

Upcoming Events

Mike Filey

Join us on May 4, 2006 at the Assembly Hall, 1 Colonel Samuel Smith Drive (Kipling and Lake Shore Blvd W) at 7 PM. Our guest speaker will be Mike Filey, author and Toronto historian. Mike's presentation will include an illustrated slide show.

Maureen Jennings

Join us on July 4, 2006 at LAMP, 185 Fifth Street at 7:00 PM. Our guest speaker will be Maureen Jennings author of the Detective Murdock mysteries set in late 19th century Toronto. Maureen will talk about her new books and the inspiration she finds in the history of late 19th century Toronto. Check out her website at www.maureenjennings.com

Systematized Methods Build New Toronto Houses at Low Cost

In 1918 the council of the town of New Toronto appointed the New Toronto Housing Commission as provided for under the Ontario House Act and this commission made application for and obtained a loan of \$200,000 from the Government. After canvassing the housing situation in the town and receiving numerous applications for houses, it was decided to purchase a block of property on Eighth Street, and

proceed with the construction of forty-two houses.

New Toronto is a suburb of the city of Toronto, located about six miles west of the city's western boundary, with the town of Mimico situated between. At New Toronto numerous large factories are located, including those of The Goodyear Tire and Rubber Company, The Dupont Fabrikoid Company, Brown's Brass & Copper Rolling Mills, Ritchie Ramsay Paper Company, Boxer Wall Paper Co. and others. Most of these factories have sprung up and developed since 1914. The bulk of employees come out from the city to their work because it is impossible to secure a home in New Toronto. As an indication of the need for houses, it is only necessary to point out the fact that the forty-two houses were nearly all sold within a few weeks after the construction contracts were awarded.

Houses of Solid Construction

The types of houses decided upon were five and six-roomed houses, some semi-detached, and others detached. The type of construction, having in mind that the municipality would be primarily responsible for their maintenance and up-keep for 20 years is solid brick or hollow tile with concrete foundation walls and cedar shingle roof- a first class house in every respect.

It will not be out of place to give a short description of the procedure of purchase of a house under the Ontario Housing Act. Where the Housing Commission owns the land as in this case, the purchaser makes a deposit of 10 per cent of the cost price and then pays the Commission, monthly, a sum sufficient to meet the interest and principal. The payments are based on 20 equal annual installments with the interest figured at 5 per cent. It will readily be realized that the Commission is responsible for this investment for twenty years, and should a cheap type of house or one requiring considerable maintenance and repair be built, the Commission would be required to protect their investment by expending money for this maintenance. No allowance is made in the Housing Act for this contingency. It is for this reason that no type except the solid house was considered by the New Toronto authorities. The cost of the house to the owner is given below.

The houses have been built on a staggered plan and to avoid any monotony, the various types are scattered. The floor plans of the various types of houses are shown in the illustrations. Each house has a front vestibule and the rooms are designed according to the requirements of the Act. The six-room houses have front door with porch, side door and back door with porch; the five room houses have no back porch.

Construction and Fittings

As stated before, the houses are of solid construction, having concrete foundations with brick and stuccoed tile walls. The party wall in all cases is tile and the chimneys are solid brick. The interior walls have two-coat plaster, the first coat being hard wall plaster and the second, a white putty coat. The brick and tile walls are not strapped.

The rough timber is mostly hemlock with some BC fir. The finishing lumber, generally speaking is Norway pine, or BC fir. The doors, windows, frames and exterior trim are white pine. The ground floor is BC fir and the upper floor No. 1 spruce. The verandah is finished with rough lumber.

The specifications call for one coat of brown stain for exterior work, three coats of white paint for sash, three coats of white paint for trim of bathroom, bedrooms, hall, closets, etc., and stain and varnish for downstairs woodwork.

The plumbing consists of the following fixtures: P6800 18 in. x 24 in. enameled roll-rim kitchen sink; P4335 wash basin; Essex 5ft. roll-rim P2610 bath; Vitro oak closet, with No. 1860 Mueller lever-action ball cock and Douglas flush valve and oak seat. All taps, nickel plated pipes, traps, etc., were supplied by the Mueller Mfg. Co. of Sarnia, Ont. The numbers above refer to the Standard Sanitary catalogue numbers

The houses are heated by hot air, and a No. 1834 Pease hot air furnace is installed in each house. Metal registers and hot

air ducts are provided. All rooms are wired for electricity with wall push button switches for control. The hardware was supplied by the Vokes Hardware Co. of Toronto and manufactured by the Toronto Lock Company.

Contract Prices

The contract for the plumbing, heating, wiring and sheet metal work was awarded to Mr. J.H. Doughty of Mimico for \$455 per house. This price was made up as follows, the figures including material and labor

Plumbing	\$250
Heating	130
Wiring	40
Sheet Metal Work	<u>35</u>
Total	\$455

The general contract was awarded to Mr. Herbert Baxter [NTHS founding member Dick Baxter's father] of New Toronto, at the following prices, which include all grading, sidewalks into the houses, concrete basement walls, floors, brick work, carpenter work, painting, glazing and, in fact all items not included in Mr. Doughty's contract....
(continued next issue)

The Contract Record, February 4, 1920

Join Us!

Join us to learn more about the history of the Town of New Toronto. New Members welcome! Please phone Wendy Gamble at 251-1349 for more information.