purchaser a chair is not judged, surely, even by the first of these considerations, and the others are lost sight of altogether.

Our forefathers, who made things so strictly for use, and that in most cases governed as strictly by economy, missed but one factor of beauty, and that is ease. The beauty of any usable thing, from a leg to a ladle, is based on three conditions: use, ease and economy. "You must have something to stand on, must you?" says Nature. "Very well, here's a leg; doesn't work easily? I'll fix it." And forthwith she adds joints and knee-pans and all manner of ropes and pulleys to make it go. Then when it is strong to stand on and easy to use, she shears off all superfluities and "behold how beautiful the limb is!"

The maker of the ladle is governed by the same considerations. It must be a perfect ladle to begin with; it must conform in every curve and line to the comfortable use of its holder, and it must have no needless weight or substance. Here is where certain ostentatious teaspoons fail of beauty; there is too much material for either our ease of use or their necessary durability. The pitcher that does not pour well cannot be beautiful, though of gold. The glass so frail that it needs to be under glass for protection, is not beautiful in common use; nor is the china whose easy use would be its sure destruction. The spider-legged table, and the insect family of chairs; the things that creak when you sit down and tip over when you get up, these are not beautiful.

If a thing is of a light and frail appearance, as a bamboo chair, it should be also so simple in construction as not to suggest waste labor. And if a thing is rich in inlaid work or carving, it should be solid enough to endure time and strain, else its beauty carries a constant element of distress and so ceases to be beauty.

Beauty, be it observed, is not by any means a "mere matter of opinion." Beauty has its laws and dies upon the infringement thereof. It is quite possible, of course, to believe an ugly thing to be beautiful, through association of ideas, false education, low perceptive faculties and the like; but because a thing seems to a person to be beautiful it does not by any means follow that it is so. Take, for instance, the African admiration for extremely fat women, the Chinese admiration for deformed feet, our own admiration for deformed waists; that a given object conveys pleasure to the eye by no means proves it beautiful. We Americans, as a whole, have a low national taste, and need much honest study before we can recognize

adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-3).

RICHHELIEU STREET—Thirty good building lots ranging from 20 feet to 30 feet front. Price 30 cents per foot. (611-3).

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

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (435-A).

ST. ANTOINE, CORNER ST. GENEVIEVE STREET—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (327-a).

ST. ANTOINE STREET—Some choice building lots, 25 feet front and 90 feet to 100 feet deep near Greene Avenue. Terms ¼ cash, balance in ten years. (10-B).

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

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

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by only 75 feet deep, no waste ground, just the right size for a shop. (307-A).

ST. CATHERINE STREET—The block forming the corner of Stanley street, having an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

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

Houses & Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (43-2).

ARGYLE AVENUE—A good building lot about 100 yards above Cote St. Antoine Road. 50 feet by 187½ feet; fine situation. (109-B).

BELMONT AVENUE—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,481 feet; well situated and commanding a magnificent view; the best speculative blocks in the Cote. (208-a).

BELMONT AVENUE—Some large blocks of land above the Cote St. Antoine road. Suitable for sub-division. Will be sold at a price to tempt speculators. (228-2).

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

CLARKE AVENUE—A block of land just above Western Avenue, with a frontage of 149 feet on Clarke Avenue, by a depth of 292 feet to Oliver Avenue. This lot having two frontages, could be sub-divided to good advantage. (269-A).

COTE ST. ANTOINE ROAD—A block of land forming the corner of Lansdowne Avenue, having an area of over 18,000 feet, would be divided into lots or sold en bloc. (461-a).

COTE ST. ANTOINE ROAD—A block of land with a frontage of 345 feet, and an area of 53,270 feet. Price only 50 cents per foot. (317-a).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

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

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

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

ST. CATHERINE STREET—A very desirable lot in the western part of the street, 65 feet front; no fancy price asked. (24-B).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (285-a).

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Blouy and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (88-3).

ST. DENIS STREET, facing St. Louis Square—Nine choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot.

ST. JAMES STREET—A substantial four-story stone building, 43 feet 9 inches in front by 89 feet 9 inches deep, extending to Fortification lane, in first-class order throughout, and rented to good tenants. Heated by steam furnace. One of the best investment properties on the street. Present rental \$3,100 net. For price and particulars call at office. (153-3).

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. PATRICK STREET, corner of Napoleon road—A well situated corner block, 200 by 102 feet. (221-3).

ST. JAMES STREET—Very desirable building lots for sale on easy terms, 25 feet by 100 feet, also several corner lots, best locality in St. Henry. (10-B).

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (286-a).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B).

true beauty. And even after we have learned a good deal about it, there remains the endlessly varied application according to our personal and industrial and social and economical limits. When it comes to house furniture, that, like home architecture, is modified by so many necessities as to make any clear high beauty impossible.

Suppose we begin to plan for parlor furniture: carpets, tables, chairs, sofas, curtains, etc. Everything has to be modified by many considerations. If it is a family room, it must not offend the personal taste of any member of the family. The varied use of every article by many people modifies its possibilities immensely. If there are boys, a certain grade of furnishing follows: if babies, another; if cats and dogs, another. Furnishing depends. It depends on so many things that we cannot hope for high beauty in the ordinary household; but still in certain rooms in some houses there might be noble furnishing; in others much that is pretty and in all a harmony and sweet reasonableness, now almost unknown. It is quite possible also for each of us to learn to know good furniture when we see it, as well as good architecture, and if our household exigencies require cast-iron and tow cloth things, to see to it that they be harmoniously constructed.

Let us consider in detail one article, say a chair. Being meant to support the weight of the human body, the chair's personal beauty requires that it shall show power to do this, and not greatly more. If a chair looks strong enough to support a weary elephant, it is not beautiful; nor if it looks as though a cat's weight would strain it. Support is the first requisite of a chair. After that the relative comfort of the support enters into the beauty of the chair. It must in all ways conform to its use. These demands complied with, it has minor considerations of its own. Not being always occupied, it should not be built so as to suggest too painfully the absent sitter, for a self-respecting chair has some character of its own. Grace and power in its lines, fine material, true decoration—these may make the chair a thing of beauty in itself even when empty. But none of these things must ever interfere with the comfort of the user, the chair's reason for being.

This reasoning holds good for every article of furniture. First, its use to man; second, its own laws of construction and decoration; third, and here only the individual can dictate, its relation to the thousand needs of household life. One generalization may be permitted on this line. Knowing that household needs are various and conflicting, and so require a low, common denominator, no article in a room should be of any marked eccentricity.

The private room may show more of this; but high specialization in furniture calls for the same specialization for use, such as the peculiarly personal or professional use of the dentist's chair, barber's chair, invalid's chair. For household use certain low-toned harmonies are best; things restful, useful, quietly beautiful, not too pronounced. A Bengal tiger can

DORCHESTER STREET—A block of land forming the corner of Atwater Avenue, having an area of about 25,000 feet; could be divided very advantageously. Plan in our office. (126-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).

ELM AVENUE—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B).

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a). Call for particulars. (251-3).

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

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

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (789-3).

GREENE AVENUE—Three choice lots each 23 feet by 110½ feet, lane in rear and on each side of block. (305-A).

GREENE AVENUE—Three elegant stone front houses of latest design and finish, including bay windows, hot water furnace; no basement, etc. Well rented; beautifully situated. (209-3).

GREENE AVENUE—A substantially built stone cottage, two stories and extension, unfinished basement; in good order; hot water furnace. Lot 140 feet deep. Price \$5200. (298-3)

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

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

LANSDOWNE AVENUE—A new house above Sherbrooke street, of special design and finish. The work has been most carefully looked after by

hearth rug, for instance, one of the favorite designs of rug in many middle-class English houses, can never be considered as soothing, and it is happily being replaced by something less suggestive of barbarism.

The background for all furnishing comes under the head of decoration, and is a study in itself. For the furniture itself there are always three principal considerations: (1) the size of the apartment in which it is to be placed; (2) the purpose of the room, and (3) the object or use of the articles themselves. To these considerations others must be made subservient.

There follow then certain practical considerations—the nature of the materials employed, mineral, vegetable and animal; their relative durability and destructibility. The nursery, for instance, or other room which children are to occupy with some sense of space and comfort, demands absolutely different treatment from that of the drawing-room given chiefly to the reception of guests. Until within a generation a "set" of furniture has been regarded as a necessity for a well-furnished parlor, and the average housekeeper, notably in New England, having little money to spend, invested it in hair-cloth, the most hideous as well as the most durable of all fabrics the mind of man has ever evolved. In its natural colors a species of iron-gray, it was a trifle less objectionable, but insupportable desires on the part of the buyer brought the dyer to the front and gave inky and glossy blackness as the result. Repulsive in color, slippery in finish, to that degree that no mortal could do aught but slide unceasingly on the cold ungracious surface, the New England mind seized upon this as the ideal, and for generations held to it with fervor. The "rep se." followed—usually dark green or red—and this was a great step forward. Gradually, with the slow development of a faint sense of beauty, cretonne and other fabrics have come into use, while the growing familiarity with Japanese and other Eastern fabrics is teaching us the value of an admixture of mineral materials, as gold, silver or copper thread.

The cottage requires a lighter order of furniture than the mansion; but this does not mean flimsiness of construction or poor material for covering. Wool invites moths, and in our furnace-heated houses where life is made easy for them, wool is always liable to their attacks. But there are beautiful combinations very durable in quality, in silk or cotton or linen, as well as in silk and wool. At this point one is tempted to take up room by room with the best type of furniture for each, but limitations of space make this impossible since each type of house must have its own standard. But there are good and helpful authorities all certain to develop taste and power of judgment in the buyer. Sir Charles Eastlake's "Hints on Household Taste," though one of the oldest, remains one of the best and most suggestive. Litchfield's "History of Furniture," a superbly printed and illustrated volume, gives us the finest models from the Greek and Egyptian down, is much in the same lines as that of

one of our leading architects, who has built his own house adjoining and on the same design. We can thoroughly commend this house to home-seekers in Westmount. A vacant lot adjoining can be had if required. Price \$9500. (113-B).

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (733-3).

MELBOURNE AVENUE—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B).

MONTARVILLE AVENUE—A splendid building lot, 50 feet front by 187½ feet deep, commands a fine view of the city and river. (163-A).

MOUNT PLEASANT AVENUE—A very nice semi-detached cottage, close to Sherbrooke street, one of the choicest situations in the town. Hot water furnace and all conveniences. (112-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. (180-B).

MOUNT PLEASANT AVENUE—A few choice lots, 25 by 105 feet, a block 110 feet front by 100 feet deep, and two lots 22½ feet by 95 feet. Delightful situation close to electric cars. Fine view and moderate price. (16-B).

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

OLIVIER AVENUE—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (123-B).

SHERBROOKE STREET—A handsome pressed brick front house, lot 44 feet front, house 23 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

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. Owner would sell the two for \$17,000. Call for permits. (124-B).

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches first-class locality for building. Price only 75 cents per foot. (85-B).

ST. CATHERINE STREET—Seven building lots each 27 feet by 100 feet, one of them forming the corner of Belmont Avenue. (62-B).

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. (382 & 386-2).

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

VICTORIA AVENUE—Good building lots 25 by 130; \$300 cash, balance at 5 per cent. (28-B).

VICTORIA AVENUE—A good lot on the best part of the avenue, just above Sherbrooke street, facing Chesterfield avenue. Owner having left the city, would sell at a low figure. (43-B).

WESTERN AVENUE—An apartment house of three flats, over 42 feet wide, with eight rooms on each flat and light on three sides. Specially well built and sure to rent well and attract the best class of tenants. Estimated rental \$1000. Call for particulars. We consider this a very choice investment. (127-B).

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B).

WESTERN AVENUE—A handsome new pressed brick house just finished with all modern conveniences, would be sold cheap. Inspection and offers solicited. (731-3).

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

WINDSOR AVENUE—Choice modern brick cottage, recently completed for owner, who has special reason for selling. Contains every modern improvement. Pleasing design and good workmanship. Would accept \$5000. Call and see plans. This will interest you. (123-B).

WOOD AVENUE—A handsome new stone front house, conveniently laid out, in perfect order. All up-to-date improvements. Particulars at office (110-B).

Jacquenart, while the recent volume on "Colonial Furniture" will enable even the unwary buyer to distinguish between Chippendale and its imitation. "The Magazine of Art," "The Art Journal," and a few other art periodicals often give elaborate descriptions of artistic furniture with illustrations, sometimes with schemes of furnishing adapted to varying purses.

Probably nothing can more thoroughly train the eye than a study of ancient models never excelled in either beauty or finish. The British Museum contains six chairs, the earliest examples of the ancient Egyptian theories, and all about the same height as our present chairs. A beautiful one is of ebony, turned in the lathe, and inlaid with collars and discs of ivory, the seat being heavy cane slightly hollowed. Another of turned and polished rosewood, has a seat of skin and folds precisely like our modern folding chair, but much more securely. They chose heads of animals for ornamentation as did the Assyrians, and their couches, tables and cupboards were all heavy, solid and finely carved, the seats being upholstered or embroidered with the richest materials. Both the Greeks and the Romans used folding chairs, carrying them in the chariot for use in the Forum lecture-halls and baths. Form and construction remained much the same, the Greek predominating, and perfection of finish being regarded as the first essential, being in each case according to the material employed.

The renaissance in art made great changes in architecture, and all this transition was exemplified in the furniture. The princes and nobles of Rome, Florence, Venice and Milan ordered and often designed the most sumptuous chairs and tables, cabinets, beds and chests, and as an almost uniform training was given the artists who resorted from Italy, the work done by them in Spain, Flanders and Germany, especially under the reign of Charles the Fifth, can hardly be distinguished from that of Italian artists in the same period. The beauty of this sixteenth century work, however, declined in the seventeenth century, nor has it had serious attempt at reproduction until the present day, when fixed and often most unlovely forms are giving place to genuine artistic designs.

The construction of a perfect chair means many things. Each part should be as perfectly united to the next as if it had grown in its place; and this means well-seasoned wood, exactly cut tenons and mortices, very hot glue of the best quality, and the proper pressure in putting it together. Lightness for ease in moving is another requisite. If carving is used, it should be absolutely subordinate to the outline and comfort of the sitter, never interfering with the dress, nor being liable to breakage from having salient points, masses or ornaments exposed. The same general laws apply to couches and beds, and the ancients worked them out at once, held to them rigorously, and would look with consternation at our veneered, warped, mis-shapen products, made to sell, and utterly cheap and mean in expression.—*Architectural Record.*

To be Concluded Next Month)

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7500 feet of land on the principal avenue. Terms easy. (64-B).

LACHINE—A very neat frame cottage built for winter occupation, in the best part of Upper Lachine; two-stories and unfinished attic, good cellar, heated by hot water furnace, wired for electric light. (21-B).

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-2)

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (423-a).

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. Low

POINTE CLAIRE—A new frame house on avenue leading to lake on lot 100 feet by 165 feet. Price only \$2500. (97-B).

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

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 ar-

pents, with a frontage of six arpents on the river, main road also runs through farm; close to electric care. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (91-B)

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

ST. ANNES—Part of Isle Valliquette, comprising about two acres, beautifully wooded. Price only \$600. Easy terms. (449-a).

ST. LAMBERT—A semi-detached brick encased cottage, extension summer kitchen, on stone foundation, containing eight rooms, water in house, three minutes' walk from station.

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

ST. LAMBERT—Frame house, extension kitchen, seven rooms, in nice order. Lot 60 by 100 feet. Price only \$2200. (114-B).

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B). price. (154-a).

LAKE ST. LOUIS.

Farm for Sale.

With good lake frontage, situated between Dorval and Pointe Claire. Would sell a part of the river front, which is one of the best points between Dorval and Pointe Claire. (32-B).

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

We have for sale choice farms and country residences, at Lachine, Fraserville, Chambly, River Beaudette, Beach Ridge, Hudson, Lacolle, Lake Massawippi, St. Anne, St. John, Pointe aux Trembles, Longueuil, Lower Lachine Road, Dorval and St. Hilaire, full particular of which can be had at this office.

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THE GREAT "OBJECT LESSON" OF HISTORY.

Without its eloquence of storied stone, history would be shorn of its most poetic, its most impressive and oftentimes its only witness. It would sink to the dull prose of the half-forgotten chronicler. It is, perhaps, through its buildings mainly that the past holds out in tangible form its living hand to the present. What other link have we at once so impressive and so human to bind us to our forefathers? to connect the life of to-day with the life of bygone centuries? to remind us that to-day, with its struggles and weariness, its whirl and strife, its success and its disappointments, is yet not all; that centuries and centuries have come and gone in which men have lived and striven and struggled too, have lost and won, and have handed on the torch to the next runners in life's handicap (Applause) Voltaire I think it was, but the phrase has been so often quoted, that by whom first said is half forgotten - Voltaire has said - Happy the nation that 'as no history.' Whoever it was who said it, he spoke a most preposterous folly. It is not even a half truth in the sense that a nation's history must register a nation's crimes. A Hottentot has scarcely a yesterday or a tomorrow. That is to be without a history, but it is not to be destitute of crime; nor is it national happiness. And, need I remind you, the Hottentot has not evolved an architecture; he lives on in ignoble generations, till ultimately, inevitably, and perhaps properly, snuffed out. A nation that has no history is not a nation; and every nation that has the incomparable blessing of a history has something at least to show in the way of its national architecture. In a very special way Architecture is concerned in the ennobling legacy of the past; only through the past can we builders learn thoroughly to grasp the present and work out strenuously the future of our craft.

With an illustration or two of History in Architecture, I have done. First, let us glance at

ANCIENT EGYPT

—comparatively a morsel of a country, consisting of the oozy Nile bed, and corresponding very closely with Euclid's definition of a line—length without breadth. In this narrow strip of country, long drawn out, a people not so very numerous, have contrived to write their history in their architecture in characters so magnificent for scale that for sixty centuries they have been unrivalled. Only from the overpowering architecture of their tombs do we know those mighty men of old, the builders of the Pyramids. Yet their names are imperishably preserved for us in the majesty of their violated limestone shrouds. They are happy in that their architecture has kept for us their history; a history that remains for ever fresh from the ineffaceable impressiveness and grandeur of their works.

Or take some five and twenty centuries later their distant successors, the Kings of Thebes. Can the memory of Rameses ever pass away so long as his ruined halls at Karnak and Luxor—those mightiest of temples—remain to tell their wondrous tale? Year by year that wondrous country of the Nile yields up to modern research that waries not the secrets of its centuries so long bygone; will the fascination of Egypt ever grow dim? Will the romance of its history grow stale and unprofitable to us moderns? I cannot think it. But where would that history be if it were not for those incomparable monuments in which it is enshrined? Perhaps nowhere else on the face of the earth are the history of a people and its architecture so absolutely synonymous.—*Extract from Paper by Prof. Copper, McGill College.*

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LACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B).

NORWOOD—Two well built frame cottages on lot having 83 feet frontage on road by a depth of 500 feet to the river. Photo in office. Price only \$3000. (53-B).

SAULT AU RECOLLET—A comfortable frame house on stone foundation, built for winter occupation, 10 minutes' walk west of C.P.R. station, good stable. Lot 96 feet by 250 feet. Runs from road to river, laid out in fruit trees and garden. Price \$3000. Another lot of land, 145 feet by 300 feet with frontage in road and river, with neat double cottage. (two dwellings) in nice order. Photos in office. Price \$4000. (58-B).

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B).

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MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Hutchison, 48-50.....	Lawrence.	44	181	23	85	1955	.....	Buildings.....	6150 00	Sheriff's Sale
Mayor, 23-25.....	"	211	pt.....	20	6 83	1702	.....	".....	500 00	do
Durocher.....	"	pt 48 47	part of A & B	85	113 9	9668 3/4	1.03 1/2	Ground.....	10000 00	
Mance, 180.....	"	43	pt 16 & 17	21	91	1911	.....	Buildings.....	2000 00	Undivided 1/2 of
St. Lawrence, 499.....	St. Louis	815	.....	30	72 6	2175	.....	".....	4000 00	
St. Denis, 347-9.....	St. James	838	8 & 9	24	6 129	3160	.....	".....	9060 00	
Beaudry, 412-16.....	"	1025	.....	43	78 6	3376	.....	".....	800 00	
Jacques Cartier, 401.....	"	922	.....	25	6 73	1862	.....	".....	1300 00	
St. Andre, 413.....	"	878	N. E. part	irreg.	irreg.	4560	.....	".....	3500 00	
Visitation, 126-126 1/2.....	"	685	N W part	15	80	1200	.....	".....	1750 00	Retrocession
Berri.....	"	1203	8 & 9	40	80	3560	40	Vacant.....	1400 00	
Wolfe, 455-7.....	"	.....	167-168	44	72	3168	.....	Buildings.....	600 00	
Fullum.....	St. Mary's	1356	.....	222	215	47730	18	Vacant.....	8725 00	
DeLorimier.....	"	1247	.....	50	147 6	7375	26	".....	1905 00	Sheriff's Sale
Lafontaine.....	"	1359	.....	61	80	4880	14	".....	700 00	
Papineau, 348-52.....	"	1101	pt 4, 5 & 6	69	irreg.	14452	.....	Buildings.....	8000 00	
Lafontaine, 211-215.....	"	1064	.....	45	95	4275	.....	".....	4000 00	
Mathieu, 359 65.....	St. J B	1145	pt 1 & 2	40	57	2280	.....	".....	1500 00	
Breboeuf.....		7	17	25	80	2000	.....	".....	.....
Lafontaine, 211-215.....	St. Mary's	1064	.....	45	95	4275	.....	".....	2350 00	

MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Mountain, 320.....	St. Antoine	1705	N W part	78	128	9984	.....	Building.....	25500 00	
St. Antoine, 385.....	"	1636	6	24	118	2832	.....	".....	4000 00	9-10 of
St. Albert, 617.....	"	41	.....	30	irreg.	2048	.....	".....	.....	No price, retrocession
Bourgeois.....	St. Ann's	85	part	40	96	3840	32 1/2	Vacant.....	1248 00	
William, 295-301.....	"	1278	irreg.	irreg.	6459	Buildings.....	207 03	Sheriff's Sale

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STREET AND NO.	WARD.	CAD. No.	SUB NO.	DIMENSIONS.		ARBA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
City Hall Ave, 1063-65	St. Jean Bap.	15	1219	20	90	1800	.....	Buildings.....	508 07	undivided 1/2
Breboeuf, 47	"	7	17	25	80	2000	.....	"	1500 00	
Seaton, 25-29	"	1	410 & 411	25	118	2950	.....	"	1700 00	
St. Hubert Lane	"	12	S E 1/2 186	22 6	64	990	6 1/2	Vacant	64 00	his rights in
St. Lawrence, 212-18	"	406	A	30	180	5400	.....	Buildings	3600 00	
Chambord	"	6	43	24	70	1680	25 1/2	Vacant	432 00	
"	"	6	159 & 160	48	70	3360	30	"	700 00	
Mount Royal	"	6	pt. 171, 172	24	100	2400	34 1/2	"	827 50	
St. Hypolite, 344-6	"	329	.....	27	52	1404	.....	Buildings	4250 00	
St. Dor. inique, 861-5	"	284	.....	40	75	3000	.....	"	1425 00	
Mount Royal, 424-30	"	14-15	pt. 3, 4 & 5, 693	39 9	93	3896	.....	"	4000 00	
Breboeuf	St. Denis.	329	174	25	80	2000	16	Vacant	335 00	
Carriere, corner, 71-75	"	162a	4, 5 & 6	22	irreg.	5720	.....	Buildings	3500 00	
St. Denis sts	"	165	2, 3, 4	76	36	2736	.....	"	600 00	
St. Amable, 1	"	230	.....	25	109	2725	5 1/2	Vacant	150 00	
St. Hubert	"	7	766	25	109	2725	4 1/2	"	122 63	
"	"	7	824	25	109	2725	.....	"	.....
Dezery, 223-9	Hochelaga.	54	91 & pt. 90	40	100	4000	.....	Buildings	5150 00	
St. Germain	"	50	37 & pt. 38	50	100	5000	.....	"	1036 75	
Dezery, 224-8	"	54	38 & pt. 37	37 6	100	3750	.....	"	6000 00	
Cuvillier	"	29	458	25	95	2175	10 1/2	Vacant	225 00	
Hibernia	St. Gabriel	3381 3336a	1, 2 & 3, 43 & 44	irreg.	irreg.	7579	23 1/2	"	1890 00	
Charlevoix 364-6	"	3399	66 & 67	25	90	2250	Buildings	700 00	

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STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		ARLA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH					
Arlington Ave	Par Montreal	230 & 230b	14	25	122	3050	35	Vacant	1067 50	
Springfield	"	244	4	irreg.	irreg.	3260	40	"	1304 00	
Sommerville Ave	"	208	43 D. & E.	irreg.	irreg.	5583	.....	"	500 00	
Arlington Ave	"	230	13	50	122	6100	37 1/2	"	2287 50	
"	"	213	B 13	50	122	6100	37 1/2	"	2287 50	
Argyle Ave	"	282	125 & 126	100	182 6	18750	.....	"	5755 00	Sheriff's Sale
Prince Albert Ave	"	214	38b 37b & 36a	49 9	151	7512 3	18 1/2	"	1407 50	
Argyle Ave	"	282	127	50	182 6	9375	.....	"	3041 00	Sheriff's Sale
Springfield	"	244	7 & 10	100	100	10000	36	"	3600 00	
Arlington	"	230 & 230b	12	50	122	6100	40	"	2440 40	

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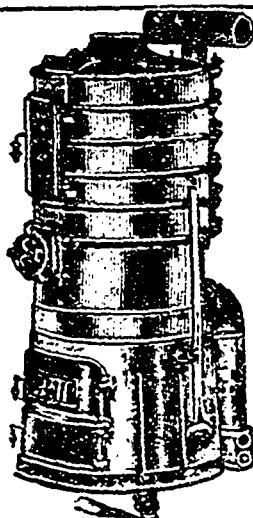
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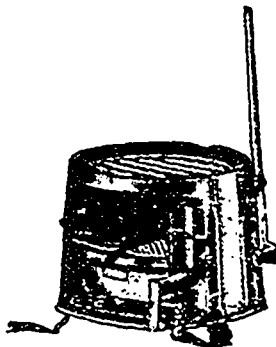
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