

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 113-2024

A By-law to designate 1050 Rutherford Road, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 1050 Rutherford Road is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS on January 30, 2024 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 1050 Rutherford Road as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 1050 Rutherford Road;

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024 pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for

notice to be provided by way of the City's website;

AND WHEREAS on March 13, 2024, the City of Vaughan published a notice of intention to designate 1050 Rutherford Road on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 1050 Rutherford Road (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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Authorized by Item No. 15, of Report No. 1 of the Committee of the Whole.
Adopted by Vaughan City Council on January 30, 2024.
City Council voted in favour of this by-law on June 25, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 113-2024

Description of Lands

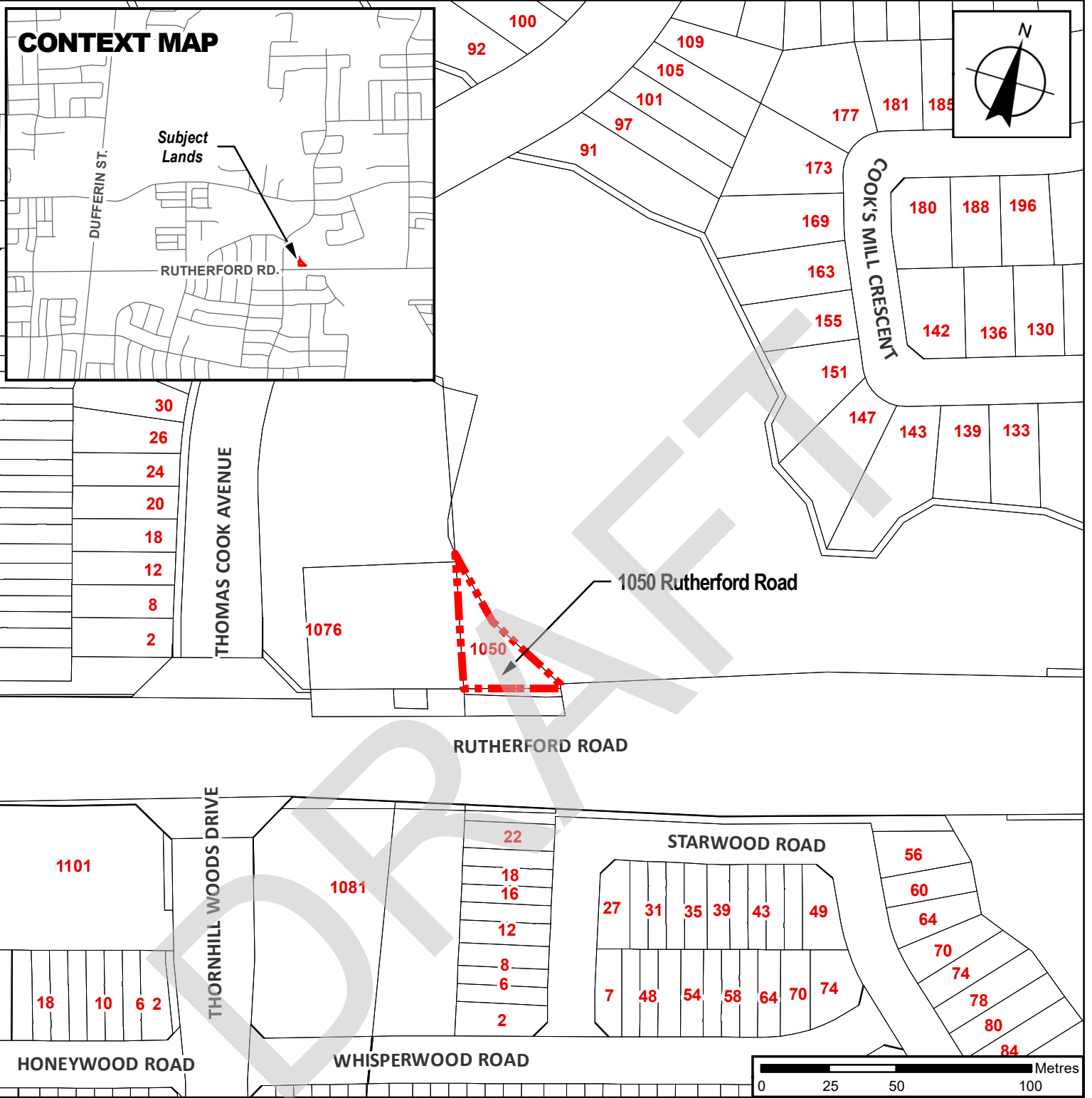
PIN: 03341-6352

Legal Description:

Part of Lot 16, Concession 2 (Vaughan) CITY OF VAUGHAN; subject to an easement in gross over that part lying within the limits of Part 3, Plan 65R29202 as in YR859509

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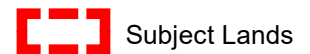
CONTEXT MAP



Location Map To By-Law 113-2024

Legal Address: 1050 Rutherford Road

Legal Description: Part of Lot 16, Concession 2 (Vaughan) CITY OF VAUGHAN; subject to an easement in gross over that part lying within the limits of Part 3, Plan 65R29202 as in YR859509



SCHEDULE "B" TO BY-LAW NUMBER 113-2024

STATEMENT OF CULTURAL HERITAGE VALUE

BRIEF DESCRIPTION

ADDRESS: 1050 Rutherford Road (formerly 1076 Rutherford Road)
LEGAL: Part of Lot 16, Concession 2 (Vaughan) CITY OF VAUGHAN; subject to an easement in gross over that part lying within the limits of Part 3, Plan 65R29202 as in YR859509

OVERVIEW

The cultural heritage value of the property known as 1050 Rutherford Road meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Building Name: Carville Post Office
Date Built: ca. 1845
Location: Concession 2, Lot 16
Address: 1050 Rutherford Road (formerly 1076 Rutherford Road)
Community: Carrville
Condition: very good physical condition (renovated 2014-2017)

ARCHITECTURAL/PHYSICAL VALUE

Built in 1845, the 2-storey plank frame building is a vernacular expression of the Georgian style that continued to be popular well into the first half of the 19th century in Canada. The building is of a simple modest design and features the 3-bay symmetrical style that is typical of the Georgian form. However, unlike more typical Georgian design, the front and rear elevations are the narrowest, and what would usually be the side dormer is part of the front entrance. Original building features include the gable roof eave returns, interior beaded board paneling on the first floor, interior staircase handrail, original attic windows and original frame construction. The returning eaves detail is another element that dates back to its original construction. Cultural Heritage staff also noted during a site visit in 2018 that the interior windowsills on the second floor also maintain their heritage value, maintaining a deep stool-and-apron sill assembly.

The main floor of the front elevation has been altered several times as windows have been shown to be different sizes and formats. However, the second storey window openings are original in their 3-bay window placement, and the centrally located attic window under the eaves is also original. The window openings on the east and west elevations also have cultural heritage value and should not be expanded or widened.

HISTORICAL/ASSOCIATIVE VALUE:

Cook Family

Thomas Cook, born in 1801 in England, arrived in Vaughan Township in 1833 with his brother William. He purchased lot 17 from Michael Fisher, an early settler family and continued to run the mill on the property. In 1842, Thomas Cook was granted all of Lot 16 by the Crown and established a small store and then later a small post office. At one time on these lots there were at least 3 different kinds of mills (grist, oat, and lumber), a cooperage, the store and the post office. On top of this, the family continued to farm the land as well. The businesses

Thomas and his brother and their families established on these lands became the beginning of the settlement of Carrville.

Throughout the 19th century the Cook family also took on an inn and tavern and a stagecoach line. They became one of the key families of the area. This included donating the lands and assisting in the construction of what became the Carrville United Church (formerly Primitive Methodist) at 910 Rutherford Road and the Carrville Cemetery. Thomas Cook also served on the Vaughan Township Council and was a Justice of the Peace.

After initially having a store nearer to the Mills themselves, Thomas Cook built the existing store in 1845 using the timber cut at their mills. The new store on the 16th line to be closer the 3rd concession line and the road between the 15th and 16th lots (now known as Rutherford Road). Later in 1865, the Carrville Post Office was opened within the store.

Through the lifetime of the store under the Cook Bros ownership, the store featured a number of storekeepers, presumably running the store day to day. Among the known family names are: Hay, Brackenridge, Swan Scholfield, Bailey, Love, Lund, Bolitho, Denton, Mellish, Bone, Hyde and Mullen. These family names have a long history relating to Vaughan Township and Richmond Hill (which would have still been a part of Vaughan Township in the early days of the store operation).

Lots 16 & 17 were owned and operated by the Cook family through the rest of the 1800's and it appears that responsibilities could change between brothers, sons and cousins. After Thomas Cook and William Cook Seniors died in the 1877 and 1878 respectively, their sons held to the lands for decades after. However, as the second generation grew older themselves and had established other businesses or practices outside of the family land, they began to sell parts of Lots 16 & 17 in the early 20th century.

In March of 1903, the Liberal Newspaper reported that William Cook would be selling the store and farm to one Wilbert Bone. Wilbert Bone had previously worked as a storekeeper at the Carrville store and it is indicated that he would be taking over both the store and the farm. The Bones ran the store and post office for several years, and moved the Post Office into their farmhouse, where it operated until 1916. The Post Office was relocated to another house (no longer standing) and operated until 1923.

Del Brocco family

In 1919, Wilbert Bone's wife Viola passed away and this may be part of the reason why Wilbert sold off a portion of Lot 16 in the spring of 1919. In June of 1919, the Land Titles report that Luigi Del Brocco purchased 36/100 for \$600. This portion severed the store away from the rest of Lot 16 (that Wilbert Bone would go on to sell in 1936) and it included the Carrville store and it was converted into a family house for the Del Brocco family. The earliest confirmed pictures of the store come from this period of occupation.

According to Pier21.ca, although Italian people are known to have arrived in Canada as early as the 1830's & 40's, the first wave of immigration from Italy to Canada occurred beginning in the 1870's to just before World War I in 1914. The Del Brocco arrived in Canada in 1913 and so are part of this first wave. Luigi and Rosa Del Brocco and their family were the first Italian family to

move to Vaughan in 1919. They converted the Carrville Store into a home and lived there for the next 30 years. During this time, they appear regularly in the local papers as the family was significantly involved in several organizations and school groups. When Luigi and Rosa decided to sell the house in 1950, the details of their farewell party were covered in the local news, with the staff writer reassuring that the Del Brocco family would continue to be a part of the community as Vince Del Brocco and his wife Dorothy would continue to live in Carrville.

Several members of the Del Brocco family were involved in encouraging the retention and restoration of the house in 2008-2012.

Sellen/Crichton-Harris

A few years after the Del Brocco family moved from the property, it was purchased by Ann and Stanley Sellen in 1960. Both Ann and Stanley were employed in the Toronto TV and film industry of the 1950's and 60's. The family lived at the property for 18 years and although they divorced in 1978 and had to sell the property, it continued to influence their lives. Stanley Sellen has become known as an artist, and featured paintings of the Carrville home in his work. Ann Crichton-Harris went on to work for the CBC and write non-fiction books and was also key to starting the drive to preserve the Carrville Store property in 2008.

After 65 years of being a store and then over 80 years as a family residence, the property fell into disrepair. It was in danger of demolition, but the Del Brocco family, Ann Crichton-Harris and many others in the Vaughan community rallied to ensure that the house was maintained. This effort was successful, and the minor relocation (50 meters to the east) and restoration of the property was ensured in 2012 during the Nine-Ten West Ltd re-development.

CONTEXTUAL

The property has significant contextual value as a landmark on Rutherford Road since 1845, first as a general store and post office and then as a private residence. It is one of the few remaining structures of village of Carrville. Although the building was relocated from its original 1845 location, it was relocated less than 50 meters. Its backdrop against the trees along the Don River tributary serve as a reminder of Vaughan's rural and industrial history.

SUMMARY OF CULTURAL HERITAGE VALUE

Architectural/Physical

- Built in 1845, this structure is a surviving 2 storey plank frame house within the City of Vaughan
- It is one of the only original surviving commercial buildings from before 1850 on the east side of Vaughan.
- Built from local timber in a vernacular Georgian style it features the following original elements:
 - gable roof eave returns
 - interior beaded board paneling on the first floor
 - interior staircase handrail
 - original attic windows
 - original frame construction

- window openings along the second storey of the front elevation and on the east and west elevations

Associative

- Originally built by Thomas Cook, a significant early settler in Vaughan who expanded the millworks on the riverways and, along with his brother William, began a series of enterprises on this property. The Cook brothers are associated with establishing many businesses and expanding Carrville from a small settlement to a thriving village.
- The Del Brocco family who converted the structure from a store to a family home in 1919 and were the first Italian family to settle in Vaughan. They lived in the house for 30 years. Luigi and Rosa Del Brocco were part of the first wave of Italian immigrants to Canada.
- Stanley Sellen and Ann Crichton-Harris who raised their family in the house from 1960-1978. Both were associated with the tv, radio and film industry in Canada. Sellen is also known as a Canadian artist and has several works associated with the property. Crichton-Harris was a researcher, writer, activist who participated with the Del Brocco family in the retention and conservation of the property.

Contextual

- The property is a longstanding landmark in the history of Vaughan for over 175 years. First as a commercial structure and then as a rural residential property.
- It maintains a great deal of its original context, being less than 50 meters from its original location, and situated against the trees and rivers it has been associated with in its time.
- It is a visual reminder of Vaughan's early settlement from the first half of the 19th century to its transformation to a rural residential property

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Heritage Property files – Cultural Heritage staff

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