

### *Upcoming Events*

#### **St. Margaret's Church**

Join us on September 18, 2006 at St. Margaret's Church (156 Sixth Street) at 7 PM. Our guest speaker will be Michael Kinsey. There will be presentation of the church's 100 year anniversary and a tour of the church.

#### **Ken Purvis, Fort York**

Join us on October 12, 2006 at LAMP, 185 Fifth Street at 7:00 PM. Our guest speaker will be Ken Purvis of Fort York. Ken will provide us with a presentation on the Military Music of the War of 1812. Ken's presentation will include the use of a number of historic musical instruments.

### **Systematized Methods Build New Toronto Houses at Low Cost**

(continued from last issue)

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. Below are given the contract prices for various houses and to each has been added \$455.00, so that the total represents the

complete cost of the furnished house.

Five room detached ....  
General (\$2475.00); Plumbing etc.. (\$455.00); Total (\$2930.00)

Five room semi-detached...  
General (\$2350.00); Plumbing etc..(\$455.00); Total (\$2805.00)

Six room detached...  
General (\$2550.00); Plumbing etc.. (\$455.00); Total (\$3005.00)

Six room semi-detached...  
General (\$2400.00); Plumbing etc.. (\$455.00); Total (\$2855.00)

#### **Built Ten Houses in Series**

The method of construction has been to build about ten houses in series; that is, the basements for ten were excavated, then the concrete foundation walls were poured, the excavators having moved to the next ten. After the walls had set the bricklayers followed and then the carpenters etc... It was endeavored to keep the crew on each trade up to sufficient strength so as to keep each trade well in advance of the next following operation. Unfortunately, on account of labor shortage this program was not rigidly followed although in a general way progress was maintained in that order.

The contractor had his own power saws and planning

machines on the job, and all frames were constructed in his own shop. No unusual feature of construction was adopted, the contractor relying on ordinary house construction methods, but paying very close attention to purchase and consumption of materials.

From an inspection of the illustrations it will be readily appreciated that the houses are not only neat and attractive, but also substantial in construction. It is estimated that if another hundred were ready for sale it would take only a few days to dispose of them all.

#### How Houses Are Sold

In the following table is given the cost to the purchaser, showing initial payment required, an also monthly payments, spread over 20 years, necessary to meet the interest and principle. The taxes and insurance amount to about \$3.50 per month per house.

Five room detached...House alone (\$2930.00); with land, architecture etc.. (\$3650.00); first payment (\$365.00); monthly payments (\$26.30).

Five room semi-detached...House alone (\$2805.00); with land, architecture etc.. (\$3525.00); first payment (\$352.00); monthly payments (\$25.30).

Six room detached...House alone (\$3005.00); with land, architecture etc.. (\$3725.00); first payment (\$372.50); monthly payments (\$26.80).

Six room semi-detached...House alone

(\$2855.00); with land, architecture etc.. (\$3575.00); first payment (\$357.50); monthly payments (\$25.75).

The houses were designed by and built under the supervision of the E.A. James Company, Limited, consulting engineers, Toronto, successors to James, Loudon & Hertzberg Limited. The commissioners are: Mr. Chas. Lovejoy, chairman; Mr. Thos. Staunton, secretary, and Mr. Langstaff, all of New Toronto.

*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.

### New Toronto Laying Corner Stones of New Factories At Mimico

The factories scheme, which is to form the nucleus of the projected suburban town at the present Mimico, was inaugurated under the most favorable circumstances on Saturday afternoon. A special train was run from the Union Station to Mimico, carrying several hundred excursionists who desired to witness or take part in the ceremony. The Mimico Land Company, under whose auspices the proceedings were conducted, has a large tract of level land

south of the railway track and west of the present station. Preparations had been made for the ceremonies of the day, the corner stones of the several factories being ready for laying. The business of the afternoon was entered upon early and was carried out without a hitch. The first corner stone laid was that of the brass and copper works of Mr. James Morrison. The ceremony was fittingly performed by Mr. Warring Kennedy, and when he declared the stone to be "well and truly laid", the crowd assembled signaled their approval by loud applause. The corner stone of the projected new works of Messrs. Sheridan Bros. the Pease Furnace Company, was then laid. Mr. Kennedy again officiating. A short distance away from these two a site had been chosen for a large tin works, to be controlled by Mr. T. Macdonald. The ceremony inaugurating this work by Mr. R.W. Elliott. An impromptu open air meeting was then held, presided over by Mr. James Morrison. The first speaker was Mr. Elliott, who dwelt upon the importance of manufacturing enterprises and showed that an important part such industries had played in the building up of many cities, including Toronto. Mr. Kennedy delivered an eloquent speech, which was loudly applauded. He dwelt on the duties and privileges of Canadians as citizens of the great British Empire, and extolled the opportunities for industrial.... (to be continued)

*Toronto Globe, June 30, 1890*