

Real Estate

REAL ESTATE MARKET "DEAD" SAYS MR. MORGAN

Mr. James Morgan of the Colonial Real Estate Co. Returns from Bermuda

MARKET UNCHANGED

Many Sales Recently Registered Have Been Pending For Months. Mr. Morgan Denies That Big Factory Will Be Built This Year in rear of Union Avenue Property.

Mr. James Morgan, head of the Colonial Real Estate Company, who has just returned from a prolonged visit in Bermuda, stated in an interview with a representative of 'The Journal' of Commerce to-day that he finds the real estate situation in the city very quiet.

When asked about the construction of a million dollar factory in the rear of the store on the corner of St. Catherine street and Union Avenue, which was rumored last week, Mr. Morgan said nothing had been definitely decided yet, but it was probable next year something along this line might be done.

MANY REAL ESTATE TRANSFERS SATURDAY

Business in the real estate market continues to improve. No very large transfers were registered on Saturday morning. The number, however, was most encouraging, as there were thirty-seven registered during the short session.

The principal transfers were:—Ellie Goldfine, merchant, sold to Benjamin Benoit, K.C., lots Nos. 12-15 and 12-16-42, Cote St. Louis, with buildings Nos. 2455 to 2461 Park avenue, Westmount, having an area of 4,456 square feet, for \$24,000.

Thomas S. Hudson & Co., sold to Mrs. Joseph Leblond, the west half of lots 286-2-2, and 286-1-1, parish of Montreal, with buildings, 1740 avenue, Westmount, having an area of 4,456 square feet, for \$24,000.

Mrs. John H. Redpath, sold to T. Lyall, contractor, parts of lots Nos. 16 and 17, Parish of Ste. Anne, the first lot having buildings on that part of Montreal fronting the island of Ste. Anne, having an area of about 2 acres and 72 perches; the second lot fronting on the King's highway, measuring about 36 1/2 x 153 feet, for \$11 and other good considerations.

Georges Lebel sold to Charles L. Langlois the northwest half of lot 12-17-25, Cote St. Louis, with buildings 2623 Hutchison street, measuring 25 x 110 feet, for \$14,000.

Louis Goldfine sold to Moses Zetoc and others lot 929-1 and the southwest part of 2 and 340-11, Cote St. Louis, with buildings, 1000-1002 and 21 x 69 1/2 feet, for \$39,000.

Mrs. Joseph Octave Drouin sold to Philippe Beaulieu lot 1207-72 and 73, St. James ward, with buildings Nos. 232 to 238 St. Andre street, measuring 48 x 94 feet, for \$12,500.

Mr. Paul Bruchon et al. sold to Dr. Edmond Dufresne lot 1061, Mary ward, with buildings, for \$13,000.

Theodore Besner sold to Oscar Petit four vacant lots on the northeast side of Minto avenue in Notre Dame de Grace ward, known as lots Nos. 180-182-184, Parish of Montreal, each measuring 25 x 110 feet, for \$10,500.

Amedee Larose sold to J. P. Cardinal et al. lots 29-122-2 and 29-123-1 to 3, Hochelaga ward, with buildings 321 to 341 Aylin street, measuring 119 x 55 feet, for \$20.

Pierre Francoeur sold to Eusebe LeCavaller lots Nos. 10-1504 and 1905, Cote St. Louis, with buildings 2045 to 2047 Casgrain street, for \$15,000.

Oscar Petit sold to Theodore Besner lot No. 29-109 and part of 108, Hochelaga ward, with buildings Nos. 232-238 Aylin street, measuring 23 x 85 feet, for \$13,500.

David Ross McCord sold to Edouard and J. Laliberte of X. Laliberte Brothers, the unshared part of lot 207, Parish of Montreal, on the south corner of Westmount, with an area of 4,903 sq. feet, for \$14,400.

SUFFRAGETTE FIRES IN ENGLAND ARE DEPLORED

Loss is Constantly Growing Heavier—Underwriters Complain

ASK FOR JUSTICE

Fire Losses Caused by Suffragettes So Far This Year Greatly Exceed Last Year's Entire Loss by This Cause.

London, June 8.—The suffragette fires in England and Scotland have become an expensive burden upon the British fire offices, and the loss ratio of their home business has been much increased during the past two or three years. British managers, as they sit around the green table in Watling Street, complain bitterly of the policy that the present government pursue in dealing with this serious matter.

The managers feel that suffragettes who commit criminal acts should be either compelled to serve out jail sentences with forcible feeding, if necessary, or be banished from the United Kingdom. Several of the principal fire offices have suffragette losses so far this year which exceed £200,000 each. In 1913 the losses were extremely high from this cause, but in the first five months of 1914 the aggregate of the preceding year has been exceeded.

AGENTS TO MEET. The thirty-eighth annual meeting of the agents of the Northwestern Mutual Life will be held at Milwaukee, Wis., July 14 and 15. The event will mark the formal opening of the company's new building. The attendance last year was 392. This year it is expected that over 500 agents will be present.

CAMPAIGN NEEDED TO FIGHT DISEASE IN U.S.

Dr. Louis Dublin Says Death Rate Has Been Lowered But Little Has Been Done to Check Sickness.

Dr. Louis I. Dublin, statistician of the Metropolitan Life Insurance Company, told the members of the Association of Life Insurance Presidents last week that sickness throughout the country had not decreased, despite a lowering of the death rate.

He urged the passage of a bill drafted by the State Health Officers at a conference in 1912 to insure complete reports of diseases. Application of scientific methods based on such reports would, Dr. Dublin thinks, reduce disease to a considerable degree and be of great economic value to the country.

"The amount of sickness has not been controlled to any appreciable degree," he said. "Indeed, some maintain that illness has actually increased in spite of all the saving in mortality. The reason, he thinks, must, therefore, see our activities in health work directed especially to the control of disease."

"The basis for any campaign against sickness must be an accurate knowledge of its prevalence. Just as the reduction of mortality is furthered by a complete registration of deaths and their causes, so our efforts to reduce the frequency of disease depend upon machinery for reporting causes of illness, their causes and their duration. They are socially more important than the death rate, and more programmatic more to reduce their occurrence and effect their control."

Dr. Dublin said that although most of the States had laws requiring the registration of deaths, the reports were almost useless because of incompleteness. This was owing to lack of facilities in carrying out the provisions of the law.

"Whatever be the explanation," he went on, "it is quite clear that at present no important aspect of our State work shows up to such poor advantage as does that of the registration and control of the preventable diseases. We are here concerned with conditions which are responsible from year to year for a large economic and social loss and yet have among the crudest machinery for checking them."

"Prof. Irving Fisher, of Yale, has estimated that about 3,000,000 people are suffering from disease at any one time in the United States. About a half are suffering from preventable causes. The economic losses from such illness are declared to be no less than \$500,000,000 annually in wages and other items in doctors' fees, drugs and other necessary medical accessories. These figures, he believes, are conservative, and obviously impossible to make any estimate which will approximate the truth, in view of the total absence of reliable information."

Dr. Dublin then outlined a few cases in which he deemed of communicable diseases had been checked by early reporting, including an epidemic of infantile paralysis in Buffalo, which was halted without serious fatalities.

An outline of a complete report, read by Dr. Dublin, which said that the life insurance companies could assist in having this measure put upon the statute books of the States by co-operating with committees appointed for the purpose by the American Medical Association and the American Public Health Association.

AMBITIOUS PROGRAMME.

The Missouri State Life set out to write \$40,000,000 of new business this year. As it closed the first quarter completed the chances are it will hit its mark.

Prominent Insurance Man

CHICAGO UNDERWRITERS TO MAKE CUT IN RATES

Rates on First Class Dwellings in Cook County will be cut

URGE BETTER BUILDINGS

There will be no flat reduction which classes good risks with the bad. The Chicago Underwriters Association, which has just met, has decided to make a cut in rates on dwellings in Cook County, but it will not be a flat reduction, such as was proposed by the application of the new uniform schedule for the rating of dwellings, on the part of the experts of the country have been made for more than a year, and pending which any proposed changes were being deferred.

The new dwelling schedule will rate these on their merits instead of on the flat basis. Those of good construction without dangerous exposures and with adequate fire-protection will get a very material reduction. Frame dwellings with shingle roofs and dangerous flues and located in congested districts with inadequate water mains will get without rate the schedule makes on them.

This will remove the chief injustice of the flat-rating system, where the good risks are classed with the bad and the conflagration hazards of the poor risks kept the rates up on all.

The application of the schedule in Chicago will give greater reductions to the risks which really deserve them than would the cut asked for by the insurance department. It will encourage improvements and penalize those who are careless in their conditions. The companies call attention to the fact that they began this work long before there was any change in the insurance department.

FIRES IN MONTREAL

Fire broke out in the shed in the rear of the residence of J. M. Fortin, 124 Sherbrooke Street East. The fire spread to the two adjoining sheds, and the houses with Sherbrooke street. The sheds were completely destroyed. District Chief Dagenais was in attendance. Spontaneous combustion is given as the cause of the fire.

Damage by fire amounting to \$3,000 was done after 11 o'clock last night, when the New World moving picture house, 16 Archaic street, Cote St. Louis, was destroyed. The building was bought two weeks ago by three firms in partnership. District Chiefs Favreau and Carson attended with the fire department. The building was more than an hour before it was extinguished. The interior of the building was completely destroyed.

The ice cream parlor of Elzeur Daoust, at 476 St. Catherine street, East, was gutted by a fire at 11:50 last night, that was only extinguished by five streams of water. The attendance of a brigade under three district chiefs. The fire threatened at all times to spread to the surrounding business houses. A picture theatre next door was in the greatest danger of being destroyed, and several streams were constantly kept playing on it.

Mr. George Hadri, Secretary of the Montreal Board of Trade, is on his way to Paris to attend the Convention of the International Chamber of Commerce, as a delegate of the Montreal body.

Mr. Justice Lavergne has left to spend the summer season at St. Irene les Bains.

The Russian Consul-General has taken an apartment in the Hotel de Ville, where he will be in residence after the first of July.

Mr. L. M. Rubin, of New York, is in the city as the guest of Dr. A. Hart, Sherbrooke street west.

Mr. Angus MacLean will return from New Brunswick at the end of the week.

Messrs. William and Fred Beardmore are the guests of Sir Montagu Allan at "Ravensrag."

Mr. L. McT. Spackman has left to take the Metropolitan trip.

Mr. George Pepper, Toronto, was in town for the races.

Mr. P. E. Layton is sailing on the Mantic for England to attend the International Conference for the Blind.

MR. SAMUEL H. EWING

Vice-President of the Sun Life Assurance Company, is one of the leading business men of Montreal. He is president of the Montreal Cotton Company and director of many other important corporations. His wide experience makes him a most useful member of the Sun Life's Board of Directors.

ADOPT NEW METHODS IN ACCIDENT BUSINESS

Conferences to Bring Companies Together in Co-operative Movement Have Produced no Results. Maryland Casualty Company Introduces Some Attractive Changes.

By Leased Wire to the Journal of Commerce. New York, June 8.—The Maryland Casualty Company has introduced some radical and attractive changes in the method of handling accident and death business. Its new policies will be issued with the principal sum of \$10,000, and weekly premium rate on which will be \$25 annually for selected and preferred risks.

The disability policy for similar amounts will be sold at from \$100 to \$1,000, either foot or leg, or right arm \$5,000; either foot or leg or right hand \$3,333.33; left hand \$2,500; finger of right hand \$2,000; thumb of left hand \$1,500.83. President John T. Stone states that he believes there is an urgent need for radical reformation in the method of conducting this branch, and persistent efforts made for several years to bring the companies together in some co-operative movement and that the most recent of these conferences has produced no results.

Now that the death rate has been reduced in the United States, life insurance companies are talking health conservation.

The Life Underwriters' Association of Canada will hold their 1914 convention in Halifax on July 27-30. The slogan of the Association is now "meet me at the Halifax Convention."

The little guide book showing the standing of different life insurance companies in Canada is coming in for considerable criticism as quoting of figures does not give a fair view of the standing of companies.

The body of Charles H. Strauss, general agent in New York for the New England Mutual Life Insurance Company, who had been missing from his floating drive home for a week, was found drifting in Lake Michigan. A reward of \$1,000 for information concerning his present whereabouts was offered. Strauss was upset in a canoe which he was paddling on June 5.

The month of June promises to be a hot one in the life insurance industry. During the first five days in the month five deaths were recorded in three different fires, which would mean thirty deaths at the end of the month. If a death a day was taken as an average, last month only eight deaths were recorded, which was the smallest number for one month since September 1912.

Authorities in Pittsburgh are preparing to make rigid investigation into the causes of all fires occurring in the city.

The Prudential Insurance Co. states that all applicants for positions with the company must pass physical as well as mental tests.

In compliance with the provisions of the workmen's compensation act the Statute books of the State of New York are preparing to submit to the commission proof of the city's ability to carry its own insurance.

Eugene L. Steindler, New York, is staying at the Ritz.

Capt. Lloyd has returned to Montreal and is a guest at the Ritz.

J. N. Norcross, Toronto, is in the city to-day.

NOVEL INSURANCE RISK

It is stated that an insurance has just been effected against the risk of Mr. Bonar Law not being Leader of the Unionist Party in the House of Commons at the time of the next General Election. The insurance was started at 60 shillings per cent, but to complete the amount five guineas per cent had to be paid. We understand that the insurance was effected for a political association which is printing publications that would be wasted if there were any change in the leadership.

HOW TO FIND SAFE INVESTMENTS OR DESIRABLE INVESTORS MAKE YOUR MONEY WORK

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BUSINESS CHANCES. WANTED—POSITION, BY AN ACCOUNTANT, with thorough British training, having had, in addition, a University course in building, would prefer electrical railway work, having served some time with a large company of this kind. Address C. M. T., Journal of Commerce Office.

BUSINESS MEN AND MANUFACTURERS—Do you want a live ad, writer? He will write your circular letters, are they stale, commonplace and not interesting? I am not an advertising genius but I have selling gumption and can help you save money as well as make money. Drop a note to Albin West, Journal of Commerce, to-day.

BUSINESS INVESTMENT—THE advertiser, owing to ill health, has to relinquish all or a part of his ownership in a standard monthly publication, enjoying a large advertising subscription, and now in its fifth year. Negotiations will only be conducted with a magazine man of experience. Cash required down \$3,000 and balance of arranged prior on time at 7 per cent. To a bona fide purchaser full access will be allowed to vouchers and records. In first instance address Advertiser P. O. Box 3162, Winnipeg.

FOR SALE AT GOOD CONDITIONS, the stock and good will of a Trunk and Valise Store, situated in the West End part of the city. A good opportunity. Apply P. O. Box 742, City.

DRUG BUSINESS FOR SALE AND medical practice for sale. Apply to Dr. Klock, Shawville, Que.

FOR SALE—NEW THREE STORY brick hotel, fine stables and yard, fine summer resort, four thousand population. Sickness cause of sale. For particulars apply to Box 156, LaCerte, P.Q.

RESTAURANT AT 514 ST. JAMES street for sale; everything in good condition; fine chances for prompt buyer. Cause for selling illness.

ACCIDENT COMPANY WILL CUT RATES. Action of Big American Accident Causes Stir Amongst Underwriters. Big Rate Reduction May Follow.

ONTARIO VILLAGE IS DESTROYED BY FIRE. Powassan Swept by Flames. Sixteen Families Homeless. Loss is Estimated at \$300,000—Only Half Covered by Insurance.

MASSACHUSETTS FIELD FOR AUTO INSURANCE. Number of Motor Cars is Increasing Rapidly Each Year. Latest Statistics Show Big Increase.

CAPTAIN DEMERS APPOINTED WRECK COMMISSIONER. The appointment of Captain Louis A. Demers, Harbor Master of Montreal, to be Dominion Wreck Commissioner, has been announced. Captain Demers on Saturday received official notification of his appointment and the appointment taking effect at once.

FIRE IN FREDERICTON. (Special to The Journal of Commerce.) Fredericton, N.B., June 8.—Fire destroyed the residence of Mr. Alexander Gibson at Maryville on Saturday. The loss was about \$5,000, all of which was covered by insurance.

SMOKE VAFIADIS Celebrated Egyptian Cigarettes