

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 32, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**32 REQUEST TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT
 FRED HICKS HOUSE, 229 PINE GROVE ROAD
 WARD 2**

The Committee of the Whole recommends

- 1) That the following be approved in accordance with Communication C7, from the Commissioner of Planning, dated April 29, 2014:
 - “1. That the request by the Applicant that this item be Deferred until the meeting of the Committee of the Whole on June 3, 2014, be accepted to permit further discussions with City staff for resolving outstanding issues with the development application; including the Cultural Services Division, to discuss how the cultural heritage value in the property can be incorporated.”
- 2) That the following deputations be received:
 1. Ms. Mary Pataki, Pine Grove Road, Woodbridge;
 2. Mr. Eric Ward, Pine Grove Road, Woodbridge; and
 3. Mr. Roger Dickinson, Donhill Crescent, Kleinburg, on behalf of Heritage Vaughan.

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Urban Design, provide the following recommendation on behalf of the Heritage Vaughan Committee

1. That Council accept the recommendation of the Heritage Vaughan Committee to designate the property located at 229 Pine Grove Road including the Fred Hicks House, under Part IV, Section 29 of the *Ontario Heritage Act*, including the publication of the Notice of Intention to Designate in the form and content as attached (Attachment #4).
2. That Council delay the decision to demolish the structure on 229 Pine Grove Road, to allow time for Vaughan Planning and Urban Design/Cultural Heritage staff to consult with the Owner to develop a Heritage Impact Statement and Conservation Plan that will appropriately recognize and integrate the cultural heritage value of the Fred Hicks House in the proposed related site 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.

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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 the property at 229 Pine Grove Road under Part IV, Section 29 of the *Ontario Heritage Act*, and provide direction to City staff to delay the decision to demolish the structure to allow time for staff to consult with the owner to develop a Heritage Impact Statement and Conservation Plan.

Background - Analysis and Options

Executive Summary

The property 229 Pine Grove Road is subject of related planning development applications (ie. Official Plan Amendment File OP.11.001; Zoning By-law Amendment File Z.11.006; and, Site Development File DA.13.050 – 165 Pine Grove Investments Inc.). The Owner has also submitted a request for demolition to Heritage Vaughan Committee of the historic structure on the property known as the Fred Hicks House.

Following research and evaluation, Cultural staff determined that the property meets the Provincial regulatory criteria prescribed for municipal designation under the *Ontario Heritage Act*.

Heritage Vaughan has considered this property at two separate meetings and has reviewed reports from City Staff and the Applicant/Owners consultants regarding their opinions on the evaluation of the cultural heritage value in the property. Heritage Vaughan has recommended that the property be designated under Part IV, Section 29 of the *Ontario Heritage Act* and did not recommend a demolition permit be issued.

The designation of the site would enable Council to better control alterations, demolition and/or development of the property, including any structures on the site and enforcement of heritage protection standards and maintenance.

If the property is designated, it does not prevent any development of the property, but rather subjects the development application to a greater level of review and approval by the City which requires the Owner/Applicant to prepare a Heritage Impact Statement and implement a Conservation Plan, which in the opinion of the City appropriately maintains and protects the cultural heritage value of the property.

If the property is not designated there will be no requirement or little incentive for the Owner/Applicant to negotiate with the City for any terms or conditions to protect the cultural heritage value of property. The development applications and requests for a demolition permit would be processed in the normal course, without regard or any additional consideration for any cultural heritage value to the property.

Heritage Vaughan Committee's Review of the Request for Demolition of 229 Pine Grove Road

The subject property is part of a development application (Official Plan and Zoning By-law Amendments) submitted to the Planning Department and circulated to Cultural Heritage staff for comment. The development proposal does not include any recognition of the cultural heritage value of the property nor does it include the retention of the heritage structure, identified as the Fred Hicks House.

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Cultural Heritage staff identified in comments circulated on the file that the structure at 229 Pine Grove Road was on the City's heritage inventory and there was a requirement to evaluate the building. The standard evaluation of buildings in the inventory includes a site visit by staff, completion of a Built Heritage Evaluation (BHE) and review of the information collected against criteria for determining the cultural heritage value and designation set out in Ontario Regulation 9/06. Staff concluded that the cultural heritage value of property satisfied the criteria in all three categories to recommend designation. The evaluation was shared with the Owner/Applicant.

The Owner/Applicant then advised staff they would like to pursue the demolition review of the building at 229 Pine Grove Road by Heritage Vaughan Committee.

Cultural Heritage staff prepared a report on the building's architectural, historical and contextual value and submitted it for review to Heritage Vaughan Committee. At its meeting of January 22, 2014, the Heritage Vaughan Committee reviewed the proposed demolition of the structure at 229 Pine Grove Road and considered the Staff Report. Heritage Vaughan Committee rendered a decision to recommend to Council that the property be designated under Part IV of the *Ontario Heritage Act*.

Council at its meeting of March 18, 2014, considered Heritage Vaughan's recommendation to designate the property, however, referred the matter back to the Committee to allow the applicant to make a presentation to Heritage Vaughan Committee.

Heritage Vaughan Committee reopened the matter at its March 26, 2014 meeting, and received and considered the Owner's submission of consultant's reports and presentation regarding its assessment of the cultural heritage value. Heritage Vaughan, then reaffirmed its initial decision to recommend designation.

Heritage Vaughan Committee's statutory advisory role to Vaughan Council

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 designate heritage property (Part IV or Part V) under the Act (i.e. the alteration, demolition or removal of designated property) or to recommend the designation of property under the said Act. Council may take into consideration the Committee's recommendation in its review of the matter.

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 under Part IV of the *Ontario Heritage Act*. The criteria categories for determining cultural heritage value are:

- Design/Physical Value
- Historical/Associative Value; and/or
- Contextual/Community Value.

In order to be eligible for designation, a property must satisfy the criteria in only one of the three categories.

Structural stability is not one of the criteria for determining eligibility for designation. It becomes a factor in determining the appropriate Conservation Plan for the property.

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Summary of cultural heritage value of 229 Pine Grove Road

Below is a summary of Cultural Heritage's staff evaluation of the cultural heritage value of the property using the criteria set out in Regulation 9/06. More detailed information is found in Attachment 3 of this report.

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 a 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 have 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 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 1920s-30s.
 - b. The property and house have 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.

Owner's Heritage and Engineer Consultant's summary of 229 Pine Grove Road submitted for Heritage Vaughan Committee's consideration

In correspondence to Heritage Vaughan Committee received on March 17, 2014, the Owner's heritage and engineer consultants recommended that the building not be preserved due to its

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“only modest significance” and poor structural condition. The heritage consultant recommended the property be historically commemorated, but not be designated under the *Ontario Heritage Act*.

The heritage consultant, ERA Architects, submitted an assessment of property using the City’s Built Heritage Evaluation (BHE). It outlined three areas of difference in their findings from staff’s evaluation.

ERA Architects concluded that its evaluation placed the structure in the Group C category, of “modest significance”, instead of Group B of “significance”. The three areas of discrepancy are the following:

1. *Architectural Style:*

ERA grading of Good (8 points), Culture Staff grading of Very Good (15 points)

2. *Historical Significance:*

ERA grading of Very Good (3 points), Culture Staff grading of Excellent (5 points)

3. *Environment:*

ERA grading of Good (8 points), Culture Staff grading of Very Good (10 points)

The Owner’s engineer consultant submitted an assessment of 229 Pine Grove Road dated March 17, 2014. The evaluation of the structure by the engineer finds that the existing foundation of the original portion needs to be stabilized in order to adequately support the structure for occupation. Furthermore, they indicate that the work required to achieve this is likely not feasible considering the siting of the home on a steep slope, soil conditions and design of the existing foundation.

Heritage Vaughan Committee at its meeting of March 26, 2014 reviewed the information provided by the consultant, along with a presentation and once again recommended designation of the building under the Act.

Cultural Heritage staff’s response to the consultant’s reports submitted in March 2014

Cultural Heritage staff reviewed the submitted information by ERA Architects, together with the presentation made to Heritage Vaughan Committee in this regard and finds the original assessment by staff to remain unchanged.

The following points address ERA’s comments as it relates to the evaluation of the three categories below and is submitted for Council’s consideration:

1. Architectural Style:

a. Staff finds that the points in this category remain as originally scored for the following reasons:

- i. The mail order design is one of the unique aspects of the structure as it is an early example having been built in the 1909-1911 period. For Vaughan, this is an early example as the other existing examples are of a later vintage.
- ii. Regulation 9/06 does not discriminate based on a resource’s reflection of modesty. This is not a criterion for determination of cultural value under law.
- iii. The additions have been done in a subservient and sympathetic way to the historic core of the house. The original portion of the house is discernible and the features of the house have not been adversely affected by them.

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- iv. The original verandah likely exists under the cladding that has been built up. The verandah's roof has indications of it being the original.
 - v. The replacement windows are sympathetic in most instances and original windows still exist, including the living room feature window still in place.
2. Historical Significance:
- a. Staff finds that the item satisfies the following points under this category and stands by the original evaluation under this category for the following reasons:
 - i. The City's evaluation description does not imply that it is required for it to be a "landmark" in order to achieve an excellent under this category. "Landmark" status is one of the options as is "political leader" or "religious leader". By the same token, the category does not require for the individual to be both a "political leader" and a "landmark" at the same time in order to achieve the points. The category states "*Individual, group, event or site of primary significance to the surrounding community*". Regarding 229 Pine Grove Road, the Hick's family's contributions and in particular Fred Hicks amount for him to be considered a prominent community member – an option in this category. Fred Hicks owned and ran the most important business operations of the hamlet for decades and during the period of time in which he constructed his home at 229 Pine Grove Road.
3. Environment:
- a. Staff finds that the item satisfies the following points under this category and submits the following reasons in response to the submitted information:
 - i. The Fred Hicks house is located within the former historic hamlet/village and not outside it. It is located next door to the building that contained one of the major hubs in the hamlet, the general store, post office, and the mill which Fred Hicks also operated. The hamlet/village was not located in the floodplain.
 - ii. In reference to the description of this category in the Built Heritage Evaluation, staff finds that the structure "is of importance in maintaining the historic character of the area" as one of the last surviving structures associated with the historic village life of Pine Grove and is associated with a family that did contribute significantly to Pine Grove's prosperity for decades, at very important times in history. If the structure was not there, there would be limited trace of the central core of the once hamlet of Pine Grove, which at one time was a distinct gathering place of settlement and industry in Vaughan.
 - iii. The structure at 229 Pine Grove has local significance within the municipality as it satisfies all criteria under Regulation 9/06. The criteria in the City's Built Heritage Evaluation (please see attached) in this section and in general does not solely depend on the architectural significance, it is one of the options within it. This is in accordance with Regulation 9/06 as well. A heritage resource may only satisfy one criteria under Regulation 9/06 in order to be a candidate for designation – in other words for it to have cultural heritage value or interest. This property satisfies the three criteria under the Regulation.

Cultural Heritage staff also have reviewed the submitted information relating to the structural condition of the building. Staff finds that the structural condition of the building is not a relevant factor in determining whether a property has cultural heritage value for the purposes of

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designation. The condition of a structure is not part of the legislative criteria (Regulation 9/06) for determining cultural heritage value to be used in the evaluation process.

Structural stability becomes a relevant factor in determining the manner and the extent to which the cultural heritage value in a property can be conserved. This determination is the product of a comprehensive study put together in a Conservation Plan that takes into account all features of the heritage attribute. This process would follow the designation process.

Cultural Heritage staff have also reviewed the heritage consultant's support for commemoration at the site and conclude that this option to only commemorate the history of the hamlet/village, the mill and the structure at 229 Pine Grove Road through an interpretation strategy would not be sufficient to satisfy the cultural value that has been identified under the evaluation process of the features against Regulation 9/06. The structure itself at 229 Pine Grove Road, within its original context is the heritage attribute of value in this case.

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

N/A

Conclusion

Vaughan Planning and Urban Design/Cultural Heritage staff support and recommend that Committee of the Whole and Council accept Heritage Vaughan Committee recommendation that the property at 229 Pine Grove be designated. If Council determines that there is cultural heritage value in 229 Pine Grove Road worth protecting, the best and most effective tool for the City to use is to designate the property pursuant to the *Ontario Heritage Act*.

Should Committee of the Whole and Council find merit in the recommendation by Heritage Vaughan Committee to designate the property, staff will proceed with the designation process pursuant to the *Ontario Heritage Act*. This includes the publication of a Notice of Intention to Designate (as per Attachment 4 of this report) and the communication of Council's intent to designate this property to the Owner and the Ontario Heritage Trust.

Further, Staff will continue to work with the Owner/Applicant to determine to what extent the cultural heritage value can be conserved and how to best achieve that conservation within the development context.

Attachments

1. Correspondence from ERA Architects, Cityzen and Sigmund Soudack (Building Review).
2. Location Map, Zoning Map, Site Plan, Photographs.
3. Proposed Reasons For Designation of 229 Pine Grove Road.
4. Draft Notice of Intention to Designate

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Report Prepared By

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.)

c <u>7</u>
Communication
cw: <u>Apr 29/14</u>
Item: <u>32</u>

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: APRIL 29, 2014

SUBJECT: COMMUNICATION – COMMITTEE OF THE WHOLE MEETING, APRIL 29, 2014

ITEM #32
REQUEST TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT
FRED HICKS HOUSE, 229 PINE GROVE ROAD
WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT request by the Applicant that this item be DEFERRED until the meeting of the Committee of the Whole on June 3, 2104, be accepted to permit further discussions with City staff for resolving outstanding issues with the development application; including the Cultural Services Division, to discuss how the cultural heritage value in the property can be incorporated.

Background

The above-noted Site Development Application (Official Plan and Zoning Amendments) is for property located at 165, 170, 180, 192, 201 and 229 Pine Grove Road, Vaughan, Ontario. Old Hayhoe Mills and the miller's home, the Fred Hicks House are located on the site. The Applicant is 165 Pine Grove Investments Inc. The Site is located in a Special Policy Area (SPA), which requires that any amendments to the SPA require Provincial approval.

In addition to outstanding issues regarding density, servicing, environmental matters, Heritage Vaughan recently recommended that the one of the properties on the site (229 Pine Grove Road) be designated under the Ontario Heritage Act.

The applicant has reviewed the recommendations of Heritage Vaughan and has met with City staff regarding possible approaches for addressing the cultural heritage value into the development. There has been insufficient time for the Applicant and the City to fully consider the options. In addition, both the Applicant and City staff believe that it would be useful to consider the heritage matters as part of a comprehensive discussion incorporating all the outstanding issues relating to the Site Development Application.

On April 24, 2014 the Applicant's legal counsel, WeirFoulds LLP, sent correspondence to the City requesting that Item #32 be deferred for 30 days to allow for an opportunity for the Applicant and the City or consider a comprehensive resolution of all the outstanding issues with the Site Development Application. A copy of the letter is attached.

Conclusion

The Development Planning Department concurs with the request of the Applicant and recommends that Item# 32 be deferred to permit further discussions with City staff and the Applicant. Accordingly, should Council concur, the staff recommendation in the Committee of the Whole report of April 29, 2014, can be deferred until its meeting of the Committee of the Whole on June 3, 2104.

Respectfully submitted,



JOHN MACKENZIE

Commissioner of Planning

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
MaryLee Farrugia, Commissioner of Legal & Administrative Services/City Solicitor
Grant Uyeyama, Director of Development Planning

Attached: Correspondence to Legal Services Division dated April 24, 2014
From WeirFoulds LLP on behalf of 165 Pine Grove Investments Inc.

April 24, 2014

Denise Baker
Partner
T: 905-829-8600
dbaker@weirfoulds.com

VIA EMAIL: DAWNE.JUBB@VAUGHAN.CA

Dawne Jubb
Solicitor
City of Vaughan
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Dear Ms. Jubb:

Re: Deferral Request for 229 Pine Grove Road, Vaughan ON

As you are aware, we are the solicitors for 165 Pine Grove Investments Inc. (the "Client").

Further to our meeting held yesterday April 23, 2014, it was agreed to with staff that in order to resolve a number of issues as it relates to the development application for the properties municipally known as 165-229 Pine Grove Road (the "Property"), the best approach would be to defer Council's consideration of the Notice of Intent to Designate for 229 Pine Grove Road to give an additional 30 days to see if there was an opportunity to resolve all outstanding issues as it relates to the development application for the Property. Specifically, we are requesting that staff pull the proposed report from the April 29, 2014 Committee of the Whole meeting agenda, being Item 32, such that it is not before Council for decision on that date.

The deferral will allow for an opportunity for my Client and City staff to consider a comprehensive solution for the Property, so that the development application may move forward towards a favourable Council decision. To date, a first meeting between my Client and their consultants and City staff has been set up for April 30, 2014 to advance matters.

I trust that you will find that a 30 deferral will be worthwhile if it can bring the necessary resolution to these outstanding matters, including heritage issues.

Please do not hesitate to contact me if you have any questions or concerns. I look forward to hearing from you early tomorrow whether this shared approach including the deferral request will be accommodated.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker".

Denise Baker
cc. Client

COMMITTEE OF THE WHOLE APRIL 29, 2014

REQUEST TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT FRED HICKS HOUSE, 229 PINE GROVE ROAD WARD 2

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Urban Design, provide the following recommendation on behalf of the Heritage Vaughan Committee:

1. That Council accept the recommendation of the Heritage Vaughan Committee to designate the property located at 229 Pine Grove Road including the Fred Hicks House, under Part IV, Section 29 of the *Ontario Heritage Act*, including the publication of the Notice of Intention to Designate in the form and content as attached (Attachment #4).
2. That Council delay the decision to demolish the structure on 229 Pine Grove Road, to allow time for Vaughan Planning and Urban Design/Cultural Heritage staff to consult with the Owner to develop a Heritage Impact Statement and Conservation Plan that will appropriately recognize and integrate the cultural heritage value of the Fred Hicks House in the proposed related site development application.

Contribution to Sustainability

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If the property is designated, it does not prevent any development of the property, but rather subjects the development application to a greater level of review and approval by the City which requires the Owner/Applicant to prepare a Heritage Impact Statement and implement a Conservation Plan, which in the opinion of the City appropriately maintains and protects the cultural heritage value of the property.

If the property is not designated there will be no requirement or little incentive for the Owner/Applicant to negotiate with the City for any terms or conditions to protect the cultural heritage value of property. The development applications and requests for a demolition permit would be processed in the normal course, without regard or any additional consideration for any cultural heritage value to the property.

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Cultural Heritage staff identified in comments circulated on the file that the structure at 229 Pine Grove Road was on the City's heritage inventory and there was a requirement to evaluate the building. The standard evaluation of buildings in the inventory includes a site visit by staff, completion of a Built Heritage Evaluation (BHE) and review of the information collected against criteria for determining the cultural heritage value and designation set out in Ontario Regulation 9/06. Staff concluded that the cultural heritage value of property satisfied the criteria in all three categories to recommend designation. The evaluation was shared with the Owner/Applicant.

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Summary of cultural heritage value of 229 Pine Grove Road

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development of 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 1920s-30s.

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In correspondence to Heritage Vaughan Committee received on March 17, 2014, the Owner's heritage and engineer consultants recommended that the building not be preserved due to its "only modest significance" and poor structural condition. The heritage consultant recommended the property be historically commemorated, but not be designated under the *Ontario Heritage Act*.

The heritage consultant, ERA Architects, submitted an assessment of property using the City's Built Heritage Evaluation (BHE). It outlined three areas of difference in their findings from staff's evaluation.

ERA Architects concluded that its evaluation placed the structure in the Group C category, of "modest significance", instead of Group B of "significance". The three areas of discrepancy are the following:

1. *Architectural Style:*

ERA grading of Good (8 points), Culture Staff grading of Very Good (15 points)

2. *Historical Significance:*

ERA grading of Very Good (3 points), Culture Staff grading of Excellent (5 points)

3. *Environment:*

ERA grading of Good (8 points), Culture Staff grading of Very Good (10 points)

The Owner's engineer consultant submitted an assessment of 229 Pine Grove Road dated March 17, 2014. The evaluation of the structure by the engineer finds that the existing foundation of the original portion needs to be stabilized in order to adequately support the structure for occupation.

Furthermore, they indicate that the work required to achieve this is likely not feasible considering the siting of the home on a steep slope, soil conditions and design of the existing foundation.

Heritage Vaughan Committee at its meeting of March 26, 2014 reviewed the information provided by the consultant, along with a presentation and once again recommended designation of the building under the Act.

Cultural Heritage staff's response to the consultant's reports submitted in March 2014

Cultural Heritage staff reviewed the submitted information by ERA Architects, together with the presentation made to Heritage Vaughan Committee in this regard and finds the original assessment by staff to remain unchanged.

The following points address ERA's comments as it relates to the evaluation of the three categories below and is submitted for Council's consideration:

1. Architectural Style:
 - a. Staff finds that the points in this category remain as originally scored for the following reasons:
 - i. The mail order design is one of the unique aspects of the structure as it is an early example having been built in the 1909-1911 period. For Vaughan, this is an early example as the other existing examples are of a later vintage.
 - ii. Regulation 9/06 does not discriminate based on a resource's reflection of modesty. This is not a criterion for determination of cultural value under law.
 - iii. The additions have been done in a subservient and sympathetic way to the historic core of the house. The original portion of the house is discernible and the features of the house have not been adversely affected by them.
 - iv. The original verandah likely exists under the cladding that has been built up. The verandah's roof has indications of it being the original.
 - v. The replacement windows are sympathetic in most instances and original windows still exist, including the living room feature window still in place.
2. Historical Significance:
 - a. Staff finds that the item satisfies the following points under this category and stands by the original evaluation under this category for the following reasons:
 - i. The City's evaluation description does not imply that it is required for it to be a "landmark" in order to achieve an excellent under this category. "Landmark" status is one of the options as is "political leader" or "religious leader". By the same token, the category does not require for the individual to be both a "political leader" and a "landmark" at the same time in order to achieve the points. The category states "*Individual, group, event or site of primary significance to the surrounding community*". Regarding 229 Pine Grove Road, the Hick's family's contributions and in particular Fred Hicks amount for him to be considered a prominent community member – an option in this category. Fred Hicks owned and ran the most important business operations of the hamlet for decades and during the period of time in which he constructed his home at 229 Pine Grove Road.

3. Environment:
 - a. Staff finds that the item satisfies the following points under this category and submits the following reasons in response to the submitted information:
 - i. The Fred Hicks house is located within the former historic hamlet/village and not outside it. It is located next door to the building that contained one of the major hubs in the hamlet, the general store, post office, and the mill which Fred Hicks also operated. The hamlet/village was not located in the floodplain.
 - ii. In reference to the description of this category in the Built Heritage Evaluation, staff finds that the structure “is of importance in maintaining the historic character of the area” as one of the last surviving structures associated with the historic village life of Pine Grove and is associated with a family that did contribute significantly to Pine Grove’s prosperity for decades, at very important times in history. If the structure was not there, there would be limited trace of the central core of the once hamlet of Pine Grove, which at one time was a distinct gathering place of settlement and industry in Vaughan.
 - iii. The structure at 229 Pine Grove has local significance within the municipality as it satisfies all criteria under Regulation 9/06. The criteria in the City’s Built Heritage Evaluation (please see attached) in this section and in general does not solely depend on the architectural significance, it is one of the options within it. This is in accordance with Regulation 9/06 as well. A heritage resource may only satisfy one criteria under Regulation 9/06 in order to be a candidate for designation – in other words for it to have cultural heritage value or interest. This property satisfies the three criteria under the Regulation.

Cultural Heritage staff also have reviewed the submitted information relating to the structural condition of the building. Staff finds that the structural condition of the building is not a relevant factor in determining whether a property has cultural heritage value for the purposes of designation. The condition of a structure is not part of the legislative criteria (Regulation 9/06) for determining cultural heritage value to be used in the evaluation process.

Structural stability becomes a relevant factor in determining the manner and the extent to which the cultural heritage value in a property can be conserved. This determination is the product of a comprehensive study put together in a Conservation Plan that takes into account all features of the heritage attribute. This process would follow the designation process.

Cultural Heritage staff have also reviewed the heritage consultant’s support for commemoration at the site and conclude that this option to only commemorate the history of the hamlet/village, the mill and the structure at 229 Pine Grove Road through an interpretation strategy would not be sufficient to satisfy the cultural value that has been identified under the evaluation process of the features against Regulation 9/06. The structure itself at 229 Pine Grove Road, within its original context is the heritage attribute of value in this case.

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

N/A

Conclusion

Vaughan Planning and Urban Design/Cultural Heritage staff support and recommend that Committee of the Whole and Council accept Heritage Vaughan Committee recommendation that the property at 229 Pine Grove be designated. If Council determines that there is cultural heritage value in 229 Pine Grove Road worth protecting, the best and most effective tool for the City to use is to designate the property pursuant to the *Ontario Heritage Act*.

Should Committee of the Whole and Council find merit in the recommendation by Heritage Vaughan Committee to designate the property, staff will proceed with the designation process pursuant to the *Ontario Heritage Act*. This includes the publication of a Notice of Intention to Designate (as per Attachment 4 of this report) and the communication of Council's intent to designate this property to the Owner and the Ontario Heritage Trust.

Further, Staff will continue to work with the Owner/Applicant to determine to what extent the cultural heritage value can be conserved and how to best achieve that conservation within the development context.

Attachments

1. Correspondence from ERA Architects, Cityzen and Sigmund Soudack (Building Review).
2. Location Map, Zoning Map, Site Plan, Photographs.
3. Proposed Reasons For Designation of 229 Pine Grove Road.
4. Draft Notice of Intention to Designate

Report Prepared By

Angela Palermo, Manager of Cultural Services, ext. 8139
Cecilia Nin Hernandez, Cultural Heritage Coordinator, ext. 8115

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

ROB BAYLEY
Manager of Urban Design

/CM

ATTACHMENT 1

10 St. Mary St., Suite 801
Toronto, Canada, M4Y 1P9
416 963.4497 T
416 963.8761 F



March 19, 2014

Chair and Members of Heritage Vaughan
c/o Cultural Services Division, City of Vaughan
City Hall, Level 300
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

**RE: 229 PINE GROVE ROAD, HERITAGE VAUGHAN MEETING
MARCH 26, 2014**

Dear Chair Mifsud and Members of the Heritage Vaughan Committee,

On behalf of our client, 165 Pine Grove Investments Inc., we have assessed the building at 229 Pine Grove Road against the evaluation criteria provided in the Vaughan Heritage Inventory – Built Heritage Evaluation Form. In comparing the results of our assessment with those of the evaluation conducted by the City of Vaughan Cultural Services staff, we have encountered three areas of difference. While we agree with the majority of the grades that Cultural Services staff have attributed to the property, in our professional opinion, we believe the building does not merit as high of a grading that was granted under 1) Architecture: Style; 2) Historical significance, and 3) Environment.

1. Architecture: Style

Grading by City of Vaughan Cultural Services Staff	Grading by ERA Architects	Difference
VG-15 Good example of its style with little to no changes to the structure.	G-8 Good to fair example of its style. (e.g. style evident in structure, however changes have occurred to building)	7 points

Comments:

There have been several alterations to the building including the enclosure of the exterior verandah, replacement of most of the windows, the addition of a side wing with an integral garage, rear extension of the kitchen, and upper storey aluminum siding. Furthermore, the building is a modest one and its design was derived from mail order standards. As such, it is not a particularly notable architectural style.

2. Historical Significance

Grading by City of Vaughan Cultural Services Staff	Grading by ERA Architects	Difference
E-5 Individual, group, event or site primary significance to the surrounding community (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan).	VG-3 Individual, group, event or site of some significance to the surrounding community (Owner/family was long standing member/s of community)	2 points

Comments:

While we acknowledge the historical significance of the original owner of 229 Pine Grove, Fred Hicks, we believe that he is of *some* local significance to the surrounding community and not necessarily a *prominent* community member. Fred Hicks was a long standing member of Pine Grove Village due to the fact that he ran the Pine Grove general store for 17 years, was postmaster for 32 years and his family owned the Pine Grove mill for 49 years. However, the historical significance of this site and the Hicks family does not amount to landmark status in the history of Vaughan.

3. Environment

Grading by City of Vaughan Cultural Services Staff	Grading by ERA Architects	Difference
VG-10 Of importance in establishing or maintaining the dominant/historic character of the area, streetscape, or significant to the community for its architectural value (i.e. received a 70-80 rating under the architectural evaluation portion of this form).	G-8 Compatible with the dominant character of the area or streetscape or considered of some significance to the rural architectural history of the area/community (i.e. building is not part of historic streetscape, but an architecturally good building, based on a total rating of 60-69 under the architectural evaluation section of this form)	2 points

Comments:

The building at 229 Pine Grove is largely isolated from its context in the historic Village of Pine Grove, which was located in the floodplain and no longer exists. The building is no longer part of a historic streetscape and thus there is no dominant/historic character to be maintained. However, the building's historic association to the industrial heritage of the mill village of Pine Grove is acknowledged.

In conclusion, the building at 229 Pine Grove does have local significance and is associated with the industrial history of the Village of Pine Grove. However, the architectural significance of the building is moderate and does not merit its full retention in the context of the proposed development.

The difference in our evaluation with that of the Cultural Services Division amounts to 14 points. While 229 Pine Grove Road is graded as 60-79 = Group B – Significant as a result of the staff evaluation, our

evaluation results in the 40-59 * Group C - Modest significance. Due to its limited architectural significance, we recommend a heritage interpretation strategy that commemorates the history of the Village of Pine Grove and the historic relationship of the settlement to the river with the objective of conserving the associative and historic values of the Fred Hicks House.

We request that you do not proceed with designating the building at 229 Pine Grove Road under Part IV of the Ontario Heritage Act. We look forward to discussing this item with you in the upcoming Heritage Vaughan committee meeting on March 26, 2014.

Sincerely,



Edwin Rowse, Principal OAA FRAIC CAHP RIBA
E.R.A Architects Inc.

Attachments: Draft 229 Pine Grove Road - Historical Commemoration: Interpretation Plan Strategy

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E.R.A.
Architects Inc.

229 PINE GROVE ROAD - HISTORICAL COMMEMORATION

INTERPRETATION PLAN STRATEGY

Background:

Following the development of a Cultural Heritage Resource Impact Assessment for 229 Pine Grove Road, historical commemoration, as defined by the City of Vaughan's "Guidelines for Cultural Heritage Resource Impact Assessment Reports," was determined to be the most appropriate conservation strategy.

Intent:

To develop a Heritage Interpretation plan for 229 Pine Grove Road that conserves and commemorates the associational heritage value of the building and its former and most prominent local owner Fred Hicks, its relationship to the former Hayhoe Mills; and commemorates the memory of the historic Village of Pine Grove. The details of this interpretation plan will be developed and finalized at the site plan stage.

Possible Heritage Interpretation Methods to be considered in the Interpretation Plan:

- * Artifact display
- * Interpretation signage
- * Incidental interpretation (e.g. building plan outline on ground)
- * Interpretive artwork

Interpretation Plan Process:

- * On behalf of the project developer (Cityzen Development Group), ERA Architects will be working with Cultural Services and Heritage Vaughan to develop an Interpretation Plan.
- * In cooperation with Cultural Services, two community workshops will be held to receive local knowledge, input and feedback.
 - o Workshops #1 - introduce the project background, present and receive feedback on the proposed heritage interpretation themes, and establish key goals of the Interpretation Plan.

- Workshop #2 - present the draft Interpretation Plan with preferred heritage interpretation themes and methods for community feedback.
- Following the second community workshop, the Interpretation Plan will be revised and presented to Heritage Vaughan before submitting to Cultural Services and Council for approval.

Examples of Possible Heritage Interpretation Methods:

1. Artifact display

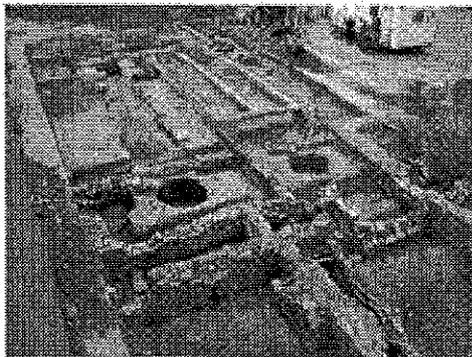


Figure 1 Archaeological excavation at Bishop's Block (Shangri-La Hotel) in Toronto, ON

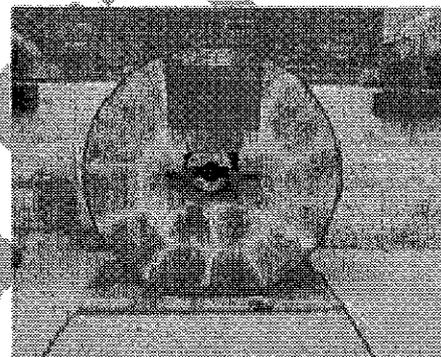


Figure 2 Artifact display in the Distillery District in Toronto, ON

2. Interpretation signage

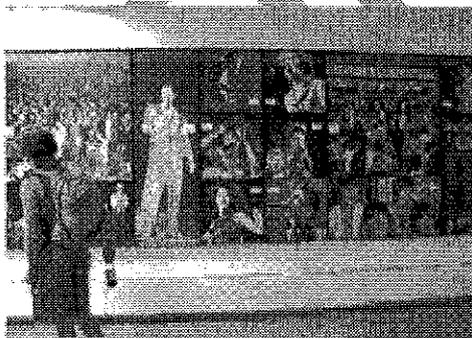


Figure 3 Interpretation signage at Maple Leaf Gardens in Toronto, ON



Figure 4 Interpretation signage at Maple Leaf Gardens in Toronto, ON

3. Incidental interpretation (e.g. building plan outline on ground)

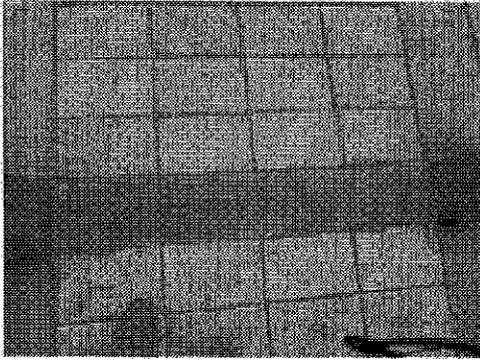


Figure 5 Incidental interpretation of historic building footprint in the pavement/sidewalk in Montreal, QC

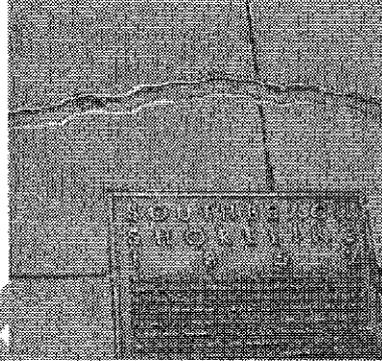


Figure 6 Incidental interpretation of historic shoreline in the pavement/sidewalk in Miami, Florida

4. Interpretive artwork

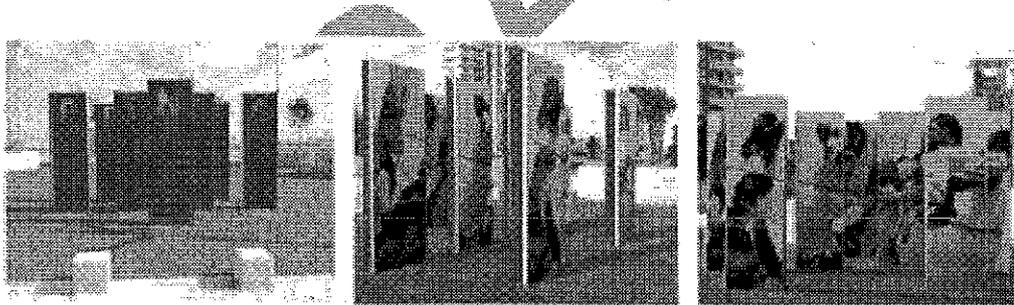


Figure 7 Interpretive artwork at Prince's Pier in Australia



March 17, 2014

Chair and Members of the Heritage Vaughan Committee
c/o Cultural Services Division, City of Vaughan
2141 Major Mackenzie Drive, Level 300
Vaughan ON L6A 1T1

Dear Chair and Members of the Heritage Vaughan Committee:

RE: 229 Pine Grove Rd., Vaughan - MARCH 26, 2014 HERITAGE VAUGHAN COMMITTEE MEETING

Please find enclosed a structural assessment of 229 Pine Grove Road carried out by Sigmund Soudack & Associates structural engineer Ed Brencis last month.

This assessment was undertaken to determine the condition of the structure of 229 Pine Grove Road, which is showing visible signs of deterioration. This assessment concludes the foundation needs to be stabilized to adequately support the structure for occupation. Further, the work required to stabilize the foundation is likely not feasible given the siting of the home on a steep slope, the existing soil conditions and design of the existing foundation.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Paulo Stellato". The signature is written in a cursive style with a large initial "P".

Paulo Stellato
163 Pine Grove Investments Inc.

CC: John Mackenzie, Commissioner of Planning
Adam Brown, Sherman Brown Dryer Karol Gold LeBow
Angela Palermo, Manager Cultural Services

56 THE ESPLANADE
SUITE 301, TORONTO
ONTARIO M5E 1A7

TEL. 416.777.2489
FAX. 416.777.0603

CITYZEN.CA



4800 Dufferin St
Entrance C, Suite 201
Toronto, ON M3H 5S9
Commercial Structures, Interiors
Opening Spaces to Your Designs

ATTACHMENT 1

February 12, 2014

Project No.: 14-034

165 Pine Grove Investments Inc
56 The Esplanade, Suite 308
Toronto, Ontario
M5E 1A7

Attention: Ms. Kristine Janzen

Re: Building Review
229 Pine Grove Road, Woodbridge

In accordance with your request for our firm to carry out a structural review, we are writing to summarize our review of the building at this address. This review was carried out on February 11, 2014 and was authorized to evaluate the present condition of the building.

GENERAL DESCRIPTION

The original building is a three storey structure with a one level basement located on the east side of Pine Grove Road (refer to photograph numbered 1). There have been several additions built onto the original structure. As the building is located at the top of a steep ravine slope to the Humber River, the grade is severe such that on the west side the basement is fully below grade while on the east side the basement is fully above grade and a deck has been constructed for access from the basement (refer to photograph numbered 2). The age of the original building and of the additions is not known.

OBSERVATIONS

- Vertical crack in the exterior block wall – north west corner of original structure (refer to photograph numbered 3).
- Vertical crack in west wall of north addition (refer to photographs numbered 4).
- Vertical crack in exterior block of second floor north elevation (refer to photograph numbered 5).
- Wide crack in basement level wall of original building, south elevation, east side (refer to photograph numbered 6).
- Horizontal crack in the east wall of the north addition (refer to photograph numbered 7).
- Wide crack in basement level wall of original building, north elevation, east side (refer to photographs numbered 8, 9 and 10).
- The mortar was found to be soft and easily scraped with a screwdriver, where accessible.

Tel: (PHONE) 416 665 8010
Fax: (FAX) 416 661 3522
SIGMUND.SOUDACK.COM

Project No. 14-034
229 Pine Grove Road, Woodbridge

Page 2
Building Review

CONCLUSIONS

The cracks in the east part of the basement walls indicate that there has been movement of the footing of the east part of the original structure, which is located on the steep slope, and of the north addition. Due to the steep slope, it is likely that this movement will continue and will eventually lead to the collapse of the structure.

To stabilize the existing damaged footings a significant amount of work is required, at a cost out of proportion to the value of the structure. New helical piles would be required to be installed. The soils investigation report completed by Terraprobe Inc. (dated April 19, 2011, Project No. 1-11-T016) identified that the bedrock is in close proximity to the surface. Therefore the new piles would have to be machine driven into the bedrock. The slope is too steep for a machine to travel so a temporary roadway would be required to be built. Such a roadway would be severely detrimental to the trees in the area.

In addition, such piles would require a continuous concrete footing to bear against the piles to stabilize the structure. Based on the age of the structure, we are of the opinion that no such footing is present. Therefore, a separate item of work would be the installation of a new concrete footing by means of underpinning the existing basement wall. It is possible that there has been such excessive movement that it is not safe to carry out the underpinning operations.

The steep slope and lack of access to the rear of the property will significantly increase the cost of all of the work items listed above and this work may not be feasible given the limited access for the equipment required to install the items of work as noted above.

We are of the opinion that, based on the information available at this time, the building is uninhabitable and the stabilization of the foundation is required.

Should you have any questions or require any additional information on the above-noted, please contact the undersigned.

Yours truly,
SIGMUND SOUDACK & ASSOCIATES INC.

E. Brancia

Ed Brancia, P. Eng.

EB:ma

Mail: 1475 Spence 14-034 209 Pine Street 1st Fl. W. 229

Project No. 14-034
229 Pine Grove Road, Woodbridge

Page A 1
February 12, 2014



PHOTO NUMBER 1: West face of the Building



PHOTO NUMBER 2: East side of building
Note: Severe slope of ground

Project No. 14-034
229 Pine Grove Road, Woodbridge

Page A2
February 12, 2014

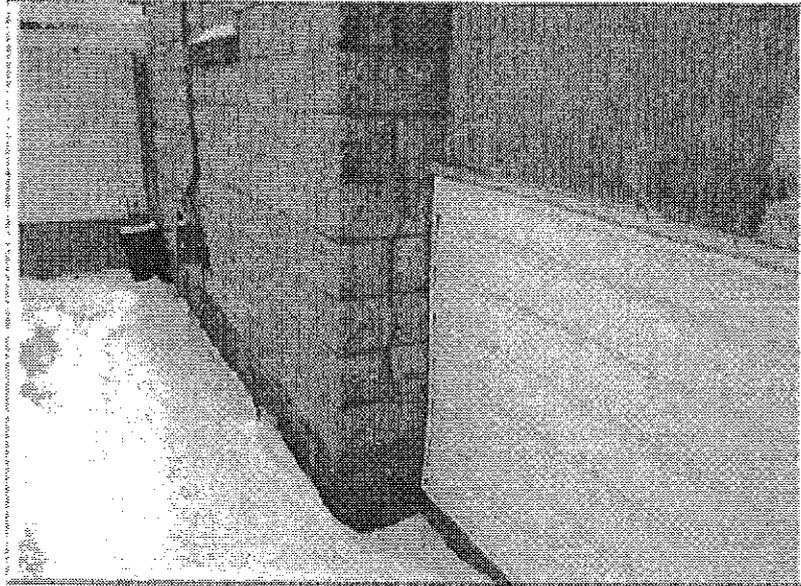


PHOTO NUMBER 3: Northwest corner of original structure
Note: Vertical crack in exterior wall

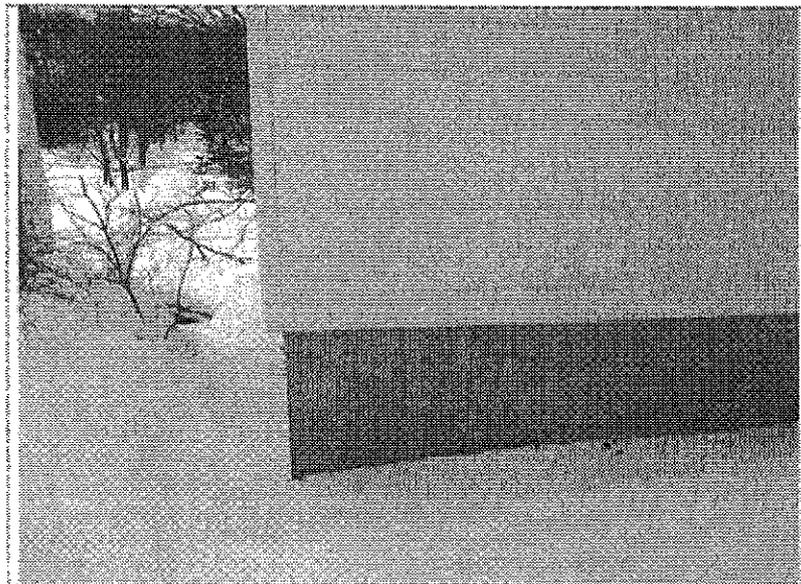


PHOTO NUMBER 4: West wall of north addition
Note: Vertical crack in foundation wall

Project No. 14-034
229 Pine Grove Road, Woodbridge

Page A3
February 12, 2014

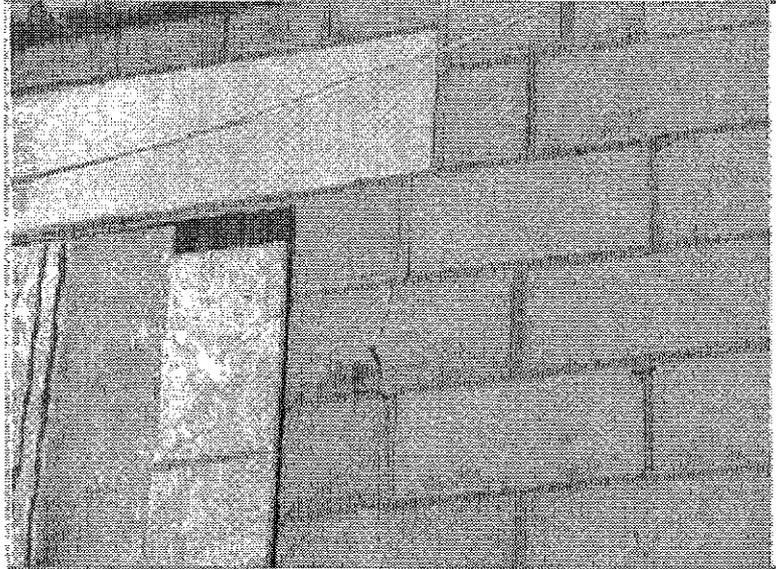


PHOTO NUMBER 5: Second floor wall, north elevation.
Note: Vertical crack in exterior block

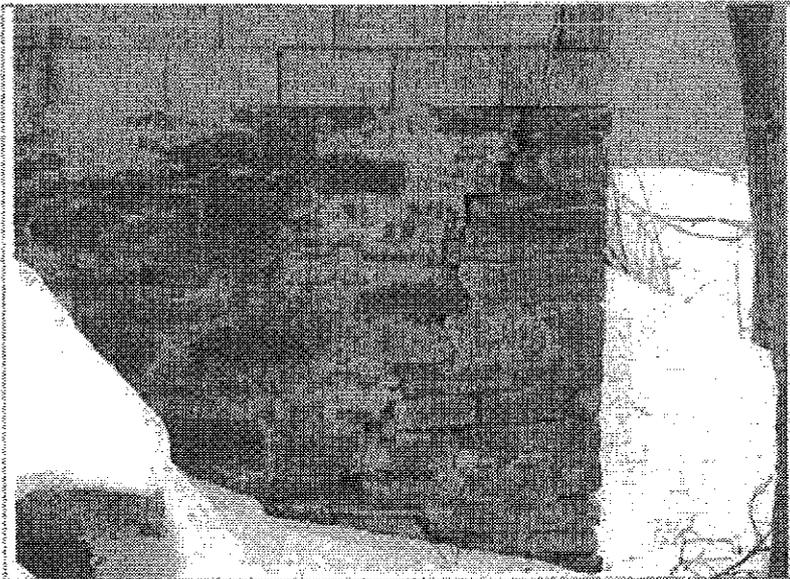


PHOTO NUMBER 6: South wall of basement level, east side
Note: Wide crack in wall

Project No. 14-034
229 Pine Grove Road, Woodbridge

Page A4
February 12, 2014

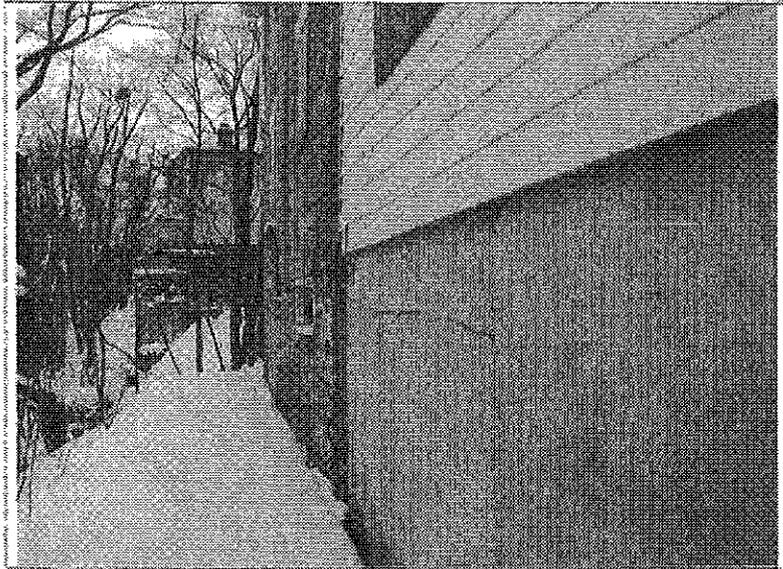


PHOTO NUMBER 7: East wall of north addition
Note: Horizontal crack in basement wall



PHOTO NUMBER 8: North wall of original basement (inside north addition)
Note: Wide vertical crack in wall

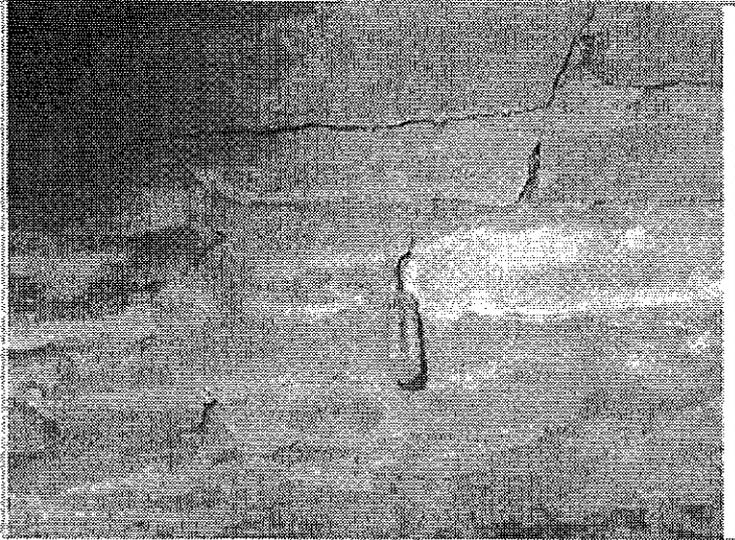


PHOTO NUMBER 9: North wall of original basement (inside north addition)
Note: Extent of depth of crack measurement

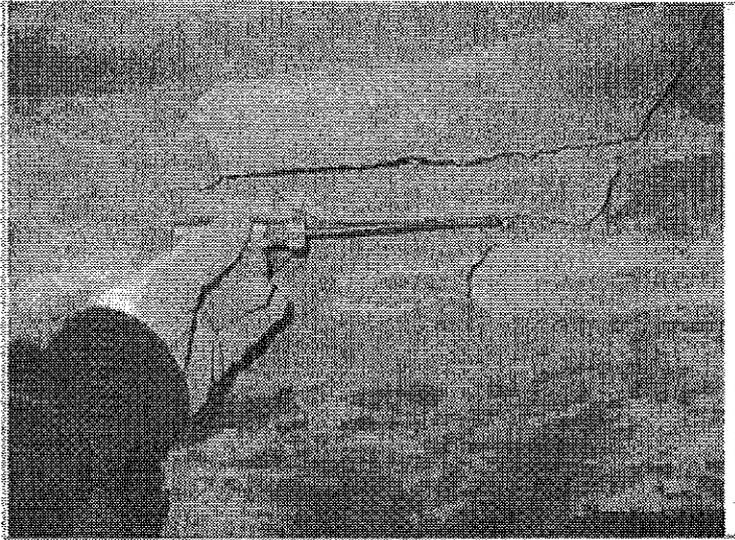
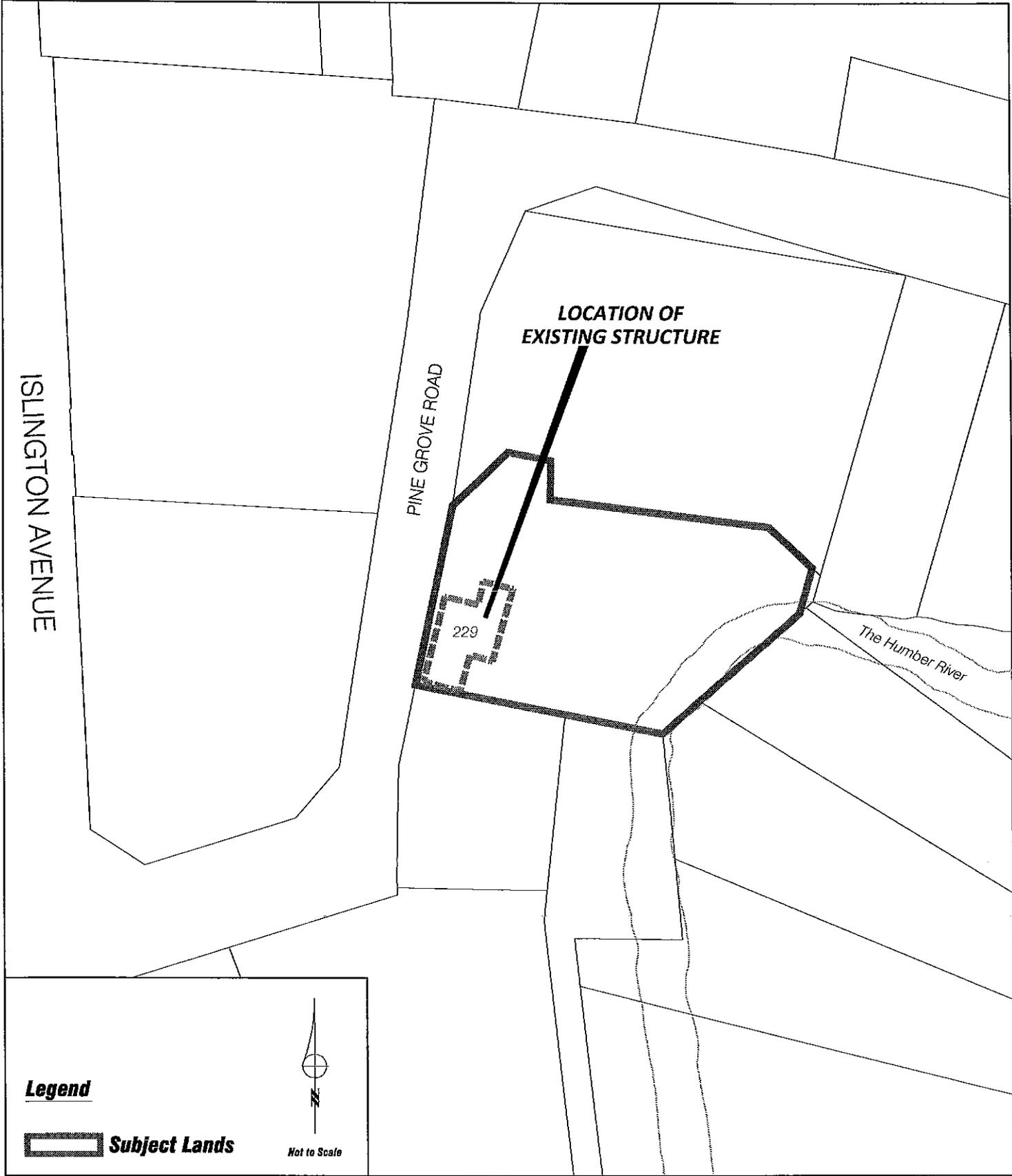
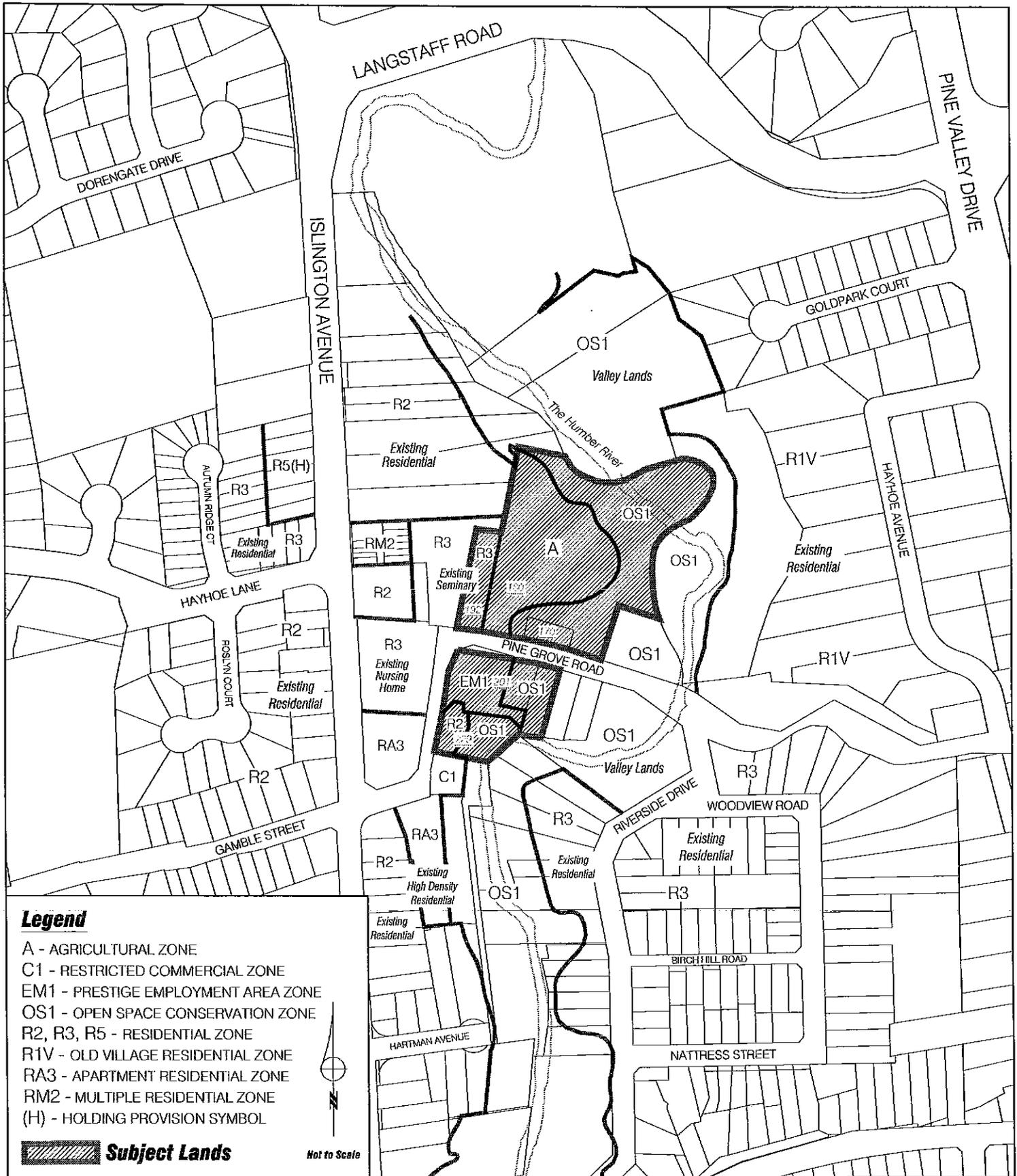


PHOTO NUMBER 10: North wall of original basement (inside north addition)
Note: Extent of depth of crack measurement



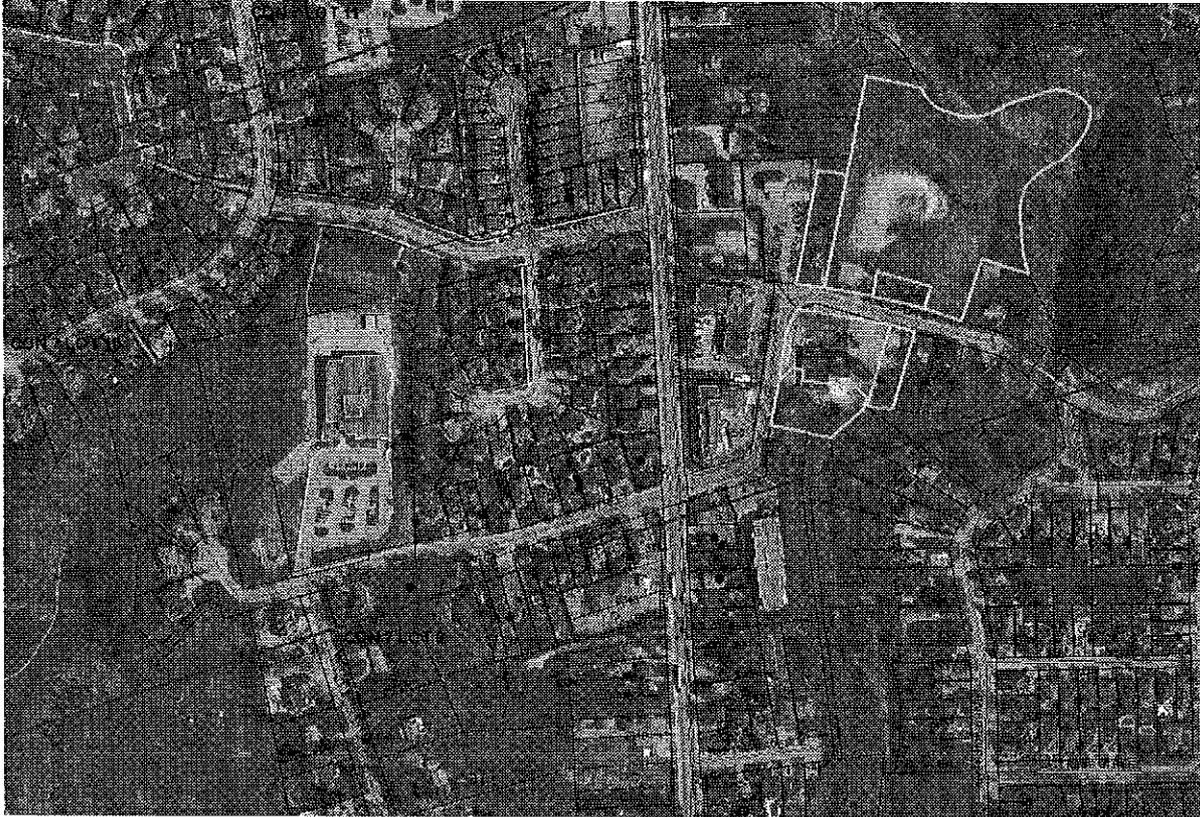


Legend

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- R2, R3, R5 - RESIDENTIAL ZONE
- R1V - OLD VILLAGE RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE
- RM2 - MULTIPLE RESIDENTIAL ZONE
- (H) - HOLDING PROVISION SYMBOL

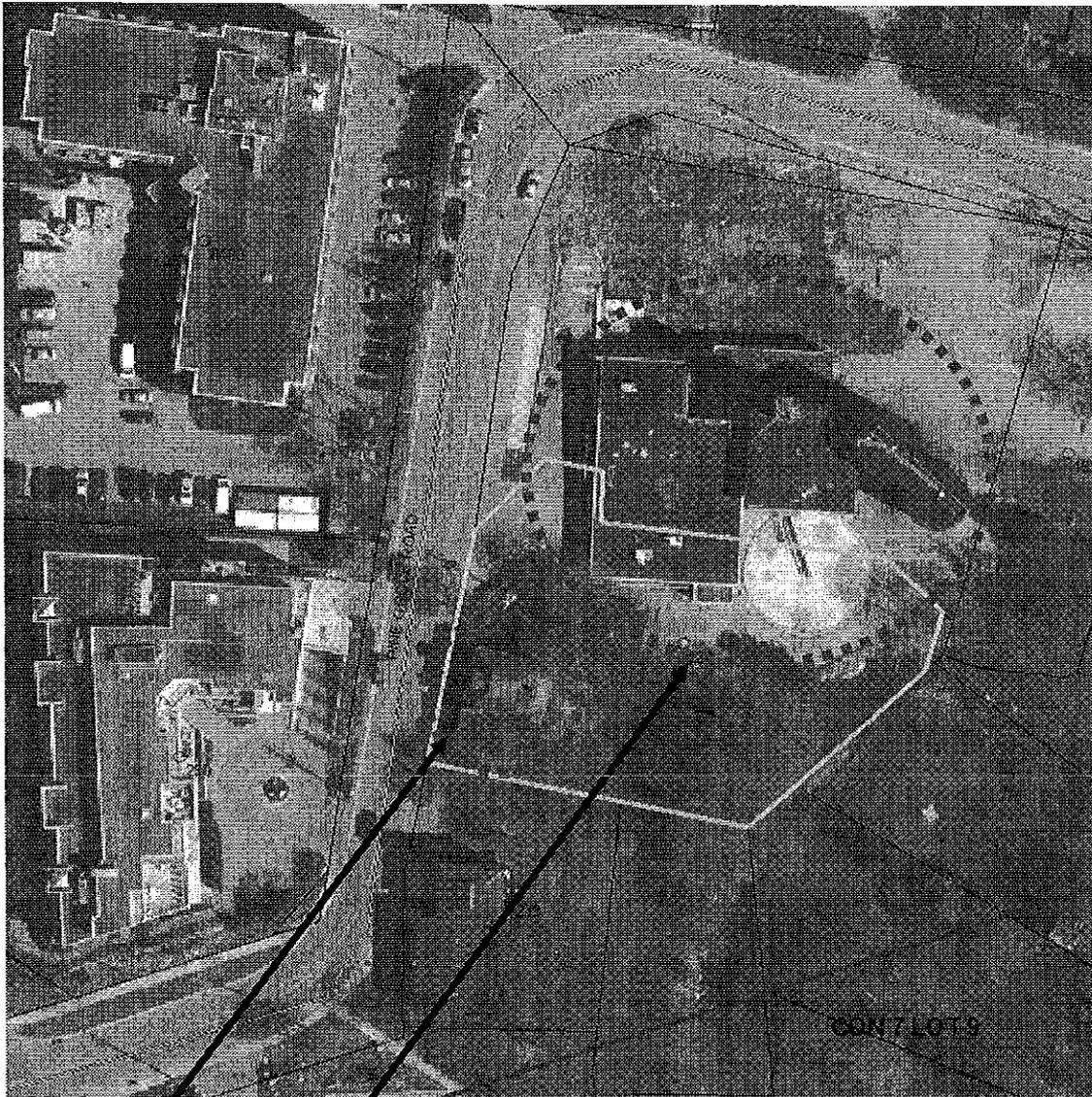
 **Subject Lands**

Not to Scale



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.

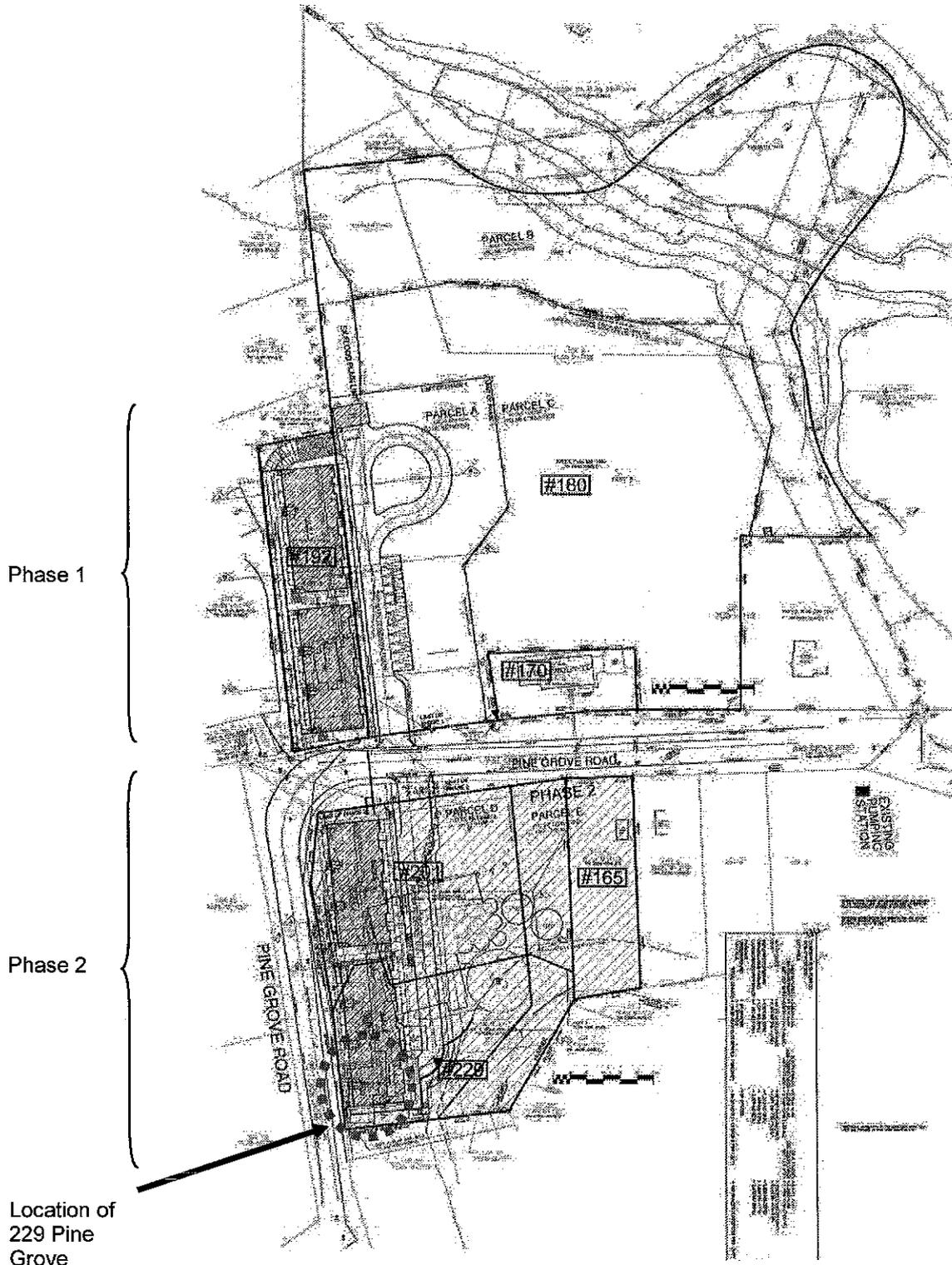
ATTACHMENT 2



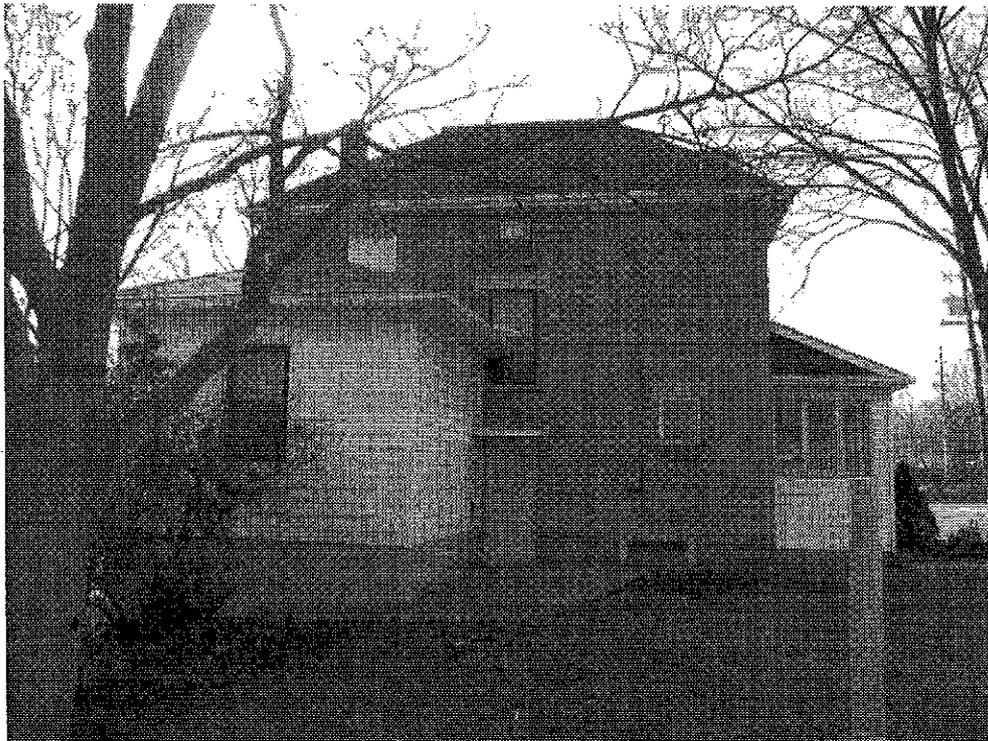
Location of
229 Pine Grove

Location of
Former Mill
Property

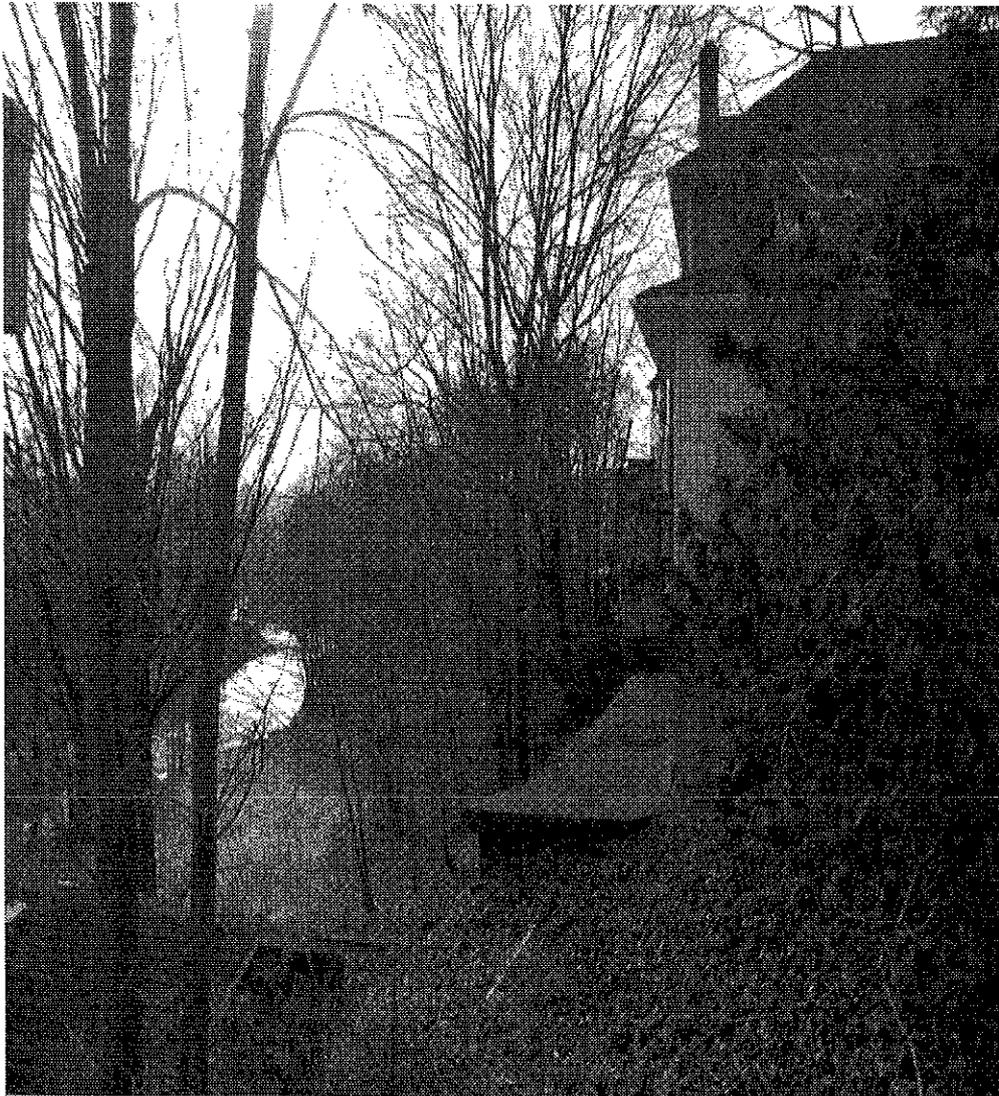
Aerial View: 229 Pine Grove Road (highlighted). 2012 Aerial photo.



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



ATTACHMENT 2

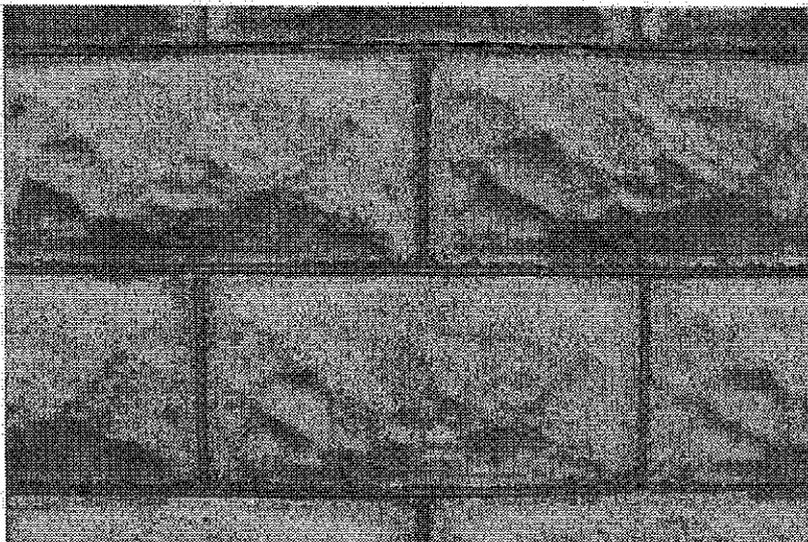


View south-east (behind house), 229 Pine Grove, Cultural Services 2006

ATTACHMENT 2

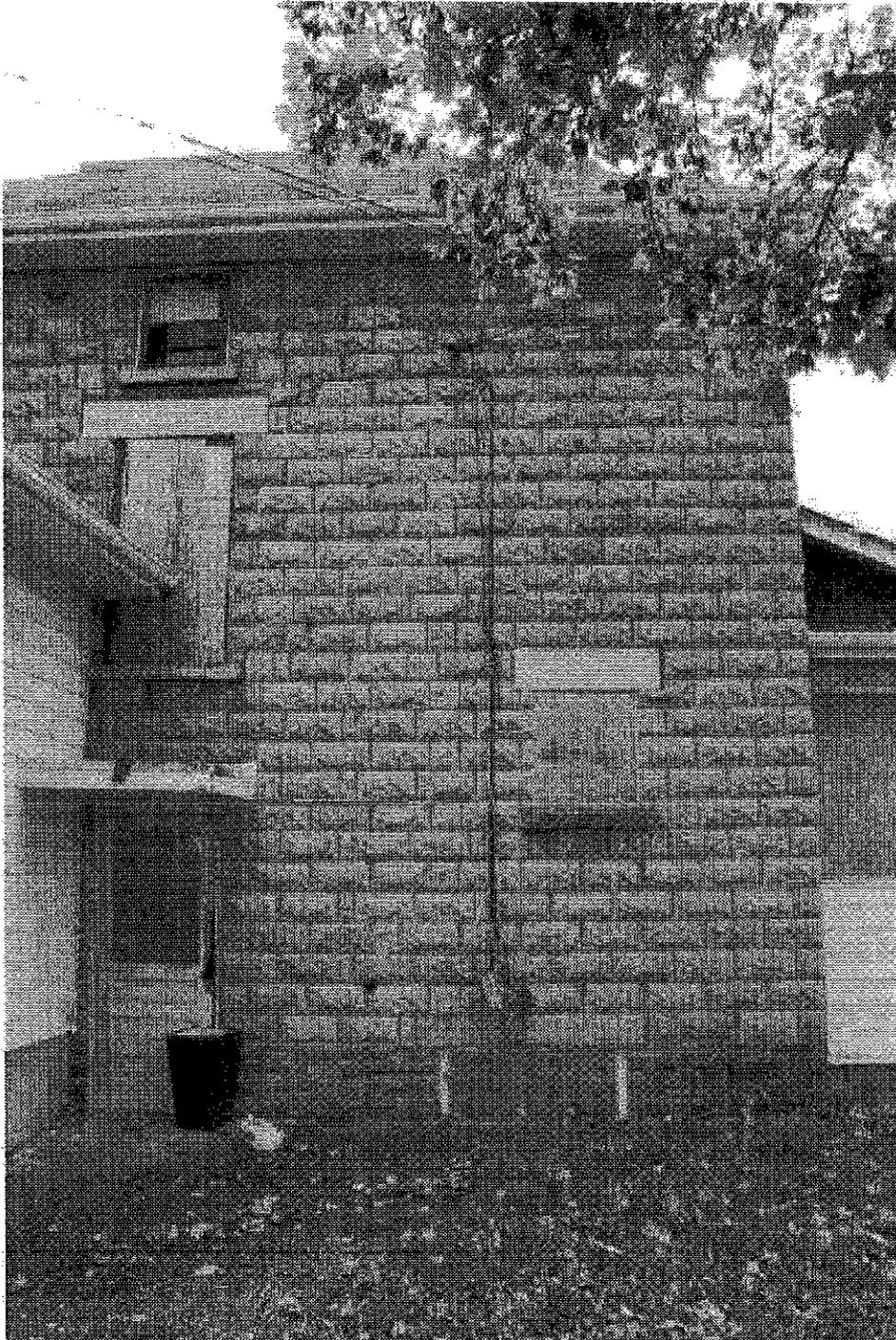


West view 229 Pine Grove, September/October 2013



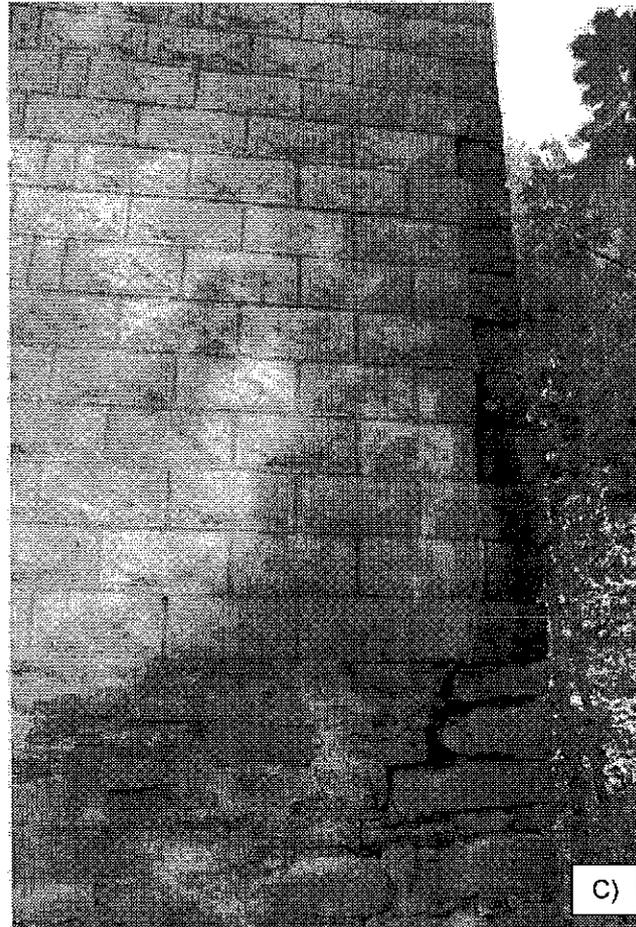
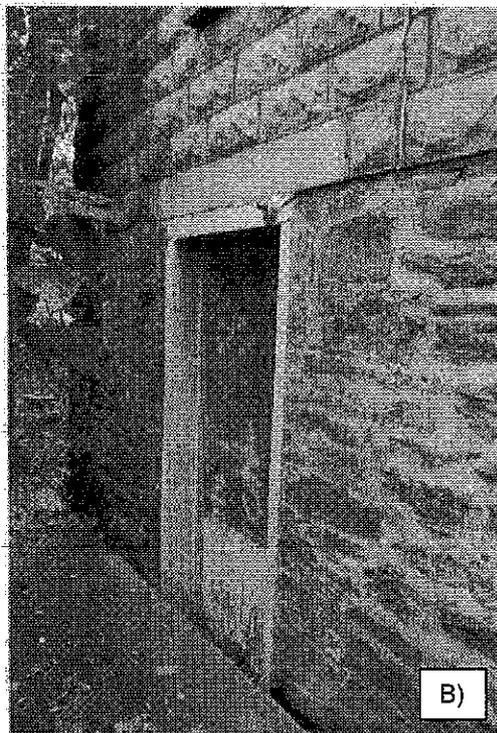
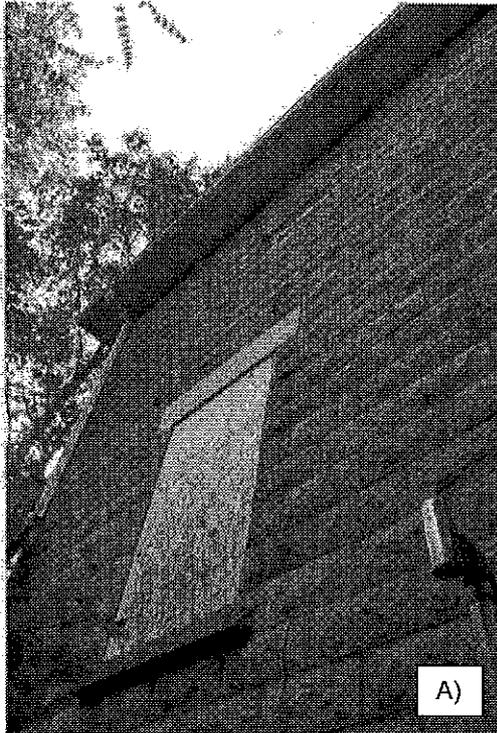
Detail photo of concrete block at north wall. 229 Pine Grove, September/October 2013.

ATTACHMENT 2



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

ATTACHMENT 2



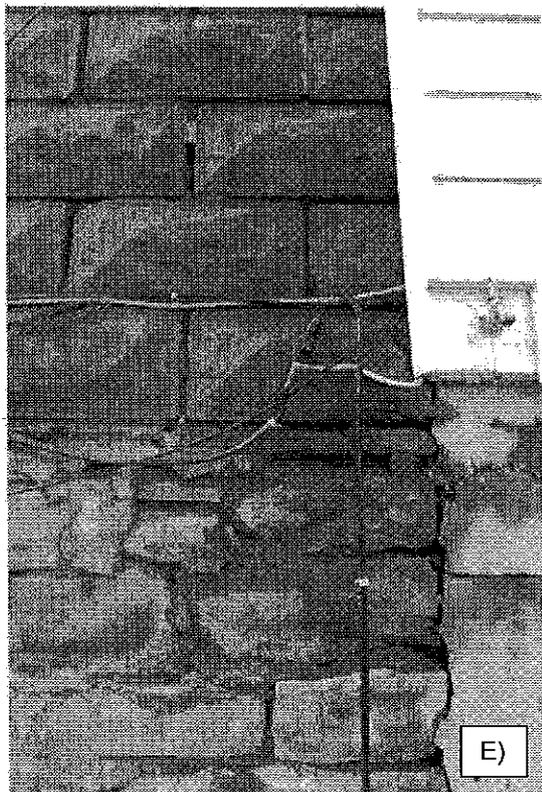
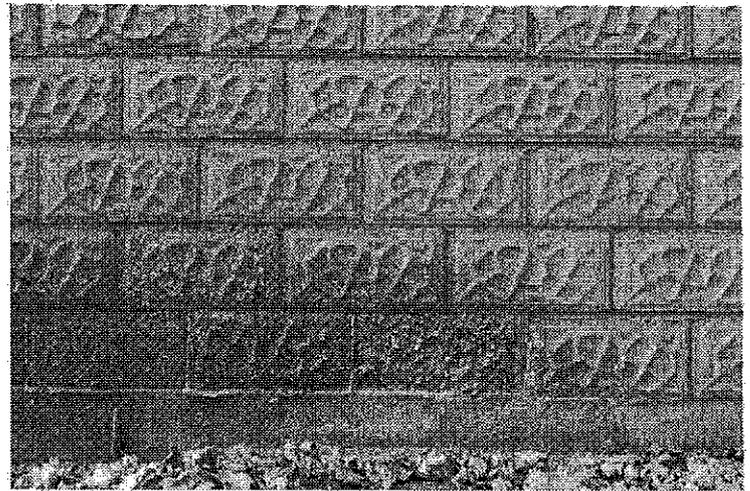
A) Top Left: east elevation at south corner. Missing downspout.

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

ATTACHMENT 2



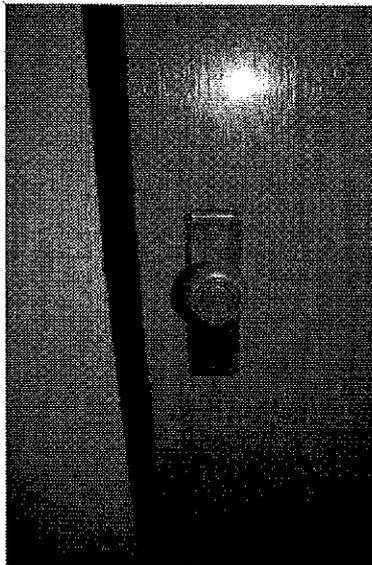
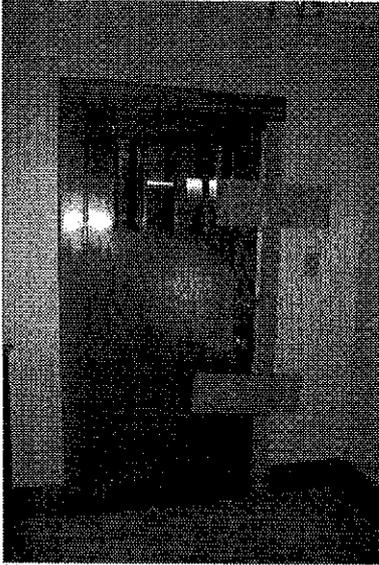
D) Top Left: east elevation at north corner with mid-20th century addition. Missing downspout and wet concrete wall at corner.

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.

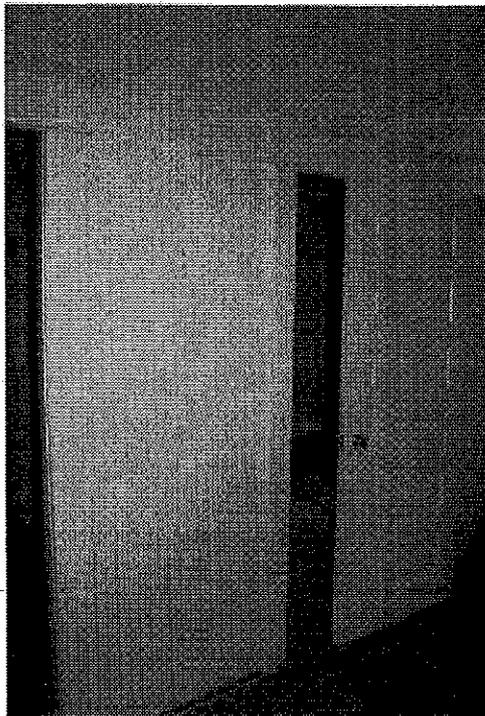
F) Top Right: Concrete block pattern on south addition dating to mid-20th century.

Cultural Services, September/October 2013

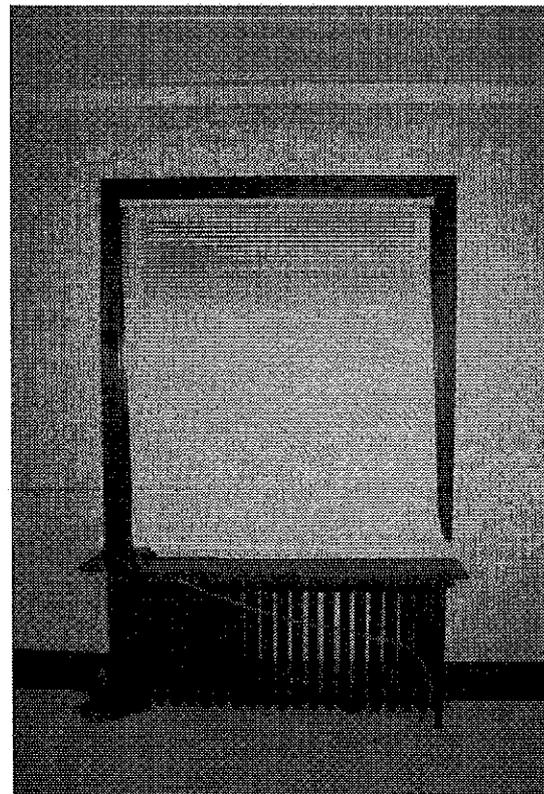
ATTACHMENT 2



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

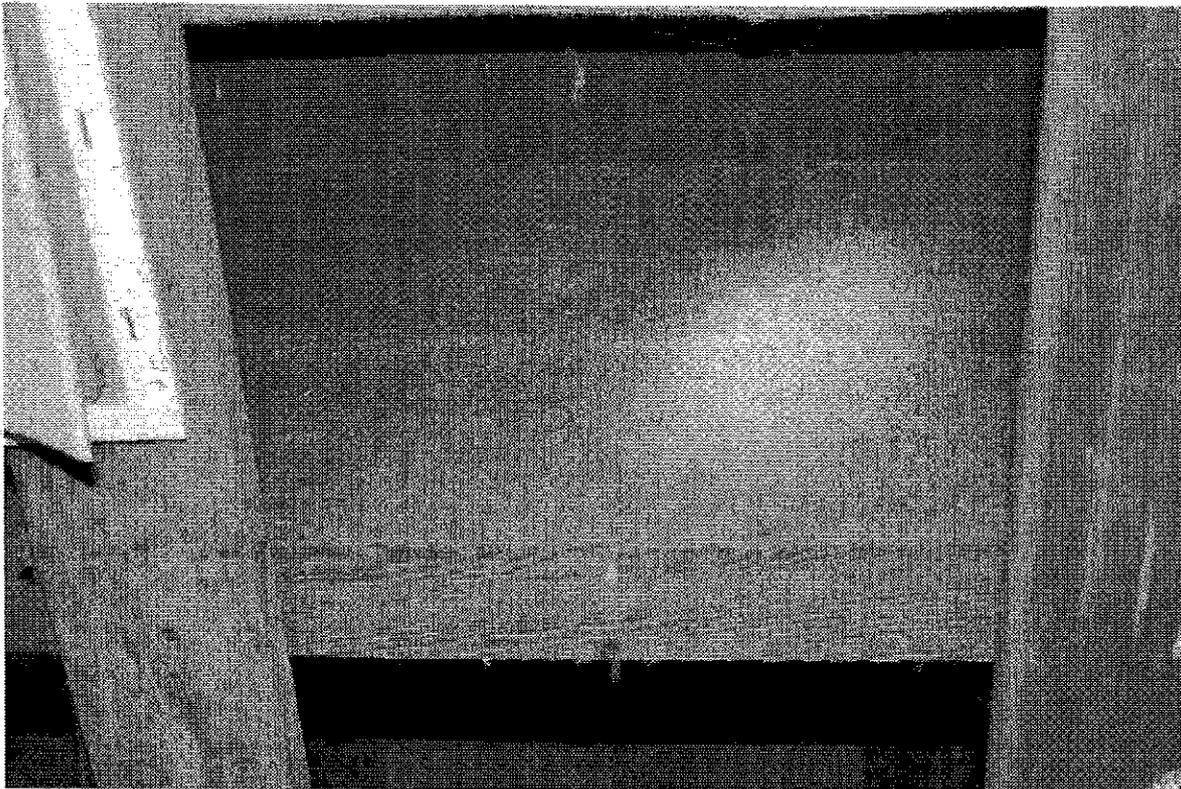


Above, second floor painted original trim and doors, Cultural Services, September/October 2013



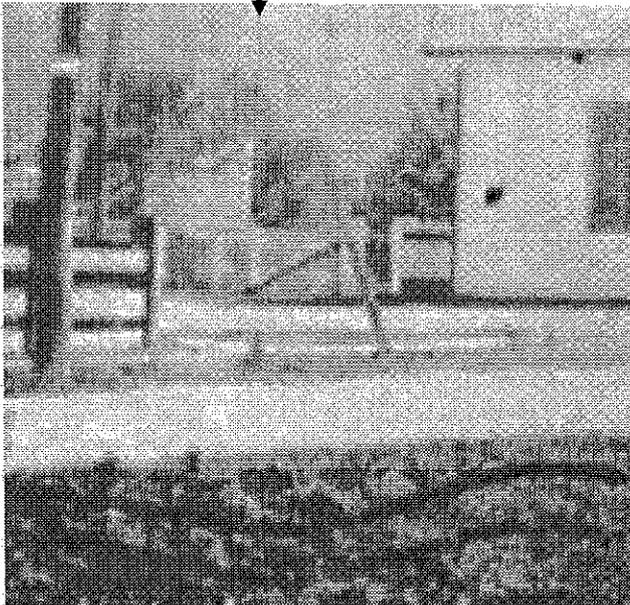
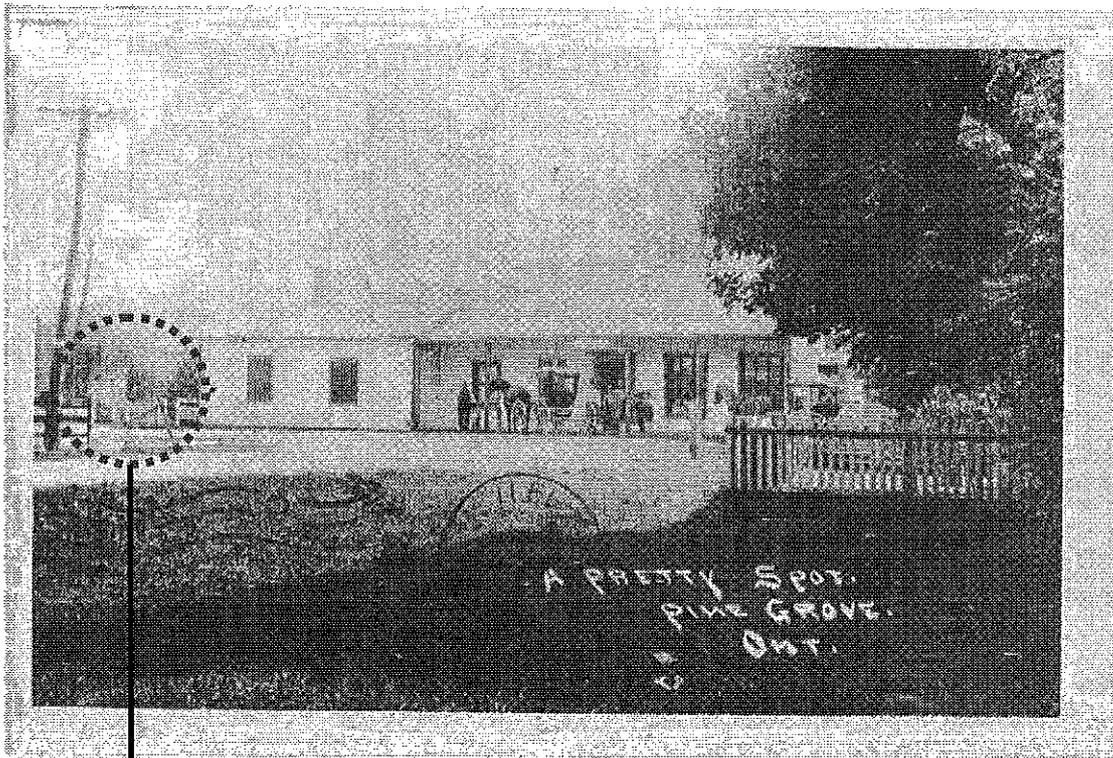
Above, living room interior's original radiator at front window, Cultural Services, September/October 2013

ATTACHMENT 2



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

ATTACHMENT 2



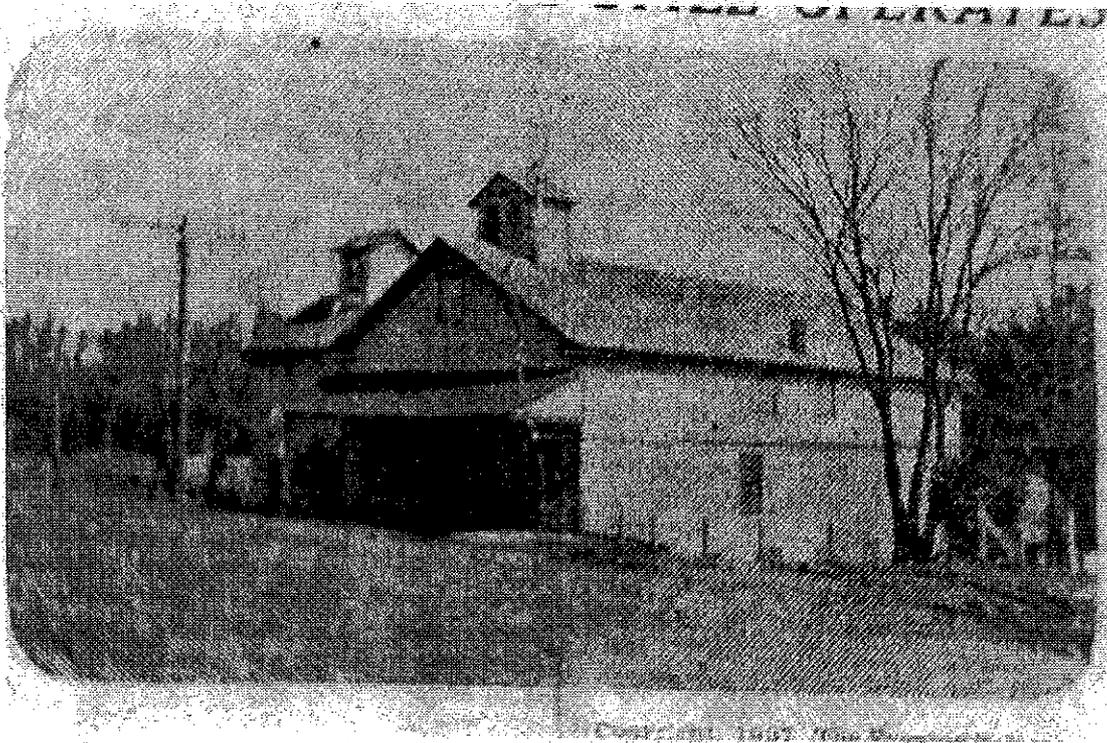
Top: Photo/postcard dated 1911:

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.

ATTACHMENT 2



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

ATTACHMENT 2



Top: Pine Grove c. 1911 looking West to river valley, 229 Pine Grove Road and Mill site adjacent to North City of Vaughan Archives, City Clerk's Office.

229 Pine Grove Road completed, showing through the vegetation.

Hick's Mill

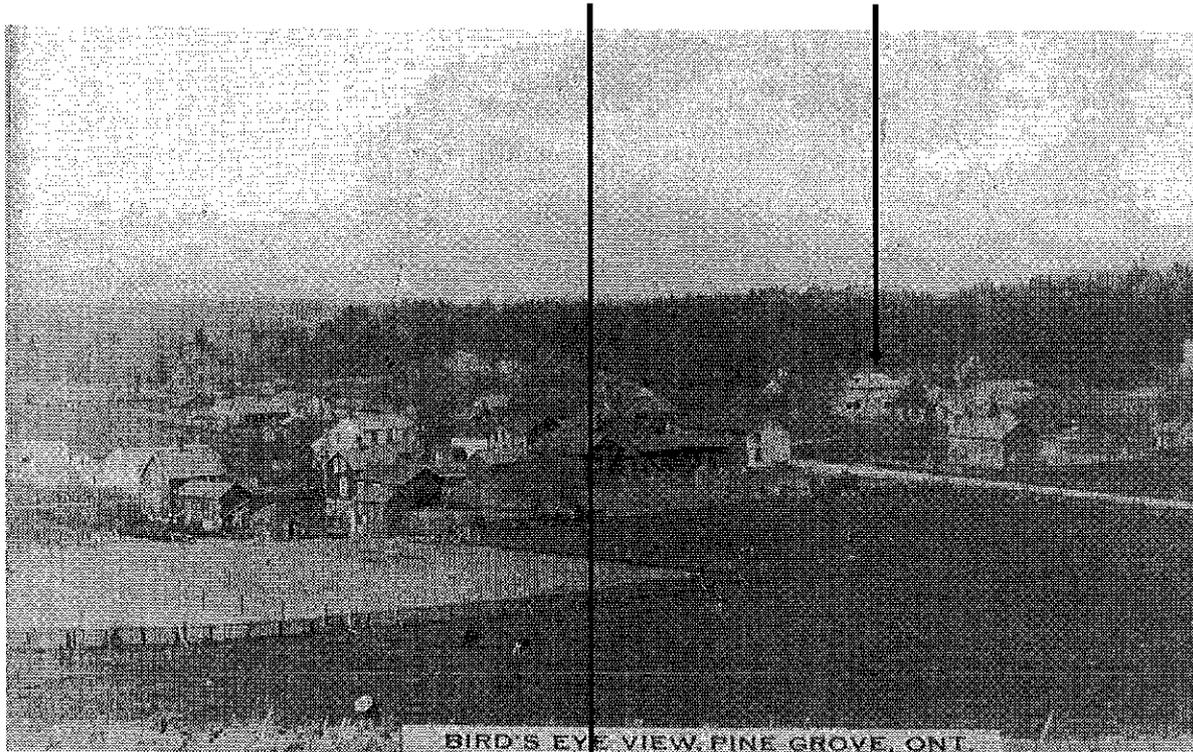
ATTACHMENT 2

229 Pine Grove, c. 1911.

View from South West point beyond hamlet (top)

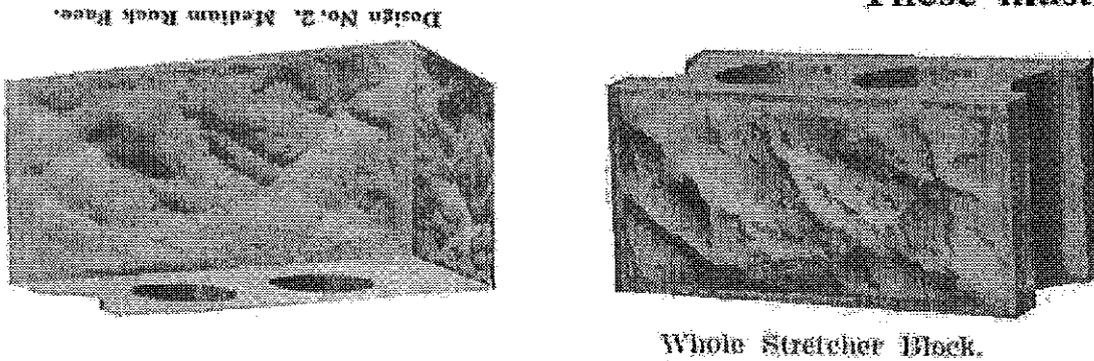
View Looking East from West end of hamlet top of hill (bottom)

City of Vaughan Archives, City Clerk's Office.

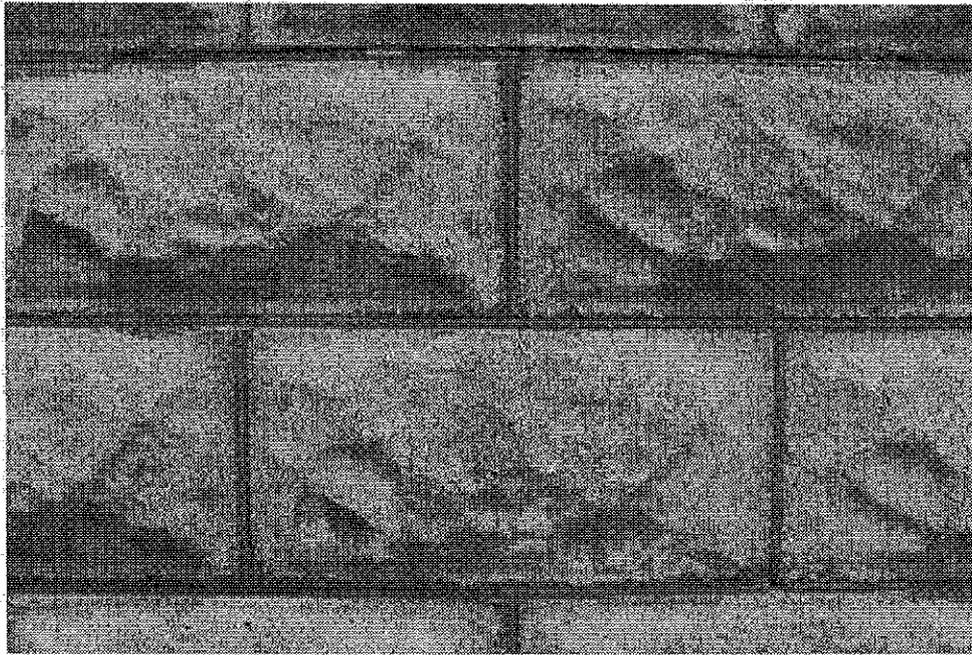


ATTACHMENT 2

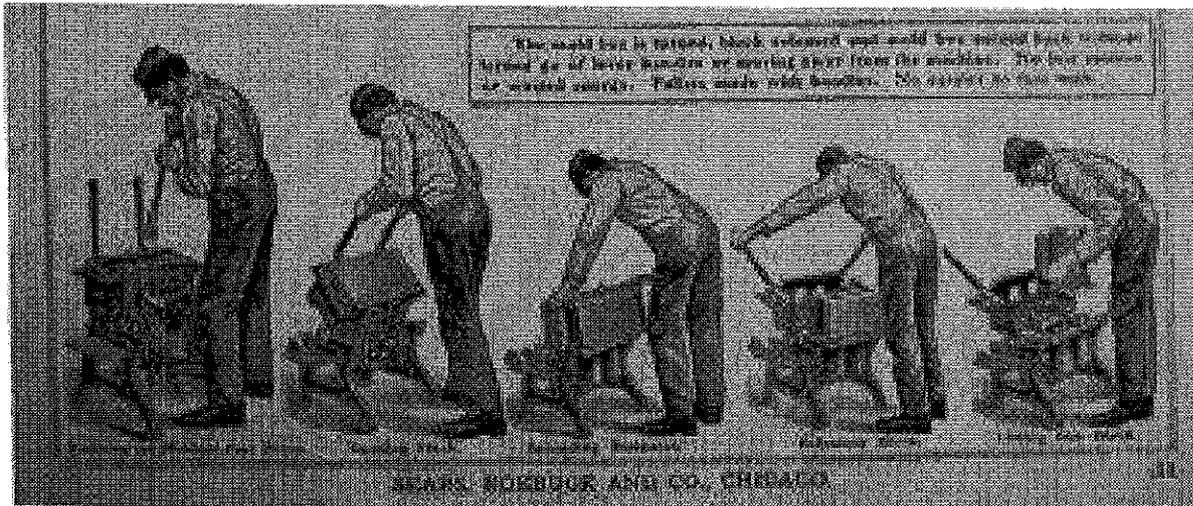
These illustrations



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.

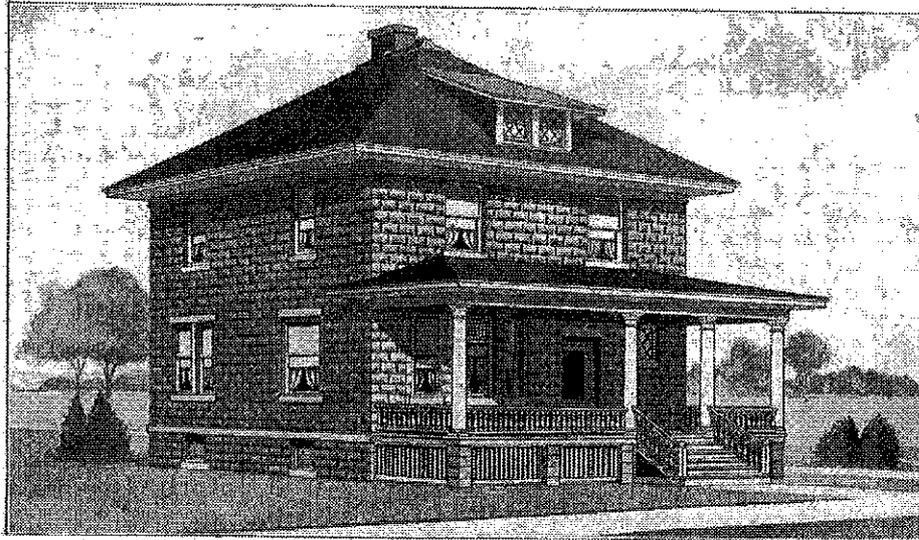


Top: Triumph Wizard Sears Roebuck Co. Block making outfit concrete block pattern. Sears Catalogue c.1914 and 1915

\$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.

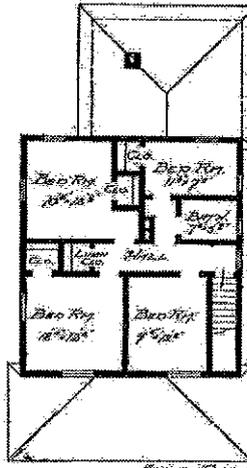
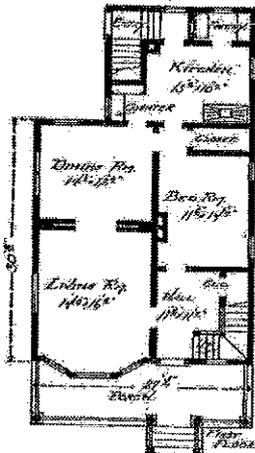
- Kitchen - 13 feet by 10 feet.
- Pantry.
- Dining Room - 14 feet by 12 feet.
- Living Room - 14 feet by 16 feet 5 inches.
- Reception Hall - 11 feet 6 inches by 11 feet.
- Bedroom - 11 feet 6 inches by 11 feet.

SECOND FLOOR.

- Bedroom - 12 feet by 12 feet.
- Bedroom - 9 feet 6 inches by 12 feet.
- Bedroom - 10 feet 6 inches by 12 feet 8 inches.
- Bedroom - 11 feet 6 inches by 7 feet.
- Bathroom - 7 feet by 5 feet 9 inches.
- Linen closet and hall.

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, 37 feet 3 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.

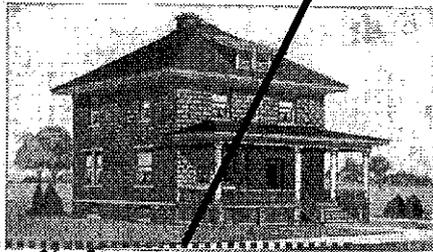
BOOK OF MODERN HOMES.

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.

\$1,995.00 and Our FREE BUILDING PLANS
 WILL BE BUILT, PAINT AND COMPLETE, READY FOR OCCUPANCY, THIS MODERN NINE-ROOM \$3,000.00 HOUSE
HOW TO GET ANY OF OUR PLANS FROM PAGES 20-22 ON PAGE 2.



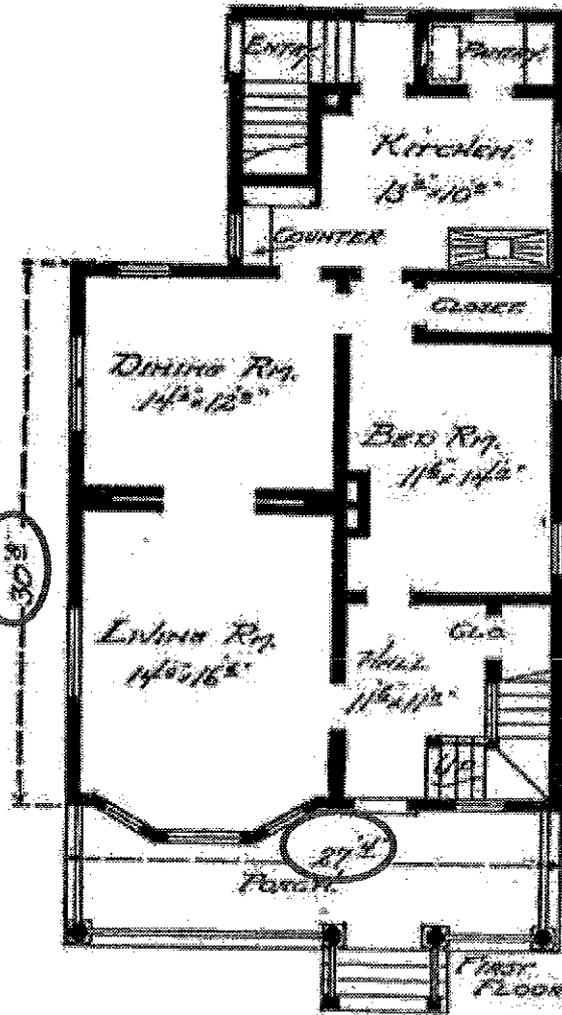
MODERN HOME No. 52
 \$1,995.00 - 9 ROOMS

DO NOT ATTEMPT BUILDING WITHOUT PLANS.

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

(Note: This section contains a small floor plan and detailed text from a brochure, with some text being highlighted in the original image.)

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.



**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

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

1. 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.
 - 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

2. 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 (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

ATTACHMENT 3

- 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

ATTACHMENT 3

- 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.

ATTACHMENT 3

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

ATTACHMENT 3

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.

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ATTACHMENT 3

Report prepared by:

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Recreation and Culture Department

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 xx, 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