

## **Intention to Designate under Part IV, Section 29, of the Ontario Heritage Act - 3315 Midland Avenue - Supplementary Report**

**Date:** March 30, 2021

**To:** Scarborough Community Council

**From:** Senior Manager, Heritage Planning, Urban Design, City Planning

**Wards:** Ward 23 - Scarborough North

### **SUMMARY**

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The purpose of this report is to provide minor revisions to the Statement of Significance (Attachment 3) and the Research and Evaluation Report (Attachment 4) as a result of new historical information about the property received and to provide current photographs of the property (Attachments 2 and 4). These revisions do not alter the conclusions of the original report that the property is of cultural heritage value which was deferred by Scarborough Community Council on June 6, 2018.

### **RECOMMENDATIONS**

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The Senior Manager, Heritage Planning, Urban Design, City Planning 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 Revised Statement of Significance: 3315 Midland Avenue (Reasons for Designation) attached as Attachment 3 to the report (March 30, 2021) from the Senior Manager, Heritage Planning.

### **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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At its meeting of June 6, 2018, April 4, 2018 and January 16, 2018, Scarborough Community Council deferred the report recommending designation of the property under Part IV of the Ontario Heritage Act

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC31.5>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC29.8>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC27.10>

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>

## **BACKGROUND**

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The George L'Amoreaux house is a rare example of a board and batten clad farm house in Scarborough and is fine representative example of a c.1875, one-and-a-half storey Ontario farm house whose form has been extended and modified over time.

In August 2017, the owner of the property at 3315 Midland Avenue submitted an application to demolish the historic farm house which was included on the Heritage Register under the Ontario Heritage Act. The demolition application was deemed incomplete. As a result of the demolition application review, City staff determined that the historic verandah on the principal west elevation of the house had been removed within the previous two years. (See Photographs - Attachment 2) It was determined that to prevent further unauthorized alters of the heritage attributes and potential destruction of the house it should be evaluated for designation under Part IV, Section 29 of the Ontario Heritage Act.

Since 2019, the new owner of the property and City staff have been working on a pre-application development proposal which would retain the listed heritage building on the property. The owner retained a heritage consultant who conducted additional research on the property. This supplementary report incorporates this information and additional research undertaken by staff to clarify the history of the construction of the historic house and to revise the Statement of Significance (Attachment 3).

## **COMMENTS**

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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.

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 property is a good example of the integration of historic 19th century, heritage property within the late 20th century suburban development in Scarborough.

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 wood cladding associated with the Gothic Revival style during the second half of the nineteenth century.

The property has cultural heritage value as it is associated with George L'Amoreaux, a descendant of the Josue L'Amoreaux family, who were Loyalists and Huguenot descendants who settled in Scarborough and were part of the 19th-century development of Scarborough Township as a series of farming communities. This farm house is the last remaining building known to be connected with the L'Amoreaux family.

The Statement of Significance (Attachment 3) for 3315 Midland Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate, 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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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

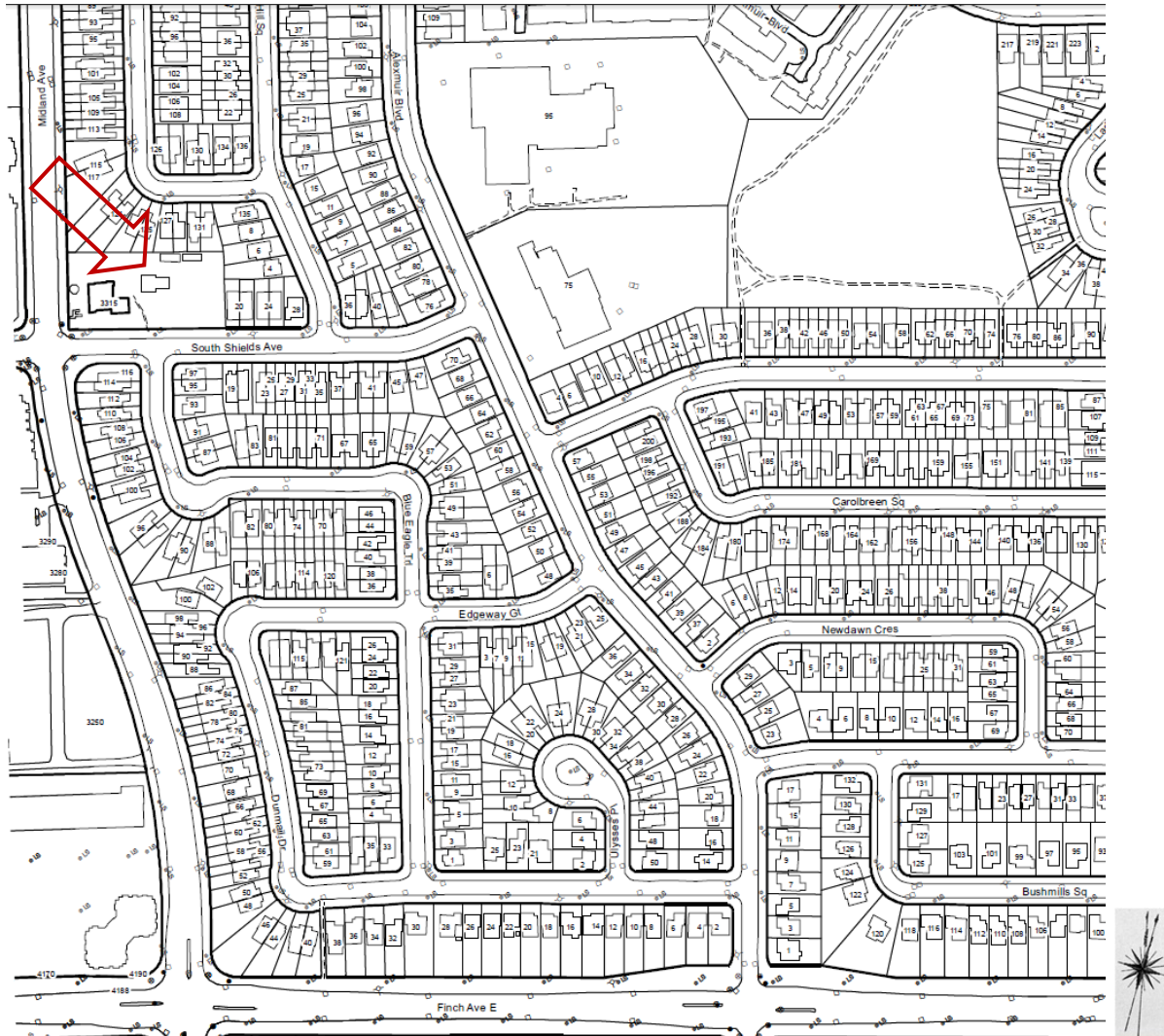
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Attachment No. 1 - Location Plan

Attachment No. 2 - Photographs

Attachment No. 3 - Revised Statement of Significance

Attachment No. 4 - Revised 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 with the verandah and the door with transom and side lights (Scarborough Archives, c.1970)



Photograph of the George L'Amoreaux house, principal (west) elevation, with the verandah removed after July 2015. (Heritage Planning [HP], 2017)



Photograph of the George L'Amoreaux house showing the principal (west) and side (south) facades. (HP, 2021)



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, with the laneway leading to the George L'Amoreaux farm house in the distance. (HP, 2021)



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 George L'Amoreaux farm house in the distance to the right (HP, 2017)



Photograph of the property as viewed from South Shields Avenue looking north-west and showing the George L'Amoreaux farm house on the right and the Tamarack Day Care Centre on the left (HP, 2021)

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 is built on a T-shaped plan with a gable roof, board and batten cladding and a raised stone foundation. The farm house and rear wing were extended over time, including 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 was removed between 2015 and 2017. Barns and outbuildings to the north of the house and laneway were partly demolished with the surrounding suburban development in the 1970s, with the remaining outbuildings being demolished in 2007-8.

#### 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.1875, 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 in 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 farm 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.

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 the south and north sides of the rear wing
- The materials including the board and batten cladding, the shiplap and other wood siding on the rear wing and raised stone foundation of the house and its rear wing
- 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 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
- On the north elevation of the rear wing, the verandah and the two double-hung, two-over-two, 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

**REVISED HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**GEORGE L'AMOREAUX HOUSE  
3315 MIDLAND AVENUE**

Prepared by:

Heritage Planning  
City Planning Division  
City of Toronto

March 2021

## 1. DESCRIPTION



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

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

3315 Midland Avenue - George L'Amoreaux House	
ADDRESS	3315 Midland Avenue
WARD	23 Scarborough North
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 and wood cladding
ARCHITECTURAL STYLE	One-and-a-half storey Ontario farmhouse
ADDITIONS/ALTERATIONS	Various - see Section iii
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	March 2021

## 2. BACKGROUND

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

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
1805	David Thompson and his wife sold the 200 acre property to "James Gamble et al"
1840	Andrew Spring sold 50 acres in the north half of the south half of Lot 26 to James Magary <sup>1</sup>
1844	James Magary sells his 50 acres to James Taylor for L175. <sup>2</sup>
1853	The Scarborough Assessment Rolls indicate Charles Mullen is a "householder" or tenant on James Magary's Lot 26 in Concession 4. The value of the land is recorded as L300 with animals valued at L27. These values are crossed out and new values of L350 for the land and L25 for the animals are pencilled in above.
1855-1856	The assessment rolls for both years indicate Charles Mullen and then John Mullin as the householders and Magary is indicated as living in Scarborough. The land is valued at L325 with animals valued at L25 for a total value of L350.
1856	Land Registry records indicate that James Taylor and his wife have sold the 50-acre property to James Magary for L200.
1857	On December 3, all provincial accounts were to be kept in dollars. The rate of pound to dollar is 1:4.866.

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1 Please Note: Magary is sometimes spelt "McGary", "McGarry" and "McGeary." As Magary is the most common spelling throughout the archival documents, this spelling will be consistent throughout the report. The spelling for both of Marchal Macklin's names also have various spellings. The family name L'Amoreaux similarly appears with various spellings: "Lamoreaux" and "Larareaux", but the most common will be presented in this document.

2 The L represents the symbol for GB sterling which was the local currency at this early period.

1858-1867	Benjamin Johnston who owned and lived on the adjacent 150 acres at Lot 25 is recorded as a tenant on Magary's 50 acres. The value remains constant at \$1,300.
1865	The assessment rolls list Benjamin Johnstone as the tenant for the 50 acres owned by James Magary, valued at \$1,300. They also, uniquely, list a second tenant, James Hiscox, "yeoman," with an assessed value, not for acres, but for a building measuring "14 x 20" feet. <sup>3</sup> The value was \$12.00
1867-1869	Magary is listed as a non-resident owner, with an address in Markham or Milliken and in these years there are no tenants on the property. The value increases to \$1,400 in 1868 and back down to \$1,300 in 1869. <sup>4</sup>
1869	In December, Land Registry records indicate James Magary sells the property to Christopher L'Amoreaux for \$2,550.
1870-1874	Assessment Rolls indicate that Christopher L'Amoreaux owns the 50 acres of Lot 26 Concession IV and the value is \$1,300, increasing to \$1,350 by 1874 in parallel with other property values in that year. There are no tenants.
1875	George L'Amoreaux, is recorded as a tenant, on the 50-acre Lot 26, Con IV owned by Christopher L'Amoreaux. The assessed land values in the township have almost doubled with an increase in the mill rate. The value of this portion of Lot 26 being is \$2,500.
1876-7	Following the death of his father in 1876, George L'Amoreaux purchases the property for \$1.00 from his brother William H. L'Amoreaux. The assessment rolls record him as the "freeholder" and the value of the property increases to \$2,700 by March of 1876. As the other L'Amoreaux properties did not show a similar jump in assessed value, this would indicate that the house had been constructed in 1875-76. Land Registry records confirm the sale for \$1.00 according to deeds registered on November 6, 1877.
1882	George L'Amoreaux rents the property to William Ogg and is recorded with an address in Agincourt.
1884	George L'Amoreaux sells the property to Richard Steers for \$4,500.
1902	Alfred Steers, Richard Steer's heir, sells the property to Thomas Shadlock according to Land Registry records
1912	The property is sold to John Risebrough
1939	John A. Riseborough is granted a large portion of the property (excluding 3/4 of an acre) From this point on, the original 50 acres owned by George L'Amoreaux is steadily subdivided and by the

<sup>3</sup> Please note the dimensions of the current house are 32'8" x 20' 8.5" with the rear wing measuring 27' 7.5" x 30' 7.5" (including porches on the north and south sides of the wing)

<sup>4</sup> As other property owners such as James Macklin see a similar rise in assessed value followed by a reduction in the following year, this increase is seen as an anomaly.

	1970s is part of the suburban development of this part of Scarborough
1965	Aerial photos indicate that the existing three-storey commercial building on the south-west corner of the property has been constructed by this date
1969	An application is submitted to extend the three-storey building to include a day-care facility.
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 still used as a child day care centre
2017	In August, an application is submitted by the owner of 3315 Midland Avenue to demolish a listed building under the Ontario Heritage Act. The application was incomplete.
2019	In July, the property is sold to 3315 Midland Inc.

**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.<sup>5</sup> The Scarborough Township 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 Nippissing Railway with the Grand Trunk Railway.

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5 Brown, p. 115.

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.

### **19th Century History of the Property at 3315 Midland Avenue**

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.

In 1840, 50 acres of the "north half of the south half" of Lot 26 in Concession IV were sold to James Magary.<sup>6</sup> By 1860 a map shows Lot 26 subdivided with James Magary's property located between Marshall Macklin's 100 acres to the north and William Mason's 50 acres to the south.<sup>7</sup> Magary's property is shown as lacking any buildings, but will be the future location of the subject property at 3315 Midland Avenue. (*Image 3*)

During the period that Magary owned the property, assessment rolls indicated that he did not live at the property and usually rented it to other landholders who lived elsewhere. However in 1853-6, he rented the property to Charles Mullen and then John Mullin. They may have lived on the property but the 1860 Tremaine's Map indicates there are no buildings on the property.

From 1858-1866 Magary rented to Benjamin Johnston who owned the adjacent 150-acre property to the east, Lot 25. If there was a house on Magary's property at this time, there is no record that it was occupied. The value of the property throughout this time is \$1,300.<sup>8</sup> In 1865, however the assessment rolls also record William Hiscox as a second tenant on the property. Hiscox is assessed not for land but for a building measuring 14' x 20' 9" and the assessed value is \$12.00. The building and its value is recorded only once in 1865.. This year Johnstone is assessed for \$1,300 (not \$1,300-\$12). In the following years the \$12.00 does not appear as a factor in the property's assessment.

From 1867 to 1869 Magary does not rent his property and is listed as non-resident with addresses provided at Markham or Milliken. The assessed value remains constant at

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6 Please Note, Magary is sometimes spelt "McGary," "McGarry" and "McGeary." As Magary is the most common spelling throughout the archival documents, this spelling will be consistent throughout the report. The spelling for both of Marchal Macklin's names also have various spellings.

7 Please note that Magary sold his portion of Lot 26 to James Taylor in 1844 and Taylor sold it back to him in 1856. From 1853 onwards, the date of the first available Scarborough assessment, the assessment rolls recorded Magary as the owner of the property.

8 Scarborough Assessment rolls during these decades are recorded in the year of the assessment and not the year previous as was typical for the City of Toronto.

9 In comparing the '0' in the '20' with other '0' and '6' on this page, it is clear that this is a zero and not a 6.

\$1,300 in 1867 but jumps to \$1,400 in 1868, however in 1869 it drops again to \$1,300.<sup>10</sup> In December 1869, Magary sells the property to Christopher L'Amoreaux for \$2,550.<sup>11</sup> As he had purchased the property for approximately \$974 in 1856 this represents a substantial increase in the purchase price which is nonetheless not reflected in the value assigned to the property in the assessment rolls. A jump in assessed value could otherwise indicate the construction of a building.

Christopher L'Amoreaux was approximately 59 years of age when he purchased Magary's property and added it to his land holdings located in Concessions 4 and 5. He and his family of seven resided on the 59 acre property at Lot 27 in Concession 5. The new property at Lot 26, Concession 4 was still valued at \$1,300 in 1870. By 1874, the assessed value increased to \$1,350, in line with increases to his other properties.

In 1875, George W. L'Amoreaux, age 24 and Christopher's son, is assessed as a tenant on Lot 26, Concession 4. The value of the property in this year almost doubles from \$1,350 to \$2,550 as the mill rate was increased and properties generally were subject to a parallel increase in assessed value, so this increased value does not indicate the construction of a building.

In the following year, in March 1876, George is assessed as the freeholder of the property. The value has increased from \$2550 to \$2,700.<sup>12</sup> Other properties, for example those owned by Christopher L'Amoreaux do not show a similar increase, in fact Lot 27, Concession 5 has decreased in value. It is likely that the increased assessed value indicates that George completed the building known as the L'Amoreaux house before the March 1876 assessment in 1875. (Image 4)

### **Building sequence of the George L'Amoreaux House**

The George L'Amoreaux house is built on a T-shaped plan and has a one-and-a-half storey gable roofed, board and batten clad main section (the top of the T) measuring 32' 8" x 20' 8.5" with its long elevation facing west towards Midland Avenue. To the rear and east is a wing which, including porches on both sides, measures 30' 7.5" x 27' 7.5". It would seem likely from the evidence outlined above that the main section of the house was built in 1875 by George. The fact that he is a tenant, and not a householder, would indicate that he was living somewhere else in the year he built the house, perhaps at this father's farm.

Although the dimensions of the rear wing provide a length of 30', if the two porches were excluded, the dimension is approximately 20'. This dimension corresponds to the small dwelling recorded in 1865 which measured 20 x 14'. It may be that George incorporated the existing 20' x 14' building as the rear wing of his new house and extended its length from 14' to approximately 27'. This might explain why there is a step down from the main building to the rear wing. The difference in cladding of the rear wing, with board and batten at the ground floor level and siding above would indicate

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<sup>10</sup> A parallel \$100 jump in value occurs with other properties in 1868 such as James Macklin at the north end of Lot 26 and also reverses in 1869.

<sup>11</sup> Land Registry Office records indicate the sale was registered in December 1869.

<sup>12</sup> In March 1876 Christopher L'Amoreaux died. Land Registry records indicate that his younger brother William, who inherited his father's property, sold George the property at Lot 26, Concession 4 for \$1.00.

that it was a originally single-storey building with the second floor added later. As the windows on the north elevation of the second floor of the rear wing are double-hung with two-over-two sash, it is likely that this addition was completed later but before the end of the 19th century. At some time, the east wall was modified again with ship lap cladding which integrated and enclosed the ends of the porches. As the property's value in the 1880 assessment rolls increased substantially from \$2,700 to \$3,000 this may account for barns and outbuildings being constructed on the property<sup>13</sup> or it may indicate that the rear wing was extended in 1875 and the main house was constructed in 1880. However, 1880 is late for the style of the main house - the low pitch of the roof and the double hung six-over-six windows. For this reason, based on the sources uncovered at this time, the date of the L'Amoreaux house is being given as c.1875.<sup>14</sup>

In 1882, George L'Amoreaux rented the property to William Ogg who is also recorded as living at the property. In 1884, L'Amoreaux sold the property to Richard Steers and his wife and was subsequently recorded as owning 16 acres at Lot 29 in Concession 4 one of the three properties inherited by his younger brother William. The property passed to Alfred Steers and his son Richard and eventually the farmer John and Florence Risebrough own the property along with the adjacent hundred acres originally owed by Marchal Macklin. In 1939 the bulk of the property passed to John A. Risebrough and over the next 30 years it is steadily subdivided into smaller holdings and subdivision plans. By 1975, much of the original 50-acre George L'Amoreaux farm had been engulfed by a new suburban development now known as Rosewood. (Images 7-11)

Aerial views from the 1960s indicate that a three-storey building was constructed to the south-west of George L'Amoreaux's house at the corner of Midland Avenue and the new South Shields Drive. The new building originally housed commercial uses including a barbershop 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 Sase Shewnarain and in 1999, the building was converted for use as the Tamarack Day Care Centre for the elderly. It has subsequently been converted for use as a child day care facility.

Prior to amalgamation, the George L'Amoreaux house was identified on the Scarborough Inventory of Historic Buildings and in 2006 was included on the City of Toronto's Heritage Register.

### **The L'Amoreaux Family and Scarborough**

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

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13 Although George L'Amoreaux only kept two horses, when Ogg rented the property from him in 1882, Ogg was assessed for 5 cattle, 4 sheep, 1 hog and 4 horses indicating outbuildings.

14 It may be that a forensic examination of the building and more intensive research of property and house values would provide more information.

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 One 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 property at 3315 Midland Avenue retains the last of the 19th-century buildings known to be associated with the L'Amoreaux family.<sup>15</sup>

### iii. ARCHITECTURAL DESCRIPTION

In its form, materials and evolution, the George L'Amoreaux house represents the typical mid-19th-century rural Ontario house form as it is a one-and-a-half storey, T-shaped plan, gable-roofed house. Clad in board and batten, its principal elevation features a central door flanked symmetrically by two windows. (Images 12-19)

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 to 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 single, 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 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."<sup>16</sup>

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 and association with the Gothic Revival was favoured by Andrew Jackson Downing, the author of architectural pattern books

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15 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.

16 Greenhill et al, n.p.

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"<sup>17</sup> 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."<sup>18</sup>

Given the 140 year age of the L'Amoreaux house, the board and batten cladding has survived well where it has not been removed in places.

The rear, originally, single-storey wing, was a popular location 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 suited to all seasons.

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 appear to be a more recent addition.

A verandah across the principal, west elevation was removed between 2015 and 2017. 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.

## 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 prominent 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.

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<sup>17</sup> John Ruskin, *The Seven Lamps of Architecture*, 1849.

<sup>18</sup> Greenhill, *ibid.*

#### **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.1875, one-and-a-half storey Ontario farm house whose form has been extended and modified 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 remained prominent in the history of Scarborough through their early settlement of Scarborough and by continuing to own and farm substantial tracks of land to the end of the 19th century. The family is commemorated in streets, parks, community centres and a collegiate. This house is rare as the only known remaining structure to be constructed, owned and occupied by the L'Amoreaux family as the school and other L'Amoreaux houses which survived into the 1960s-1970s have since 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 running perpendicular to the main concession roads, 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 including other 19th century buildings on Midland Avenue and in the surrounding neighbourhood.

#### **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 wood 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 19th century character within the current context.

#### **5. SOURCES**

##### Archival Sources

Aerial Photographs of the Metropolitan Toronto Area, Series 12, 1947-1960,  
City of Toronto Archives.

Archival Photographs, Scarborough Archives

Assessment Rolls, Township of Scarborough, City of Toronto Archives.

Building Permits, Scarborough Building Department, 69-00267 (daycare addition, 1969)

Land Registry Office, Lot 26, Concession IV.

Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878.

Perly's Blue Map Atlas of Greater Toronto, City of Toronto Archives.

Tremaine, George R. *Tremaine's Map of the County of York Canada West*. 1860.

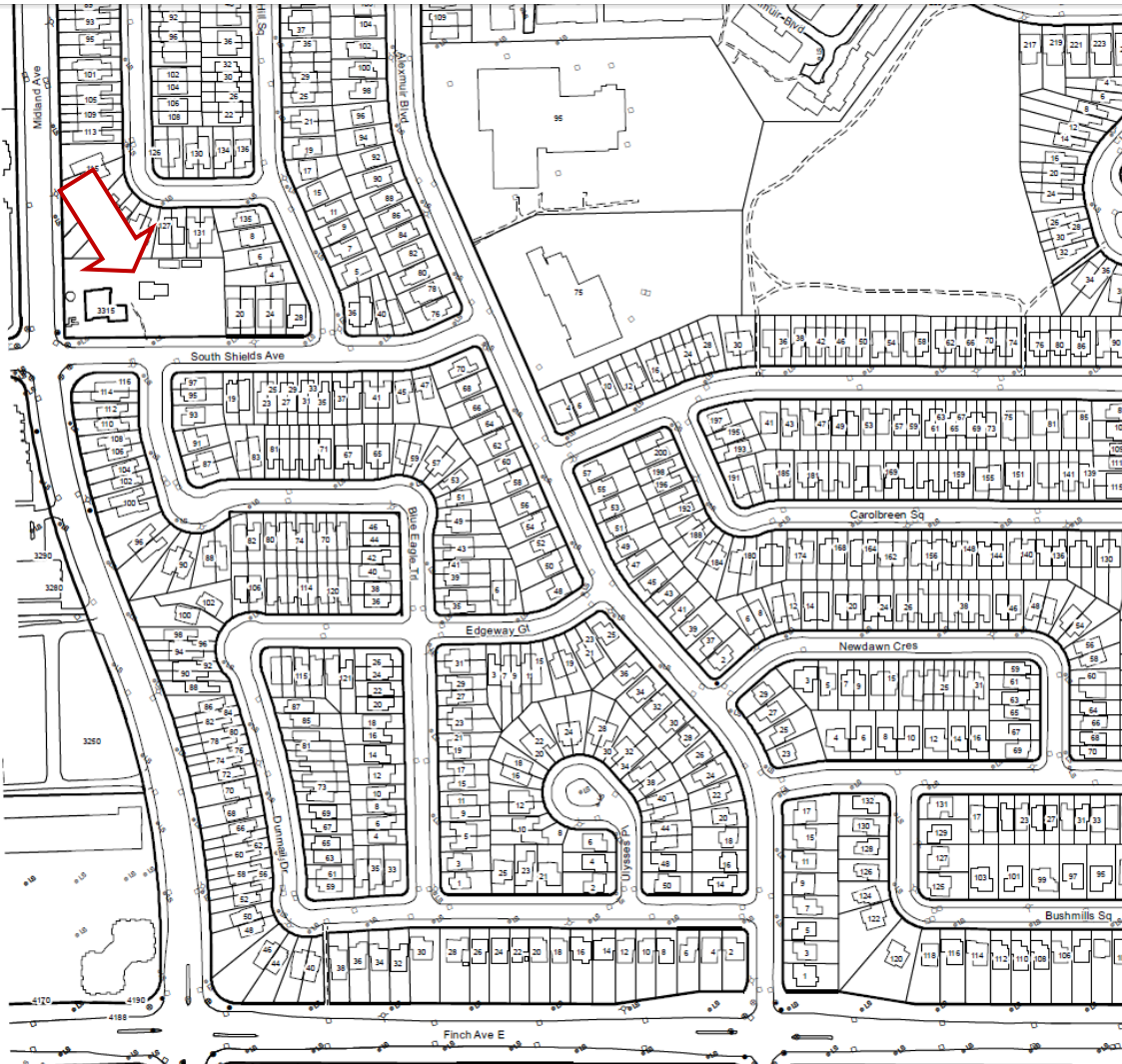
##### Secondary Sources

Bonis, Robert R., ed. *A History of Scarborough*. 1968.

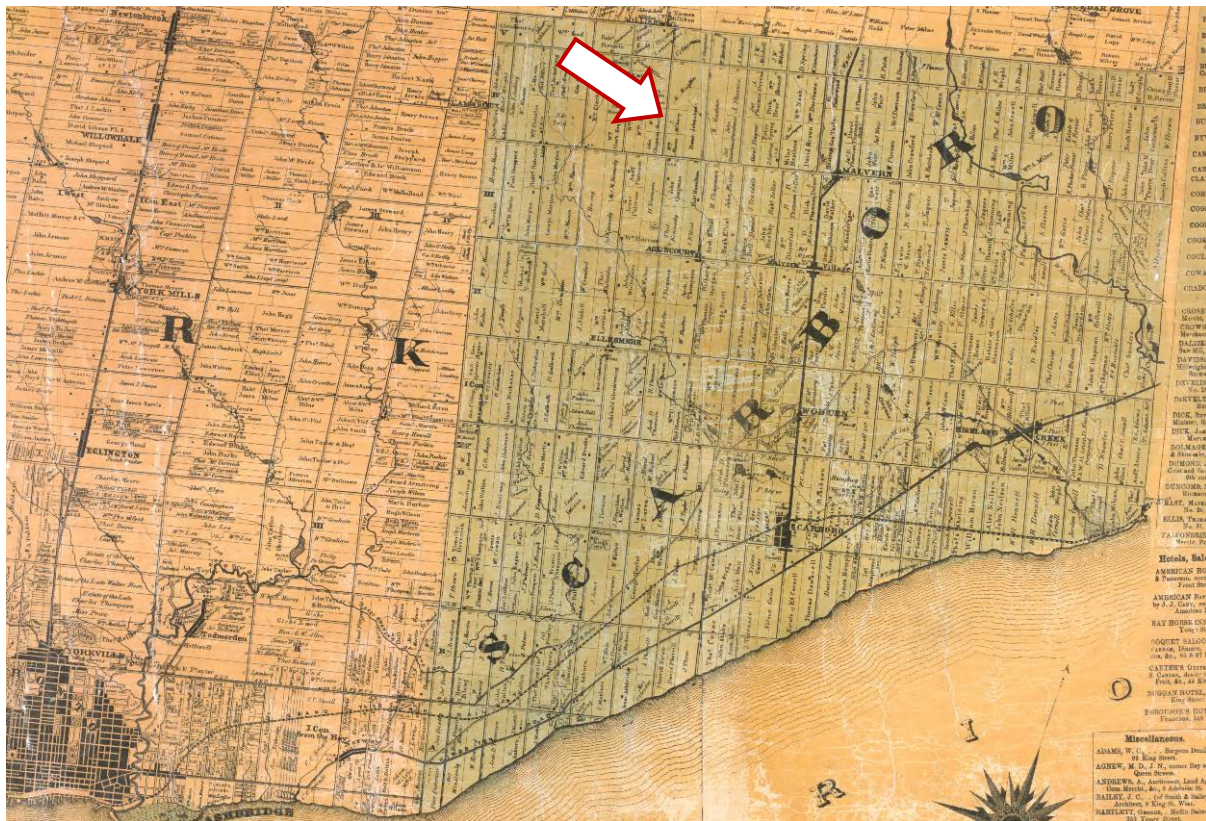
Brown, Ron. *Toronto's Lost Villages*. 1997.  
Byers, Mary, Jan Kennedy and Margaret McBurney. *Rural Roots: Pre-Confederation Buildings of the York Region of Ontario*. 1976.  
Greenhill, Ralph, Macpherson, Ken and Douglas Richardson. *Ontario Towns*. 1976.  
MacRae, Marion and Anthony Adamson. *The Ancestral Roof: Domestic Architecture of Upper Canada*. 1963.  
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



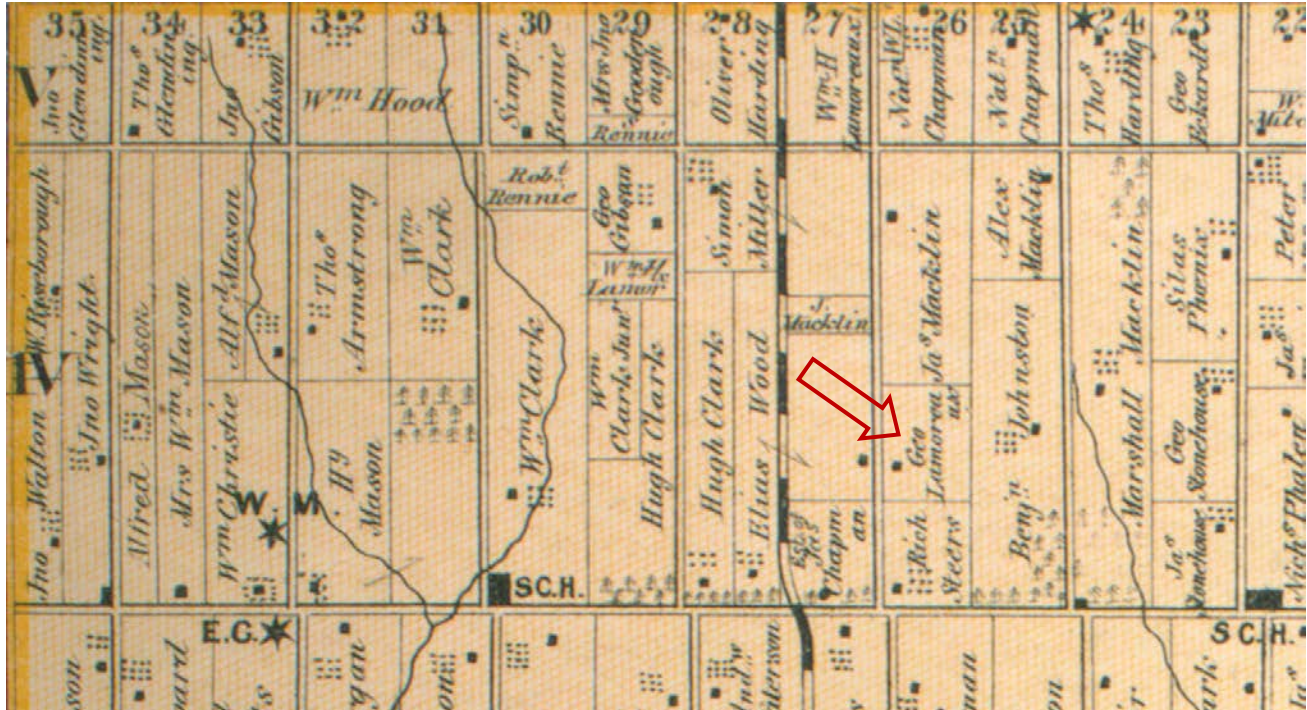
1. City of Toronto Property Data Map: the subject property at 3315 Midland Avenue is marked on the east side of Midland Avenue, at the north east corner of Midland Avenue and South Shields Avenue. The arrow indicates the George L'Amoreaux house. The building which has the bold outline is the 1960s 3-storey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



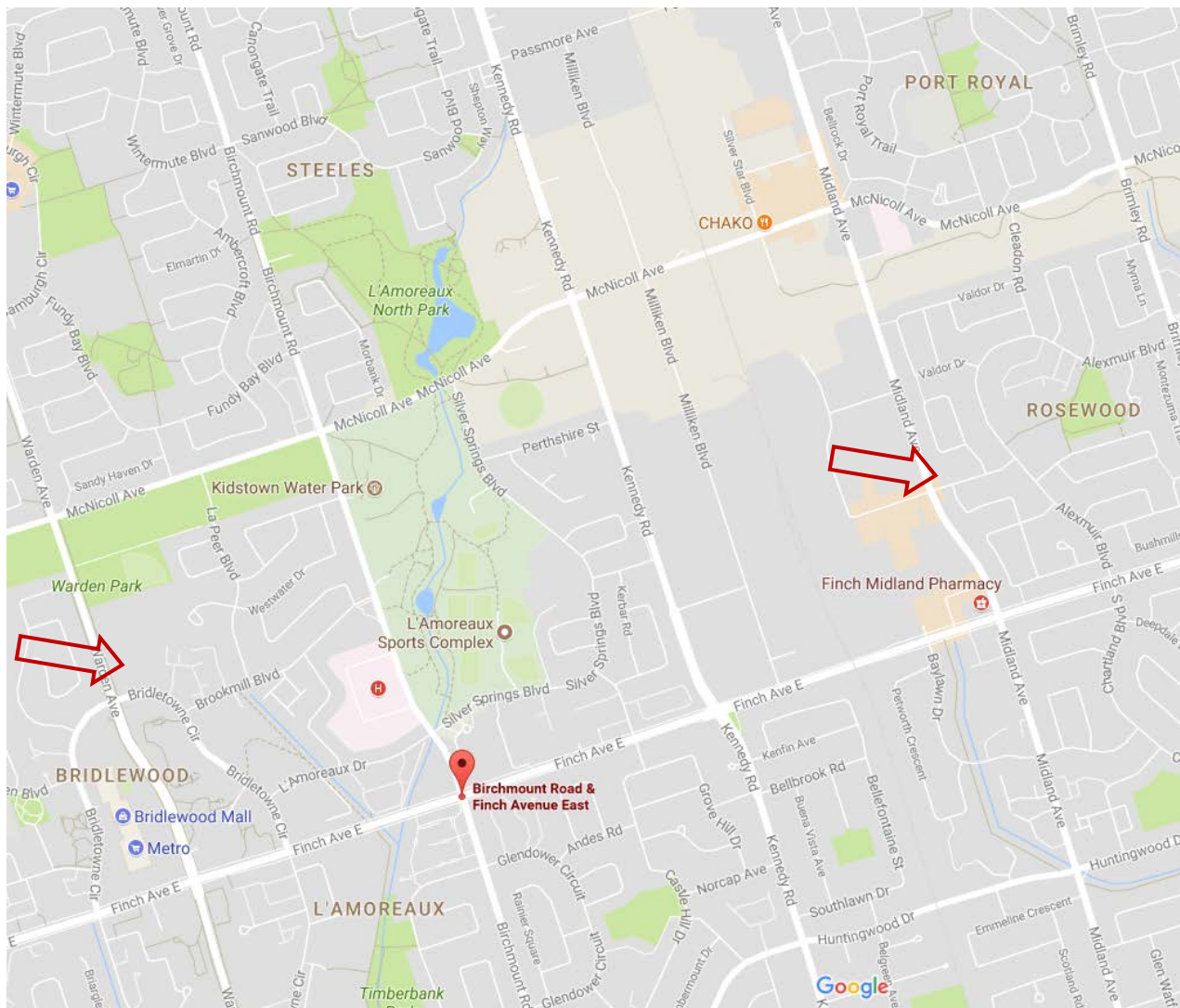
2. Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. 1860 showing the relative location of L'Amoreaux property on Lot 26, Concession IV (Ng)



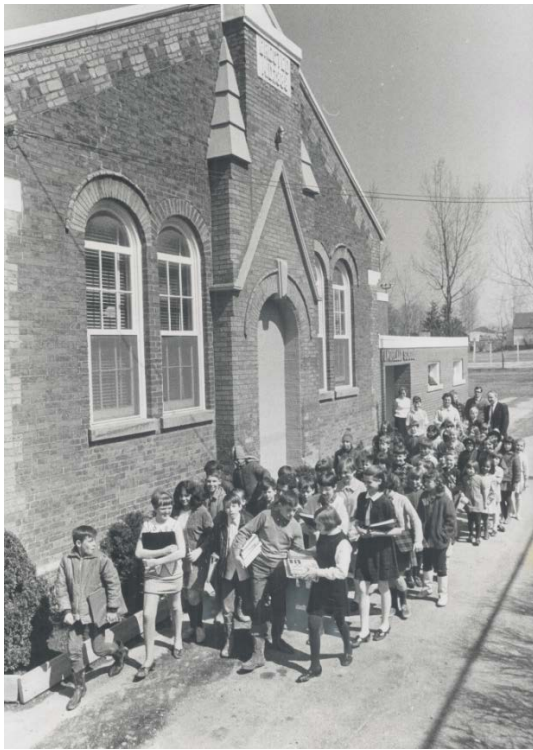
3. Tremaine, George R. *Tremaine's Map of the County of York, Canada West*. 1860 (detail) showing the property when it was owned by James Magary. Note that no building is indicated on the property. Also note the location of the Village of L'Amaroux (sic) to the west (Ng)



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)



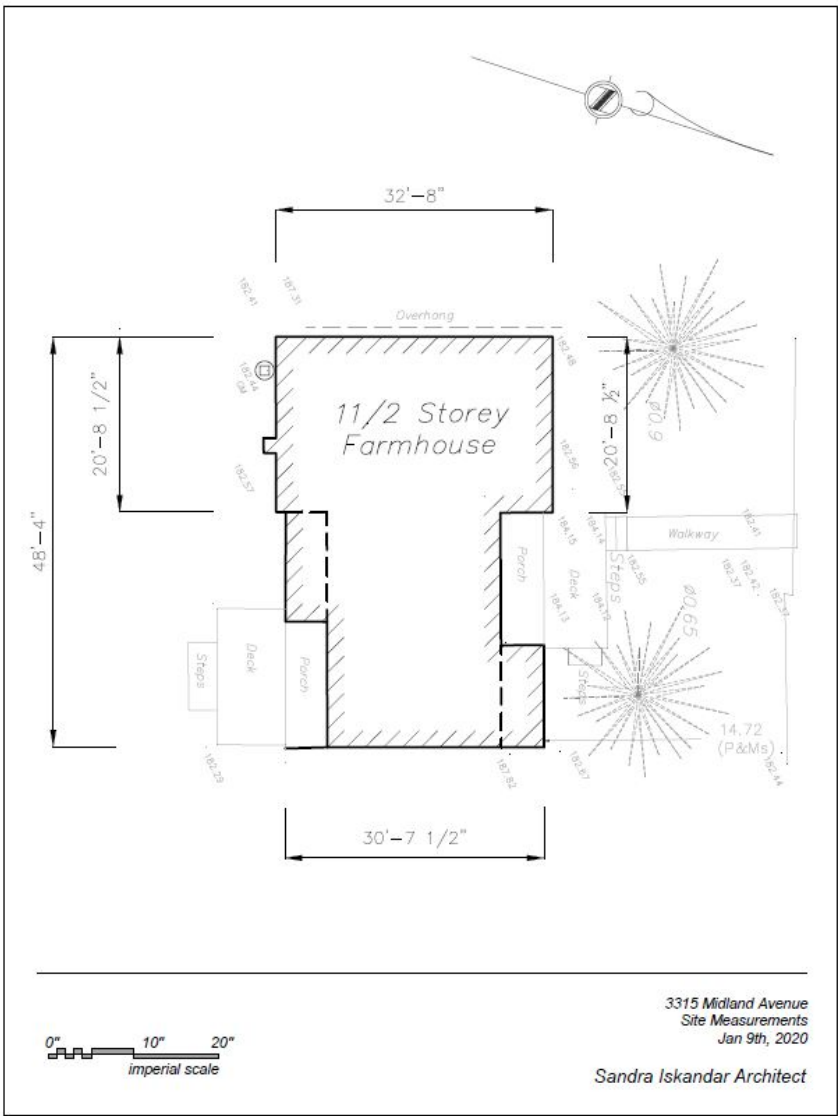
9. Aerial Photo, 1992, (closer detail) showing the former L'Amoreaux property with the driveway from Midland Avenue leading to the house on the south and barns to the north of the house. The commercial building now at the corner of Midland and South Shields Avenue can also be seen south and west of the 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. Architect's drawing showing the exterior dimensions of the plan of the house at 3315 Midland Avenue (Sandra Iskandar, Architect, 9 January 2020)



13. West Elevation of the George L'Amoreaux farm house (HP, 2017)



14. 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 (HP, 2017)



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



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



17. Photograph taken c 1970 of the principal (west) elevation, showing the door with the original sidelights and transom and the c.1910 verandah (Scarborough Archives)



18. Photograph taken in 1996 of the principal (west) and side (north) elevations (Scarborough Inventory of Heritage Properties)



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



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



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



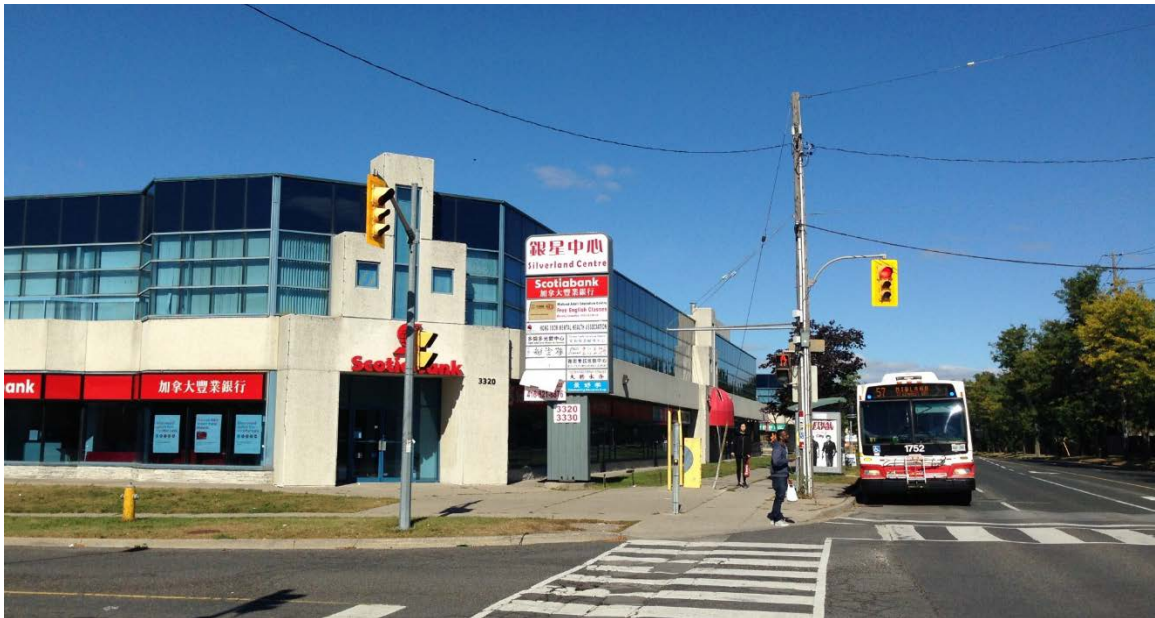
22. View of the L'Amoreaux farm house, the location of the original farm laneway and the Tamarack Day Care Centre, from Midland Avenue (HP, 2021)



23. 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 (HP, 2017)



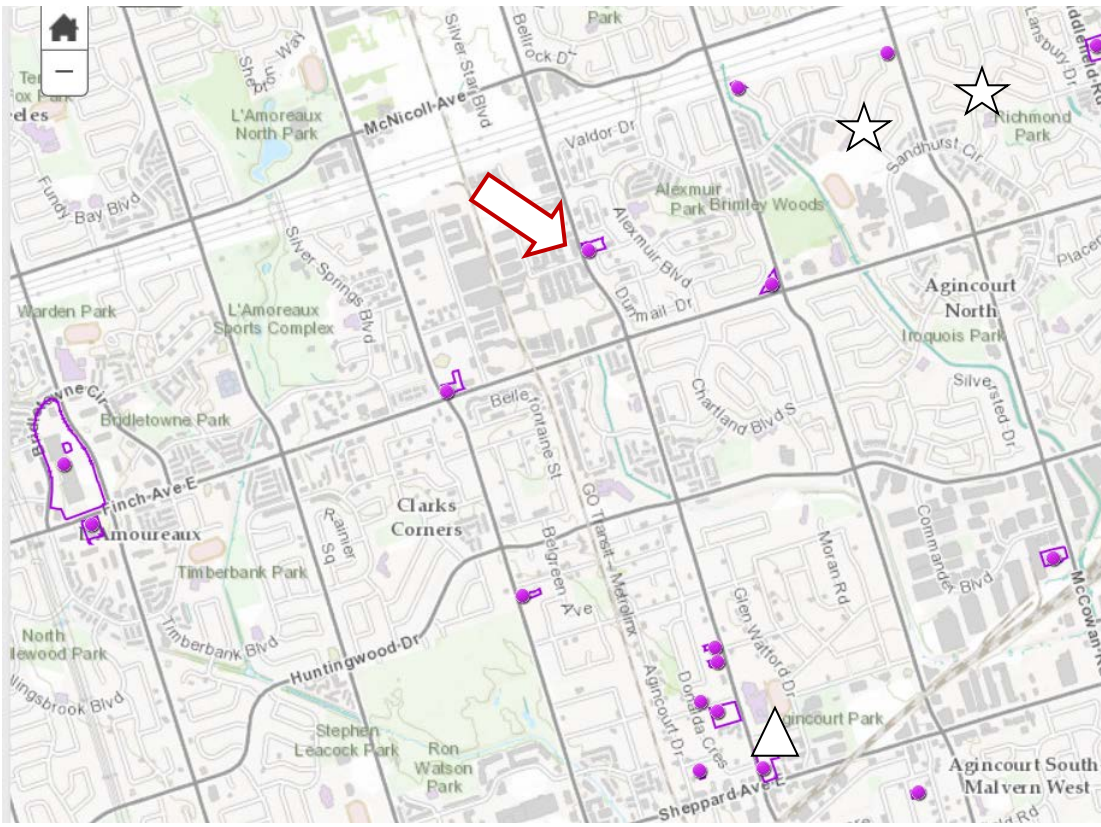
24. Looking north on Midland Avenue from the driveway to 3315 Midland Avenue showing the commercial context on the west side of Midland and the suburban context wooden fences of the rear gardens of the houses on the east side of Midland (HP, 2017)



25. 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. (HP, 2017)



26. 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 (HP, 2017)



27. 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.



28. 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. (HP, 2017)



29. 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 (HP, 2017)



30. 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. (HP, 2017)