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NELSON, PATTI
DEVELOPMENT AND ARCHITECTURE OF

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Patti Nelson.

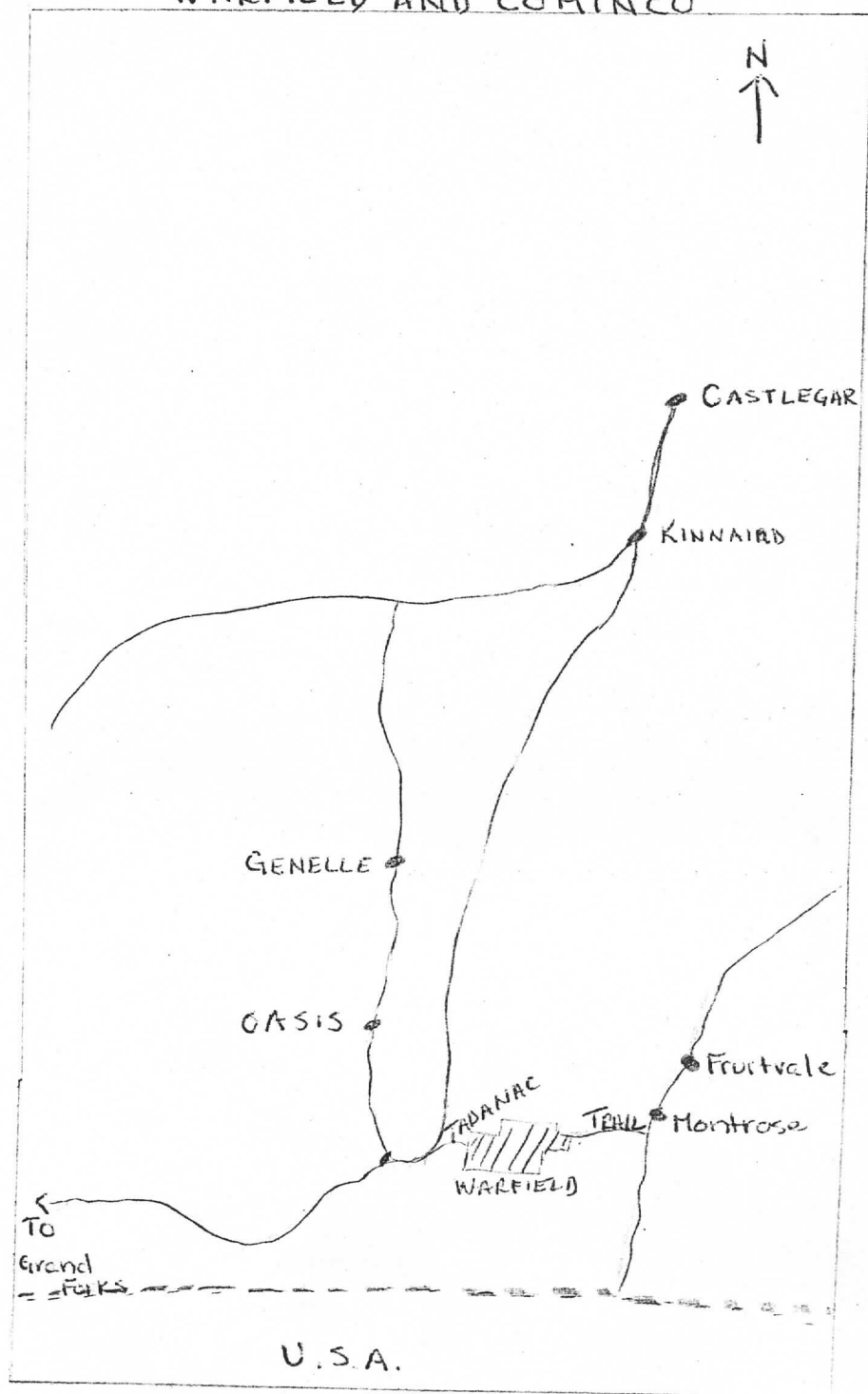
Anthropology-100

Dec. 9, 1975.

Development and Architecture
of the Village of Warfield

LOCAL
FC
3849
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1975

MAP SHOWING LOCATION OF
WARFIELD AND COMINCO



Jan. 1970.



With the given Anthropology Report. I decided to do it on the development (shown in pictures), and the style of house in Warfield, B.C. This subject interested me because of the unique styling and the variations within one style. ✓

The Village of Warfield is approximately three miles west of Trail, B.C. This whole area is a very prosperous industrial area, heavily dependent upon the Cominco operations. Population growth was heavy but due to automation a number of jobs have been lost creating a comparatively stable population growth. Being the largest industrial complex in B.C. outside of the Lower Mainland, populations had to move into

areas surrounding it; Rossland, Montrose, Trail, Warfield Tadnanac and several unincorporated communities. ✓

History

Before 1920, Cominco undertook, solely the production of metals. Large amounts of carbon dioxide was discharged into the air due to the process of metal separation. The sulphur dioxide in the air was unpleasant to the people in the Trail and caused the vegetation to die.

The Board of International Joint Commission encountered this sulphur dioxide problem and demanded that the gas be eliminated. After much thought and experimentation by Cominco in 1929 the

problem was solved. They learned how to capture sulphur dioxide and change it to sulphuric acid combined with synthetic ~~amonia~~^{ammonia} and phosphate rock from Montana to make chemical fertilizer.

With the addition of a fertilizer industry to the metal industry there was a large increase in employees. Although most of the people were housed in apartment houses in Trail there was a major problem, need, and request for housing accomadation.

Cominco recognized the problem and took action to construct a low cost housing plan. They realized the people's needs and also their ✓ finances. The depression in 1929 had struck hard and people were financially depressed.

The plan was to construct the maximum house for the minimum cost.

In 1938 one hundred and fifty houses were constructed in Upper Warfield. There were four basic designs for the houses varying slightly and the cost for each was \$2,400.00.

Ten houses were built in Lower Warfield with varying structure and materials to see what would be most suitable for the project.

The initial \$2,400.00 included a finished main floor, with a bedroom, living room, bathroom (bedroom sometimes was used as dining-room), an unfinished upstairs and cement basement full with a coal and wood stove. The rest of the basement and upstairs was left up to

the individual to finish. Also included in the price was the fifty by one hundred feet lot the house was constructed on. The landscaping was another thing left up to the owner.

Upper Warfield was suitably named Mickey Mouse town to justify the four designs of the houses built as you will see in the diagrams to follow. The houses all had peaked sharp sloping roofs covering the visible portion of the houses. Little windows and doors emphasize the typical Mickey Mouse Style house.

Employees were given their choice of house design but had to wait their turn to see what location they would get. Some people were

not too happy about this as Warfield is very hilly and location was very important with respect to walking and driving distance.

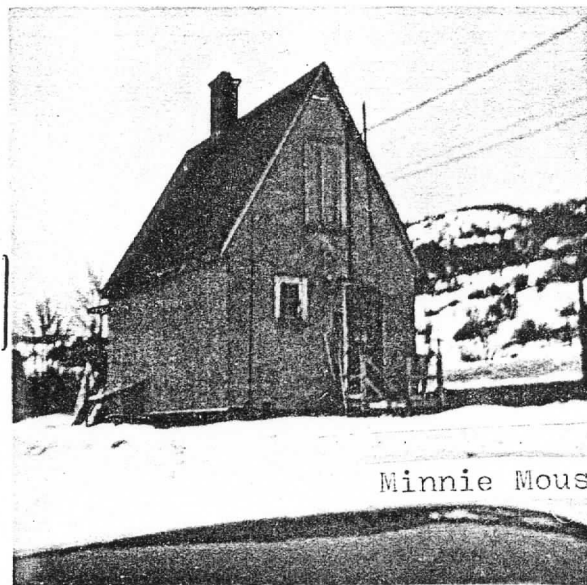
Most of the people did not have \$2,400.00 so Cominco worked out certain arrangements. The company borrowed money from the pension plan and then mortgaged the homes to the people on a fifteen year plan. After fifteen years of paying thirty dollars a month a family could own its own home or if they wanted to own it earlier they paid larger portions per month.

In Lower Warfield some larger homes were built for those people who could afford to pay more money. This area was, and still is, known

as Beaver Bend. It seems ~~at~~ that the people of Warfield, at this time, liked to affiliate their surroundings with well known people or things. For example besides Mickey Mouse town being named after Walt Disney's "Mickey Mouse", the streets were named after famous poets such as Dickens, Shakespeare, etc. ✓

After the first stage of Mickey Mouse Town was completed, the second world war ^{COMMENCED} ~~emerged~~ and halted further progress. When the war was over another portion of Warfield was constructed known as "Minnie Mouse Town", the houses being smaller but much like Mickey Mouse houses. Minnie Mouse houses were found to be impractical because of the limited amount of space. The

stairs leading upstairs had to be only a ladder so as the size of the kitchen was not cut down. Although the Minnie Mouse houses were not as suitable as Mickey Mouse house they did serve the purpose of accomodating the people.



Today Mickey Mouse Town is not as widely known by this name but only as a part of Warfield. The houses have changed immensely

Some houses are very hard to determine whether they are Mickey Mouse houses or not. The owners have added living-rooms, bedrooms, kitchens, porches or added windows.

General Information.

Population: 2,240 (1975)

Area: approx. 2 sq. miles



Warfield Subdivision

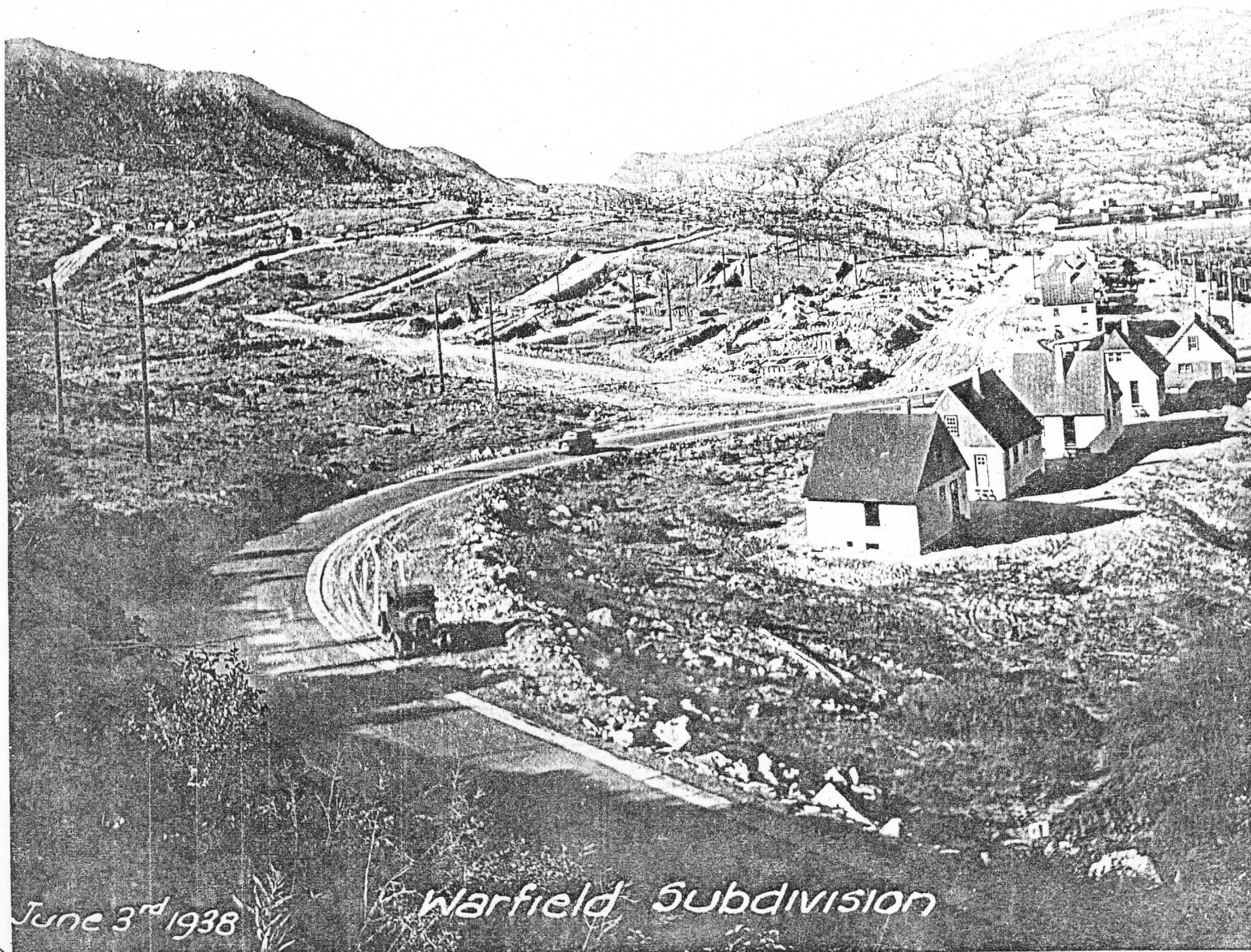
May 18th 1938

Houses

The following pages include drawings of the four basic designs of the one hundred and fifty Mickey Mouse houses built in Upper Warfield. All the houses cost the same, had the same floor space and lot space. The main difference in the design was the shapes of the roofs. After experimenting with ten initial houses in lower Warfield prior to building Mickey Mouse town, it was found what materials would economically be best suited for the desired house. Fir was found to be the best for the inside walls and ceilings and edge-grain coasted fir for the floors. The four designs were:

1. Peaked roof - with an extension piece giving it variation.
2. Peaked roof design - rectangular shape.
3. Hip roof - rectangular and has a rounded and finished type design for the windows and doors.
4. Cottage Style - with an extension and much more window space.

These four basic designs are broken up further for variation within themselves.

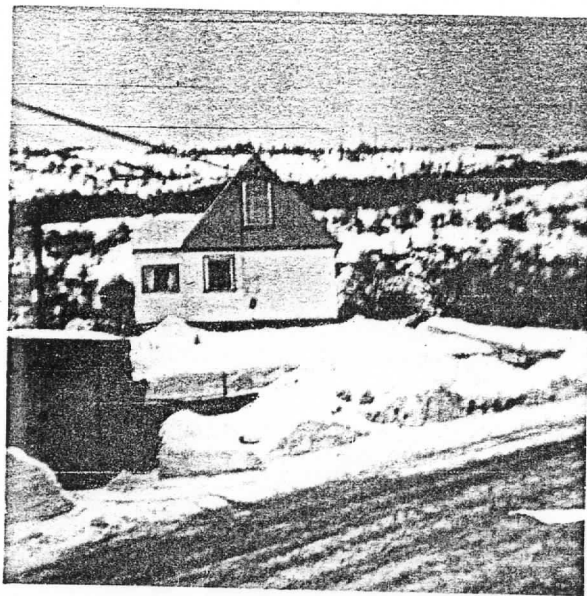


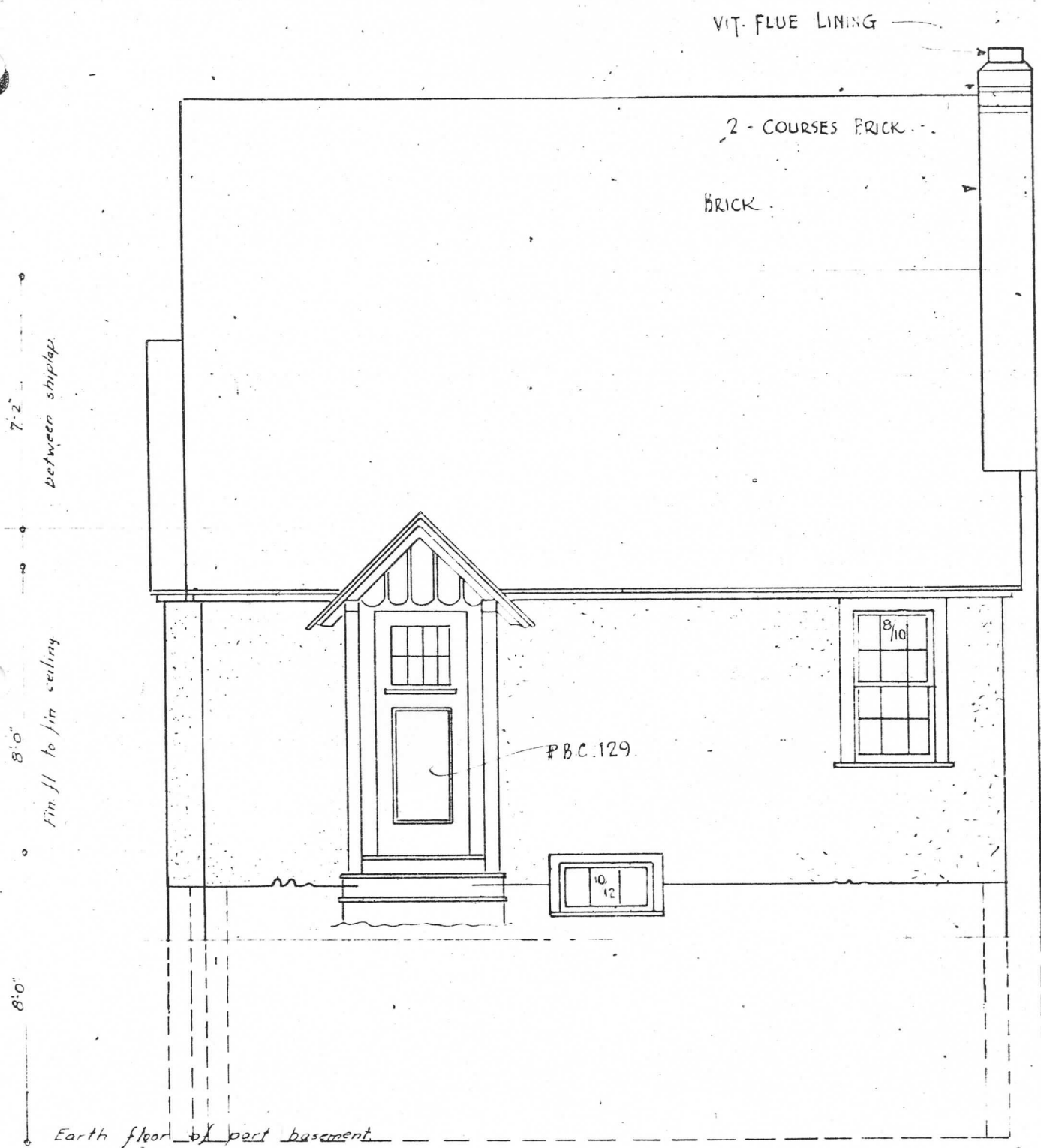
June 3rd 1938

Warfield Subdivision

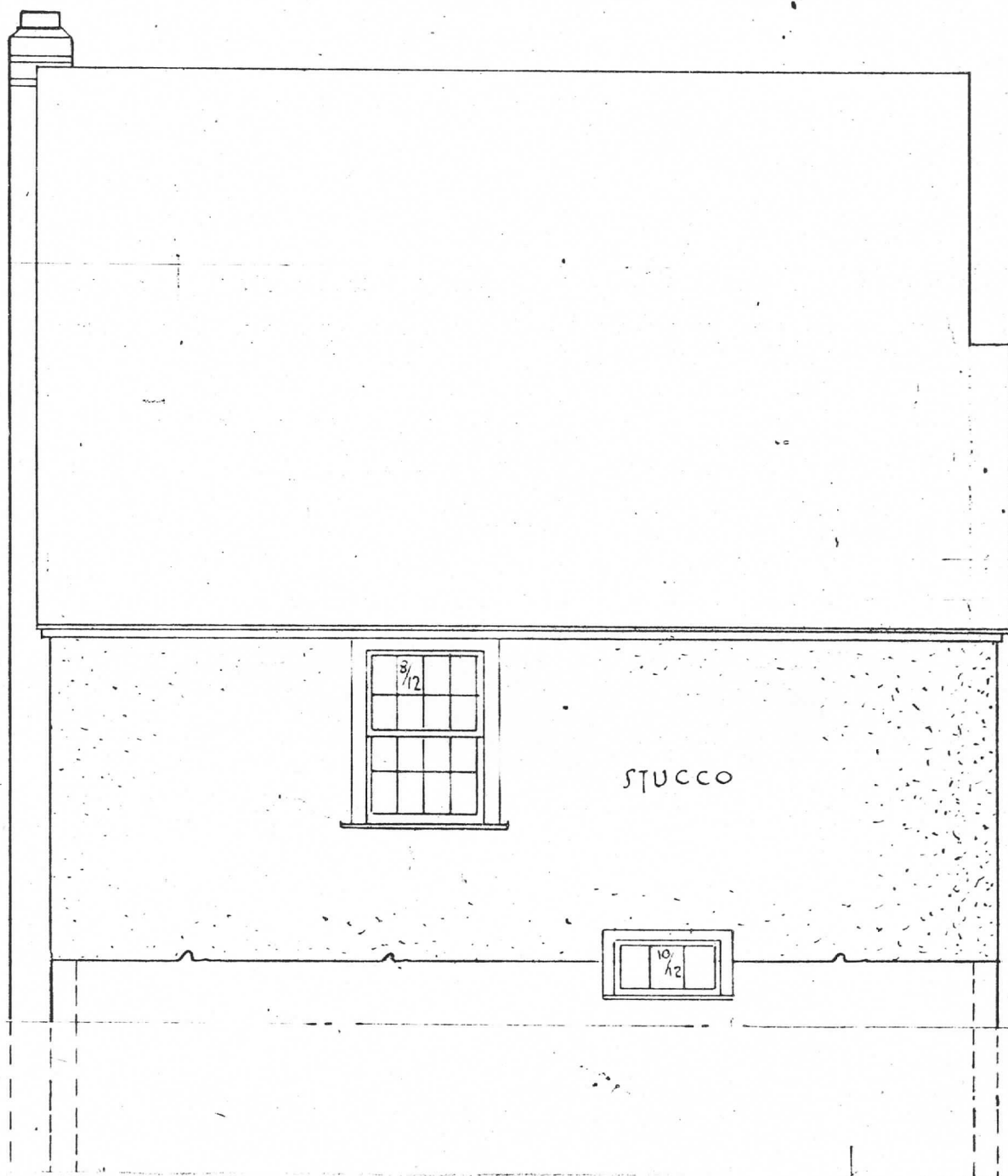
Peaked Roof (1)

This house is very similar to the previous plans of a house. Two bedrooms up, livingroom, kitchen and bathroom downstairs, and again a full basement. Because this house is a smaller design there is the elimination of the diningroom and only two entrances are built, back and front.

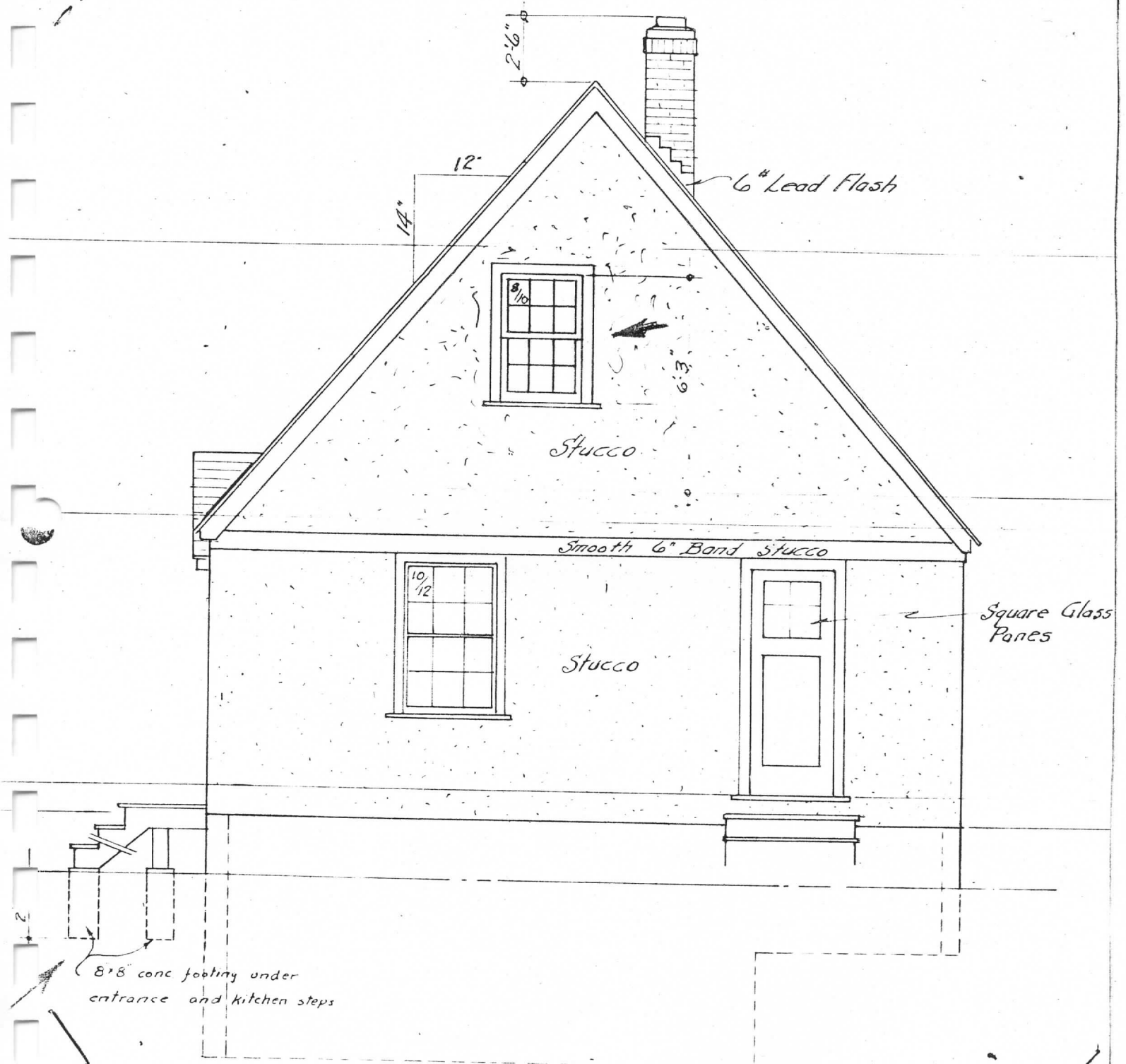




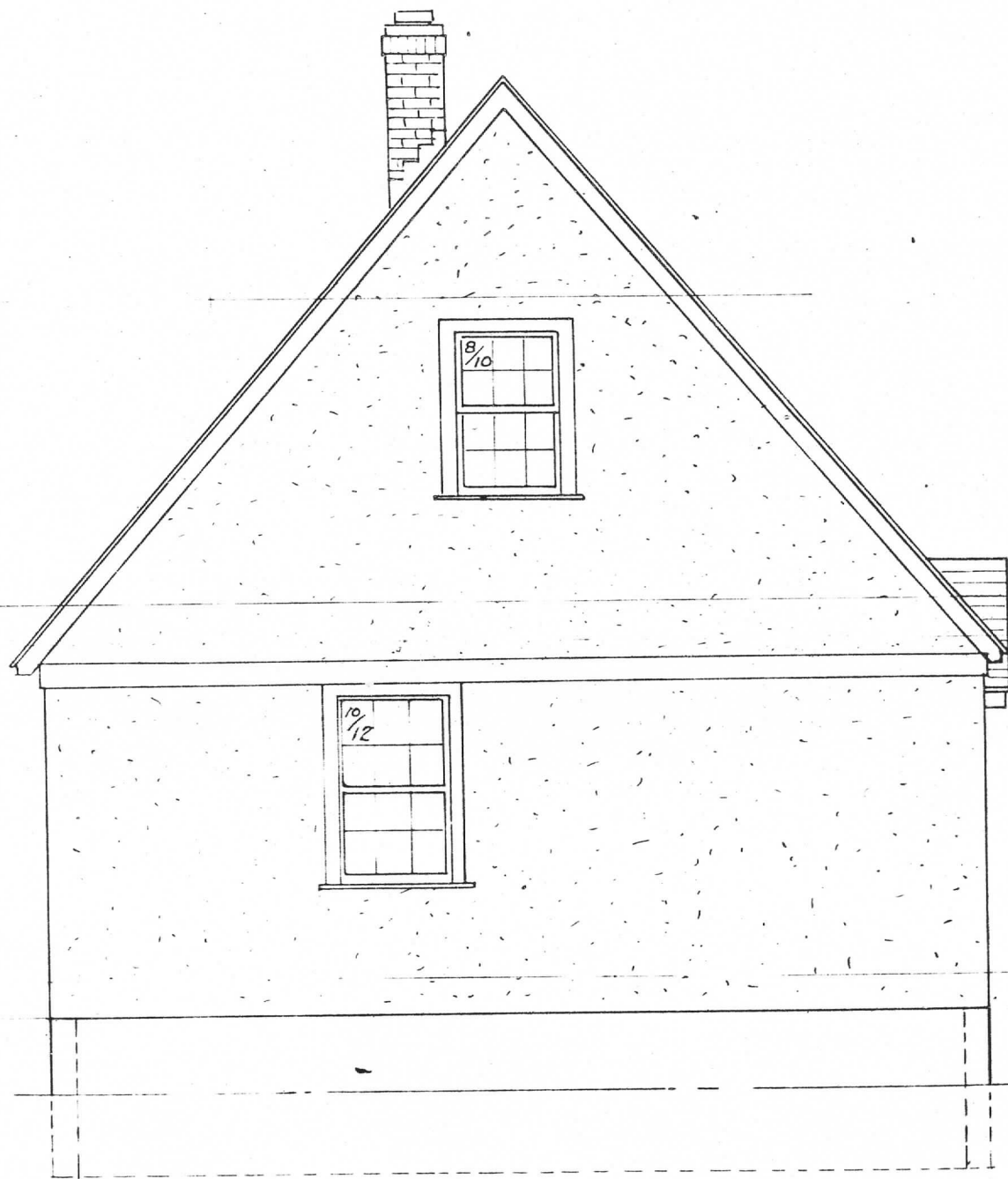
Front view of the peaked roof design with rectangular shape.



This shows the back view of the Peaked roof style. Note the roof down to the top of the first floor window, no side, upstairs windows.



Plans show side views of a typical peaked roof house.



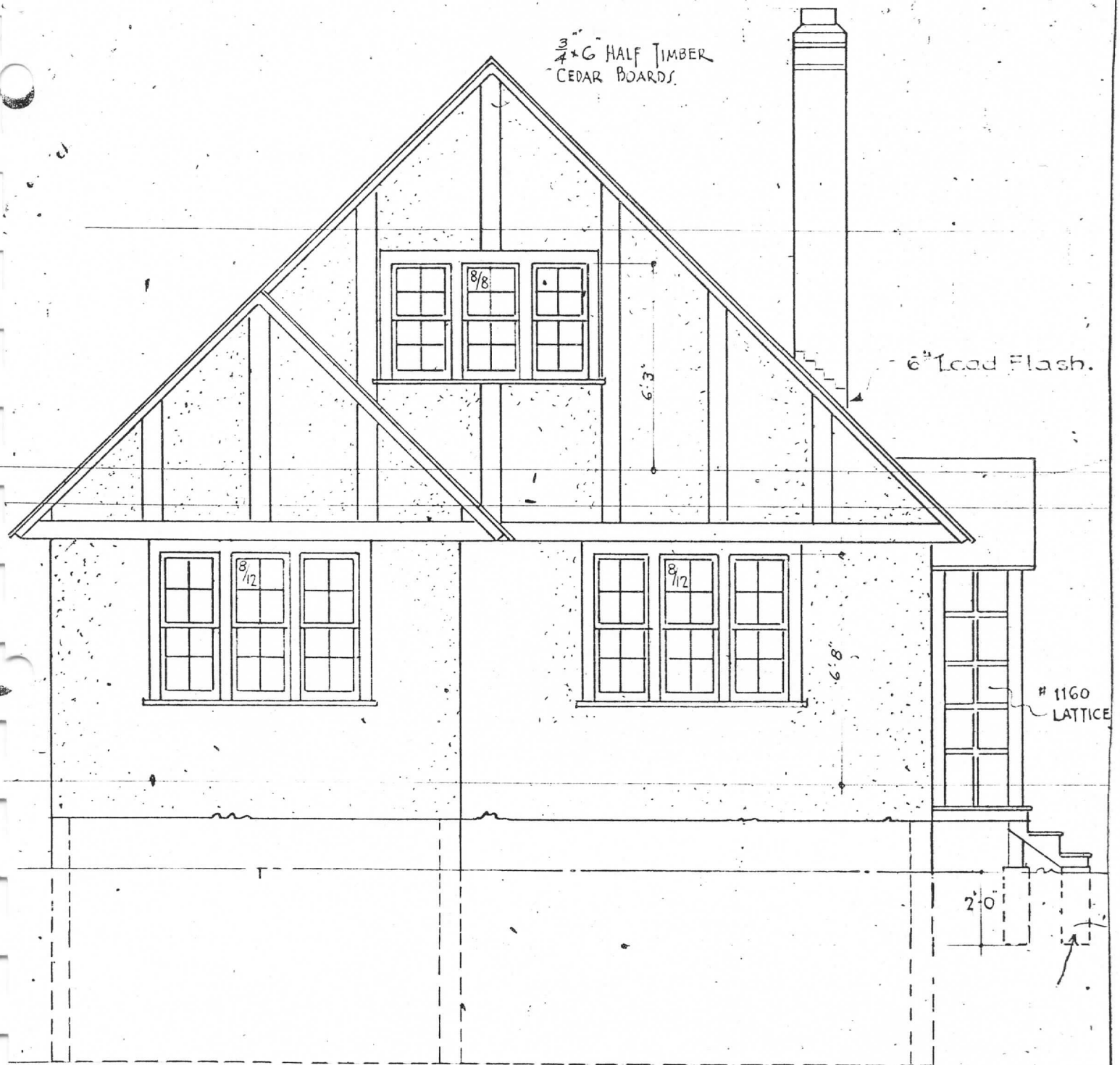


June 3rd 1936

Warfield Subdivision

Peaked Roof House. (2)

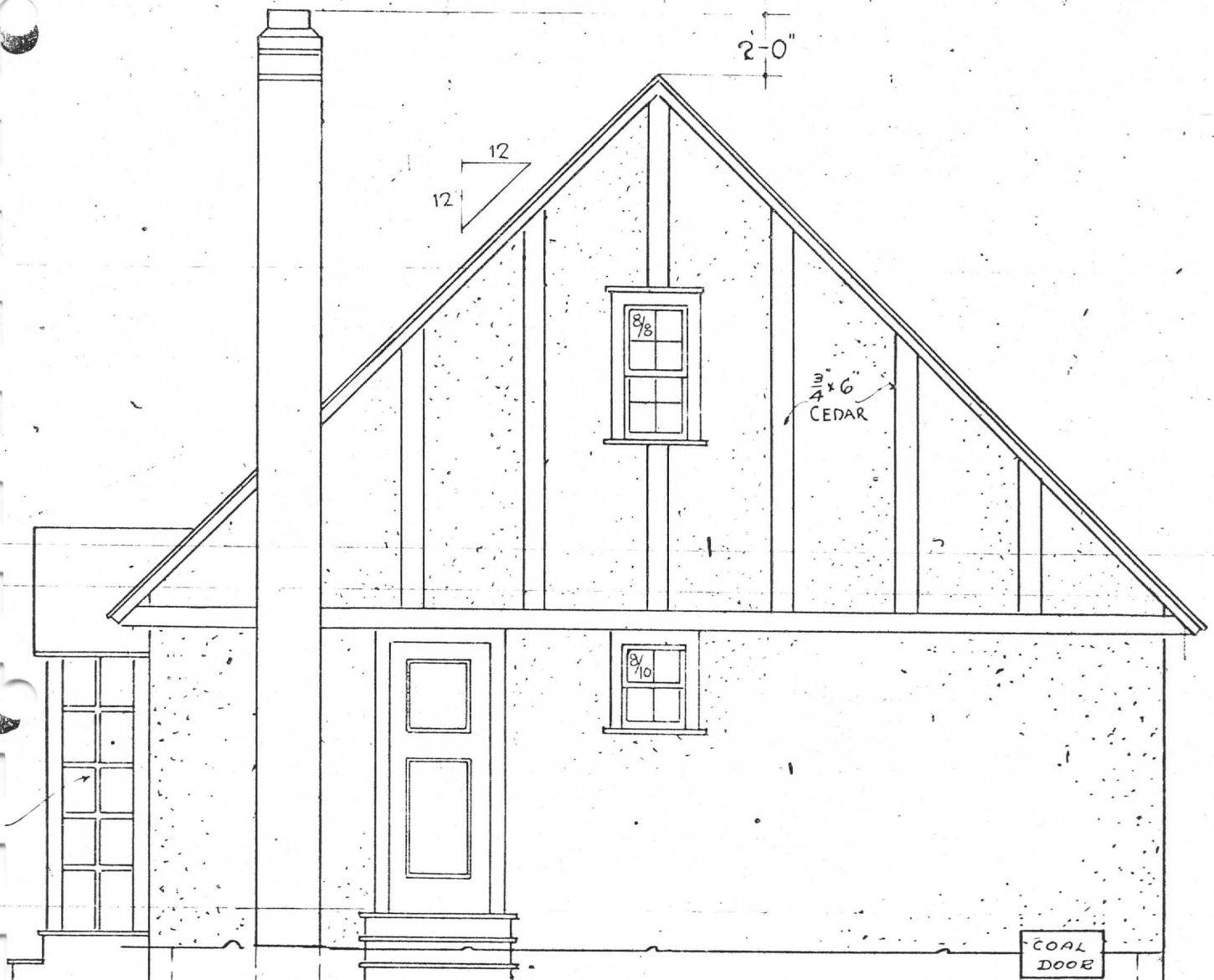
These houses are mainly a two bedroom home with the bedrooms being located on the upper floor. The main floor was built with a kitchen, living-room bath-room and dining-room in mind. It contained a full basement with three entrances into the house, front, back, and basement. Included are variations of the structures of which the floor plans are the same.



NOTE.

Provide basement door to
suit grade of lot.

This blue print shows the typical frontal view of
a peaked roof house.



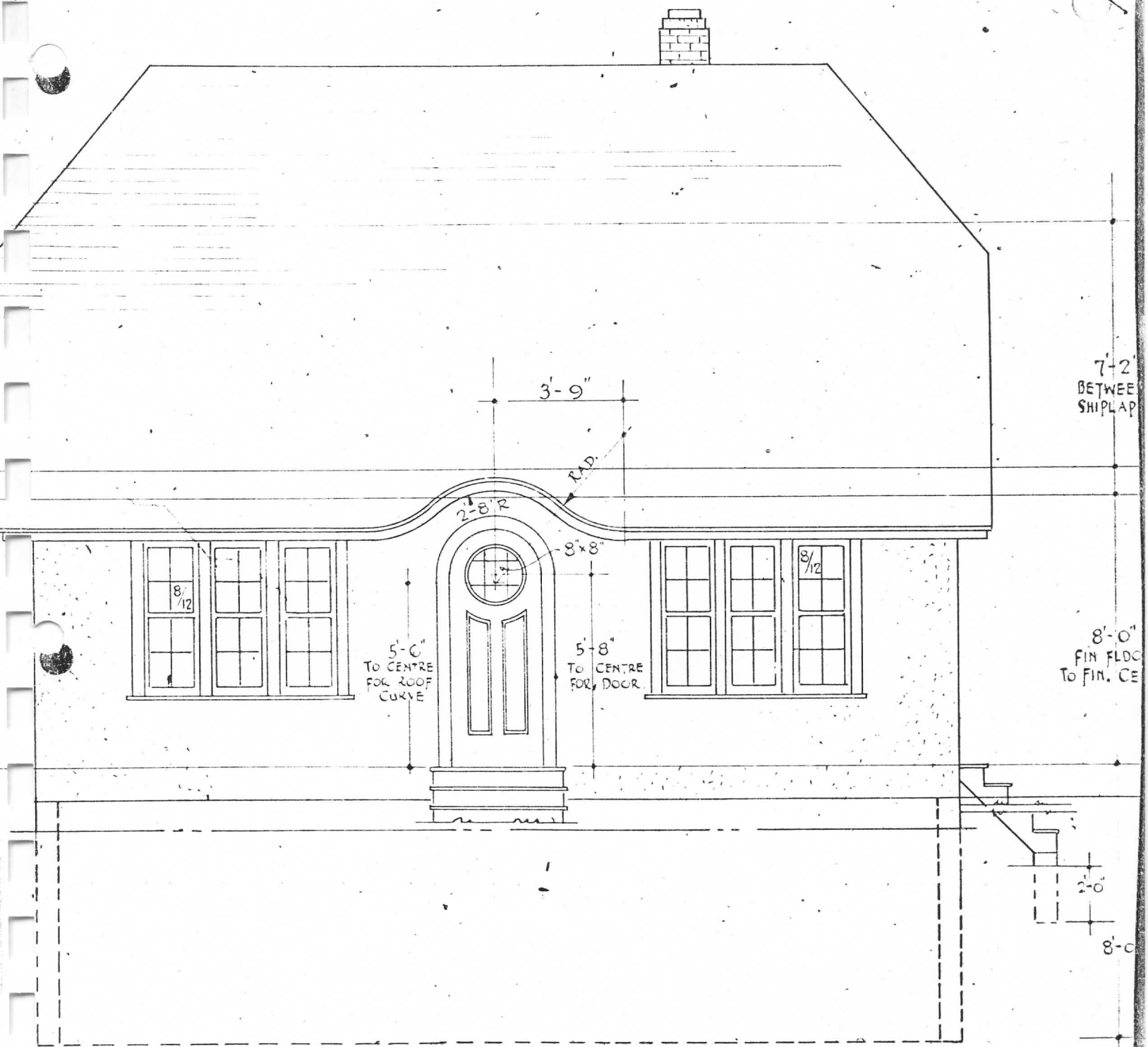
This is the back view of the peaked roof house

July 3/05

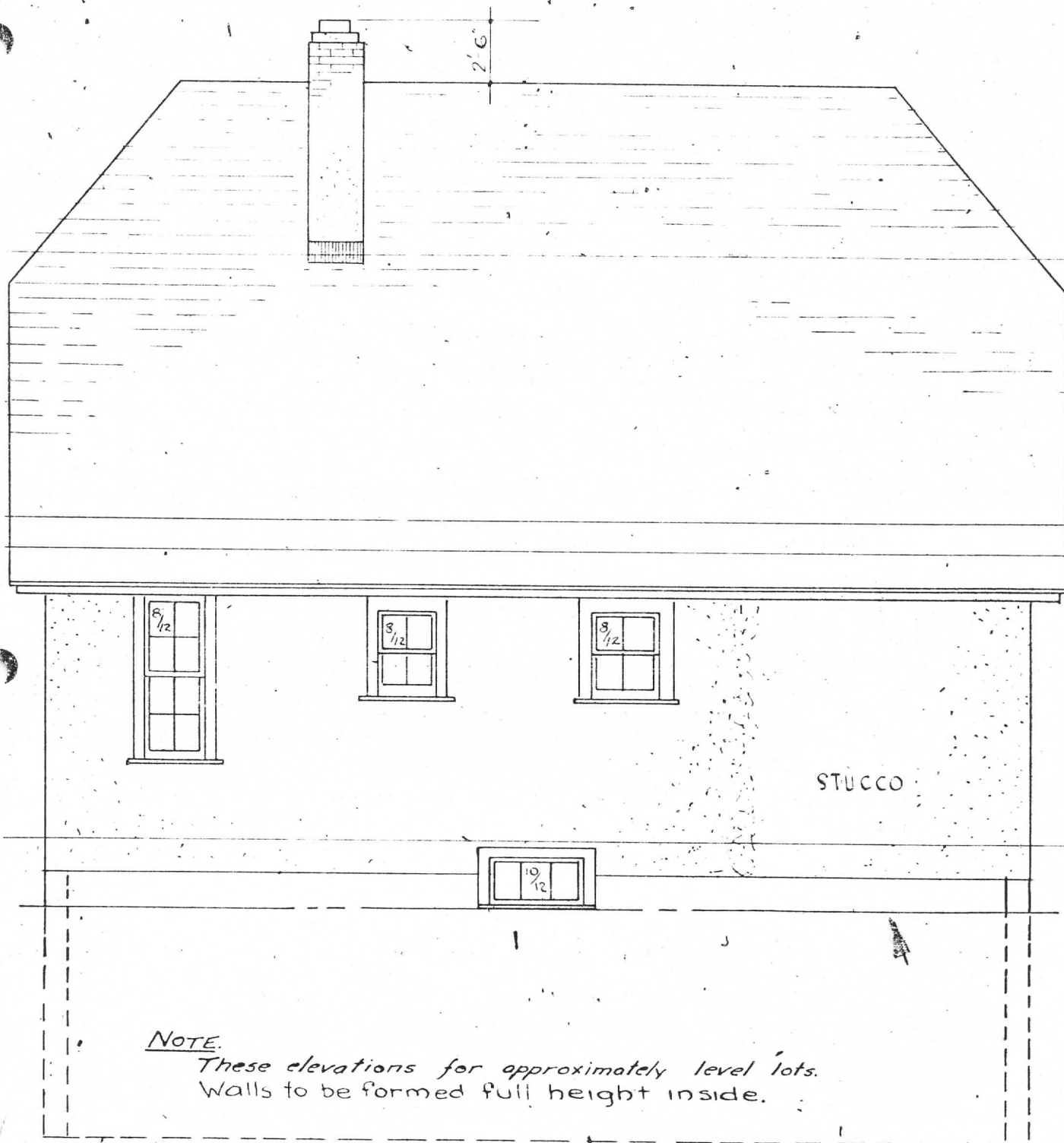


Hip Roofed (3)

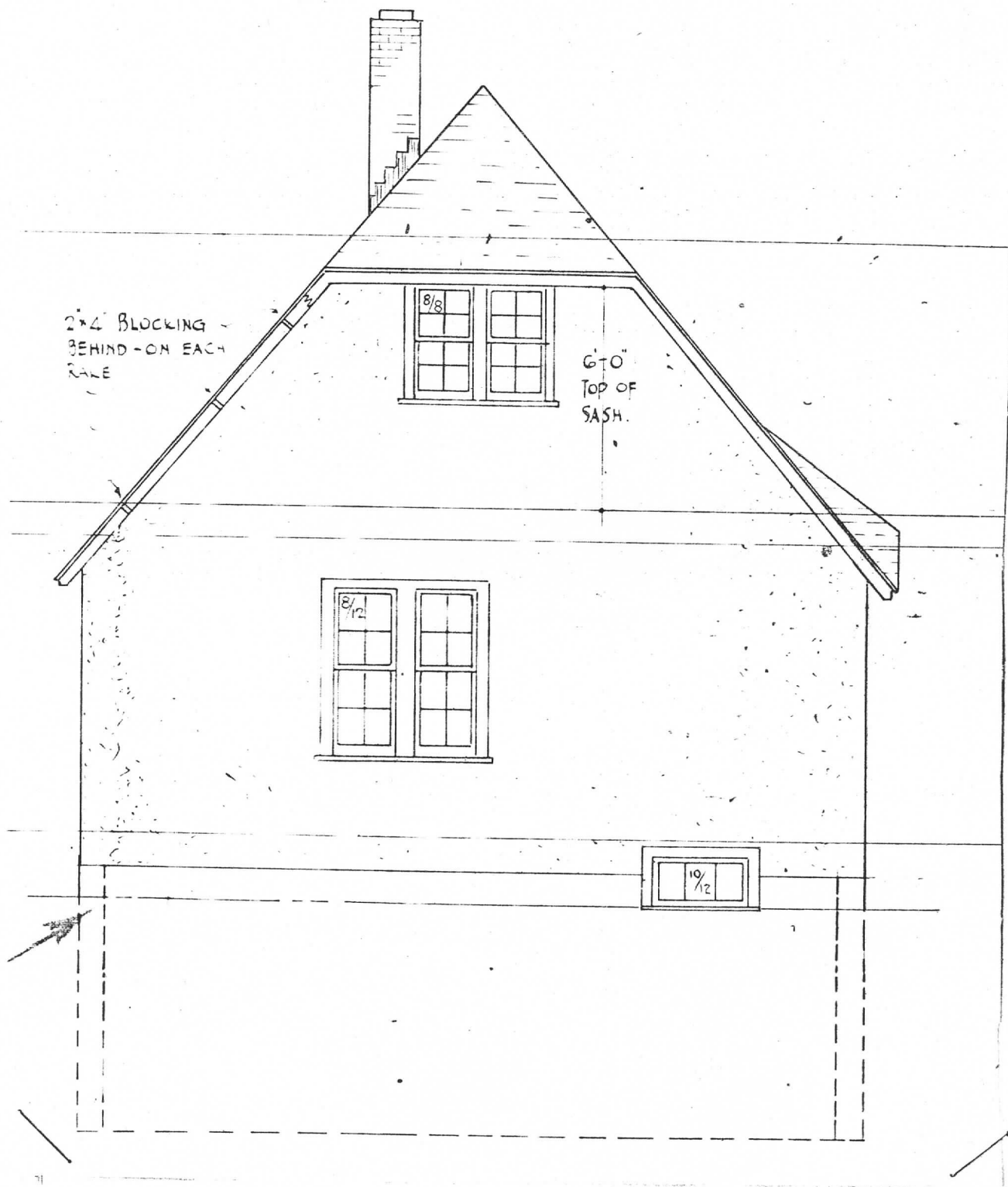
This style consisted, again as all do, of three floors. The upper floor contains two bedrooms, main floor, has two bedrooms, living-room, kitchen and bathroom. There are two entrances, front and back, and a full basement.



This is the typical 'Hip Roofed' house - rounded doors and rectangular shaped house.



Back view of 'Hip Roofed' House



Both show side views of the typical
Hip-Roofed house.

8" x 8" VIT. LINING

CONC. CAP

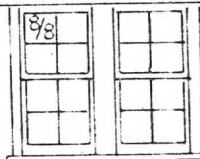
4-C BRICK

6" LEAD FLASHING

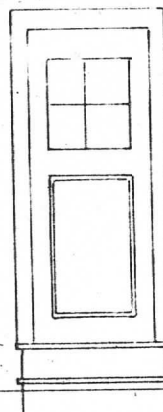
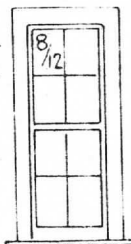
BOSTON HIPS

12

14



STUCCO

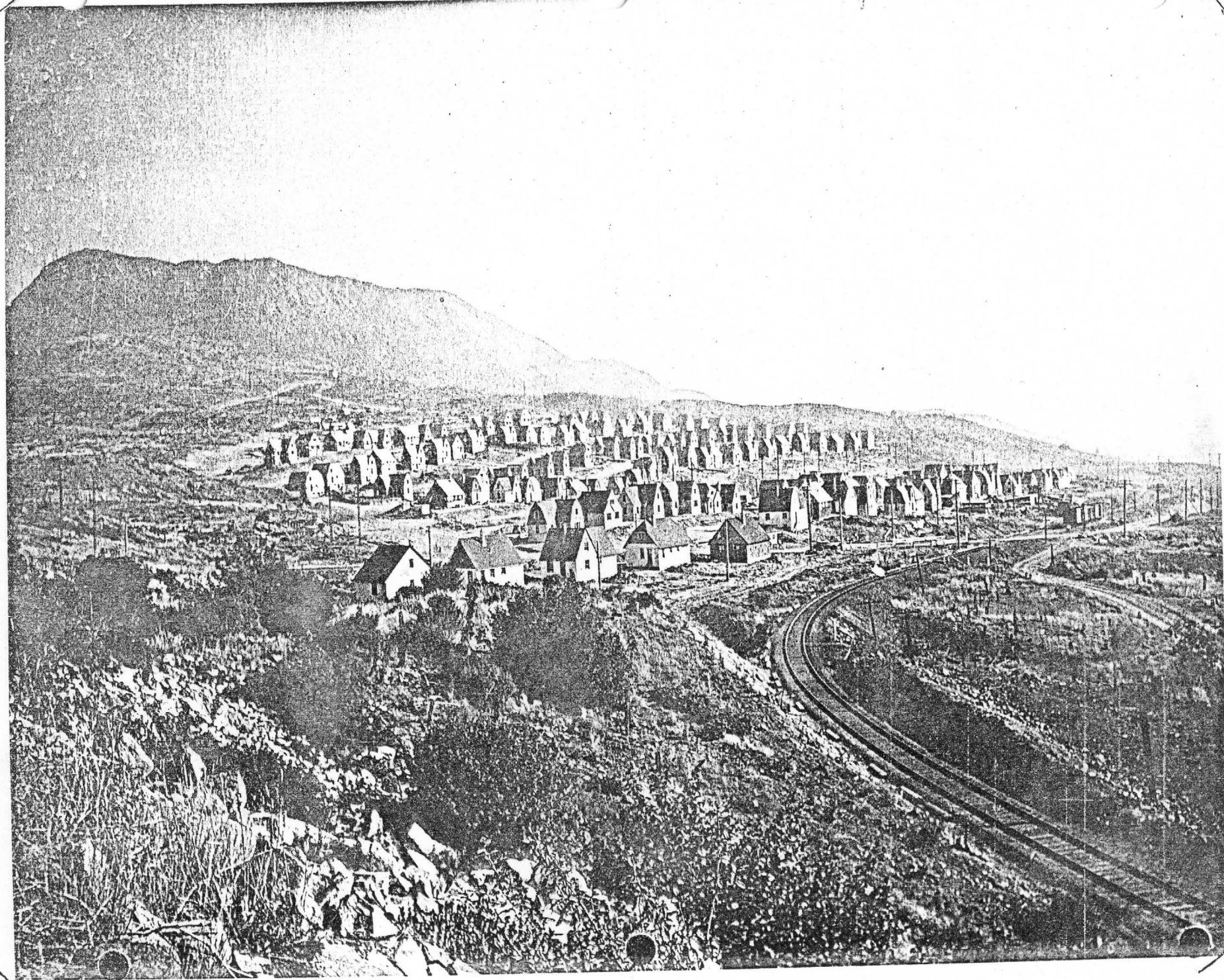


CONC. CURB

2'-0"

8" x 8" CONC FOOTINGS
UNDER ENTRANCE &
KITCHEN STEPS.
STEPS 7 1/2" RISE 8" RUN
9" TREAD

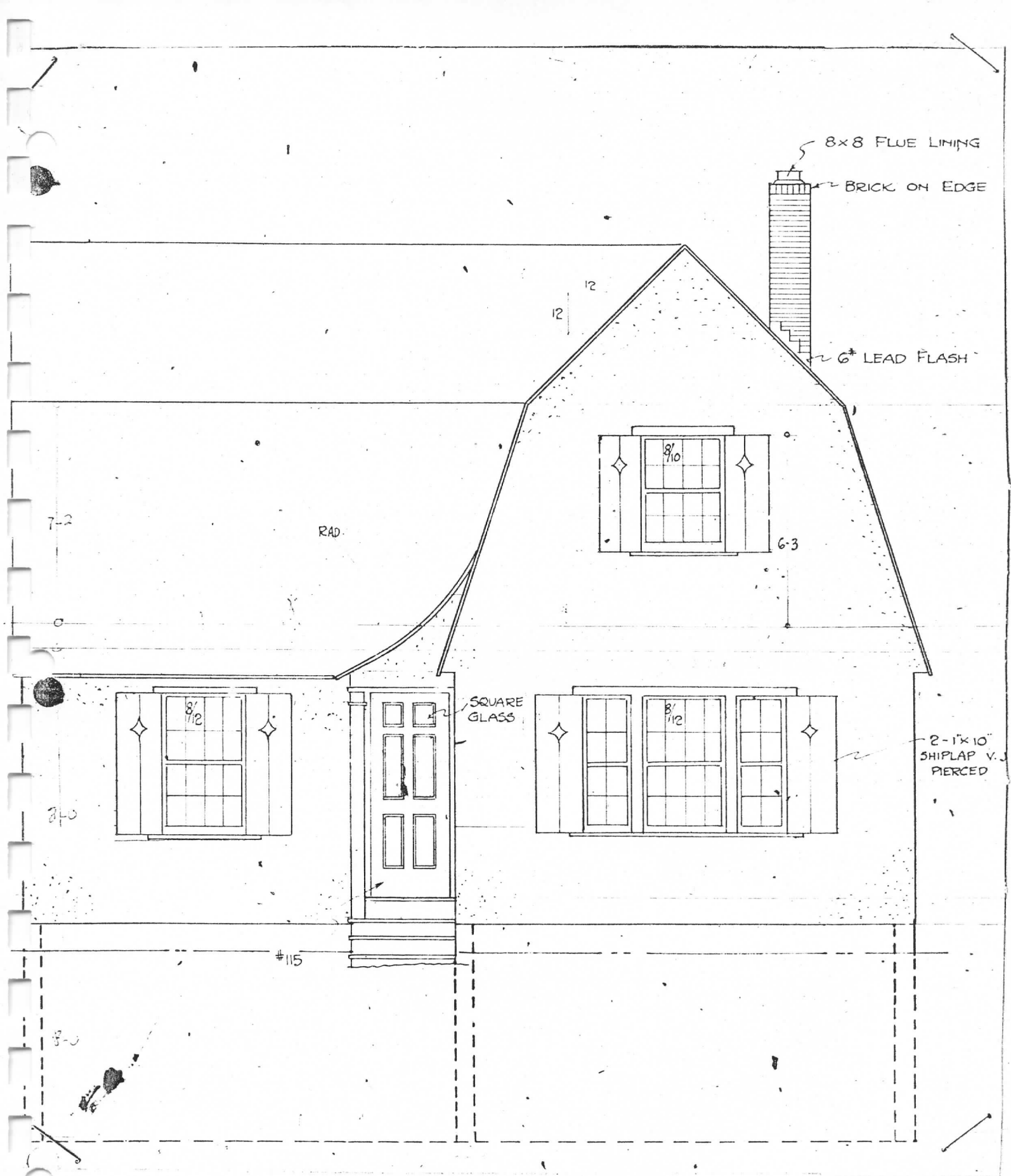
May 2 1938



Cottage Style

There are many variations of this major style. Approximately half of the house in Warfield is this style. Once again, three floors has been built. Upper floor consists of three bedrooms, while main floor consists of bath-room, kitchen, living-room and a dining-room, which many people use as an extra bedroom. There is a full basement and it has a seperate entrance as well as the front and back entrances of the main floor.





Front view of the fourth style - Cottage Style.

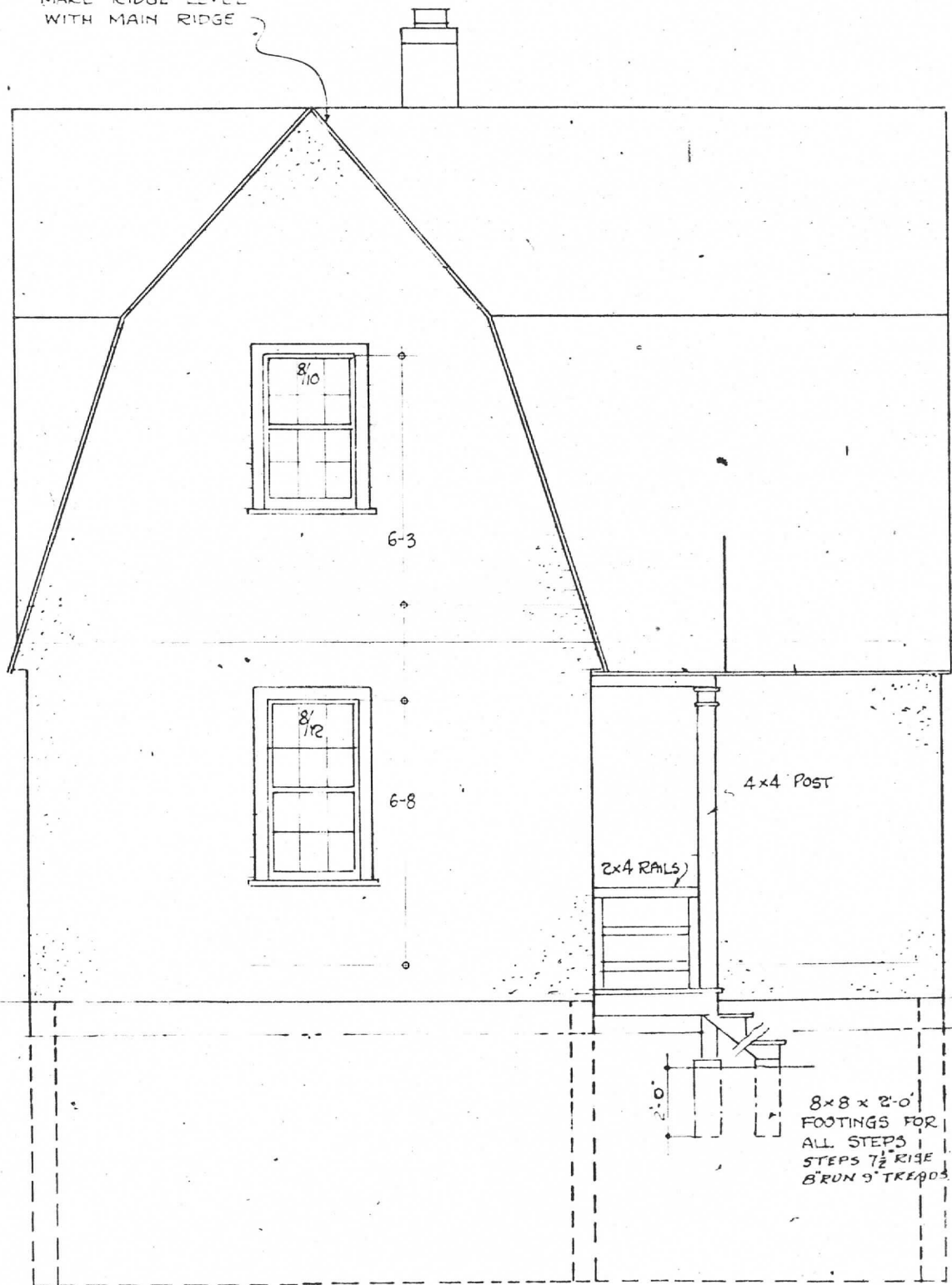


NOTE

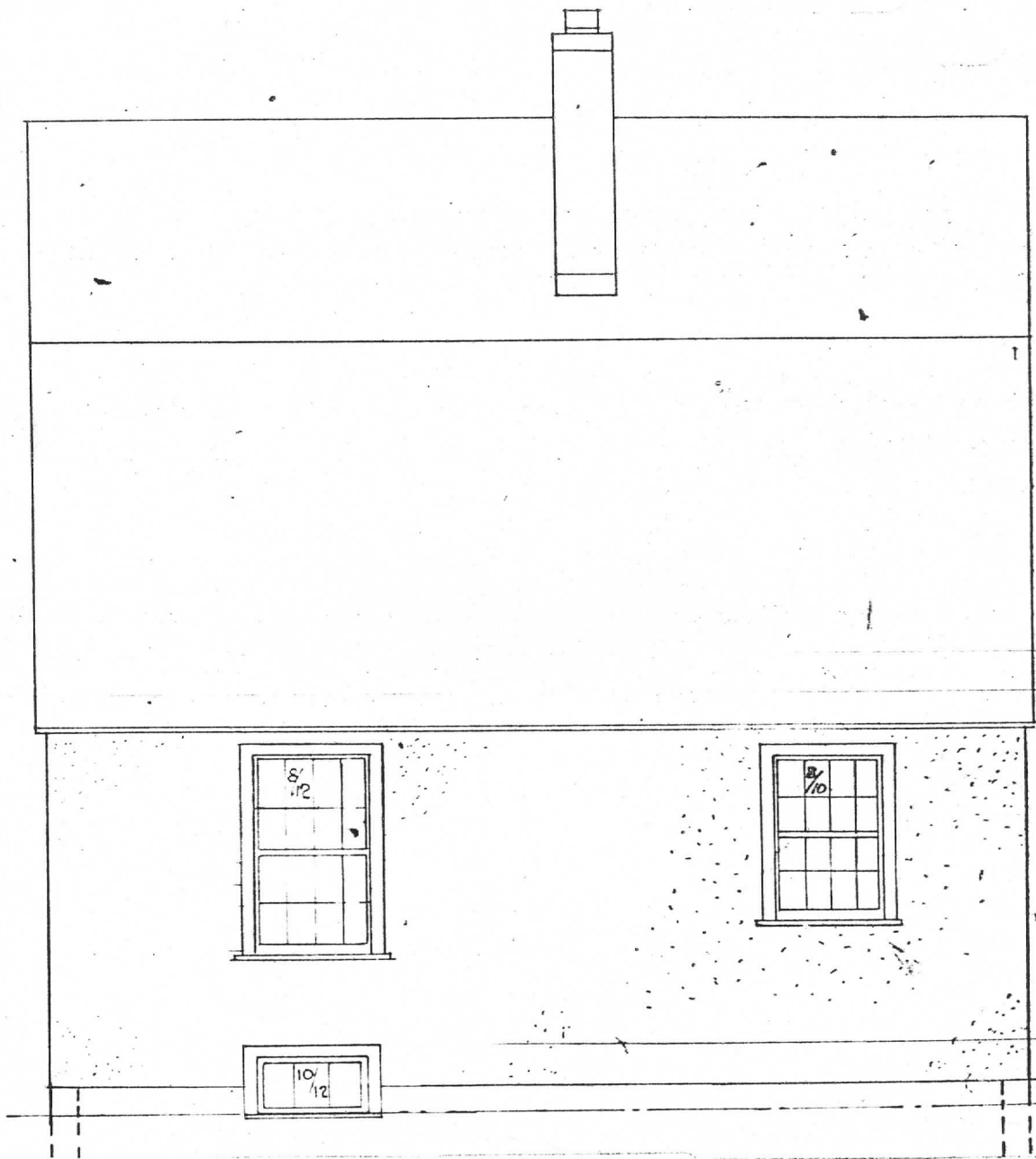
These elevations for approximately level lots.
Walls to be formed full height on inside.

Back view of the Cottage Style house.

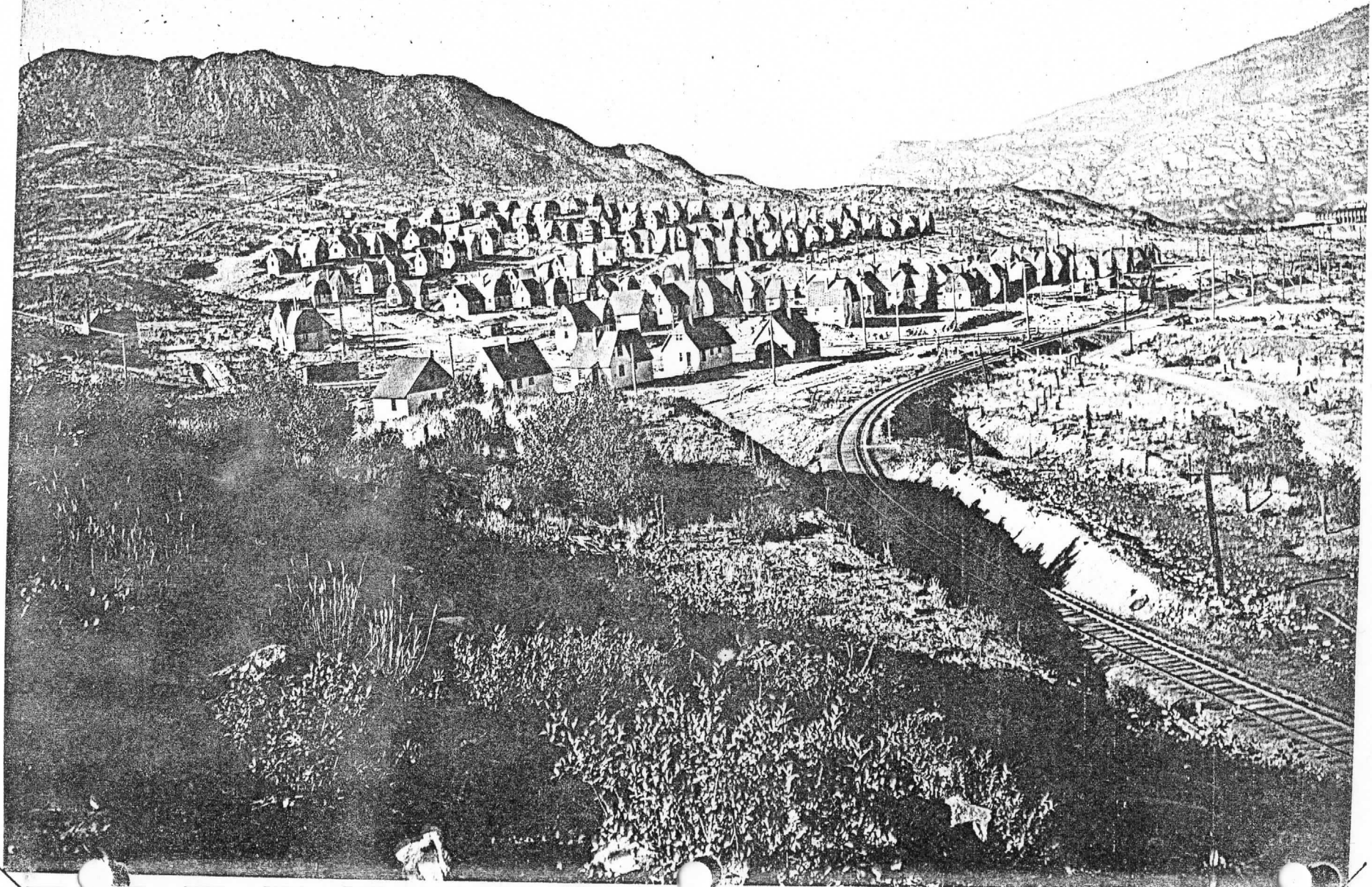
MAKE RIDGE LEVEL
WITH MAIN RIDGE

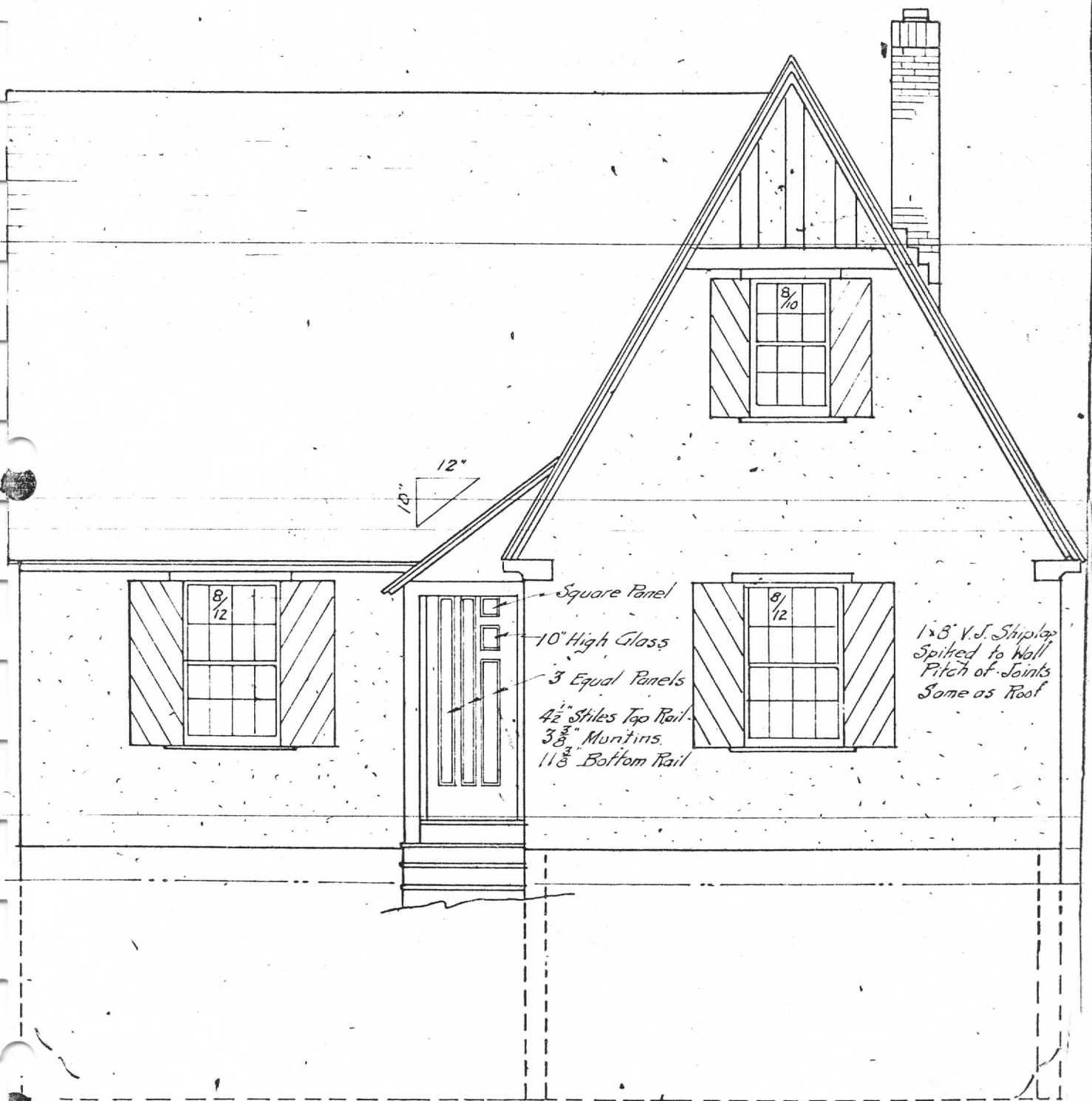


Both show side views of the
Cottage Style house



Aug 8 / 38

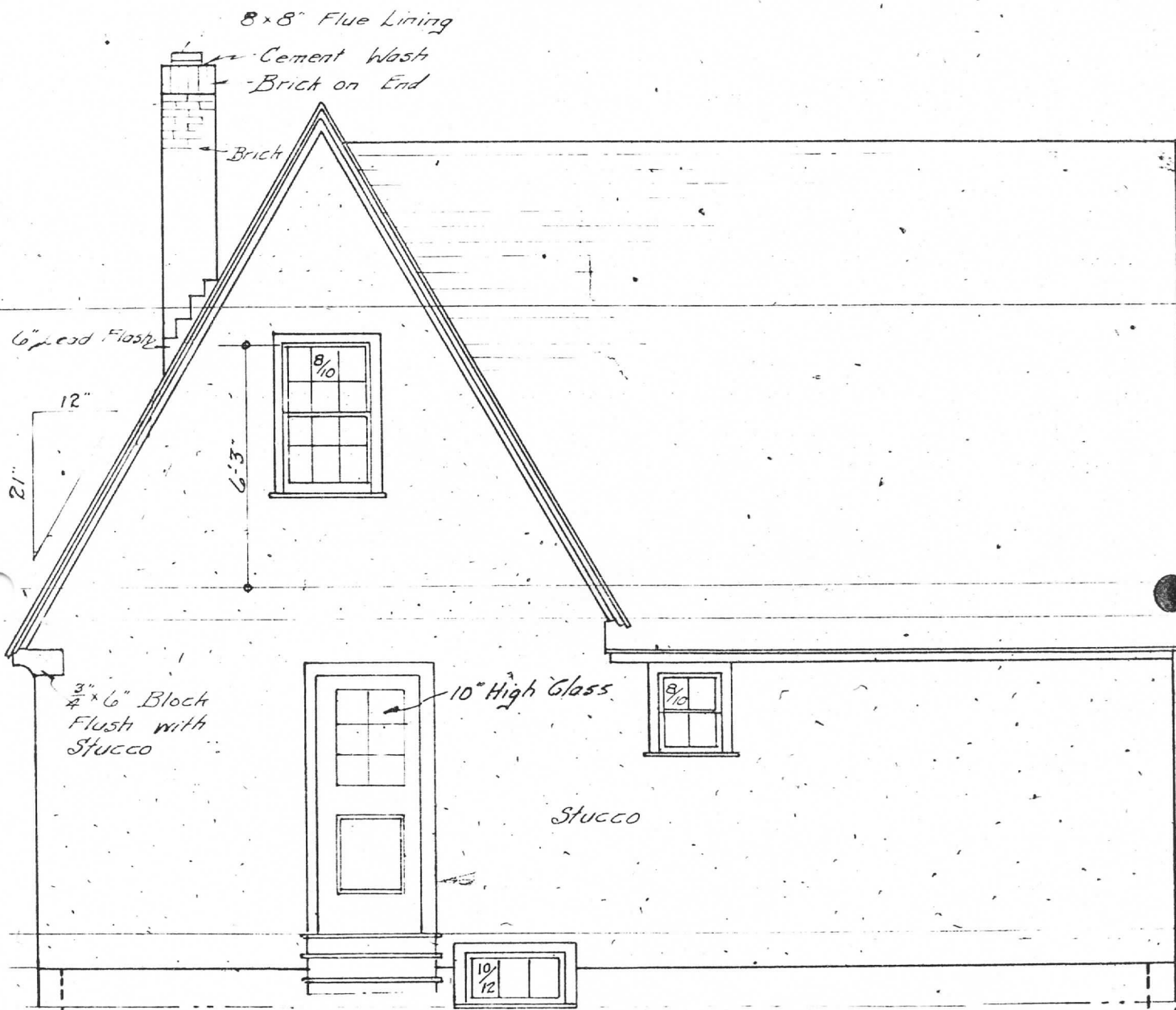




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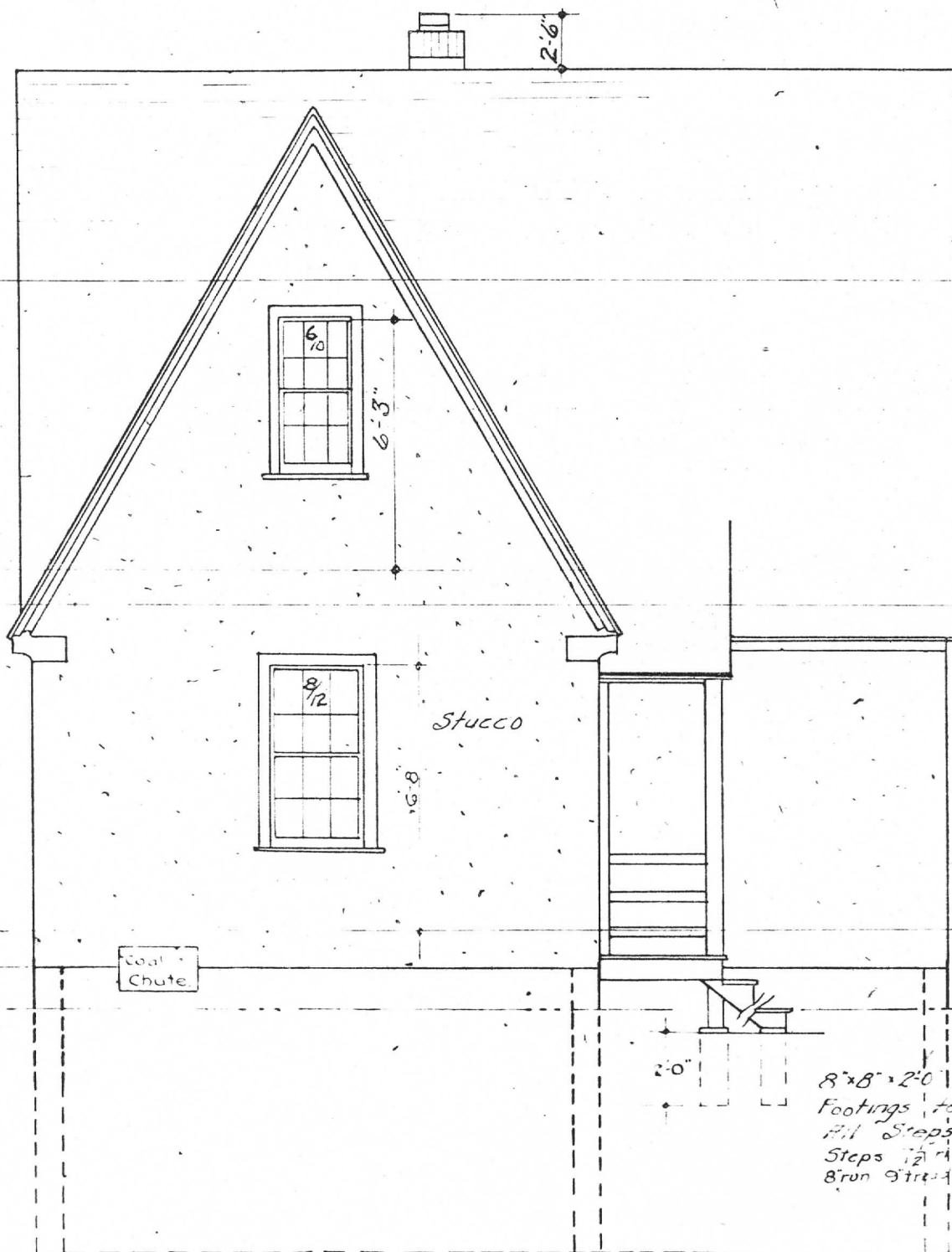
Provide basement door to

Front and Back views of a variation of the
Cottage style - much associated with Peaked Roof.

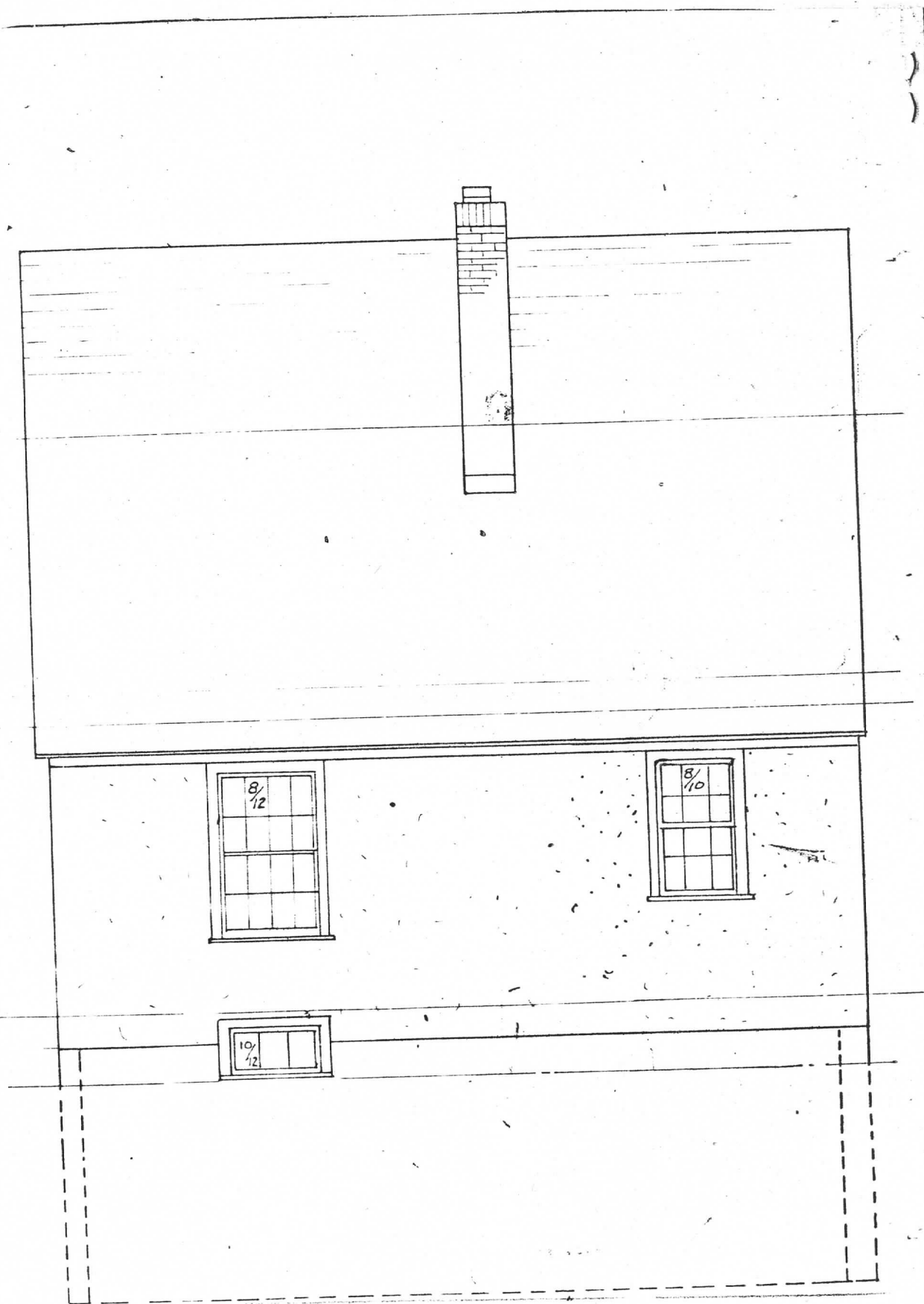


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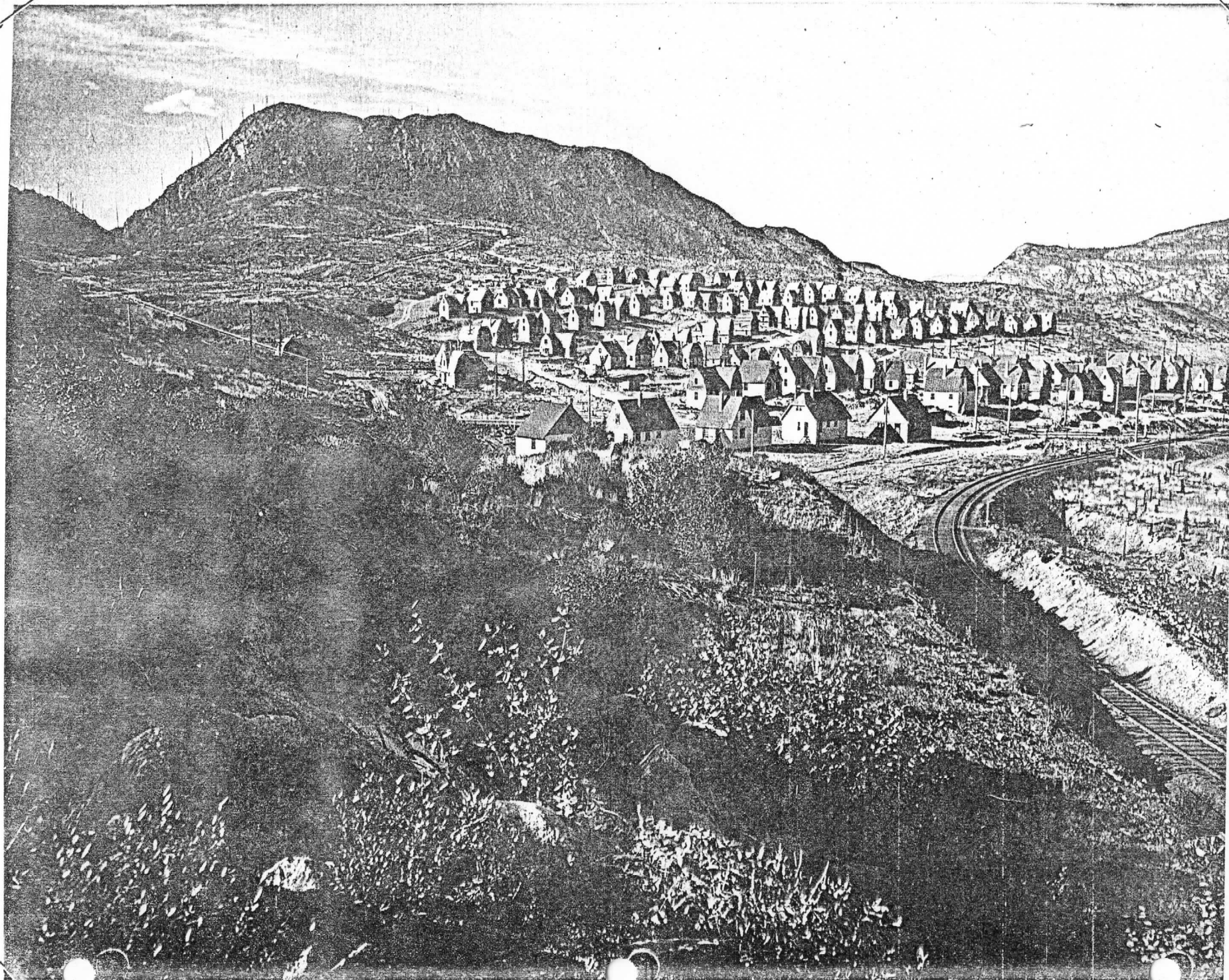
These elevations for approximately level lots.
 Walls to be formed full height inside.



Side views of Cottage Style - variation



Aug 28 / 36





These photographs show the structures
of the cottage style house with
variations such as shape of roof, entrances,
sizes and types of windows.



changed finish (outside)
and door.

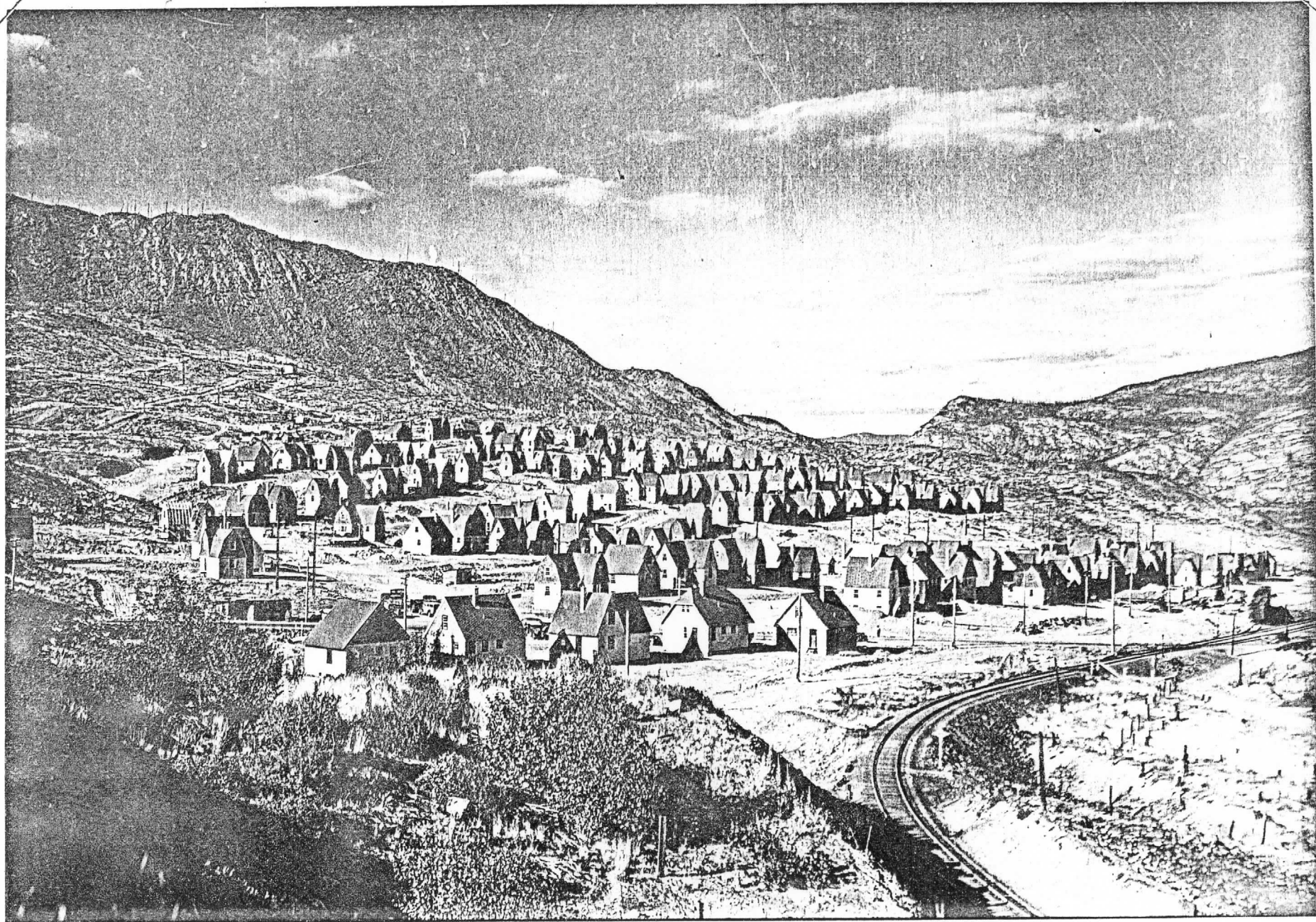




Photographs showing
variations in style of
Cottage style houses"



window changed
garage added



S. C. 10/18

Conclusion:

After studying the development of 'Mickey Mouse Town' and its traditional architecture, I have a better understanding of Warfield, as a whole. Being a resident of Warfield, I can now say that I know about this subject.

Anyone whom I asked information from concerning this project, was very willing to help in anyway, and I am glad I did my essay on this subject, I not only learned about Warfield but also the people living here.



Oct 13/35

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