



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Major Heritage Permit Application
10379 Kennedy Road
Proposed Relocation and Restoration of the Sommerfeldt Homestead
HE 25 111626

Property/Building Description: 2-storey stucco clad brick building constructed c. 1840

Use: Residential

Heritage Status: Designated under Part IV of the Ontario Heritage Act

Application/Proposal

- The owner of the property has submitted a Major Heritage Permit application in support of the requirement to relocate, restore, and incorporate the Sommerfeldt Homestead within a new residential subdivision as a private dwelling.

Legislative Context and Heritage Policy

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act*, Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Heritage Section staff ("Staff") can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on March 14, 2025, resulting in a decision deadline of June 12, 2025.

Background

- Heritage Markham supported the proposed relocation and incorporation of the Sommerfeldt Homestead into the proposed subdivision in October of 2021.
- The Major Heritage Permit application consists of 2 phases, the first phase proposes the removal of 20th century additions not considered to be of heritage significance, as well as minor repairs and work to stabilize the structure prior to relocation. The second phase proposes the restoration of existing heritage attributes and replication of missing attributes once the building has been relocated to its new location and foundation.

Staff Comment

- Restoration Approach: Staff are generally satisfied with the proposed restoration plan but would have preferred to see the removal of the existing stucco cladding to reveal the original brick work. The decision of the owner to not remove the stucco cladding may be due to the damage that might have occurred during its application, and that could potentially occur with its removal.
- Other Key Features of the Restoration Plan
 - Windows – retention and restoration of existing historic windows, replication of missing windows and filling-in/repair of architecturally unsympathetic window openings.
 - No Porch or Veranda is proposed as no physical or photographic evidence of one has been found.
 - Chimneys - reconstruction of historically appropriate gable end chimneys
 - Replication of front door, sidelights and transom based on archival photographs
 - Replication of missing wooden louvred shutters
- Staff recommends that Heritage Markham encourage the applicant to consider removing the stucco treatment if feasible and delegate final review of the application and restoration plan to the City (Heritage Staff).

Suggested Recommendation for Heritage Markham

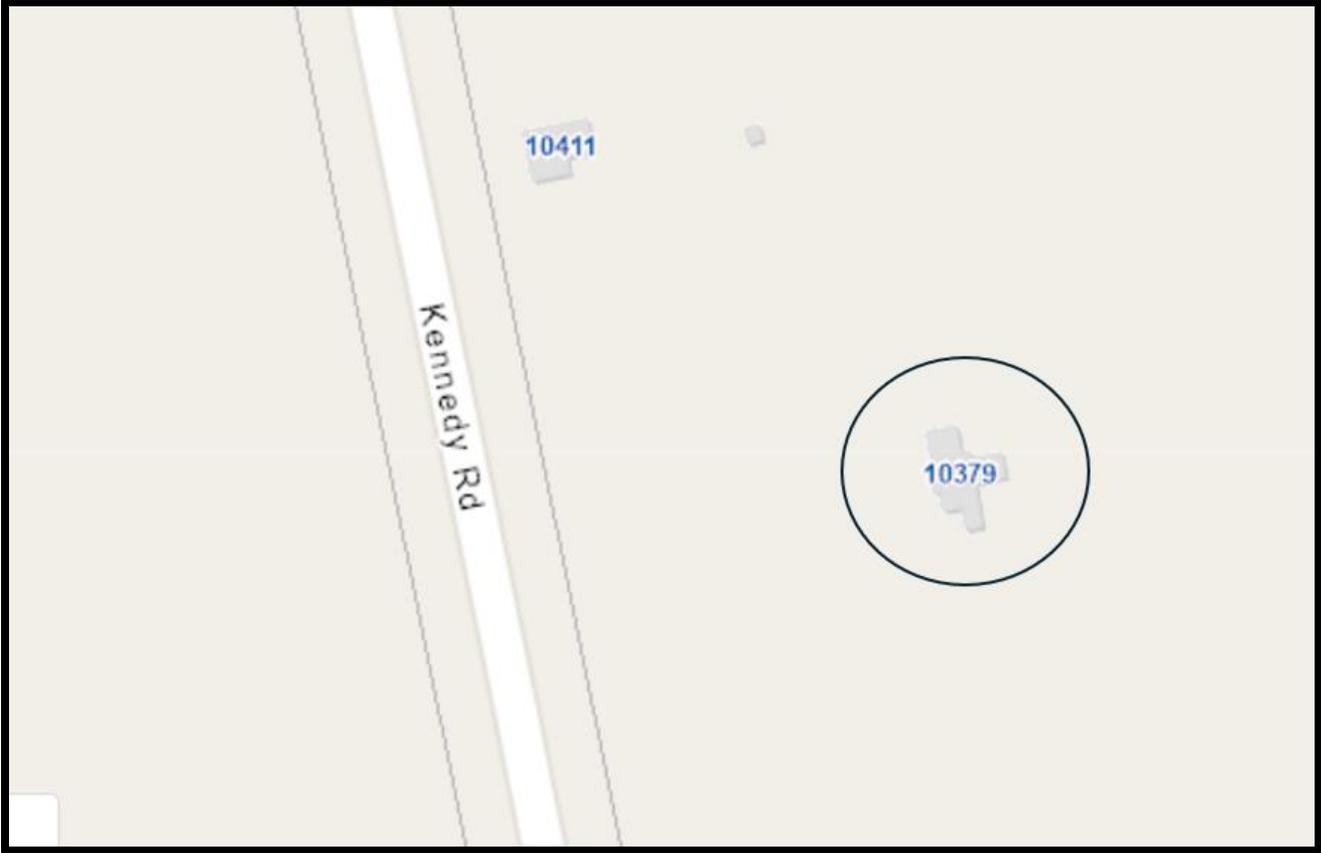
THAT Heritage Markham encourages the applicant to explore the feasibility of the removal of the stucco treatment to expose the underlying brick of the Sommerfeldt Homestead and delegates final review of the application to the Heritage Section staff.

Attachments:

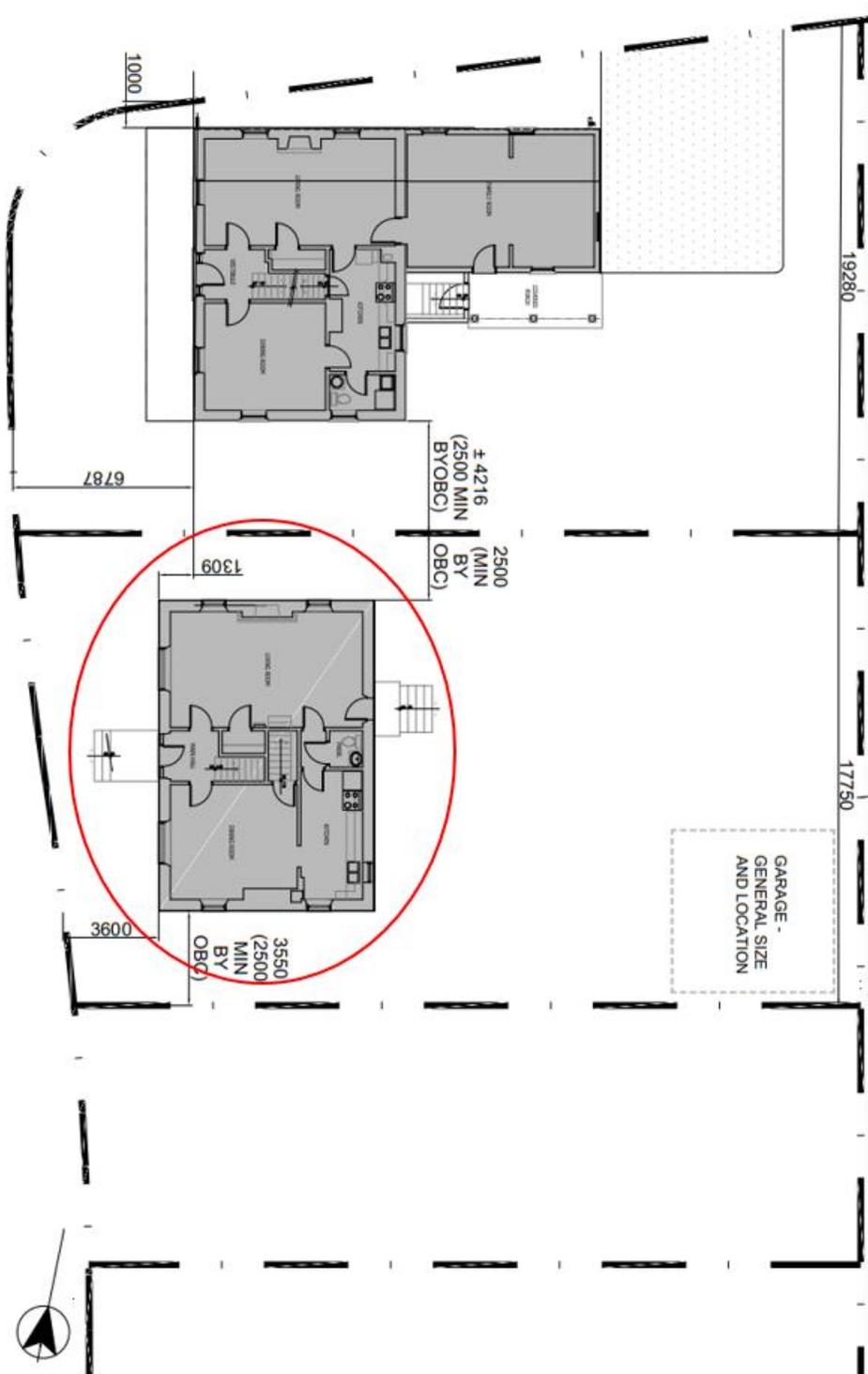
Location Map
 Proposed Site Plan
 Contemporary Photo of the Sommerfeldt Homestead
 Archival Photo of the Sommerfeldt Homestead
 Phase 1 Restoration Plan Elevations
 Phase 2 Restoration Plan Elevations

File: 10379 Kennedy Road

Location Map



Proposed Site Plan



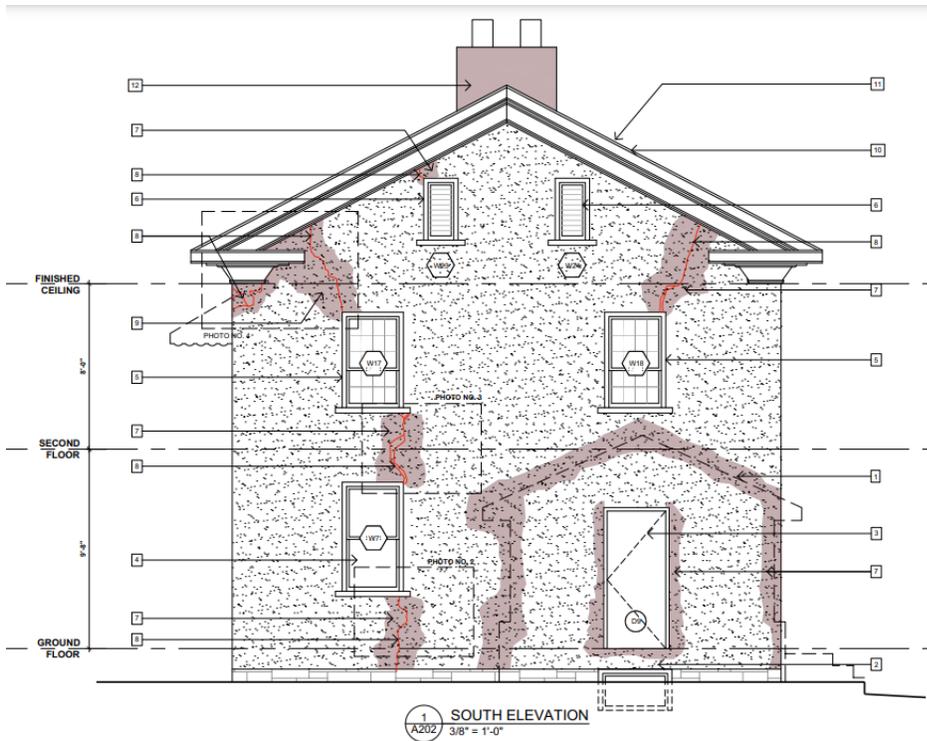
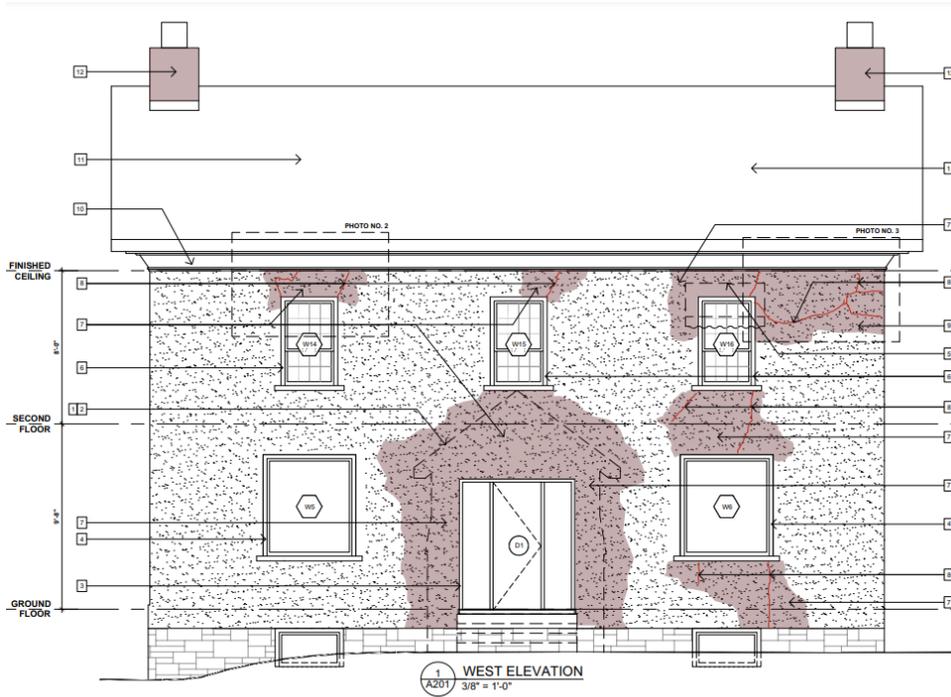
Contemporary Photo of the Sommerfeldt Homestead



Archival Photo of the Sommerfeldt Homestead

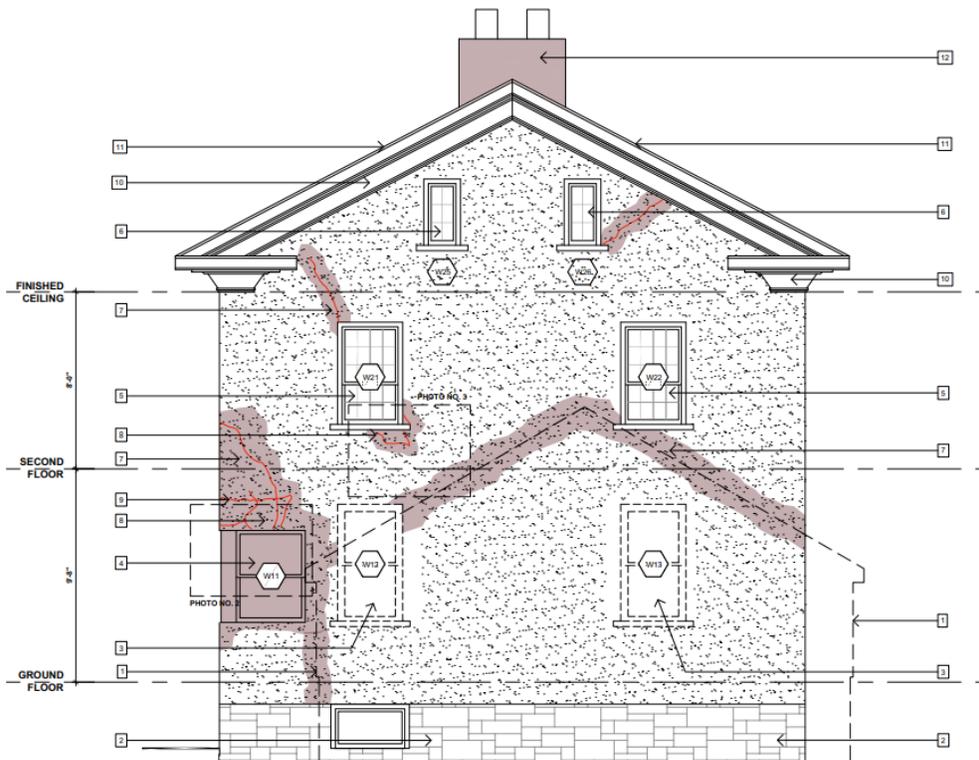


Phase 1 Restoration Plan Elevations





1 EAST ELEVATION
A203 3/8" = 1'-0"



1 NORTH ELEVATION
A204 3/8" = 1'-0"

Phase 2 Restoration Plan Elevations

