

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 3315 Midland Avenue

Date: November 15, 2017

To: Toronto Preservation Board
Scarborough Community Council

From: Acting Chief Planner and Executive Director

Wards: Ward 23 - Scarborough North

SUMMARY

This report recommends that City Council state its intention to designate the property at 3315 Midland Avenue under Part IV, Section 29 of the Ontario Heritage Act.

The subject property is located on the east side of Midland Avenue at the north-east corner with South Shields Avenue in the Agincourt neighbourhood and contains a one-and-a-half storey house dating to c. 1875.

In 2006, City Council listed the property at 3315 Midland Avenue, containing a house historically known as the George L'Amoreaux farm house (c.1875), on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register). The property has been identified as having archaeological potential in accordance with the City of Toronto's Archaeological Master Plan.

Following research and evaluation, it has been determined that the property at 3315 Midland Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The owner of the property at 3315 Midland Avenue has submitted a Notice of Intention to demolish a listed heritage property under the Ontario Heritage Act. The application is incomplete.

In accordance with Official Plan Heritage Policies, properties on the Heritage Register will be conserved and maintained. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council state its intention to designate the property at 3315 Midland Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 3315 Midland Avenue (Reasons for Designation) attached as Attachment 3 to the report (November 15, 2017) from the Acting Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 3315 Midland Avenue was included on the City of Toronto's Heritage Register on September 27, 2006 when City Council adopted the Planning and Transportation Committee Report 6 recommendation that pre-amalgamation properties listed by former municipalities be confirmed as listed under the provisions of the 2005 revisions of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/cofa.pdf>

COMMENTS

In August 2017, the owner of the property submitted an application to demolish the historic farm house on the heritage register property under the Ontario Heritage Act. The demolition application was deemed incomplete and the required missing information has yet to be submitted. As a result of the application review, City staff determined that the historic verandah on the principal west elevation of the house had been removed without a permit. (See Photographs - Attachment 2)

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the attached Research and Evaluation Report (Attachment 4) for the property at 3315 Midland Avenue (George L'Amoreaux house) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Completed c. 1875, the George L'Amoreaux house has design value as an example of a mid-19th-century, one-and-a-half storey, Ontario farm house featuring board and batten siding which emerged as a distinctive type of timber cladding associated with the Gothic Revival style during the mid-nineteenth century.

The property has cultural heritage value as it is associated with George L'Amoreaux, grandson of the Josue L'Amoreaux family, French loyalists who settled in Scarborough and were part of the 19th-century development of Scarborough Township as a series of farming communities, including L'Amoreaux. These historic associations with the L'Amoreaux family are present today in the L'Amoreaux neighbourhood, L'Amoreaux Drive and the L'Amoreaux North Park, Community Recreation Centre and Sports Complex. This farm house is the last remaining building known to be connected with the L'Amoreaux family.

Located in Agincourt, on the east side of Midland Avenue, the L'Amoreaux farm house is set back from the road and accessible via the original farm lane retaining in its setting, orientation and design the original 19th-century farming character of the Scarborough Township. The L'Amoreaux house is typical of the integration of historic 19th century, heritage properties within the late 20th century suburban development that now characterizes much of Scarborough and is part of a network reinforcing the original township's late 18th and 19th century context.

The Statement of Significance (Attachment 3) for 3315 Midland Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be

advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

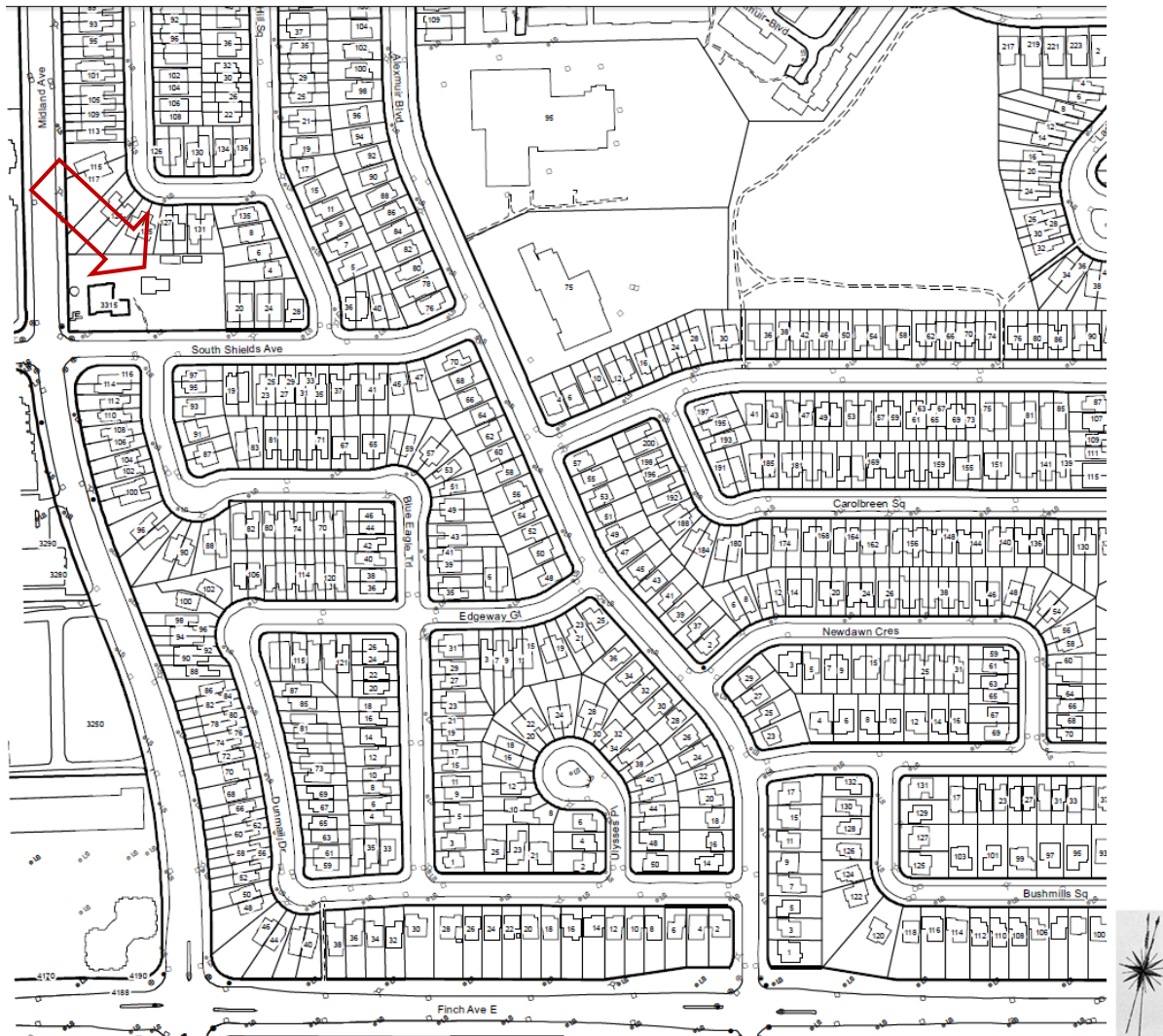
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SIGNATURE

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Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the property at 3315 Midland Avenue, north of Finch Avenue East at the north-east corner of Midland Avenue and South Shields Avenue. The arrow indicates the footprint of the George L'Amoreaux house. The building which has the bold outline is the 1960s 3-storey commercial building also located on the property. The bold outline indicates that the property is included on the Heritage Register.



Photograph of George L'Amoreaux house, 3315 Midland Avenue, showing the principal (west) elevation (Scarborough Archives, c.1970)



Photograph of the George L'Amoreaux house, principal (west) elevation, without the verandah. (Heritage Preservation Services [HPS], 2017)



Photograph of the property at 3315 Midland Avenue , looking east from Midland Avenue showing the Tamarack Day Care Centre in the foreground on the right and the George L'Amoreaux farm house in the distance. (HPS, 2017)



Photograph of the property as viewed from South Shields Avenue showing the Tamarack Day Care Centre on the left and the south elevation of the farm house in the distance to the right (HPS, 2017)

The property at 3315 Midland Avenue (George L'Amoreaux House) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value. The house was listed on the City of Toronto's Heritage Inventory in 2006 and prior to amalgamation was included on the Scarborough LACAC's Inventory prior to 1995.

Description

The property at 3315 Midland Avenue is located at the north-east corner of Midland and South Shields avenues, and contains the George L'Amoreaux House which is set back from Midland Avenue behind a 1960s commercial building. Constructed c.1875, the one-and-a-half storey farm house was originally built on a rectangular plan with a gable roof, board and batten cladding and a raised stone foundation. The farm house was extended over time, first acquiring a single storey rear wing creating a T-shaped plan, which was followed by the addition of an upper storey on the wing and verandahs on its north and south sides. A verandah on its principal (west) elevation was added c. 1900, but has been removed. Barns and outbuildings to the north of the house and laneway were demolished with the surrounding suburban development in the 1970s.

Statement of Cultural Heritage Value

The George L'Amoreaux house has design value as a rare example of a board and batten clad farm house in Scarborough and is fine representative example of a c.1870s, one-and-a-half storey Ontario farm house which was extended during subsequent decades.

The house has historical value as it is associated with the Josue L'Amoreaux family, one of Scarborough's earliest pioneering families, descended from French Huguenots, who settled the township, creating the village of L'Amoreaux and who built one of the first school houses in 1818. The L'Amoreaux family maintained their prominence by continuing to own and farming substantial tracks of land to the end of the 19th century and their early settlement of Scarborough. The family is commemorated in streets, parks, community centres and a collegiate. This house is rare as the only known remaining structure associated with and occupied by the L'Amoreaux family as the school and other L'Amoreaux houses which survived into the 1960s-1970s have been demolished. The property has been identified as having archaeological potential in accordance with the City of Toronto's Archaeological Master Plan.

Situated on the east side of Midland Avenue at the north-east corner with South Shields Avenue, the L'Amoreaux property has contextual value as it maintains the 19th-century pattern of rural farm settlement in Ontario. With its set back and long laneway leading from Midland Avenue, an important 19th century side road, the house follows a characteristic rural pattern in its setting. In the early 1970s the surrounding farmlands

were redeveloped with suburbs but the setting, orientation and presence of the farmhouse retains Scarborough's remaining 19th-century character and is historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the George L'Amoreaux house are:

- The setback, placement and orientation of the building on the east side of Midland Avenue at the corner with South Shields Avenue
- The laneway from Midland Avenue to the house and the view from Midland Avenue down the laneway to the west (principal) elevation of the house
- The scale, form and massing of the one-and-a-half storey house-form building, encompassing a T-shaped plan with gable roofs and verandahs on its south and south sides
- The materials including the board and batten cladding, wood cladding and raised stone foundation of the original house
- On the west elevation, the arrangement of a central entrance with a door surrounded by a transom light and two sidelights, flanked symmetrically by two identical, double-hung sash windows with six-over-six panes in the sash
- On the south elevation of the original house, the size and placement of the pair of double-hung, six-over-six, sash windows on the upper floor and the single double-hung, six-over-six sash window on the ground floor
- On the north elevation of the original house, the size and placement of the pairs of double-hung, six-over-six, sash windows on the ground floor and the upper floor and their storm windows
- On the south elevation of the rear wing, the verandah and the two, double-hung, six-over-six, sash windows on the upper floor
- On the north elevation of the rear wing, the verandah and the two double-hung, six-over-six, sash windows on the upper floor

The following are not included as heritage attributes:

- The enclosure of the verandahs on the north and south elevation
- The three storey 1960s building at the south-west corner of the property

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



GEORGE L'AMOREAUX HOUSE
3315 MIDLAND AVENUE

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2017

1. DESCRIPTION



Above: George L'Amoreaux house, 3315 Midland Avenue, with its principal (west) elevation (Heritage Preservation Services [HPS], 2017)

Cover: George L'Amoreaux house, (Scarborough Archives, c. 1970)

3315 Midland Avenue - George L'Amoreaux House	
ADDRESS	3315 Midland Avenue
WARD	41 Scarborough-Rouge River
LEGAL DESCRIPTION	PLAN 3932 PT LOT 14
NEIGHBOURHOOD/COMMUNITY	Agincourt, Scarborough
HISTORICAL NAME	George L'Amoreaux house
CONSTRUCTION DATE	c.1875
ORIGINAL OWNER	George L'Amoreaux
ORIGINAL USE	Single Family Dwelling
CURRENT USE*	Single Family Dwelling
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	Board and batten cladding
ARCHITECTURAL STYLE	One-and-a-half storey Ontario farmhouse
ADDITIONS/ALTERATIONS	Two-storey rear addition
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	November 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 3315 Midland Avenue, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1796	The Scarborough Township is surveyed establishing concession roads and subdividing the land into lots typically 200 acres in area
1802	Lot 26 in the Fourth Concession is patented to David Thomson
1860	The 200-acre lot has been subdivided and is now owned by William Mason, James Magary and Marshall Macklin
1870	Assessment Rolls indicate that Christopher L'Amoreaux purchases 50 acres of Lot 26 Concession IV (Lot 26, Con IV) from James Magary. The property is unoccupied
1875	George L'Amoreaux, is a tenant on the 50 acre Lot 26, Con IV owned by Christopher L'Amoreaux. This is the first time a resident is recorded on the property.
1877	George L'Amoreaux is now recorded as the owner of the 50 acre Lot 26 Con IV
1882	William Ogg is recorded as a tenant and lives at the property owned by George L'Amoreaux at Lot 26, Con IV
1883	Marchal Macklin purchase George's 50 acres on Lot 26 Con IV which is just to the south of his own 100 acres on Lot 26 Con IV
1886	Alexander Macklin is recorded as the owner of the 50 acres on Lot 26 Con IV
1918	Alexander Macklin and his son Jason own the subject property. John Risebrough has purchased 100 acres on Lot 26 Con IV previously owned by Marchal Macklin
1928	By this date Alexander and Jason Macklin have sold the 50 acres to farmer John Risebrough
1938	By this date Risebrough has retired and lets 139 acres to the farmers George and Isobel Shadlock. He maintains ownership of a plot of 1 acre and has sold the remaining 10 acres to Peter and Olga Creek who are grocers.
c. 1965	A three-storey commercial building is constructed on the property
1969	An application is submitted to extend the three-storey building to include a day-care facility
1988	The current owner purchases the property

1989	Applications are submitted to convert the property to be a daycare centre for the elderly
2006	The property is listed on the City of Toronto's Heritage Register (Prior to amalgamation it had been listed on the Scarborough Inventory of Heritage Properties)
2015-2017	The front verandah is removed
2017	The building is currently used as a child day care centre
2017	The owner of 3315 Midland Avenue applies for a demolition permit. The application is incomplete. No further application has been submitted.

ii. HISTORICAL BACKGROUND

Agincourt Neighbourhood, Scarborough

The property at 3315 Midland Avenue is located in the Toronto neighbourhood known as Agincourt located in the historic township of Scarborough. *(Image 1)* The name 'Scarborough' was given to the new township by Elizabeth Posthuma Simcoe, the wife of the first Lieutenant Governor of Upper Canada, as the dramatic cliffs reminded her of the chalky cliff coast of England's Scarborough.¹ Scarborough was surveyed and subdivided in 1796 with a series of concession roads, approximately two kilometres apart that ran east-west and side roads, perpendicular to the concession roads that were approximately 1,200 metres apart. The land between the concession roads was subdivided into long, narrow 200-acre lots. *(Image 2)*

The subject property, 3315 Midland Avenue, was part of the village of Milliken, one of the villages which sprang up at the intersections of concession roads and side roads throughout the 19th century. Milliken was located on the concession road now known as Steeles Avenue (which marked the boundary between the Fourth and Fifth Concessions) at the intersection with a side road, known as Old Kennedy Road. The village was named for members of the Milliken Family, who owned property on the north side of Steeles Avenue and by the mid-nineteenth century operated an inn located on the north east corner with Old Kennedy Road, just west of today's Midland Avenue. The family descended from Norman Milliken, a Loyalist who came to Scarborough, via New Brunswick. The family and village are present today in the Milliken Public School on the east side of Midland Avenue and Milliken Boulevard on the west side. Midland Avenue was initially known as Church Street, but the name was changed in 1882 following the merger of the Midland Railway with the Toronto and Nipissing Railway with the Grand Trunk Railway.

Up until World War II, the township of Scarborough remained a prosperous farming community. Following the war, the proximity to Toronto resulted in the replacement of farms with suburban residential developments. However the land between Finch Avenue and Steeles in the Fourth Concession was not re-developed as a suburb until the 1970s. Today the property is identified with the Agincourt neighbourhood and sits on the edge of the mid-1970s Rosewood suburban enclave.

¹ Brown, p. 115.

The subject property, 3315 Midland Avenue, is located on part of the original 200-acre, Lot 26 in the Fourth Concession (Lot 26-Con IV) which was originally patented in 1802 to David Thomson. Thomson, with his wife Mary Glendenning and their 4 children settled on Lot 24 Concession 1 in 1796, and are considered to be Scarborough's first settlers.

By 1860 the Lot 26-Con IV had been subdivided into three lots of 50, 50 and 100 acres, belonging to William Mason, James Magary and Marchal Macklin,² respectively. James Magary's property located between the other two contained the subject property at 3315 Midland Avenue. (*Image 3*)

In 1870, the assessment rolls indicate that Christopher L'Amoreaux, age 59, has added Magary's 50 acre property to his other land holdings. Christopher and his family lived at Lot 27 in Concession V. The property at Lot 26 Con IV, is described as having 45 cleared acres, but no one is living at the property in this year.

By 1875, George W. L'Amoreaux, age 25, is recorded as a tenant living at Lot 26-ConIV, owned by Christopher. As this is the first time a resident is recorded at the property, it is likely that the house was built between 1874 and 1875.³ By 1877 George was recorded as the owner of the property. (*Image 4*) In 1882, George rented the property to William Ogg who is also recorded as living at the property. The property was sold to Marchal Macklin between 1885 and 1886.

The L'Amoreaux family made a lasting impact on Scarborough first with the establishment of the village and school of L'Amoreaux in the early 19th century in northwest Scarborough. The settlement began with Josue L'Amoreaux, a descendant of Andre L'Amoreaux a French Huguenot, who immigrated with his wife and children to England in 1685. In 1700 they moved to New York. At the end of the American Revolution and the departure of the British from New York, Andre's grandson, Josue L'Amoreaux, moved to New Brunswick and from there, as with the neighbouring Milliken family, he and his wife Elizabeth Ogden, their seven children and two nephews moved to Scarborough. As Josue and Elizabeth's sons Isaac and James each had 10 children of their own, the L'Amoreaux settlement of Huguenot descendants was well-established and by 1818 a log school had been constructed. The school, located in School Section 1 was succeeded by a brick building in 1848, located at Finch and Birchmount Avenue. In 1869 the school was enlarged and in 1969 celebrated its centennial. It has since been demolished. (*Image 6*) The family is commemorated in L'Amoreaux neighbourhood, L'Amoreaux Collegiate Institute, L'Amoreaux Drive and the L'Amoreaux North Park, Community Recreation Centre and Sports Complex. (*Image 5*) The

2 Please Note, Magary is sometimes spelt "McGary" and Marchal is also known as Marshall.

3 The assessment rolls during these years do not indicate if a property has been built upon. The values for the properties whether seem to be more closely aligned to whether the land has been cleared or not. Frequently an additional value, "value of personal property other than income" is indicated. In 1875, for the first time, this value is represented at Lot 26-Con IV, as \$100 and may be related to the construction of the house. Other properties have these additional personal property values where the land is occupied with residents, but as these amounts are at \$400 and \$500 they may be related to animals on the farm rather than the buildings.

property at 3315 Midland Avenue retains the last of the 19th-century buildings known to be associated with the L'Amoreaux family.⁴

In 1886 Marchal Macklin purchased the George L'Amoreaux property which was adjacent to his 100 acres at Lot 26-Con IV to the north. The property was retained by the Macklin family for over 20 years with the 100 lot being sold to John Risebrough by 1918 and the remaining 50 being purchased by 1928. Risebrough and his wife, Florence, were farmers. By 1938, they had retired and retained 1 acre for themselves and letting the remaining 139 acres to George and Isobel Shadlock who were also farmers. The remaining 10 acres were sold to a grocer, Peter Creek and his wife Olga.

In the 1960s a three-storey building with commercial uses was constructed to the south-west of George's house at the corner of Midland Avenue and the new South Shields Drive. The new building originally housed commercial uses including a barber and other salons. In 1969, a building permit was submitted to extend the property to include a daycare centre. In 1988, the property was purchased by the current owner and in 1999, the building converted for a new use as the Tamarack Day Care Centre for the elderly. It has subsequently been converted for use as a child day care facility. By 1975, the original 50-acre George L'Amoreaux property had been engulfed in a new suburban development now known as Rosewood. (*Images 7-11*)

iii. ARCHITECTURAL DESCRIPTION

In its form, materials and evolution, the George L'Amoreaux house represents the typical early-mid 19th-century rural Ontario house form. (*Images 12-19*)

Originally a one-and-a-half storey rectangular plan, gable-roofed house, its principal elevation features a central door flanked symmetrically by two windows.

Stylistically, the symmetrical elevation, with windows of varying number, flanking a central door which lead to an internal central-hall plan, finds its roots in the mid-17th century English domestic architecture of Sir Roger Pratt et al. and would become the hallmark of Georgian and Neo-Classical architecture which persisted through the 20th century as an ideal suburban house type. In the 19th century, this essentially classical but persistent traditional plan-form could be dressed in a variety of materials as well as styles to be updated to the prevailing taste of the decade or quarter century. (See *Images 26 and 27* for Scarborough examples of variations on the one-and-a-half storey house type of a similar period.)

Built for the unmarried, 25 year-old son of a well-established farmer, the George L'Amoreaux house presents a modest take on the traditional type. The one-and-a-half storey height was popular since an 1807 act of the legislature classified houses according to the number of stories for purposes of taxation and "a house of less than

⁴ Writing in 1976, Mary Byers et al. described remaining L'Amoreaux family houses later purchased by Rennie Simpson in 1838 on a property on Passmore Street west of Kennedy. Rick Schofield of the Scarborough Archives has confirmed this street is now known as Purcell and the houses have been demolished.

two stories paid appreciably less tax.... The act served to increase the popularity of the storey-and-a-half house and to make it the usual type of farm dwelling in this province.⁵

The house gives a nod to the Gothic Revival in its board and batten cladding and to the Neo-Classical Revival in the pedimented form of its main entry on the west elevation. Board and batten cladding with its vertical lines is associated with the Gothic Revival. This form of cladding was extolled by the Andrew Jackson Downing, the author of architectural pattern books which provided models for carpenters working without architects in the United States and Canada. In his book *The Architecture of Country Houses* (1850), Downing extolled board and batten as more economical than horizontal clapboard, that it "being a bolder method of construction, it better expresses the picturesque beauty essentially belonging to wooden houses." Echoing Ruskin's influential concept of "truth to materials"⁶ Downing favoured board and batten not only because it is "more durable, but because it has an expression of strength and truthfulness... The main timbers which enter into the frame of a wooden house and support the structure are vertical, and hence the vertical boarding properly signifies to the eye a wooden house."⁷

The Gothic Revival style for the Ontario house would have typically included decorative bargeboards with "gingerbread" trim. This was often featured on a central gable dormer window lighting the upper floor but as the house did not have this feature, it may be that decorative bargeboards were never included. On the other hand without care these features do not easily survive. Given the 140 year age of the L'Amoreaux, the board and batten cladding has survived well where it has not been recently removed.

The first addition to the house, a rear single-storey wing, was a popular place for the kitchen was a popular place for the kitchen, as the main house would be cooler in the summer without the heat created by a stove and oven needed for daily food production. The second storey, and the addition of verandahs, partially enclosed on either side, also speak to the Canadian climate and the requirement for shade as well as enclosed shelter and vestibules to accommodate a transition zone for farm clothing suited to all seasons. The first addition continued the use of board and batten cladding. The upper storey and the east end wall feature different types of siding, including ship lap on the east wall.

The original windows are typical of the mid-19th century in being six-over-six panes in double-hung sash. On the north elevation original wood storms held in place by revolving metal wing nuts still survive. A red brick chimney is located on the south elevation but this would appears to be a more recent addition.

A verandah across the principal, west elevation was matched by two on either side of the north and south-facing kitchen wing elevations. Based on photographs which show the west verandah had brick piers supporting square pillars with some entasis and a single moulding, combined with a gable roof featuring raised boards in a truss pattern and a bit of decorative bargeboard, the verandah likely dated from c.1900.

5 Greenhill et al, n.p.

6 John Ruskin, *The Seven Lamps of Architecture*, 1849.

7 Greenhill, *ibid*.

Setting

Following a still widely prevalent, 19th-century, rural Ontario pattern, the farm house is set well back from Midland Avenue with its principal and most formal elevation addressing the avenue. (*Images 20-21*) As was customary with farmsteads, the property has a long laneway lead from the main road (Midland Avenue) to the house and farm buildings and fields. An aerial photo from 1971 shows the current driveway passing the house on its north side and leading to the barns and outbuildings on the north side of the laneway. (Image 8 as above) Today, the 1960s three-storey commercial building located on the south-west corner of the property at the intersection with South Shields Road is the prominent one on the corner. The house is set in a large area of grass on its southern side with trees on the east and north sides. Two more large trees are located on the east edge of the daycare centre playground.

iv. CONTEXT

The L'Amoreaux house is located at the north-east corner of the intersection of Midland and South Shields avenues. The first, is a 19th-century side-road, surveyed in the late 18th century, which stretched north from Lake Ontario crossing the concession roads at 200 acres intervals and providing access to farms along its length. Originally known as Church Street, it acquired the name Midland Avenue, named for the 1880s amalgamated railway line that runs parallel to it in the west. In contrast, the minor and recent South Shields Avenue was laid out in the mid-1970s to provide access from Midland Avenue to the suburban neighbourhood of Rosewood developed to the east.

The immediate context of the 19th-century farm house is that of the typical late 20th century arterial road and suburban development that transformed much of Scarborough. To the north of the house the east side Midland Avenue is lined with wooden walls enclosing rear gardens, as the houses of the suburb turn their backs on Midland Avenue, facing inwards to a sequence of curving streets typical of the picturesque street pattern favoured by suburban planners. On the west side of Midland Avenue in proximity to the rail line, commercial development comprising two-storey buildings line the avenue. The Tamarack Day Care Centre located on the L'Amoreaux property is part of this late twentieth century transformation. (*Images 22-24*)

In contrast, with its setting and with access directly from Midland Avenue which it faces, the L'Amoreaux house retains the 19th-century pattern of rural development characteristic of Ontario. Further south on Midland Avenue, other 19th-century heritage properties support this character by facing Midland Avenue. These include amongst several examples, the Knox house at 2656 Midland Avenue. (*Images 25-28*) Beyond to the east, integrated within the suburban streets, are other 19th century farm houses, such as Macklin house at 44 Macklingate Court and the Lewis House at 63 Delburn Drive. All of these properties have been included on the Heritage Register. The heritage property map shows how this 19th-century pattern of development along the concession roads and side roads is still represented in the remaining heritage buildings. Scarborough is primarily characterized by its history of rural farming settlement replaced by mid-late 20th century suburban development. The L'Amoreaux property and the other remaining heritage properties contribute to the retention of that 19th century character within this present context.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The George L'Amoreaux house has design value as a rare example of a board and batten clad farm house in Scarborough and is fine representative example of a c.1870s, one-and-a-half storey Ontario farm house whose form has evolved over time.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The house has historical value as it is associated with the Josue L'Amoreaux family, one of Scarborough's earliest pioneering families, descended from French Huguenots, who settled the township, creating the village of L'Amoreaux and who built one of the first school houses in 1818. The L'Amoreaux family continued farming on substantial tracks of land to the end of the 19th century and their early settlement of Scarborough is commemorated in streets, parks, community centres and a collegiate. This house is rare as the only known remaining structure associated with and occupied by the L'Amoreaux family as the school and other L'Amoreaux houses which survived into the 1960s-1970s have been demolished.

The property has been identified as having archaeological potential in accordance with the City of Toronto's Archaeological Master Plan and may yet reveal further information about past communities and cultures who have inhabited this site.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Situated on the east side of Midland Avenue at the north-east corner with South Shields Avenue, the L'Amoreaux property has contextual value as it maintains the 19th-century pattern of rural farm settlement in Ontario. With its set back and long laneway leading from Midland Avenue, an important 19th century side road, the house follows a characteristic rural pattern in its setting. In the early 1970s the surrounding farmlands were redeveloped with suburbs but the setting, orientation and presence of the farmhouse retains Scarborough's remaining 19th-century character and is historically linked to its surroundings.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 3315 Midland Avenue, containing the George L'Amoreaux house has design, associative and contextual values.

Completed c. 1875, the George L'Amoreaux house has design value as an example of a mid-19th-century, one-and-a-half storey, Ontario farm house featuring board and batten siding which emerged as a distinctive type of timber cladding associated with the Gothic Revival style during the mid-nineteenth century.

The property has cultural heritage value as it is associated with George L'Amoreaux, grandson of the Josue L'Amoreaux family, French loyalists who settled in Scarborough and were part of the 19th-century development of Scarborough Township as a series of farming communities, including L'Amoreaux. These historic associations with the L'Amoreaux family are present today in the L'Amoreaux neighbourhood, L'Amoreaux Drive and the L'Amoreaux North Park, Community Recreation Centre and Sports Complex. This farm house is the last remaining building known to be connected with the L'Amoreaux family.

Situated on the east side of Midland Avenue, the L'Amoreaux farm house is set back from the road and accessible via the original farm lane retaining in its setting, orientation and design the original 19th-century farming character of the Scarborough Township. The L'Amoreaux house is typical of the integration of historic 19th century, heritage properties within the late 20th century suburban development that now characterizes much of Scarborough and is part of a network reinforcing the original township's late 18th and 19th century character within the current context.

5. SOURCES

Archival Sources

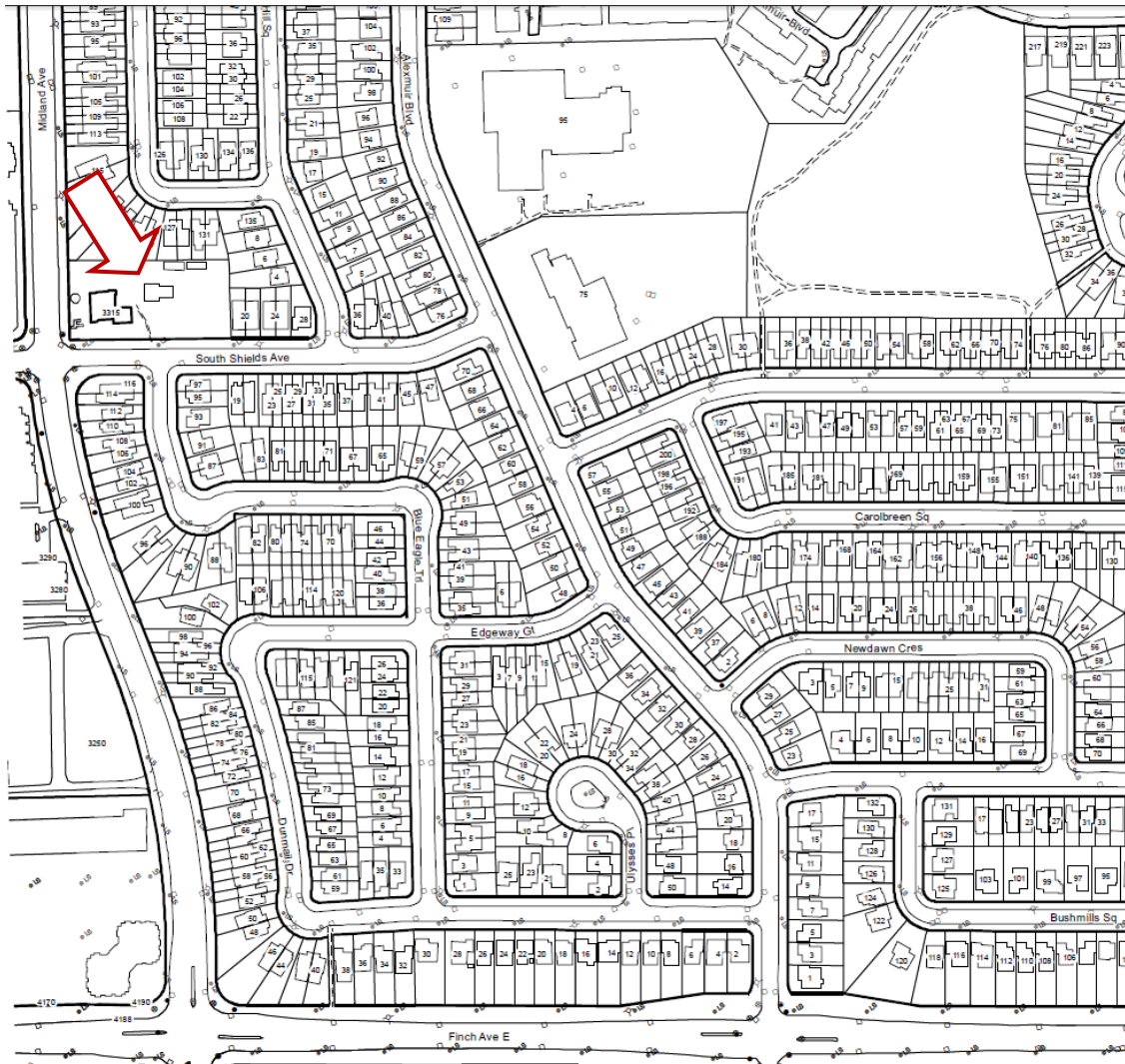
Aerial Photographs of the Metropolitan Toronto Area, Series 12, 1947-1960,
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Secondary Sources

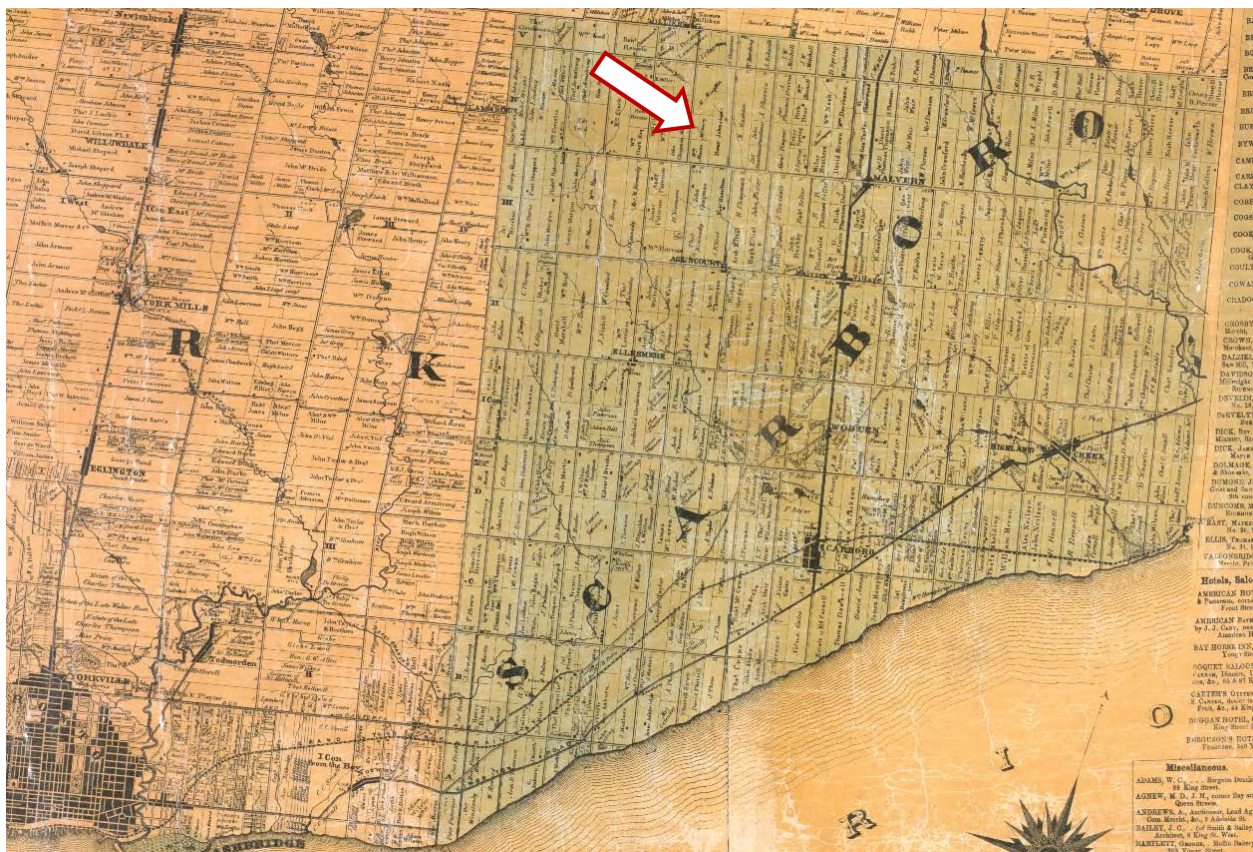
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Myrvold, Barbara. *The People of Scarborough: A History*. 1997.
Ng, Nathan. *Historical Maps of Toronto*. (website)
<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

6. IMAGES:

The arrows mark the location of the property at 3315 Midland Avenue.
Please note: all maps are oriented with north at the top, unless otherwise indicated



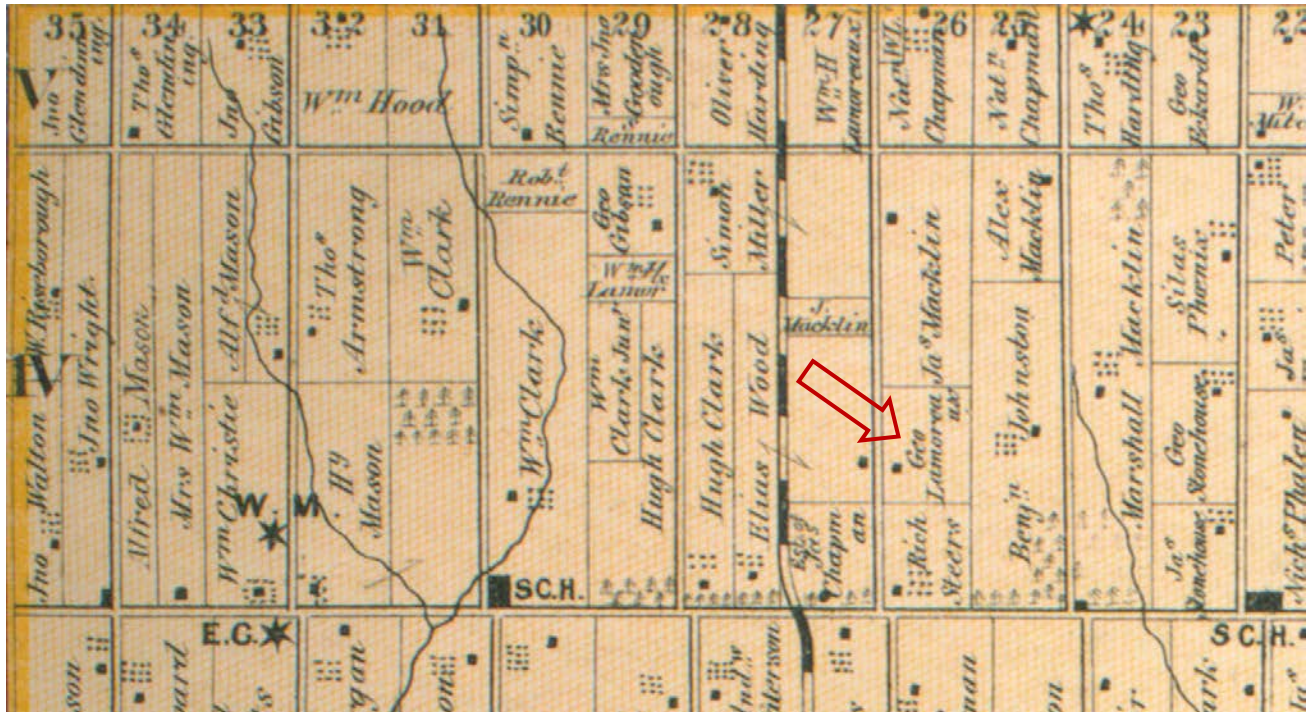
1. City of Toronto Property Data Map: the subject property at 3315 Midland Avenue is marked on the east side of Midland Avenue, at the north east corner of Midland Avenue and South Shields Avenue. The arrow indicates the George L'Amoreaux house. The building which has the bold outline is the 1960s 3-storey commercial building also located on the property. The bold outline indicates that the property is included on the Heritage Register.



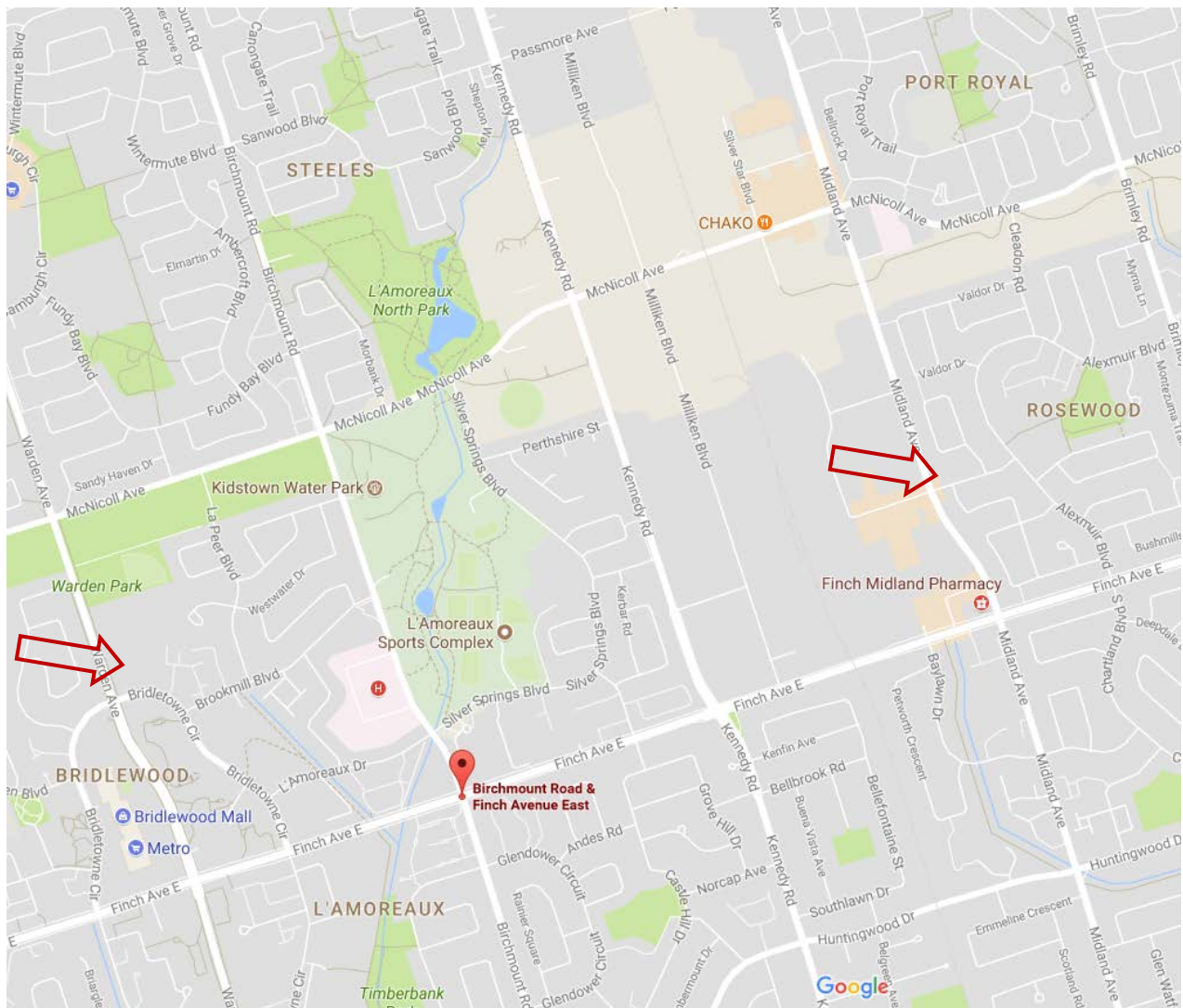
2. Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. 1860 showing the relative location of L'Amoreaux property on Lot 26, Concession IV (Ng)



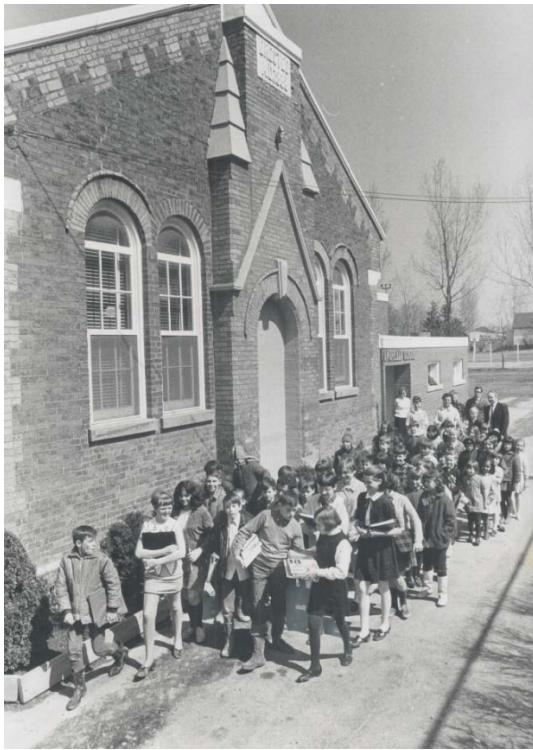
3. Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. 1860 (detail) showing the property when it was owned by James Magary. Note that no building is indicated on the property. Also note the location of the Village of L'Amaroux (sic) to the west (Ng)



4. Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878. (detail) showing the property now owned and occupied by George Lamoreaux (sic) and the indication of a building on the property. Note the dashed line indicating the route of the Midland Railway for which Midland Avenue is named. (Ng)



5. Map showing the location of George L'Amoreaux's house (arrow at the upper right) and also showing the location of the L'Amoreaux Collegiate Institute, arrow at the left, the flag at Birchmount and Finch indicates the former location of the L'Amoreaux Public School (S.S.1 originally built as a log cabin in 1818) as well as the L'Amoreaux Park North, L'Amoreaux Sports Complex, L'Amoreaux Drive and the neighbourhood of L'Amoreaux. To the north at the west side of intersection of Kennedy Road and Passmore Avenue is the location where other L'Amoreaux family houses remained as part of the Rennie Simpson farm in the 1970s but were subsequently demolished. (Google Maps)



6. L'Amoreaux Public School, 1869 as featured in the Toronto Star, May 1969 "School marks its 100th birthday. Pupils flock past the L'Amoreaux Public School on Finch Avenue one of the last of Scarborough's little red brick school houses which will celebrate the centenary of the original part of the present building on May 9. First log school was built 150 years ago" (Toronto Star Photo Archive, Toronto Reference Library, TSPA_0108106f)



7. Aerial Photo, 1971, (detail) showing the L'Amoreaux farm north of Finch with Midland Avenue and the railway line at the far left. (City of Toronto Archives, Aerial Map PI 217)



8. Aerial Photo, 1971, (closer detail) showing the former L'Amoreaux property with the driveway from Midland Avenue leading to the house on the south and barns to the north of the house. The commercial building now at the corner of Midland and South Shields Avenue can also be seen south and west of the original house (City of Toronto Archives, Aerial Photo, 1971 PI 217)



9. Aerial Photo, 1992, (closer detail) showing the former L'Amoreaux property with the driveway from Midland Avenue leading to the house on the south and barns to the north of the house. The commercial building now at the corner of Midland and South Shields Avenue can also be seen south and west of the original house (City of Toronto Archives, Aerial Photo, 1992 PI 56Q)



10. Perly's Map 1970 before the suburban development of the former L'Amoreaux and Macklin farms. (City of Toronto Archives)



11. Perly's Map 1976 showing the development of Rosewood between Midland and Brimley Avenues, north of Finch Avenue (City of Toronto Archives)



12. West Elevation of the George L'Amoreaux farm house (HPS, 2017)



13. South Elevation of the L'Amoreaux house showing the original c. 1875 house on the left and the rear wing with its later upper storey, and verandahs (HPS, 2017)



14. East and North elevations of the rear wing of the L'Amoreaux house (HPS, 2017)



15. North elevation of the original c.1875 house showing the details and wood storm windows. (HPS, 2017)



16. West elevation, showing the c. 1900 verandah (Scarborough Archives, c.1970)



17. View from South Shields Avenue, showing the verandah on the west elevation at the far left. (Google Maps Street View, July 2015)



18. West elevation, showing the area where the verandah was located, and the path that lead to it (HPS, 2017)



19. West elevation, showing the angled line of different paint indicating the roof line of the verandah and the missing board and battens above (HPS, 2017)



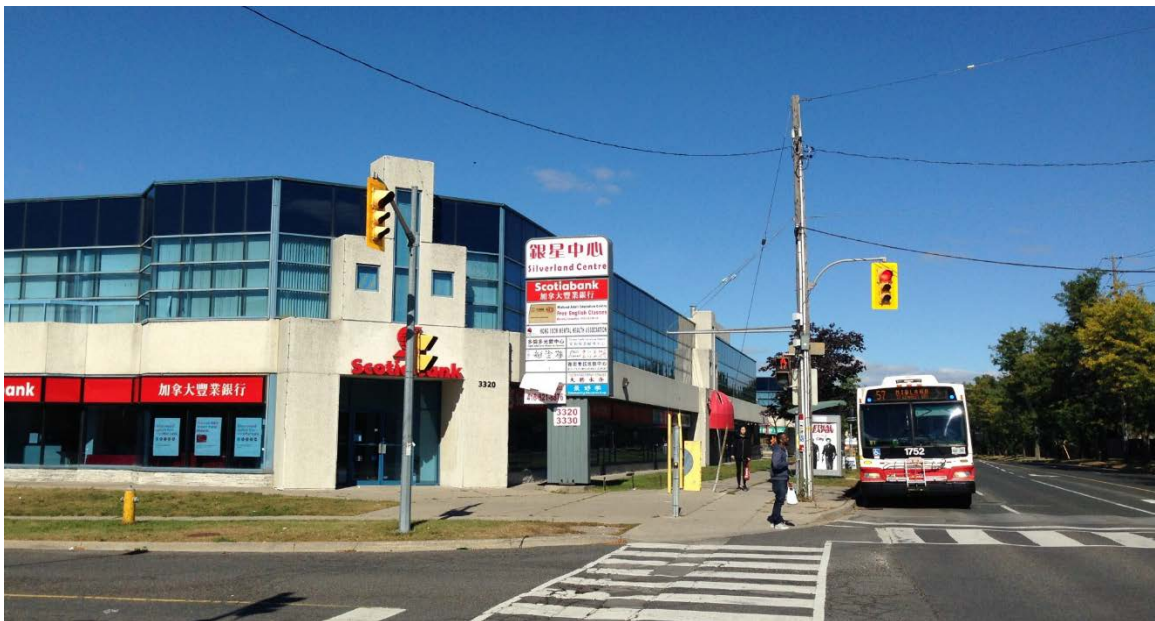
20. View of the L'Amoreaux farm house, the location of the original farm laneway and the Tamarack Day Care Centre, from Midland Avenue (HPS, 2017)



21. View of the property, 3315 Midland Avenue, at the north-east corner of Midland Avenue and South Shields Avenue with the Tamarack Day Care Centre (HPS, 2017)



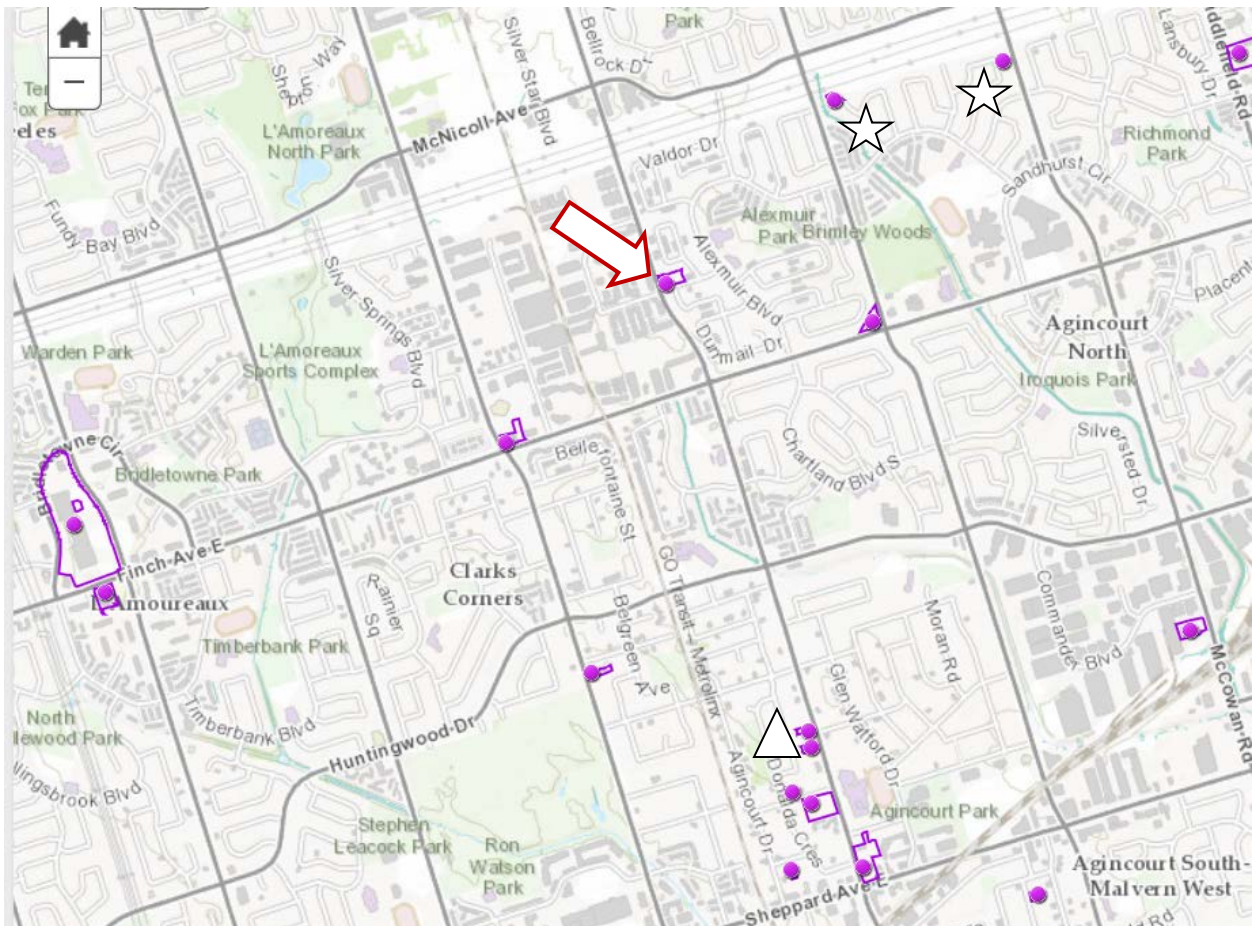
22. Looking north on Midland Avenue from the driveway to 3315 Midland Avenue showing the commercial context on the west side of Midland and the suburban context wooden fences of the rear gardens of the houses on the east side of Midland (HPS, 2017)



23. Looking north on Midland Avenue at the intersection of Midland with Silver Star Blvd and South Shields Drive showing the commercial context on the west side at this intersection. (HPS, 2017)



24. Looking south on Midland Avenue towards the intersection of Midland with Silver Star Blvd and South Shields Drive showing the commercial context on the west side of Midland at this intersection (HPS 2017)



25. City of Toronto Heritage Property Map showing the location of heritage properties along the former concession and side roads. The arrow marks 3315 Midland Avenue. The two stars mark 44 Macklingate Court and 63 Delburn Drive. The triangle marks 2656 Midland Avenue.



26. Knox House, 2656 Midland Avenue, located on the west side of Midland Avenue this house represents a similar type of house with different cladding to the L'Amoreaux house and have the same setting in being set well back from the avenue from which they are still accessed. (HPS, 2017)



27. The Lewis House, 63 Delburn Drive, showing the rear side of the house with its wing, now facing Delburn Drive and originally accessed from McCowan Road (HPS, 2017)



28. The Marchal Macklin farm house to the east of the L'Amoreaux farm faced Brimley Avenue, the next side road parallel to Midland Avenue. Today it is accessed from Macklingate Court, a new suburban road named for the Macklin family but represents the integration of these former 19th century farmsteads into the late 20th century suburban Scarborough. Today its principal elevation is viewed from a pedestrian and cycling trail while its rear wing faces the court. (HPS 2017)