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INSURANCE SOCIETY

"Still achieving, still pursuing,
Learn to labour and to wait."

Vol. II., No. 2.
OFFICE: 102 St. Francois Xavier St. }

MONTREAL, MARCH 20, 1882.

SUBSCRIPTION:
\$1.50 PER ANNUM.

The Office of
"INSURANCE SOCIETY"
IS IN THE
EXCHANGE BANK CHAMBERS,

No. 102 St. FRANCOIS XAVIER STREET, MONTREAL.

Annual Subscription (in advance) - \$1.50
Single Copies (in numbers less than 100) - 0.15

"To point a moral or adorn a tale" is the lot of many a man whose life is passed in unconscious preparation for one of such ends; to apply these morals and to tell these tales with due effect is often the mission of the experienced Life Insurance Agent.

Here is a specimen of such a life, with its moral to those who are living heedless of the contingencies of the future.

Not many years ago there graduated from the office of a law firm in a pleasant town in Ontario a young man whose parents, connections and friends moved in the best society of the province. He settled himself in a thriving village, not far distant, for the purpose of practicing his profession, and had no reason to regret the choice of his location, because he was fairly successful, was popular, and enjoyed his leisure hours in society so pleasant as to induce a fair young maiden to become his bride.

From time to time opportunities were presented to him of investing his spare funds in properties which were sure to improve in value; it was very often observed that his speculations were wisely made, and would undoubtedly result in his enrichment in due time; some purchases were of building lots whose situation was suitable for the erection of buildings whose rents would yield a fair revenue over and above interest and expenses, so that he felt justified in availing himself of the facilities afforded by some of the loan societies, of which there are so many in Ontario, to erect business houses, which were easily rented as soon as they were completed.

His business qualifications were such as to secure for him a proposal for a partnership with a Barrister in the County town, which was deemed so very advantageous that he at once accepted it.

Here the supposed requirements of society, the desire for popularity, and the necessity of forming new connections caused expenses which seriously trenched upon his income, preventing such reductions of his debts to the loan societies as he had contemplated, and he had been wont to make.

One of his clients was the agent of a Life Insurance Company; by his means he was induced to take out a policy for

one thousand dollars merely as a sort of reciprocal favour to the client, not from any necessity or idea of benefit to accrue from it. Fortunately, however, his instincts as a business man prevented any neglect of the future payments as they became due, so the policy was kept in force for its full amount.

The studies necessitated by a new field of operations, preparation of difficult cases, attendance at court, and the demand of the social circles in which he was an acknowledged attraction began to tell upon one who was fresh from a more healthful life in the country, but yet he was the heartiest, handsomest man in the town, and was as likely to live a life of more than ordinary length as any man whom you could have found in the country.

The exceeding heat of the summer of 1881, added to the causes we have enumerated, and some defects in the water supply and drainage system of the town, brought on an attack of typhoid fever, a disease which was very prevalent all over this continent during the summer and fall of last year; he soon, however, rallied from the attack, and was again at his post before his medical adviser and his friends deemed it wise for him to venture forth in the heated, disease-laden atmosphere.

The consequence of his temerity was a relapse of his disease, to which was added congestion of the brain, a complication which caused his death in a manner so sudden as to prevent any arrangement of his affairs, for he was unconscious for nearly every moment after his relapse. Indeed it is quite probable that the disease was rendered fatal by anxiety as to the fate of his family.

Amidst the complications, caused by partnership accounts, loan society mortgages and other matters, which none could arrange with the same advantage as the principal could have done, the only funds available for the support of the widow and four young children was the thousand dollars which was paid over by the Life Insurance Company. Had it been ten thousand it might have been of some permanent value, but as it was, its service was necessarily very temporary; anyway it was the only one of the whole of the investments which our friend had made which yielded any return, as a temporary decrease in the value of property made his local investments all lost. The mortgages being foreclosed, and no funds being ready to take advantage of the sales, the properties were bought in by other parties and yielded nothing in return for the money, time and care invested in them.

It would have been a more pleasant duty for us to perform if we had had to relate that the policy had been secured from a sense of duty and of its utility, that it was for

such a sum as not only paid off the mortgage on the beautiful home of our friend's family, but also had left such a margin as with wisdom in its investment would suffice for their support, the education and establishment of the children, and the comparatively happy conclusion of a tale whose moral is—*Insure your life, Insure at once, Insure for a proper amount, and Insure because it is both your duty and your interest to do so.*

STORY OF A RISK.

PART 2—THE BURNING OF IT.

We left our friend Silas Straw rejoicing at the saving effected by him in the premium on his broom factory, through the medium of a broker; this, with the other stimulus which generally accompanies the "Here's Luck!" with which we parted from him, were, however, followed by the reaction which generally follows an elation from such causes.

Grave doubts entered his mind as to the reality of the insurance represented by the policy he held in his possession, as he reflected that whatever is obtained too cheaply is most probably not worth having, which thought is by very vulgar people expressed more tersely in the words "cheap and nasty."

To relieve his anxieties he opened his policy which read as follows:—

"On his two-story workshop, with contents, situated isolated on Tecumseh Avenue near the city of Montreal. Amount insured three thousand dollars; rate $2\frac{3}{4}$ per cent.; Premium \$82.50. The form seemed so simple and yet so comprehensive that his fears were for a time allayed, and he went about his ordinary occupations.

Occasionally he would think over the matter, but nothing bothered him at all except the term isolated, which he could not understand, but when he at last asked his friend of the coal oil refinery as to it, and learnt that it meant at a distance from any other building, he was perfectly contented, because the refinery was really part of the same old building, being under the same roof and separated only by a wood partition.

The agent of The Aurora is well known as a most enterprising, active and ambitious gentleman, his insurance experience was gained on a dairy farm, whose operations were seriously curtailed by a too-searching analysis of its products by Dr. Baker Edwards, but he was the more thoroughly fitted for his responsible post by having graduated in a celebrated bucket shop on Busby Lane; it was noticed in him that when he was about to accomplish some grand and noble scheme, he would wear an abstracted air, which would only pass away when, on the principle of "a hair of the dog which bit you," he would have abstracted something which belonged to some other person; immediately upon which his depression of spirits would disappear, and he would indulge in an accession of spirits from a decanter and in a canter upon his favorite steed.

Being intensely poetical he was susceptible of that emotion which in noble souls is termed emulation, but in meaner ones passes for envy, so that when he read the account of the burning of Hay's Factory in Toronto, of the admirable application of the average clause, and the delicacy and *bona fides* which impelled some of the companies in that sympathy

which prompted them to tender to the tender sufferer cheques by means of which he could relieve the immediate necessities of his dependent ones, the soul of Mr. Ero Stratus was fired, as

"Whene'er a noble deed he wrought!
Whene'er he thought a noble thought!
His heart, in great surprise,
Into his throat would rise."

He became so absorbed that he neglected to absorb his usual beverage, and became an object of tender anxiety to those familiar spirits who were in the habit of taking spirits whenever he stood treat; but during this time he was more than usually studious, and seemed to have a great deal of correspondence in connection with something in his policy register. In addition to his poetical susceptibilities, he was, as you may readily suppose, a thorough "child of nature," so much so, in fact, that, whenever his brow lowered and darkened, his friends always looked out for squalls. These various symptoms of mental disturbance so impressed those about him that they paid more than ordinary attention to his movements, an observation which might have been resented had it been noted by him.

You may imagine that the anxiety of his friends was greatly increased when, on opening their morning papers, they read the account of the burning of Straw's broom factory on which his office, The Aurora, was quoted as having \$3,000 insurance, because it was generally known that his agency had been prolific of losses of a doubtful character, on risks which the general Companies were not particularly desirous of obtaining.

As the coal oil refinery under the same roof with Mr. Straw's broom factory had been indicted as a nuisance by some of the people of the vicinity, it was generally believed that the fire was an incendiary one, and that some of those whose feelings were outraged by its stench had been concerned in its burning, consequently Mr. Austin, the Fire Commissioner, was instructed to open an inquiry and one of the most expert of the detective force was detailed to find the facts of the case. Those cynical, ever wise people who always know everything sneered at the idea of an inquiry, barely condescending, as explanation, the remark that a broom factory with a coal oil refinery under the same roof, using the refuse of both for fuel, could not help burning. They indeed began to say that no one but a fool would have insured such a risk, but their mouths were quickly stopped by the fact that Mr. Ero Stratus was not by any means a simple-minded man.

Although the inquiry into the cause of this fire was formally opened on the 29th ult. it is not yet closed, so that, lest we should prejudge or prejudice the case in any manner, we must defer any report of its proceedings until our next issue.

The effusion of "Fire Rates" versus the Life Actuaries claims a cessation of criticism concerning the differences of opinion amongst fire underwriters.

It is true that, by means of the various tables of mortality and the particular experiences of the companies, the life actuaries are enabled to arrive at the foundation for their estimates of rates of life insurance premiums.

Medical and sanitary science year by year decrease the dangers of unfavorable contingencies, so that, by avoiding the hazards of infancy, youth and disease, they are pretty safe in their conclusions. The fire underwriter, however, is in a very different position; he may have his tables of experiences of every different class of risks, but it is certain that the circumstances affecting each and every class are continually changing, not often for the better but too generally in the direction of increasing the fire hazard in proportion to the advances made in science and manufacture.

From the tallow dip to kerosene; from the tinder-box to the well-named lucifer; from the waxed thread of the cobbler to the cement of the shoe factory; from the hand mill of the East to the Hungarian process of flouring, every step in every walk of life has brought to the fire underwriter a new, unknown, and increased danger; even the Electric Light has made its mark as a cause of fire.

Then, however new a process may be, the fire underwriter is called upon to protect it from the danger of which its discoverers are generally ignorant, and to name a rate protecting the infant without waiting for its arrival at maturity, so that the unknown hazard of the new and the increased moral hazard of the old (brought about by the introduction of the new) are both at once crying out for the immediate solution of the problem of their fire hazards.

This is an every-day experience in a fire office, and if opinions differ as to the value of the risks, or if an arbitrary tariff is made, which, whilst bringing profit to some offices, brings loss to others, who shall dare to criticise either the original action, or the modifications brought about by these diverse experiences?

The life underwriter throws out the immature and the impaired, quoting rates for the sound lives, which are, by this means, believed to be above the average in the probabilities of longevity.

The drunken steam wood work factories; the consumptive shoddy mills, the apoplectic woollen factories with pickers in them; the hereditarily diseased frame rows; the gouty livery stable with all the congestive batting and varnish factories, cry for protection without any attempt on their own part to be cured of their almost certainly fatal diseases.

Even when physically good risks are offered, they are too often apt to have bad habits of uncleanness or of evil companionship, which will assuredly lead to their destruction, so that the fire underwriter needs more varied knowledge, and has to encounter more unknown dangers and to estimate more contingencies than any other professional man; and, until our fire underwriters establish an institute for the study of the fire hazard of every change and contingency, and discuss them by treatises and correspondence in INSURANCE SOCIETY, we must expect diversities in estimates, in ratings and in experiences.

As at present the lowest estimate controls the general rate, it is very evident that until this happy time arrives the *minimum* of premiums will invariably be received.

THE REMEDIES.

A very extensive experience in insurance in different parts of this continent, with exceptional opportunities for investigating and observing the causes of such losses as the

companies seek to protect themselves against by means of the conditions on their policies, have enabled the writer to know that *the only real preventative of unsatisfactory losses is care in the selection of agents, their proper instruction and supervision.*

This truth is applicable to all Insurance Companies whatever form of insurance they may follow. Faithful men of good judgment will save them from losses which they can avoid by no other means, but in the case of Fire Insurance Companies it is especially true, and is the more readily made practicable by means of the insurance surveys, plans and maps of cities, towns, villages and manufactories with which they, year by year, are being better supplied, as from these latter they can instruct their agents on all points affecting the physical hazard and hazard of locality, whilst the agent can, in turn, inform them as to the hazard of the proprietors and occupants, their care, cleanliness and general habits, thus forming a complete information as to the risk to be assumed.

If, at this point, judgment born of experience decides the acceptance or the rejection, the rate, and the form of written policy, then, after considerations of "conditions" will seldom affect the business, and in this way their imposition by Statute will work no injury to the careful underwriter.

But, if the conduct of the business of Fire Insurance is left to persons who have no knowledge of its principles, or no interest in its results, beyond the amount of commissions to be derived from it, then it is a curse to the country in its temptations to fraud and incendiarism, and should be wholly abolished by Statute, instead of being merely restrained.

TARIFFS.

In the discussion of this subject one is always apt to tread on dangerous ground, because that every underwriter has different experiences and, *par consequent*, differing ideas, based upon those experiences. To one who has the good name of Canada at heart, as well as that *esprit du corps* which wishes his profession to stand well with those who follow it as such, as well as with those who support it by guaranty of capital or by patronage, the establishment of a tariff rating on a basis which shall give scope to the study of the principles of Fire Insurance, and field for practice based on experience, whilst at the same time satisfying both those who invest money in stocks of Fire Insurance Companies and in the policies issued to them, that it affords safe investment on the one hand and certain indemnity on the other, the establishment of a tariff rating on proper principles is a subject of great interest.

The changing of a rate, whether by increasing or decreasing it, upon a risk, which in itself is unchanged, except when a manifest error has been committed, is an absurdity which cannot be justified without the condemnation of those who made and received the rate previously established.

The spectacle of a dozen companies *tendering* differing rates upon a risk is a confession of want of fixed principles and data in the general conduct of the business which should combine in one, experience of the past, judgment of the present, and prescience of the future.

But the practice of *predatory* habits, whereby concessions are made in rates and policy forms wherever demanded, and past current rates and forms are obtained whenever the proprietor does not know enough to demand these concessions, is an abdication of their proper functions by the managers of the Fire Insurance Companies which should condemn those who practice it to an abdication of their offices, because it brings into well-deserved contempt the business or profession of Fire Insurance generally, and discourages those who endeavour to do their duty in that state of life for which they have, by study, observation, and labour, endeavoured to fit themselves.

Take any sensible proprietor as an instance, and suppose him to have been paying at the rate of one per cent. per annum for his insurance, sending his cheque regularly to the office whenever his policy required renewal; some fellow, who knows no more about the principles of Fire Insurance than he knows about aerial navigation, goes to him, and tells him that he can get his risk placed in a company quite as good as his old one at the rate of sixty cents per cent., and get him a blanket policy into the bargain; he objects, that he has always dealt with the one office for some ten, twenty, or fifty years, has perfect confidence in their managers, and believes they would not charge him any more than was right, and so prefers to continue with them.

"All right," says the Broker, "give me your policy, and I will renew it for you in that same office for seventy-five cents or perhaps sixty."

Incredulous, but curious as to the result of such an experiment, he gives his policy to the Broker, who comes back in an exceedingly short space of time with a policy or renewal at the decreased rate.

What is the natural conclusion of that proprietor except that either he has been swindled during all those long years, or that the manager did not know his business; or he may at once do, as many judges in our courts already do, set down Fire Insurance as a business without any principles, followed by men equally devoid of principle, and capable of being likened to nothing except a game of grab. Whose fault is it that this pass has been reached in Canada? Not many years ago a company was organized whose proprietors boldly stated that the people were being robbed by a confederacy amongst the Fire Insurance Companies, and these latter confessed the truth of the accusation by reducing the rates of premiums and writing policies of unparalleled broadness, by inaugurating a system of settlements of losses in place of adjustment, and generally abandoning all the principles which they had known and asserted to be necessary to proper practice.

At that time there was a semblance of justification but not the reality; the wicked Canadian offices were stigmatized as the cause of the demoralization; but as one by one the Canadian offices retired from the field, their risks were picked up at rates less than were paid to them, and policies written which would have scared any of them out of their senses; now, however, no earthly sign of justification exists, nor can anything be pleaded as excuse by those who suffer and practice these unwise and *unnecessary* weaknesses. It may be that this evil will have to follow the regular course, and so become so glaringly bad as to cause its correction. Such a

mode is like tying a bandage round a broken limb, and rotting it off, instead of amputating it, and is not to the glorification of those who make it necessary; because they have the more scientific and complimentary mode of action open to them at any time.

One step in advance over Montreal practice is that of the regulation of brokers and sub-agents by the Toronto Board, whose rules on the subject we print in another column.

But the necessary step, without which all others are merely sops to Cerberus, is the adoption of schedule rating, whereby every risk will be rated according to its fire hazard, for it is an incontrovertible fact "that the true method of affixing adequate rates is to make a basis rate and then add for all deficiencies, occupancies and exposures," and the only common sense rule as to acceptance of risks is "whenever you cannot obtain an adequate rate, *decline the risk*."

Neither time nor space would suffice to chronicle the failures of Minimum Tariffs. The very latest instance of the adoption of one is in the case of Boot and Shoe Factories, a class of risk which offers as many varieties of hazards as can be imagined; Minimum Tariff is fixed for them which the *worst* may pay, but the very fact of the worst being carried at the tariff rate will make the better one demand, and the offices grant, a reduction to them. This being once or twice the case will destroy the Minimum Tariff arrangement once more.

If the companies had established a basis rate for a defined standard of Boot and Shoe Factory, and additional for whatever increased the risk over that of the standard, then their tariff would have been capable of being quoted by them, for them, and to their honour, as well as with some promise of permanency.

FIRE RISKS AND THEIR TRUE RATING.

The following article opens up a subject which sooner or later will require to be seriously considered by the managers of fire offices, and in the interests of the business generally.

The system of fire insurance is somewhat older than that of life, and to those conversant with the latter as an exact science, and unacquainted with the full practice of conducting or managing the former branch, the idea would naturally arise that the law of averages had already been fully applied to both businesses in like manner. A close inquirer or student would soon find, however, that instead of data scientifically applied, fire insurance managers were yet content to go on by "rule of thumb," only on the supposition that, whilst it continued to result in profits on the "whole bulk," that gave dividends to shareholders, it was a better rule than more scientific ones. As to the question of statistical data bearing on the equity of rates generally charged to the various classes of insurers, the average manager would say: "It will be soon enough to commence collecting and compiling data of our experience when the business as a whole realises less profits than formerly, or shows a loss on the whole working of it." The opinion might further be elicited that fire insurance was not and never would be a science analagous to that of life, for the reason that it was really a mercantile business, and that this mercantile principle was carried into council.

Investigation in other directions would disclose great regard for mercantile principles, disregard for scientific principles being general in the business. In many cases, the inquirer would find the strict letter but not the spirit of

tariff rates and rules followed, and sometimes actual breaches when it could be arranged in "a quiet and confidential sort of way," to secure a large risk. If, however, the competition was for an open or non-tariff insurance, the inquirer would find the mercantile spirit often exhibiting itself very strongly; the large insurance must be secured for the office at any cost, even at a lower rate than usual on like risks, although the quotation may not cover half or even a third of the normal hazard. The revenue of the office must be built up to show the usual annual increase or progression. The mercantile spirit likes big figures in the accounts better, it would seem, at times, than profit or even principle.

All offices, however, are not alike in their ideas of management: some of them believe in the system of fully ascertaining which risks yield profits and which losses, or where adequate or inadequate rates are most prevalent. The managers of these offices are wise in their generation, they keep the special information, obtained at considerable cost, strictly to themselves, and by doing so are thus prepared to seize every advantage, or to meet every emergency. How they must chuckle sometimes at the price some of their competitors are bidding for insurances. The cost being paid is sometimes like exchanging a pound's worth of goods for a few shillings!

The inquirer or student could never hope to obtain the full special statistical information of the values of respective classes of risks for himself, consequently we give the following figures out of more than a hundred other classes, as an illustration of how "theoretical"—"rule of thumb"—or "mercantile principle" rating, pays *in detail*, over a period of some years' duration, in the experience of a large office. In giving these figures of a certain portion only of the whole business, it must be noted that allowance has previously been made in them for full working expenses and profit (10 per cent. margin all round), viz.:

	Gain.		Loss.
On class 1	£91,080	On class 8	£121,556
" 2	50,019	" 9	49,158
" 3	21,076	" 10	27,040
" 4	14,424	" 11	25,877
" 5	12,822	" 12	24,244
" 6	10,782	" 13	20,497
" 7	10,756	" 14	16,950

A method of rating that works out like the above cannot be considered a perfect one. There is apparently too much of the "robbing Peter to pay Paul" principle in it. *The section who speak so glibly of conducting the business on mercantile principles forget that there is such a thing as a mercantile system.* A merchant or trader does not as a rule qualify himself for a successful financial career by ignoring profit and loss in detail, and waiting for the lump sum to his credit at the account at the end of a year. Trusting to instinct for a perfect system, or evolving one out of one's inner consciousness, is not in harmony with the progress of the age, and with all due deference to the opinions of those who state that the laws of average can never be applied in a practical or scientific way to fire insurance as in life, a contrary opinion must be emphatically expressed here.

Actual statistical experience (the area or total figures under observation being very much greater) has demonstrated the fact that fires to risks insured occur annually in a much closer ratio than was the case to lives insured by the seventeen offices in their published experience.

Natural progress will doubtless improve "rule of thumb" management out of existence, eventually. Knowledge, however, in statistical matters is already power in the hands of the few who have taken time by the forelock, and possessed themselves in a full manner with it. *Profits cannot continue to be realised with a degree of certainty whilst prime cost remains an unknown quantity.*—*Finance Chronicle and Insurance Circular.*

DWELLING-HOUSE RISKS.

We inserted in our February issue a letter from Mr. Thos. Atkinson of Newmarket, Ontario, upon the subject of the benefits of ignorance or of criminal carelessness, as influencing the business or the popularity of an agent; we refrained from any comment upon the letter, first, because we wished it to teach its lesson unaided, and, second, because, although we increased the size of INSURANCE SOCIETY for February, yet we had, as usual, to omit several interesting papers for want of space.

We are glad we do not know the agent whose blissful ignorance or whose want of conscience enabled him to secure from his unfortunate company a policy on a cottage whose chimney was built upon the collar beams in the cock-loft, and whose stove-pipe entered the chimney at a place out of ordinary sight; but it is quite sure that wilful murder, by means the most cruelly painful, is the crime of the individual, and loss, deserved and certain, is the righteous doom of his company if they know and approve his proceedings.

A glance at our report of fires occurring in January, as detailed in our February issue, will disclose the fact of a very large number of fires in dwellings as having occurred in that month; and, as is usually the case, nearly every one was caused by defects in the chimneys. We are almost ashamed to write things which are of the a b c of Dwelling House Surveys, but, as it is evident that property and life is hazarded by neglect or disregard of these first principles, we do our duty in the matter and leave the result to time and circumstance.

The roofs of many dwellings are constructed as follows, viz.:—Rafters about four inches thick at the butts and two inches at the end are flattened so that boards may be nailed upon them upon which shingles may be laid. About half way between the level of the heads of the wall posts and the peak of the roof strips stretching from each rafter to its corresponding one are spiked upon them, so as to receive the lathing which forms a semi-vaulted ceiling; in this ceiling a trap-door is placed; on ascending through it we find the roof braced by strips whose feet are spiked on the wall plate, their heads being spiked on the rafters; at about one-fourth of their length from their point of junction, across the roof, from rafter to rafter, where the heads of these braces are, we find straps called collar beams; upon two of these is spiked or nailed a piece of plank, upon which a chimney of one brick in thickness is built, generally from about two feet below the roof to two feet above it.

The weight of the chimney is such as to cause a sagging of its frail foundation: to obviate this, and to prevent the rain storms from penetrating the building around the outside base of the chimney, the tiers of bricks immediately above the roof are made to rest upon it.

In spite of this precaution, however, the foundation of the chimney does sag—then, as the top of it is supported by the roof, there appears a little rift within the roof, which calmly lets the smoke and sparks escape.

Into this so-called chimney the usual ramification of stove pipes find their termination; for appearance sake the best of them are placed in the rooms where people are most apt to see them, whilst those which are old and ugly are put, where they will be out of sight, in the garret. In a not very extended process of time the pipes get jarred and dislocated—if this takes place in the ordinary living rooms, it is seen, and, perhaps, repaired, but if the separation of the pipes is in the garret, it is not seen and, *par consequent*, not repaired.

Some night when the cold is more than ordinary intense the innocent, helpless children of the household are sent up stairs to bed, and they fall asleep without a thought of the dangers to which they are exposed. The parents sit up a few hours longer, and put on an extra fire to make up for the coldness of the night; the draft of the stove is

opened, the heat and the sparks fly merrily up the stove-pipe, and slyly slip out of the spaces where it is disjointed in the garret, and out of the crack between the two portions of the chimney.

As no danger is seen by them, the parents follow their little ones to bed—to sleep—aye, but to what a waking are they doomed! About two o'clock in the morning, so reads the almost invariable report of these oft-occurring fires, the father is waked up by a smoke so dense that it almost stifles him—but which is, now and again, penetrated by flashes of flame—he wakes his wife; half naked, they fly to ascertain the extent of the danger and to endeavor to overcome it. One glance outside convinces them that the case is hopeless; they then attempt to re-enter the burning building for the purpose of saving their little ones who went to bed so happy, so innocent, and so free from care, but the flames have spread so rapidly that they cannot penetrate beyond the threshold. Agonized, desperate, crazed, perhaps by the shrieks—mayhap by the silence—of their little ones, they stand, helpless to save them from their dreadful fate, until silence and gloom reign where joy and gladness abode but a few short hours before.

Partly frozen, partly burnt, the bereaved parents are dragged from the scene of their bereavement to some friendly shelter, but the effects of that night, to them, are lifelong sickness and grief, perhaps ending in lunacy or suicide.

In such cases, what is the crime of the builder who erected such a fire trap, or of the Insurance Agent who pronounced it SAFE, or of the Manager of the Insurance Company who wrote the policy on it? Will ignorance, real or affected, relieve them from liability either on moral or on religious grounds?

We have written this in order that careful, experienced Agents like Mr. Atkinson may be able to show justification of their carefulness, and that proper odium may fall on those who are really murderers.

THEATRE CASUALTIES.

We had expected to be able to lay before our readers in this issue a very complete treatise on Theatre Casualties, with details for the prevention of any disastrous consequences therefrom, illustrated by diagrams and views prepared by an experienced fireman and fire underwriter, assisted by one of our most celebrated architects and a civil engineer well known in the Dominion; the principal features of the recommendations are: a solid brick wall extending through the roof separating entirely the auditorium from the stage, with the exception of the space to be protected by an asbestos curtain which would be dropped automatically by the same arrangement which would throw open skylight windows above the stage, set at work a series of sprinklers such as are found effectual in the picker rooms of cotton factories, and, at the same time, ring the alarm which would call out the whole fire department of the city, with their escapes and other appliances, as well as throwing open a set of doors which would only be used on such extraordinary occasions. These gentlemen have not however quite concluded their labors; one of them has been to Winnipeg, another is gone on a Southern trip, and the other is studying the matter in Eastern climes, as they have not quite made up their minds how to provide against such occurrences as the following:

A mining camp newspaper out West thus described a performance of Emma Abbott's in Denver;

"As a singer she can just wallop the nose off anything that ever wagged a jaw on the boards. From her clear, bird-like upper notes, she would counter away down on the

bass racket and then cushion back to a sort of spiritual treble, which made every man in the audience imagine every hair on his head was the golden string of a celestial harp, over which angelic fingers were sweeping in the inspiring old tune of 'Sally Put the Kettle On'. Here she would rest awhile, trilling like an enchanted bird, and then hop in among the upper notes again with a git-up-and-git vivacity that jingled the glass pendants on the chandeliers, and elicited a whoop of pleasure from every galoot in the mob. In the last act she made a neat play and worked in that famous kiss of hers, off Castle. He had her in his arms, with her head lying on his shoulder, and her eyes shooting red-hot streaks of galvanized love right into his. All at once her lips began to twitch coaxingly and get into position, and when he tumbled to her racket he drew her up easy like, shut his eyes, and then her ripe, luscious lips glued themselves to his, and a thrill of pleasures nabbed hold of him and shook him till the audience could almost hear his toenails grind against his boots. Then she shut her eyes and—oh, Moley Hoses!—the smack that followed started the stitching of every masculine heart in the house. She's a thoroughbred right from the start, and the fellow that takes in her kisses is more to be envied than the haughtiest man that ever ran an insurance company: Cutting rates on steam saw mills and sash and blind factories is nothing to it, even though

"A little nonsense now and then
Is relished by the wisest men."

"The Chronicle intended before this to express its obligations to INSURANCE SOCIETY—an excellent monthly published at Montreal—for valuable assistance often furnished in obtaining the losses by and insurances involved in Canadian fires. The publishers from time to time have sent us proof sheets of their forthcoming monthly reports, which have proven of material service. The statistics, relating wholly to fires in the Dominion, as furnished by INSURANCE SOCIETY, from month to month, we have found to be full and accurate, and the journalistic courtesy of its editors and publishers, as we have tested it, is generous and unflinching."

In connection with which we wish to state that we are in turn indebted to the managers and agents of the leading Insurance Companies doing business in Canada for our information; they aid us to make more accurate, and consequently more useful to themselves and the public, the statements, which would be of comparatively little value if they were not corrected by the actual data obtained from those managers and agents who take interest in all that pertains to their vocation.

The attentions which the Chronicle acknowledges in such a very gratifying manner are reciprocated by it whenever opportunity occurs, and we have great pleasure in acknowledging our indebtedness for the following statements to

The Chronicle.—Extra.

Losses by fires each month of the following years.

CANADA.

1877.

	Total Losses.	Total Losses to Ins. Cos.	Losses by Specials.	Losses to Ins. Cos. by Specials.
January	\$570,800	\$272,600	\$396,300	\$179,000
February	278,600	130,600	148,800	67,300
March	798,100	449,100	296,900	160,800
April	472,900	275,500	300,300	170,200
May	1,629,300	690,500	890,500	348,200
June	21,915,100	7,122,800	7,473,700	3,591,100
July	395,000	181,800	191,800	76,800
August	808,700	410,600	464,800	285,400
September	489,900	239,800	271,900	139,400
October	948,300	395,000	476,500	203,400
November	484,200	201,300	276,600	127,400
December	530,100	268,100	334,500	176,700
Totals	\$29,261,000	\$10,637,700	\$11,522,000	\$5,324,700

1878.

January	\$449,200	\$242,100	\$249,000	\$121,400
February	596,400	385,600	377,500	239,600
March	572,000	331,200	376,500	207,800
April	377,100	221,400	220,500	130,100
May	519,200	444,200	261,900	100,400
June	560,000	303,800	397,200	216,700
July	713,800	309,900	487,800	200,800
August	454,000	229,400	308,750	183,000
September	354,900	160,700	225,900	98,500
October	458,600	206,300	312,400	138,100
November	452,300	255,400	304,600	180,700
December	443,000	212,700	219,200	119,700
Totals	\$5,950,500	\$3,102,700	\$3,741,200	\$1,936,800

1879.

January	\$532,100	\$344,900	\$275,200	\$189,300
February	802,500	397,000	511,000	233,300
March	473,300	230,400	246,200	106,600
April	758,300	398,300	380,600	196,000
May	621,400	322,800	376,600	209,800
June	658,600	284,800	457,000	183,600
July	646,200	405,200	443,600	296,500
August	1,257,300	756,400	234,100	113,900
September	264,800	165,000	141,900	104,900
October	392,400	183,400	197,000	103,400
November	424,000	203,500	356,100	166,700
December	327,800	164,300	155,800	65,600
Totals	\$7,159,000	\$3,856,000	\$3,775,100	\$1,969,600

1880.

January	\$276,000	\$128,500	\$160,000	\$73,200
February	304,900	167,700	129,000	77,700
March	606,600	313,200	376,400	193,500
April	781,000	271,600	359,000	152,600
May	341,900	165,000	213,300	100,400
June	545,600	215,500	404,100	140,900
July	566,000	253,000	314,800	143,200
August	504,900	249,000	342,400	185,200
September	471,200	175,900	214,400	107,300
October	209,300	109,300	98,300	56,800
November	358,600	191,700	228,700	124,400
December	228,600	119,400	128,500	55,200
Totals	\$5,194,600	\$2,359,800	\$2,970,900	\$1,410,400

1881.

January	\$352,600	\$206,700	\$174,000	\$92,000
February	379,400	226,900	152,600	96,100
March	427,500	242,300	195,900	117,500
April	711,100	269,800	467,400	169,000
May	773,900	275,300	675,500	229,900
June	2,214,400	907,900	255,400	99,500
July	543,700	273,700	282,100	154,700
August	651,800	301,400	279,600	151,100
September	911,100	331,600	637,700	202,900
October	441,000	206,800	332,900	160,000
November	454,500	249,100	317,900	179,600
December	376,400	210,100	342,500	188,100
Totals	\$8,237,400	\$3,701,600	\$4,113,500	\$1,832,300
Gross totals	\$5,802,500	\$2,657,800	\$2,612,300	\$1,267,800

Number of specials burned each month of the following years.

CANADA.		1881.	1880.	1879.	1878.	1877.
January		49	60	54	51	57
February		57	42	64	67	27
March		76	75	63	70	60
April		89	97	67	45	57
May		43	57	71	53	143
June		96	54	58	42	584
July		58	56	62	55	37
August		81	42	62	42	54
September		88	45	34	41	54
October		64	29	54	61	101
November		69	51	41	51	55
December		82	41	45	43	69
Totals		852	649	675	621	1,298

We are sure our readers would find the *Chronicle* tables very useful as aids to rates and justifications of requirements for improvements in many classes of risks.

LIFE INSURANCE AND MORTGAGES.

It is hardly too much to say that no man whose property is mortgaged ought to rest easy until his life is insured for an amount sufficient to pay the incumbrance. In most cases the mortgage represents no more—usually much less—than the man expects to earn and save before he dies. He buys a house in the city for a residence, or a farm in the country, with—as he supposes—much of life yet before him. It does not trouble him that he cannot pay for it in cash. He gives zest to labor to be working for an end. He is rearing a family and providing a home. His house or his farm may be mortgaged, but he is paying it off in instalments, or saving money to pay it all at once. He intends

his family shall have at least so much that they can call their own.

But suppose, in the midst of his planning and working, the man dies. The income of the family is largely diminished, or, perhaps, ceases entirely. Now, if the home were paid for, or the farm were free from incumbrance, there would be a base to work from and a hope for the future. But with a mortgage hanging like a mill-stone upon a family, bereaved of its chief worker, what can be done? The interest must be paid. Perhaps a part of the principal is also due. The family cannot carry the burden. They must sell, or be sold out at sheriff-sale. Their equity in the property is the savings of years, but how little is realized from real estate sales that *must be made!* The home or the homestead is gone, and there is but little left, and the question presses daily and hourly, What shall the mother and children do for a living?

How different the result where a man carries enough Insurance to pay off his mortgages! His life ceases but the work he expected to do goes on. He has secured his family against the total loss of this money-producing power, by insuring his life. With the proceeds of his policy the mortgage is paid, and the home he expected to earn for his family is theirs. So much is secure, and with this to stand upon, the future is not altogether dark.

The cost of insurance is not so great that it ought to be a bar to securing a protection so complete. Better buy a cheaper house or a smaller farm, if necessary, *and make sure of it.* The rate of interest has recently been reduced—a mortgage is not so expensive as formerly by one per cent. Add two or three more per cent. to this, according to your age, and you have enough to insure your life for the face of the mortgage. Then, instead of paying six per cent. interest, and running the risk of losing all, you pay, say ten, and keep up an endowment policy that will guard your investment, and by and by lift the mortgage. How can a man make himself and his family secure so easily, and pay off his mortgage besides?—*Com.*

THE PHENIX INS. CO. OF BROOKLYN.

This flourishing company makes a splendid show for 1881. It has \$2,826,874 in solid assets, which includes a net surplus of \$511,607, a gain over the surplus of the previous year of \$175,404. Its annual income in 1881 amounted to \$2,162,655, which shows that it is in the very centre of the conflict with fire, and enjoying the entire confidence of the public who sustain it. To crown the honours due the management, it should be added its ratio of loss to premium is the lowest of any New York company.

“With the proof of prosperity to legitimate Life Insurance, there will probably begin to disappear the curious fungus known as the ‘assessment,’ or ‘co-operative’ plan of insuring lives. People will soon learn to know the supreme worth of Life Insurance, which is conducted under sharp official scrutiny, on a system of proved perfection for over a century, by men of conceded responsibility, and with millions of assets as security. At the same time, they will view as absurd in contrast that species of imitation insurance which shrinks from official scrutiny; scoffs at mortality tables and reserves; does not claim to have any money to back up its promises; is under the censure of all disinterested insurance writers in Europe and America; is run by men of no means or experience, and which expects to give the beneficiary only what happens to be thrown in when the contribution box goes around after the death of the ‘certificate’ holder.”—*Cincinnati Commercial.*

Compensation of Agents.—We have been greatly interested for some months past in the utterances of one of our contemporaries who sees all the evils of underwriting concen-

trated in the one awful word "Commissions;" because we have hoped to see in its columns some practicable substitute for that mode of compensating those who perform the duties of Agents, and we did not wish to interfere with its struggles after that perfection which shall be a sign of the insurance millennium; we regret our disappointment at our *confrère's* failure to solve this problem, but, instead of endeavoring to take his anxieties upon us, we offer for his consideration a plan which is said to work admirably on the continent of Europe, which is this: The Agent is supplied by his Company with every thing he may require in shape of stationery, &c., at the cost price; he pays to his Company sixty per cent. of the gross premiums; he pays all the expenses of his agency of every nature; the Company pays the gross losses, but the agent refunds to the Company an amount equivalent to ten per cent. of these losses, except in cases of recognised conflagrations, when his liability is suitably limited in proportion to the extent of his field. He gives bonds to secure these payments, and then governs himself accordingly. By these means it is claimed that a very thorough and responsible class of agents is obtained who have an interest in keeping down the loss ratio. Would such a mode of compensation relieve our *confrère's* agonies.

Joseph Moody is a farmer labourer, who lives in a small frame house about a mile east of Rednerville. His family consisted of his wife and three children, all little girls, Lotty, aged four, Maud, aged 2, and May, about nine months' old. Early this morning Mr. Moody left home to work in the woods, and Mrs. Moody was engaged in making a coat for some members of Mr. Cunningham's family, and between nine and ten she stepped over to Cunningham's to try it on, leaving the baby and the second child, who was not able to walk, sleeping in the cradle. She left them in charge of Lotty, the eldest, and who was a remarkably bright child. It could not be learned whether there was any fire in the stove or not when she left, for she is not able at present to give coherent replies, but it is probable there was. The stove stood almost in the centre of the room. A double bed stood in the north-west corner of the room, under the stairs. A few minutes before 10 o'clock, Henry Cunningham, a neighbour, was working outside, noticed a volume of smoke rising over the trees, and immediately started off in that direction. It appears Mrs. Moody had noticed the smoke also, but did not think it was coming from her house. She hastened as fast as possible to the house and opened the door, but was driven back by flames and smoke, the whole interior of the house was filled with flames. Mr. Cunningham arrived and the agonized mother turned to him with the cry, "Oh! for God sake save my children, my three little ones." Mr. Cunningham attempted to crawl into the house, but he might as well have tried to enter a furnace when in full glow. The neighbours soon gathered at the scene, but nothing could be done to save the children or the house. About half an hour after the fire was discovered, it was a heap of black, smouldering ruins. It is the general opinion that the children were dead before any one arrived. Search for the remains of the children resulted in finding very little of the two young children, but enough of the body of the oldest child was found to enable the onlookers to recognize it. It was found on the spot where the bed had stood, and was covered with a bit of burnt blanket; this is a clue as to the origin of the fire. It is probable that the child's clothes caught fire at the stove, and that in her fright she ran to the bed, and the fire spreading from her clothes took the bed. The remains were collected, and placed in a box and are now at Cunningham's house. Nothing was saved. A subscription list in aid of Moody was started.

TORONTO BOARD OF FIRE UNDERWRITERS.

The following are the regulations in force in Toronto respecting Sub-Agents and Brokers.

1.—Whereas the intention of this Association, in its provisions respecting Special Agents, was to enable officers to avail themselves of the services of canvassers for business, and at the same time to provide against the disadvantages and abuses inseparable from the brokerage system; and, whereas, it was not contemplated that Lawyers or Law Firms, or others, not really and *bonâ fide* engaged in the business of Fire Insurance canvassing as a calling, and as a principal means of livelihood, should be eligible as Special Agents; and, whereas, it is unanimously considered necessary in the interest of the Association, that the qualification for Special Agents should be unmistakably defined; it is

2.—*Resolved*,—That only persons who are *bonâ fide* engaged in the occupation of soliciting or canvassing for Fire Insurance business, and one of whose chief occupations this is, shall be eligible as Special Agents, except as herein after provided.

3.—That any existing arrangements inconsistent with the terms of this resolution shall be terminated before the 16th day of February next (now past).

4.—In the event of the eligibility of any appointee to a Special Agency being questioned by any member of the Association, the matter shall be decided by the Board upon one week's notice of such question having been given, but no such objection shall be sustained by a vote of less than two-thirds of the members present entitled to vote. Should the objection be sustained, the appointment shall be forthwith cancelled, such cancelment to be reported at the next meeting.

5.—That persons who are really and *bonâ fide* Real Estate or House and Land Agents, and have an office and definite place of business for that purpose, shall be eligible as Special Agents.

6.—That upon any Company desiring to appoint as Special Agent any person or firm under these rules, they shall take from the appointee a declaration in triplicate as per form "A" annexed hereto, and shall file a copy of same with the Secretary of this Association, and shall register the name of such appointee in a book to be provided and kept for that purpose in the Board room of this Association: such book to be open for the inspection of members. All existing Special Agencies shall also be subject to this regulation, and registered in like manner on or before the 16th day of February as above.

7.—That upon its being shewn to the satisfaction (by a two-thirds vote) of this Board, that any Special Agent has by asking commission or tendering business to any Company a member of this Board (or a non-Board Company), other than the Company for which he is the registered Special Agent, he or they shall be declared on such vote to have violated his or their rights to act for the Company from which they hold their appointment, or any other Company member of this Board for one year.

8.—That upon its being proven to the satisfaction of this Board, which must be by a two-thirds majority vote of the members present at any meeting (one week's notice of the submission of the case previously given), that any Special Agent has divided his Commission with, or paid a Commission, or allowed a consideration of any kind to the assured or his employee, or to any person whatsoever in order to obtain business, the circumstances shall be specially recorded in the minutes, and should a second similar offence be proved to the satisfaction of the Board as above, such Special Agent shall be held to have disqualified himself, and shall cease to be eligible, and shall be dismissed from the services of the Company for whom he acts, and shall be disqualified from holding a similar appointment from any Board Company for the period of twelve months thereafter.

9.—That a Special Agent shall not be allowed to act as a broker, or to receive a commission from another Agent, or from any Company except the one whose Special Agent he is.

10.—That the foregoing resolutions are not intended to refer to or interfere with arrangements with Building and Loan Companies and Banks.

PREPARED HOLOCAUST.

One wintry night in a distant city it was our lot to have to visit a workshop in which a large number of girls, under the supervision of a foreman and forewoman, were engaged. The night was dark and stormy. Entering a narrow lane we found a double door opening inwards into a hall darker than the outside night; groping our way we found a wooden handrail to a wooden stairway, which we ascended story after story till the sixth one was reached; here the first glimmer of light through a dismally dirty window revealed the fact that the casing of this stairway was of thin pine wood; scraps of paper and other refuse abounded on these dirty, dark, numerous and wearisome stairs. Recovering breath after the toilsome ascent, we pushed open a door which opened inwards and closed with a spring; here a small hall about twelve feet square, enclosed with thin pine boards, led to a door which again opened inwards into a room in which large quantities of paper and of books, bound and unbound, were piled; from this we entered the work-shop; here paper in bundles, paper in piles, paper in scraps, paper uncut, in process of being cut out, and paper cut, abounded in every part of the room, which was lighted with gas, some of whose burners seemed dreadfully near to the piles of paper; a hoistway opened in the shop, to look down which was almost like looking into the infernal regions. With a nervous feeling we transacted our business and departed. Groping our way down those dismal stairs we at last found ourselves in the lane and regained the street full of thankfulness at being in safety once more.

When we, some time afterwards, read of the horrible scenes in that elevated work-shop, when, on an alarm of fire, every one ran to those doors, which would not open outwards, and—by reason of the crush—could not open inwards, thus shutting off every avenue of escape, except by the horrible elevator way, which was open down to the basement, and up which volumes of smoke and flame were ascending; and when the fire seized the thin boarding which lined the stairway, so that no help could ascend to the imprisoned helpless crowds of girls, women and men, in that lofty pyre, so that strong men wept to think of the horrors which were being suffered there, but remained powerless to afford any assistance, our conscience smote us that we had not cried aloud for remedy when we witnessed the danger.

Surely, wherever similar circumstances exist, no further delay should be allowed in their removal: In the case we have written of had there been a door opening out to the roof of adjoining buildings it would have allowed the rescue of every one of the murdered victims; had the doors of the building opened outwards every one would have escaped in safety before the fire reached too great proportions; had the stairway been bricked in and lighted, assistance could have reached them; had the hoist been closed by automatic apparatus the fire would have been confined to the basement; so that it was by horrible recklessness so much life and property were destroyed.

AN OBJECTION TO LIFE INSURANCE.

The objection is sometimes made to life-insurance that it is a distrust of Providence, and occasionally one of the best of women will object to her husband carrying a life policy.

We confess to a very tender feeling toward such, for it is a good thing when a woman has respect for trust in Providence, if she were selfish and unloving, she would not be troubled about the receipt of money on a husband's life

policy. But we believe—nay, we are sure—the objection springs from an imperfect consideration of the principle of life insurance; let us, therefore, consider the matter a little in detail.

Planting and sowing and laboring for future gains are not usually considered as implying distrust in Providence. Indeed, the good Book is full of precepts which enjoin the duty of industry and self-denial, with the *expectation* of future rewards, both of a temporal and spiritual nature. In short, it is the order of Providence to labor in faith, and expect the reward of labor by and by. Unnecessary worry and anxiety about the future are forbidden, but reasonable prudence and forethought are commanded. Surely man may be allowed to do by the exercise of his reason what animals do in pursuance of an inborn instinct—viz., make provision for the future.

But it is said that life is in the hands of God, and therefore not to be made the basis of a business contract. No more than everything else is in the hands of God, for are we not told that, even in the matter of buying and selling, and getting gain, we are to say, "if the Lord will"? If we look at the principle of life insurance, we shall also see that it fulfils, in a literal sense, the Scriptural injunction to "bear one another's burdens." A man's risk of death is a burden that may crush his family, therefore he should bear it by paying for it. If it is right to bear the burdens of others, surely it cannot be wrong for them to permit their burdens to be borne. Yet that is just what one practically does who refuses the benefits of life insurance.

There is another sense in which it is a woman's duty to encourage life insurance: her children need its protection.

We feel sure no stronger appeal can be made to a mother's heart than that which relates to the good of her children. It may be that she would prefer poverty for herself rather than live comfortably on the proceeds of a life policy; but she has no right to make such a hard choice for her children. That would not be bearing their burdens, but compelling them to bear hers. So, if any wife and mother feels it to be a sacrifice on her part to consent to her husband being insured, let her consider for whose sake she makes it, and whether it is not a duty.

It is surprising how events—especially death—change one's feelings. After the death of a husband, the wife is apt to reproach herself that she ever opposed his wishes, especially if she sees that they were wise and good. And, while she may bear patiently any hardship that her mistaken judgment brings upon herself, if it touch her children and *his* children, the thought of what is, and of what might have been, will be full of bitterness. Many a woman sits down in sorrow and in poverty, and bewails an irretrievable mistake, in this matter of life insurance, as bitterly as Esau bewailed the loss of his birthright.

Let what has been be a warning, nor vainly imagine that we shall be specially rewarded for what we mistakenly call trust in Providence.

A BACHELOR'S VIEW.

In one of our villages there lives a miserly bachelor who by economy has accumulated considerable property.

Several years ago he was called upon by an agent who urged him to take a policy upon his life. It was suggested that he could make it payable to his brothers and sisters, of whom he had several, who were less fortunate financially than he had been. The bachelor was severe in denouncing agents who were "continually boring people to insure." During the conversation, he mentioned his two brothers-in-law, one of whom had insured his life, and it was with difficulty he could make the required payments. "Don't you think," said he, "Charles came to me, recently, and requested me to loan him money to pay the company."

"You let him have it, I suppose?"

"No, I did not. I told him it was nonsense for him to try to carry insurance when he hadn't the money to pay for it."

"You did wrong," remarked the agent, "and the time will come when you will regret it."

The interview ended, and it was several years before the parties met again. The occasion of the meeting was for condolence with the bachelor over the loss of the same two brothers, who were drowned by the upsetting of a boat in which they were fishing.

After expressions of sympathy, the agent ventured the remark, "I suppose they have both left their families in comfortable circumstances, have they not?"

"Ah, my friend," said the bachelor, "you touch a tender spot. Charles' family is well provided for by an insurance on his life. William took my advice, and the result is, his wife and little ones are now dependent upon charity. I feel it is my fault. I did not advise him to insure because I feared he might ask me to assist him in paying his premiums. My conscience tells me my sister has a right to look to me for support. It was my fault, and I will stand by her while my money lasts."

"You have changed your views on the subject of Life Insurance, I presume."

"I certainly have. I must admit that I have never, till recently, given the subject any thought, with a view of investigating it. I knew that it required the payment of money, and that somebody else was to be benefited by it. I had become so hardened by my selfishness and desire for gain, that I entirely overlooked the fact that Life Insurance gave protection which could not be obtained elsewhere. I am now a convert to it, and shall insure for a liberal sum for the benefit of my sister and those little ones who, had it not been for me, would have been provided for."—*Com.*

SPASMS.

It is painfully amusing to note the spasms of virtue and good resolve which always follow dire calamities, but it is as discouragingly painful to note how quickly those spasms pass over and are forgotten.

In the old days of stage coaches "a nine days' wonder" was a term in common use, but now-a-days it is absolutely impossible to create a disturbance which shall be the subject of remark for three consecutive days or lead to any effectual measures of reform.

The Electric Telegraph and the Daily Press make it absolutely necessary that every day's news shall be absolutely new and distinct from that of the preceding day—nay, not only so, but the evening paper containing anything which was in the morning papers is voted as slow and useless, and any reference to the contents of its morning contemporary is looked upon as insufferable boredom.

Consequently, although the daily press deemed it necessary that a Railway Director should be killed in order that measures for the safety of passengers should be procured, yet we have seen both in Canada and in York State a whole car full of Railway dignitaries immolated without the provision of any permanent improvements.

So it is through the long gamut of horrors, the Brooklyn Theatre, followed by any number of minor holocausts and capped by that of Vienna, served the purposes of a morning's headlines, but by the next morning were as old and as useless as warnings or incentives to reform as though they had occurred in the dark ages instead of having taken place in these days of blinding light.

The deaths and the maimings which almost daily result from the use of open hatchways and elevators are such common occurrences that they are not worthy the dignity of headlines in any enterprising paper, and the fires, whose

destruction is made tenfold more disastrous by the facilities they have afforded for its spread, are so frequent in their occurrence that no attempt is made for the abolition of these unnecessary abominations, nay, the boiling of a man into soap as an occasional pastime thrills no breast with horror, nor warns any into effort for the prevention of similar occurrences.

It will not, therefore, be a matter of surprise that the awakening of the merchants and aldermen of Toronto to a sense of the fact that an efficient water supply through a six inch main was an impossibility, and that a larger main was a necessity which should at once be provided, should last for almost six hours, that is, from the reading of the morning papers until nearly the time for the issue of the evening ones. Had the latter contained any allusion to the unprotected state of Toronto, in the event of two large fires occurring at the same time, the editors would have been looked upon as monomaniacs, and would have been voted as incompetent for the purposes of live newspapers.

Is it then surprising that we should read in one morning paper of the great things the people of Winnipeg are about to do in the way of building laws, paid fire departments, water supply, fire appliances, etc., etc., and find that, by the next morning, everybody had forgotten that Winnipeg ever had, or ever was likely to have, a "big" fire.

We have a dim recollection of a spasm which thrilled the frames of our Fire Underwriters concerning Quebec city and its rates of premiums, fire appliances, etc., etc., etc., but the immense profit made on the business of 1881 entirely eradicated all memory of these things from their minds:

"So let the wild world wag as it will,
We'll be gay and happy still."

WESTERN ASSURANCE COMPANY.

The thirty-first annual meeting of shareholders of this Company was held at its offices, in Toronto, at noon on Monday, 27th February.

The President, Hon. John McMurrich, occupied the chair, and presented the following:

REPORT.

The directors beg to submit their report on the transactions of the Company for the past year, with profit and loss account, statement of assets and liabilities on 31st December last, and auditors' report thereon.

The premium receipts again show a considerable increase over those of the preceding year, and this continued growth in income is a gratifying evidence of the favour with which the Company is regarded by the insuring public. The losses incurred, however, have been exceptionally heavy. In the Fire branch particularly has this been the case. The year has been marked throughout by numerous large fires in business centres—including a disastrous conflagration in Quebec in June last—while the protracted drought that prevailed during the summer months throughout the greater part of Canada and the United States contributed largely to the volume of losses, and rendered this season one of not little anxiety to all interested in fire underwriting. To these causes, combined with the low rates of premium existing in many quarters, is attributable the loss which has been sustained in this branch of the business. In the Marine department, although some improvement is shown in the rates obtained, the losses, especially in ocean business, have exceeded those of average years. In view of this unfavorable experience, and the reduced rate of interest obtained on many of the Company's investments, it was deemed wise to declare a dividend of six per cent. for the last half

year, thus bringing the amount paid for dividends within the earnings from interest.

The building occupied by the Company previous to the construction of its new offices has been disposed of, realizing the amount at which it stood in last year's assets.

After providing for all losses reported up to 31st December last, and payment of dividend, the reserve fund and balance at the credit of profit and loss amount to \$843,774.65. Deducting from this the estimated amount required to re-insure all outstanding risks (calculated at the Government standard on gross premiums, and deducting 25 per cent. for expenses—\$438,733.33) a net surplus remains over capital and all liabilities of \$405,041.32.

Although the results of the year's transactions are less favourable than those embraced in many previous reports which the directors have had the pleasure of presenting to the stockholders, they feel that on the whole the Company may be congratulated upon having closed a year which has been a most trying one, both in fire and marine underwriting, without intrenching to any serious extent upon the reserve fund accumulated in more prosperous years.

PROFIT AND LOSS ACCOUNT.

Fire losses, including an appropriation for all claims reported to 31st December.....	\$ 760,074 23
Marine losses, including an appropriation for all claims reported to 31st December.....	234,825 94
General expenses, agents' commission, and all other charges.....	336,932 03
Dividend paid July 7th, 1881.....	30,000 00
Dividend payable Jan. 6th, 1882.....	24,000 00
Balance.....	774 63
	<hr/>
	\$1,386,606 83

Balance from last year.....	\$ 5,785 96
Fire premiums received.....	\$1,099,011 15
Marine premiums received.....	290,166 99
	<hr/>
	\$1,389,178 14
Less re-insured thereon.....	114,847 27
	<hr/>
	1,274,330 87
Interest.....	54,313 91
Amount recovered on accounts previously written off...	4,259 52
Increase in value of investments.....	15,916 57
Carried from reserve fund.....	32,000 00
	<hr/>
	\$1,386,606 83

Liabilities.

Capital stock paid up.....	\$400,000 00
Losses under adjustment.....	119,387 42
Unclaimed dividends.....	520 30
Dividend payable January 6th, 1882.....	24,000 00
	<hr/>
	\$543,907 72
Reserve fund.....	\$843,000 00
Balance—Profit and loss.....	774 63
	<hr/>
	843,774 63
	<hr/>
	\$1,387,682 35

Assets.

Cash on hand and in banks.....	\$ 68,319 41
Debentures.....	300,604 21
United States bonds and deposits.....	594,673 00
Loan and Investment Co. stocks.....	70,816 00
Mortgages.....	29,350 00
Bank Stocks.....	75,590 00
Dominion Bank of Canada stock.....	5,617 50
Bills receivable—Marine premiums.....	59,331 50
Interest due and accrued.....	7,685 39
Company's building.....	57,440 00
Reinsurance due from other companies.....	11,986 38
Agents' balance and sundry accounts.....	106,269 96
	<hr/>
	\$1,387,682 35

J. McMURRICH, President.
 J. J. KENNY, Managing Director.
 Western Assurance Offices,
 Toronto, 14th February, 1882.

AUDITORS' REPORT.

To the President and Directors of the Western Assurance Company.

GENTLEMEN,—We certify to having examined the books, securities, and vouchers of the Company for the year ending December 31st, 1881, and find them correct and in accordance with the annexed balance sheet and statement.

R. R. CATHRON,
 JOHN M. MARTIN,
 Auditors.

Toronto, Feb. 14th, 1882.

The report was, on motion, unanimously adopted, and a note of thanks was passed to the directors for their services during the past year.

The following gentlemen were re-elected to serve as directors for the current year, viz. :—

Hon. J. McMurrich, Mr. Chas. Magrath, Mr. John Fiske, Mr. James Michie, Mr. A. M. Smith, Mr. Robert Beaty, Mr. Noah Barnhart, Mr. Wm. Gooderham, jun., Mr. J. J. Kenny.

At a meeting of the Board held subsequently, the Hon. John McMurrich was re-elected president, and Chas. Magrath, Esq., vice-president.—*Monetary Times*.

Some of our contemporaries write as though the recent experiences at Winnipeg were something entirely new and their significance so great as to be worthy of special study. Whereas they were such as are common to places whose necessities and enterprises outstrip their means and discretion, in such case buildings of a cheap and flimsy character are run up in haste, to serve, temporarily, the purposes of the proprietors, who intend to erect more substantial buildings so soon as opportunity may serve.

Towns which grow so rapidly as Winnipeg as done and will do, are never able to provide streets, pavements, sewers and appliances for extinguishing fires, such as are needed for the comfort, health and safety of people and property. But the people are content to suffer present inconvenience and danger, with increased cost for insurance, for the sake of securing present profit.

The Insurance Companies have one very simple duty to perform, and that is to rate the risks in strict accordance with the fire hazard they assume benevolence and other equally honorable sentiments may make them feel that the rates of premiums required to be in accordance with these hazards may be serious burdens upon a people, but the people are there for business purposes and cannot reasonably object that they should be dealt with in an equitable business spirit.

Practical personal experiences may sometimes be of permanent public value. It is understood that an immense hotel is to be built at Winnipeg and that it is to be under the charge of Messrs. McCaw & Winnett who now conduct, with so much satisfaction to the public, the Queen's at Toronto. The Queen's Royal at Niagara and the Tecumseth House at London Ont. Hostleries where comfort and safety are looked upon as certain to be provided for the weary traveller, the enterprising merchant, or the pleasure seeking tourist.

Mr. McCaw was asleep in the Knapper House at Winnipeg at the time it took fire, he was startled from his slumbers by a loud knocking at his door, and as the cry of fire met his ears, he made no complaint at the office as to the unseasonable disturbance, but rushed, partially dressed into the hallway, the head of the stairs was only four feet away but the volume of smoke was so dense that it was impossible to penetrate it; a lobby connecting the front part of the building facing Portage avenue and a wing overlooking Donald street presented the only avenue of escape by means of windows from which a leap might be made to the ground; here he was so fortunate as to attract the at-

tion of a person who brought a ladder to his assistance and he descended in safety leaving behind nearly all his clothing and other effects.

This experience will ensure to the benefit of the public as "safety from consequences of fire" will be a first principle in all the hotels in which Mr. McGaw may hereafter have any interest.

CORRESPONDENCE.

MONTREAL, 10th January, 1882.

To the Editor of INSURANCE SOCIETY.

Those who criticise Fire Insurance Companies, because they don't always quote the same rate on the same risk, usually point to the not very materially differing rate of premiums in vogue amongst the Life Companies, and say that we who make rates do so by guess or emergency instead of by experience or knowledge.

It is true that the Life Insurance actuaries have gained great reputations and have made a great deal of noise, but let any one of them have to stand at a counter and quote rates on as many different classes of risks as we Fire Insurance men have to do—sometimes really two or three thousand entirely distinct varieties in one week—and have to quote rates for all sorts of periods, or for all sorts of changes, and I think they would be apt to swear by *x y* instead of *x y*.

It is pretty certain they would be as divergent in practice, as different in opinion, and as varying in experiences as we are, although they do speak and write in a language neither they nor any other fellow can understand.

It is true that some of the Life Companies have attempted specialties, but very seldom with success—several have insured impaired lives—the "special hazards" of the business—charging extra rates according to their estimates of the extra risks, but few, if any, have survived, whilst most of them have failed most disastrously; yet we have to face new gas economisers, new processes of flour milling and paper making, electric lighting, or other like unknown or imperfect or experimental devices every day, and are expected to be all of one mind and always correct in our conclusions. Let us have

FAIR PLAY.

BRIGADE NOTES.

Dr. Hartig states that a strong man working a hand fire-engine with his utmost strength for two minutes can do work amounting to 0.403 in the highest and 0.227 of 1-horse power in the lowest maximum attainable.

SOCIETY NOTES AND ITEMS.

Mr. W. J. Buchanan, General Manager of the Bank of Montreal, has joined the Board of the Guarantee Company of North America.

By an Act to extend the application of the Fire Insurance Policy Act, the Legislature of Ontario have provided that the Inventory Conditions shall apply to all contracts of Fire Insurance whether verbal or written.

The omissions and imperfections in this issue of INSURANCE SOCIETY are owing to Mr. Goad's absence in the West Indies, where he has gone on a trip partly of business and partly in search of health.

The Insurance Fraternity of Montreal have extended their congratulations to Mr. Andrew Rintoul of the Imperial, who, with Mrs. Rintoul, has been on a short visit to Europe, which they have enjoyed exceedingly.

We are glad to learn that Mr. S. C. Duncan Clark has returned from England, and have no doubt but that new life and increased vigour will be infused into the business of the Lancashire in those provinces in consequence.

Mr. J. M. C. Delesderniers, formerly special agent of the Sun Life Assurance Company, has been appointed

inspector of the Standard Life, a company which seems to secure the best men in the country, and by such means, to make continual and substantial progress.

If he is serious in his interpretation of our remark she must be wonderfully obtuse. If, however, his letter is a cunning device to obtain free advertising for his company, he has mistaken his vocation.

The house of James Johnston (colored), on Guysboro road, about eighteen miles from Halifax, was totally destroyed by fire. Johnston's parents, being helpless from old age, perished in the flames. The son, in his endeavours to rescue them, was badly burned.

A young girl named Guilbault, a servant in the hotel of Mr. Corrigan of Lachine, and her lover named A. Martel, have been arrested and committed for trial for deliberate attempt to burn the house, because the proprietor would not give Guilbault permission to go off to a dance with her admirer. The girl confessed the crime, and charged Martel with instigating her to commit arson.

In our January issue we showed how such companies as the Continental had benefited by the operations of bogus companies who had awakened interest in Insurance, and caused inquiry for reliable companies in which to insure. Mr. J. Fisher, of Cobourg, being ready to take offence where none was either intended or given, has written a letter to us the mere publication of which without any remark would cover him with ridicule, therefore, for his sake, we refrain.

The skill and success with which the Fire Insurance business in Nova Scotia is managed are objects of profound wonder and admiration to outsiders, and will doubtless influence greatly the revolution in the management of Fire Insurance Companies throughout the whole world, which must take place as soon as the Nova Scotian successes are fully known and appreciated.

Put your Houses in Order.—The Life Insurance Companies are not, as yet, involved in the dilemma which has overtaken the Fire Companies, but it is not at all possible for them to escape their turn at the stake, so it behoves them to prepare amongst themselves such a form of policy as will be impossible to find fault with, or they will find one prepared for them which they will have difficulty in amending. Forethought may save them from legislation based upon animosity or priggishness.

A resolution was recently passed by the Riverside Fire Brigade awarding two dollars to the owner of the horse which should be the first in attendance at the engine-house in case of fire. The public should therefore be careful not to give a false alarm, or to kindle a fire for burning refuse or other necessary purpose without due notice. The brigade is dependent entirely upon voluntary contributions, and therefore the treasurer cannot afford to disburse even the smallest sum uselessly.

The Nova Scotia Tariff is upon the minimum plan, and its application is in keeping with its name, as the most successful operators of it are those who succeed in securing the "minimum of premium to amount at risk." As, however, "sublimity always is simple, both in sermon and song," we may gaze with admiring awe on the spectacle of business men, representing financial institutions whose interests are identical, being allowed to strive as to who should most frequently apply a schedule rating to a tariff with the effect of reducing a rate in consequence of additional occupancies or exposures for the purpose of minimizing rates, on the idea that a minimum tariff means "the more risk the less premium."

The Fire Insurance Companies pay very heavy special taxes as contributions towards the maintenance of

the fire departments of London, England, and of Montreal, Quebec, Sherbrooke, Three Rivers and Sorel; they are to contribute for similar purposes in St. John, N.B. Captain Young advocates the imposition of a similar tax in Ottawa; it is very probable that the companies will be called upon to contribute towards the expenses at Toronto, as evil examples of oppression or weakness are contagious. The *Review* makes this sensible remark concerning these taxes: "It must not be forgotten that as the fire offices contribute towards the expenses of the brigades they have a right to a voice in the administration in proportion to the extent of their contribution. It must not be forgotten that taxation without representation is a violation of all constitutional forms of government."

At the time of the adjustments of the losses by the Quebec fire the adjusters occasionally met together in the evenings to compare notes; on one of these occasions a general discussion arose concerning great fires, in which one observed that a Quebec fire year was always a bad one for the companies; another one asked, "Where will the next big fire be?" Some said "Halifax," others "Charlottetown," another remarked that Toronto would give the Companies a bad record before the year was out.

The Ontario men defended Toronto's reputation very strenuously, and demanded the reason for such an opinion, to which the reply was: Too much faith in their fire appliances, insufficient pressure of water, no auxiliary engines, the feeling of security born of a long immunity from serious loss, and the law of average which shewed Toronto to be coming due. Of course the remarks were pooh-poohed, because one jet of water had recently been thrown over a very high building, *but*, no extraordinary fire had been encountered. If at the time of either of the very recent fires another large fire had been raging at the same time, as was the case on South Street and on Broadway, in New York, in December, then either one or both would have had to burn out, as the department would have been absolutely powerless. The Ottawa people, with an exceptionally good system of water pressure, were wiser than their Toronto brethren, in that they kept their steam engines in working order.

COURT OF APPEALS, MONTREAL.

THE STADACONA FIRE AND LIFE INS. CO., APPELLANTS;
AND

H. C. CABANA, RESPONDENT.

The facts of this case, which was an appeal from the Superior Court at Sherbrooke dismissing Appellants' action, are as follows:—

In the autumn of 1874, one Mr. Bossé was sent out by the Company, Appellants, to solicit signatures for stock. Among those called upon to subscribe was the Respondent, who took stock to the extent of one thousand dollars, being ten shares of one hundred dollars each, and signed the Company's stock book for the amount of these shares. The present action was brought for five calls of five per cent., amounting to two hundred and fifty dollars, which had been made upon the Respondent, and which he refused to pay.

The Respondent's principal plea to the action was that Mr. Bossé, the Company's agent, obtained his signature to the stock book fraudulently, and under the pretence that he wished to use the influence of his name to obtain other subscribers; and that no matter how many shares he took he would never be called upon to pay for them, his name being merely lent for the occasion as a means of aiding the Company in getting other subscribers to their stock book.

The Company urged that Mr. Bossé had no authority to make any such agreement, and that in any case there was no proof of any such contract having been entered into.

The Court below sustained Mr. Cabana's pretensions, and dismissed the action, but the Court of Appeals now reverse this judgment, holding that the contract by which it was agreed that the Respondent should not be called upon by the Company could not be proved.

Hon. Justices Monk and Tessier dissenting.

DAMASE LEROUX, APPELLANT;

AND

THE MERCHANTS MARINE INS. CO. OF CANADA, RESPONDENTS.

This was an appeal from the judgment of the Superior Court of Montreal, dismissing Appellant's action.

The action was brought by the Appellant to recover the sum of \$971.57 for loss and damage said to have been sustained by a cargo of 2,500 bushels of peas and 80 tons of hay insured by the Respondents on the barge "Union" at Vaudreuil in the month of July, 1879, on a voyage from Vaudreuil to Montreal, the Plaintiff (Appellant) alleging that after the barge was loaded at Vaudreuil she sprang a leak, and the cargo of peas was damaged by water to the extent of the amount claimed (\$971.57).

The Defendants (Respondents) pleaded that the leak occurred previous to the loading of the barge, or at all events before it was completed, and, as the risk only began after the loading, the Company was not liable. They also pleaded that before the barge commenced her voyage on the 15th of July, 1879, she was leaking and unseaworthy, and that although this was well known to the persons in charge, the loading was continued; that the barge continued to leak to such an extent that extra hands were employed at the pumps, and finally, on the 14th July, the vessel was run ashore on a mud bank for the purpose of stopping the leak; that no efforts were made to save the cargo, but the barge continued her voyage, and after unloading the cargo at Lachine proceeded to Montreal on the 18th July.

The Court below dismissed the action, which judgment this Court now confirms. The Hon. Mr. Justice Monk dissenting.

COURT OF REVIEW, MONTREAL.

FLETCHER vs. THE MUTUAL FIRE INSURANCE COMPANY OF THE COUNTIES OF STANSTEAD AND SHERBROOKE.

In this matter the Plaintiff sued for a policy which had been made in his favor by the Defendant Co., as *proprietor* of a certain property, which had afterwards been destroyed by fire.

The Company, which was incorporated under C. S. L. C., Cap. 68, contended that the policy was void, as the insured was only a mortgage creditor of the property for \$250 instead of being proprietor, and pleaded Section 25 of their Act of Incorporation, which requires the Plaintiff to have the title or estate described by him at the time of effecting the insurance to the land on which any property damaged by fire is situate in order that the Insurance might be valid and binding, the section reading as follows:—

25. "Any such Company may insure by the same policy and at one time for any term not exceeding five years, and any policy of Insurance issued by the Company, and signed by the President, and countersigned by the Secretary, and in the form in the schedule A of this Act, shall be valid and binding on the Company, in all cases where the insured party has, at the time the damage occurs, the title or estate described by him at the time of effecting the Insurance to the land on which any property damaged by fire is situate; but if the insured has a less title or estate in such property, or if the same is incumbered otherwise than described as aforesaid, the Policy shall be void; and the description of every such title or estate or incumbrance shall be written on the back of the policy, and signed by the President and Secretary of the Company."

The case first came up on its merits before a jury at Sherbrooke, who found a verdict for \$600 and costs for Plaintiff.

The Plaintiff then made a motion for judgment on the verdict, which the Court below, looking upon it as a matter of course, granted. On this judgment the present inscription in Review was made, and the Court of Review decided that the Defendants having proved their plea that the Plaintiff was not proprietor when he sued as proprietor, they should not have been condemned, and therefore reversed the judgment granting the motion for judgment on the verdict.

This judgment does not, however, reverse the verdict of the jury, which still holds good, but very plainly shews how the Court would have dealt with the case had it come before it on its merits.

Fires in Canada during the Month of February, 1882.

EXPLANATION OF ABBREVIATIONS.

S 34, B 104, 243, means - Sheet 34 ; Block 104 ; No. 243 on plan. Nos. before name of place are days of month. In Loss and Insurance columns B means Building ; C Contents.

PLACE.—No. ON PLAN.—BUILDINGS BURNT.		APPROXIMATE.		PLACE.—No. ON PLAN.—BUILDINGS BURNT.		APPROXIMATE.	
		Total Losses.	Losses to Ins Cos.			Total Losses.	Losses to Ins Cos.
ONTARIO.							
DATE.				DATE.			
1	TORONTO, S 5, B 10	B 6000	4000	18	MISSISSIPPI RIVER, lumber shanty and 14 horses	1500	....
	S 5, B 10, } Coal sheds and stables.	C 6087	5000	20	MITCHELL, saw mill and furniture factory.	8000	2000
	No. 20, 21. } Furniture warehouse, Factory, Lumber, Furniture (stored).		B 1875	20	ANGUS, lumber yard.	3000	2000
		50800	C 18000	20	MERRICKVILLE, dwelling and contents.	1000	600
			14500	20	WILLIAMSBURG TWP., barn and stable.	B 600	300
	AMELIASBURG, dwelling and contents.	979	979	21	AMELIASBURG, dwelling.	....	....
	NORTH MARYSBURG, barns, sheds and contents.	1500	450	21	SYDNEY TWP., dwelling and contents.	3000	2000
	SIDNEY TWP., frame dwelling.	2500	1350	22	PRESCOTT, hotel.	B 700	600
2	ST. CATHARINES, frame building, (city).	200	200			C 300	160
2	DUNDAS, frame dwelling.	B 300	200	22	BARRIE, boot store, S 4, B N, No. 15.	243	243
2	SELKIRK, { General store.	C 400	300	22	ERAMOSIA, dwelling.	B 300	....
	{ General store (damaged).	C 611	611			C 250	150
3	KINCARDINE TWP., dwelling.	B 2000	2000	22	KLEINBURG, hotel (old).	....	....
3	BROCTON, frame dwelling.	C 5800	5800	23	NIAGARA, brick grocery store.	B 3000	2500
3	HAMILTON TWP., frame dwelling.		275	24	BELLEVILLE, { S 2, B 8, No. 22, brick block.	C 3000	2600
4	SOUTH NAPANEE, dwelling.	B 500	300		{ Tenants, Gas Comp. office.	B 3500	3500
4	LONDON, oil refinery treating house.	B 400	300		{ lawyer's office.	C 1100	1022
5	INGERSOLL, S 4, BB, Nos. 53, 54, 55, 58, 60, 62, 64. Livery and hotel stables and contents.	C 400	400		{ dye works.	C 500	500
		5000	500	24	ARNPRIOR, millinery store.	C 1800	1000
5	LISTOWELL, dwelling (vacant).		300		Saddlery store.	....	C 300
6	TORONTO, stable S 69, B 378, No. 40.	B 300	300	25	OWEN SOUND, oatmeal mill B and C.	....	C 500
6	GUELPH, stable and contents.	300	....	25	PARK HILL, frame dwelling.	7000	7000
6	YARKER, barn and contents.	300	....	26	PICTON, dwelling, B. and C.	500	400
6	MERRITON, saw mill and contents.	1250	1250	26	YORK TWP., hotel barn.	2000	2000
7	HAMILTON, S 4, B 19, No. 38, hardware store	11000	8000	26	ST. THOMAS, fancy store.	450	300
8	EXETER, flour and grist mill and contents.	B 160	160			150	150
8	COOKSTOWN, drug store and stock.	C 884	884	26	WINGHAM, shoe store and office.	B 500	500
8	CASTLETON, general stores, 2 dwellings and workshop.	15500	10000			C 1500	1500
9	HUNTINGDON TWP., dwelling and contents.	260	260	28	ORANGEVILLE, parsonage.	150	None.
10	LISTOWELL, 2 frame stables and contents.	3500	2000	28	BELLEVILLE, dwelling.	400	None.
10	OTTAWA, { furniture factory, No. 7.	....	....	28	LONDON EAST, Park's hotel and contents.	2600	1600
	{ Saw mill, S 3, B 531, No. 6.	1520	900	28	HAMILTON (Corner Bay and Duke Sts.), grocery store.	2000	2000
11	LONDON, { Globe agricultural works.	3500	2371				
	{ Stock.	B 5431	5431	1	MONTREAL, S 35, B 246, No. 125, drug mills.	200	200
	{ Machinery.	C 20000	5000	2	LITTLE RIVER, barn and contents.	300	....
11	LYNDEN, general store.	8713	8713	3	WATERLOO, { Furniture factory, B 5, No. 40.	3000	2000
11	ARRAN TWP., dwelling.	B 1200	1100		{ Offices, B 5, No. 44.	1500	850
11	INGERSOLL, S 2, B O, No. 15, stone house and stable and contents.	C 2100	2100		{ Store and bakery, B 5, No. 38.	6000	2500
		B 350	300	4	RICHMOND, St. Francis College, B. and C.	9000	8500
11	OTTAWA, store and dwelling.	2562	2537	4	QUEBEC, dwelling.	300	300
12	HAMILTON, tailor's shop.	B 120	120	9	THREE-RIVERS, S 4, B 118, Nos. 60, 220 and 226, coffin trimming manufactory.	C 1013	800
12	BATHURST TWP., blacksmith's shop and contents.	C 250	200	10	MONTREAL, S 94, B 763, No. 286 (rear), brick stable.	180	130
12	BRANTFORD, barn.	....	....	12	QUEBEC, dwelling, S 17, B 210, No. 42.	147	147
13	BELLEVILLE, schooner "Ranger".	283	150	14	QUEBEC, dry goods store, S 2, B 31, Nos. 51, 53.	200	200
13	ALLANBURG, { Welland house hotel.	100	....	16	MONTREAL, Deschamp St., bakery and dwelling	B 130	130
	{ dwelling and barn.	400	200	22	HEMMINGFORD, parsonage and contents.	....	....
13	ACTON, { dwelling.	....	....	24	QUEBEC, Grande Allée, dwelling, S 25, B 337, No. 126.	B 2834	2834
	{ dwelling.	500	400			C 3638	3000
13	OAKVILLE, saw mill.	1200	....	25	MONTREAL, S 9, B 51, No. 8, offices and printing office.	150	121
14	NEUSTADT, brick building, printing office and library.	1000	None.	27	MONTREAL, S 103, B 823, No. 2, brick dwelling and contents.	500	....
15	PORTSMOUTH, dwelling.	2000	None.				
16	MADOC, station house.	....	....	NEW BRUNSWICK.			
16	BARRIE, dwelling (vacant).	....	....	2.	ST. JOHNS, S 9, B 104, No. 55, Brass Foundry and Paint Works.	B 386	193
16	RIDGETOWN, frame hotel.	610	400			C 740	740
16	WARDSVILLE, double brick store and dwelling, B 1, No. 50.	160	160	7.	ST. JOHNS, dwelling.	300	300
		B 1700	850	10.	WOODSTOCK, S 2, B 32, Nos. 10, 12, dwelling	800	500
16	Napanee, frame dwelling.	C 1500	680			800	500
16	TYENDINAGA TWP., dwelling.	500	None.	12.	BLOOMFIELD, station and freight house.	....	....
17	BROCTON (Clarence avenue), dwelling.	207	161		{ Furniture.	....	....
18	COLLINGWOOD, sash and door factory.	500	450		{ Store, B and C.	4000	None.
18	HAMILTON, boot and shoe store, S 8, B 30, No. 134.	3000	None.		{ Hotel.	2000	1100
		800	800	12.	FREDERICTON, S 4, B 14, Nos. 18, 19, dry goods store.	B 40	40
						C 588	588
				13.	PORTLAND (Howe's Lake Road), dwelling.	1500	1000
				27.	BAY DU VIN, dwelling (light-house keeper's).	....	None.

NOVA SCOTIA.

	Total Losses.	Losses to Ins. Cos.
2. HALIFAX (Creighton st.), dwelling & Tenem't	....	....
18. AMHERST, dwelling.	B 1600	B 1200
18. HALIFAX, Guysboro road, dwelling & content.	C 800	C 600
20. ANNAPOLIS, steam tannery.	....	....
23. HALIFAX (Water st.), Jericho's warehouse.	B. & C.	3200
27. GAY'S RIVER, dwelling.	None.

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25. WINNIPEG, haberdashery store.	6000
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