



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 9, 2025

SUBJECT: Major Heritage Permit Application
10411 Kennedy Road,
Proposed Relocation and Restoration Plan, George Henry Sommerfeldt Sr. House
HE 25 111633

Property/Building Description: 2-storey brick dwelling constructed 1856
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 George Henry Sommerfeldt Sr. Home 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 George Henry Sommerfeldt Sr. House into the proposed subdivision in October of 2021.
- The Major Heritage Permit application consists of 2 phases, the first phase proposes the stabilization of the structure prior to relocation. The second phase proposes the restoration of existing heritage attributes and replication of missing attributes including a front veranda once the building has been relocated to its new location and foundation.
- The application also proposes the conversion of the 1- storey rear tail into a garage.

Staff Comment

- **Restoration Approach:** Heritage Staff is generally satisfied with the details of the stabilization phase prior to relocating the building as well as the restoration plan of the house once relocated.
- The following are key features of the restoration plans:
 - Windows -Retention of Original windows
 - Shutters – Restoration of existing shutters, replication of missing or damage shutters
 - New front veranda based on veranda scar, and local architectural details
 - Masonry – repair of existing brickwork, retention of stucco surface on east wall (rear elevation)
 - Replication of chimneys based on archival photographs
 - Restoration of front door, transom and sidelights
- **Conversion of Rear Portion of Building Into a Garage:** Heritage Staff does not support the proposed conversion of the rear one storey wing into a 2-car garage.
 - Heritage Staff believe that this would irreversibly compromise the integrity of the existing 1-storey wing which is a significant heritage attribute of the home, and that there is sufficient space in the rear yard to achieve a detached garage, as is proposed for the adjacent Sommerfeldt homestead.
- **Summary:** Heritage Staff recommends that Heritage Markham support the Major Heritage Permit application for the George Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegate final review of any heritage/development application required, provided that the plans are revised to not convert the historic 1-storey wing into a garage, and that the site plan is revised to propose an appropriate detached garage/accessory building.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the Major Heritage Permit application for the George Henry Sommerfeldt Sr. House at 10411 Kennedy Road and delegates final review of any heritage/development application required provided that the plans are revised to not convert the historic 1-storey wing into a garage and suggest that the site plan is revised to propose an appropriate detached garage/accessory building.

Attachments:

Location Map

Proposed Site Plan

Contemporary Photo of the George Henry Sommerfeldt Sr. House

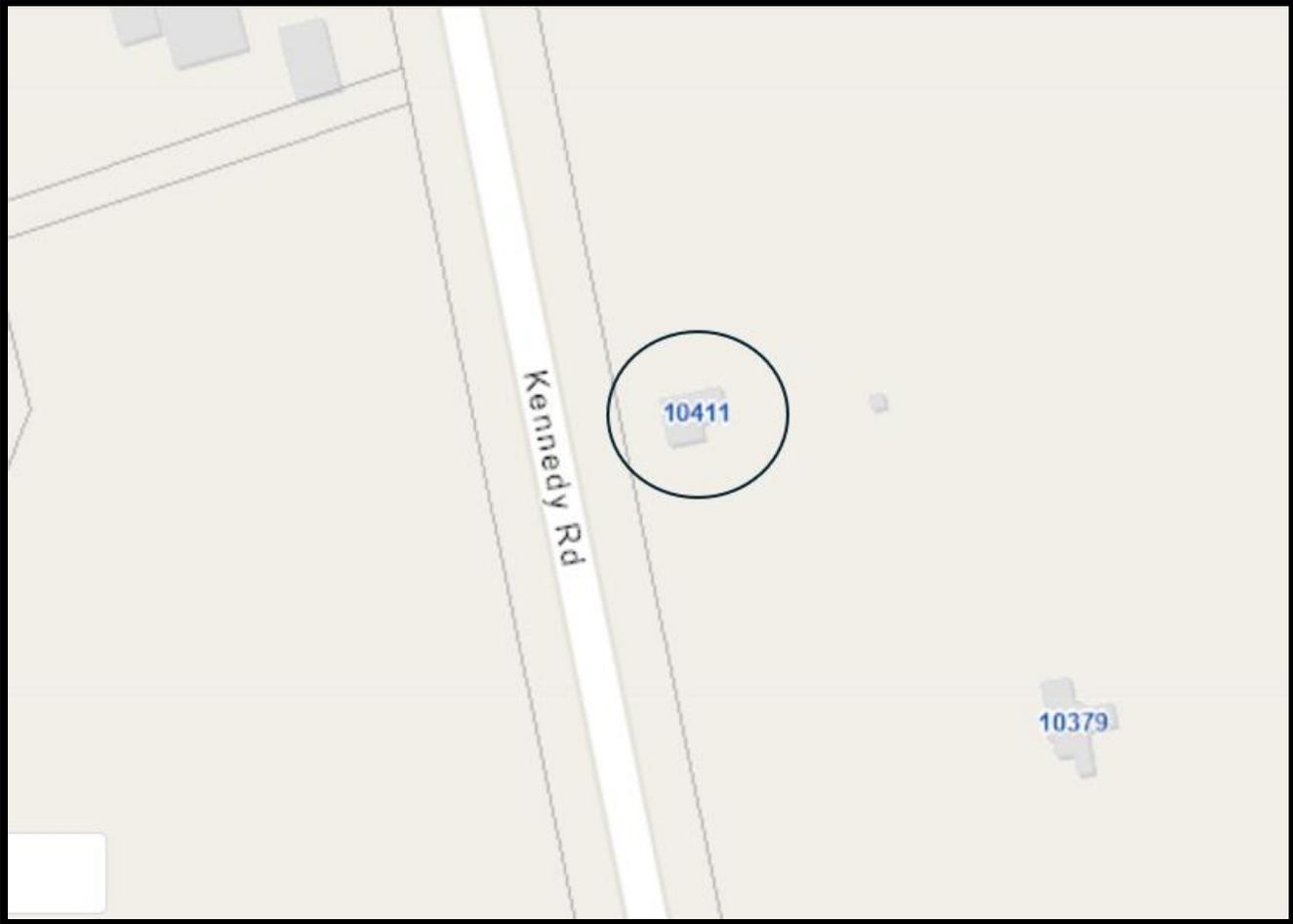
Archival Photo of the George Henry Sommerfeldt Sr. House

Phase 1 Restoration Plan Elevations
Phase 2 Restoration Plan Elevations

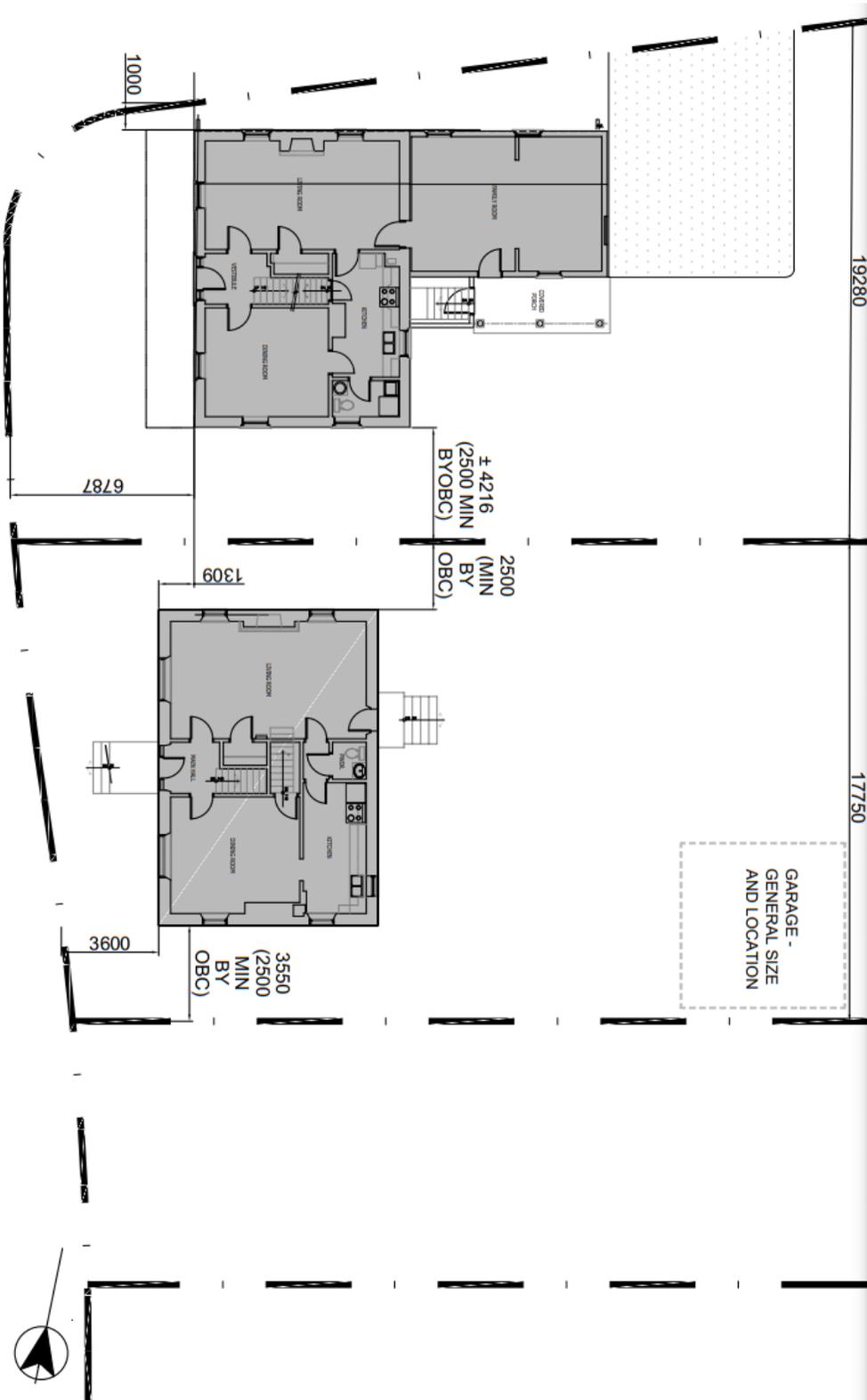
File: 10411 Kennedy Road

Q:\Development\Heritage\PROPERTY\KENNEDY\10411\HM memo April 2025.doc

Location Map



Proposed Site Plan



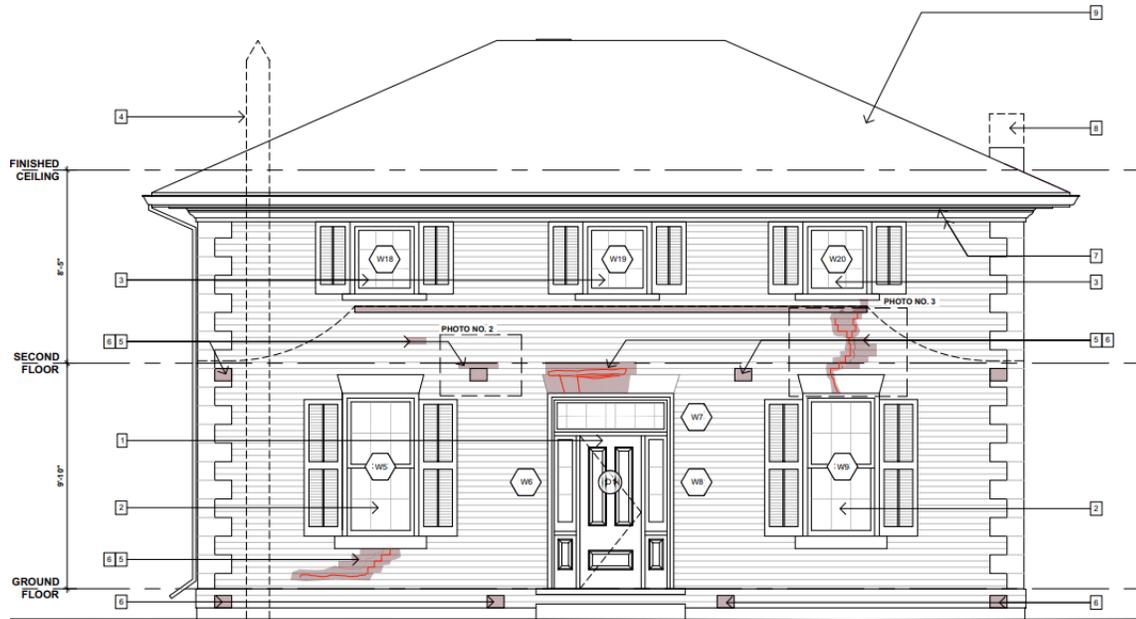
Contemporary Photo of the George Henry Sommerfeldt Sr. House



Archival Photo of the George Henry Sommerfeldt Sr. House



Phase 1 Restoration Plan Elevations

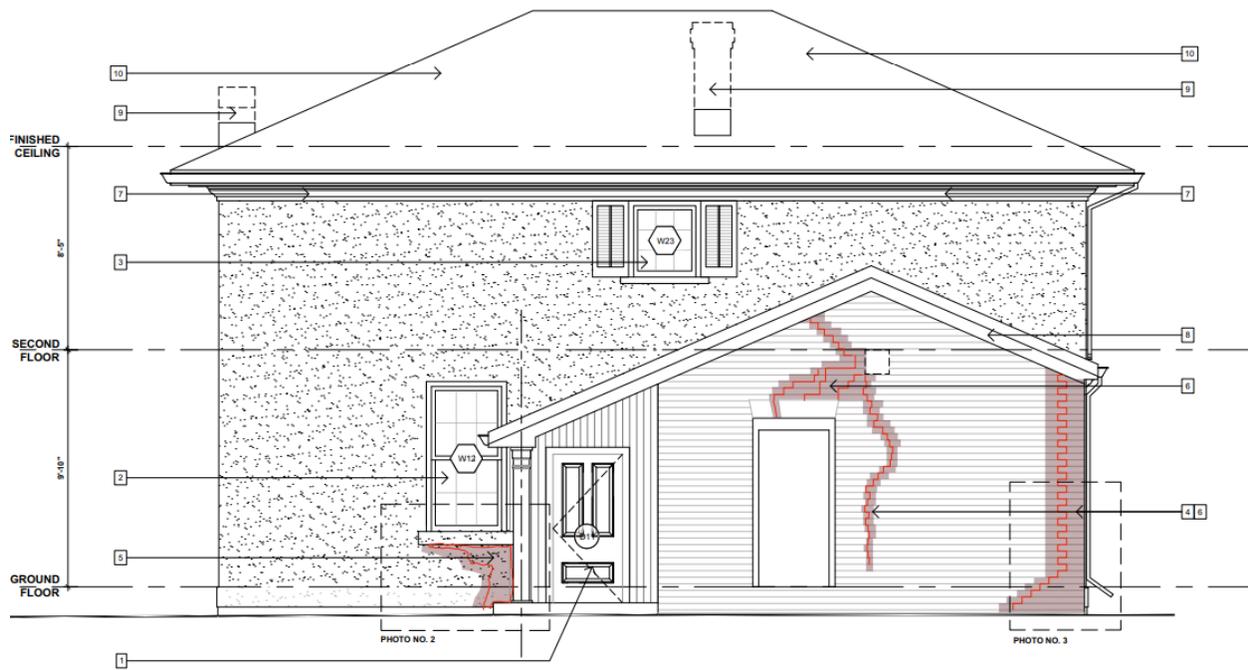


1 WEST ELEVATION
A401 3/8" = 1'-0"



- BUILDING FOR RELOCATION; CONTRACTOR TO PROVIDE SHOP DRAWING DETAILS OF WINDOW OPENING BRACING FOR REVIEW BY HERITAGE ARCHITECT AND STRUCTURAL ENGINEER.
- 2. REMOVE AND RETAIN EXISTING WINDOWS & FRAMES W21 AND W22 (INWARD OPENING CASEMENTS WITH 8 LITES) FOR REPAIR AND RESTORATION. RETAIN, CATALOGUE AND SAVE ALL EXTERIOR CASINGS AND INTERIOR WINDOW CASINGS, JAMB RETURNS, HEAD PANEL AND INTERIOR WINDOW SILL FOR RESTORATION FOLLOWING RELOCATION IN PHASE TWO. REMOVE AND RETAIN EXTERIOR WOOD SHUTTERS FOR REPAIR AND RESTORATION IN PHASE TWO. EXTERIOR WOOD SILLS TO REMAIN IN PLACE WITH RESTORATION TO BE UNDERTAKEN IN PHASE TWO. PROVIDE WOOD STUD FRAMING AND PLYWOOD BOTH INSIDE AND OUTSIDE TO BRACE BUILDING FOR RELOCATION. CONTRACTOR TO PROVIDE SHOP DRAWING DETAILS OF WINDOW OPENING BRACING FOR REVIEW BY HERITAGE ARCHITECT AND STRUCTURAL ENGINEER.
- 3. REMOVE EXISTING WINDOW & FRAME W13 FOR REPLACEMENT IN PHASE TWO. PROVIDE WOOD STUD FRAMING AND PLYWOOD BOTH INSIDE AND OUTSIDE TO BRACE BUILDING FOR RELOCATION. CONTRACTOR TO PROVIDE SHOP DRAWING DETAILS OF WINDOW OPENING BRACING FOR REVIEW BY HERITAGE ARCHITECT AND STRUCTURAL ENGINEER.

2 SOUTH ELEVATION
A402 3/8" = 1'-0"



1 EAST ELEVATION
A403 3/8" = 1'-0"

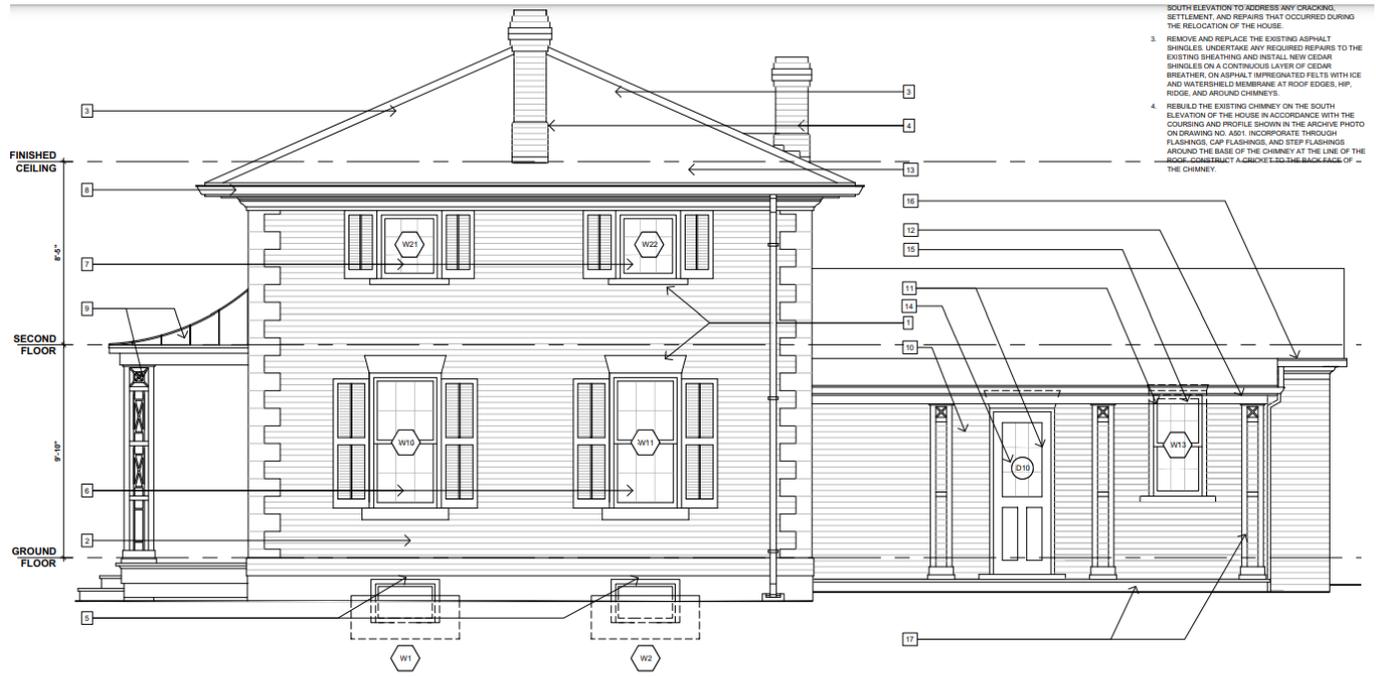


2 NORTH ELEVATION
A404 3/8" = 1'-0"

Phase 2 Restoration Plan Elevations



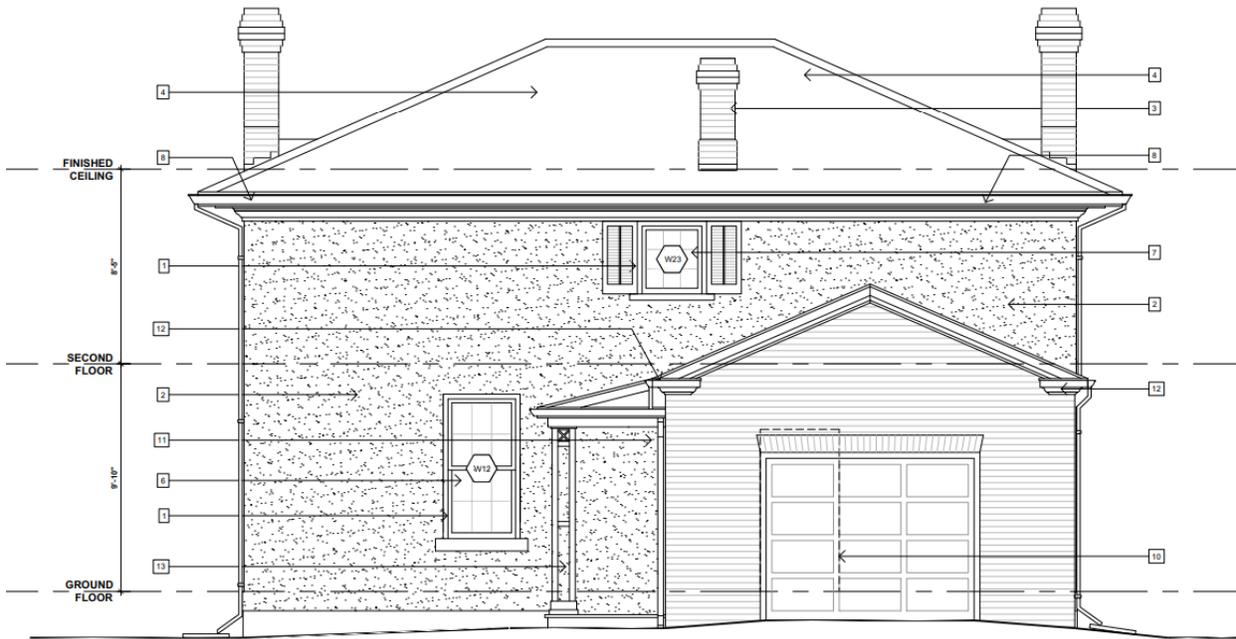
1 WEST ELEVATION
A501 3/8" = 1'-0"



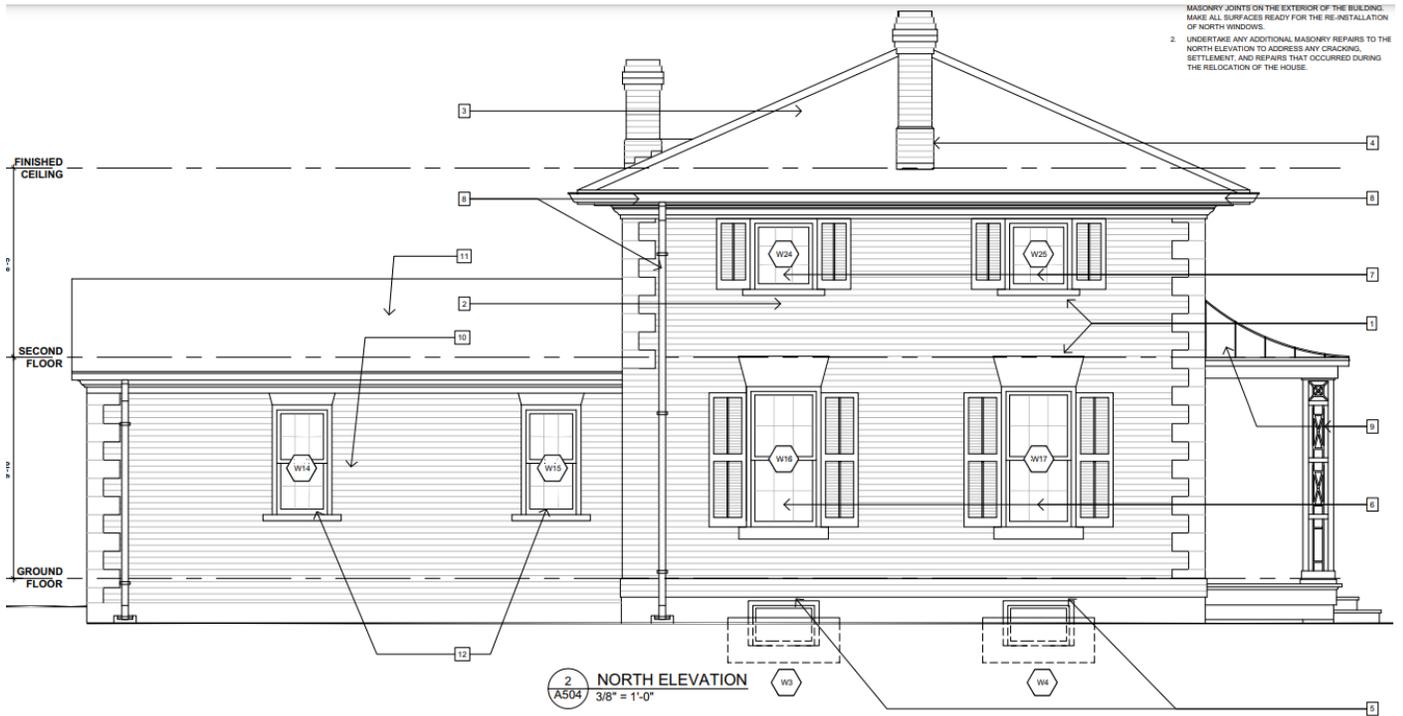
SOUTH ELEVATION TO ADDRESS ANY CRACKING, SETTLEMENT, AND REPAIRS THAT OCCURRED DURING THE RELOCATION OF THE HOUSE.

- REMOVE AND REPLACE THE EXISTING ASPHALT SHINGLES. UNDERTAKE ANY REQUIRED REPAIRS TO THE EXISTING SHEATHING AND INSTALL NEW CEDAR SHINGLES ON A CONTINUOUS LAYER OF CEDAR BREATHER, ON ASPHALT IMPREGNATED FELTS WITH ICE AND WATERSHIELD MEMBRANE AT ROOF EDGES, HP, ROOF, AND AROUND CHIMNEYS.
- REBUILD THE EXISTING CHIMNEY ON THE SOUTH ELEVATION OF THE HOUSE IN ACCORDANCE WITH THE COURSE AND PROFILE SHOWN IN THE ARCHIVE PHOTO ON DRAWING NO. A501. INCORPORATE THROUGH FLASHINGS, CAP FLASHINGS, AND STEP FLASHINGS AROUND THE BASE OF THE CHIMNEY AT THE LINE OF THE BRICK-TO-METAL FLASHING TO THE BACK FACE OF THE CHIMNEY.

2 SOUTH ELEVATION
A502 3/8" = 1'-0"



1 EAST ELEVATION
A503 3/8" = 1'-0"



2 NORTH ELEVATION
A504 3/8" = 1'-0"