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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, August, 1897.

No. 8

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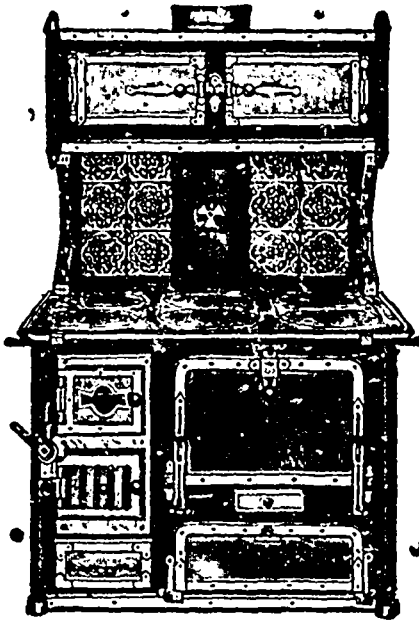
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# Real Estate Record

Vol. 10.

MONTREAL, AUGUST 10th, 1897.

No. 8

## THE Real Estate Record

IS PUBLISHED MONTHLY

181 St. James Street, Montreal.

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## Monthly Review.

The transfer lists for the last few months have been sufficiently large to justify the opinion that the period of apparently hopeless dulness in the real estate market which has been felt so long, has at last given way to better conditions. It will not do however to base too many hopes or calculations, upon the large amounts of transfers recorded during the last three or four months as compared with the corresponding months of the last two years. A good many of the transactions when inquired into closely turn out to be only exchanges of equities, which, although legitimate trading, is not so important an element in the market as straight sales. In the transfers during the month of July St. Jean Baptiste Ward takes the lead both in number and amount of sales. This section of the city, including St. Denis Ward, is steadily growing. One reason why this is not more noticeable is that the City has been spreading in all directions with about equal rapidity. Of late years the electric car facilities have been so impartially extended—excepting up Cotes des Neiges Hill—that houses are being built on every hand.

It is about time that all citizens of Montreal interested in the growth of the city should bestir themselves respecting the harbour improvement question. What makes Montreal what it is, and what will make it the large city that it will be, if it gets any kind of fair play, is its position as the chief port of the Dominion, at the head of ocean navigation. Anything affecting seriously our harbour, cannot fail to affect in its most vital part the growth of the

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city. To an ordinary business man it seems clear that what is wanted is a scientific development of the Harbour in such a manner as to give ample present accommodation where it is really needed, and in the best way; with provision for future extension so as to afford ample facilities as they are needed. The question of affording this accommodation in the best way, is one for civil engineers of well-known ability, independence, and experience in that line of work, who would naturally get all possible information from the people who use the harbour and are interested in having a good one. It would not be considered necessary nor advisable to consult real estate speculators nor out-and-out politicians.

What makes the ordinary business man suspicious of all the changes suggested to Plan Number Six, is the one feature that crops up persistently in the other plans, *i.e.* the feature of reducing now the extent of possible future accommodation in the central portion of the Harbour, by fixing it now so that it cannot possibly be used beyond a certain limit. A useless waste of money would be nothing compared to the irreparable damage that might be done by carrying out such an amended plan. The Ottawa Government will make a tremendous mistake if it counts—in dealing with these Harbour improvements—on the usual apathy of Montrealers as regards their municipal affairs.

There is a fair demand for loans and when the security is ample there is plenty of money at hand at low rates of interest. A first mortgage on Montreal real estate seems to meet the views of many lenders as being safer in the long run than the average of other securities or business investments.

The sales recorded in July, in Maisonneuve, DeLorimier, Mile End Montreal Annex, Cote St. Paul, St. Henry and St. Cunegonde, amount to about \$55,000, of which St. Henry contributed \$18,200, and St. Cunegonde \$17,700.

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

**BEAVER HALL HILL**—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (436-a).

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

**BISHOP STREET**—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements.

There were 151 real estate transfers in the City wards and Town of Westmount recorded at the registry offices during the month of July, the particulars of which are given in other columns, amounting to \$649,020.52.

St Antoine Ward .....	14	\$ 99,405 00
St Ann's Ward.....	5	38,803 40
St James Ward.....	2	46,401 69
St Louis Ward.....	15	59,212 00
St Lawrence Ward.....	14	88,065 41
St Mary's Ward .....	5	20,937 50
East Ward.....	4	8,665 00
St. Jean Baptiste Ward..	32	127,171 85
St. Gabriel Ward .....	18	46,505 60
St. Denis Ward .....	20	40,274 62
Hochelaga Ward.....	9	28,082 20
Westmount .....	18	60,286 25
	151	\$649,020 52

During the corresponding month of last year 121 transfers were recorded, amounting to \$331,904.76.

The real estate mortgage loans, recorded during the month of July in registration division of Montreal West amount to \$591,299.75; of this amount \$484,600 was placed at 4½ per cent. \$69,670 at 5 per cent. \$12,000 at 5½ per cent. \$12,020 at 6 per cent. \$500 at 6½ per cent. \$790 at 8 per cent. \$680 at 12 per cent. and \$11039.75 at a nominal rate.

The 4½ per cent. loans were in four amounts of \$7,000, \$11,600, \$450,000 and 16,000; and the 5 per cent in ten amounts of \$10,000, \$10,000 \$6,000, \$7,000, \$2,000, \$20,000, \$3,000 \$4,000, \$3,600 and \$4,000.

The lenders were:

Estate and Trust Funds.....	\$516,500 00
Insurance Companies .....	17,000 00
Local Institutions .....	4,539 75
Building & Loan Companies..	500 00
Individuals.....	52,760 00
	\$ 591,299 75

In Montreal East the loans recorded amount to \$100,725, of this amount \$26,800 was placed at 5 per cent; \$15,600 at 5½ per cent; \$24,370 at 6 per cent. \$4950 at 7 per cent. and \$29,005 at a nominal rate.

The 5 per cent. loans were in seven amounts of \$1,500, \$4,000, \$3,000, \$3,000, 6,700, \$5,000 and 3,600.

The lenders were:

Local Institutions.....	\$ 24,700 00
Building & Loan Companies	21,400 00
Individuals .....	54,625 00
	\$100,725 00

The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-B).

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

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

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

**CADIEUX STREET**—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,800. (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. (721-3).

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

**CHERRIER STREET**—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1368 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. (830-3)

**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).

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

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

**DORCHESTER STREET**—A semi-detached three-story stone 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. (665-B)

**DORCHESTER STREET**—A large terrace house west of St. Matthew street, with a good stable and lane in the rear. Lot 26 x 158 outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (133-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.)

**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).

The auction sale of nine houses belonging to Estate Mrs. T. W. McConkey, which was held at J. Cradock Simpson & Co's rooms on 28th July, was well attended, but the bidding was very slow and there was not competition enough in most cases to reach even the low upset prices fixed by the executors. The house No. 135 MacKay Street was knocked down at \$9,000, and expenses, and the house No. 103 Drummond Street (the residence of the late Mrs. McConkey), was sold to Mrs. McCready for \$10,850, and auction expenses. The remainder of the properties were withdrawn and are now for private sale.

**Notes.**

The smoke nuisance in St. James Street and Beaver Hall Hill is again requiring attention. No self respecting city should allow any citizen to belch coal smoke into any of its principal streets. It is bad enough to allow smoke to escape in other parts of the city as it does, but to have our principal avenues filled with it is altogether too far behind the times. It should not be long before the entire nuisance is abolished.

Between the denunciation of the Treaties and the Klondike strikes, Canada is getting as good advertizing as she did when the Canadian Pacific railway was pushed to completion. Greater Britain has been relearning her geography lessons this year and Canada is strongly marked in red and gold on the map. This is good national notoriety and should do the country much practical good. One event (the C.P.R.) happened under conservative auspices; the other under the best liberal administration Canada has ever had.

Montreal should now prove that she can be equally prosperous under either regime. We should see that we get our share of that Klondike gold and trim our sails for the new tariff wind blowing. If Montreal does

**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-B).

**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 \$5,250 to \$5,600 (243-a).

**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).

**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 625.

**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-B)

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

**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. (828-B)



**LAGAUCHTIERE 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-B.)

**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 Bertholet street, and some smaller buildings on Mayor street. The whole is 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.)

**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. (795-3).

**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**—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).

its duty as it has in the past the benefits of any improvement in national affairs will surely gravitate to the centre.

The completion of the Lachine hydraulic works and the commencement of the electric war of rates in Montreal marks another important stage in the commercial history of our city, and when the new power from the Richelieu is turned on to Montreal the fight will be on in earnest. These are the contests however that build up a city. We must either go forward or fall behind in the procession, and while we have citizens with sufficient enterprise and capital to carry such works to completion, Montreal need not fear for its commercial supremacy.

Dominion Square will certainly be improved by the opening of the narrow street in rear of the St. Catherine street stores. It should be an ideal site for a first class restaurant and if the new tenant lives up to his opportunities we should have what Montreal has long been in need of, a convenient place where day or night a comfortable meal can be obtained under pleasant circumstances.

Now that the Privy Council has decided in favor of the Lachine Company, let us hope that some progress will be made in the repair of our streets. The only sign of life in road work visible is the paving of Notre Dame West, but as this is a new contract everything of course goes smoothly. Why don't the members of the road Committee vote for the city's interests once in a while just to relieve the monotony.

The new C. P. R. east end station is beginning to assume shape with its pepper box towers and turrets. It certainly has a fine site and the Company should feel grateful to its kind friends the city for its pretty gift. It is evident to every traveler on the C. P. R. from the west that the present Windsor street

**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 \$8760. (697-3).

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

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

**NOTRE DAME STREET, ST. HENRY**—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum. Price \$5100. (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. 811-3.

**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. (819-3).

**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. (100-B)

**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. (153-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-R).

**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).

**SOUVENIR STREET**—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. Only \$5750. (807-8).

terminus is fast becoming too small for its traffic even with its gradual encroachments toward Osbornestreet. The next scheme it is supposed will be the connection of two stations by an elevated road with a by station at Victoria Square. Provided the route lay outside the larger streets, we think the connection could be made cheaper now than when the Windsor Station was built.

It is pretty generally admitted that the legal department at the City Hall requires reorganization. More actual work is required there now than the present staff can accomplish, even supposing that the whole time and attention of the chief was given to the work which is not by any means the case. If new appointments are to be made, let the office be cut in two and divided equally between an English and French chief, both of the younger generation and both men of good record.

We have not heard that Mr. Choquette is unfitted for the position. Well let us good as English attorney be appointed an co-adjutor. There is work enough for both we regret to say and will probably be for the remainder of their natural lives especially if they devote their whole energies to unravelling the city's affairs in which case they will probably die young of over-work.

#### NOOKS AND CORNERS FOR AUGUST.

BY MRS. OLIVER BELL BUNCE.

Is August any more the month of pretty nooks and comfortable corners than the rest of the warm days in summer? Hardly so; and yet perhaps the stay-at-home or the woman who returns after a vacation of four weeks in July congratulates herself at least that the best part of the warm weather is over and the nights in the cool atmosphere have become refreshing. Now, to those people who by business or lack of means cannot indulge themselves in a summer vacation, a way can be provided to alleviate their sufferings if a coolness of furnishings is made apparent and a method devised for a cool nook even in rooms where the morning sun shines forth in all its refulgent rays until late at noon.

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

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

**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. (637-8).

**SEYMOUR AVENUE**—A handsome stone front cottage with extension kitchen, cemented cellar baser it, 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. (815-8).

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

**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 5 feet x 128 feet. Price, only \$9,000. (120-B).

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

**SHUTER STREET**—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 53 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 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).

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

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

**ST. CATHERINE STREET**—A comfortable stone front house, near 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. (573-3).

**ST. CATHERINE STREET**—A hand some 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)

Somewhere in Nantucket, Massachusetts, a man invented a summer bed, part lounge and part hammock, which for every hour of the day served for the occupant an admirable purpose. This affair was made of striped canvas, trimmed gaily in red and blue fringe finely ornamented with deep ruffles and good-sized innumerable pillows. It could be placed at any angle in a room and for an invalid was a desirable need, filling all the requirements of an ordinary bed. Having been adopted by a personal friend, I naturally spent some hours now and then in what she called "her sunny morning nook." It was a big room most sparingly furnished, and devoid of every line in upholstery, decoration and the like. The floor was painted in a sage green, light in color and here and there a rug of no particular pattern, but which gave that bit of color so acceptable to the eye. At the foot of this hammock-bed was a table filled with all the appointments of the day in reading, sewing and the like, and a longside of this manufactured comfort was a Turkish stool of ample size for the ever useful tea service, and being confined to her room most of the time she was as comfortable as comfortable could be.

Furnishings for all summer rooms should be light in form, simple in character, in excellent patterns, which are neither pronounced nor otherwise. For a wall dressing what is better than a paper in creams on which there is a delicate blue, a slight figure, scroll in effect, or some restful device which is tasteful but not obtrusive? The flower scheme lies in the frieze which is a strong one and ornamental. As for floor coverings, the matting fills every need. Some years ago a sample of matting was made by a wholesale carpet firm which was so thick, so rosy, so durable in style that when laid it proved one of the most artistic affairs ever put on the market. To make it pay the price was averaged at twenty dollars a roll, but in wear it even surpassed the cocoa matting—that substantial fabric of summer make. Its colors were a rich blue figure on a white background and when laid had all the qualities of the finest carpet, but being of such an enormous price it failed as a staple in trade, and so was abandoned after the two pieces were made. White enameled furniture takes this year precedent in all summer furnishings and is now highly ornamented with wreaths of roses, prettily Dutch landscape, with windmills and the like. Then often a conventional figure is given in gilt, with an addition of delicate tans, which produce a very charming effect. Sash curtains for the warm days may be omitted, but if preferred they should be the most delicate of fish nets, scrim in which there are big dots, or a yard of delicate yellow silk which ornaments only the far end of the windows' woodwork. As for draperies to doors the cretonne is by far the best, and can be taken down, shaken easily, and meet all the requirements however elegant the furnishings may be. The one thing should be considered, that tints, however beautiful, if strong in character, should for the August days lie fallow, the one object being thought of re-

**ST. DENIS STREET**—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,000. (841-3.)

**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. (698-3).

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

**ST. DOMINIQUE STREET.**—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. (819-3).

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

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

**ST. 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. (835-3.)

**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.

**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. (689-3.)

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

**ST MARTIN & MORLAND SREETS.**—A block of stone cottages, making a compact and safe investment for a moderate capital. Would be exchanged for other suitable property. (283-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. (181-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. (763-3.)

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

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

**UNION AVENUE**—One of the best positions in the city for a medical man; a fine cut stone front house, 30

feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A.)

pose to mind and body, which for the summer is the all-absorbing duty.

Of course there are souls in this big world who know the value of retirement and who after awhile find a place for themselves where the pure air of heaven is felt even at the expense of many steps and hard climbing. There are people who own a roof garden on the top of some high city building, and spend, when at leisure, there many hours. Such a one has been built by Miss Mary Gay Humphreys, the well-known *litterateur*, on the top of one of our big apartment houses. As you ascend the elevator of the Windermere you finally reach the top story, and along the narrow hall you see from one of the smaller places a ladder. A cheery voice cries out, "Come up, my dear, into the sky parlor." Up you go, and find yourself in a small square room on the roof where the blue sky and the hostess welcome you right heartily. This affair is built of rough pine and on all four sides are windows in small panes, which naturally give a picturesque effect, each one being beautifully ornamented by a box of growing plants, the geranium being queen of them all. For a floor covering there is a spread of artistic matting, and over it a rug in bright colors in red and brown, the pretty windows well equipped in very narrow curtains of Japanese crêpe. On one side of this small space is a good honest lounge well fitted up by a cover in blue, and innumerable pillows that make an excellent resting-place for this high-up den. Near the opening of these steep stairs is a table on which is a lamp, some books and the ever-ready tea service. Near this is an armchair, and a short distance away is a book-case. On the walls are pictures, a bracket or two, and comfort reigns there supreme.

This bright little woman declares that her repose is complete, and that inspiration is given from the blue of the sky; that the street below, with its hurry and skurry, disturbs her not, and that either winter or summer the charm of her eyrie is enhanced by the great snow storms which ascend in flakes, making her study a veritable mountain side, or by the gentle summer rain that refreshes and gives to the atmosphere a sweet and delicious odor, a boon to the city dweller in the summer weather.

Five people out of ten decry the backyard of the city house. It is hot and untenable, but only because it is made so by the occupant. Nowadays this neglected luxury has come to the front and before the outgoing in the summer time and so on in the autumn and until the winter fairly sets in a way has been provided to make it the children's play-house. In Germany a load of sand is brought in and placed in one corner of the yard, and the children are furnished with pails, shovels, sand-moulds and all the paraphernalia of seashore amusements, so that in the cool of the morning or afternoon the corner is one to be greatly enjoyed. In France if only there is one tree in the garden its shade forms for the family a sitting-out place. Supper is served

feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and particulars. (411-A.)

**UNIVERSITY STREET**—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9000 to a prompt buyer.

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

**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 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. (781-3.)

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

**BEAVER HALL HILL LAND LAGAUCH-ETIBKE 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. (131½-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.

**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).

there and various occupations are carried on in the early or late morning hours.

City piazzas for the most part of them are poorly equipped places. To make them desirable a corner should be partitioned off and fitted up in room-like effect, with a wicker lounge, two chairs, one small table, and a high screen, with an inside pocket. This space can be covered by a canvas awning which can be adjusted at will. A hammock in gay colors can be hung not far away, with a stoop seat here and there so that the porch becomes the living-room in the waking hours.

But when a cosy nook or pretty corner in genuine is shape desired then the country is the place where it can be found. Sometimes it is a bay window, often a small room off the library, many times the little verandah which bulges out from the second story, or under a big tree where an out-of-door place is made by its drooping branches.

Many of the artistic country homes nowadays are built to ensure for each room the cosy nook well appointed in all its details. In one house a tea corner is formed by a pretty arrangement of a cretonne lounge with wide cushions and large generous pillows that rest against the wall in a careless way. Another is a collection of fan palms in big yellow china receptacles with space enough for one ample wicker chair and the light softened by an outside awning in broad yellow and white stripes.

In this pretty home there are surprises everywhere. In a small room just off the library is what the mistress of this charming domain calls her sewing corner—one window of splendid width and flanked on each side by smaller ones, which are decorated by pottery vases in whose tints are iridescent colors and filled with the Wandering Jew, a plant that will live anywhere even if only half well treated. When in full bloom it is very attractive, bearing a small pretty blue flower in an orchid shape. In this place there was the table and sewing-chair, an embroidery screen and all the implements for a morning of household work.

Ascending the stairs we are ushered into the guests' room, which is paneled in a French treatment of big squares of roses with their leaves and buds set in a narrow moulding which serves as a frame for the sage-color paper background. This place is a veritable summer cool effect in white furniture, Swiss dressing-glass, enameled chair and brass bed, in which a valance for the edge is the dainty scheme. Pretty little water colors of country scenes are delightfully framed in a simple white band, touched very gingerly in gilt. On the floor is a cream matting, set off by a fur rug in white tones, and the windows are furnished in a delicately dotted muslin in which there is no color at all. The owner told us that this summer dressing had been given only for the warm days, and had been a success for visitors who felt keenly the heat and its discomforts.

The man's den in this house was a window corner, a cosy spot of which was large enough to admit of a desk, a chair and a small book-case, and this also was charmingly screened by a Venetian blind. But the country house

**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

**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).

**DELISLE 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 154867 feet of land with the buildings thereon erected viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)

**DORCHESTER STREET** (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 108 feet on Dorchester street. A unique location, for price call at office. (118-2).

**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).

**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. (359-3).

**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. (443-a).

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

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

**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).

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

**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. (2413)

**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 88 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).

**RICHELIEU 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

is a large one, and as the rooms are plenty, possibilities are great.

Of course the tea house or the chalet outdoors is the very often cosy nook for the August month. These chalets or lean-tos are merely roofs which rest on four stout poles, tilted a good deal in the back, and admit of much decoration. For a person of artistic taste they can be made a bower of beauty by giving the roof a mass of green and twining the poles with running vines and a garniture of big ferns. These affairs can have a canvas curtain on all four sides, which can be adjusted at will to keep out either the sun, heat or rain. In the centre can be placed a rustic table, some chairs of simple make, and as a floor covering there can be a good cocoa matting or perhaps a flooring of fine stones which will be acceptable for the feet. Any of these small nooks will serve as a tea place or booths which will be of use when a fête champêtre is on the carpet. For a country house of large dimensions these lean-tos can number three and serve any purpose for an outdoor social affair.

But after all there are so many materials in the way of piazza decorations, cool effects for all rooms, and stuffs suitable for big country halls, that for the cosy nook inside or out the furnishings can be artistic in every sense of the word so that a woman indeed must be one of very poor taste who fails to understand all the requirements of these delectable spots, and if a tasteful furniture is given, the inexpensive will prove just as useful and as decorative as those of more expensive make.

#### NATURE IN A CITY YARD.

CHARLES M. SKINNER.

SUMMER.

What a wonder it is that people who like flowers do not make more of the wild ones! Take the dandelion, noblest of the early blooms and the only fearless one, and what might not be made of it? Fancy a window full of these golden disks in winter! I chose one of these plants out of half a hundred in our yard one spring, and made an aristocrat of it for a month not taking it from its place, but merely giving it extra attention. It had manure-water now and then, it was sprinkled every evening, broken and faded leaves were picked off, and an effort was made to keep down the florescence. Our dog, Arthur, and even Skimplejinks, the cat interfered to some degree with the experiment; but even after many leaves and blossoms had been tore off, the plant formed a heavy mat of green, and the flower heads though, not large were numerous. It was not so successful a dandelion—absurd corruption of *dent de lion*—as one can often find by the wayside, but it was the best in our yard. There was one that bore twenty-five heads of flowers at a time, yet the plant was so small that I could cover it with my hands. Dandelion roots are so long that they do not take kindly to the restraints of civilization. I put a small one into a pot about six inches deep, which I plunged in one of the

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. (293-A).

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

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

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

**ST. CATHERINE STREET**—A lot of land in vicinity of Pélé Street, 53 feet by 102 feet 6 inches, with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3).

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

**ST. CATHERINE STREET, corner of Mackay street**—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a).

**ST. CATHERINE 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. (38-3).

**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. Lou Square—choice building lots, 100' x 40' deep. Among the best mod. ate 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**—► 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. (827-3.)

**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. (831-3.)

## 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 stable 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.

J. CRADOCK SIMPSON & CO.

beds. Through the hole in the bottom the roots cast many threads that had to be torn when it was taken up for winter housing, but the plant bloomed in captivity.

Speaking of cultivated plants, I brought in a cinquefoil from the vacant lot across the way, potted it and sank it in a bed to see if cultivation would improve it. I believe it did a little. On taking it up, I was surprised to find the interior of the pot lined with tough pale brown paper, so that when the plant was pulled out it brought this paper with it, a perfect cast of the pot. I was sure I had put nothing into it but earth, and a chip of brick to secure drainage, and this phenomenon puzzled me. I tore up the wrapping and discovered that it was connected by many threads with the roots of the plant. The mystery was solved: the paper was a sheet of rootlets. The pot was small and so, in their effort to get out and drink the rootlets had gone up and down the inner side, weaving a fine sheath for the bit of earth in which the cinquefoil had been set. It is an odd fact that some domesticated plants do not flower until they are pot-bound.

Not all wild flowers submit to care. They get into wrong soils and situations, and plants do not survive misfits so well as men. Few of us are where or what we want to be, and the world is full of round holes with square human pegs in them. If a plant is not rightly placed, it simply dies and gets out of its trouble. Yet sometimes when we think it dead, it is only invalidated and is biding its time. It is a plant that loves sand and sun, and has got into a shaded piece of muck; or it wants shade and repose, and its foothold is hot and windy: but a few days of drought or rain, or warmth or coolness, will revive the forlorn little thing, and it pops back into daylight once more, puzzled, maybe, but robust and glad.

And how seldom has a misplaced man an experience like this! Even our yard is not a hermitage. If only the jangle of the door-bell did not penetrate to this seclusion of phlox and petunias! It is the world's demand to be let in to play the spy and gossip. It is the analogue of the Westerner who, finding a cabin in the wilderness with curtains drawn, reached through the window and bushed them aside, inquiring, "What's going on here so darned private?" In a sense it reminds us of an alleged and supposititious duty that we owe to the world; something too much of our debt to the world, and of our claims upon it; something too much of dragging into the scielistic socialism of the time—a blind reaching for more and mere animal comforts. If he absolve the world from its part in the conventional arrangement, the world must do the like for him, even though, in loving nature more than man, one resigns some of his humanity, and shapes his destiny to larger, rougher, more unshapely ends than those of his fellows. Mount-ains become more than people to him, so he goes back to primal strength and eke to savagery.

We are afraid of unpopularity—shockingly afraid. We would rather be wrong than un-

## Houses and Building Lots

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).

**BELMONT AVENUE**—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet; well situated and commanding a magnificent view; the best speculative blocks in the

**BURTON AVENUE.**—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156 B 1.)

**CAMPBELL 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).

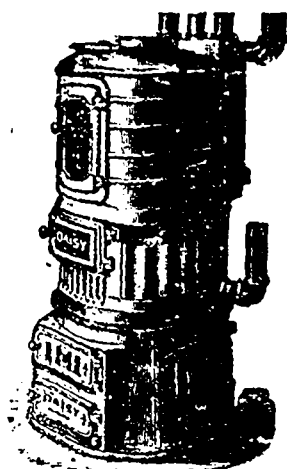
**COTE ST. ANTOINE ROAD**, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

**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).



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**HEATERS**

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SPECIALTY: Fine hardwood  
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Roofing Materials of all  
 kinds always on hand.

A Wool Felts,  
 Asphalts,  
 Granite Gravel,

—AND—  
 Our Patent Victoria  
 Cement a Specialty





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

**DORCHESTER STREET**.—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)

**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**.—Handsoms grey 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. (180-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**—Handsoms 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. (738-3).

**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**—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).

**MOUNT 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).

usual. Unconventionality is a greater offense than sin. Litter the street with rubbish, breed contagion in the neighborhood, be a prize-fighter or an alderman, swindle your friend in a stock deal, and the law will not trouble you; but cut the two buttons from the back of your coat, let your hair grow, wear sandals bring your favorite hippopotamus into the house, leave off a crinoline or bustle when those horrors are rife, and, whew! the gabble and the scolding! The laws laid down by Mrs Grundy are the most stringent of all laws. Shall we ever wake up and do our own thinking? Let loose a Luther, or Bellamy, or Marx and what a coil! Because they tell something that the others have not told. How afraid we have been of science because its facts disagree with the whimsies we have been expecting it to prove! We ought to love a revolutionist, even one of destructive theories, because he puts life enough into us to make us complain, at all events.

Look at the superstitions that have laid hold on us—superstitions about wealth and society, and other superstitions about equality; superstitions about secret fraternities and spring medicine, equinoctial storms and amber beads, goose-bones, Bhagavat Gitas, unlucky Fridays, and night air. Superstition is a roundabout process of false reasoning; and it is harder to reason falsely than right; yet see how we keep on doing it. Let one man swear that thirteen is an unlucky number and you will have to disprove it thirteen times to prevent an epidemic of belief. It all comes through fear, and dates back to the time when fear was a proper and self preservative condition among men. It kept them at a safe distance from each other and from mososaurs and mastodons. Most people have to be afraid of something in order to keep their moral balance. Among the roughs this fetish is the police, among the better sort it is the law, government, and governors; and when you meet people who think disrespectful things of honorable bar-keepers and the equator, you will find them cringing before an Idea; their own Idea, too. As to—

Ah, I see what's the matter. The thermometer in my yard marks 98° in the shade, and the humidity is about 80. States of mind are likely to happen in a city summer. I will get out the hose and will spray the grass. Its brightening color will bring up visions of the country.

Since the yard has been watered regularly toadstools have increased in number. There are at least two varieties, and on some days the ground is dotted with them. The beds that contain the heavier plants, which cast deep shadows, are rife with *Crucibulum vulgare*, the oddest fungus that grows. At first it was mistaken for the seed-cup of the portulaca, left from last year, for it is dry and rusty looking; but the appearance of new ones, and their change from balls to bowls, did away with that notion. The cup is one third to one half an inch in diameter, and holds what appear to be black seeds. They are not seeds however, but spore-cases, lightly held to the cup by white threads, and quite like eggs in a nest.

**MOUNT ROYAL VALE**.—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (160-B.)

**MOUNTAIN AVENUE**—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (180-B).

**OLIVIER AVENUE**—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (128-B).

**ROSEMOUNT AVENUE**—A detached brick residence on lot 87¼ 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.

**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.

**SHERBROOKE STREET**—A handsome pressed brick front house, lot 44 feet front, house 28 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-8).

**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—140 B.

**ST. CATHERINE STREET**—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (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. (838-3.)

**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. (82-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.

**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.

**UPPER LANSLOWNE AVENUE**—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in 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 60 x 100. Price, \$10,000.

**WESTERN AVENUE**—Two fine building lots, corner of Elm Avenue, 7 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 bedrooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required.

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

These fungi and oddities always make us look into them. Flax-blooms and their like are monotonously perfect—classic. The classic is the perfection of the regular. The picturesque, on the contrary, is delight in the irregular. Ragged vegetation is picturesque; so are the woods; so are orchids and cacti. Gardens are introductions of the classic into nature—the humanizing of nature. It depends on the humanizer whether the process is quietly submitted to or not. But I am glad to see that parks and gardens are no longer "slicked up" as they used to be. Vain man has discovered that nature can do some things well. For two thousand years we have been influenced in matters of form by the Greeks. The Greeks are a little too perfect for some moods. Their work has not enough in reserve. It is like Mozart's music, all light and no shade. Let us have some rudenesses and weaknesses. Let us be grandly and gloomily Gothic, once in a while.

Yet the Parthenon has subtle and intentional irregularities. There is not a line in it which is mathematically straight. Its architects must have studied the charm of diversity and taken lessons from the flowers and trees. Nothing exactly conforms to rule, and sometimes rule is set at naught. For instance, I have seen this summer a double wild cherry—two stones and one stem—a pear growing absolutely upright, and flowers that freaked unaccountably in shape and color. Such things emphasize a general regularity, yet we are pleased with the latent chance of divergence: it gives latitude. Indeed in all forms and expressions of worth and beauty we swerve from our original aim and bend toward its opposite. Painting that has no temper of breadth, tone, sobriety—repellent things to the new eye,—how sugary, thin, and pretty-pretty it is! In music we would tire of major harmonies forever, and want a season of minor, which is nearer to discord,—yes, and even a diminished chord and discord itself for contrast's sake. We do not take our colors in prismatic purity; we do not want our sculpture, bronze, and porcelains in weak, smooth forms. The palate objects to pure sugar, and will have a hint of acid or of bitterness. Man will not be led wholly by his senses, not suffer himself to be confined by their experience. Especially in the outer world should he be willing to merge his prejudice, for when he is fairly and sympathetically in the heart of nature he does not find its spirit reserved and distant, as one philosopher declares it to be, but close and loveable and as near frank as it can be in silence. Its magnificences are human.

Say, rather, our humanity still finds itself a brother to it. Carlyle and some others who are interested only in men complain if one writes of scenery: as if Thoreau's rhapsodies and Burroughs's studies and Blackmore's descriptions were not as well worth the effort as Carlyle's dyspeptic grumbles at the very fellows who entertained him. The vanity of men in claiming to be all! As if there would be no bears or turtles to enjoy the world if man were

## 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 Richelieu station, (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

**COTE DES NEIGES 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 "Fern-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. (168-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).

**GEORCEVILLE, 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. (183-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. (428-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.

**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 boat house, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office.

**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., 3 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. (352-2)

**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)

not on hand to oversee them! Man's study is himself? Well, perhaps; but how can he know himself if he fails to know that grander, finer, more enduring creation that has spawned him on this drifting globule of matter? In nature we touch life. The world's—creation's—vital juices course in every sapling. In the animals who have shaken their roots loose and gambol among the fields those juices are stronger than among those who have walled and shedded themselves away from the earth, air and light,—men and barnables,—and delivered themselves to abstractions. The sun! Light! Heat! Let us go to the source. Let us be Parsees. Be distant with men, once in a while, for sanity's sake. Let their tumult come to you softened, as their Sunday bells sound across the fields. Then they too, will seem to fit into the scheme of things, which is all beauty, except where man has made it otherwise.

And I cannot think our yard is otherwise in its dress of flowers this summer.

CONCLUDED.

#### LAND MORTGAGE BANKS.

An experiment in the way of agricultural financing is about to be offered for the sanction of Congress, whose future will be watched with interest by bankers and loan companies in this country. It is the proposed formation, under an Act of Congress, of a gigantic corporation with a large capital for the sole purpose of loaning money to the owners of agricultural land. If it should ever crystalize into an accomplished fact the institution is to have agencies in every part of the country, and is to charge an extremely low rate of interest on the loans it makes, so that borrowers from it shall be accommodated not only to the full extent of their needs, but on the easiest imaginable terms. In fact it is an effort to establish on this continent a State aided land mortgage bank, a form of paternal legislation which has always been a favorite with agricultural orators. The scheme is by no means a new one. Institutions for making loans to agricultural landowners were found in Germany as long ago as the reign of Frederick the Great, who gave to the first one, established in Silesia in 1769, a subvention at 2 per cent. of 300,000 thalers or \$225,000 of our money. Similar institutions in other Prussian provinces and in Austria, Denmark, and Poland were soon afterwards established, many of which still survive and flourish. They are simple associations of land owners, neighbors to one another, who advance to their individual members their joint obligations, taking as security mortgages on the borrower's land and buildings. These obligations are negotiable, and the borrower disposes of them for money on the best terms he can obtain, selling them sometimes at a discount and sometimes at a premium. The lenders, being jointly liable for their obligations, take care that the security for them is sufficient, and thus they usually command general confidence.

To these mutual loaning associations have

**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. (167-B.)

**ST. HILAIRE**—28 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-B).

#### SIMPLICITY IN ARCHITECTURE.

At this day there is coming, even if slow, a general recognition that the best and most imposing effects in architecture are provided by simple and chaste designs. In house buildings the external ornamentation may safely be left to the competent architect. When one of these offend, it is usually because a particular patron objects to too much plainness and wishes to carry out his own fancies.—*Chicago Record.*

#### ADVERTISING BREVETIES.

JED SCARBORO.

When you have a line of goods with tempting prices give them a prominent position where people can't miss seeing them as they pass your window. That is the sort of advertising that never fails to sell goods. There is no experiment about such a method.

There are times when it pays to make a mistake in advertising, and frankly confess it. The confession is what does the trick, however. An honest confession is not only good for the soul, but it is a tonic to weakened confidence.

Because a merchant is honest it doesn't necessarily follow that he should keep spouting the fact in so many words through his advertising. If he's fair and square folks will find it out at his counter.

The power of a wedge is in proportion to its sharpness. The same can be said of an advertisement. It should have point enough to force its way into public indifference and the friction of facts to make it stick after it has entered.

## LAKE ST. LOUIS.

### Farm for Sale.

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

## Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

**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. (32 by 80-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 \$8000; 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.

**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, beauti-

ful 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.

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).

been added in Germany during the last half century, incorporated companies called mortgage banks, which perform a service similar to that of the land owners' associations. They have a subscribed capital and pay dividends to their shareholders, the entire capital being responsible for the obligations they put out. Their number has very largely increased since 1860, and the function they perform in German finance is very important. In France the necessities of the agriculturist led in 1850 to the incorporation, by imperial decree, of the "Credit Foncier," likewise intended to furnish to agricultural borrowers the capital they desired. This institution, however, found it more profitable to invest its money in loans to cities like Paris and elsewhere, so that in 1861 the "Credit Agricole," was formed, especially for the benefit of agriculturists, but even this has found employment in strictly agricultural loans for only a portion of its funds.

On this continent, moreover, the results of lending money on farm mortgages have not always been satisfactory. It is true that in this country loan societies have done fairly well. But it must be remembered that they do not deal with agricultural loans exclusively, as the proposed corporation is to do. They lend largely on civic property and other real estate, and do practically a banking business as well. Their importance is shown by the fact that, at the close of 1894, they had lent out \$116,810,000 on real estate valued at \$225,046,000, or to nearly 25 per cent, of its value, while the conservative character of the business they transacted was proved by the fact that only 2.78 per cent of their loans were overdue. In the United States the results have not been so favorable. During the past five years besides the companies expressly devoted to lending money on farm mortgages, numerous Eastern savings banks invested largely in such securities, and private capitalists did the same. How many million of dollars of Eastern money were thus poured out in the West and the South has never been accurately computed, but the census of 1890 reports the total amount of mortgages on farm land in force on January 1 of that year in States west of New York and south of Maryland at \$1,770,000,000. How much also, of this amount has been irretrievably lost, no statistics show, but the number of Eastern investors who were inveigled into lending most of it, and have never got back either principal or interest is very large. Land in the Western and Southern States where Populist legislatures hold sway, is of too uncertain a market value, and the sale of it under foreclosure is embarrassed with too many legal difficulties for it to be a satisfactory security for loans. The borrower on it is too often unmindful of his duty to the lender, and pays him or not just as he may find it convenient. He can occupy the mortgaged farm for years and reap its products without even discharging the taxes on it, or he can abandon it altogether, and leave his creditors only the semblance of value without any underlying reality. Thus the result of lending money on farm mortgages in the

ful 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.

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.

### TO LET

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

J. CRADOCK SIMPSON & Co

181 ST JAMES STREET.

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

United States has not been such as to inspire capitalist with a desire to repeat and enlarge their experience.

Whether a State-aided enterprise, like the one suggested, can render lucrative what private enterprise has found to be unprofitable, remains yet to be seen. Like all experiments in the world of finance its prospects must necessarily be problematical. If it can be run on purely business principles, with the dual advantage of large capitalization and expert management, it may prove a powerful stimulant to agriculture and fulfil all the rosy anticipations of its promoters.

#### IVY MAKES DRY WALLS.

A recent author shows, says the *Industrial World*, that a prevalent notion that the Japan ivy and similar plants which cling to the wall by rootlets make the walls damp is the reverse of the fact. Tons of water are evaporated daily from these leaves in the growing season—an amount which is almost impossible they could draw from the earth through stems which at the ground are seldom thicker than one's finger. The rootlets suck water from walls to help supply this waste; besides they cool walls by their shade in summer. The action of the famous English ivy on ruins is referred to as practical proof of the drying character of these rootlets; the mortar is so hard and dry that it is difficult to demolish these walls. If these branches are allowed to get into gutters or other water conduits, so as to choke the flow in heavy rains, it is said the walls may be rendered damp, but not by the mere clinging to the walls of the plants themselves.

#### GROWTH OF CITIES.

In a recent lecture by Dr. Sedlaczek of Buda Pesth, he produced statistics of the world since 1800. The population of Amsterdam, Birmingham, Brussels, Manchester and Rome doubled in that period; Copenhagen and Marsailles have now a population three times as large as at the beginning of this century; London, Lyons, Paris, St. Petersburg and Prague have quadrupled the number of inhabitants within the last 90 years; Breslau, Dresden, Hamburg, Cologne and Vienna have five times as many people; Leeds, Liverpool and Warsaw six times as many; Glasgow and Sheffield, seven times as many; Munich, eight times as many; Berlin, Buda Pesth and Leipsic, nine times as many; Baltimore, 10 times as many; New York and Philadelphia, 25 times as many; Chicago, 245 times, and Brooklyn, 339 times as many as 90 years ago. Dublin, while slightly larger now than 90 years ago, has lost 17,000 inhabitants within the last 40 years, and is the only large city in Europe which shows a retrograde movement in population.

#### SATISFACTORY HOMES.

If women who have houses built for them would always go carefully over the plans to see that they were adapted to their convenience, and insist that all inconveniences discovered should be altered until they meet their needs, we should have many more satisfactory homes. One of the evils discovered in many houses after they are finished is that there is no space wide enough for a bed, so that it can stand out of a corner, and also out of a draught, with the light entering the room in the proper direction so that the sun will not waken the sleeper too early in the morning. Shelves in closets are placed so high that a step-ladder is often necessary in order to reach them; doors are swung in the wrong direction; fireplaces are in dark corners where it is impossible to get warmth as well as light; laundries are too dark for the laundress to know whether or not the linen is properly washed; closets that might well be large and ventilated by a window are small and airtight; mouldings about doors and elsewhere are made ornamental with grooves that catch the dust. All these things can usually be remedied without much extra expense, but it is the experience of most persons that they must be thought of by a woman who is to occupy the house, and not left to the architect or the builder. — *N. Y. Post.*

#### THE DANGERS OF A SCRATCH.

Scarcely a day passes that many persons do not, in some way or other, get a scratch a small cut or a bruise that may break the skin. In most instances not the slightest attention is paid to this beyond the temporary annoyance of the pain and the possible irritation when the hands are put into water, or some subsequent blow in the same spot brings an exclamation on account of the hurt. This, while a common practice, is by no means a wise one.

The air is full of floating disease-germs, especially the air of cities and towns, and an injury of this sort, be it ever so slight, might furnish excellent breeding-ground for some deadly bacteria.

It is a good plan always to keep a bottle of prepared carbolic acid and glycerine, and frequently touch all bruises or sore spots with it. This is one of the most convenient and effective germicides imaginable.

It is believed that many cases of fever and other serious ailments can be contracted by a floating germ coming in contact with the abraded skin. Once snugly lodged in this most congenial dwelling-place, the germ multiplies with amazing rapidity and soon overruns the entire system. Therefore, whenever there is a bruise or a scratch, or any injury of this sort, germicidal applications should be at once resorted to.—*Ex.*

#### AN IMPORTANT CHANGE.

THE LAW OF LAST SESSION AS TO COMMUNITY TO GO INTO FORCE.

The Quebec Government has resolved to put into force the act of the last session of the Legislature to abolish the continuation of community, and to create usufruct in certain cases, and a proclamation to that effect has been issued. The act provides as follows:—

1. Article from 1323 to 1337, both inclusive, of the Civic Code, are repealed and replaced by the following:

"1323. After the dissolution of the community by death, and in the absence of any will to the contrary the surviving consort has the enjoyment of the property of the community coming to their children from the deceased consort; such usufruct lasts as to each child until he is of the age of eighteen years, or until he is emancipated.

1324. The obligations incurred by this enjoyment are:

1. Those to which usufructuaries are held;
2. The food, maintenance and education of the children, according to their fortune;
3. The payment of arrears of interest on capital;
4. The funeral expenses and those of the last illness of the predeceased consort.

"1325. This enjoyment ceases in the event of a second marriage.

"1326. It does not extend to the property given or bequeathed upon the express conclusion that the father and mothers shall not enjoy it.

"1327. Within the three months next after the decease of one of the consorts, the survivor is obliged to make an inventory of the common property and effects.

"1328. The inventory must be authentic, be made in the presence of a person qualified to contest, and be judicially closed within three months after its completion.

"1329. The survivor, upon petition presented to a judge of the Superior Court within the delay fixed by article 1327, may, in the discretion of the judge, obtain an enlargement of the said delay.

"1330. The want of an inventory within the delay mentioned causes the surviving consort to lose the enjoyment of the revenue of his minor children.

"1331. The subrogate tutor, who has no compelled the survivor to make an inventory within the delay, is jointly and severally responsible with him for all the condemnations that may be pronounced in favor of the minors.

"1332. The subrogate tutor may demand that the usufruct by the surviving consort to cease, if the latter does not fulfil the above obligations resulting from his usufruct.

In default of the subrogate tutor so demanding that the usufruct do cease, any relation of the minor to the degree of cousin german inclusive, may demand the appointment of a tutor ad hoc for the purpose of prosecuting such demand.

2. This act shall not affect pending cases.

"*Montreal Gazette.*"

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VALUATOR.

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Montreal.

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

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All Kinds and Sizes on Hand.

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White Wood, Pine, Spruce, Hemlock, Birch,  
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A FULL STOCK OF

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**PINE, SPRUCE, HEMLOCK,**  
Prepared Lumber.

FLOORING OF ALL THICKNESSES.

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## E. C. Mount & Co.,

Plumbers, Gas and Steam Fitters,  
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Ventilation, Electrical and Mechanical  
Bells and Annunciators Fitted.

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Branch: 31 Cote St. Antoine Road, Westmount.

# REAL ESTATE TRANSFERS RECORDED IN JULY, 1897.

## MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
deMontigny, 622-628 .....	St. Mary's...	499	28 & 29	23	irreg.	4556	.....	Buildings.....	1587 50	¼ of Retrocession. A Reméré.
Parthenais .....	" .....	1495	part	25	170	4750	08 ½	Vacant.....	400 00	
Dorchester, 176a, 178a } Plessis, 38 .....	" .....	264	½ of	irreg.	irreg.	950	.....	Buildings.....	500 00	Right in
Champlain, 134.....	" .....	652	.....	irreg.	irreg.	4746	.....	Buildings in erection .	2500 00	
Shaw, 260-276 .....	" .....	584	.....	.....	.....	.....	.....	.....	.....	.....
	" .....	585	part of	112	6	76	8550	.....	16000 00	.....
	" .....	583	.....	.....	.....	.....	.....	.....	.....	.....
deMontigny, 1208-1218 ...	St. Louis.....	449	part	83	61	4	5090	.....	2250 00	Cession.
City Hall ave 21-21a.....	" .....	29	.....	23	3	irreg.	1700	.....	3000 00	
Norbert, 60-68 .....	" .....	756 & 757	.....	irreg.	irreg.	7422	.....	.....	8000 00	.....
Cadieux, 435-441 .....	" .....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Cadieux, 791-797 .....	" .....	923	S. W. II. pt.	34	3	75	2569	.....	4500 00	.....
Fortier, 78-86 .....	" .....	.....	5 & 6	42	4	84	3070	.....	6000 00	.....
St. Lawrence, 635-649 ....	" .....	1022	.....	84	73	6132	.....	.....	17000 00	Right in
deMontigny, 1208-1216....	" .....	449	part	83	61	4	5090	.....	6000 00	
" 1208-1216.....	" .....	449	part	83	61	4	5090	.....	900 00	Right in
" 1208-1216.....	" .....	449	part	83	61	4	5090	.....	2250 00	
" 1208-1216 .....	" .....	449	part	83	61	4	5090	.....	6500 00	.....
St. Denis, 584-588.....	" .....	902	125	25	100	2	2504	.....	6100 00	.....
Cadieux, 500-504 .....	" .....	860	11 & 12	43	irreg.	2358	.....	.....	7500 00	.....
St. Dominique, 111 .....	" .....	303	.....	36	47	6	1710	.....	1800 00	.....
St. Elizabeth, 243-249a.. }	" .....	652	12 & 13	48	108	9	5220	.....	.....	.....
City Hall Ave, 443 .....	" .....	625 & 626	.....	19	90	1710	.....	.....	11265 41	Cession & Transport
St. Denis, 337 .....	St. James.....	838	7	24	6	125	3062	.....	.....	
St. Catherine, 1086a.....	St. Lawrence	397	S. E. Pt.	41	irreg.	1338	15	Vacant.....	200 00	Lot in rear. Retrocession
St. Lawrence, 906-908....	" .....	11	28	25	92	2300	.....	Buildings.....	965 00	
Mance, 83 .....	" .....	169	C. & Pt. 40	21	79	1659	.....	.....	5000 00	.....
Vallee, 16 ½ 18 .....	" .....	454	.....	24	9	63	10	1579	2500 00	.....
Berri, 771-781 .....	St. James.....	1203	211 & 212	50	109	5450	.....	.....	13750 00	.....
deMontigny 1155 .....	" .....	850	6	24	75	6	1800	.....	3700 00	.....
St. Christophe, 220-222. .	" .....	849	60	23	8	50	1183	.....	2150 00	.....
Wolfe, 277-79 .....	" .....	974	122 & 123	42	72	3024	.....	.....	2750 00	.....
St. Andre Lane, 39. ....	" .....	880	22 & 23	50	75	3750	.....	.....	200 00	Sheriffs Sale
Lagauchetiere, 125.....	" .....	404	.....	45	irreg.	3604	.....	.....	2000 00	
St. Andre Lane, 39.....	" .....	880	22 & 23	50	75	3750	.....	.....	112 00	undivided 2/8
Visitation .....	" .....	1115	part	irreg.	irreg.	3654	55	Vacant.....	2025 00	
Montcalm .....	" .....	369	part	30	9	84	9	2607	2060 00	.....
Jacques Cartier, 98. ....	" .....	60	.....	25	47	6	21187	.....	2625 00	.....
St. Andre, 403 .....	" .....	879	part	22	150	3300	.....	.....	3100 00	.....
St. Andre, 267-273 .....	" .....	799	.....	155	6	174	3	7096	6000 00	.....
St. Denis, 443-449 .....	" .....	1199	18	25	80	2000	.....	.....	5000 00	.....
St. Hubert, 238-240 .....	" .....	846	14 & Pt. 15	28	145	4060	.....	.....	9000 00	.....
Sherbrooke.....	" .....	1199	9 & 10	50	irreg	6207	77	Vacant.....	4800 00	Sheriffs Sale

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RENT Houses, Warehouses, Shops and Yards  
 MANAGE ESTATES, Collect Rents. Attend to Repairs, Taxes, &c.  
 LEND MONEY on First Mortgage on City Property.  
 PLACE INSURANCE at Lowest Rates in First Class Companies  
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**GROUND FLOOR.**

**181 ST. JAMES ST.**

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Projected Street.....	Par Montreal.	244	part of 38	25	101 1	2527	45	Vacant .....	1137 15	
Projected Street.....	"	244	part of 38	25	101 3	2531	45	" .....	1138 95	
Bellevue Ave.....	"	282	parts of	irreg.	irreg.	6885	9 1/2	" .....	654 30	
Lansdown Ave.....	"	219	South of 105	25	111	2775	.....	Stone & Brick Buildg.	5000 00	
Lansdown Ave.....	"	219	part of 105	25	111	2775	.....	" .....	4900 00	
Rosemount Ave.....	"	370	parts of	irreg.	152	6693	57 1/2	Vacant .....	3856 00	
Metcalf Ave.....	"	268	parts of	69.9	164	2720	36 1/2	" .....	1000 00	
Rosemount Ave.....	"	370	parts of	irreg.	152	6693	.....	Brick Buildings .....	3856 00	
St Antoine.....	"	384	158,162 & 163	75	110	8250	50	Vacant .....	4125 00	
St Antoine.....	"	384	159,160 & 161	75	110	8250	50	" .....	4125 00	
Holton Ave.....	"	374	60	irreg.	irreg.	6097	25	" .....	1524 25	
St. Catherine.....	"	1434	22	25	107	2500	.....	Stone & Brick Buildings	7000 00	
Lansdowne Ave.....	"	220	40	44	6 139	6185	16	Vacant .....	980 00	
Roslyn Ave.....	"	219	165,166 & 167	150	111	16650	28 1/2	" .....	4795 00	
Roslyn Ave.....	"	219	139,168 & 170	150	111	16650	28 1/2	" .....	4795 00	
Arlington Ave.....	"	230	21 & 22	100	111 6	11150	40	" .....	4479 16	
Westmount Ave.....	"	323	5	100	150	15000	27 1/2	" .....	4125 00	
Hallowell.....	"	284	11	.....	.....	.....	.....	Brick House.....	2795 00	Sheriffs Sale.
		1415	6	81	4 70	1266	.....			

MONTREAL WEST.

STREET & NO.	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Sussex, 4.....	St Antoine..	1649	2	26	6 irreg.	1714	.....	Building.....	1 00	& other considerations.
St. Antoine, 435-437.....	"	1639	5	24	110	2640	.....	" .....	5250 00	
Belmont, 51.....	"	1114	S W. part	57	160	8370	.....	" .....	Exchange	Valuable consideration
Woodstock Place, 11-21..	"	1639	18 & 19	24	112	4928	.....	" .....	16000 00	
City Councillors, 66.....	"	1201	1	11	77	1617	.....	" .....	10 00	Valuable consideration
Metcalf, 148.....	"	1460	25	26	116	3016	.....	" .....	9000 00	
Richmond, 404.....	"	395	Y. & Pt 6	irreg.	irreg.	8141	.....	" .....	4074 50	
Summerville ave, 30.....	"	1726	.....	irreg.	irreg.	3356	.....	" .....	22530 00	
Dorchester, 943.....	"	1536	Pt. 13	26 1/2	irreg.	3190	.....	" .....	14000 00	
Crescent. 95.....	"	1703	80	24	9 100	2475	.....	" .....	8700 00	
Closse.....	"	1654	parts	50	140	7000	90	Vacant.....	7000 00	
Mansfield, 135.....	"	1403	part	22	5 100 6	2256	.....	Buildings.....	5000 00	
		1639	75	.....	.....	.....	.....	.....	.....	
Dorchester.....	St. Cunegond.	386	218	24	110	2640	1.25	Vacant.....	3300 00	
		1627	11	.....	.....	.....	.....	.....	.....	
Tupper, 61.....	St. Antoine..	1628	F. Pt. 5	21	irreg.	1586	.....	Buildings .....	4600 00	
Notre Dame, 1674-1670..	Centre.	71	.....	49	1 irreg.	5294	.....	Bui dings .....	46000 00	
Notre Dame, 1661.....	"	122	.....	22	irreg.	2252	.....	" .....	.....	
St Gabriel, 64.....	"	136	.....	45	10 irreg.	3020	.....	" .....	401 69	Rights in undivided 15
McGill College ave, 47..	St. Antoine..	1324	.....	23	6 95 9	2250	.....	.....	.....	
Colborne.....	St. Ann's	1486	part	80	irreg.	20320	.....	Buildings.....	22574 40	
Colborne .....	"	1487	part	50	irreg.	14750	.....	" .....	7425 00	
St Paul.....	"	1843	.....	28	3 150	4300	.....	" .....	.....	Good Consideration
Charron.....	"	152	A	47	88 6	4160	.....	" .....	1300 00	
Young, 95.....	"	1460	.....	48	8 96	4696	.....	" .....	2004 00	

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244 ELM AVENUE,

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An attractive New House, 28 feet wide, up to date inside and outside, with bright and airy rooms; ground floor finished in oak; two upper floors in white wood; close enough to street cars for convenience, and just far enough away to avoid the noise. First-class plumbing and heating; ready for immediate occupation. Thorough inspection invited. Terms to suit purchaser. Key and particulars at this office.

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MONTREAL,



### HOUELAGA, ST. GABRIEL ST JEAN BAPTISTE, and ST. DENIS.

STREET AND NO.	WARD.	CAD. NO.	SUB NO.	FRONT	DEPTH	AREA.	PRICE PRK FT.	BUILDINGS	TOTAL PRICE	REMARKS
Berri, 1069...	St. Jean Rap.	18	18 to 22	100	80	8000	.....	Buildings	21000 00	
Cadieux, 1093	"	20	5	17 3	72 3	1246	.....	"	2500 00	
Mount Royal, 368-370...	"	14	25 & 25a	47 5	83 3	3957	.....	"	5500 00	
do 368-370...	"	14	25 & 25a	47 5	83 3	3957	.....	"	5500 00	
Seaton & Gifford.	"	339	parts	510	101 4	50702	09 1/2	Vacant	4917 00	
Chambord, 76-80.....	"	6	87, 88	48	70	3360	.....	Buildings	1773 00	
Brebœuf, 149.....	"	7	48	25	80	2000	.....	"	1 00	And other considera-
Rivard.....	"	15	318 pt. 317	26	70	2820	27 1/2	Vacant	780 00	tion.
Mitchesor, 155-159.....	"	419	part	48	80	3840	.....	Buildings	12000 00	
Mount Royal	"	6	170	24	100	2400	48	Vacant	1150 00	
do	"	6	N E part 171	5 4	100	533	18 1/2	"	100 00	Strip.
Rachel, 426-434.....	"	15	985-988	88	75	6000	.....	Buildings	.....	Retrocession.
Marie Anne, 47-49.....	"	1	287	26	100	2600	.....	"	1597 25	
St. Hypolite, 417-419.....	"	144		35 3	70	2470	.....	"	3450 00	
St. Dominique, 807-813.....	"	302		40	72	2880	.....	"	2000 00	
Cadieux, 791-797.....	"	89								
Panet, 43-45.....	St. Louis	923		36 3	75	2719	.....	Buildi gs.	4500 00	
Chambord, 82-92.....	St. Jean Bap.	1	24	25	91	2275	.....	"	450 00	
Mount Royal, 372-374...	"	6	89-91	72	70	5040	.....	"	1200 00	A remèrè
Rivard, 262-264.....	"	14	24	22 6	83 3	1870	.....	"	4500 00	
St. Lawrence, 1196-1206..	"	15	434	20	70	1400	.....	"	1400 00	
Sanguinet, 852-864.....	"	407		47 3	191	9024	.....	"	9000 00	
Chambord, 82-92.....	"	15	1079-1081	60	72	4320	.....	"	8000 00	
Mount Royal, 160-162...	"	6	89-91	72	70	5040	.....	"	1750 10	
Amherst, 1044-1048.....	"	6	pts. 171 & 172	24	100	2400	.....	"	1750 10	
LaSalle, 204-210.....	"	8	113	25	100	2500	.....	"	4500 00	
St. Lawrence, 1170-1172..	"	6	114 & 115	48	69	3312	.....	"	3325 00	
Marie Anne, 64-66.....	"	411		47 3	95 6	4572	.....	"	12000 00	
St. Urbain, 937-941.....	"	1	274	20	100	2000	.....	"	2500 00	
LaSalle	"	456	6	22 6	110	2475	.....	"	6500 00	
St. Andre.....	"	6	20	24	69	1656	24	Vacant	400 00	
Marie Anne	"	11	43 to 45	66	94	6204	24	"	1500 00	
Marlborough, 86.....	"	8	145	25	100	2500	28	"	700 00	
Robillard, 24-26.....	Hochelaga.	1								
Stadacona, Duquett, Ontario	"	122		50	100	5000	.....	Buildings	2500 00	
St. Germain	"	23 & 24	parts of	70	110	7700	26	Vacant	2000 00	
Darling, 12-18.....	"	50	25	25	100	2500	13 1/2	"	340 00	
Ontario	"	31	103 to 106	88	102	8976	.....	Built.	13000 00	
Chicago	"	159	parts	irreg.	irreg.	9777	04	Vacant	400 00	
Joliette	"	80	243-9	20	74	1480	34	"	500 00	
Iberville	"	29	55	24	85	2040	18	"	367 21	
Marlborough, 94.....	"	166	parts	88	80	7040	05 1/2	"	400 00	
Charlevoix, 531-537.....	St. Gabriel	121		47	93	4371	.....	Buildings	4175 00	
Hibernia, 354.....	"	2675	4 & 5	irreg.	irreg.	5824	.....	Buildings	8750 00	
Manufacturer, 191.....	"	3382	3	irreg.	irreg.	1120	.....	"	1 00	
Hibernia, 348-354.....	"	2818		45	irreg.	3690	.....	"	1400 00	
Charlevoix, 739-743.....	"	3381	parts	irreg.	irreg.	4284	.....	"	4500 00	
Liverpool.....	"	3382		58 6	80 9	5031	.....	"	4500 00	
Knox.....	"	2734		irreg.	irreg.	9283	50	Vacant	4700 00	
Ash.....	"	3239	parts	23	90	2070	25	"	520 00	
Grand Trunk, 443-449...	"	3399	151	22	87	1914	20	Vacant	375 00	
St. Patrick, 314-316.....	"	3167	169	48	120	5760	.....	Buildings	3126 00	
Charron, 358-360.....	"	2916		42	120	5040	.....	"	1300 00	
Liverpool.....	"	2853	S. W. pt. 191	20	80	1600	.....	"	480 00	
Coleraine, 289-307.....	"	3239	parts	irreg.	irreg.	9283	36	Vacant	3350 00	
Charlevoix, 364-372.....	"	3239	70 to 72	73 9	90	6637 6	.....	Buildings	13500 00	
Resther, Massue, Perrault } St. Andre.....	St. Denis.	325	parts							
St. Andre.....	"	325	101, 102	irreg.	irreg.	37230	21 1/2	Vacant	8000 00	
Massue.....	"	325	24, 25	47	94	4418	18	"	800 00	
do	"	325	24, 25	52	72	3744	21	"	800 00	
Chambord, 300-4.....	"	330	89	52	72	3744	32	"	1200 00	
St. Hubert.....	"	7	814	24	70	1680	.....	Buildings	3500 00	
St. Denis.....	"	209	parts	25	109	2725	05	Vacant	142 00	
St. Louis, 259-261.....	"	196		irreg.	irreg.	19050	23 1/2	"	4500 00	
Rivard, 546-54.....	"	211		42	57 1/2	2405	.....	Buildings	1250 00	
Boyer & Amherst.....	"	162	175 to 177	66	70	4620	.....	"	2800 00	
Mount Royal.....	"	328	parts	irreg.	irreg.	27500	29	Vacant	8000 00	
Rivard.....	"	160	15	15	134 6	2017	05	"	100 00	
St. Hubert.....	"	162	117 & 118	44	70	3080	09 1/2	"	300 00	
do	"	7	635	25	109 3	2730	05 1/2	"	149 87	
Resther.....	"	7	808, 809	50	109	5450	04 1/2	"	245 25	
St. Hubert.....	"	325	15	24	72	1728	35	"	600 00	
Brebœuf.....	"	7	881	25	87	2175	9 1/2	"	200 00	
Huntley.....	"	331	N W. 1/2 108	25	86	2150	.....	Buildings	900 00	
St. Hubert, 1969.....	"	8	S. 1/2 511	25	100	2500	11 1/2	Vacant	287 50	
Rivard, 546-554.....	"	7	680	25	104	2600	.....	Buildings	200 00	
	"	162	175 to 177	66	70	4620	.....	"	6300 00	

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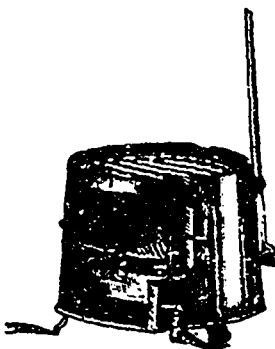
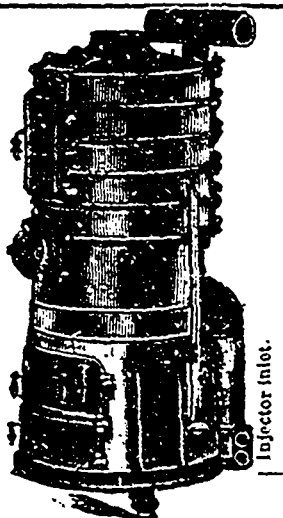
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