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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, October, 1897.

No. 9

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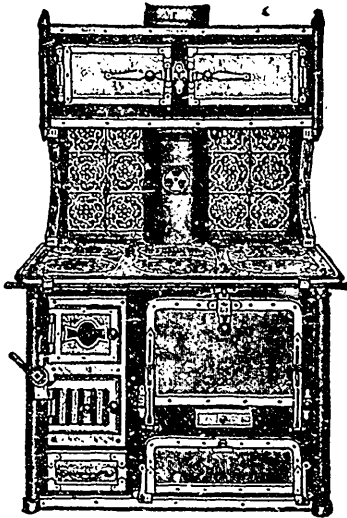
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Using
Them
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How
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Real Estate Record

Vol. 10.

MONTREAL, OCTOBER 10th, 1897.

No. 10.

THE Real Estate Record

IS PUBLISHED MONTHLY

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Monthly Review.

Excepting that there has been more interest manifested in real estate by a number of inquiries for properties of different kinds, there is little of significance or importance in this month's operations to record. In other respects also the month's business has been of an encouraging character. The volume is greater than in the corresponding month of any previous year, and the business has been widely distributed over the whole range of properties — investments, vacant, and residential. Exchanges, which are looked upon as the usual accompaniment of a dull market, are still in evidence. There is no doubt that in most lines of real estate development the business was overdone, and a return to prosperous times and activity in real estate will only follow a great improvement in general business conditions in all parts of the country. That this improvement is on the way is becoming more and more apparent, and there is a general feeling throughout the country, that circumstances are combining to put Canada forward in her proper place as the country now affording the greatest inducements to settlers, and the best opportunities for investment.

There has been a fair amount of renting and selling of houses for fall occupancy, but the business in both particulars is still backward. Prices are at the lowest, and people intending to buy real estate in Montreal can probably do as well for themselves now as they will ever be able to do. As regards warehouses and shops, it takes time to change business conditions. In the dry goods, mercantile and office

"Mining Districts"

Maps of Rossland.....\$1.00

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districts, there must be a new expansion of business forces before the vacant stores, flats, and offices will be taken up, but when once this movement has begun and incomes begin to rise, real estate will enter upon a new period of activity.

The following table shows the amount of sales and mortgage loans recorded in the city and at Westmount during the month of September in each year for the last ten years:—

Sepr.	No. of Sales.	Amounts.	Mortgage Loans.
1888	147	\$ 444,770	\$ 343,914
1889	170	588,365	473,326
1890	151	512,500	241,575
1891	124	492,899	227,175
1892	103	497,942	462,896
1893	103	384,895	1,255,528
1894	89	379,946	288,441
1895	89	371,057	481,181
1896	98	306,009	1,153,624
1897	157	689,350	303,657

The sales recorded in September in Maisonneuve, DeLorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges, Notre Dame de Grace, St. Henry and St. Cuneoade amount to about \$270,000, of which St. Henry contributed \$186,700, Montreal Annex about \$28,000, and St. unegonde about \$36,000. The St. Henry transfers include one from Wm. Clendenning & Son of \$125,000, dated 17th April, 1896, to La Banque du Peuple.

There were 157 real estate transfer in the City Wards and Town of Westmount recorded at the registry offices during the month of September, the particulars of which are given in other columns, amounting to \$689,350.46.

St Antoine Ward	27	\$ 162,246 70
St Ann's Ward	3	6,228 60
St James Ward	13	72,757 00
St Louis Ward	15	51,525 00
St Mary's Ward	10	39,551 00
St Lawrence Ward	2	10,750 00
East Ward	1	1,600 00
St. Jean Baptiste Ward	27	105,187 91
St. Gabriel Ward	7	13,340 00
Hochelega Ward	5	14,250 00
St. Denis Ward	23	92,865 05
Westmount	24	118,069 30
	157	\$689,350 46

During the corresponding month of last year 98 transfers were recorded, amounting to \$308,009.77.

The real estate mortgage loans recorded during the month of September in registration division of

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

ST. LUKE STREET.—Two story stone-front house, with two story extension. Larder, laundry, servants room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$6,500. (857-3)

DUROCHER STREET. close to Sherbrooke. —A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Price \$12,000. Offers solicited. (853-3)

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

AQUEDUCT STREET.—A pressed brick modern tenement, in perfect order; would be a good investment; always sure to rent. Price \$6,750. (873-3).

BEAVER HALL HILL.—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (486-a).

BISHOP STREET.—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-8.)

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).

Montreal West amount to \$168,700, of this amount \$1,700 was placed at 3 p.c.; \$58,000 at 4½ p.c.; \$53,250 at 5 p.c.; \$25,000 at 5½ p.c.; \$9,350 at 6 p.c.; \$2,000 at 6½ p.c.; \$8,900 at 7 p.c. and \$8,500 at 8 p.c.

The 3 p.c. loan was in one amount of \$1700, the 4½ p.c. in two amounts of \$8,000 and \$50,000 and the 5 p.c. were in light amounts of \$8,750, \$1,000, \$4,500, \$4,000, \$5,000, \$3,000, \$18,000 and \$7,000.

The lenders were :

Estate and Trust Funds.....	\$16,000 00
Insurance Companies.....	8,750 00
Local Institutions....	18,000 00
Building & Loan Companies..	65,700 00
Individuals.....	58,250 00
	\$ 168,700 00

In Montreal East the loans recorded amount to \$228,957, of this amount \$82,300 was placed at 5 p.c.; \$24,000 at 5½ p.c.; \$60,400 at 6 p.c.; \$1,600 at 6½ p.c.; \$7,700 at 7 p.c.; \$8,200 at 8 p.c.; and \$42,757 at a nominal rate.

The 5 p.c. loans were in eleven amounts of \$5,500, \$2,000, \$10,000, \$5,000, \$15,000, \$10,000, \$800, \$8,000, \$6,000, \$2,000 and \$18,000.

The lenders were :

Estate & Trust Funds.....	16,000 00
Insurance Companies.....	8,750 00
Local Institutions.....	18,000 00
Building & Loan Companies	65,500 00
Individuals.....	58,250 00
	\$168,700 00

Notes.

The new theatre to be built on the McDonald property (now owned by Mr. Wm. Strachan and others) is to be of the most modern description. The main building will occupy the rear land, and will have a narrow entrance front on St. Catherine street, ornate and attractive. We think the site is well chosen, as Guy street is rapidly becoming a centre only second to the best on the street. The men and means behind the scheme afford sufficient guarantee of success.

Notre Dame Street West is at last taking its proper place as one of the leading streets in the city. The new pavement has a secure substantial

BISHOP STREET.—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (78-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. (758-8).

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 \$2,800. (117-3).

CANNING STREET.—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,858 per annum. A good investment property. (721-8).

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)

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CATHEDRAL STREET.—Cut stone front double house, near Dominion Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861.8).

COURSOL STREET.—A comfortable brick cottage with extension kitchen, all newly done ever this spring, 10 rooms. Price \$2900. (193-B).

CHERRIER STREET.—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1888 per annum. A good investment. (61-2B).

CHAMPLAIN STREET.—Four solid brick cottages, and two tenement buildings containing six dwellings close to Ontario street car line. Lot 111 feet x 114 feet. Rear portion of lot could be built on. (S).

CHOMEDY STREET.—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (889-3)

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).

DELSLE STREET—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$3,000. (155-B.)

DESRIVIERES AVENUE—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Price \$4,000. (177-B).

DORCHESTER STREET—A semi-detached three-story, one front house, with good stable and coach house, on lot 37½ feet front, situated on the best part of Dorchester street, near Drummond street. House has all modern conveniences. (54-B).

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DORCHESTER STREET—A stone front house on full sized lot west of Mountain street. Suitable for a young doctor. (605-3)

DORCHESTER STREET—A large terrace house west of St. Matthew street, with a good stable and lane in the rear. Lot 23 x 158 outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (183-B)

DORCHESTER STREET—A block of modern stone front cottages on the upper part of the street, all well rented, would be sold separately or en bloc. Owners anxious to sell on account of ill health. (243-A)

DRUMMOND STREET—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B.)

look, although of course, the pressed brick work is yet experimental. The disturbance to business during a protracted change such as this street has passed through is a very serious matter and strains to the utmost the vitality of the thoroughfare. Happily in this instance the strain has not been too great, and we predict a safe future for it as a business centre. It is not generally known that Notre Dame street is the old main road from Quebec to Upper Canada and has echoed the tramp of armies, couriers, and ambassadors since history and geography began to be made in Canada. This is all the greater reason why its importance should be preserved and enhanced. We have no history or geography to spare in this country.

The amazing growth of London is shown in the figures recently published, showing that over twelve hundred houses are built on the average every month. The world has never seen such progression under civilized conditions before, and yet rents in London are remarkably low in many good localities. Of course the lower rates of interest on money account for much, but such a record is a striking proof that real estate is a favorite investment in all well-established centres.

Another remarkable fact is that farm lands in the vicinity of the large English cities are obtained at lower prices per acre than in the neighborhood of Montreal. America is the native land of the boomer, and prices will be paid on the outskirts of mushroom towns in the West which would be laughed at in London, Paris and Vienna.—"Verbum Sap."

The removal of the Grand Trunk offices into the city from the outer world is of much interest to the mercantile public—also, no doubt, to the Grand Trunk authorities and employees. Whoever is responsible for placing the offices where they are,

DUFFERIN STREET—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

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).

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

DUROCHER STREET—A good stone front tenement below Prince Arthur street, heated by hot water furnace, in good order; well rented. Price \$7,750. (777-3).

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$2,250 to \$5,600. (243-a).

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

F. TREMBLAY,

LUMBER MERCHANT,
PLANING AND SAW MILLS.

400 WILLIAM STREET,

Bell Telephone 8426. Merchants Telephone 626.

ESPLANADE AVENUE—A handsome red stone front house, well built, new, with extension kitchen, hot water furnace; fine view facing the Park. Price \$6,200. (111-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 \$6,500. (4-B).

GAIN STREET—A block of brick tenements, containing eight dwellings, in good order, rented to good tenants. City valuation, \$9,000. Annual rental \$960. Price \$8,600. (747-3).

GUY STREET—A corner house roomy and homelike close to Sherbrooke St. Outlook and surroundings first class in every respect. Price moderate and terms easy. (463-A) and (753-3)

HERMINE STREET—A block of wooden tenements and shop on lot, 85 ft. x 75 ft. rented for \$780 per annum. Price \$7,500. (847-3).

HUTCHISON STREET—A handsome, well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$8,600. (152-B.)

HUTCHESON STREET—A two story stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (823-3)

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

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

LATOUR STREET—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-R.)

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

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

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.)

MAYOR & BERTHELET STREET.—A fine block of property situated in this most central position consisting of two handsome stone houses on Berthelet street, and some smaller buildings on Mayor street. The whole to be sold en bloc to close an estate. Price and terms easy. (845-3)

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.)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (138-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. Anxious to sell. (109-3).

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

has much to answer for, both to the long-suffering business community, and the shareholders of the road. Of course, it was born of the old spirit of monopoly, and p. b. d. sentiment which so long governed the road. But that is a thing of the dim past, and it is evident that the officers of the Company are inclined to meet the public half way at least. It seems as though they could well afford, for the sake of the interests of the system, to do much more than that. At the same time we confess that if the city could afford to make the rival road the costly gift of the east end site, it can afford to do something generous for the old road. In any case, the Company should make up its mind to come into the city if they don't get a foot of land. Mr. Hays has not been slow to grasp the requirements of the situation in other directions and we are confident that this matter is also safe in his hands.

We direct attention to the lecture on the architecture of the Victorian era given by Mr. A. T. Taylor, at Quebec recently, and more particularly to the suggestion thrown out regarding a distinctive style of road architecture such as that possessed by Sweden, Norway and Switzerland. We presume he refers to country and suburban houses and not to a modern city which might perish in a night. If so, the idea is a good one, and in fact the whole lecture is well worth reading.

ARCHITECTURAL NOTES.

Among other buildings Messrs. Brown, Macvicar & Heriot have had the following works executed during the past season:—

Residence on Claremont avenue, Westmount, for R. J. Inglis, Esq., is a free treatment of Francois I. style, in Buff, Ohio sandstone and dark red pressed brick. All metal work is in cold rolled copper. The entrance loggia with richly diapered shafts and varied caps, all carved in sandstone, produces a broad shadow

MCGILL COLLEGE AVE.—A stone front three story house, rented for \$500, heated by furnace. (171a-B)

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; finished throughout in hardwood, ground floor in oak. Permits and particulars at the office. (795-8).

MCTAVISH STREET—A handsome semi-detached residence, on lot 45 ft. x 145 ft., first class stable and coach house. Situation, opposite McGill College Grounds, is unexcelled. (148-B)

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

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

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

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

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

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

MANSFIELD STREET—A 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 \$8750. (697-3).

METCALF STREET—Stone front full sized house, 29½ ft. front, with good stable and coach house, in good order. (847-3.)

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

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

NOTRE DAME STREET, ST. HENRY
—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum. Price \$6100. (148-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-a.)

OVERDALE AVENUE—A stone front tenement, in good order, well rented, and three self contained stone front houses. Very moderate prices, will sell en bloc or separately (S).

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

PARK AVENUE, ST. HENRY—A stone and brick tenement, with brick encased extension, containing two dwellings, rented for \$300 per annum. Would be sold on easy terms, small cash payment and balance by monthly payments. (140-B)

PARK AVENUE—A first-class stone tenement house in thorough order, heated by hot water furnace, all modern conveniences. Drainage and ventilation in perfect order. A good investment. (84-B).

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. 811-8.

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 house we have on our hands. Price \$14,000. (819-8).

PEEL STREET (Special)—A well built, stone front house with bay window and deep extension a short distance above St. Catherine street, will be sold cheap. Suitable for private residence or for a medical man. Would also make a specially good stand for a milliner or dressmaker. This property is worth looking into. It is on the bargain counter. (115-B)

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

effect. The loggia floor is laid in buff, red and green mosaic, imported from England. The general effect of the exterior is one of breadth and repose. The entrance vestibule and staircase hall and staircase are finished in best white quartered oak, antique finish rubbed down to a dull finish. An oak dado, seven feet high, runs round vestibule, staircase hall and cloak room. Rich leaded glass screens separate these latter rooms. Hall and staircase are designed in Elizabethan style, in broad, simple proportions, all floored with white oak. The ceiling is richly decorated in colors to harmonize with the woodwork. Opening off hall is the library, executed in East India mahogany, with leaded glass doors on the bookcases. The mantel bears the carved inscription: "This neuk smiles ta' me abune a'."

The walls are hung in rich red and green flowered tapistry, and the cornice in warm metallic finish, the ceiling being studded with copper-nail heads. Wide sliding doors lead from library to drawing room, which is finished in pale green and ivory enamel, with plastic relief, modelled dado and ceiling with hardware in bright gold in Louis XV. style to match the design of the room. The hall and drawing room communicate with the music room, which is finished in ivory enamel, with dark mahogany doors, the walls being in dark blue, with coloured caryatid design.

The dining room is in Elizabethan style, finished in white quartered oak, with ceiling beams, dado and mantel. The bed rooms are finished in ivory enamel, and suitably decorated bathroom and dressing room are finished with tile floors and dado with needle and shower baths, solid porcelain bath, all exposed plumbing of the latest and best description. The hardware and electric fixtures are all of the best workmanship, and designed and finished to match the different rooms.

The three houses on Mountain street for A. Ayer are in red

PEEL STREET ABOVE SHERBROOKE—A modern stone front house only a few years built—specially constructed for owners' occupation. This site is one of the best on the street, overlooking handsome grounds. The house is 28 feet wide and has the extra advantage of side lights. Price \$18000 (821-8)

PEEL STREET—A commodious stone front house, just above Sherbrooke street, the only medium priced house now for sale in this locality. Lot 24 ft. x 136 ft.; lane in rear; good brick stable. Easy terms. (158-B.)

PEEL STREET—Close to St. Catherine, a large house, specially laid out for a dress-making business, or for a professional man. Will be sold under pressing circumstances at a great bargain.

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).

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

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-3).

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).

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).

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

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).

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, \$50½ per annum. (605-3).

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 baser at, 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 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).

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. (795-5).

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 very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 123 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 first-class stone front house, corner of Milton street, on lot 29½ x 114 feet, house is 29½ x 50 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (106-B).

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 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).

pressed brick, with granite steps. The interiors are finished in the best manner in hard wood and white wanner, with tiled bathrooms and plumbing of most recent design. These houses will be tastily decorated. Extensive restorations and decorations were also carried out in Mr. Ayer's own residence under the same architects.

Residence for Mr. Jas. Currie, Roslyn avenue. This is a detached house, picturesquely situated on the above avenue, the style of exterior being in red pressed brick, of American Colonial, with a Tudor feeling in the treatment of gables. The plan of the house is arranged so as to give the best results in the internal arrangement of rooms, and for that reason the entrance is placed in the centre on the lower side of the house. The rooms on the ground floor will be handsomely finished. The hall being in oak, the other rooms in hardwoods and in enamel.

A house on Sherbrooke street is being completed for Walter Drake, Esq., finished in most modern way, with stone entrance porch, hardwood interior, and to be handsomely decorated.

This firm have also in hand the complete renovation of a house on McTavish street for H. H. Lyman, Esq.

The Stanley apartment house on Stanley street, for Mr. Roswell Fisher, is another of the buildings this year by this firm. The building is planned on the lines of the French apartment houses, the different apartments being so arranged around an open court that every room gets plenty of light and air. The main entrance leads to the open court, which is to be a very handsome feature, being laid out with walks, and flower beds, and on the wall opposite the main entrance there is to be a fountain, which will make a very attractive court yard. The apartments are entered from the

ST. ANTOINE ST.—A substantial solid built house, near Guy Street, in good order. heated by Daisy furnace, 18 rooms, moderate price \$8,750.—(194-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 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 Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3).

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 Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-3).

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

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

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

ST. DENIS STREET.—A cut stone front double tenement house situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$5000. Something less might be taken if sold by 1st August. (B-193)

ST. DENIS STREET—A cut stone front double tenement, well situated, easily rented and in good order. Price only \$4,500. (193-B.)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,000. (841-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-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.—Two brick cottages and small brick one in rear, good yard and stabling; good investment for a master carter. (142-B)

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

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

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

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. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (855-B.)

court yard by four separate entrances. The brickwork in the court yard is buff in color, which makes the court look larger and gives better light. The exterior is treated in the Colonial style with the brickwork laid up in Flemish bond which, with the varied colour in the brickwork together with the dark green of the blinds and white of the cornice, produces a most pleasing effect. The appointments of this new apartment house are first-class in every respect.

Ald. James Harper's residence on Prince Arthur street is designed in the Dutch style, with lofty stepped gables and high pyramid roof. The material employed for the exterior is buff and red terra cotta and red pressed brick. Metal work all in copper. The entrance, vestibule and hall are in quartered oak, soft green finish, with dado and large mantel, Drawing-room, morning room and dining room in white oak. The staircase hall is spacious with broad flight of steps leading to upper floors. Bedrooms and billiard room finished in enamel. Bathroom with tile floor and dado. A well appointed stable is erected on the rear of the site.

ARCHITECTURE.

At the recent meeting of the Association of Architects of the province held in the city of Quebec, Mr. Andrew T. Taylor, of this city, the retiring president, took as the subject of his address the changes in architecture during the Queen's reign. He said—

During the last sixty years in science and engineering, old methods have been revolutionized. We are so accustomed to the steam engine, the telegraph, the telephone, gas, electric light and power, that we sometimes forget that these were almost unknown before the Victorian era. Has there been a correspondingly progressive note in architecture? There has been progress, but of another kind. Perhaps I should say movement rather than progress—sometimes forward, sometimes retrograde.

THE GOTHIC REVIVAL

has come and gone, its chief influence being felt in Great Britain, but influencing in a lesser degree the continents of Europe and America. It forms an interesting chapter in architectural history. Its re-

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

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

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

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-B.)

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 & MORLAND STREETS.—A block of stone cottages, making a compact and safe investment for a moderate capital. Would be exchanged for other suitable property. (233-A)

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

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

ST. MAURICE STREET—The centrally situated property forming corner of St. Henry street. Lot has a frontage of 80½ feet on St. Maurice and 44 feet on St. Henry street, with the solid brick buildings thereon, suitable for warehouse or any business purpose, would be sold at city valuation. (175-B.)

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

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. (762-B.)

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 well built brick house, above St. Catherine street, on lot 2½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (658-3).

UNIVERSITY STREET—A good stone front house, containing 12 rooms, combination furnace, in good order. (168-B).

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

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).

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

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (829-3)

VICTORIA STREET—A good solid brick house, well rented, on lot 26 feet front. Low price to a prompt buyer. (S).

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

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate.—(195-B.)

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

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

sults have been fruitful. Initiated and fostered by the enthusiasm of Augustus Welby Pagin, and taken up by others, it was lifted up to an equality with the best old work by such men as Sir George Gilbert Scott, George Edmund Street, John L. Pearson, Burgis and their followers. It is for the present a spent force in civil architecture, but in ecclesiastical work it is erecting new cathedrals and churches that for knowledge of style, beauty of form and detail rivals mediæval work; and in the restoration and reparation of old work is on the same high plane. Not the least of the results is an abiding reverence implanted for the old Gothic heritage, and I trust that never again shall we see Gothic shrines degraded, neglected and defaced. Since then we have had

A CARNIVAL OF STYLES.

Queen Anne, neo-Grec, Egyptian, Jacobean, Florentine, Japanese, Moorish, Romanesque, all attempted in turn, with more or less success, according to the skill of the designer. At last the tide is setting in all over the world for a free classic style, a renewed renaissance, with adaptations from Italian Florentine, French Francois premier and English Elizabethian.

In France Gothic shone with a sunset glow by the perfervid and eloquent writings and utterances, and the consummate draughtmanship of such great masters as Viollet le Duc and his associates, but since then a renaissance of a distinct French type has obtained complete ascendancy, marked by a certain refinement and originality, but somewhat lacking in warmth and verve. A country which can boast such buildings as the Louvre and the Tuillerie, the Hotel de Ville at Paris, Versailles and Fontainebleu, the great Chateau of the Valley of the Loire, to be a perennial inspiration to her sons, can never be devoid of a succession of buildings of merit.

In Germany, in Austria, in Belgium and even in Italy, the tendency is indisputably to dignified classic forms, rather than to more picturesque styles.

IN THE UNITED STATES

the Victorian era has been an interesting one. The old colonial buildings scattered over the country, many of them possessing great charm, were neglected and superseded by a growth of abortions, so outrageous in their design, so contrary to all the best accepted traditions of art that nothing but the crassest ignorance on the part of the profession and the public could have brought them into existence, or suffered them to continue. Within the last fifteen or twenty years, however, a great change for the better was inaugurated, the younger men went over to study in Paris and in England and returned with educer-

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.)

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. (183-A).

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

BEAVER HALL HILL AND LAGAUCHETIERE STREET—The large centrally situated warehouse occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti Esq. with small wooden building. Also a good cut stone front house on Lagauchetierre Street, near Beaver Hall Hill, and the buildings known as the "Waverly House", all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-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).

BOYER STREET, AMHERST PARK—A well situated lot of 25 feet x 118 feet. Price only \$250. (171-B).

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

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

CHURCH STREET—Two building lots, each 25 x 30 ft., well situated. Price \$1.00 per foot. on easy terms. (197-B)

COLBORNE STREET—A vacant lot adjoining property of Munn Cold Storage Co. (168-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).

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (184-B)

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

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).

DELORIMIER AVENUE—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 16437 feet of land with the buildings thereon erected viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)

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

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. (113-2).

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

EDGEHILL AVENUE—One of the finest lots in the west end, 40 x 160 ft.; unobstructed view. Would be sold to a prompt buyer for 80 cents per foot. (197-B)

FRONTENAC STREET—A block of land with an area of 36,000 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. (869-3).

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. (448-a).

ted tastes, and many English architects settled in different parts of the States. The result was not always satisfactory, but often incongruous and hybrid. Still the trend was decidedly towards vitality and improvement. What appeared to be one of the most hopeful developments of this time was

THE ROMANESQUE MOVEMENT,

and in the hands of such a master as Richardson, gave not only promise, but fruition of great charm, suitability and beauty. Had he lived longer, a permanent and distinctive style might have been evolved. But there was no one to wear the mantle of the prophet, and, in the hands of numberless followers and imitators, it degenerated, and is not now a live factor in the architecture of to-day.

The most notable feature of modern work in the States is the close study it shows of Italian, and especially Florentine, Renaissance. The increase of travel, the multiplication of architectural publications, the ease with which architectural and art photographs of every description can be obtained, are largely responsible for this. So close is the study that it often becomes an actual transcript of old work, and it is a curious phase of existing practice that some of the leading architects in the States do not hesitate to plagiarize unblushingly.

Their domestic architecture can be more readily praised, and many country houses have a picturesque charm, a comfort, and a striking suitability most commendable.

To those who crave for originality regardless of other qualities, the development of

THE SKY SCRAPER

or high buildings will be an interesting study. It cannot possibly be ignored—cradled in Chicago, it has grown into lusty youth and manhood in the large cities of the States. It is indigenous to the soil of America and I am glad to say that it has not penetrated to any great extent into Canada, or been transplanted to the Old World. These erections are like the genii that the fishermen evoked and could not control. I do not know of any very high building that its architect can be said to have mastered. they invariably master their designer, Never in the world's history has so many important and costly buildings been erected of so outrageously ugly a character. Were they built for eternity, like the temples of Egypt or of Greece, we might well tremble for our reputation as architects in futuro ages, but fortunately—dare I say; they bear within themselves the elements of decay. I am satisfied that before long a more enlightened judgment, not to say taste, on the part of the public will condemn all such.

CANADA AND WOODEN BUILDINGS.

Coming to our own country, I was asked

GREY NUN STREET—A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (705-B).

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).

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

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

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

NOTRE DAME STREET (East)—A large block of land with harbor frontage as well containing 22000 feet of land, with substantial building thereon. Owner anxious to sell. (241-3)

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

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 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).

RICHÉLIEU STREET—Thirty good building lots ranging from 20 feet to 30 feet front. Price 50 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).

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

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).

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. 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. (298-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).

recently: Has Canada, with all her timber and forests and numberless wooden houses, developed any wood architecture? I had to confess that so far as I know she had not. Since then I have asked myself, Is there any reason why she should not. I cannot find any, and I throw it out to-day to you my confreres, many of whom, doubtless, will have multiplied opportunities of constructing in wood to take this into your serious consideration. We have often designed for stone and brick and executed in wood. If we study the architecture of the countries which are relatively similar to ours in the abundance of their timber, we may obtain useful ideas. Switzerland, for example, has many old interesting wooden houses well worthy of our study, such as those of Iseltwaldt, Montboven, Fischenthal, etc. In Norway and Sweden, also, we have charming examples of natural and legitimate wood construction, with ornament not only beautiful in itself but appropriate to the material.

CANADIAN ARCHITECTS.

About fifty years ago, and since that time we had some good architectures in Canada—men of refined thought, educated tastes and a wide knowledge of both classic and Gothic work. In Montreal they gave to us the head office of the Bank of Montreal, the Bank of British North America, the old Court House, the English cathedral and other buildings. In Ottawa the original block of the Parliament buildings. In Toronto the main building of the University, and others there and elsewhere.

Succeeding these—diversity has reigned—a straining after originality, a new style which often resulted only in uncouth, ill-proportioned buildings, with badly designed detail; but of these I need not further particularize. Since that time, however, better training has produced better and more refined architecture, and gives promise of greater achievements in the future.

The establishment of a regular chair of architecture, through the munificence of one of our honorary members, Mr. McDonald, at our great University of McGill in Montreal, and the filling of that chair by a gentleman, now one of our number, who is an enthusiast in his work, well trained in the art traditions of the past, and who brings energy and the strength of his manhood to the training of students of architecture, augurs well for the future of our beloved profession.

CANADIAN ANTIQUITIES.

Older countries have the advantage of having numerous examples of old, good work ever before the eyes of their architects. This is comparatively a new country. We have few antiquities of any kind, whether historical or architectural. What we have got it is our bounden duty to

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. (460-3).

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

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

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine street between Bleury 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. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

ST. DENIS STREET, facing St. Louis Square—choice building lots, 100' x 25' deep. Among the best moderate priced land on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114-B).

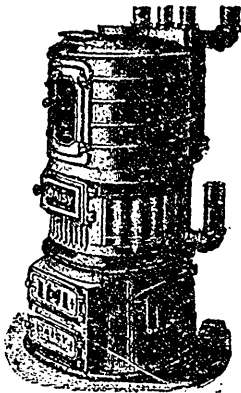
ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (327-3.)

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. (236-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. (38-B).

ST. PAUL—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (331-3.)



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FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white-wood. Price \$7,500. (169-B.)

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).

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

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

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. (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).

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

DORCHESTER STREET 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).

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

DORCHESTER STREET.—One of the finest pieces of property in Westmount for speculative and residence purposes situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one third cash, balance at 5 per cent. (71-B)

jealously guard and preserve. Indifference, ignorance or personal interest have been the factors which has robbed us of many interesting pieces of antiquity in Montreal. In this delightfully quaint and picturesque city of Quebec, full of the charm of antiquity and historic interest and to which it is always a pleasure to come, permit my humble voice to say: Cling to everything that makes your city interesting from an antiquarian point of view. "Grapple them to your souls with hooks of steel." Already much of the full flavor and antique aroma has been lost, let no more go, as you value your noble heritage. Your old gates are nearly all gone, and only live in drawings and models preserved in the Redpath Library in Montreal. On a recent visit St. John's gate was in process of demolition; although not an ancient gate it was worth preserving. Another scheme contemplates levelling a portion of your old city walls, which, I trust, the good sense of the citizens will never permit. Many a city would give much to possess your glorious legacy from antiquity.

SAVE THE OLD CHURCHES.

All over the province the quaint old village churches with their golden spires are being replaced with structures—many of them exceedingly pretentious and "towny," if you will permit the word. Not long ago in a small village I counted five towers and spires on one church, surely adjuncts unnecessarily abundant in a country parish. Personally, I regret to see the disappearance of the simple rural church hallowed by many years of worship and round which the social life of many generations has been nurtured.

Fellow members, let us broaden our minds with an enlarged knowledge of the sister arts—painting, sculpture, archaeology and the industrial arts, as they touch and affect our profession; nothing is too trivial in our work for the genius of art to beautify. The higher our ideals the better will be our work. It may not be appreciated now as it ought, but some time it will. Many noble buildings have come down to us from antiquity—the very name of their architects often unknown, and yet they have been a joy and an inspiration to countless numbers. I sometimes think we have the best and most interesting profession in the world. We touch life at so many points; we have so much power in our hands to sweeten and enrich the existence of our fellows. Let us accept our work as a sacred trust, not as a means simply of making money or gaining a livelihood. Let us rally round our association it must prove mutually helpful to ourselves and to the community at large.

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

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).

ELM AVENUE.—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$8,500. (851-3/)

ELM AVENUE.—Handsome gray stone front cottage; extension kitchen, all conveniences, Daisy furnace. For sale or would exchange. (162-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. (709-3).

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

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).

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).

METCALFE AVE.—A new terrace above Sherbrooke Street, house finished in hard wood, embracing, all modern improvements, extension, hot-water heating, electric light, etc. Owner anxious to sell. (181-B.)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 x 105 ft. (863-3)

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).

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).

MOUNT ROYAL VALE—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (156-B.)

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

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

ROSEMOUNT AVENUE—A detached brick residence on lot $87\frac{3}{4}$ ft. x 156 ft. fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B).

ROSEMOUNT AVENUE—Several choice villa lots well situated the best part of this avenue situation unexcelled in Westmount; Lots run through to Mountain Ave. and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (178-B).

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 ft. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues and with an area of 36,894 ft. (178-B)

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

SHERBROOKE STREET—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—A handsome modern house ready built for a leading architect with land adjoining, situated in the heart of the best section of the town. Everything in perfect order, comprising large drawing room, dining room, ante room kitchen and pantry, black room—on the main floor—with five good rooms on the next floor—Wood work on main floor hand polished—with solid bronze furnishing. Price \$11,000—149 B.

SPRINGFIELD AVENUE—Three handsome pressed brick cottages, just completed, extension kitchen, cemented basement, with stationary wash tubs. Daisy furnaces. Ground floor finished in oak, all wood-work finished in natural colors; four bedrooms. Price only \$4,000. Easy terms; interest 5 p.c. (196-B)

THE MOON'S INFLUENCE ON THE EARTH.

Every one knows the great part played by the moon in rural affairs. It is the moon that causes everything, good and bad, in the stable, in the house and in the fields. Of course the rôle of our satellites on earth is exaggerated a little; and, these exaggerations aside, it still exerts a sufficiently great influence on our planet. Regarding the action of the moon on the weather and on earthquakes, everybody knows the opinion that I have maintained for more than a quarter of a century, and that is now beginning to have weight in the scientific world, but not without efforts. The problem is quite complex, and, so far as the weather is concerned, the proof is difficult to present clearly. But, on the other hand, prejudices are deeply rooted, even with scientists. We may simply remark that the mechanism of the lunar influence is not at all what it was once thought to be. The moon acts on the progressive movement of atmospheric depressions, according to her declination—that is to say, her height above the horizon. Just as the sun in its annual course alters the latitude of the trade winds, so our satellite alters the latitude of the rain-bearing currents in her monthly course and causes them to prevail in one region or another, according to her declination.

"The moon is the same everywhere," certainly, but its action is different according to the latitude and the declination. The argument that is commonly brought up is as strong as if one should say that the sun is everywhere the same and that the temperature and the sky should be invariable in all climates. The problem has been badly understood, and therefore it is that we have remained so long without reaching its solution. We wish to examine to-day another side of the question—the influence of the moon on vegetation, which has been made the subject of very numerous controversies. If we must speak with a certain reserve of the lunar influence on tree-growth, we should add that no one has shown that such influence does not exist.

M. Rousset, in his critical study, calls to mind an experiment that I made a long time ago in the tropics, by planting side by side ten seeds in the wane of the moon. The plants sowed at new moon grew noticeably more rapidly than those at full moon. I explained this phenomenon by saying that the first appeared just in time to profit by the moon's light, while the others, after germination, were not exposed so long to the lunar rays. The hypothesis may be good, but perhaps, it does not correspond to the reality. Nevertheless, it is confirmed by an observation of Mr. Carbonnier, who has, on his part, shown that at full moon confervoid and cryptomagic vegetation is more active than in other lunar periods. However this may be, the arguments pre-

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. (98-B).

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (893 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).

ST. CATHERINE STREET—A rough stone front double cottage, 84 feet front, contains ten rooms and cement cellar basement, heated by hot water furnace; all modern improvements; situated near Greene Avenue. (237-A)

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

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—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—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).

WESTMOUNT PARK—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric Light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price, \$10,000. (74-B).

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

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 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.

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

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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

CHAMBLY BASIN—A fine residence property, containing 23 arpents, of which five arpents is beautifully wooded. River frontage on two sides; about one mile from Richelleu station. (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

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

COTE-DES-NEIGES—That beautifully situated property known as "Ferry-grove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (168-B.)

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

sented against the lunar influence are insufficient to reverse the popular traditions from purely theoretical considerations.—[M. Henri de Parville in *Le Correspondent*, Paris.

PRACTICAL DUTIES.

"One of the principal duties of the disciples of Christ-to-day," says the *Watchman* (Bapt.) of Boston, "is to abandon the attitude of protest and withdrawal from certain realms of human activity, and enter them with the conquering temper." A modern Christian, for instance, cannot be justified in simply taking the attitude of protest against the iniquities of political life, and in withdrawing from it. It rests upon him to do all he can to Christianize politics. So it is in regard to business, social life, literature, art, and the wide realm of amusements. The ideal of Christianity is the sanctification of every legitimate human interest. There is a protest and withdrawal from the affairs of men and the engagements of life which is simply the shirking of duty. Christ taught us to pray that God's kingdom might come 'in earth as it is in heaven,' and the phrase 'in earth' covers every conceivable human interest and relationship of man to his fellows. We are not sure that there is open to many of us a more practical way of preaching Christ than to take a brave stand for righteousness, but by seeking activity to make the principles of righteousness dominant in the circles we touch by our personal influence."

GOSPEL TEMPERANCE.

"We wish," says the *New York Observer* (Pres.) "some of our fire-breathing temperance friends, who in respect to their unchristian speech at least are not the real friends of temperance, could appreciate the harm they are doing by excess of statement and uncharitable criticism to a cause which deserves the united exertions of all lovers of things pure, honest, and of good report. Repercussion is not discussion; agitation is not necessarily argument. It is not thunderbolts of words, but the lightnings of the word that illuminate. What is sound, true and preachable is a gospel temperance, that is, a temperance effort which is inspired by the Gospel, but does not itself amount to the whole bulk of the Gospel. The temperance cause is but one among many causes Satan is highly delighted when he draws off all the fire of excitable Christian people in that single direction and is thereby left free to operate in the interests of other forms of vice or of interior heart sins. "No drunkard shall inherit the kingdom of God," and no more shall a Pharisee, a gambler, or a moralist. There are other vanities in connection with which Satan is having as free and perilous a play and sway as with the venders and victims of strong drink."

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class House and suitable out buildings. A charming situation for summer residences. (206-C.)

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)

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (188-a).

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. 145-A

OLD ORCHARD, ME.—A charming seaside cottage, containing thirteen rooms, all well finished and nicely laid out, ample cupboards and closet accommodation. Piazza on three sides. Splendid view of beach and ocean. Photo and plans in office. Price only \$5700. (203-C)

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

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

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

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (174-B.)

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. (852-2.)

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

ST. LAMBERT'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—A very nice brick encased house on Victoria Ave., close to Station, heated by furnace, hot and cold water in house. Lot 90 by 174 feet. Moderate price. (157-B.)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B.)

St. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16700 feet. Price only \$3000. (205-C).

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).

EXTRACT FROM THE ENGINEERING MAGAZINE.

It is only fair, when contrasting these fine examples of maritime commercial plant with the primitive, ungainly, and frightfully expensive methods on the American side of the water, to bear in mind the disadvantages which have existed, in New York city more particularly, and which have stood naturally in the way of development.

In the first place we have the principal cause—already suggested, of the absence of American vessels in foreign trade; it is not to be expected, perhaps, that the same careful provision will be made for foreign vessels that would be for our own, if we had them, even though the ultimate cost and loss fall upon us, and though the present system of giving up un-needed miles of water-front is so inconvenient, ugly and detrimental.

In the second place, we have the almost insurmountable obstacle of "politics," which in New York places the development and care of the wharf system in the hands of a dock board, as a reward for party services its members could not have rendered had they been endowed with the proper qualifications and trained for this very important task. This remark is general; it is not meant for an attack on the present members of the board (Republicans), or their predecessors (Democrats); it is aimed at the system, so valent in America and the Transvaal, but no where else, of putting public improvements in the hands of commissions and boards of "business men," instead of directly into the hands of those who possess the knowledge and skill to design and execute the works. What is always done in private enterprises is exceptional in public ones, and there, in a word, is the reason for American public imbecilities and mediocrities. Not long ago a very important bridge was to be built, and, as usual, the grocery stores and counting rooms were being searched for suitable men to appoint upon the commission. A friend of one of the appointing powers suggested that, out of the half dozen or so, two should belong to the profession of civil engineering. The reform mayor brought his fist down hard and forcibly, and said no, there should be no engineers on any commission, if he could help it. Until the country outgrows such ignorance as that remark laid bare, protection in public works need not be looked for.

In the third place, it is extremely questionable whether, even under enlightened direction, it would be possible to produce as good results in providing dock facilities under the city's direct management as if the matter were left to private enterprise,—of course, under proper civic control as to certain points. In the case of the superstructures erected by the great steamship companies upon the city piers this seems to be admitted, even by the New York dock department. To go a step farther, and give free scope to intelligent and active competition in planning and utilizing the wharves, would doubtless revolutionize the business of commerce; and doubtless, too, in that case New York would soon have a very considerable mileage of superfluous

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B.)

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (82 by 30-B).

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).

CACOUNA—The cottage and grounds of A. F. Gault Esq., situated on the highlands of this favorite watering place. The grounds contain over three acres of land beautifully situated from the main road to the back. The surroundings of the cottage are the very best. The owner wishes to sell and would accept a moderate price. (189-B)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated within twenty miles of Montreal, large grounds, stabling, etc., also a well wooded domain of 150 arpents, grist mill and aqueduct, three islands, would yield a revenue of about \$3750 per annum. Exceptionally good opportunity for a capitalist. (47-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 Seignior. (47-B).

ST. ANNES—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000. (31-B)

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B).

NOTICE.

The publishers of the **REAL ESTATE RECORD** would like to get the correct address of any reader of the **REAL ESTATE RECORD** who has moved this spring.

SPECIAL.

Our bargain counter this month contains two properties which call for special mention and should attract the attention of bargain hunters.

One is a stone front tenement property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000 under cost. Terms easy.

The other is a large and well built stone front house in the neighborhood of Dominion Square, with extra deep extension suitable for business or professional purposes or as a first class residence. We are prepared to convince the most skeptical that this a bargain.

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 point between Dorval and Pointe Claire. (32-B)

wharves on her hands, unless the commerce of the port should increase commensurately with the increase of capacity of the individual wharves due to the higher development. There would then be room for other use of the magnificent water-front; it could be made beautiful and attractive and charming and healthful, as in the more civilized places of the world, instead of what it is.

THE NEW DOCKS AT BUENOS AYRES.

TRANSPORT, (Aug. 6) quotes from the *Buenos Ayres Standard* a statement that the Buenos Ayres docks (claimed to be the largest, newest, and best equipped on the American continent) rank in importance with the federalization of Buenos Ayres, The magnitude and importance of these harbor improvements may be inferred from their cost—£7,000,000 sterling. They are also said to have proved a financial success, Monte Video, on the opposite side of the river, now waits for some attempt to deal with the problem of accommodation for shipping. *Transport* says: "In order that each Section of the Buenos Ayres works might prove dividend-earning as soon as completed, each basin or dock was designed so that it could be opened as soon as completed. The South Basin, covering thirty acres of water space, was opened in January, 1889; dock No. 1, in January, 1890; dock No. 2, in September, 1890; the third dock in 1893; the fourth in 1896; and the North Basin, in March last." The docks and their equipment were originally intended to cost £4,000,000, but additions to the original scheme increased the cost somewhat more than £3,000,000. "Numerous warehouses of enormous dimensions, all of which are crowded with goods and produce, have been erected; two graving docks, now the largest in South America, have been built for repairing warships and ordinary steamships; the hydraulic machinery has been increased, and many miles of additional railways laid. The cost of all these vast improvements is said to compare very favorably with the cost per acre of the docks at Liverpool, London and Antwerp, Apart from the important impetus which the improved shipping and warehouse facilities have given to the general trade of the Argentine Republic, the docks crowded as they already are, show at present a net return of nearly four per cent. on the outlay."

SEEING THE BOTTOM OF THE SEA.

A new way to study natural history is now in vogue on the Pacific slope. At Avalon Bay, Cal., there are several boats, in the bottoms of which a glass window has been set. It is an oblong affair, so that the observers or students, sit in the boat grouped about it, and, as they drift along, look down through the window at the bottom of the sea, where every fish and bit of seaweed is magnified and seen as plainly as possible.

SPECIALS.

2 CHOICE corner lots, Westmount. One nearest to the city—small area, excellent surroundings—economical to build—owner anxious to sell. The other on the high land, corner of Cote St. Antoine road, commanding fine view.

3 HOUSES.—Must be sold. One semi-detached residence above Sherbrook street. One modern cottage house above Sherbrooke street—specially built. One terrace house in West end above St. Catherine st. Owners all leaving the city.

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of Grounds

FOR SALE, - \$9,000

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal.

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

J. CRADOCK SIMPSON & Co

181 ST. JAMES STREET.

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Branch: 31 Cote St. Antoine Road, Westmount.

REAL ESTATE TRANSFERS RECORDED IN SEPTEMBER, 1897.

MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. No.	DIMENSIONS. FRONT. DEPTH.	AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARK
St. André 810-820.....	St. James.....	1207	54 & 55	48 94	4512	.....	Buildings.....	10200 00	
St. André 713-717.....	".....	1207	171	24 94	2256	.....	".....	5000 00	
St. Timothé 387-389.....	".....	926	.....	49 73	3577	.....	".....	3975 00	
Montcalm 280-284.....	".....	991	.....	41 9 59 6	2409	.....	".....	2000 00	
Robln 42.....	".....	1203	28 & 29	40 83	3319	.....	".....	5000 00	
Berri 650-656.....	".....	581	part	37 80	2960	.....	".....	2250 00	
Amherst 211.....	".....	581	part	21 80	1733	.....	".....	
Amherst 221.....	".....	1207	147, 148, 149, 150, 152	120 94	11280	40	Vacant.....	4500 00	
Montana.....	".....	799	.....	155 6 174 3	27096	.....	Buildings.....	20570 00	
St. André 267-273.....	".....	478	.....	40 74	2960	.....	".....	1150 00	
Labelle 33-35.....	".....	1207	11	23 6 100	2350	1.15	Vacant.....	2750 00	
Chernier.....	".....	1200	20 & 21	60 103 9	6 25 50	.....	".....	3112 00	
Albina.....	".....	1211	102	25 110	2750	63½	".....	1750 00	
Amherst.....	".....	990	.....	40 71	2840	.....	".....	
Montcalm 274-276.....	".....	974	147, 148	44 72	3168	.....	Buildings.....	10500 00	
Wolfe 381-387.....	".....	974	149, 150	58 6 72	4212	.....	".....	
Wolfe 389-395.....	".....	43	6	24 11 irreg.	2320	.....	".....	7500 00	
Mance 156.....	St. Lawrence.	44	26	27 136	3672	88½	Vacant.....	3250 00	
Park Ave.....	".....	169	.....	25 5 irreg.	1004	.....	Buildings.....	1600 00	
Champs de Mars 69.....	East.....	903	148	20 72	1440	.....	".....	900 00	
Drolet 158.....	St. Louis.....	319	.....	42 5 85 8	3634	.....	".....	
Cadieux 197.....	".....	664	.....	32 61	1952	.....	".....	2000 00	& hypothects.
St. Elizabeth 185-187.....	".....	612	undivided½	36 3 95	3444	.....	".....	
Hotel de Ville 374-378.....	".....	658	.....	21 6 62	1333	.....	".....	
St. Elizabeth 203.....	".....	662	.....	32 3 60	1935	.....	".....	2000 00	".....
St. Elizabeth 191.....	".....	444	.....	41 9 76	3186	.....	Buildings.....		".....
Sanguinet 207-209.....	".....	84	.....	74 6 50	3725	.....	".....	4650 00	
Lagauchetière 534-536.....	".....	903	P. 12, 13, 14, 15	31 87	2697	.....	".....	3500 00	
Roy 228-232.....	".....	327	7	18 81 79	1513	.....	".....	400 00	Sheriffs Sale
Cadieux 161.....	".....	327	6	21 79	1659	.....	".....	1950 00	".....
Cadieux 163.....	".....	858, 859	A, B, C, D, H, I	irreg. irreg.	19700	.....	".....	15000 00	".....
Sherbrooke.....	".....	906	17	23 12	1886	.....	".....	7500 00	
Laval, 80.....	".....	1005	.....	21 3 75	1594	.....	".....	1750 00	
St. Dominique 492-492½.....	".....	1050	.....	38 49	1770	.....	".....	2000 00	
Napoleon 39-41.....	".....	497	.....	20 76	1520	.....	".....	1150 00	
City Hall Ave 356-358.....	".....	487	.....	40 80	3200	.....	".....	4425 00	
City Hall Ave 307-309.....	".....	744	Parts.	24 4 irreg.	3224	.....	".....	4300 00	
St. Denis 358.....	".....	504	14	22 105	2310	.....	".....	2400 00	Retrocession
Iroquois 12-14.....	St. Mary.....	388, 387	Small part.	4 2 irreg.	228	.....	".....	1 00	
St. Alphonse.....	".....	1376, 1379	.....	irreg. irreg.	18192	.....	".....	6000 00	Sheriffs sale
Poupart 40.....	".....	414	.....	76 101 3	7695	.....	".....	4000 00	
Champlain 53-59.....	".....	632	N. E. pt. 16, S. E. pt. 5, S. E. pt. 4	irreg. irreg.	2280	.....	".....	800 00	
Mathieu 273-279.....	".....	1461	9	irreg. irreg.	1673	.....	".....	1600 00	
Nellada 32-34.....	".....	1101	142, 143	76 100	7600	.....	".....	6500 00	
Panet 427-441.....	".....	768	.....	44 45 1	1984	.....	".....	2000 00	
St. Pierre Lane 5-11.....	".....	681	.....	45 90	4050	.....	".....	6000 00	
De Montigny 934-940.....	".....	1362	51	22 80	1760	".....	1250 00	
Iberville 196-198.....	Hochelaga.....	168	1						

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MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.	
				FRONT.	DEPTH.						
Stanley	St. Antoine.	1461	17	21	76	1650	1.25	Vacant	2062 50		
McGill College Ave, 54	"	1411	4	25	100	2512		Building	4500 00	Retrossion.	
" " 54	"	1411	4	25	100	2512		"	5000 00		
St. Martin	"	1615	part	irreg.		2007		"	5300 00		
Mackay	"	1565	22	27	80	2160	1.00	Vacant	2160 00		
Osborne, 78	"	656	part	20	91	1820		Buildings	7500 00		
" 80	"	656	part	40	89	3580		"	10000 00		
" 84	"	657	2	irreg.	irreg.	6701	1.50	Vacant	10051 50		
	"	656	part	40	88	3520		Buildings	10000 00		
McTavish, 20	"	1788	Central	1/2	84	134	11256	"	1 00	Nominal.	
Mountain, 366	"	1708		25	112	2800		"	7100 00		
Osborne, 76	"	656	N. E. Pt.	20	92	1840		"	7500 00		
Stanley	"	1461	16	21	76	1650	1.25	Vacant	2062 00		
Chatham, 115	"	280		36	6	4781		Buildings	200 00	A remere	
Drummond 175	"	1465	1/4 S. E. pt.	20	123	2460		"	10500 00		
" 175	"	1465	1/2 S. E. pt.	20	123	2460		"	10500 00		
Gny	"	1686	part	75	186	13950	1.37 1/2	Vacant	19181 25		
Drummond, 175	"	1465	1/4 S. E. pt.	20	123	2460		Buildings	7000 00		
Mackay, 135	"	1700 1701	A	22	irreg.	2542		"	9000 00		
St. Mark, 9-13	"	1624	6	24	irreg.	2713		"	10200 00		
Gaudry	"	1637	21	20	7	72	1489	"	2300 00		
Pine Ave.	"	1726	Part B	50	4	106	4	5361	1.45	Vacant	7773 45
St. Felix	"	742		34	66	2244		Buildings	2000 00		
Dominion, 71-73	"	86	18	30	90	2700		"	700 00		
St James, 1144	"	111		30	irreg.	2235		"	2700 00		
Sucsex	"	1647 1648	parts	irreg.	irreg.	9272	.75	Vacant	6954 00		
Victoria, 16	"	1339	7	25	96	6	2412	Buildings	1 00	& other considerations	
Congregation & Sebastopol	St. Ann's	290 & 294		irreg.	irreg.	2095		"	628 50		
Queen, 30-36	"	1554		48	82	3936		"	3500 00		
King, 31	"	1568	S. E. 1/2	irreg.	irreg.	2861		"	2100 00		

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Victoria Avenue	Par Montreal.	215	95	50	130	6500	20	Vacant	1500	
Springfield Avenue, 12	"	244	part of 10	19	2	1916		Brick cottage	4000	
Arlington	"	230	15 and 15B	50	122	6100	40	Vacant	2440	
Grosvenor Avenue	"	219	part of 105	25	111	2775	30	"	832 50	
Clandeboye Avenue	"	383	20 to 23	irreg	ular	765	3	70	2625 70	
Greene Avenue	"	384	111	irreg	ular	2912	22 1/2	"	655 20	
Greene Avenue	"	384	114	irreg	ular	3225	30	"	967 50	
Western Avenue	"	215	part of 178	25	129	3225	48	"	1562 50	
Victoria Avenue	"	215	16, 17 and 18	150	135	20250	55 1/2	"	11137 50	
Somerville Avenue	"	244	40	50	101	8	5083	46	"	2345 50
Dorchester	"	383	37A	25	irreg.	3203	90	"	2882 70	
Selby	"	324	125	23	85	9	1972	40 1/2	"	802 50
Greene Avenue	"	360		irreg	ular	8624	71 1/2	"	6164 60	
Hallowell	"	1415	4	irreg	ular	1220		Brick house	2861	
Selby	"	384	125	23	85	9	1972	Buildings	4800	Sheriff's Sale.
Somerville Avenue	"	215	part of 37 to 39	66	120	7920		"	20412 50	
Argyle Avenue	"	282	part of	200	187	6	37500	30	Vacant	11250
Western Avenue	"	301, 300	7	irreg	ular	10848		"	2121 75	
	"	307 & 306	1 & 13							
Dorchester	"	380	11	25	120	4	2990	Buildings	7944 25	
Clandeboye Avenue	"	383	14 & 15	21	4	111	2368	70	Vacant	1656 90
Stayner	"	384	28	28	120	3360		Buildings	6500 388	
Clandeboye Avenue	"	384	part 14	21	111	8	2345	71	Vacant	1666 170 1/2
Belmont, 107	"	1434	178 & 179	irreg	ular	2150		Buildings	3500	
Hallowell	"	941, 1414	and 1416	irreg	ular	221580		Vacant	17500	

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

STREET AND NO.	WARD.	CAD. No.	SUB. No.	FRONT	DEPTH	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
St. Andre and Masque	St. Denis.	325	parts	446	75	33450	21	Vacant	7000 00	
St. Andre	"	325	parts	446	75	33450	30	"	10000 00	
Mount Royal Ave.	"	325	44, 45	48	90	4320		Buildings	15500 00	
Mount Royal Ave. & Sydenham	"	339	parts	irreg.	irreg.	466087		Vacant	32727 42	
Amherst	"	328	213 to 219	175	112	19600	12 3/4	"	2500 00	
Huntley	"	8	part 467	25	100	2500	07 1/2	"	187 50	
St. Denis 1420	"	108	22	40	75	3000		Buildings	3500 00	
St. Andre	"	325	101, 102	47	94	4198	23 1/2	Vacant	1000 00	
Durham	"	339	41	26	91	2366	15	"	350 00	
Maple	"	7	456	25	87	2175	07 1/2	"	163 13	
Boyer	"	5	401	25	114	2850	07 1/2	"	213 75	
St. Andre	"	7	456	25	87	2175		Buildings	350 00	
St. Michel 7	"	218		33	6	57	1910	"	450 00	
Brebeuf 321-323	"	329	181	25	80	2000		"	100 00	a remerc
St. Hubert 2007	"	7	696	25	102	2550		"	500 00	
Perrault	"	325	29	24	85	2040	29	Vacant	600 00	
St. Andre	"	7	603	25	61	1528	06 1/2	"	100 75	
Papineau	"	339	635	26	118	3668	12 1/2	"	460 00	
Perrault	"	325	38	24	85	2040	34	"	700 00	
St. Denis 1402-1408	"	198	19	40	75	3000		Buildings	4000 00	Sheriff's sale
St. Denis	"	196 209	parts	50	irreg.	3175	28	Vacant	900 00	
Carriere 303-319	"	280		irreg.	irreg.	5920		Buildings	1300 00	
Huntley	"	8	pt. 637	25	100	2500	10 1/2	Vacant	262 30	
Manufacturer, 206-204	St. Gabriel	2789		45	100	4500		Buildings	3000 00	
Knox 232	"	3299	128	22	71	1562		"	1200 00	
Rushbrooke	"	3292 3301	parts	112	105	1760	25	Vacant	2940 00	
Chateauguay 140-144	"	2718		45	100	4500		Buildings	4200 00	
Manufacturer 270	"	2564		48	irreg.	4656		"	1150 00	
Ryde	"	3370	88, 89	51	79	4084	05	Vacant	200 00	Retrecession
Rivard 300	St. Jean Bap.	15	393 & 394	40	70	2800		Buildings	760 00	
Dufferin	"	7	207	25	80	2000		Vacant	500 00	
Montana, 290 292	"	10	12				25	Buildings		good consideration
St. Denis	"	15	538, 539	50	100	5000		Vacant	5000 00	
Lasalle Ave.	"	6	112 & 113	48	69	3312	\$1	"	900 00	
Seaton 139-141	"	1	350	25	118	2950	27	Buildings	1650 00	
Chambord	"	6	137, 138	48	70	3360		Vacant	1532 91	
Duluth 409-427	"	438, 439		117	67	7839	45 1/2	Buildings	35000 00	
Mitcheson 60-82	"	& 440								
Berri	"	15	270	20	70	1460		Vacant	700 00	
Sanguinet 834-840	"	15	1073, 1074	40	70	2800	50	Buildings	4500 00	
Laval 510-572	"	15	1162	20	70	1400		"	2100 00	
Brebeuf	"	7	127, 128	50	80	4000		Vacant	1100 00	
Brebeuf 49	"	7	18	25	80	2000	27 1/2	Buildings	1200 00	
Rivard 391 and 393	"	15	248	20	70	1400		"	1600 00	
St. Andre 1090-1092	"	10	172	24	94	2256		"	1825 00	
Berri 976-978	"	15	198	20	60	1200		"	1900 00	
Rivard 391-393	"	15	248	20	70	1400		"	1600 00	
City Hall Ave, 1151-1183	"	15	1149 to 1158	200	64	12800		"	1500 00	
St. Lawrence, 1040-1044	"	425		44	6	180	8010	"	6000 00	
Mitcheson	"									
St. Andre	"	11	33	21	94	1974		Vacant	500 00	
St. Andre	"	11	35	23	94	2162	25	"	600 00	
St. Andre	"	11	50, 51	46	94	4324	27 1/2	"	1000 00	
St. Andre	"	11	50	23	94	2162	23	"	500 00	
St. Andre	"	11	51	23	94	2162	23	"	500 00	
St. Dominique 980-982	"	399		47	82	3854	23	Buildings	2000 00	
Chambord 64-74	"	6	84, 85, 86,	72	70	5040		"	7500 00	
Amherst 1006	"	8	24	25	110	2750		"	3200 00	
St. Germain	Hochelaga.	50	33 & 34	50	100	5000		Vacant	1250 00	
Malborough	"	100		25	100	2500	25	Buildings	1300 00	
Moreau	"	80	23 & 24	96	100	9600		Vacant	2400 00	
Dezery	"	50	89 & pt. 90	irreg.	irreg.	7200		"	1800 00	
Notre-Dame 593-603	"	166	pt. 1	irreg.	irreg.	7641	25	Buildings	7500 00	

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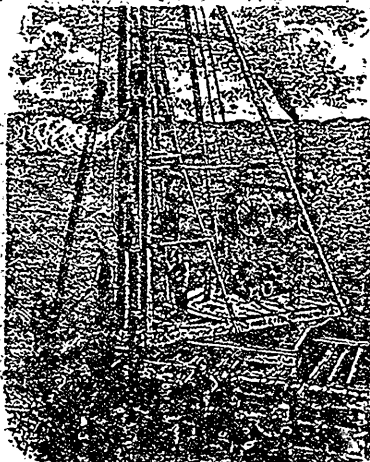
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