

## **HERITAGE VAUGHAN COMMITTEE JANUARY 22, 2014**

### **2. HERITAGE REVIEW OF PROPOSED DEMOLITION OF 229 PINE GROVE ROAD – WARD 2**

#### **Recommendation**

1. That Heritage Vaughan consider the Built Heritage Evaluation for the property at 229 Pine Grove Road and consider and make a decision on the following options:
  - a) That Heritage Vaughan approves the demolition of the building at 229 Pine Grove Road; or;
  - b) That Heritage Vaughan recommends conservation of the subject building with the following conditions:
    - i) That the applicant work with staff to incorporate the subject building into the new development and the applicant submit a conservation plan for the building for review and approval by Cultural Services, and;
    - ii) That the necessary steps be taken to proceed with the designation under Part IV, section 29 of the Ontario Heritage Act.

#### **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, and 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**

N/A

#### **Communications Plan**

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

#### **Purpose**

To review the proposed demolition of the building at 229 Pine Grove Road which is included in the Vaughan Heritage Inventory and the Standard Vaughan Built Heritage Evaluation for the building has obtained a grading of "significant".

#### **Background - Analysis and Options**

##### **Background**

The property is included in the Vaughan Heritage Inventory as a property of interest.

The applicant has submitted an application for the development of the lands that include several properties including 165, 170, 180, 192, 201 and 229 Pine Grove Road. 201 Pine Grove Road is the site of the old Hayhoe Mills. 229 Pine Grove Road, the subject to this agenda item, is located directly to the south of the old mill site.

Cultural Services has provided comments on the subject planning application from December 2010, at the PAC meeting for the development application that was circulated in April 2011. The comments communicated the heritage status for each of the subject properties and the specific requirement for the submission of a Cultural Heritage Resource Impact Assessment report for the property at 229 Pine Grove Road, as well as requesting a site visit for staff to evaluate the building.

In response to the request, the applicant submitted two documents by E.R.A Architect: *Cultural Heritage Resource Impact Assessment: Pine Grove Road, 12 April 2011* and *229 Pine Grove Road: Response to City Comments, 8 April 2013*.

Having obtained permission for access in the fall of 2013, the subject property was evaluated by staff in the course of two visits. The property was recorded and researched to understand its history so that an informed decision on its future may inform development applications dealing with the site. Please refer to the Built Heritage Evaluation in the attachments section of this report.

### Analysis

#### ERA Heritage Impact Assessment Documents: Summary of Findings

The “*Cultural Heritage Resource Impact Assessment: Pine Grove Road, 12 April 2011*”, found that the building was in “good condition”(p. 10). The “*229 Pine Grove Road: Response to City Comments, 8 April 2013*” dates the building to 1909. It identifies the concrete block pattern as matching that of “*The Wizard Block Making Outfit*” Sears block making machine. The report includes a typical wall section in plan revealing the blocks as the main component in the structure (p.10). It identifies the interior wood trim as “*derived from the arts and crafts style common during the 1910’s and 1920’s and construction techniques follow techniques developed after the turn of the 20<sup>th</sup> century*” (p. 16). The report discusses the possibility of salvaged materials being used in joists and foundation (p.17). In reference to Ontario Regulation 9/06, the report indicates that contextually it “*has little value*”. It further states that “*Architecturally, the building is a well-constructed example of four square concrete block construction, which is relatively rare in Ontario. However this particular building does not have distinct architectural attributes which make it significant enough to merit its retention*” (p. 18). The report further states that “*the associative value to the mill and because of its construction materials give it the ability to “yield information that contributes to an understanding of a community of culture” citing the Ontario Heritage Act Regulation 9/06(p.18)*. However, the report concludes that with the mill gone, the Conservation strategy of “Commemoration” for 229 Pine Grove and the Hayhoe Mills and that an interpretation plan be developed in this regard.

#### Summary of Staff Findings

The house at 229 Pine Grove Road was constructed c. 1911 (between 1909 and 1911) by Fred 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 Hicks family collectively owned the mill for close to 49 years. The hamlet was established because of the suitability for the location of the Mill in the 1820’s, when John Smith built the original mill. The mill Pine Grove became a success and lived on to become known to us in the 21<sup>st</sup> century as the site of Hayhoe Mills Limited, which was in operation until the first decade of the 21<sup>st</sup> century.

The house is a patterned concrete block, Edwardian foursquare style home. It has the typical massing and proportions of the style. The proportions are almost exactly those of Model 52 of the Sears Roebuck catalogue of houses available by mail order at the time. In 1908, the newly available mail order house business by The Sears Roebuck Company included a catalogue of house plans and building materials which became one of the symbols of attainable, modern, comfortable and healthy living at the time. Other companies such as Aladdin and Eaton’s sold plans and materials however in the research the Sears model no. 52 was the only one surviving record of the period that facilitated a concrete block house among the large majority and norm being modest wood frame models. Fred Hicks, the mill owner and postmaster of Pine Grove at the time, exemplified the new way of living in his community with the construction of his home.

Other known standing patterned concrete block houses in Vaughan:

1. Isaac Baker Homestead built 1929. Designated under Part IV of the OHA
2. 10423 Islington Avenue built 1920. Designated under Part V of the OHA, part of Kleinburg HCD
3. 4976 Highway 7, built 1920.

#### 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. (Please refer to attachment section of this report). The criteria are the following:

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).

229 Pine Grove Road satisfies the criteria in the following way:

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.

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. 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 first batch of 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. A load bearing concrete block home was not a common construction method offered in the home catalogues of the time. The Block pattern matches exactly that of the Sears machine (ERA); the design of the home is very close to number 52 (see attachments and Historical Significance section).

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 only 4 inches in length dimensions and 10 inches in the width. The pattern of the block matches that of the Sears machine known as "The Wizard".

The style of the Edwardian Foursquare mail order home was the most spacious styles available for these practical houses. 229 Pine Grove Road exhibits the characteristic 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. 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 not a typically used technique for the style of house and in the era that it was constructed, yet one that has proven durable in this example.

2. The property and house has historical and associative value because:

- a. It was the home of 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 a community.

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. 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.

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 20<sup>th</sup> century (Please refer to attachments).

### **Relationship to Vaughan Vision 2020/Strategic Plan**

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council; however the necessary resources have not been allocated and approved.

**Regional Implications**

N/A

**Conclusion**

The property contains cultural value or interest as per Ontario Regulation 9/06. The subject development proposal does not include the incorporation of the structure in its site plan design. It is recommended that the Heritage Vaughan Committee consider the information provided and reach a decision as to the options for the property as outlined in the Recommendation section of this report.

**Attachments**

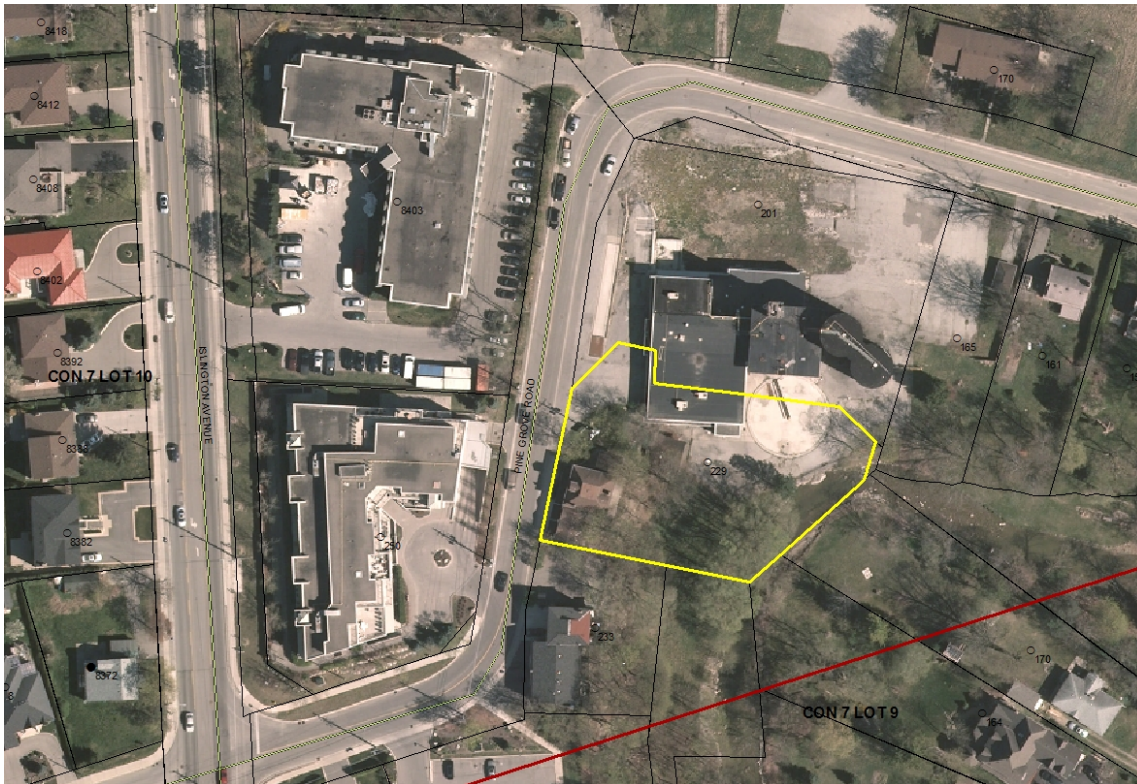
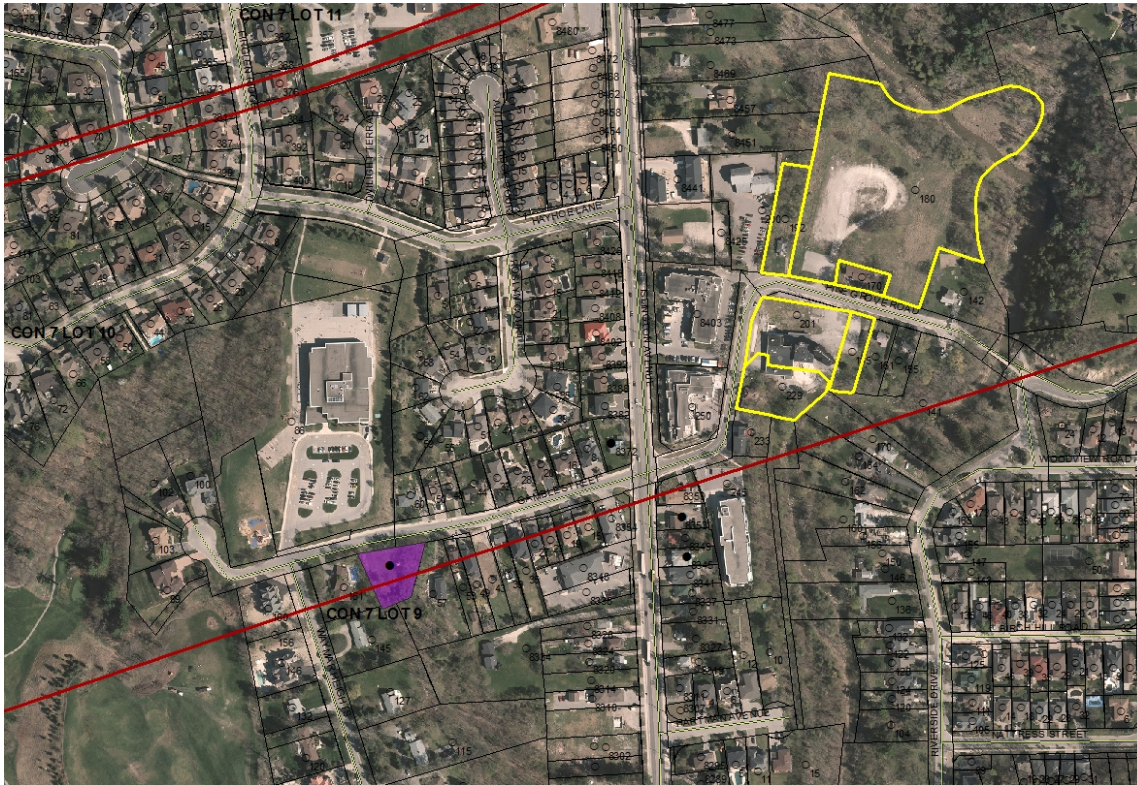
1. Location Aerial Photos
2. Site Plan of Proposed development
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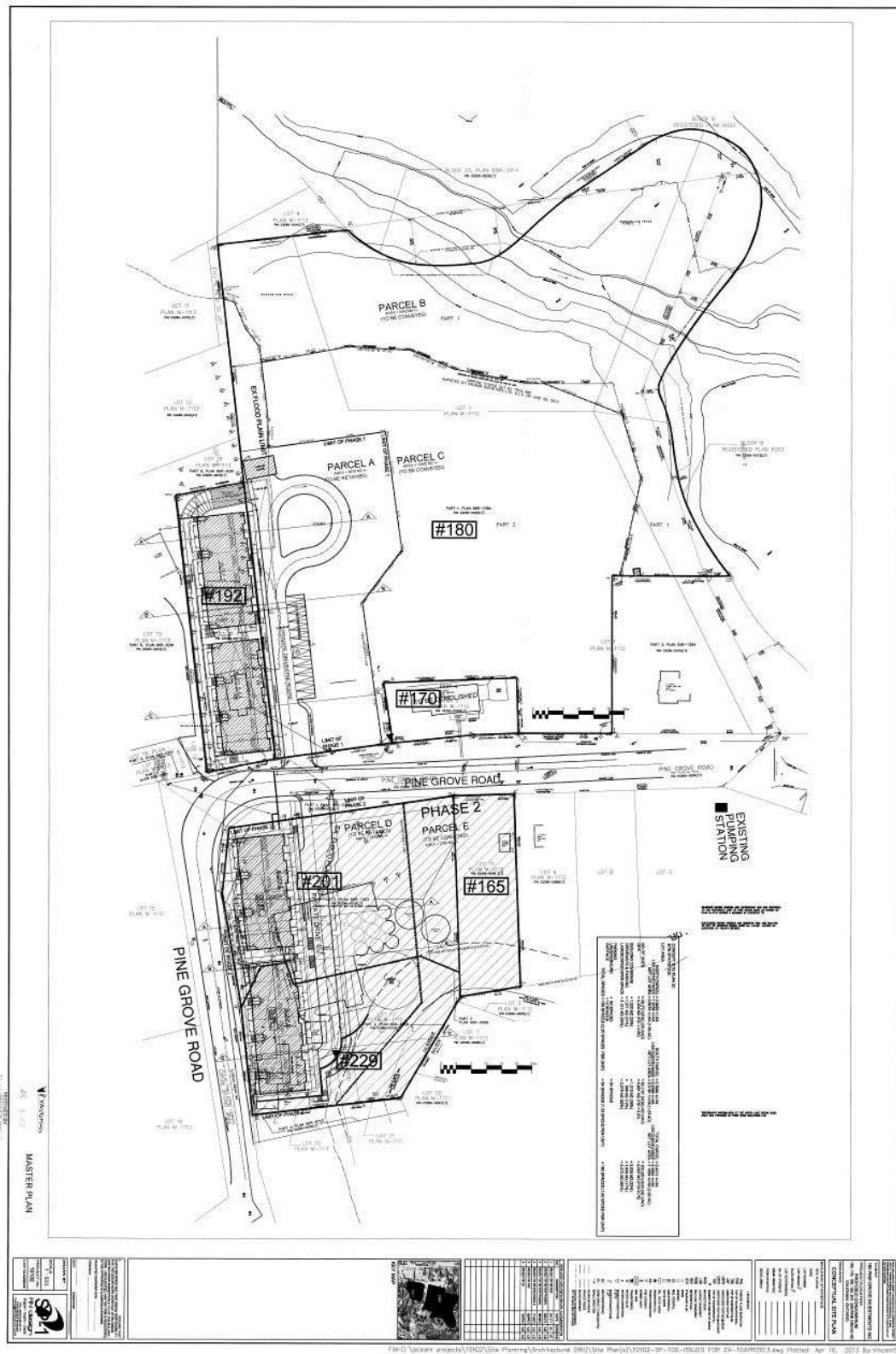




Location Aerial Photos

Top: Overall view of development lands within Pine Grove

Bottom: 229 Pine Grove Road (highlighted)



Site Plan of Proposed development



Attachment 3



**VAUGHAN HERITAGE INVENTORY - BUILT HERITAGE EVALUATION FORM**

BUILDING/STRUCTURE ADDRESS: 229 Pine Grove Road

COMMON NAME OF BUILDING/STRUCTURE: Fred Hicks Patterned Block House

BLOCK: CONCESSION: 7 LOT: Part of lot 10

COMMUNITY: Pine Grove, ON

Date: December 5/13  
Staff: C. Nin Hernandez

Yes	No	Heritage Status
X		Vaughan Heritage Inventory
	X	Registered, Part IV of OHA
	X	Designated, Part IV of OHA
	X	Designated, Part V of OHA

Grading Total: **68**

**KEY TO GRADING**

80-100 = GROUP A - VERY SIGNIFICANT

60-79 = GROUP B - SIGNIFICANT

40-59 = GROUP C - MODEST SIGNIFICANCE

0-39 = GROUP D - LITTLE OR NO SIGNIFICANCE



## Attachment 4

ARCHITECTURE (Maximum 80 points)				TOTAL ARCHITECTURE:
STYLE	EVALUATION CRITERIA	GRADING	COMMENTS	
Good, notable, rare, unique, or early example of a particular architectural style or type. Exterior architectural style only should be evaluated. (I.e., change in roofline, skylights, additions, or removal of features, etc. that have changed the style of the building.)	E-Excellent to very good or extremely early example of its style.  VG-Good example of its style with little to no changes to the structure.	E – 20  <b>VG -15</b>  G- 8  F/P – 0	Built in 1911 Grey Patterned Concrete Block Foursquare Edwardian Plan is probably derived from mail order standards 2 storeys plus attic Hip roof with small front gabled dormer Front facade composition is simple: two one over one 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 turned out walls. (see photo c 1911) Side hall plan 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 20 <sup>th</sup> century, when renovations to the family room were done. 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. The enclosed front porch was inaccessible. 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. Windows have been altered Interior features that are intact include: window/door trim, main staircase, baseboards, entrance door, hardware, built-in cupboards Building alterations: exterior verandah enclosed, most windows, new side addition, upper storey aluminium siding.	
CONSTRUCTION	EVALUATION CRITERIA	GRADING	COMMENTS	
Good, notable, rare, unique, or early example of a particular material or method of construction. (I.e.) log construction, pre-1850, stone, board on board construction, etc.)	E-Excellent or early example of its construction method.  VG-Good or early example of its construction method.  GF-Fair example of its construction method.	E – 10  <b>VG -8</b>  GF-5  P- 0	Block machine from mail order Sears machine "the wizard" One piece concrete lintels over window and door openings Built as load bearing block structure, parged on the interior side (see photo) Wood frame floor structure 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  *The Sears Roebuck mail order catalogue, called Modern Homes, sold houses designs and full material building kits available by mail order from 1908 to 1940. The first batch of home designs is grouped from 1908 to 1914 (Sears Archives online). From this group, model number Model No. 52; (that sold from \$782 to \$1,995) was a concrete block model that is very similar in proportions, materials and facade composition to the home at 229 Pine Grove Road. The Block pattern matches exactly that of the Sears machine (ERA): the design of the home is so close to number 52 (see attachments and Historical Significance section). 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 only 4 inches in length dimensions and 10 inches in the width.	

## Attachment 5

AGE	EVALUATION CRITERIA	GRADING	COMMENTS
Comparatively old in the context of the City of Vaughan's architectural history.	E- Built between dates 1790-1820.	E – 5	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.
	VG- Built between dates 1821-1910.	VG – 3	The Isaac Baker homestead, built in 1930 is a later version of a similar style house built of concrete block of a different pattern. It is designated under Part IV of the OHA, By-law 37.4-90.
	G- Built between dates 1911-1939.	G-2	
	F/P- Built since 1940.	F/P – 0	

INTERIOR	EVALUATION CRITERIA	GRADING	COMMENTS
Integrity of interior arrangement, finish, craftsmanship, and/or detail are particularly attractive or unique and/or still exists.	E- Excellent interior (80-100%intact).	E – 5	Trim: - Although the interior is understated, 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
	VG- Very good interior (70-79% intact).	VG – 3	- Original six raised panel wood interior doors, painted – throughout, with original door hardware
	G- Good interior (50-69% intact).	G- 2	- Original narrow strip wood flooring: its condition has suffered some form the house being unheated/left open
	F/P- Fair or poor (0-49% intact).	F/P – 0	- Original hot water or steam radiators in place

ALTERATIONS	EVALUATION CRITERIA	GRADING	COMMENTS
Building has undergone minor exterior alterations, and retains most of its original materials and design features.	E- Exterior of building is unchanged. (90-100% intact)	E – 20	Changes: - front porch enclosed
	G- Exterior of building has changed somewhat. Original Exterior Sliding 30%-25	G- 15	- garage added to south side (sympathetic in that it does not affect the legibility of the original structure) - some windows changed, although original window openings remain - the dormer has been re-cladding on the top roof gable dormer has been covered with aluminum siding
Checklist includes: Original Exterior Sliding 30%-25		F- 8	

## Attachment 6

--some aluminum siding added Windows/doors 30% - 20 (some windows have been replaced Verandahs/trim 30% - 20 -trim mostly intact, verandah altered Foundation/location 10% -10 Structural Plan (no modern or unsympathetic additions) 10% - modern additions but sympathetic - 10	(61-89% intact)	P - 0	
Total 85	P- Original exterior character destroyed. (0-30% intact)		
CONDITION	EVALUATION CRITERIA	GRADING	COMMENTS
Exterior/interior of building is in good structural condition (i.e. evidence of decay in exterior siding, roof, or interior basement, wall surface, flooring, or ceiling, suggesting structure to be unsound.)  Checklist: Exterior Siding/Gutters (cracks, spalling) Roof/interior Ceiling/Gutters Flooring, unstable, depressions Interior Wall surface, cracks, etc Basement (leaks mold, dry or wet rot on beams)	G- Good structural condition. (No evidence of decay)  S- Somewhat good structural condition. (Minor/little evidence of decay)  F- Fair structural condition (Some (i.e. 2 from adjacent list) evidence of decay).  P- Poor structural condition. (Significant/considerable evidence of decay.)	G- 20  S - 15  <u>F- 10</u>  P- 0	<p>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.</p> <p>At the north east corner, where the structure meets a mid 20<sup>th</sup> century addition, the lack of full downspout has created a situation of constant directed water flow on 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 were present at the noted locations.</p> <p>In conclusion the main issues are:          -missing or incomplete downspout system resulting in:          -water damage to <u>localized</u> parts of structure: missing mortar, cracking and erosion of numbered masonry members</p>



HISTORICAL SIGNIFICANCE (Maximum 5 points)			TOTAL HISTORY:	
HISTORICAL SIGNIFICANCE	EVALUATION CRITERIA	GRADING	COMMENTS	
Structure is associated with the life or activities of a person, group, organization or event significant to the City of Vaughan, or illustrative of the community's cultural social political, economic or industrial history.	E- Individual, group, event or site of primary significance to the surrounding community. (Political official, prominent community member, religious leader, significant site/landmark in history of Vaughan.)	E- 5	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 as this provided a natural resource for Mills to be established using the power of the river – water power, 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 21 <sup>st</sup> century as the Hayhoe mill.	
	VG- Individual, group, event or site of some significance to the surrounding community. (Owner/family was long-standing member/s of community.)	M-2		
	M- Individual, group, event or site of minor or little significance to the surrounding community. (No historical background on structure or individual that built structure or family.)	F/P- 0		
	F/P- Site, structure, has no significance to Vaughan's history.			
<p>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 Tyrell, father of renowned Canadian geologist, cartographer and mining consultant Joseph Burr Tyrell, 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 Tyrell was contracted to build in Pine Grove.</p> <p><b>The Hicks Family of Pine Grove</b></p> <p>Alfred Gooderham brought William Hicks as head miller at the Pine Grove mill from their Gardhouse Mill at Bolton and Rowntree's Mill at Thistletown where he had been superintendent. Twenty years later, William Hicks bought the mill from Gooderham and ran it with his sons Charles successfully ran it with his sons Charles, Albert and Fred until 1906. Two years after selling it to John Nichol, in 1908, Fred Hicks bought it for himself until the break of First World war in 1914. Fred Hicks sold it to Herb McLaughlin. After business did not go so well for him and the mill was idle for one year in 1918, Fred Hicks bought it back and operated it under the name of "Hicks Flour Mill" until 1935. Collectively, the Hicks family owned the mill for 49 years. Fred Hicks had the general store in Pine Grove for 17 years and was postmaster for thirty two years. Historical records in the City archives reveal that Fred Hicks was a dedicated local business man under whom successful operation of the mill persevered through the years under his charge and ownership. The home that he built, standing at 229 Pine Grove</p>				

Road, is one of three last remaining pieces of original fabric of the 19<sup>th</sup> and early 20<sup>th</sup> century Pine Grove Village – the last remains of Pine Grove as a distinct place in York Region. In photos dating from circa 1911 (construction date of his home), the home stands as the most modern and spacious residences in the Village. At the time, it clearly stood as a beacon and symbol of the brand new 20<sup>th</sup> century. Aside from the Pine Grove Congregational Cemetery dating to 1841 on Gamble street, the three remaining original resources are – Norberta O'Rourke's house at 8372 Islington Avenue (dating to 1845), 8353 Islington Avenue dating to approx. Sometime in the 19<sup>th</sup> century, although more study is required for this structure. 8345 Islington dates to c. 1910 however it has been modified. (See attached Analysis of Remaining Fabric of Old Pine Grove).

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.

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 20<sup>th</sup> century. 229 Pine Grove in its architectural and associative characteristics is now carrying the village's identity into the 21<sup>st</sup>.

#### **A Mail Order Home for the Village Postmaster**

\*The Sears Roebuck mail order catalogue, called Modern Homes, sold houses designs and full material building kits available by mail order from 1908 to 1940. The first batch of home designs is grouped from 1908 to 1914. From this group, model number Model No. 52; (that sold from \$782 to \$1,995 – see attachments) was a concrete block model that is very similar in proportions, materials and facade composition to the home at 229 Pine Grove Road. The Block pattern matches exactly that of the Sears machine, the design of the home is so close to number 52 and Fred Hicks who built it, miller and none other than also the postmaster at the time. 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, more bells and whistles could be added if desired from the lines of interior millwork or plumbing offered in the catalogues, but they were sold separately so that each customer could customize the home to a great degree. In the 1911 photos (see attachments) the house stands as the most modern home in Pine Grove. It is no surprise that the businessman and postmaster would have a mail order home!



ENVIRONMENT (Maximum 15 points)			TOTAL ENVIRONMENT:	
ENVIRONMENT/STREETSCAPE/COMMUNITY	EVALUATION CRITERIA	GRADING	COMMENTS	
Structure contributes to the continuity or character of the street, community, or area.	E- Of particular importance in establishing the dominant/historic character of the area, community, or streetscape.	E – 15 <b>VG-10</b>	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 20 <sup>th</sup> century.	
Heritage buildings in a rural areas (i.e. former farm buildings), not yet developed or part of a Block Plan development, that have a good architectural rating should be rated for its community significance based on the criteria defined (as per adjacent column).	VG- 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- 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  F/P- Incompatible with the dominant character of the area, streetscape and of no particular significance architecturally to the community, based on a total rating of 0-59 in the architectural evaluation in the first section of this form.	G – 8  F/P – 0	<p><b>The Neighbouring Mill's Standing Silos</b></p> <p>The historic grain mill's silos still standing today. These are reinforced concrete structures, a cluster of 9 which date to c 1920 or early 1930's and two which date to the early 1970's, as stamped on them. They are the most sculptural and emblematic surviving part of the historic mill, which no longer exists. They stand as a sign of the historic use of the natural (river power) and farming resources in the area. The rest of the structure is of modern industrial style constructed circa the 1970's. More detailed study on these remaining structures may yield additional information.</p> <p>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 and the milling industry as part of the river near this location. The building is part of this historical context and landscape.</p>	

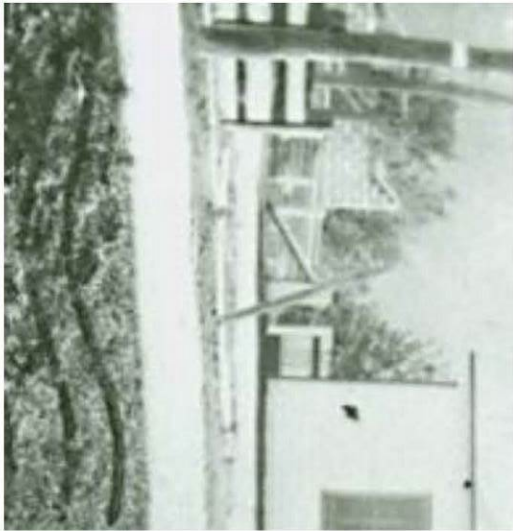
## **Attachment 10**

### **Sources:**

Ontario Architecture, John Bloomenson,  
Ontario Historic Mills, George Fischer and Mark Harris  
Sears Archives website: [www.searsarchives.com](http://www.searsarchives.com)  
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E.R.A Architects Inc., 229 Pine Grove Road: Response to City Comments, 8 April 2013

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Vaughan Township and Woodbridge Census 1891  
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Norberta O'Rourke, Post Offices of Vaughan Township  
Photo archives of Woodbridge and Pine Grove  
Historical Atlas of York County, 1878 and 1860  
A History of Vaughan Township, Elmore Reaman  
Woodbridge Women's Institute Fond  
Mary Wood Fond

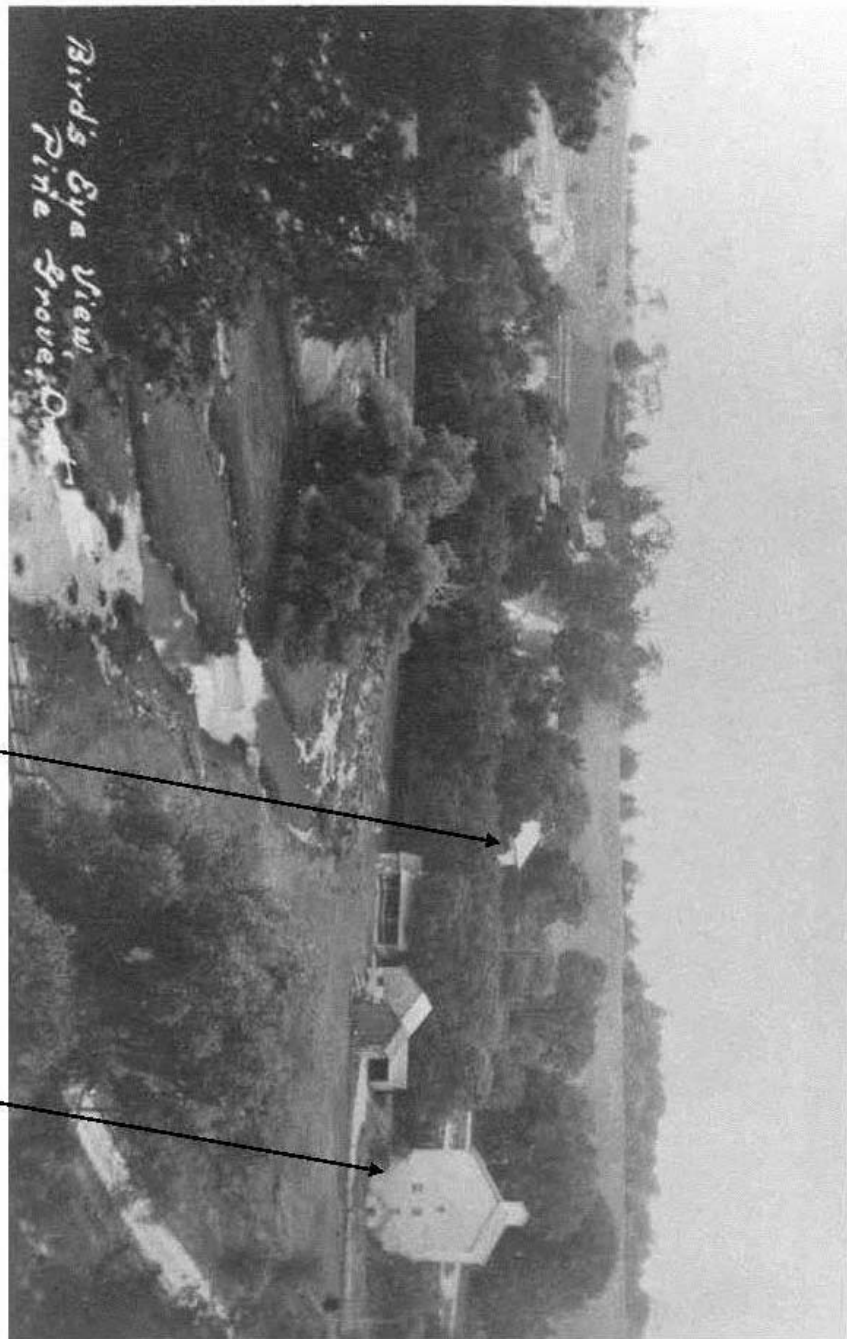
229 Pine Grove BHE- Attachment



1911 photo showing 229 Pine Grove Road under construction, with magnified areas bottom and right, City of Vaughan Archives, City Clerk's Office



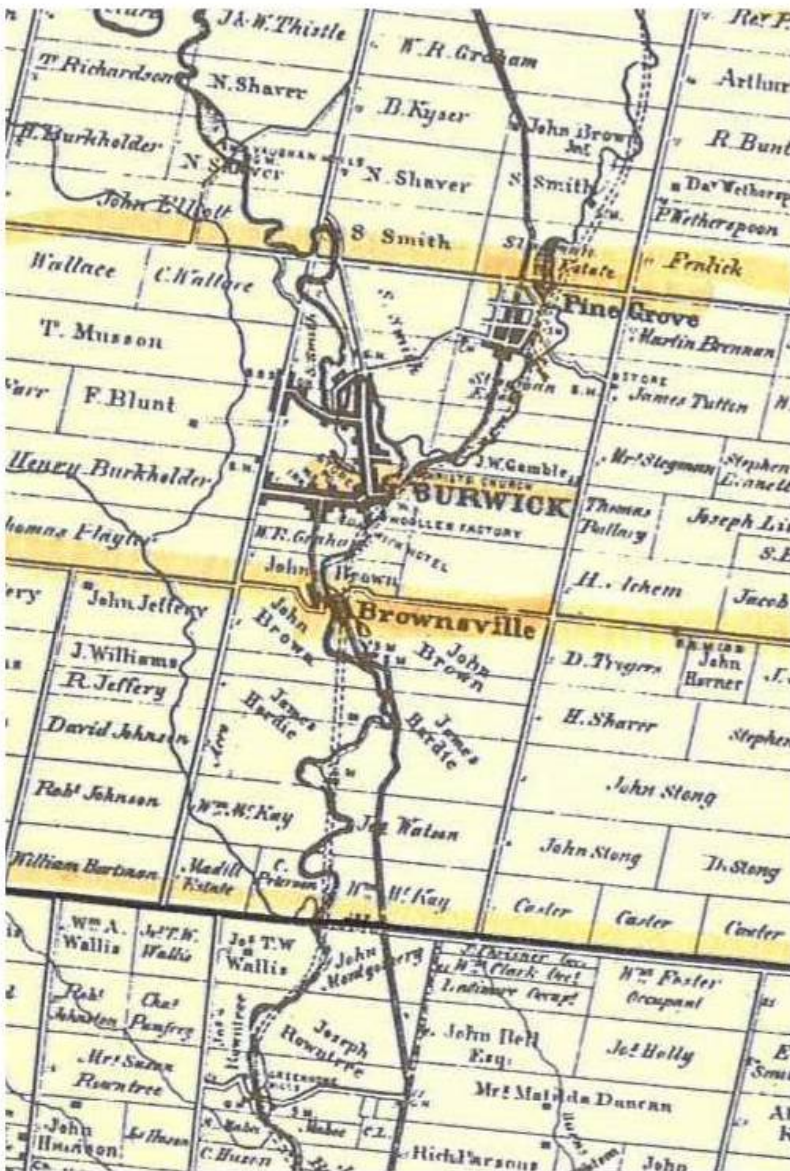
1937 photo showing the Hicks' Mill, next door to 229 Pine Grove Road, City of Vaughan Archives, City Clerk's Office



c. 1911 photo, looking west, showing 229 Pine Grove Road completed standing to the left of the mill building and property, City of Vaughan Archives, City Clerk's Office

Hick's Mill





Tremain's 1878 Map  
City of Vaughan  
Archives, City  
Clerk's Office



West view (front), 229 Pine Grove Road.





Top. Partial north wall.



Bottom. Pattern on concrete block and red tinted lime mortar joints troweled with bead



East wall. Top and bottom



South-east corner



Top. Concrete block pattern on south addition, c. 1960-70



Right top and bottom, East elevation at North corner, missing downspout and water damage.





Oak front door, period hardware, stair trim





**Attachment 19**



Above: Second floor painted original trim and interior doors.  
Right: Radiator under living room front window



Ground floor joist with vertical saw marks



## **\$1,995<sup>00</sup>** and Our **FREE BUILDING PLANS**

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

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



### **MODERN HOME No. 52**

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

### **OUR \$1,995.00 HOUSE**

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

#### **FIRST FLOOR.**

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

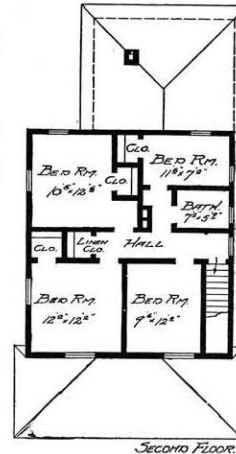
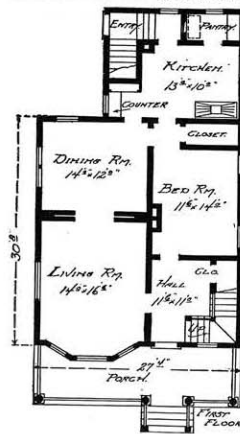
#### **SECOND FLOOR.**

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

#### **The Arrangement of Our Houses**

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

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



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

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

Sears, Roebuck & Co., Chicago, Ill.

—40—

BOOK OF MODERN HOMES

Model 52 from the Sears archives online.