

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 10, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

**10 REQUEST TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT
 229 PINE GROVE ROAD
 WARD 2**

The Committee of the Whole recommends:

- 1) That this matter be referred back to Heritage Vaughan to allow the applicant to make a deputation to the Committee;**
- 2) That Confidential Communication C18, be received; and**
- 3) That the deputation of Mr. Edwin Rowse, C. C. A. Architects Inc., St. Mary Street, Toronto, be received.**

Recommendation

The Commissioner of Planning provides the following recommendation on behalf of the Heritage Vaughan Committee:

1. That Council state its intention to designate the property at 229 Pine Grove Road, under Part IV, Section 29 of the *Ontario Heritage Act*, including publication of the Notice of Intention to Designate in the form and content as attached; and,
2. That Council direct Planning and Cultural Services staff to continue to consult with the subject property owner and its representatives on the designation process to facilitate and coordinate with its development application.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

There is no economic impact associated with this request.

Communications Plan

All Heritage Vaughan Committee agenda items and reports related to committee meetings are circulated to relevant City departments, applicants and their representatives. Committee meeting reports are also posted on the City's website.

Purpose

The purpose of this report is for Council to consider Heritage Vaughan's recommendation to designate under Part IV, Section 29 of the *Ontario Heritage Act*, the structure at 229 Pine Grove Road.

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Background - Analysis and Options

Heritage Vaughan Committee and its Statutory Advisory Role

Heritage Vaughan committee is a statutory advisory committee to Council and is mandated to make recommendations to Council as it relates to matters under the *Ontario Heritage Act*. This includes recommendations related to designated heritage property (Part IV or Part V) of the Act (i.e. the alteration, demolition or removal of designated property) or to recommend the designation of property under the said Act.

Demolition Request of 229 Pine Grove Road

The subject property is part of a development application (Official Plan and Zoning Amendments) submitted to the Planning Department and circulated to Cultural Services for comment. The new development proposed for the site does not include the retention of the heritage structure. Cultural Services staff identified in comments on the file that the structure at 229 Pine Grove Road was on the City's heritage inventory. After discussion with the applicant/owner, they advised staff they would like to pursue the consideration of the demolition of the building at 229 Pine Grove Road by Heritage Vaughan Committee.

At the January 22, 2014 Heritage Vaughan meeting, the Committee reviewed the architectural, historical and contextual summary of the building at 229 Pine Grove Road and passed a recommendation for Council's consideration to designate the building under Part IV of the *Ontario Heritage Act*.

On January 30, 2014, Cultural Services staff received a letter from the property owner's representative stating their intention to pursue demolition of the subject property.

Criteria for Designation under the *Ontario Heritage Act* – Ontario Regulation 9/06

Ontario Regulation 9/06 establishes the criteria for determining cultural heritage value or interest and for designation of under Part IV of the *Ontario Heritage Act*. The criteria categories for determining cultural heritage value are design/physical, historical/associative and contextual value. A building may only meet the requirements of one of the three categories to be eligible for designation under the Act. A summary the cultural heritage value of the structure at 229 Pine Grove Road is found in more detail in the attachment to this report and summarized below:

Design/Physical Value

1. The property has design value or physical value because it is a unique example of a style of the era expressed in its proportions, composition, materials and construction that place it as surviving example of cultural interest in Vaughan of a patterned concrete block, Edwardian foursquare style home linked to the mail order catalogue of the Sears Roebuck Company.

Historical/Associative Value

2. The property and house has historical and associative value to the community as follows:
 - a. It was the home of Frederick W. (Fred) Hicks who was the postmaster and general store and mill owner of Pine Grove. The mill was the catalyst for the development of the Pine Grove and later the Woodbridge area. Fred Hicks was a business man under whom successful operation of the mill persevered through the years under his charge and ownership, which included the uncertain years after the First World War and the depression of the 1920's.

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- b. The property and house has the potential to yield information that contributes to an understanding of the community, the former hamlet of Pine Grove. Pine Grove has been altered and little is left of the small community. Not currently a dominant historical area/streetscape, however, the retention of the building may be considered important in maintaining what is left of the former community. Historical records show the building in its original location and context. The hamlet was established as part of the milling industry. Therefore the milling industry and the river valley landscape at this location are inextricably connected as they give context to one another in terms of the history of human settlement in the area. The building is part of this historical context and landscape.
- c. The house was the most modern home in Pine Grove at the time of its construction, a reflection of the latest ideas regarding attainable, modern housing of the time and status of the mill owner and postmaster of the hamlet in 1911.

Contextual/Community Value

- 3. The property has contextual value and it is physically, visually and historically linked to its surrounding landscape. The miller's house is located next to the mill site, on a ravine that overlooks the river that powered the mill operations on the whole or in part until 1946. The miller's house is one of the few remaining pieces of built fabric of the community that links it to its historical origins. It is featured in a number of postcards of the Pine Grove hamlet from the beginning of the 20th century.

Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the Vaughan Vision 2020 initiative of **Service Excellence**, specifically to "Demonstrate Excellence in Service Delivery" and to "Preserve our Heritage and Support Diversity, Arts and Culture".

The findings and recommendations are consistent with City of Vaughan policies and practices and factor the results of consultation with the Heritage Vaughan Committee and analysis of the proposal described in this report.

Regional Implications

None.

Conclusion

Staff is bringing forward Heritage Vaughan's recommendation for Council's consideration. Council's decision on the matter will be final. Should Council find merit in the recommendation by Heritage Vaughan Committee to designate the structure, staff will proceed with the designation process of the building under the *Ontario Heritage Act*. This includes the publication of a Notice of Intention to Designate (as per Attachment 2) and the communication of Council's intent to designate this building to the property owner and the Ontario Heritage Trust. Should objections to the designation be received to the City, the matter may be referred to a Conservation Review Board for deliberation.

Attachments

- 1. Design/Physical, Historical and Contextual Summary of 229 Pine Grove Road.
- 2. Draft Notice of Intention to Designate
- 3. Location Map of Building
- 4. Zoning Map of Subject Property

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Report Prepared By

Mary Real, Director of Recreation and Culture, ext. 8234
Angela Palermo, Manager of Cultural Services, ext. 8139
Cecilia Nin Hernandez, Cultural Heritage Coordinator, ext. 8115

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE – FEBRUARY 25, 2014

REQUEST TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT 229 PINE GROVE ROAD WARD 2

Recommendation

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2. The property and house has historical and associative value to the community as follows:
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another in terms of the history of human settlement in the area. The building is part of this historical context and landscape.

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3. The property has contextual value and it is physically, visually and historically linked to its surrounding landscape. The miller's house is located next to the mill site, on a ravine that overlooks the river that powered the mill operations on the whole or in part until 1946. The miller's house is one of the few remaining pieces of built fabric of the community that links it to its historical origins. It is featured in a number of postcards of the Pine Grove hamlet from the beginning of the 20th century.

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Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Angela Palermo, Manager of Cultural Services, ext. 8139
Cecilia Nin Hernandez, Cultural Heritage Coordinator, ext. 8115

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning



PROPOSED REASONS FOR DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT 229 PINE GROVE ROAD -WARD 2

Criteria for Determining Culture Heritage Value or Interest - Ontario Regulation 9/06

Ontario Regulation 9/06 establishes the criteria for determining cultural heritage value or interest and for identifying properties for listing in the Heritage Register and for designation of under Part IV of the Ontario Heritage Act. A property is required to meet only one of the three categories below to be eligible for designation under the Act. The criteria are as follows:

1. The property has **design value or physical value** because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has **historical value or associative value** because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has **contextual value** because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s.1 (2).

Summary of Design, Historical and Contextual Value of 229 Pine Grove Road

The structure at 229 Pine Grove Road satisfies the criteria for determining heritage value of a property for designation under the Ontario Heritage Act as outlined in Regulation 9/06 as follows:

Design/Physical Value

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its historical origins. It is featured in a number of postcards of the Pine Grove hamlet from the beginning of the 20th century (Please refer to attachments).

Design or Physical Value

Description

229 Pine Grove Road exhibits the characteristic foursquare style's rectangular (almost square) plan, two story and attic massing with hip roof that ends in a small flat roof area. The typical front porch as shown in historic photos, may be present under layers of newer material, the roof in the photo matches the style of that currently standing. It has a side hall plan arrangement expressed in the front elevation composition in the arrangement of the front door on the left and larger living room window on the right. The living room window is an understated one over one style, with a smaller sash at the top. The second floor composition at the front elevation is simply arranged symmetrically, with the typical two one over one style windows. The side elevations reflect smaller windows for a bathroom and side entrance below the ground floor level mediating between access to the home's main floor and the basement. The fieldstone foundation gives it an older appearance although given the known circumstances of its construction it remains a reflection of common construction practice of the time, contrasting with the patterned concrete block used for the construction of the walls which was the new material of the time. This new material used in a loadbearing capacity for the entire house is somewhat unique for the style of house and in the era that it was constructed, yet one that has proven durable in this example. The concrete blocks were made from a mail order concrete block machine offered in the Sears mail order catalogue of the time.

Architectural Style Characteristics Present at 229 Pine Grove

- Built in 1911
- Grey Patterned Concrete Block Foursquare Edwardian
- Plan is probably derived from mail order standards: W: 28'-2" and L: 31'-0" – almost square plan (See no. 52 Sears model)
- Side hall plan
- 2 storeys plus attic
- Hip roof with small front gabled dormer
- Front facade composition is simple: two one over one style windows at top approximately lined up with the front door and another wider one over one window
- Front porch has been enclosed, original columns may exist under the furred out walls. (See photo c 1911). (The enclosed front porch was inaccessible to staff during site visit)
- Characteristic window and side door composition on the north side reflecting side hall plan with stairs on this side and side door access midway from ground floor level to basement level
- Chimney on south side of hip roof: built (likely re-built) in mid-20th century, when renovations to the family room were done. Older chimney at rear.
- Red tinted lime mortar, contrasting effect with grey patterned concrete block
- Some original windows, all original doors interior and exterior, including side door and its storm door as well as the front door.
- Some windows have been updated

- Main family room has been amalgamated from two separate rooms, a front facing and another back facing room, likely a living room and dining room once connected by a double door or open trimmed archway. Interior features that are intact include: window/door trim, main staircase, baseboards, entrance door, hardware, built-in cupboards
- See alterations section in this report

Background Information on the Style

The Sears Roebuck mail order catalogue (called Modern Homes) sold house designs and full material building kits available by mail order from 1908 to 1940. Other companies sprung up at similar times, which also became popular, such as Aladdin Homes, and Eaton's homes. The catalogue homes became the symbol of attainable, modern, comfortable and healthy living for a growing and changing nation at the time (A Comfortable House).

The style of the Edwardian Foursquare mail order home was the most spacious style available for these practical houses in the beginning years of mail order homes. There were variations within the style. The great majority of the plans available from the mail order catalogues reflect wood construction designs. A load bearing concrete block home was not a common construction method offered in the home catalogues of the time. The Block pattern at 229 Pine Grove Road matches exactly that of the Sears machine called the wizard (ERA).

The first batch of Sears home designs is grouped from 1908 to 1914 (Sears Archives online). From this group, model number No. 52; (that sold from \$782 to \$1,995) was a concrete block house that is very similar in proportions, materials and facade composition to the home at 229 Pine Grove Road. In the case of 229 Pine Grove Road the width and length of the block home (not including the porch) measured: W: 28'-2" and L: 31'-0". The corresponding dimensions given in the catalogue for Model No. 52 are: W: 27'-4" and L: 30'-8". These measurements are very similar: a difference of only 4 inches in length dimensions and 10 inches in the width.

This information leads to the theory that this house was in great part a Sears's mail order house. If not all the materials came from Sears, lumber being so available in Ontario, the house definitely owes its appearance and most characteristic features to the modern homes of the times advertised and popularized by the Sears Roebuck catalogues. The catalogue advertises that free plans could be obtained with the order of a portion of the materials necessary to construct it. It advised against the building of a home without obtaining their specific plans painting the concept almost as an unwise undertaking. This would entice an interested buyer in doing just that to obtain the complete plans. Moreover, bells and whistles could be added if desired from the lines of interior millwork or plumbing offered in the catalogues. These were sold separately so that the homes could be customized to a great degree. In the 1911 photos (see attachments) the house stands as the most modern home in Pine Grove.

Construction

- Block made from mail order Sears machine "the wizard"*
- One piece concrete lintels over window and door openings

- Built as load bearing block structure, parged on the interior side (see photo)
- Wood frame floor and interior wall structure
- Evidence of wood joists sawn by vertical machine saw and probability of reused pit sawn joists (early “frame saw” automated the action of previous “pit saw”) - however pit saws would have been the necessity of the pioneer with no access to a mill* (– see O’Hara Mill c. 1850 and Ontario Historic Mills)
- Lath and plaster interior walls on approx. 1/2 in. Vertical wood furring strips
- Fieldstone foundation
- Windows: Original one over one, single hung, pulley system windows; some still in place
- Presently roof clad in asphalt shingles

Age

Stamped “1911” photo of Pine Grove shows house under construction where it is plainly visible that the exterior walls are load bearing, being constructed prior to any wood members on the house. See attached.

Interior

- the staircase, front door and casements are of the period: stained and painted wood – possibly oak
- upstairs original baseboards, door surrounds and window surrounds with top entablature type header trim: painted, throughout
- Original six raised panel wood interior doors, painted – throughout, with original door hardware
- Original narrow strip wood flooring: its condition has suffered some form the house being unheated/left open
- Original hot water or steam radiators in place

Alterations to Original Structure

- front porch enclosed
- garage added to south side and extension to north off the kitchen (sympathetic in that it does not affect the legibility of the original structure)
- some windows changed, although original window openings remain
- the gable dormer has been covered with aluminum siding and new window installed
- Second floor window opening covered with aluminum siding
- New chimney c.mid 20th century on south side
- Mid-20th century kitchen cabinets
- Attic interior refinished in mid-20th century

Condition –Visual Analysis

At the rear of the property (south east corner): downspouts are missing, and have been for enough time that the water from the eaves troughs has carved out significant amounts of the original red tinted lime mortar on the block wall and the foundation mortar to compromise the

integrity of the structure at the south east corner of the building. The structure has been affected at this corner from the foundation up to the 12th patterned block course from top of foundation. The alternate full blocks on the south side have cracked up to the said course.

At the north east corner, where the structure meets a mid-20th century addition, the lack of full downspouts has created a situation of constant directed water flow onto the concrete wall, which has soaked the block with water, inducing moss growth and gradual but steady washing out of mortar. There is no evidence of block cracking or structural failure on this side. Steps to arrest the water flow into the wall at localized areas is promptly required. Remediation of foundation and wall at the south east corner is also promptly needed as well as cleaning repointing and replacement of damaged blocks where present at the noted locations.

In conclusion the main issue related to the building's condition requiring significant repair is:

- **missing or incomplete downspout system resulting in water damage to localized parts of structure: missing mortar, cracking and erosion of numbered masonry members.**

Historical and Associative Value

The intersection of Pine Grove Road and Islington was a distinct place at one time, a village called Pine Grove. In the 1800's people settled along the Humber River. The river provided a natural resource for Mills to be established using its power. Water power was used for mills before steam power and electricity (Ontario's Historic Mills). The mills provided the production of essential commodities such as flour, other grains used for human consumption as well as for animal feed. The mills also produced lumber and cloth. In 1828 John Smith (also recorded as Schmidt) first established a grist mill in the area north of Weston at now Pine grove road, where the river bends, this settlement was actually ahead of Burwick (now Woodbridge) at the time. The choice of location at for a mill at Pine Grove, was a natural progression of settlements along the Humber, following Weston, to the south. The mill at Pine Grove became a success and known to us in the 21st century as the Hayhoe mill.

Some well-known, successful business men that have gone down in history as having had great influence in the growth of Toronto touched on the history of Pine Grove as well. Pine Grove was to some degree a stepping stone to their growth. Names such as Gooderham and Worts form part of the list of past owners of the mill there. William Tyrrell, father of renowned Canadian geologist, cartographer and mining consultant Joseph Burr Tyrrell, was a prominent building contractor in the Weston area in the 1840s. At the time, Weston businessmen were also investing and doing work in the future Burwick, and Pine Grove areas. William Tyrrell was contracted to build in Pine Grove.

The Hicks Family of Pine Grove

Alfred Gooderham brought William Hicks as head miller at the Pine Grove mill from their Gardhouse Mill at Bolton and Rowntree's Mill at Thistletown where he had been superintendent.

Twenty years later, William Hicks bought the mill from Gooderham and ran it with his sons. Charles successfully ran it with his sons Charles, Albert and Fred until 1906. Two years after selling it to John Nichol, in 1908, Fred Hicks bought it for himself until the break of First World War in 1914. Fred Hicks sold it to Herb McLaughlin. After business did not go so well for him and the mill was idle for one year in 1918, Fred Hicks bought it back and operated it under the name of “Hicks Flour Mill” until 1935. Collectively, the Hicks family owned the mill for 49 years. Fred Hicks had the general store in Pine Grove for 17 years and was postmaster for thirty two years. Historical records in the City archives reveal that Fred Hicks was a dedicated local business man under whom successful operation of the mill persevered through the years under his charge and ownership. The home that he built, standing at 229 Pine Grove Road, is one of three last remaining pieces of original fabric of the 19th and early 20th century Pine Grove Village – the last remains of Pine Grove as a distinct place in York Region. In photos dating from construction date of his home (c.1911), the home stands as the most modern and one of the most spacious residences in the Village. At the time, it clearly stood as a beacon and symbol of the brand new 20th century.

In 1935, when Fred was approximately of retiring age, he sold the mill to the Hayhoe brothers, along with his home at 229 Pine Grove Road.

The mill was still using some water power in 1946, well after Fred’s ownership, according to the account in the Archives by Norberta O’Rourke, lifetime resident of Pine Grove who extensively wrote and documented her home village.

The older parts of the mill building burnt to destruction in the summer of 2008. The house stands as the most notable reminder of the village’s central industry; the people who made it flourish and carried Pine Grove to the 20th century. 229 Pine Grove in its architectural and associative characteristics is now carrying the hamlet’s identity into the 21st.

Contextual Value

As one of the last original structures of the Village of Pine Grove, it sets the character that has heavily eroded over the later part of the 20th century. The former hamlet of Pine Grove has been altered and little is left of the small community. Not currently a dominant historical area/streetscape, however, the retention of the building may be considered important in maintaining what is left of the former community. Historical records show the building in its original location and context. The hamlet was established as part of the milling industry which flourished on this location on the Humber River. The building is part of this historical context and landscape.

Statement of Cultural Heritage Value

The house at 229 Pine Grove Road was constructed c. 1911 (between 1909 and 1911) by Frederick W. Hicks, owner of the mill at Pine Grove and the general store, as well as serving the community as the postmaster of the hamlet. The house has design value as a unique example of a style of the era expressed in its proportions, composition, materials and construction. These qualities place it as a unique surviving example of a patterned concrete block, Edwardian foursquare style home

linked to the home mail order catalogue of the Sears Roebuck Company. The most modern home in the Pine Grove community at the time it was built, it reflects the vision of its builder and owner, longtime mill owner, postmaster and general store owner, a business man who persevered through challenging economic times. It also reflects the ideas of the time regarding attainable, modern, practical and healthy house construction, exemplifying a new way of living in the community. The structure, was constructed for the mill owner, and has contextual value and it is physically, visually and historically linked to its surrounding landscape. It is located next to the mill site on a ravine that overlooks the river that powered the mill operation on the whole or in part until 1946. The structure is one of the few remaining pieces of built fabric of the community that links the community to its historical origins.

Sources

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Ontario Regulation 9/06: www.e-laws.gov.on.ca. Web. 13 Jan. 2014

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Then and Now and in Between "Pine Grove", compiled by Norberta O'Rourke, Norberta O'Rourke Fond, City of Vaughan Archives, City Clerk's Office

Vaughan Township and Woodbridge Census 1891, City of Vaughan Archives, City Clerk's Office

Woodbridge Women's Institute Fond, City of Vaughan Archives, City Clerk's Office

Report prepared by:

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Manager of Cultural Services, Ext. 8139
Recreation and Culture Department



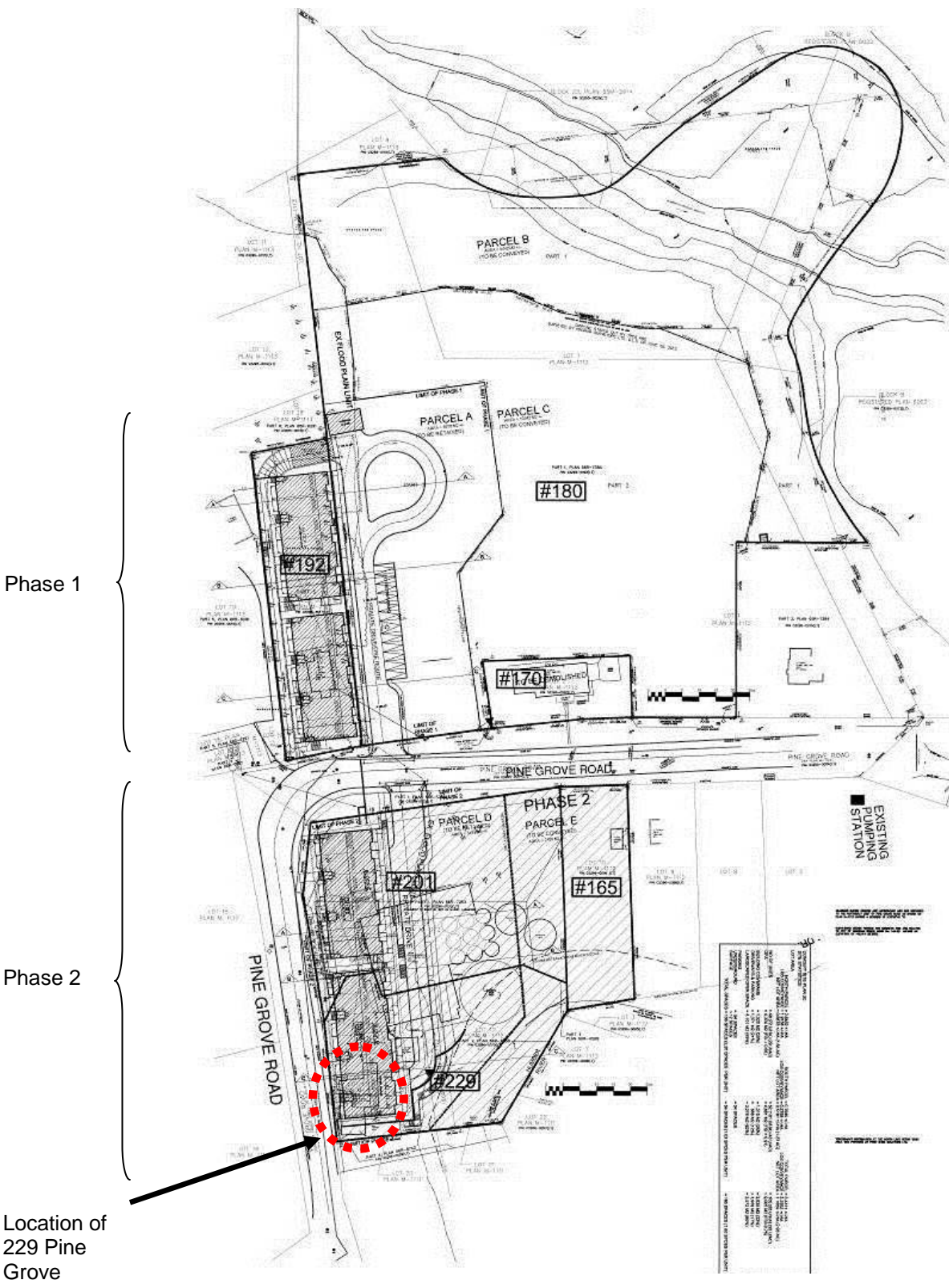
Aerial View: properties included in the related development application that includes the property at 229 Pine Grove Road are shown highlighted. Properties are located on Pine Grove Road, north east of its intersection with Islington Avenue. 2012 Aerial photo.



Location of
229 Pine Grove

Location of
Former Mill
Property

Aerial View: 229 Pine Grove Road (highlighted). 2012 Aerial photo.



Site Plan of Proposed development – Phase 1 and 2 submitted by applicant.

North- west view, 229 Pine Grove, Cultural Services, 2006





View south-east (behind house), 229 Pine Grove, Cultural Services 2006



West view 229 Pine Grove, September/October 2013



Detail photo of concrete block at north wall. 229 Pine Grove, September/October 2013.



**Partial view of north wall, 229 Pine Grove, September/October 2013.
Structure is currently boarded for its protection.**



A) Top Left: east elevation at south corner. Missing downspout.

B) Bottom Left: close up of east wall, south corner at foundation level. Darker area at corner shows water on block.

C) Top Right: Condition of block and foundation at south east corner, 229 Pine Grove, September/October 2013. Missing mortar, cracking and erosion of a limited number of masonry units.

Cultural Services - September/October 2013



D)



F)



E)

D) Top Left: east elevation at north corner with mid-20th century addition. Missing downspout and wet concrete wall at corner.

E) Bottom Left: close up of east wall corner at foundation showing condition on block and mortar resulting from heavier water flow onto materials at this location.

F) Top Right: Concrete block pattern on south addition dating to mid-20th century.

Cultural Services, September/October 2013



Interior original front door, period hardware on interior door and stair trim, Cultural Services, September/October 2013



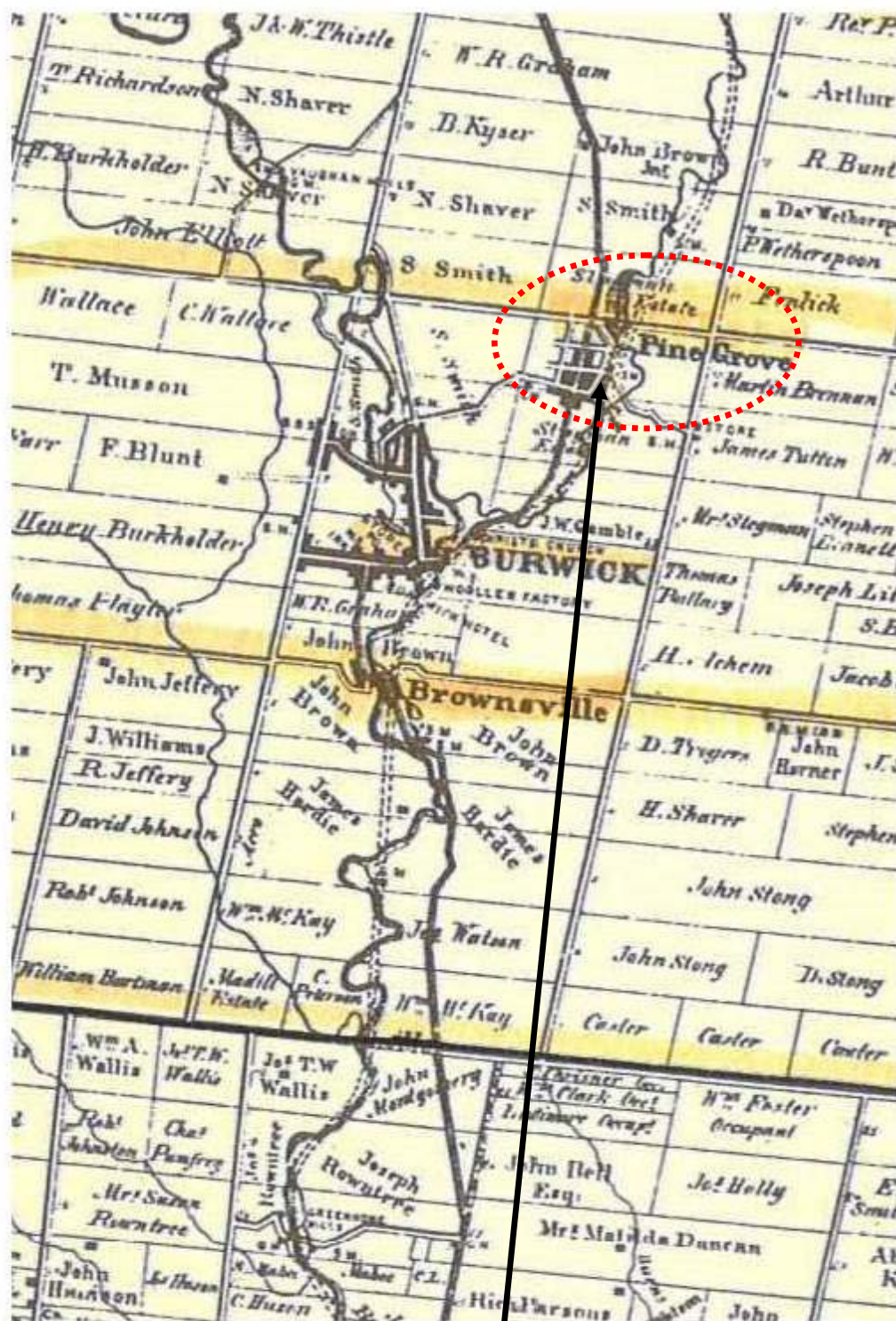
Above, second floor painted original trim and doors, Cultural Services, September/October 2013



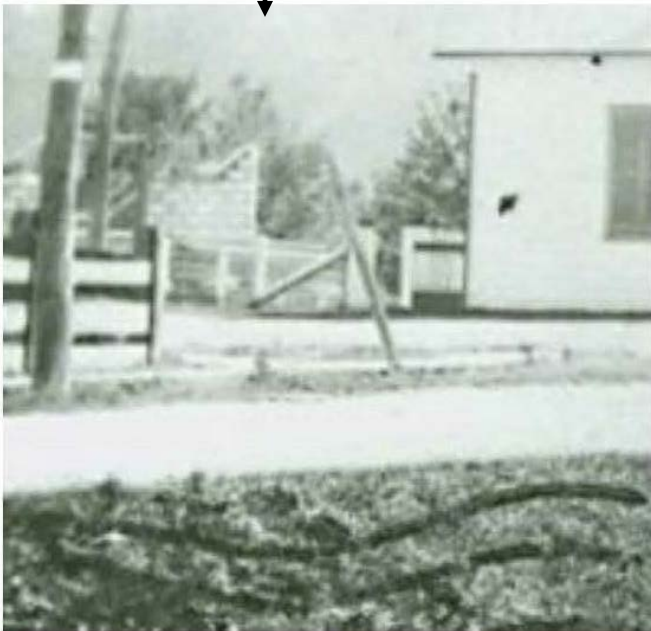
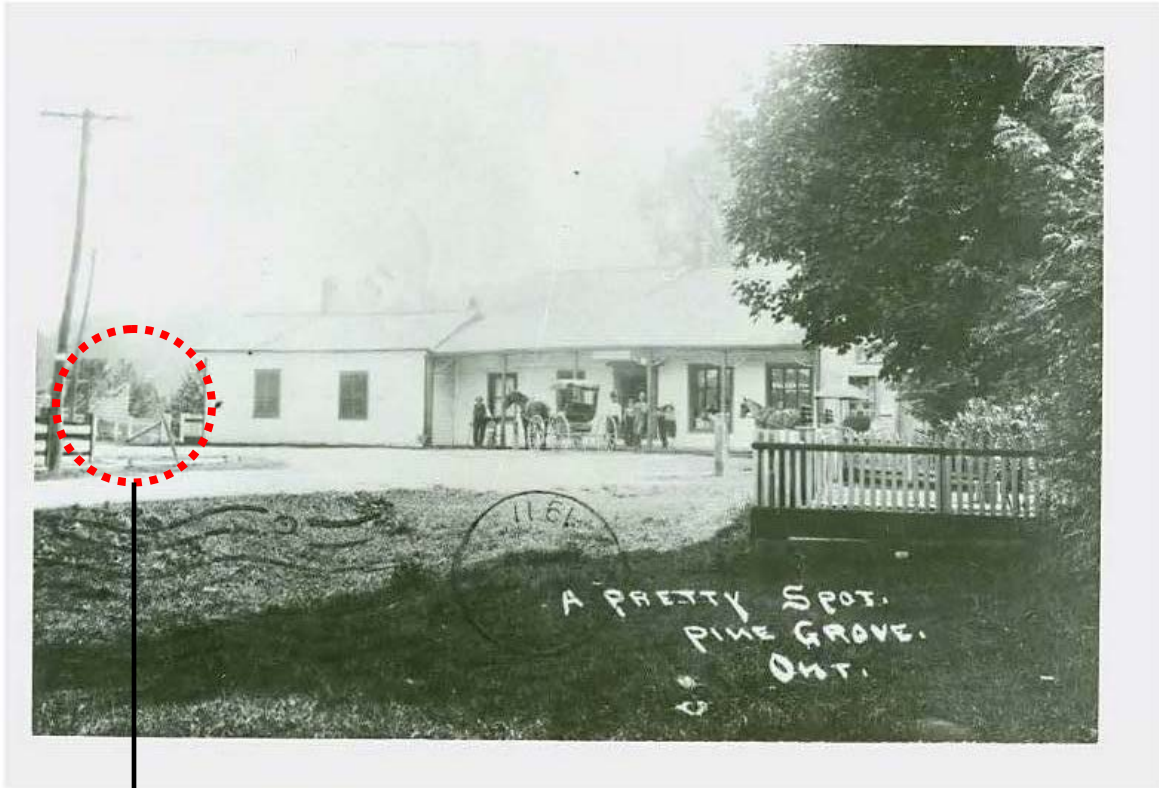
Above, living room interior's original radiator at front window, Cultural Services, September/October 2013



Ground floor framing: joists showing vertical saw marks, possible product of an early mill operation September/October 2013



Location of Pine Grove on the Humber River, Historical Atlas of the County of York, 1878. City of Vaughan Archives, City Clerk's Office.

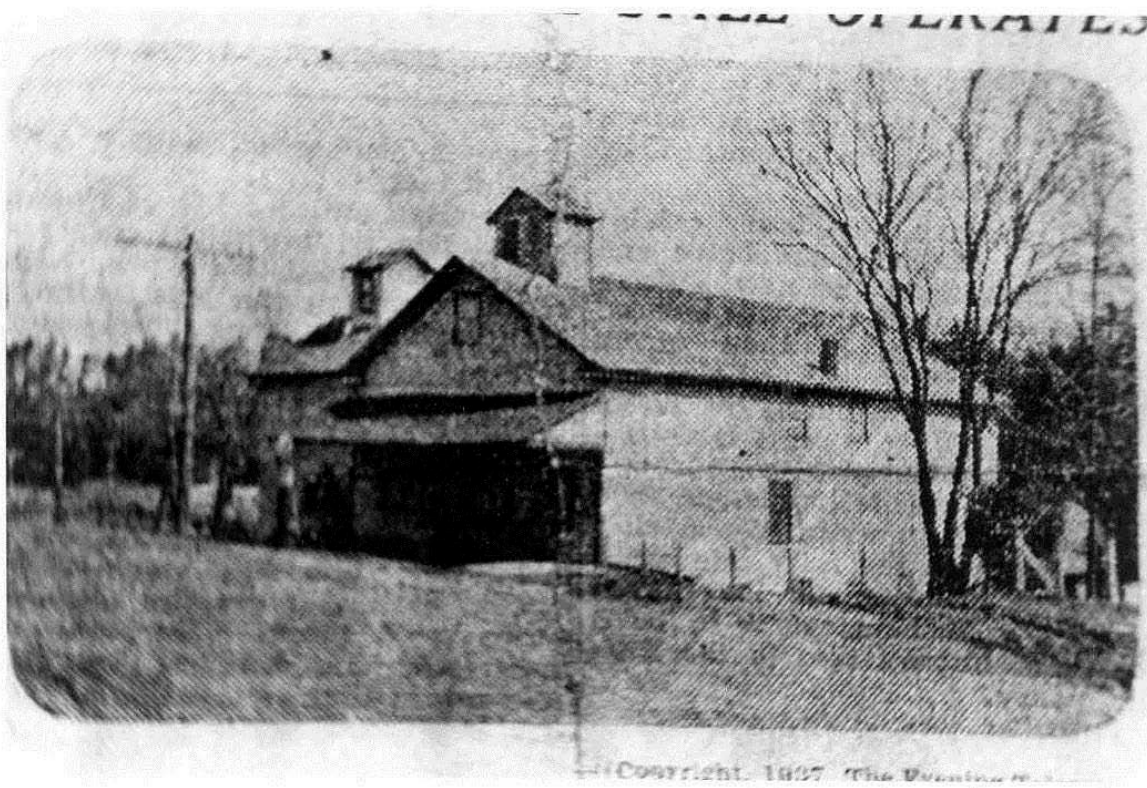


Top: Photo/postcard dated 1911:

Bottom Left: Magnified area of postcard showing 229 Pine Grove Road is shown under construction. The construction methodology reflected in the photo reveals a masonry loadbearing structure.

Bottom right: magnified areas of stamp on photo showing date.

City of Vaughan Archives, City Clerks' Office.



Top: Hick's Mill, c. 1937.
City of Vaughan Archives, City Clerk's
Office

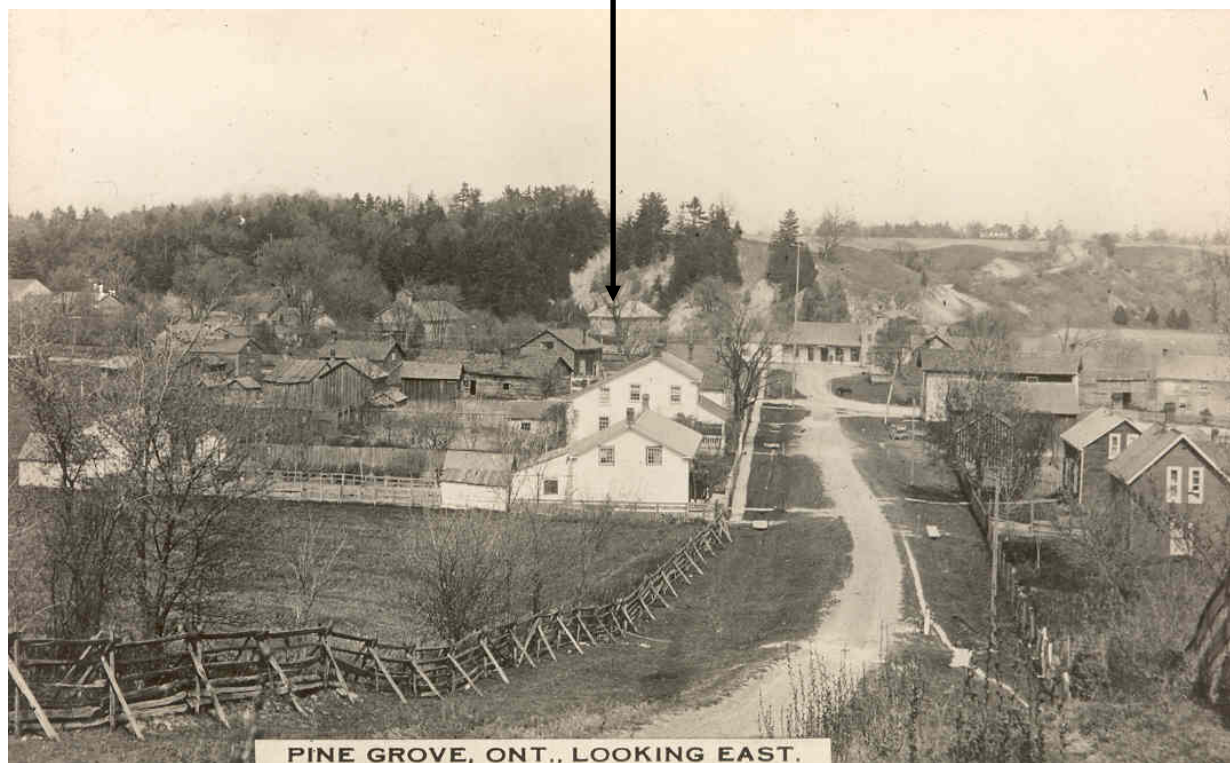


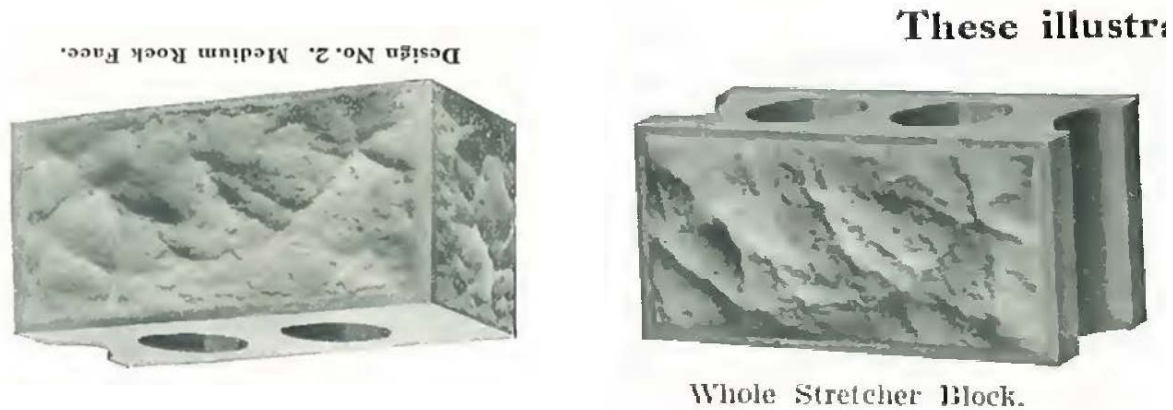
Top: Pine Grove c. 1911.
City of Vaughan Archives, City Clerk's
Office.

229 Pine Grove completed,
showing through the
vegetation

Hick's Mill

229 Pine Grove, c. 1911.
City of Vaughan Archives, City Clerk's Office.





Top Left and Right: Triumph Wizard Sears Roebuck Co. and Knox Block making outfit concrete block pattern identified as "Medium Rock Face" Left is shown upside down in the catalogue with respect to its installation at 229 Pine Grove Road. Sears Catalogue c.1914 and 1915



Bottom: 229 Pine Grove Road close up of blocks. The pattern matches exactly that of the Sears machine. Note red tinted mortar joints troweled with bead.

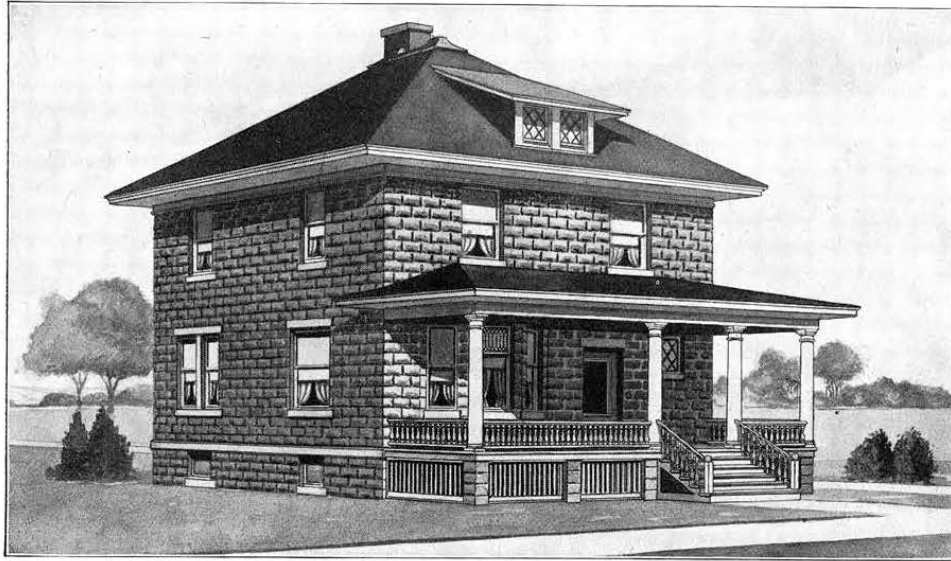


Top: Triumph Wizard Sears Roebuck Co. Block making outfit concrete block pattern.
Sears Catalogue c.1914 and 1915

\$1,995⁰⁰ and Our FREE BUILDING PLANS

WILL BUILD, PAINT AND COMPLETE, READY FOR OCCUPANCY, THIS MODERN NINE-ROOM \$3,000.00 HOUSE

HOW TO GET ANY OF OUR PLANS FREE FULLY EXPLAINED ON PAGE 2.



MODERN HOME No. 52

Concrete Block Construction. On the opposite page we illustrate a few of the materials we specify on this our \$1,995.00 house.

OUR \$1,995.00 HOUSE

illustrated above, consists of nine good sized rooms and bathroom, as shown in these floor plans

FIRST FLOOR.

Kitchen - - - - - 13 feet by 10 feet
Pantry.
Dining Room - - - - - 14 feet by 12 feet
Living Room - - - - - 14 feet by 16 feet 6 inches
Reception Hall - 11 feet 6 inches by 11 feet
Bedroom - - - - - 11 feet 6 inches by 14 feet

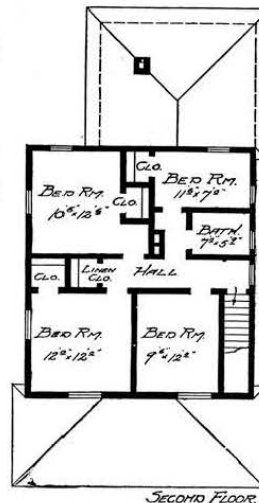
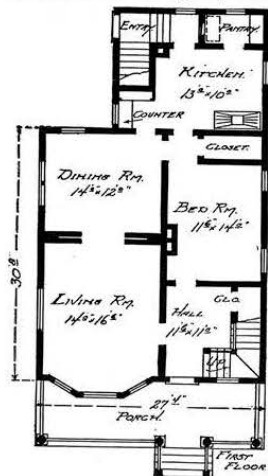
SECOND FLOOR.

Bedroom - - - - - 12 feet by 12 feet
Bedroom - - - - - 9 feet 6 inches by 12 feet
Bedroom 10 feet 6 inches by 12 feet 6 inches
Bedroom - - - - - 11 feet 6 inches by 7 feet
Bathroom - - - - - 7 feet by 5 feet 9 inches
Linen closet and hall. Bedrooms have closets.

The Arrangement of Our Houses

is such that they can be well heated with very little expense. Our \$1,995.00 house is but one of the many frame or concrete houses for which we are able to furnish our free building plans and specifications. No matter what price house you may want to build, remember we can save you from 25 to 50 per cent.

Size of Modern Home No. 52: Length, 47 feet 10 inches; width, 27 feet 4 inches, exclusive of porch.



DO NOT ATTEMPT BUILDING WITHOUT PLANS, don't pay an architect \$100.00 or compare in accuracy or detail with the plans we will furnish you free of charge on condition that you send us a small portion of your mill work order. If you were to attempt to build a house similar to the house illustrated above, it would cost you from \$500.00 to \$1,000.00 more.

See how you can get the plans for this house free on page 2.

Sears, Roebuck & Co., Chicago, Ill.

—40—

BOOK OF MODERN HOMES

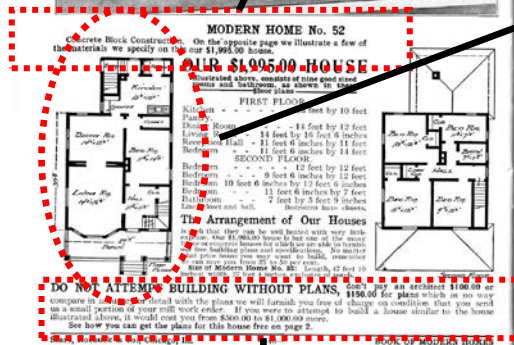
Sears Modern Home Model No.52 from surviving Sears Catalogue of models offered from 1908 to 1914 (Sears Archives online). Model No 52 is part of the first batch of homes offered in Sears' "Modern Homes" line. Of the available records for this period of Modern Homes in the Sears Archives, it is the only model reflecting a concrete Block construction. Most models reflect wood frame construction. Model No. 52 is very similar to 229 Pine Grove in proportions and construction type. See next image for details in text.

MODERN HOME No. 52

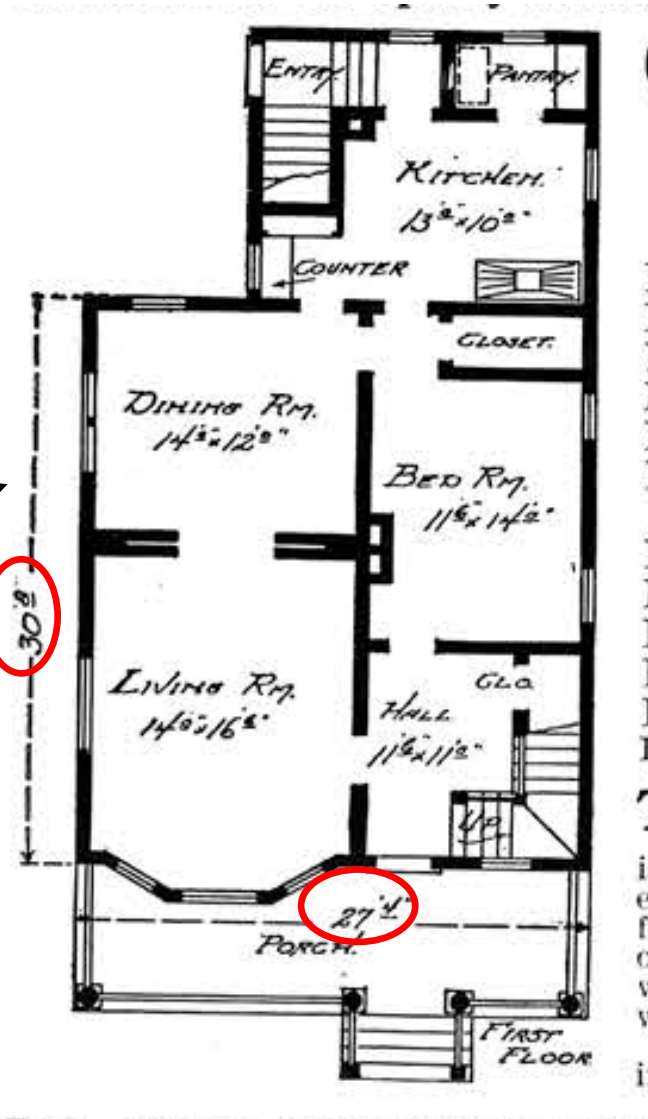
Concrete Block Construction. On the opposite page we illustrate a few of the materials we specify on this our \$1,995.00 house.

\$1,995⁰⁰ and Our FREE BUILDING PLANS

WILL BUILD, PAINT AND COMPLETE, READY FOR OCCUPANCY, THIS MODERN NINE-ROOM \$3,000.00 HOUSE
TO GET ANY OF OUR PLANS FREE FULLY EXPLAINED ON PAGE 2.



Model 52 from the Sears archives online.



DO NOT ATTEMPT BUILDING WITHOUT PLANS, don't pay an architect \$100.00 or \$150.00 for plans which in no way compare in accuracy or detail with the plans we will furnish you free of charge on condition that you send us a small portion of your mill work order. If you were to attempt to build a house similar to the house illustrated above, it would cost you from \$500.00 to \$1,000.00 more.

See how you can get the plans for this house free on page 2.

Sears Modern Home Model No.52 Brochure page detailed views as noted in diagram. Highlighted dimensions in plan are similar to corresponding dimensions at 229 Pine Grove. In the case of 229 Pine Grove Road the width and length of the block home (not including the porch) measured: W: 28'-2" and L: 31'-0". The dimensions given in the catalogue for Model No. 52 are: W: 27'-4" and L: 30'-8". These proportions are very similar: a difference of 4 inches in length dimensions and 10 inches in width.

THE CORPORATION OF THE CITY OF VAUGHAN**NOTICE OF INTENTION TO DESIGNATE PROPERTY**

In the Matter of the Ontario Heritage Act, R.S.O. 1990, c.0.18. s.29 and in the matter of lands and premises known municipally as 229 Pine Grove Road, Woodbridge, in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario:

TAKE NOTICE that the Council of the Corporation of the City of Vaughan intends to designate the property, including lands and buildings, known municipally as 229 Pine Grove Road, Woodbridge in the City of Vaughan, Regional Municipality of York, Ontario, as a property of architectural and/or historical value or interest under Part IV, S.29 of the Ontario Heritage Act, R.S.O. 1990, c.0.18.:

**FREDERICK W. HICKS HOUSE
MUNICIPALLY KNOWN AS 229 PINE GROVE ROAD
WOODBIDGE, ONTARIO
FIRSTLY, LOTS 11, 13, PL M1112, PART OF LOT 12 PLM1112, PART 2 PL66R4568
SECONDLY, PART OF LOT 12 PL M1112, PART 3 66R4568
CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK**

SHORT STATEMENT OF THE REASONS FOR DESIGNATION

The Frederick W. Hicks House has **design value** or physical value because it is a unique example of a style of the era expressed in its proportions, composition, materials and construction that place it as surviving example of cultural interest in Vaughan of a patterned concrete block, Edwardian foursquare style home linked to the mail order catalogue of the Sears Roebuck Company.

The property and house has **historical and associative value** to the community as it was the home of Frederick W. (Fred) Hicks who was the postmaster and general store and mill owner of Pine Grove. The mill was the catalyst for the development of the Pine Grove and later the Woodbridge area. Fred Hicks was a business man under whom successful operation of the mill persevered through the years under his charge and ownership, which included the uncertain years after the First World War and the depression of the 1920's. The property and house has the potential to yield information that contributes to an understanding of the community, the former hamlet of Pine Grove. Pine Grove has been altered and little is left of the small community. Historical records show the building in its original location and context. The hamlet was established as part of the milling industry. Therefore the milling industry and the river valley landscape at this location are inextricably connected as they give context to one another in terms of the history of human settlement in the area. The building is part of this historical context and landscape.

The property has **contextual value** and it is physically, visually and historically linked to its surrounding landscape. The miller's house is located next to the mill site, on a ravine that overlooks the river that powered the mill operations on the whole or in part until 1946. The miller's house is one of the few remaining pieces of built fabric of the community that links it to its historical origins. It is featured in a number of postcards of the Pine Grove hamlet from the beginning of the 20th century.

A complete description of the reasons for designation can be obtained by contacting Cultural Services, Recreation and Culture Department at (905) 832-2281, ext. 8139 or by emailing angela.palermo@vaughan.ca

Any person may, within thirty days of the 20th day of March, 2014, being the first publication of this Notice, send by registered mail or delivered to the Clerk of the City of Vaughan, notice of his or her objection to the proposed designation with a statement of the reasons for the objection and all relevant facts. If such Notice of Objection is received, the Council of the City of Vaughan shall refer the matter to the Conservation Review Board for a hearing.

Jeffrey A. Abrams
City Clerk, City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, L6A 1T1

