

1 Heritage Place - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 12, 2024

To: Toronto Preservation Board

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

Wards: 2 - Etobicoke Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 1 Heritage Place under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of Heritage Attributes found in Attachment 1.

The subject property at 1 Heritage Place is located one block west of Scarlett Road north of Eglinton Avenue West in the Humber Heights-Westmount neighbourhood in Etobicoke. It contains a two-storey detached house form building located in a subdivision development from the 1950s along La Rush Drive. With the address of 1 Heritage Place, the subject property is located on a cul-de-sac off La Rush Drive with three other residential properties. A Location Map and Current Photograph of the heritage property is found in Attachment 2.

Constructed between 1851 and 1857 for prominent merchant and landowner Edward Scarlett, the Pre-Confederation era property features a vernacular style villa incorporating late Georgian and Italianate elements, reflecting the stylistic simplicity that was popular in the mid-19th century. The Scarlett family were prominent merchant millers, businessmen, and landowners who contributed to the early industrial development of Etobicoke and York Townships. This included Scarlett Road, which is named after the family. The Edward Scarlett House is located on a rise of land adjacent to the Humber Creek and framed by generous landscaping, the property is situated within a picturesque landscape that retains a sense of rural seclusion.

Staff have determined that the property at 1 Heritage Place containing the Edward Scarlett House has cultural heritage value and meets 3 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The property was listed on the City's Heritage Register on September 27, 2006.

The owner of 1 Heritage Place requested the designation and proposes to undertake chimney and masonry restoration. The owner has submitted an application to the 2024 Toronto Heritage Grant program. To be eligible for a Toronto Heritage Grant a property is required to be Designated under Part IV Section 29 of the Ontario Heritage Act.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Acting Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 1 Heritage Place under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 1 Heritage Place (Reasons for Designation) attached as Attachment 1, to the report, March 12, 2024, from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 1 Heritage Place on the City of Toronto's Heritage Register on September 27, 2006.

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 1 Heritage Place (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The Edward Scarlett House property at 1 Heritage Place meets the following 3 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method.

The property is a representative example of a mid-19th century vernacular-style villa situated in a picturesque landscape. The combination of Late-Georgian elements including symmetrical layout, contrasting brick work and stone lintels, with wide Italianate eaves and brackets, create an astylistic simplicity that is typical of grand mid-19th century vernacular structures.

Originally situated within a larger landscape with views toward the Humber River to the east, the property continues to maintain its picturesque setting atop a rise of land with deep set back from Heritage Place on the edge of the heavily wooded Humber Creek to the southwest. Framed by generous landscaping, including a variety of trees, the property is sheltered from the surrounding residential development, retaining a sense of rural seclusion.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Edward Scarlett House property at 1 Heritage Place is valued for its association with the Scarlett family who, as merchant millers, businessmen, and landowners, contributed to the early industrial development of Etobicoke and York Townships. Originally purchased by wealthy merchant and landowner John Scarlett in 1829, the property was part of a larger parcel of land adjacent to John Scarlett's toll road (Scarlett Road) and nearby mill on the Humber River. Between 1851 and 1857, his son, Edward, constructed a residence on the property which he purchased in 1854, residing there between 1851-1858 and 1866-1871.

The property at 1 Heritage Place is also valued for its association with Thomas Fisher (1792-1874) who resided at the property between 1858 and 1866 with his daughter and son-in-law. A prominent merchant miller and public figure, Thomas Fisher was inducted into the Etobicoke Hall of Fame in 1974, upon the centenary of his death, for his significant contributions to Etobicoke. Following the demolition of his earlier residence, Millwood House, in 1963, Thomas Fisher's great grandson, Sidney Thompson Fisher, donated funds for the establishment of the Thomas Fisher Rare Book Library at the University of Toronto in his memory.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Situated on a rise of land at the edge of the Humber Creek ravine set back from the street on a heavily treed lot, the property is physically, visually and historically linked to its surroundings, maintaining the ideals of Picturesque Movement which sought the integration of architecture with a romanticized version of the natural landscape. The surrounding residential subdivision from the 1950s along La Rush Drive, and 1980s off Heritage Place, were developed around the property, allowing it to retain both its connection to the Humber Creek and picturesque setting.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 1 Heritage Place, as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have determined that the property at 1 Heritage Place meets 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 1 Heritage Place (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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Heritage Planning
City Planning, Urban Design/Heritage

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

Description

The property at 1 Heritage Place is located one block west of Scarlett Road north of Eglinton Avenue West in the Humber Heights-Westmount neighbourhood in Etobicoke.

Constructed between 1851 and 1857 for prominent merchant and landowner Edward Scarlett, the property features a vernacular style villa incorporating late Georgian and Italianate elements, reflecting the astylistic simplicity that was popular in the mid-19th century. Located on a rise of land adjacent to the Humber Creek and framed by generous landscaping, the property is situated within a picturesque landscape that retains a sense of rural seclusion.

Statement of Cultural Heritage Value

Design and Physical Value

The property is a representative example of a mid-19th century vernacular-style villa situated in a picturesque landscape. The combination of Late-Georgian elements including symmetrical layout, contrasting brick work and stone lintels with wide Italianate eaves and brackets create an astylistic simplicity that is typical of grand mid-19th century vernacular structures.

Originally situated within a larger landscape with views toward the Humber River to the east, the property continues to maintain its picturesque setting atop a rise of land with deep set back from Heritage Place on the edge of the heavily wooded Humber Creek to the southwest. Framed by generous landscaping, including a variety of trees, the property is sheltered from the surrounding residential development, retaining a sense of rural seclusion.

Historical or Associative Value

The property at 1 Heritage Place is valued for its association with the Scarlett family who, as a merchant millers, businessmen, and landowners, contributed to the early industrial development of Etobicoke and York Townships. Originally purchased by wealthy merchant and landowner John Scarlett in 1829, the property was part of a larger parcel of land adjacent to John Scarlett's toll road (Scarlett Road) and nearby mill on the Humber River. Between 1851 and 1857, his son Edward C. constructed a residence on the property which he purchased in 1854, residing there between 1851-1858 and 1866-1871.

The property at 1 Heritage Place is also valued for its association with Thomas Fisher (1792-1874) who resided at the property between 1858 and 1866 with his daughter and son-in-law. A prominent merchant miller and public figure, Thomas Fisher was inducted into the Etobicoke Hall of Fame in 1974 for his significant contributions to Etobicoke. Following the demolition of his earlier residence, Millwood House, in 1963, Thomas Fisher's great grandson, Sidney Thompson Fisher, donated funds for the establishment of the Thomas Fisher Rare Book Library at the University of Toronto in his memory.

Contextual Value

Situated on a rise of land at the edge of the Humber Creek ravine set back from the street on a heavily treed lot, the property is physically, visually and historically linked to its surroundings, maintaining the ideals of Picturesque Movement which sought the integration of architecture with a romanticized version of the natural landscape.

The surrounding residential subdivision from the 1950s along La Rush Drive, and 1980s off Heritage Place, were developed around the property, allowing it to retain both its connection to the Humber Creek and picturesque setting.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 1 Heritage Place being a representative example of a mid-19th century vernacular-style villa situated in a picturesque landscape:

Main Structure

- the two-storey scale with rectangular form and massing on rubble stone foundation
- the hipped roof with wide eaves supported by paired lambs-tongue brackets and integrated pediment centred on the principal facade
- the red brick masonry with buff-brick quoining, cornice, and plinth
- the chimneys with polychrome brickwork
- the symmetrical fenestration pattern with stone sills, pedimented stone lintels on the principal (east) elevation, and square lintels on the north, south and west elevations
- the central front entrance on the principal (east) elevation with paneled door, sidelights, transom, and millwork
- the double-hung six-over-six windows and 12-paned storm windows

Interior

- the interior plan of the first floor symmetrically organized around a central hallway with staircase flanked on either side by a large room at the front followed by a smaller room to the rear.
- the high quality historic interior features of the first floor including central staircase with heavy turned newel post, front room marble fireplaces, plaster mouldings, and millwork

Rear Wing

- the two-storey scale with rectangular form and massing on rubble stone foundation
- the red brick masonry
- the gable ended roof with brick parapet and chimney at the rear (west) elevation
- the symmetrical fenestration pattern with stone sills and buff-brick voussoirs on the north and south elevations
- the double-hung six-over-six windows and two-paned storm windows

Contextual Value

Attributes that contribute to the value of the property at 1 Heritage Place being physically, visually and historically linked to its surroundings, maintaining the ideals of Picturesque Movement:

- the placement, deep setback, and orientation of the property on a rise adjacent to the Humber Creek ravine
- the setting of the property with the expansive front (east) lawn and mature landscaping including dense trees along the side and rear property lines

LOCATION MAP AND CURRENT PHOTOGRAPH 1 HERITAGE PLACE

ATTACHMENT 2



This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline marks the location of 1 Heritage Place (City of Toronto iView Mapping, annotated by Heritage Planning, 2023).



1 Heritage Place (Heritage Planning, 2023).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
1 HERITAGE PLACE**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



View of principal (east) elevation at 1 Heritage Place (Heritage Planning, 2023).

1. DESCRIPTION

1 HERITAGE PLACE - Edward Scarlett House	
ADDRESS	1 Heritage Place
WARD	2 - Etobicoke Centre
NEIGHBOURHOOD/COMMUNITY	Humber Heights-Westmount
CONSTRUCTION DATE	c.1851-1857
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	None
LISTING DATE	February 26, 2024

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 1 Heritage Place for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

1 HERITAGE PLACE - Edward Scarlett House

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture, and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Humber Valley

During the first half of the 19th century, the Humber Valley's extensive woodlands, farming, and abundant waterpower supported the development of mills along the Humber River. By the end of the 19th century 164 mills had been built including 103 sawmills, 43 gristmills and 18 woolen mills.¹ This gave rise to a group of merchant millers who constructed grand residences near their mills along the river.

The Scarlett Family

In 1808, John Scarlett (1777-1865) arrived in Upper Canada and began to purchase property in Etobicoke and York Townships in 1809.² In the early 1820s he purchased what is today Scarlet Road, which he operated as a toll road between the villages of Lambton and Weston. In 1831, he opened a sawmill on the west bank of the Humber River to the south of Richview Side Road.³ By the end of the 1830's, he owned more than 1500 acres, a lumber yard, grist mill, sawmill, planing mill, distillery, lumber store and brickyard in Etobicoke and York Townships.⁴

While John Scarlett resided at his 644-acre estate, Runnymede, comprising the centre of Toronto's Junction neighbourhood,⁵ by the early 1850s his four sons Edward, St George, John, and Samuel, resided on the family's properties which encompassed all of the land along the west side, and approximately half the land along the east side of the Humber River between Dundas Street West and the village of Weston.⁶

Thomas Fisher

In 1822, Thomas Fisher (1792-1874) leased the King's Mill Reserve on the west bank of the Humber River. Established in 1793 by John Graves Simcoe to supply timber for the construction of ships, the reserve encompassed a sawmill and a 1100-acre timber reserve bounded by Bloor Street, the Humber River, The Queensway, and Royal York Road. The King's Mill was located on the present site of the Part IV Designated Old Mill and Inn at 21 Old Mill Road. Fisher successfully operated the King's Mill until 1834, when the property was sold by the Government of Upper Canada to William Gamble.

As compensation he was granted 20 hectares of land on the west bank of the Humber, south of Government Road, in Lambton Mills where he constructed a grist mill, store,

1 Mount Dennis Community Association, n.d.

2 Harris, Edward Scarlett House.

3 Mount Dennis Community Association, n.d.

4 Harris, Humbervale.

5 City of Toronto, November 30, 2018 <https://www.toronto.ca/legdocs/mmis/2018/ey/bgrd/backgroundfile-111759.pdf>

6 Etobicoke York Community Preservation Panel, 2017.

workers cottage and a large residence named Millwood House.⁷ Following his retirement from business in 1857, Thomas Fisher and his wife lived part of the year at Millwood House and the remainder with their daughter, Elizabeth Whitney, first at the Edward Scarlett House, and then on Shuter Street. Fisher served in numerous public roles.

In 1963, Millwood House was purchased by Thomas Fisher's great grandson Sidney Thompson Fisher with the intention to salvage sections of the property and reconstruct it as a museum about the Humber Valley. When this proved to be unfeasible, Sidney Thompson Fisher used the funds to build the Thomas Fisher Rare Book Library in memory of his great-grandfather.⁸ Completed in 1973, the library houses the University of Toronto's Department of Rare Books and Special Collections.

In 1974, Thomas Fisher was inducted into the Etobicoke Hall of Fame, located in the Council Chambers foyer at the *Etobicoke Civic Centre*, one century after his death for his contributions to the development of Etobicoke Township.⁹

Lot 18 Concession C Broken Front Fronting on River Humber ("Lot 18")

The crown patent for Lot 18 was granted to John Gamble on November 25, 1802. In 1811, Lot 18 was purchased by Peter Smyth, who sold the property to John Scarlett on August 29, 1829.¹⁰

By 1851, John Scarlett's son Edward was listed in the County Directory as residing on Lot 18 in a two-storey frame structure.¹¹ In 1854, Edward Scarlett purchased Lot 18 along with five adjacent properties (Lot 16 and 17 Concession C, Lot 16 Concession B, and Lots 17 and 18 Concession D) from his father, adding to Lot 16 Concession D which he had purchased from the Crown in 1853.¹² By this time Edward had assumed ownership of the sawmill located south of Richview Side Road and had established a lumber yard at 497 Queen Street West with his brother Samuel, who resided and operated a sawmill to the south of Eglinton Avenue West.

Between 1851 and 1857 Edward Scarlett constructed the property at 1 Heritage Place.¹³ At the time of its construction, the property was surrounded by woodland to the southwest, along the Humber Creek ravine, and an orchard followed by fields to the northeast with views across Scarlett Road down to the Humber River.

7 Harris, 2016.

8 Harris, 2016.

9 City of Toronto, 2018 <https://www.toronto.ca/wp-content/uploads/2018/01/93e6-thomas-fisher-bio.pdf>

10 Ontario Land Registry, Book 1692 p1.

11 Government of Canada, Census of 1851.

12 Ontario Land Registry, Books 1676-1677, 1689-1692, 1699-1701.

13 The construction date is based on 1851 Census identifying Edward Scarlett residing in a frame house and 1861 Census identifying J.W.G Whitney residing in a two-storey brick residence on Lot 18. Tax Assessment Rolls show that by 1858 JWG Whitney was residing on Lot 18 with Edward C. Scarlett listed as the owner. It is highly unlikely JWG Whitney, as a tenant, would have constructed a residence, suggesting Edward Scarlett would have constructed the residence prior to leasing Lot 18 to JWG Whitney in 1858.

In 1858, estate agent John William Gamble Whitney had assumed management of Edward Scarlett's lumber mill and Etobicoke lands, as Edward was spending the majority of his time in Toronto overseeing his lumber yard and father's business interests.¹⁴ Along with managing the mill and lands, J.W.G. Whitney also operated a successful real estate business in Toronto. Between 1858 and 1866, Whitney occupied the entirety of Lot 18, residing in the Edward Scarlett House with his wife, children, two servants, and in-laws, prominent mill owner and businessman Thomas Fisher and his wife.¹⁵ After 1866 Whitney and his family moved to Toronto, at which time Edward Scarlett had returned to reside there.¹⁶

By the mid-1860s Edward Scarlett began to suffer financial difficulties. After taking on several mortgages in the late 1860s, Edward's properties were put up for public auction in 1871.¹⁷ Describing Lot 18, the advertisement for the auction states "On it erected a fine brick residence, containing hot-air furnace, bath-rooms, water pipes etc., together with frame barn and other outbuildings."¹⁸

In 1874, Lot 18 was sold to Joseph Wells, who subsequently sold part of Lot 18, including the Edward Scarlett House, and all of Lot 18 Concession D on the Humber River, to china and glassware merchant William T. Cleverdon in 1875. In 1879, both properties were again sold at public auction, with one advertisement, noting a large first-class family brick residence with four acres of orchards, stating "This property is one eminently well suited to a retired gentleman, or one doing business in Toronto desiring to have a country residence."¹⁹ By 1881, three of Cleverdon's children: Walter, Annie, and Frederick, still resided at the Scarlett residence. On the north corner of the east elevation of the house, a series of initials and names are carved into the bricks, including "W. I. Cleverdon May 24, 1876" and "W.I.C. November 1878."

After passing through several owners, the Edward Scarlett House and surrounding acreage was purchased by George Hope in 1887, followed by Lorne G. LaRush in 1934. Following the Second World War (1939-1945) LaRush would begin to subdivide the property in 1945, registering Plan 3753 in 1949 which divided the remaining land into 12 lots, with the Edward Scarlett House being assigned the municipal address of 15 LaRush Drive. In 1962, 15 LaRush Drive was purchased by Edward R. Renouf, vice president of Campbell Soup Company limited in New Toronto, whose widow subsequently sold the property in 1976. In 1978, 15 LaRush Drive was subdivided into 4 residential lots. The Edward Scarlett House, located on the northernmost lot, was assigned the municipal address of 1 Heritage Place.

¹⁴ Fisher, 1985.

¹⁵ Government of Canada, Census of 1861.

¹⁶ Ibid, Tax Assessment Rolls 1858-1866.

¹⁷ Ontario Land Registry Book 1962; The Globe and Mail, August 25, 1871 p3.

¹⁸ Globe and Mail, August 25, 1871 p3.

¹⁹ The Globe and Mail, October 11, 1879 p6.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 1 Heritage Place is a representative example of a mid-19th century villa constructed for the merchants and large landowners of the Humber Valley. These residences were typically two-storeys, rectangular in form with a hipped roof and rear or side two storey kitchen wing. Designed in a vernacular style incorporating late Georgian and Italianate features, these residences exhibited an astylistic simplicity rather than the architectural exuberance that would emerge in the second half of the 19th century. Examples of such structures are shown in Images 14-16 in the visual resources section.

Constructed between 1851 and 1857, the property features a two-storey red brick masonry residential structure on a rubble stone foundation comprising a rectangular main section and rear ell to the west. The main structure features contrasting buff brick quoining, plinth, and cornice below a wide gabled hip roof with paired lambs tongue brackets framed by a double-flued chimney on both the north and south side elevations, and an integrated central pediment on the principal (east) elevation. The main structure's fenestration is symmetrically organized, featuring ashlar stone sills and lintels. Between the first and second storeys of the principal and north elevations, the wooden rafter ends of an earlier verandah remain embedded in the brickwork. Based on aerial photographs, the verandah was removed prior to 1942.

The principal (east) elevation features red brick laid in a Flemish bond pattern, while the remaining elevations are clad in brick laid in a common bond pattern. The principal elevation is organized into three bays. The first storey features a central entrance with sidelights and transom flanked on either side by a single six-over-six double hung sash window while the second story features three six-over-six double hung sash windows. Unlike the lintels on the other elevations, the principal elevation features triangular lintels.

Both the north and south elevations are identical, featuring six-over-six double hung sash windows located towards each of the corners at the first and second storeys with a double flued chimney extending above the roofline and featuring decorative red and buff brick work.

The northern section of the rear elevation features matching single window openings at the first and second storeys while the central section contains a single window located between the first and second storeys at the landing of the interior staircase. The southern section features a small return with a narrow window with buff brick voussoir followed by the rear ell.

Typical of mid-19th century villas, the main floor is symmetrically organized around a central hall featuring straight-run stairway flanked by two rooms on either side. Originally constructed for lumber merchant Edward Scarlett, the property features fine millwork including four-paneled doors, baseboards and trim, and dado panels beneath the windows while the two rooms at the front of the house feature imported marble fireplaces. An anecdotal storey passed down from subsequent owners relating to the

construction of the Edward Scarlett House ascribes the "Mr Scarlett" roughly scratched into the living room marble fireplace to a careless port worker attempting to identify where it was to be delivered.

The rear ell features gable ended roof and punched openings with buff brick voussoirs on the north and south elevations. The south elevation features two windows at the first storey aligned two slightly smaller windows at the second storey. The north elevation features near identical fenestration with a door on the eastern half of the first storey instead of a window. The rear (west) elevation features a brick parapet along the gable end of the roof while at the first storey are a pair of modern double doors that were added after 1978.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

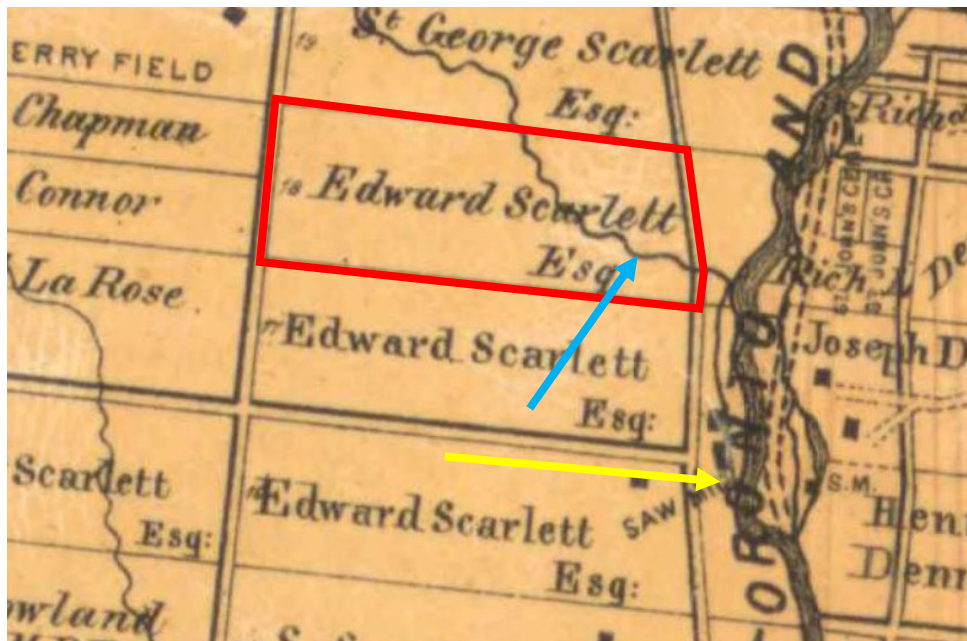
The Edward Scarlett House is situated in an estate like setting on a large residential lot on a rise of land adjacent to the wooded Humber Creek ravine. Accessed by a long side driveway with detached garage, the house is framed by mature trees and landscaping. The property is located within a suburban residential neighbourhood comprised of two storey detached single family homes constructed between the 1950s and present and is bordered by the Humber Creek to the west and south, and two-storey residences to the north and east.

When constructed, the Edward Scarlett House was situated on a 100-acre parcel of land surrounded by woodlands, orchards and farmland with views across Scarlett Road down towards the Humber River. Its location reflected the ideals of the Picturesque Movement which sought the integration of architecture with a romanticized version of the natural landscape.²⁰ Although surrounded by development, the Edward Scarlett House continues to maintain its picturesque setting.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 1 Heritage Place.

²⁰ Wright, 1984, pp. 23, 51-52.

4. VISUAL RESOURCES



1. The 1860 Tremaine Map of the County of York showing Lot 18 owned by Edward Scarlett outlined in red. A blue arrow indicates the approximate location of the Edward Scarlett House while a yellow arrow indicates the location of Edward Scarlett's lumber mill (University of Toronto Map and Data Library, annotated by Heritage Planning, 2023).



2. The 1874 Map of Etobicoke Township showing the Edward Scarlett House, owned at the time by W.T. Cleverdon, outlined in red (McGill, Digital Archives, annotated by Heritage Planning, 2023).



3. Aerial photograph from 1939 showing 1 Heritage Place, indicated by a red arrow, surrounded by orchards and farmland prior to the urbanization of the area after 1945 (City of Toronto Archives, annotated by Heritage Planning, 2023).



4. View of 1 Heritage Place looking south, showing the principal (east) and north elevations of the main structure with stone lintels and sills, buff brick quoining, six-over-six windows, chimney, and deep eaves with lambs tongue brackets (Heritage Planning, 2023).



5. View of 1 Heritage Place looking northeast, showing the rear (west) elevation of the main structure and the north and east (rear) elevations of the rear ell. Note the brick parapet and chimney on the rear elevation of the rear ell and ghosting of rear lean to (Heritage Planning, 2023).



6. View of the south elevation of the rear ell showing 6 over 6 windows with buff brick voussoirs (Heritage Planning, 2023).



7. View looking south of the front lawn of 1 Heritage Place showing mature trees and landscaping (Heritage Planning, 2023).



Figure 8 Interior image of the first floor showing centre hall staircase with newel post (Heritage Planning, 2023).



Figure 9 Interior image showing front entrance with millwork (Heritage Planning, 2023).



Figure 10 Interior image of marble fireplace in east front room with 'Mr Scarlett' inscription (Heritage Planning, 2023).



Figure 11 Interior image of marble fireplace in west front room (Heritage Planning, 2023).



Figure 12 Interior image showing detail of run-plaster moulding (Heritage Planning, 2023).



Figure 13 Interior image showing first floor millwork including baseboards, door trim and raised-paneled door (Heritage Planning, 2023).



14. Image of the Dennis family's historic Buttonwood Estate (Demolished). Constructed on the east side of the Humber River in c.1852 by William Tyrrell it shares many elements with 1 Heritage Place including square massing, hipped roof, fenestration, and deep bracketed eaves (City of Toronto Archives).



15. Image of the William Tyrrell House at 64 King Street in Weston (Designated). Designed and built c.1859 by William Tyrrell it shares many elements with 1 Heritage Place including square massing, hipped roof, fenestration, deep bracketed eaves, rear ell, and stone square and triangular stone lintels (Heritage Planning, 2021).



16. Image of the George W. Thompson House at 7 Meadowcrest Road (Listed). Designed and built between 1855 and 1860 by William Tyrrell, it shares many elements with 1 Heritage Place including square massing, hipped roof, fenestration, buff brick quoining, and deep eaves (Etobicoke Historical Society).

5. LIST OF SOURCES

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