

MINUTES OF MEETING

Scarborough Community Heritage Preservation Panel (Municipal Heritage Committee)

held at the Scarborough Archives
Tuesday, March 10th, 2009, 7:30 p.m.

CITY CLERK'S OFFICE
SECRETARIAT SECTION

2009 MAR 27 P 1:04

Present:	<i>Rick Schofield,</i>	<i>Scott Woodland,</i>	<i>Jeremy Hopkin,</i>
	<i>Don Allen,</i>	<i>Sandy Grigg</i>	<i>Councillor Chin Lee</i>
Regrets:	<i>Bob Saunders ,</i>	<i>Joan Dolson</i>	<i>Councillor Paul Ainslie</i>

A quorum being present, the Chairman called the meeting to order at 7:30 p.m.

1 Minutes of the Previous Meeting

S-090301

"Be it resolved that the minutes of the previous meeting held February 10th be approved as circulated."

(Don Allen, Sandy Grigg)

Carried

2 Pending Items - Proposed Listings

S-090302

The committee reviewed the list of outstanding proposed additions to the City's Inventory of Heritage Properties (Listings) and the new City policy concerning the preparation and submission of Nomination Forms. Preparation of the Nomination forms was assigned as outline below:

Chairman:	Leacock Complex	H.C. Lawn Bowling	Eastview Radar
Don:	Animal Shelter	Maxwell's Mill ruins	Lifeguard station
Jeremy:	Sunningdale	Birch Cliff plaza	

Sandy: Dunker's Flow (completed)

Bob Saunders had agreed to assist with the description of the Animal shelter.
Don Allen agreed to research the Eastview radar station.

2.1

Chairman's report on Pending items:

S-090303

The Chairman reviewed the pending items on the agenda:

- (a) Clark-Reesor House agreement pending
 - Hydro One looking at ongoing University scholarship et al
 - awaiting final report from Hydro One
- (b) Parkcrest-Annis Road proposed HCD
 - committee agreed to proceed with proposal and document buildings etc
 - Chairman, Don and Scott to photograph sites as soon as trees are bare
 - public meeting to be held in the Spring (Councillor Ashton to be consulted)
- (c) Proposed Future Listings -- several sites on hold awaiting descriptions
 - see also 090303 (below)
 - committee members to prepare Nomination Forms
 - Sandy provided support documentation for Dunker's Flow
- (d) Scarborough Historic Site markers
 - Springfield house and St. Augustine's to be mounted in spring -- both approved
 - Scott to take sample to selected sites to survey future installations
 - committee members to review sites for future consideration
- (e) Stinson's Store , Stop 17 (Kingston Road @ Midland)
 - some restoration work begun late in the Fall
 - Scott and Jeremy to monitor site and report any new activity in the Spring
- (f) Agincourt Village sites
 - Bob, Joan and Scott to take lead on identifying buildings for consideration and prepare appropriate Nomination Forms

"BE IT RESOLVED that the Chairman's report be received."

(Don Allen Jeremy Hopkin)

Carried

ACTION: Bob Saunders & Scott Woodland -- Agincourt sites
Scott Woodland -- proposed markers
Chairman and Don -- Parkcrest sites (Spring)
other committee members -- future listings and
markers

3.

Communications

S-090304

(i) CHOnews

The March issue of CHOnews has been received and copies were provided to committee members along with the agenda. The 2009 Heritage Conference will be held in Peterborough.

(ii) Malcolm House @ 2025 Midland Ave (listed structure)

Communications from property owner concerning the listing of the Malcolm House at 2025 Midland Avenue was discussed by the committee. (see new business and recommendation 090306)

(iii) Chesterton Shores sites

Two more cottages/dwellings on Chesterton shores have been acquired by the City and are now vacant. The Chairman and Don Allen attended the site with City staff and examined the two buildings. Neither was deemed worthy of future consideration and neither had any architectural components worthy of preservation. Pictures were taken for files.

(iv) Stonehouse/Lawrence dwelling

Verbal communication was received from the property owner regarding lengthy delays from Preservation staff concerning the reconstruction of the verandah. Staff appear to be placing unnecessary demands on drawings, site plans etc and components of the verandah, specifically the roof. (see new business and resulting recommendations)

4.1

New Business - Kingston Road (Birch Cliff)

S-090305

The committee reviewed, in detail, the Kingston Road (Birch Cliff) study prepared by HPS as part of the Kingston Road revitalization Study, Phase 2. Previously, the committee had conducted its own study of the area as part of its 2008 May site tour.

It was agreed that more photographs of selected buildings were necessary to continue with any formal recommendations to include structures on the City's heritage inventory. It was also agreed that assistance from staff would be required as a result of their numerous recommendations to list selected commercial structures along the two kilometre stretch between Victoria Park and Birchmount Road. The committee also expressed interest in the area east of Birchmount Road to Cliffside and the Scarborough War Memorial (Cenotaph). This area was not included in the report prepared by HPS.

After an examination of pictures provided by HPS and those taken by the Chairman during the committee's 2008 site tour, a list of structures to be considered for listed on the City's inventory of heritage structures was finalized.

"BE IT RESOLVED that the attached inventory of Kingston Road sites and those identified for inclusion on the City's inventory of heritage structures be approved and forwarded to staff for comment." (see attached list)

(Jeremy Hopkin, Scott Woodland)

Carried

ACTION: Heritage Preservation staff

4.2

New Business - Malcolm farmhouse @ 2025 Midland

S-090306

The Chairman summarized discussions with the owner of the listed property known as the Malcolm farmhouse and located on the north-east corner of Midland Avenue and Ellesmere Road. The building was listed more than 25 years ago and appears to have changed ownership several times with the current owner unaware of the listing. Negotiations for the sale and possible redevelopment of the property are pending.

The Malcolm farmhouse was a board and batten from structure believed to have been built about 1874 by John Holmes and subsequently sold to the Malcolm family. There have been major alterations to the structure over time including the enclosure of the front (west) verandah, the gutting of the interior, the removal of the original siding and the demolition of the west (front) wall of the dwelling (inside the enclosed verandah).

The Chairman and Don Allen attended the site and examined the structure in detail. Both agreed that the structure had been severely compromised and while it may appear visually the same from the street, the exterior is now clad with vinyl siding in a board and batten style. The front exterior walls have been removed and the enclosed front verandah now opens directly into the former interior rooms. These changes were made after the structure was listed 25 years ago and without knowledge of the former LACAC.

Since the structure no longer meets the minimal standards for listing, it would not have been recommended if submitted as it currently exists.

"BE IT RESOLVED that the committee recommend to the Toronto Preservation Board that the Malcolm dwelling be delisted and removed from the Inventory of Heritage Structures in Toronto."

The Chairman will send a formal letter to this affect.
(Don Allen, Councillor Chin Lee)

Carried

ACTION: Toronto Preservation Board

4.3

S-090307

Stonehouse/Lawrence dwelling verandah

Scott Woodland earlier submitted a report on the proposed restoration of the original verandah on the Stonehouse dwelling and had declared a possible conflict of interest as he is the owner of the site. The other members of the committee examined to materials submitted which included the following:

- (a) heritage photo of the original verandah and recent photographs of the site
- (b) architectural drawings provided by Rick Coombs of Nexus Architects
- (c) background research on the verandah
- (d) a copy of the designation bylaw and reasons for designation

It was agreed that the restoration of the verandah to its original design and location would greatly enhance the heritage of the site and thus amend the bylaw description which stated that, unfortunately, "the original east verandah has been removed". The committee was impressed with the details of the drawings and the effort made to recreate the design of the original verandah.

The committee agreed that the original verandah had a curved wooden roof similar to other 19th century verandahs in the Scarborough community and that reconstruction of the verandah should proceed as quickly as possible during the good weather.

"Be it resolved that the proposed restoration (rebuilding) of the historical verandah on the east side of the designated Stonehouse dwelling be approved with a wood roof in keeping with the original design and that HPS be requested to expedite the paperwork so that construction can commence this spring."

The Chairman will send a formal request to the Preservation Board on the issue.
(Don Allen, Sandy Grigg)

Carried

ACTION: Toronto Preservation Board and HPS

5.

S-090308

Adjournment

There being no further business before the committee

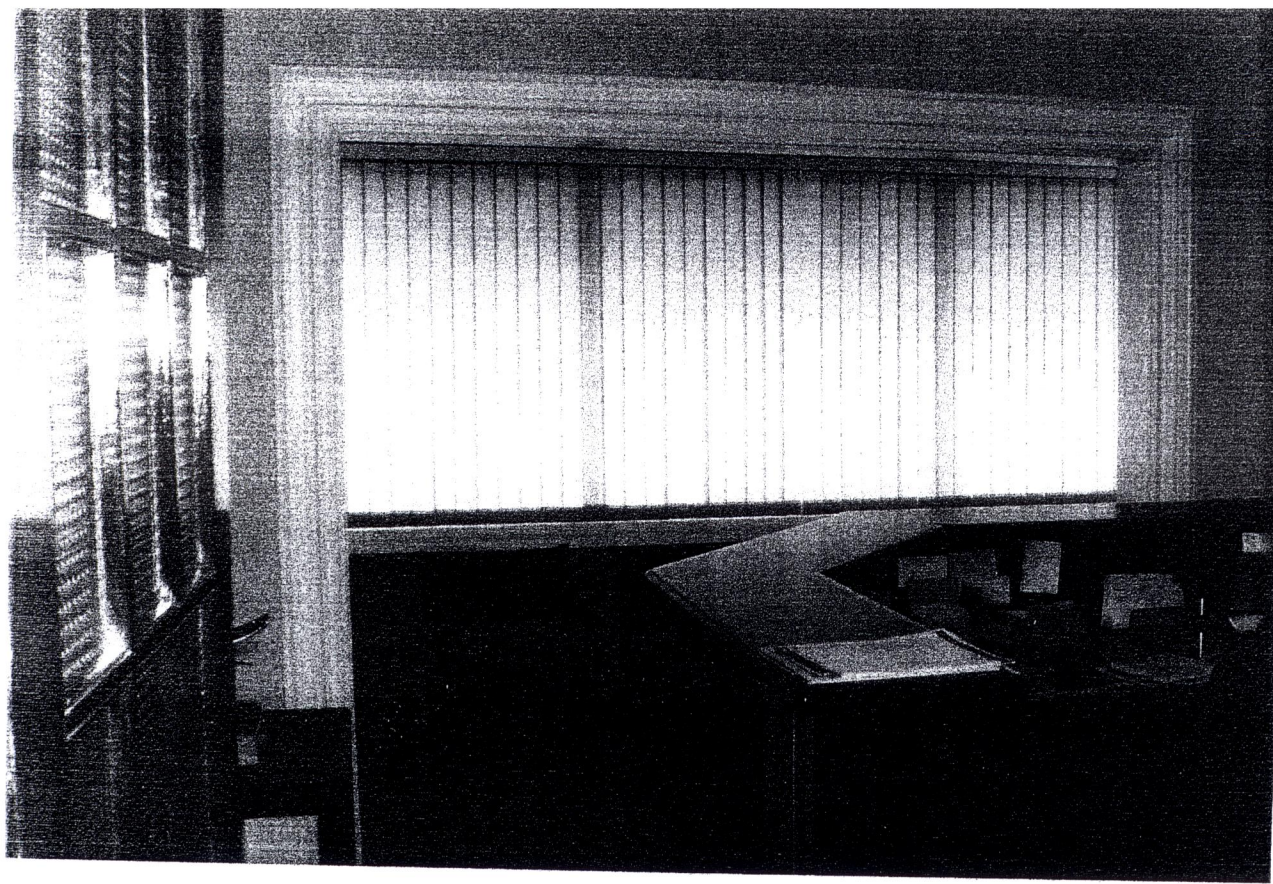
"Be it resolved that the meeting be adjourned.

Next regularly scheduled meeting:

Tuesday, April 14th, 2009

(Councillor Chin Lee Jeremy Hopkin)

Carried



WEST
FACADE
- NORTH



WEST
FACADE
- SOUTH

MALCOLM HOUSE - MISSING WEST WALLS
- FRONT EXTERIOR WALL OPENINGS
- ORIGINAL OPENINGS (WINDOWS) MISSING.