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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1886, by James Cowlish Simpson and Henry Lester Patnam at the Department of Agriculture.

Vol. X.

Montreal, December, 1897.

No. 12.

The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,908 Invested in Canada, \$2,110,000 Losses paid, \$169,017,187

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16 PLACE D'ARMES, CORNER of St. James Street, MONTREAL.

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OF LONDON, ENGLAND.

Head Office for Canada

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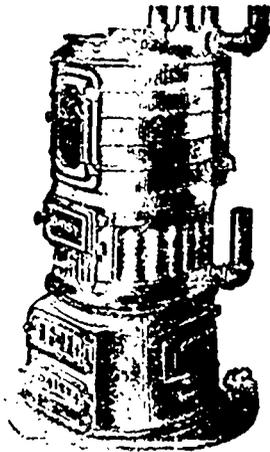
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Interior and Exterior Decoration of every description.

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 Contracts given when required.

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Estimates Given.

41 ST. ANTOINE ST.,
 MONTREAL.

J. CRADOCK SIMPSON & CO'S.

Real Estate Record

Vol. 10.

MONTREAL, DECEMBER 10th, 1897

No. 12

THE
Real Estate Record
IS PUBLISHED MONTHLY

Monthly Review.

"Mining Districts"

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.
Proprietors.

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The Practical Sanitarian

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Lumber, Lath, Shingles,

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Cedar Posts.

Whitewood, Oak and other Hardwoods,
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The amount of business transacted in the real estate market during the month of November is sufficient to sustain the hopes and expectations of better things after the turn of the year, and real estate brokers generally are quite confident that the new year will see a decided improvement on the somewhat dormant and depressed conditions in realty matters of the last few years. St. Antoine Ward, as it generally does, takes the lead in the amount of sales recorded, while the largest number of transfers were in St. Jean Baptiste Ward,—12 of them being of vacant land, and the remaining 23 of built properties. Of the 32 transfers in St. Denis Ward, 27 of them were of building lots, of which 15 sales were of lots on Brebœuf (formerly Champlain) street, of 25 feet by 80 feet each, at twenty cents per superficial foot.

Two thirds of the transfers in Westmount were of building lots, and the prices show that values have been well maintained. From the recent report of the Westmount Building Committee for the year ending 6th November, 1897, it appears that the following buildings were erected during the year:— 14 detached and semi-detached houses, 77 terrace houses, 22 tenement houses, and 39 houses divided into flats, making a total of 152 buildings valued at \$757,950, being an increase in value of \$35,200, over the building operations of the previous year. We also notice with satisfaction that steps are being taken by the Council to promote the erection of a finer class of build-

Maps of Rossland.....\$1.00
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Of Every Description

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ings in the town, and to prevent the building of unsightly structures

Money is plentiful and stocks are high, so that under ordinary circumstances there should be a better demand for real estate investments in Montreal. Investors do not quite know what will be the result of the annual borrowing to meet the current expenses of the city. The imposition of an equitable special tax (reaching every voter) to meet the deficiency, would be understood, and would tend to restore confidence in our business methods, but this everlasting borrowing has an unsettling effect that does not help the realty market. The citizens of Montreal will have an opportunity on 1st February next of electing aldermen who will give us an honest and intelligent city government, and it is earnestly to be hoped that they will take advantage of the opportunity. It must not be forgotten that the responsibility for the present state of affairs rests upon the good citizens who have hitherto shirked their duties.

Every man who wishes to have better civic government in this city can do something towards that end by joining at once the Municipal Association of which Herbert B. Ames is the Hon. Secretary. The civic elections are only about six weeks off, and as the aldermen we elect then will likely be the city charter makers of the next decade of years, it is especially important that the right men be elected.

The sales recorded in Maisonneuve, DeLorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges, Notre Dame de Grace, St. Henry and St. Cunegonde, amount to about \$140,000, of which Montreal Annex contributed \$39,000, and St Henry \$35,000.

There were 163 real estate transfers in the City Wards and Town of Westmount recorded at the registry office during the month of November the particulars of which are given in other columns, amounting to \$733,372.28

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MAHOGANY,
QUARTERED OAK,
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MONTREAL.

J. C. SIMPSON. H. L. PUTNAM.

BISHOP STREET, No. 208.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bed rooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 129. Price \$16,500. (895-8.)

HUTCHISON STREET—A well built stone front house, forming corner of Milton street, 20 feet x 40 feet, heated by Daisy furnace, has five bedrooms; built and occupied by owner. Price \$8,500. (201-B).

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CARPENTERS, JOINERS
and BUILDERS

Estimates given at short notice for general repairs:
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SUCCESSOR TO
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Builders Hardware,
House Furnishings,
Stoves & Graniteware,
306 & 308 St. Lawrence St. TEL. 1457

LORNE AVENUE—A stone front tenement containing two dwellings, heated by hot water furnace in good order throughout. Price \$5,500. (875-8).

MACGREGOR STREET, No. 20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (891-8.)

SHERBROOKE STREET—A handsome well built stone front house, recently renovated for owner's occupation and fitted with every modern convenience; separate bath and w. c., also servants' w. c., in basement; grates in drawing, dining room and principal bedroom; plumbing is modern and in perfect order. Brick stable and coach house. Lot 27½ feet front x 180 feet deep to a 20 foot lane in rear. We can confidently recommend this house to

| | | |
|--------------------------|-----|--------------|
| St Antoine Ward | 21 | \$182,554.48 |
| St Ann's Ward..... | 8 | 24,124.00 |
| West Ward | 1 | 1.00 |
| St James Ward..... | 14 | 70,741.83 |
| St Louis Ward | 6 | 28,100.00 |
| St Lawrence Ward..... | 8 | 118,419.00 |
| St Mary's Ward | 12 | 40,872.05 |
| St. Jean Baptiste Ward.. | 85 | 102,027.80 |
| St. Denis Ward. | 32 | 24,040.79 |
| St. Gabriel Ward | 8 | 23,825.00 |
| Hochelaga Ward..... | 5 | 8,020.85 |
| Westmount | 18 | 101,145.91 |
| | 168 | \$788,872.28 |

During the corresponding month of last year 99 transfers were recorded, amounting to \$284,926.58.

The real estate mortgage loans recorded during the month of November, in registration division of Montreal West, amount to \$267,910.93. Of this amount \$15,000 was placed at 4½ p. c.; \$120,800 at 5 p. c.; \$1,000 at 5½ p. c.; \$3000 at 5½ p. c.; \$23,725 at 6 p. c.; \$400 at 7 p. c.; \$3,500 at 8 p. c.; and \$1,485.93 at a nominal rate.

The 4½ p. c. loans were in two amounts of \$10,000 and \$5,000, and the 5 p. c. were in eleven amounts of \$19,000, \$1,000, \$4,000, \$3,000, \$4,000, \$3,000, \$8,000, \$10,00, \$3,000, \$14,000 and \$7,000,;

The lenders were:

| | |
|---------------------------|--------------|
| Estate & Trust Funds..... | \$49,159.07 |
| Local Institutions..... | 109,500.00 |
| Insurance Companies..... | 8,000.00 |
| Building & Loan Companies | 54,000.00 |
| Individuals..... | 47,252.86 |
| | \$287,910.93 |

In Montreal East the loans recorded amount to \$158,271; of this amount \$34,500 was placed at 4½ p. c.; \$74,900 at 5 p. c.; \$5,000 at 5½ p. c.; \$32,921 at 6 p. c.; \$2,850 at 7 p. c.; and \$8,300 at a nominal rate.

The 4½ p. c. loans were in two amounts of \$22,500 and \$12,000, and the 5 p. c. were in eleven amounts of \$20,000, \$3,000, \$3,000, \$1,000, \$7,000, \$3,000, \$5,500, \$12,000, \$3,800 and \$5,000.

The lenders were:

| | |
|-----------------------------|---------------|
| Estate and Trust Funds..... | \$8,800.00 |
| Local Institutions | 5,500.00 |
| Insurance Companies | 22,500.00 |
| Building & Loan Companies.. | 22,400.00 |
| Individuals..... | 97,071.00 |
| | \$ 158,271.00 |

any one wanting a comfortable family residence, the owner, who is leaving the City, having spared no expense to make the house first-class in every respect. Price very reasonable. (877-8).

TOWER STREET—A handsome pressed brick double house, on lot 50 feet x 100, with two story extension, fitted with all modern improvements, ground floor contains drawing rooms, dining room, library, kitchen and bedrooms, pantry. Upper floors contains eight bedrooms; w. c., on each bedroom flat. (871-1).

WELLINGTON STREET—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$8,500. (879-8).

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 valuable property on this main thoroughfare to the west end. Sold at City valuation. (865-8).

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (482-a).

FOR SALE

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In whole or in part.
Apply on premises.

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Civil Engineering, Land
Surveying & Patents.

107 St. James Street. Tel. 1989.

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

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

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

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

BURNSIDE PLACE—A large pressed b.ck residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (758-8).

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

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

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

CATHEDRAL STREET.—Cut stone front double house, near Dominion Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-3).

MONTREAL PHOTO. SUPPLY.

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30 St. John Street,

MONTREAL.

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done ever this spring, 10 rooms. Price \$2900. (103-B).

CHERRIER STREET—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1868 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. (829-3)

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 \$8,000. (155-B.)

BUSINESS PROPERTY FOR SALE.

The 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 Phillip's 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.

Notes.

To the average citizen it appears by the city bill that new loans, amounting to nearly nine hundred thousand dollars are to be authorized. These are called temporary loans, but no apparent provision is to be made for their repayment in the form of a special tax.

It is true that the bill contains stringent provisions regarding the application of the money, but it does not provide the ways and means for its redemption. This is what we want to see. When and how is the bill to be paid.

We think that our worthy retiring Mayor should in his advocacy of the bill have the courage to declare for a special tax, to provide for each item as it comes forward, and make this an essential condition of the bill, so that before the money can be spent it shall be levied on the proper persons.

We insist that every voter should be made to feel in the coming municipal elections his personal responsibility in hard cash for any new expenditure to be undertaken by the city. But to continue giving to voters the right to dispose of funds to which they do not contribute is iniquitous, unjust and demoralizing. We call attention to some figures published in another column, showing the relative growth of the city debt, the city revenue and the city population during the past ten years,

DESRIVIERES AVENUE—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Price \$4,000. (177-13).

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).

DORCHESTER STREET—A modern stone front house heated by hot water, fronting Verdale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7600. (457-3).

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

DORCHESTER STREET—A large terrace house west of St. Matthew street, with a good stable and lane in the rear. Lot 26 x 168 outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (183-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.

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).

DUROCHER 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)

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

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

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

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$5250 to \$6000. (248-a).

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

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

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

GAIN STREET—A block of brick tenements, containing eight dwellings, in good order, rented to good tenants. City valuation, \$9000. Annual rental \$980. Price \$8600. (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. (403-A) and (753-B)

HERMINE STREET—A block of wooden tenements and shop on lot, 85 ft. x 75 ft. rented for \$780 per annum. Price \$7,500. (849-2).

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. (823-3)

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

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

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

ings which is very eloquent of the workings of such a system of city management.

We print also the main text of the city bill for the careful perusal of our readers.

The fight for Victoria Square appears to have been given up by the friends of the Grand Trunk, and very wisely too. Apart from the evil precedent of surrendering any portion of our public squares, there are so many reasonable alternatives that the city would not be justified in any case.

It has been suggested that the Company build over their tracks adjoining the Bonaventure Station, and concentrate their business as is done at the Windsor Station.

If they wish to get close to Victoria Square we can point out some remarkably cheap properties fronting on leading streets, the cost of which would be immaterial in such an undertaking.

EXTRACT FROM A PAPER RECENTLY READ BEFORE A LOCAL SOCIETY.

by Mr. H. L. PUTNAM.

I take the year 1887 as a starting point, because I find more statistics at my disposal for that year than any other, and by the way I also find that it was high-water mark in our Civic finances. The ratio of the revenue to the debt being 18.5 as against 11.4 to-day. Our debt then was ten million with a revenue of two million. Our debt now is 25 million with a revenue of \$2,800,000. In other words our debt has increased 150 per cent. while the revenue has only increased 40 per cent. The population only 35 per cent.

| | |
|---|---------------|
| The total valuation in 1887 was..... | \$102,041,000 |
| The total valuation of exempt property..... | 17,921,000 |

The total assessable value was. \$84,720,000

I find a published list of 320 proprietors (out of a total of 12,000 proprietors) representing forty five and a quarter millions.

ings on Mayor street. The whole to be sold en bloc to close an estate. Price and terms easy. (845-3)

McGILL COLLEGE AVENUE—A substantially built house, 28 ft. wide, in first-class order, heated by steam, on the best part of the street. Price only \$7000. (873-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.)

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

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

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

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace &c. Built for present owner. All in good order, owner anxious to sell. Price \$9,500. (793-3).

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

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

MANSFIELD STREET—A three story cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements. (680-3).

MANSFIELD STREET—A stone front terrace house, above St. Catherine

street, heated by hot water furnace, all conveniences. Price only \$8750. (697-3).

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

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

MOUNTAIN STREET—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 \$1,068 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. (842-3.)

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.

111 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

These three hundred and twenty proprietors include the :—

| | | |
|------------------------------|------|-----------|
| Government..... | 5 | millions |
| Corporation..... | 4¼ | do |
| 10 Religious Institutions... | 4 | do |
| Schools..... | ¾ | do |
| 2 great Railways..... | 2½ | do |
| 18 Joint Stock Companies.. | 4 | do |
| Seminary..... | 1¾ | do |
| 64 Individuals averging | | |
| \$200,000 each..... | 12¾ | do |
| Leaving 320 individuals | | |
| averaging \$50,000 each | | |
| owning..... | 11 | do |
| | 45¼ | do |
| The remainder is owned by | | |
| about 11700 individuals | | |
| averaging \$5000, each.. | 57¾ | do |
| | | do |
| | 102¾ | millions. |

The ten largest individual proprietors own four millions or one twentieth of the taxable property in the City.

Eighty three holders including the Seminary control twenty one millions or one fourth of the taxable property, while 350 holders control one half of the total property in the City including exemptions.

ANTIQUÉ FURNITURE IN THE MODERN HOUSE.

In furnishing a house we are not entirely governed by our own judgement. We may have our own ideas as to what we want, but what we find in the stores is the result of the prevailing custom, and we are obliged to buy, perhaps, accordingly.

Besides this, we are influenced largely by what our neighbors or friends are doing or having. There is a fashion in furniture as much as in dress, and it changes almost as frequently, particularly among the wealthy of our large cities.

This desire from time to time for some new style of furniture and house decoration is not entirely independent of the changes in costume, but it is in a large measure influenced by them. In the early stages of furniture development we find that costume had an effect on the shapes of the chairs, causing them to be wider and deeper to accommodate the dress made of heavy clothes with large folds, and in latter times the use of hoops first resulted in the introduction of the chair without arms, and then produced a modification of the arms of the chair whereby the dress did not interfere with them. Coquette has also had an influence on furniture, for it at one time dictated what should or should not be the form of seats used during an audience at court. First, seats were absolutely prohibited except for the king or queen, and later stools were granted to the auditors. The number of shelves or steps above the top of the table—or, as we would call it, sideboard—on which dishes were displayed was fixed by court etiquette, each individual having the proper number according to his rank.

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 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. (767-3).

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

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 (821-3)

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. (163-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.

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. 689-3.)

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-B).

PRINCE ARTHUR STREET. A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cup-board room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers.

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).

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, hot 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. (637-3).
- SEYMOUR AVENUE**—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B).
- SEYMOUR AVENUE**—Two stone front cottages extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7000 each. (71-B).
- SHERBROOKE STREET WEST**—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-3).
- SHERBROOKE STREET**—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (798-3).
- 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 20 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (775-3).
- SHERBROOKE STREET**—A very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price, only \$9,000. (120-B).
- SHUTER STREET**—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$516 per annum. Would be a good investment. (12-B).
- SHUTER STREET**—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 50 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (106-B).
- SUMMERHILL AVENUE**—A handsome stone front house, with two story extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-).
- SOUVENIR STREET**—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. Only \$5750. (807-3).
- These customs were carried from the palace to the castle of the lord, and thence to the peasant's dwelling, each observing them to the extent of his means, resulting in certain fads or fashions.
- The desire to imitate the acts of others, together with the love for curiosities, serves to bring into our households many articles which are not wholly adapted to our use. In mediæval times the Merovingian kings had furniture imitating that used by the Romans during the Empire. At the present day it is much the same. The wealthy imitate royalty; and the poor, the wealthy. Each man apes his neighbor. If Mr. A. has a Louis XVI. parlor, Mr. B. must also furnish his parlor in the Louis XVI. style. We find many articles of furniture and bric-a-brac brought from foreign lands that are strangely out of place among their more serviceable companions. Most of such articles are bought as curiosities and have a certain value as such, but their use as furniture is not always pleasing. Even this custom has a precedent in most early times; but not to go back too far for an example, we may call to mind that Charles V. used furniture either imported from India or copied from Indian examples. In England during the eighteenth century Chinese articles and furniture imitating Chinese forms were used. The French lacquer work is but an imitation of the Chinese or Japanese.
- It is this habit of imitation and love for curiosities which formed one of the seeds from which the modern "craze for antiques" grew. There was, however, another cause.
- About a quarter of a century ago the American dwelling was not furnished with any special regard for aesthetic effect. It was understood that certain articles were necessary to furnish a house properly, and it was the fashion to have many of them made of black walnut. There was some attempt at color decoration, but this was usually left to a person who had no special training or knowledge of true color effects. Perhaps none was needed, for everyone wanted his rooms nearly a monotone; everything was shade of the same without contrasts. Furniture was coarse in detail and often lacking entirely in design, though there was at times a crude attempt to imitate some of the forms of elegant French pieces. No true copy was made, as then the furniture would have been made much too expensive for the average person, and no manufacturer had the knowledge or the courage necessary to make furniture which was rationally constructed for its use, and ornamented according to its purpose and value. The entire furniture trade, in fact, household art, fell to a very low artistic level. Many articles of furniture were covered with some sort of tracery, inlay or metal work, under the supposition that it was ornamented because the beautiful model costing five or six times as much had its surface nicely decorated by carving or chiseled brass work. It did not seem to occur to many that such work was elaboration, and not ornamentation; that it was bad in every way, bad in appearance, bad in workman-
- ST. ANTOINE STREET**—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$8775. 541-3).
- ST. ANTOINE STREET**—A 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).
- ST. ANTOINE ST.**—A substantial solid built house, near Guy Street, in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750.—(194-B)
- ST. ANTOINE STREET**—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B).
- ST. CATHERINE STREET**—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3).
- ST. CATHERINE STREET**—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-3).
- ST. CATHERINE STREET**—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B.)
- ST. CATHERINE STREET**—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B.)
- ST. CATHERINE STREET**—A 2½ story rough stone front house, 25 feet by 38 feet, hot water furnace, 13 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (723-3).
- ST. CATHERINE STREET**—Five tenements and shop near St. Denis street, well rented to good tenants for \$900 per annum. A good investment property. (701-3.)
- ST. CHARLES BORROMEE STREET.** A brick building, forming corner of LaGauchetiere street, suitable for retail shop, and dwelling above. Lot 37½ feet by 48 feet. Price \$7000. (89-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-103)
- ST. DENIS STREET**—A cut stone front double tenement, well situated, easily rented and in good order. Price only \$4,800. (198-B.)

- ST. DENIS STREET**—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (100-B).
- 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. HYPOLITE STREET**—Two good brick cottages, in good order, rented to good tenants for over \$300 a year. Price for the two only \$3,300. (867-3).
- 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.)

ship, bad in taste. A few realized this, and if they had sufficient means they employed artists of merit to superintend the construction of furniture made to order.

Several wrote papers or books denouncing the bad artistic sense of the times, and cried for a reform. Among them was Mr. Eastlake, who advanced many ideas, some of which could be followed even to-day with profit. Perhaps he was one of the first to really make an impression on the public. At all events, his work gave certain impulse to a movement just started towards an improvement, and increased the desire among the public for household goods of a simpler and better character.

Among those who knew how bad in every respect was the furniture of that period were the artists, architects, and those who from observation abroad had some artistic instinct. It was they who first of all gathered from the garret or woodshed some old chair, table or desk which, after cleaning, repairing and polishing, was placed in their rooms to do service.

Why did they do this? Why did they seem so pleased at bringing to light an article that had been discarded as old-fashioned? In the first place, they saw a much better article than the average workmanship of the time produced. It was, perhaps, not so elaborate, but the quality of material, design, workmanship and its truthful simplicity made it appear much more elegant than the showy sham next to it. Whenever an opportunity presented itself such furniture was purchased, till often the whole studio became furnished with it. A studio or office thus furnished, together with the odds and ends usually found hanging about in a place of that kind, certainly gives a pleasing impression as one enters, and this impression is not always destroyed by familiarity.

Then the amateur began to imitate the artist. He, too, bought "old things," but not with that knowledge with which his friend had acted. Though sometimes he bought a good article, it was more the result of accident than wisdom; and as the good prices became scarce many a poor article was bought under the impression that it was valuable.

But what is good furniture? First, it must be useful, for if not serviceable it becomes merely an ornament, or an encumbrance. Next, it should with usefulness have a certain artistic quality; but this usually follows as a result if the natural conditions of the problem set before the designer have been followed. When we say artistic we do not mean that it should display some peculiar shape, some odd construction or eccentric ornamentation. Freaks are not artistic. We mean it should be well proportioned, neither too large nor too small; that it should not only be actually strong enough to serve its purpose, but it should also appear so. What is more inartistic than to see a cabinet, a table or a chair with legs which appear too slight to hold it up, even though in reality they are sufficiently strong? The form of the article should be pleasing to the eye, and not obtrusive so as to demand one's attention immediately on entering the room.

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

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

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (158-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. (689-8).

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (88-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. (233-A)

ST. MATTHEW STREET—Two stone front cottages, near Shorbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,600. (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. (675-8).

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).

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. (133-a).

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

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

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

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

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

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

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

CHURCH STREET.—Two building lots, each 25 x 80 ft., well situated. Price \$1.00 per foot, on easy terms. (197-B)

UNION AVENUE.—One of the best positions in the city for a medical man; a fine cut stone front house, 80 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 full sized lannery house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-3)

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 2¼ 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 \$400. (829-3)

VICTORIA STREET.—A good solid brick house, well rented, on lot 20 feet front. Low price to a prompt buyer. (S).

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

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

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

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3).

Yet, when it is noticed it should be such, that the more we see it the better we like it, and it ought never to become an eye-sore even though it remain in the house a lifetime.

When we say it should have a pleasing form we do not mean that all its lines are to be curved wherever possible, or that any curves need be introduced. There is an impression among many persons that if curved lines are introduced in a design it is much improved. Such curves often bid defiance to all the natural laws of the structure of wood. This is noticeable in much of the Rococo furniture where chair and table legs are so curved that they cannot be made without crossing the grain of the wood, rendering them weak and impracticable, violating the most important principle in a good article of furniture.

Good furniture is not overloaded with ornaments, for if highly decorated especially by carving it becomes too delicate to stand the hard service of daily usage. The good furniture must be well made, strongly constructed on rational principles, and well finished. It need not follow some old-fashioned method of joining because an heirloom has stood the ravages of time for a hundred years or more, if modern machinery and ideas have introduced easier and possibly better methods. But it should always be made with a consideration of the materials employed, and how they act under varying conditions of climate.

Finally, it should be understood that the age of an article does not imply its artistic value; it is not good because it is old; it is not artistic because it is old. It may be old, very old, and be both poorly made and extremely ugly. On the other hand, it may be direct from the shop, well made, and a beautiful example of the cabinet maker's art.

It often occurs to-day that a copy of some old article is better than the model itself, for at least two reasons. It is usually better made; and it differs from the model sufficiently to adapt it to our modern usage. Some may be inclined to doubt the statement that it is better made. To those we say, stop and think! They will recall tables with the tops warped all out of shape; drawers with unplanned bottoms shrunken so they are loose or open on the front edge; drawers that stick because they are too loose and twist on the slides, and when closed they have shrunk so as to leave an open joint; the absence of dust panels between the drawers, shaky table and chair legs, etc. These and many more faults will come to mind to those who have had experience with antique furniture. They may claim all these faults are found in modern furniture. But new furniture, rightly made by a reputable manufacturer, will have none of them, not only when first made but even years after.

There are articles of antique make which are quite as appropriate for use to-day as when first made, and may in many instances serve their purpose equally as well. Especially chairs and tables, which even if out of repair when purchased may readily be made over.

- 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 100 ft. deep. Low price to a prompt buyer. (184 B)
- DORCHESTER STREET**—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (170-3).
- DRUMMOND AND MOUNTAIN STS**—A block of land with a frontage of 150 feet on each of these popular residential streets, 180½ 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 154367 feet of land with the buildings thereon erected viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)
- DORCHESTER STREET**—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B)
- DORCHESTER STREET** (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 103 feet on Dorchester street. A unique location, for price call at office. (113-2).
- DRUMMOND STREET**—Three choice building lots, above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (108-B).
- EDGEHILL AVENUE**—One of the finest lots in the west end, 40 x 160 ft.; unobstructed view. Would be sold to a prompt buyer for 80 cents per foot. (197-B)
- FRONTENAC STREET**—A block of land with an area of 30,000 feet, with the three-story brick incased factory building thereon, 150 feet by 30 feet and 25 feet extension. First class factory property. (19-B).
- FULLUM STREET**—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (369-3).
- GREY NUN STREET**—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. (448-a).
- A word might be said here regarding the use of veneers. There are those who have an idea all old furniture is of solid wood, especially if of mahogany, and for that reason it is better made. In the first place, veneers were often used in older times, and in the second place veneered work, properly made, is better than solid wood. A top of a table or a panel of solid wood is sure to warp or crack, but if veneered there is little danger of either accident. Nor, if the veneer is properly put on, will it blister, as we are so often told. No modern manufacturer would consider using solid wood in the places above mentioned, except in cheap work, where native woods are employed.
- The color of mahogany is another point of which the amateur often stumbles. Only certain kinds of mahogany have a reddish tone when in the natural color, the majority varying from a bright yellow to orange. With exposure to light air, when oiled, mahogany gradually assumes a dark reddish color, which often has a beautiful tone. But much of the old work was stained, and the very dark, almost black, color of old pieces of furniture is largely due to dirt and repeated coats of varnish. The modern method practiced by many furniture houses of staining wood with a filler is greatly to be deplored, the filler destroying the fine satin-like appearance which gives so much beauty and richness to the wood, when stained and varnish alone are used for a finish.
- We said above that a copy, when adapted to modern usage, was better than the old piece itself. Of course, the character must be retained and all the good qualities, while very modern improvement is added and all the poor parts rejected. We then have a most excellent piece of furniture, and it is for this reason that modern designers employ traditional examples as models.
- A cheap, poor imitation of an old article, because fashion calls for that style of furniture, is worthless. The making of an article with seat too shallow and back too upright, with drawers inconveniently placed and too deep, because they used to do so, is certainly wrong. Then there is the copying by some cheap process the elaborate articles seen in foreign museums, in which all the elaborations are retained, but so poorly executed as to lose entirely the character of the original. This is decidedly bad taste. It is not the quantity of ornament that gives beauty to the article, but the quality. The modeling and drawing should be the best, even if we can afford to have but little of it.
- Many of the antique imported to this country are articles that, when new, were not considered good examples of the class they represent. They are inferior copies of imitations made to meet a certain popular demand. Why, then, should a person purchase such articles at a price that is really extravagant? Is it not better to have a modern, possibly less elaborate, well-designed artistic example? We have seen homes in which one or more rooms were furnished entirely, or nearly so, with "old furniture. There were the shallow cane, and rush seat chairs with high back, uncomfortable to sit in,
- 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 8 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. (123-B).
- MILTON STREET**—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. 32-B).
- NOTRE DAME STREET** (East)—A large block of land with harbor frontage as well containing 22000 feet of land, with substantial building thereon. Owner anxious to sell. (241-8)
- 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. (98-B).
- NOTRE DAME STREET**—Two stone front shops, with dwellings above; heated by hot water furnaces, dwellings have nine rooms each; newly built. City valuation \$12,000, will sell for \$10,500. (755-3).
- NOTRE DAME STREET**—Two very desirable lots in the best part of St. Henry, each 30 feet by 94 feet. Low price to a prompt buyer. (9-B)
- NOTRE DAME STREET**—A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-3).
- NOTRE DAME STREET**—Twelve building lots each 30 feet front in the best part of St. Henry. (611-3).
- PAPINEAU AVENUE**—A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-a).
- PARTHENAIS STREET**—Nine good building lots, near Ontario, each 38 feet front, 15 cents per foot. (112-B).
- ROBERVAL STREET, HOCHELAGA**—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (98-3).

J. GRADOCK SIMPSON & CO'S REAL ESTATE RECORD.

- RICHELIEU STREET**—Thirty good building lots ranging from 20 feet to 30 feet front. Price 70 cents per foot. (611-3).
- RICHMOND STREET**, corner of Basin street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).
- SEIGNEURS STREET**—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).
- SIMPSON STREET**—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (435-A).
- SHERBROOKE**, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (185-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 120 feet deep with a brick house on Matthew St. no waste ground, just the right size for a shop, land in rear (307-A).
- ST. C. THERINE STREET**—The block forming the corner of Stanley street, 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).
- and with loose joints squeaking most annoyingly as we take a seat. Nearby was a table with many turned legs more or less defaced, and the top warped or split. In a corner a cheap "Boule" pedestal with the marquetry breaking loose, etc. Everyone can recall such houses. New in all particulars except the furniture, which is clumsy, broken, and most ill-adapted to modern use. Everything seems out of place, and in bad form. There is nothing handsome or even interesting in a house thus furnished, and we cannot help feeling sorry for the owner who has thus deceived himself in thinking he has something unusually good. He has disregarded nearly all the fundamental qualifications for proper furnishing that we have mentioned above, and simply made just a junk shop of his home. On the other hand, we have visited houses which were furnished entirely from top to bottom with family heirlooms, and have felt that nothing was out of place, or that there was any violation of good taste. We have been charmed, delighted in every way and inclined to tread softly as we move through the rooms, and to handle each article tenderly, as if it were something to be looked at, admired, but not to be roughly utilized. Possibly, much of this furniture is of the same sort as we have seen in the residence above mentioned, yet the sensation produced on our feelings is quite different. What is the reason of this?
- In the latter home everything is in keeping with its furniture. The house itself is nearly if not quite a century old, though it has been kept in good repair, and shows little or no evidence of decay. It is freshly painted and papered, but in strict accordance with the surroundings. The ceilings are low, the windows small and divided into small panes. Even before we enter the door, on approaching the house, we almost feel what we are going to see within; and did we find it filled with a miscellaneous collection of modern cheap furniture, how great would be our disappointment. But here we do not find that comfort has been sacrificed for effect; there has been no pretense or attempt to produce an impression. Everything is adapted to its purpose, even though of ancient manufacture. The stiff-back chair is pushed off in the corner or relegated to the bedroom, where it is used but occasionally. In the sitting-room are comfortable chairs that have been in the house a lifetime, but are in good order, and are all of similar pattern. Around the room are daguerreotypes. Copleys and Stuarts. Even many of the books in the case, a modern one, by the way, built in the room in strict harmony with the surroundings, are a generation old. It is this harmony of surroundings, this fitness of things, all just what we expected and anticipated, without finding anything which seems foreign to the place or that jars on our sensibilities, which causes us pleasure. There is a certain reverence, possibly, because the objects are several decades old, which appeal to us somewhat, but it is secondarily and not primarily the reason for our satisfaction. Were everything new and the harmony the same our pleasure would be as great. We know this from ex-
- ST. CATHERINE STREET**—A lot of land in vicinity of Peel Street, 58 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 Chomey 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 Blouy and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,233 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-8).
- 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. 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 1583 feet; will be sold at a moderate figure, owner must sell. (759-3).
- ST. JAMES STREET**—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 29½ 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. (238-a).
- ST. LAWRENCE STREET**—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc; electric cars pass through the property. Sidings can be had from C.P.R (199-B).
- 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 \$4,600. (881-3.)

REAL ESTATE RECORD.

STATEMENT SHOWING THE NUMBER OF PROPRIETORS OF REAL ESTATE IN THE CITY, AND VALUE OF LAND AND VALUE OF BUILDINGS FOR EACH WARD.

| WARDS | PROPRIETORS | VALUE OF LAND | VALUE OF BUILDINGS | TOTAL VALUE. |
|------------------------|-------------|---------------|--------------------|---------------|
| East..... | 158 | \$2,792,046 | \$2,791,754 | \$5,583,800 |
| Centre..... | 140 | 3,592,020 | 4,015,980 | 7,608,000 |
| West..... | 180 | 6,104,200 | 4,671,200 | 10,775,400 |
| St. Ann's..... | 1,000 | 7,201,892 | 6,135,648 | 13,337,540 |
| St. Antoine..... | 2,450 | 25,240,070 | 38,143,245 | 63,383,315 |
| St. Lawrence..... | 1,060 | 6,545,690 | 9,912,010 | 16,457,700 |
| St. Louis..... | 1,200 | 5,450,100 | 6,369,530 | 11,819,720 |
| St. James..... | 1,700 | 7,381,265 | 8,892,445 | 16,223,710 |
| St. Mary's..... | 1,550 | 5,077,120 | 7,082,735 | 12,159,855 |
| Hochelega..... | 473 | 3,528,820 | 1,963,700 | 5,492,520 |
| St. Jean Baptiste..... | 1,340 | 2,733,600 | 4,367,400 | 7,101,000 |
| St. Gabriel..... | 900 | 1,685,625 | 2,343,240 | 4,028,865 |
| St. Denis..... | 750 | 1,727,934 | 818,651 | 2,546,585 |
| | 12,901 | \$80,010,472 | \$97,507,538 | \$177,518,010 |

perience, and can recall many modern residences where architects have directed the furnishings and insisted on its being in keeping with the building. Such furniture may be somewhat similar to antique pieces, but it has been modified, if necessary, to adapt it to modern demands.

What has been said thus far may lead the reader to think that antiques should not be used at all in a modern house. Far be it, however, our intention to give such an impression. Quite the reverse is the case. If an article is suited to a place, let it be old or new, it makes no difference, the result will be pleasing. There are occasions too, when associations may make it desirable to retain some piece of furniture which is not quite what we would use to-day. But such being the case, it is an easy matter to arrange a place where it will neither be in the way or produce any discord in the surroundings. Such an instance is very different from lumbering up a building with articles at a "second-hand store" because they were old. Then there is the residence of the collector of antiques, who is making a study of their history, perhaps, or something of the sort; we expect to find it filled with a variety of styles and kinds. But even here a little judgment used in arranging will do much to produce a good effect.

One of the excuses given for furnishing a house with antiques is that they are cheap. The cost of old furniture is often no less than new of the same character and quality. Of course, it must be understood that the quality and character of the old piece is to be retained. It is to be constructed in the same manner, and left in a half varnished condition, for antiques, invariably are but poorly finished. If an article as poorly made and in as bad condition as much of the antique furniture sold at the shops was sent home to the purchaser, even at the same cost as the antique, it would not be received. No one would think of accepting such rickety drawers, and such poor finish, such patched woodwork.

But to take an antique from the stores and have it properly repaired and finished (by finish we mean varnishing, painting or gilding), is an expensive as well as long process in most cases. Refinishing particularly, is slow work when properly done, as the old work has to be removed first and then the labor of finishing is the same as that of a new article. Often repairing requires taking the piece apart, and putting it together again, making double work. This is what occurs in the majority of cases where antiques are purchased of dealers in such articles, for they rarely make anything more than a pretense at repairing or finishing. The result is that by the time the old furniture is ready for use it has cost at least as much if not a large per cent. more than new furniture of the same pattern.

There are exceptions to the above, such as when one is fortunate enough to be present at a sale of household goods, away from a large city, and the furniture offered for sale happens to be in a fairly good condition. Such instances are not the rule nowadays, however, and the person afflicted with the "antique fever" seldom has the patience to wait until he "runs across" something really good and cheap.—*Architectural Record.*

GIVE THE MAYOR A VETO.

The feeling in favor of entrusting the Mayor with a limited power of veto is apparently growing among local students of our municipal situation. Resolutions favoring it have been adopted by several bodies who have every right to be heard, and the general sentiment seems to be that it is a pity we did not think of this earlier. The easier and simpler it can be made for the people to vote for a certain line of municipal policy, and against another line, the better. This is the argument in favor of the "referendum," which submits a measure to the electors without any confusing side-lights to disturb their consideration of it. But when a Council comes to be elected, there are a hundred petty in-

terests tugging against each other in all parts of the city. The personnel of the candidates has a tremendous effect; the location of an electric light may have more. Ward jealousies play against each other, as do the pettier but often fiercer jealousies of the different sections of the wards. Out of such a maelstrom of conflicting interests, who can expect to get an intelligent verdict on the government of the city?

The Mayoralty contest is usually comparatively free from these entangling appendages. By far the larger share of the vote cast in this election can be concentrated upon questions of general municipal policy. If then we increase the power of the Mayor, and give him the right to veto any bill that has not the support of a full two thirds of the alderman, we shall make it better worth while than now for the friends of good government to make a tremendous fight to seat in the chair of the Chief Magistrate a man who will exercise this power for the benefit of the city. The vote for Mayor will become a sort of effective plebiscite on the question of retrenchment and honest government. Over the broader area of the city the personality of the candidates will count for very much less than in the narrow ward contests, and the "pickings" and patronage of the municipal field will have a much slighter influence in collecting votes behind this or that man.

Of course, civic carelessness or callousness, and the "stay-at-home" voter can make this opportunity of no effect. There is no summer's day road to good municipal government. The people must want it, and they must be prepared to vote for it, to get it. There are lots of men in Montreal who want bad government; and unless those who will have to foot the bills if these latter gentlemen get their way, will awake to the situation and do good honest work to prevent the triumph of these malign influences, we shall assuredly have bad government. No change in the charter can help us. But if we are willing to make a fight for it, a limited veto in the hands of the Mayor would certainly give us a better chance to make public opinion effective.—*Montreal Star.*

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.)
- BURTON AVENUE.**—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (166-B.)
- 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 Clondeboye Avenue, each 25 feet front. (205-a.)
- DORCHESTER STREET.**—One of the finest pieces of property in Westmount for speculative and residence purposes situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one third cash, balance at 5 per cent. (71-B)
- 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.)

THE WEAK POINT IN ALTRUISM.

But it is said, constantly sold in a thousand pulpits, that Christ taught altruism, and altruism as understood by those who have accepted the semi-Socialist or Socialist theory now so prevalent. He did not. What he did teach is summed upon in splendid formula laid down in the twelfth verse of the seventh chapter of Matthew, in the report of the Sermon on the Mount: "Whatsoever ye would that men should do to you, do ye even so to them, for this is the law and the prophets." That is the grand law of Christian Charity, which will yet make the world, not, indeed, a happy place, but a less miserable one; but it does not involve modern altruism. We would ask any self-respecting Englishman whether he really desires that every neighbor should perpetually be making painful sacrifices for his sake, or, if he does desire, whether he thinks that he in so desiring comes up to his own highest ideal. He would reply at once that he did not, that he wanted to be a man and not a child, and could dispense very well in the strength of his own soul with such a quantity of assistance and guidance and propping up generally. He was weak, he knew, very weak, and giving to leaning against door-posts and seeking protection from the wind; he knew very well that he ought to stand straight, to face the wind, to lighten instead of increasing the general burden of helping, and to be a separate being, not a grain in a sand-heap.

What Christ taught was that you should benefit your neighbor, which may often impose the duty of making him bear his burden to the strengthening of his sinews, and not that of taking it on yourself. John, who writes Latin verses for Tom because Tom cries over his slate is an altruist, but in no degree a follower of the true meaning of the Sermon on the Mount. There must, in short, be a limit to altruism, unless it is to be an evil influence, and that limit is clearly reached when the bearing of another's burden must have for result, as is often the case, the permanent weakening of other's spine. "Almost," said old Elwes, the Suffolk miser, to the clergyman who had preached an eloquent charity sermon, "almost you have persuaded me to beg." Universal altruism means that everybody should be Elwes in every relation of life. You cannot give without a receiver, and the habitual expectation of receiving does not tend to the building of any Christian virtue, except, perhaps, humility.

It is a minor of objections to the altruistic theory that of all systems of life it is the one which lends itself most readily to hypocrisy. The men who in the Puritan times pretended to love God without in reality feeling any sentiment of the kind, were at heart a little ashamed of themselves, little inclined to sin from self-contempt, a little, perhaps, moved by fear of the Being they were in a corner of their minds attempting to take in. The modern altruist, when he does not believe his vowed faith, is not ashamed one bit, but enjoys the unction of his own sentiments, and thinks that he is at least preaching the right doctrine. He governs his

- DORCHESTER STREET**—Two $2\frac{1}{2}$ story grey cut stone houses, just completed, each 25 feet x $45\frac{1}{2}$ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms, separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Any one wanting a first-class residence at a moderate price, should inquire about these houses. (833.)
- ELM AVENUE**—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B.)
- ELM AVENUE.**—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 103. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$8,500. (851-3/)
- ELM AVENUE.**—Handsome 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. (130-B.)
- KENSINGTON AVENUE**—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B.)
- LANSDOWNE AVE.**—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace. 8 rooms. (869-8.)
- MELBOURNE AVENUE**—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 88 by 42. Owner leaving city. Price \$7500. (733-3.)
- MELBOURNE AVENUE**—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B.)
- METCALFE AVE.**—A new terrace above Sherbrooke Street, house finished in hard wood, embracing all modern improvements, extension, hot-water heating, electric light, etc. Owner anxious to sell. (181-B.)

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

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

MT. PLEASANT AVENUE—A magnificent villa lot, 128 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B).

MOUNT ROYAL VALE.—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (168-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).

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 156 ft. fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B).

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

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

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

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

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

SPRINGFIELD AVENUE.—Three hand some pressed brick cottages, just completed extension kitchen, cemented basement, with stationary wash tubs. Daisy furnaces. Ground floor finished in oak, all wood-work finishes in natural colors; four bedrooms. Price only \$4,600. Easy terms; interest 5 p.c. (196-B)

household harshly, but protests against discipline; pays only market prices, and avers that low wages are an iniquity; declares that the rich must be made to give, and keeps the surplus of his own income to heap up for himself. There are thousands of such people about, always pouring out "sweet" counsels, but taking them themselves only when they find it convenient; and we do not see that they are any better than the old hypocrites who under the blazing microscope of the day have so nearly disappeared.

The new deceivers are not quite so false as the old, for they have more power of self-deception, but they are even baser, and, like the old, they tend to make the true feel very hard. The hardest men are made by recoil, and then there is a terrible temptation to recoil when men preach that all are bound to pass life in relieving others' burdens, and never stretch a finger to relieve the burdens they themselves are helping to impose. This, however, is but a trifle when compared with the mischief that is done by superseding Christianity by a doctrine that, if universally acted on, would turn mankind into expectants asking continually that all around should in the name of social duty do the best part of their work for them. "England," said Nelson, "expects every man to do his duty." "And mine too," whispers the devotee of altruism, who—even when he works faithfully for another expects ten men to work for him. Are all the masculine virtues to disappear in one rush of motherliness?—*London Spectator.*

ALWAYS WANTS SOMETHING THAT CAN'T BE HAD.

It is frequently said that women will go through half the dry goods stores of a large city, and look at almost innumerable dress patterns, or other articles of feminine attire, and close their tour without buying, because dissatisfied with them all. It is said by physicians that the nervous prostration and notorious tendency to sourness and dyspepsia of dry goods clerks is do to the exasperation thus created: But real estate agents are nearly as much afflicted—in their case, too, not nearly so much by women as by men. Of late, it may be said, without much exaggeration, that if a buyer wanted to buy a homestead lot in a certain block, and the agent had all of the lots on both sides of the street in the block but one lot the proposed buyer would insist on having that lot, and that lot only. In other words, as a rule the lots or houses and lots offered for sale do not suit the buyer; he almost invariably wants something else, which is not being offered for sale, and for which, when the owner is approached, he wants 50 to 100 per cent. more than a fair value. But, could the cases be reversed, then the buyer would want the property he declines, and not care for the property he then insists on having. No fickle woman is more difficult to please than many male real estate buyers. As a rule, too, they will take no advice, however sound, or be guided by any one else's experience, however dearly purchased and trustworthy.—

San Francisco Journal.

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements, five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000 (833-3.)

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. (62-B).

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each. (382 & 386-2).

ST. CATHERINE STREET.—A rough stone front double cottage, 84 feet front, contains ten rooms and cement cellar basement, heated by hot water furnace; all modern improvements; situated near Greene Avenue. (287-A)

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

UPPER LANSDOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (239-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. (48-B).

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

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

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

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

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

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

BEAUREPAIRE.—A charming cottage on the Lake front, built for owners occupation, two stories, galleries on three sides, large lot. (193-B)

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

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

COTE-DES-NEIGES.—That beautifully situated property known as "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. (163-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).

MUNICIPAL CAMPAIGN.

"The church, we think, may learn something from the recent municipal campaign," says the *New York Intelligencer* (Ref.). "In the interest of what seemed most desirable for Greater New York were enlisted not only men preeminent for intelligence, public spirit, and unselfishness, but nearly all the influential dailies, and the immense power of the press. There was also in its behalf a good measure of organized effort, to say nothing of the influence of the pulpit and the churches. Yet the cause failed. The failure points a moral. In part it emphasizes the motto of our church. 'Eendracht maakt macht,' 'Union makes strength,' and also the efficiency of organization. The most perfect organization triumphed. But this is only a partial explanation of the result. Organization succeeded, despite the press, public meetings, and the ablest oratory, because it reached down to people individually. It won because of personal, man-to-man contact. Because of individual work, of work never remitted, and so thorough and vigilant that the attitude of every voter is known, and the best means to influence him is used, not merely on the eve of an election, but throughout the year. This is the secret of the solidarity of Tammany Hall's support and its recent victory. The lesson is plain. No good cause, not even that which centres in the church, can dispense with hand-to-hand, man-to-man effort. Public speech and the printed page cannot take the place of personal association and labor by individuals with individuals. The weakness of the church to-day is the too great dependence of its members on public services, and too little personal contact with those it seeks to reach."

THE NEWSPAPER AS A COLLEGE.

The opinion entertained by a great many more or less prejudiced persons that a good newspaper office is the best school going seems to gain some justification from certain passages in the newly issued volume of essays and discourses by President Eliot. Discussing where in modern education has failed to do all that was expected of it, Dr. Eliot, says:

These, then, are four things in which the individual youth should become thoroughly trained, if his judgement and reasoning power are to be systematically developed; observing accurately; recording correctly; comparing, grouping, and inferring justly; and expressing cogently the results of these mental operations.

To observe accurately and record correctly are the particular things in which every reporter for a good newspaper is drilled every day, and he does not get far in his business without getting practice, almost as regular, in comparison, inference and cogent expression. If practice in these things is the best thing for the judgement and reasoning power, we ought to be thankful that so much of it goes to equip the newspaper man for his momentous job of superintending all creation. There is no class of men in the country whose state of mind is of

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 357 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. Sippoll; one of the most desirable frontages on the river. Very easy terms. (110-2)

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

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (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. 145-A

OLD ORCHARD, ME.—A charming sea-side 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 de 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 out-houses in first class condition. Good dwelling house and a farmers house, also boathouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B).

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

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

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

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

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 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. (852-2.)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace; large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 145 ft. laid out in lawn and planted with apple and plum trees, five minutes from station. (101-B)

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

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

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

St. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16700 feet. Price only \$700. (205-C).

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

more importance to us than the newspaper men. It is a comfort to be able to infer from the statements of authority that there is no class that is in a better way to have its mind developed. Of course, all pupils are not scholars, and the fact that newspapers constantly print inaccurate reports and draw unwarranted inferences only means that the task is quite difficult, and that the learners do imperfect work.—*Harper's Weekly.*

STRAIGHT TALK TO YOUNG MEN.

The success or failure of every young man depends upon his own efforts, and the sooner he discovers this fact the better it will be for him. The schooling a young man gets in acquiring a few paltry dollars is exactly what he must have in order to attain his accumulated wealth and use it in a right manner. We append a few business rules that should be adopted and strictly adhered to by the young man just starting out on his business career:

His first ambition should be to acquire a perfect knowledge of the details of his business, so that he will not be at the mercy of inefficient or incompetent subordinates.

He should acquire a correct epistolary style, for he is judged by the business world according to the expression and style of his letters.

He should never suffer a letter to remain unanswered, however unimportant it may seem.

He should never fail to meet a business engagement.

Confine his capital closely to the business he has chosen.

Avoid display and choose associates discreetly.

Avoid litigation, but in case of necessity employ competent counsel. Fortunes have been lost by "every man being his own lawyer."

Never "run down," a competitor's goods, remembering that he has friends as well as you.

Never misrepresent, falsify, or deceive, or allow it to be done by those under you.

Have one rule or moral conduct, and never swerve from it.

Never refuse a choice when offered,

Never sign a paper for a stranger.

Personally inspect your accounts at least monthly.

With the above suggestions as a groundwork upon which to build a business career, your structure will rise storm-proof; and if a little longer in reaching the topmost course, its character for solidity and business probity will more than repay. All that should be done for any young man is to help him to help himself. The individual who depends upon others is a clog in the wheels of progress. You cannot pass upon the reputation of your ancestors. You are either genuine or counterfeit, and the world knows it. Bear this in mind.—*New Ideas.*

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 30-B).

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

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

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

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

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

ST. HUGHES—Domain of 150 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$32,000. (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 terrace property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000 under cost. Terms easy.

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

LAKE ST. LOUIS.

Farm for Sale.

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

PRIVATE MOTOR-TRAINS THE NEXT THING.

The latest development as regards motors is the private motor-train. One of these is being built which is to be composed of an engine, a saloon—to be used during the day as a drawing room and at night as a sleeping-car—a wagon for the accommodation of servants, and a luggage-van. If private and public motor-trains become common, as no doubt they will do in time, the traffic along the country roads will appear strange to those who are not accustomed to the present order of things in this respect. Moreover, the railway authorities will have to bestir themselves to counteract the evil result of this unexpected form of competition, which will be tantamount to the revival of stage-coaches, only with electricity substituted for horses. With motor-cars, motor-trains, and bicycles to compete against it would appear that the halcyon days of railway enterprise are threatened with extinction. *London Truth.*

SPECIALS.

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

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

GOOD HEALTH IN BUSINESS.

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| WARD. | Valuation of Land | Valuation of Buildings | Number of Proprietors | Ratio of Population to Proprietors | Ratio Proprietors to Population | Average holding After deducting City and Govt Property |
|------------------|-------------------|------------------------|-----------------------|------------------------------------|---------------------------------|--|
| East..... | \$2,792,046 | \$2,791,754 | 168 | 3,900 | Uncertain. | 20,000 |
| Centre | 3,632,000 | 4,015,980 | 140 | 750 | Do. | * 40,000 |
| West..... | 6,104,200 | 4,671,200 | 180 | 1,100 | Do. | 80,000 |
| St. Ann's..... | 7,201,802 | 6,185,648 | 1125 | 20,000 | 1 in 5 | 11,300 |
| St. Antoine..... | 25,240,000 | 38,143,245 | 2800 | 50,000 | More than 1 in 4 | 20,000 |
| St. Denis | 1,727,934 | 818,051 | 783 | 3,500 | Equal. | 8,800 |

* Note special deduction for Seminary and Nun's Properties, representing \$1,250,000.
Note—Each proprietor supposed to represent a family of five persons.

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MONTREAL WEST.

| STREET & NO | WARD. | CAD. NO. | SUB. NO. | DIMENSIONS. | | AREA | PRICE PER FT | BUILDINGS. | TOTAL PRICE | REMARKS. |
|------------------------------|---------------|-------------|--------------|-------------|--------|--------|--------------|------------|-------------|---------------------|
| | | | | FRONT. | DEPTH | | | | | |
| Seigneurs, 323-327.. | St. Antoine.. | 313 | | 32 | 3 | 105 | 3386 | Buildings | 4400 | |
| Sherbrooke..... | " | 1663 | Parts 42-43 | 53 | irreg. | 5460 | 1.60 | Vacant | 8700 | |
| Bishop..... | " | 1703 | 14 | 24 | 6 | 129 | 3166 | New House | 7000 | |
| Fort, 4-55..... | " | 1628 | N. J. & K. | 85 | 3 | 74 | 6308 | Buildings | 1800 | |
| Crescent 127..... | " | 1702 | Pts. 74 & 75 | 23 | 4 | 100 | 2333 | " | 16600 | |
| St. Martin 88-92..... | " | | | | | | | " | | |
| Notre Dame, 2501-2505 | " | 320 | | 46 | 4 | irreg. | 2867 | " | 14000 | |
| St. Antoine 156-158..... | " | 706 pt. 707 | | 72 | 3 | irreg. | 14004 | " | 25200 | |
| Peel 323..... | " | 1794 | Part 20 | 25 | 130 | 3250 | | " | \$1 | and consideration. |
| Crescent, 125..... | " | 1702 | Pts. 74 & 75 | 23 | 4 | 100 | 2333 | " | \$1 | and consideration. |
| Latour, 53..... | " | 1100 | parts | 22 | 104 | 3 | 2294 | " | 2100 | |
| Mountain, 10-12..... | " | 568 | S.E. 1/2 | 52 | 6 | 60 | 3150 | " | 1800 | |
| St. Antoine 54-50..... | " | | | | | | | " | | |
| St. David, 46-48..... | " | 954 | Part. | 78 | 133 | 10374 | | " | 16000 | |
| Drummond, 175..... | " | 1465 | S.E. 1/2 | 20 | 123 | 2480 | | " | 7000 | |
| Drummond, 175..... | " | 1465 | S. E. 1/2 | 20 | 123 | 2460 | | " | | good consideration. |
| St. Antoine, 403-405..... | " | 1637 | 4 & 5 | 48 | 112 | 5376 | | " | 18000 | |
| Victoria, 44..... | " | 1308 | 2 | 17 | 60 | 1020 | | " | 2750 | |
| Fort, 80..... | " | 1654 | 73 | 25 | 183 | 5500 | | " | 5500 | |
| St. Catherine, 2633-2633 1/2 | " | 1677 | | 26 | 122 | 3172 | | " | 9997 97 | |
| Tupper..... | " | 1653 | Parts | 107 | 6 | irreg. | 10944 | 82 1/2 | Vacant | 9029 46 |
| Aylmer, 26-26 1/2..... | " | 1225 | | 21 | 6 | 75 | 1650 | | Buildings | 2475 |
| St. James, 1149-1161..... | " | 106, 107 | | irreg. | | | 7065 | | " | 14000 |
| Notre Dame 1765-69. 3. | West | 159 | | irreg. | irreg. | 5024 | | " | | |
| Notre Dame, 1779-178.. | " | 163 | | irreg. | irreg. | 6986 | | " | \$1 | Transfer. |
| St. James, 190-194..... | " | 161 | | 64 | irreg. | 4980 | | " | | |
| King, 93..... | St. Ann's | pt. 1593 | | irreg. | irreg. | 11074 | | " | 11074 | |
| King, 99..... | " | 1592-1593 | | 32 | irreg. | 3088 | | " | 12300 | |
| Farm, 38-44..... | " | 650 | | 40 | 120 | 4800 | | " | 750 | |

WESTMOUNT

(COTE ST. ANTOINE)

| STREET AND NO. | WARD | CAD. NO. | SUB. NO. | DIMENSION | | AREA. | PRICE PER FT | BUILDINGS. | TOTAL PRICE. | REMARKS. |
|----------------------------|---------------|----------|------------------------|-----------|--------|-------|--------------|------------|--------------|------------------------|
| | | | | FRONT. | DEPTH. | | | | | |
| Metcalfe Avenue..... | Par Montreal. | 261 | 9-4 & 10-4 | 22 | 4 1/2 | 100 | 2237 | Buildings | 8500 | |
| Somerville Avenue..... | " | 208 | 42a, 43, 43a & 44 | 150 | 99 | 6 | 14825 | Vacant | 5970 | |
| Dorchester..... | " | 941 | 284 | 25 | irreg | 3086 | 6 | " | 2500 | |
| Chesterville Avenue..... | " | 214 | 16 & 17 | 206 | 112 | 6 | 23165 | 23 | 5330 | 25 |
| | | 208 | 23, 23a, 24, 24a & 23a | | | | | | | |
| Lansdowne Avenue..... | " | 220 | part of 8 | 25 | 130 | 3250 | 35 | " | 1137 | 50 |
| Cote St. Antoine Road..... | " | 208 | 4, 4a & 7 | irreg | ular | 4 | 36 | " | 5676 | 50 |
| Clarke Avenue..... | " | 300 | part of | irreg | ular | 2,30 | | Buildings | 8000 | |
| Victoria Avenue..... | " | 215 | 111 | 50 | 130 | 8 | 6706 | Vacant | 2010 | |
| Greene Avenue..... | " | 374 | 1-80 | 25 | 105 | 9 | 2544 | 82 1/2 | " | 2105 |
| Metcalfe Avenue..... | " | 244 | 29R & 30Z | irreg | ular | 1820 | | Buildings | 7000 | |
| Victoria Avenue..... | " | 215 | part of 78 | 25 | 125 | 3125 | 50 | Vacant | 1575 | |
| St. Antoine..... | " | 384 | 169 & 170 | 50 | 110 | 5500 | | Buildings | 15000 | |
| St. Catherine..... | " | 1434 | 16 | 26 | 100 | 2600 | 70 | Vacant | 1820 | |
| St. Antoine..... | " | 386 | 169 & 170 | 50 | 110 | 5500 | | Buildings | 15000 | |
| Elm Avenue..... | " | 375 | 78 to 81 | 103 | 108 | 11124 | 75 | Vacant | 8443 | |
| Victoria Avenue..... | " | 215 | 35 | 50 | 135 | 6750 | 25 | " | 1687 | 50 |
| St. Catherine..... | " | 1434 | 199 & 200 | irreg | ular | 5737 | 70 | " | 4015 | 90 |
| Columbia Ave..... | " | 941 | 317 | 25 | 92 | 2300 | | Buildings | 5475 | & other Considerations |

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

| STREET AND NO. | WARD. | CAD. No. | SUB. No. | FRONT | DEPTH | AREA. | PRICE PER FT. | BUILDINGS | TOTAL PRICE | REMARKS |
|-----------------------------|---------------|-------------|---------------|--------|--------|-------|---------------|---------------|-------------|-----------------------|
| Rivard..... | St. Jean Bap. | 15 | 303, 304, 305 | irreg. | irreg. | 10503 | .29 | Vacant | | |
| St. Hypolite, 562-566..... | " | 236 | | 22 6 | 64 | 1440 | | Buildings | 3037 00 | |
| Seaton..... | " | 1 | 257, 258, 259 | 75 | 103 | 7725 | 10 1/2 | Vacant | 2200 00 | |
| Berri, 1054..... | " | 15 | 217 | 20 | 70 | 1400 | | Buildings | 1500 00 | |
| Marie Anne, 328-400..... | " | 15 | 353, 354, 355 | 75 | 95 | 7125 | | " | 1700 00 | |
| St. Denis..... | " | 443 | | 70 6 | 73 6 | 5158 | | " | 2000 00 | Cession. |
| St. Urbain, 823-825..... | " | 15 | 451, 452, 453 | 60 | 70 | 4200 | | " | 6500 00 | |
| Rivard, 190-194..... | " | 15 | 152 | 25 | 100 | 2500 | | " | 3000 00 | |
| Marie Anne, 121..... | " | 1 | pt. 172 | 7 | 172 | 1467 | | " | 1700 00 | |
| Dufferin, 174..... | " | 7 | 2 | 21 | 110 | 2310 | | " | 700 00 | |
| Mitcheson, 190-194..... | " | 456 | 34 | 24 | 70 | 1680 | | " | 5600 00 | |
| Chambord, 3-5..... | " | 6 | | 37 6 | 67 | 2513 | | " | 500 00 | |
| St. Hypolite, 505-507..... | " | 175, 176 | | 17 9 | 98 6 | 1749 | | " | 1350 00 | |
| Rachel, 445..... | " | 15 | pts 1224-1228 | 24 | 94 | 2256 | | " | 4000 00 | |
| St. Andre..... | " | 10 | 122 | 50 | 118 | 5900 | 13 1/2 | Vacant | 2700 00 | |
| Seaton..... | " | 1 | 347, 348 | 26 | 130 | 3380 | 27 | " | 800 00 | |
| Amherst..... | " | 8 | 69 | 48 | 70 | 3360 | 38 1/2 | " | 950 86 | |
| Chambord..... | " | 6 | 75, 76 | 48 | 70 | 3360 | 38 1/2 | " | 1300 00 | |
| Chambord..... | " | 6 | 75, 76 | 48 | 70 | 3360 | 38 1/2 | " | 1300 00 | |
| Marie Anne..... | " | 6 | 94 | 24 | 88 | 2112 | 28 | " | 600 00 | |
| St. Urbain & Esplanade..... | " | 486 | 1 | 30 | 168 | 5040 | 55 | Buildings | 2772 00 | |
| Berri, 803-809..... | " | 15 | 102-104 | 23 | 99 | 2277 | 30 | Vacant | 2010 00 | Sheriff's sale |
| Marie Anne..... | " | 11 | 56 | 23 | 92 | 2116 | | New Buildings | 700 00 | |
| St. Andre, cor. Marie Anne | " | 11 | 66 | 23 | 110 | 2530 | | Buildings | 3150 00 | |
| St. Urbain..... | " | 458 | pts 10 & 11 | 52 | 110 | 5720 | | New Buildings | 7000 00 | |
| St. Hypolite, 591..... | " | 458 | 8, 9 & pt 10 | 26 | 70 | 1820 | | Buildings | 14000 00 | |
| City Hall Ave, 980..... | " | 201 | N W 1/2 | 36 | 37 6 | 1350 | | " | 500 00 | |
| Sydenham, 740-746..... | " | 76, 77 | 192, 192A | 41 8 | 103 | 4290 | | " | 520 00 | Sheriff's sale |
| St. Hypolite, 348-350..... | " | 1 | | 20 6 | 75 | 1537 | | " | 5250 00 | |
| St. Andre, 1108-1110..... | " | 325 | | 24 | 94 | 2256 | | " | 2500 00 | |
| Dufferin, 175-177..... | " | 10 | 177 | 25 | 80 | 2000 | | " | 1200 00 | |
| City Hall Ave, 971-973..... | " | 7 | 87 | 25 | 80 | 2000 | | " | 1850 00 | |
| St. Andre..... | " | 15 | 1285 pt. 1286 | 30 | 65 | 1950 | | " | 1850 00 | |
| Papineau..... | " | 10 | 175 | 24 | 94 | 2256 | 20 | Vacant | 2500 00 | |
| St. Andre..... | " | 4 | | 39 | 56 | 6084 | | " | 450 00 | |
| St. Andre..... | St. Denis | 11 | 88 | 23 | 98 5 | 2254 | 22 | " | 15688 00 | and other properties. |
| St. Andre..... | " | 7 | 597 | 25 | 62 4 | 1558 | 06 1/2 | " | 500 00 | |
| Resther..... | " | 325 | 13, 14 | 48 | 72 | 3456 | 35 | " | 102 38 | |
| Carriere, 303-319..... | " | 280 | | irreg. | irreg. | 6723 | | Buildings | 1200 00 | |
| St. Denis..... | " | 209, 196 | parts | 82 | irreg. | 8014 | 20 | Vacant | 1300 00 | |
| Huntley..... | " | 8 | pt 488 | 25 | 100 | 2500 | 10 1/2 | " | 1600 00 | Sheriff's sale |
| St. Denis..... | " | 209 | pt 15 | 53 8 | 51 | 2800 | | In Erection | 262 50 | |
| St. Denis..... | " | 198 | 41, 48 | 80 | 75 | 6000 | 35 | Vacant | 2494 16 | |
| St. Hubert..... | " | 7 | 358 | 25 | 109 | 2725 | 06 1/2 | " | 2100 00 | |
| Carriere, 283-285..... | " | 284 | | 40 | 125 3 | 5010 | | Buildings | 177 12 | |
| Labelle..... | " | 7 | 1010 | 25 | 87 | 2175 | 03 1/2 | Vacant | 925 00 | |
| Labelle..... | " | 7 | 1011 | 25 | 87 | 2175 | 06 1/2 | " | 76 12 | |
| St. Denis..... | " | 198 | 30, 31, 32 | 120 | 75 | 9000 | 34 | " | 130 00 | |
| Dufferin, 248-250..... | " | 329 | 23 | 25 | 80 | 2000 | | Buildings | 3150 00 | |
| Huntley..... | " | 8 | 591 | 50 | 100 | 5000 | 07 1/2 | Vacant | 1300 00 | |
| Berri, 1256-1264..... | " | 1 & 2 | 64-67 | 88 | 70 | 6160 | | Buildings | 375 00 | |
| St. Hubert..... | " | 7 | 877, 878 | 50 | 87 | 4350 | 03 1/2 | Vacant | 2500 00 | |
| Labelle..... | " | 7 | 1028, 1029 | 50 | 111 | 5550 | 03 1/2 | " | 154 26 | |
| Breboeuf..... | " | 329 | 122 | 25 | 80 | 2000 | 20 | " | 194 25 | |
| " | " | 329 | 121 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 123 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 119 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 117 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 115 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 120 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 118 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 113 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 116 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 114 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 112 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 111 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 110 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| " | " | " | 109 | 25 | 80 | 2000 | 20 | " | 400 00 | |
| Havre..... | Hochelega. | 166 | 226, 227 | 64 | irreg. | 5104 | 11 1/2 | " | 400 00 | |
| Dezery, 168-178 & 193-199 | " | 54 | parts | 125 | 100 | 2500 | | Buildings | 600 00 | |
| Ontario..... | " | 159 | 280 | 22 3 | 117 4 | 2610 | 18 1/2 | Vacant | 4500 00 | Undevided 1/2 |
| St. Germain..... | " | 50 | 35 | 25 | 100 | 2500 | 30 | " | 482 85 | |
| St. Catherine, 645..... | " | 166 | 29 | 22 6 | 100 | 2250 | | Buildings | 750 00 | |
| Mullins, 694..... | St. Gabriel | 2675 | 7 | 26 | 135 | 3510 | | " | 1687 56 | |
| Grand Trunk, 477-483..... | " | pts. 2697-8 | | 100 | 88 | 8800 | | " | | |
| Mullins, 694..... | " | 2675 | | 26 | 135 | 3510 | | " | 9191 00 | Retrecession |
| Grand Trunk, 477-483..... | " | pts. 2697-8 | | 100 | 88 | 8800 | | " | | |
| Manufacturers, 162..... | " | 2805 | | 45 | 100 | 4500 | | " | 9345 00 | |
| Centre, 449-457..... | " | 2759 | | 48 | 111 9 | 5364 | | " | 1627 50 | |
| Charlevoix..... | " | 3328 | | irreg. | irreg. | 169 | | Vacant | 375 00 | |
| Chateauguay..... | " | 2623 | 3 | irreg. | irreg. | 2623 | 22 | " | 1 00 | Strip |
| Centre, 580-586..... | " | 2603 | N E 1/2 | 45 | 70 | 3150 | | Buildings | 581 50 | |
| Rozel..... | " | 3399 | N pt | 45 | 70 | 3150 | | Vacant | 1800 00 | |
| | | | pt A | 25 | 94 6 | 2326 | 16 | " | 400 00 | |

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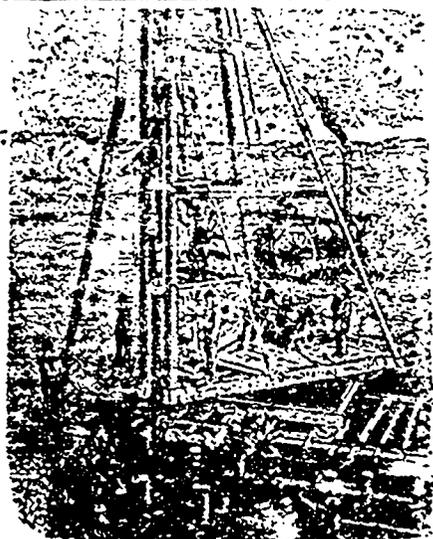
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