

Scarborough Community Preservation Panel

c/o Rick Schofield, Chairman

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24 Conlins Road, Scarborough, Ontario, M1C 1G3. 2009 11 03 27 P 1: 04

Toronto Preservation Board,
c/o Colleen O'Neill, Committee Clerk,
10th floor, West Tower, Toronto City Hall,
100 Queen St. West, Toronto, ON

March 20th, 2009

To members of the Board;

re: **Malcolm dwelling house, 2025 Midland Avenue**

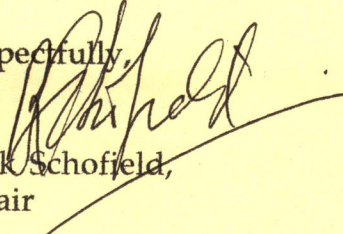
At a meeting of the Scarborough Community Preservation Committee held on March 10th, 2009, the panel discussed the listing of the above property following a site inspection of the former dwelling house.

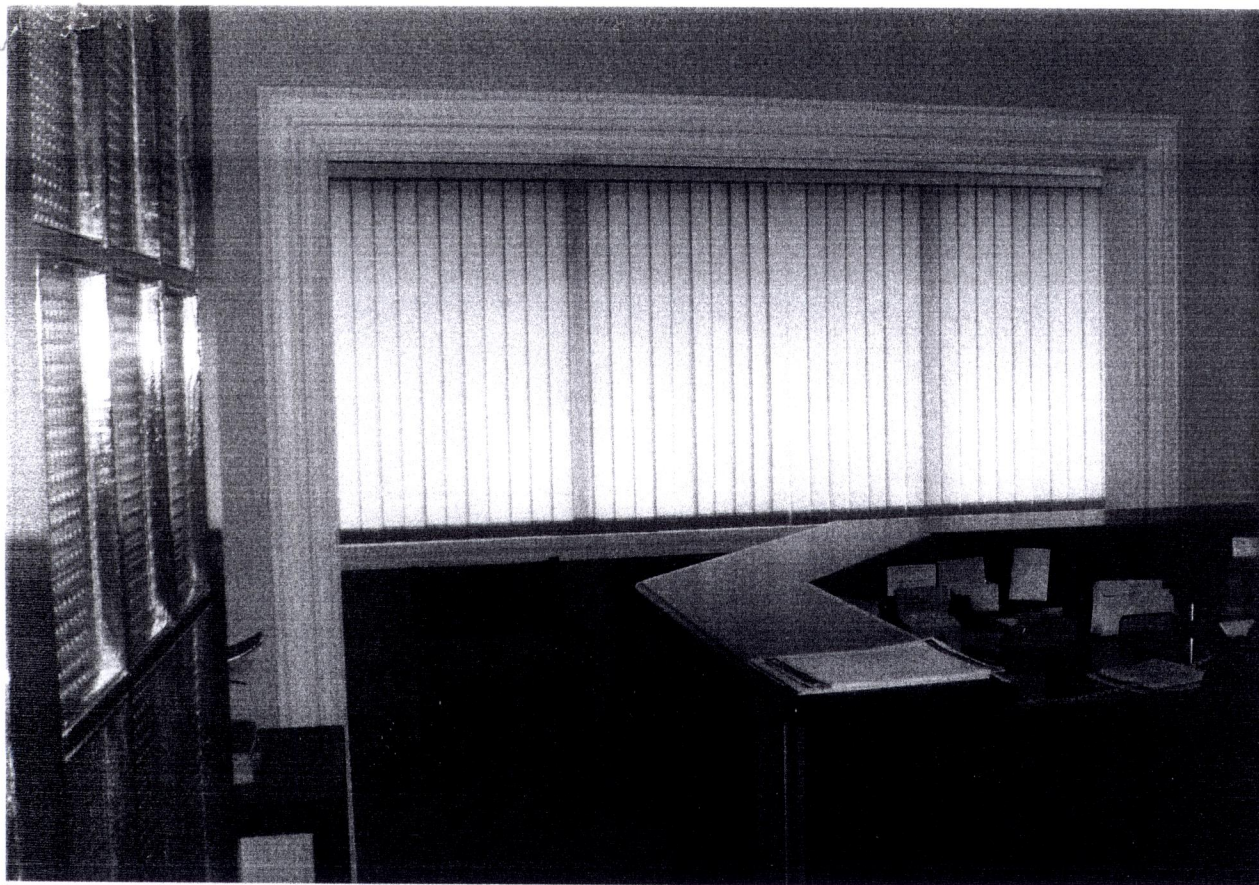
The building was placed on the former Scarborough LACAC list more than 25 years ago based on the historic significance of the building's architecture, specifically the board and baton construction, the three bay historic vernacular facade and its prominent location on a small hill overlooking Midland Avenue.

A recent inspection of the property has revealed that substantial alterations have been made to the building over the past 25 years rendering the building no longer worth listing as a historic structure. The original wooden board and baton exterior siding has been removed and replaced with replica vinyl siding. The main front, west facing facade with the three bays (two windows and a central doorway) has been removed such that the modern front porch addition now opens directly into two office rooms. The west facing north window no longer exists nor does 75% of the original exterior wall. The west facing south window also no longer exists and the wall renovated to accommodate siding glass doors leading to the modern, enclosed front porch. None of the interior rooms retain any historical components and the building has been severely altered over the past 25 years to convert the former dwelling house into offices.

Since the building was not designated and likely no permits were issued for the renovated which have destroyed the historic integrity of the building, **the Scarborough Community Preservation panel recommends that the building at 2025 Midland Avenue, known as the Malcolm dwelling, be de-listed and removed from the City's inventory of heritage structures.**

respectfully,


Rick Schofield,
Chair



WEST
FACADE
- NORTH



WEST
FACADE
- SOUTH

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