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Planning and Urban Design

June 28, 2024

Romandale Farms Limited
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**RE: INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE
ONTARIO HERITAGE ACT, SUMMERFELDT-TOOLE HOUSE, 4075 ELGIN MILLS ROAD EAST**

To [REDACTED]

This will confirm that at a meeting held on June 26, 2024, Markham City Council adopted By-law 2024-120 to designate the Summerfeldt-Toole House pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice will occur on July 8, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

JUL 03 2024

Ontario Heritage Trust



By-law 2024-120

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“SUMMERFELDT-TOOLE HOUSE”
4075 ELGIN MILLS ROAD EAST

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Summerfeldt-Toole House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on February 28, 2024, has caused to be served on the owners of the lands and premises at:

Romandale Farms Limited
Claire P. Hughes
212 King Street West – Suite 204
Toronto, Ontario
M5H 1K5

and upon the Ontario Heritage Trust, notice of intention to designate the Summerfeldt-Toole House, 4075 Elgin Mills Road East, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“Summerfeldt-Toole House”
4075 Elgin Mills Road East
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed June 26, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-120

In the City of Markham in the Regional Municipality of York, the property municipally known as 4075 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PART LOT 24, CONCESSION 5 AND PART E 1/2 AND W 1/2 OF LOT 25,
CONCESSION 5; CITY OF MARKHAM

PIN: 030560432

SCHEDULE 'B' TO BY-LAW 2024-120

STATEMENT OF SIGNIFICANCE

Summerfeldt-Toole House

4075 Elgin Mills Road East
c.1855

The Summerfeldt-Toole House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Summerfeldt-Toole House is a one-and-a-half storey stone dwelling located on south side of Elgin Mills Road East, west of the historic crossroads hamlet of Cashel. The house faces north.

Design Value and Physical Value

The Summerfeldt-Toole House has design and physical value as a representative example of a mid-nineteenth century fieldstone farmhouse in the Classic Revival style as seen in its symmetrical composition, flat-headed doorcase with transom light and sidelights, and deep eave returns. The walls are constructed of split, coursed random rubble with large, roughly squared stone quoins at the corners. Door and window openings have splayed red brick arches. The paired front windows are an unusual feature, not typical of residential construction in mid-nineteenth century Markham.

Historical Value and Associative Value

The Summerfeldt-Toole House has historical value as it is associated with the Berczy Settler families who arrived in Markham in the late eighteenth century and played a significant role in the development of the early European-based community. The property also has historical value as it is representative of the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase. William H. Summerfeldt, the son of George Henry Summerfeldt and Clarissa Ransom, received the Crown patent for the western half of Markham Township Lot 25, Concession 5 in 1853. About 1855, he replaced the one-storey frame house on the property with a new farmhouse of local multi-coloured fieldstone. By 1861, the family relocated to Mount Albert where William Summerfeldt was a partner in the Summerfeldt and Brown Flouring and Grist Mill. Isaac Toole of East Gwillimbury purchased the Summerfeldt farm in 1867. The property was occupied by his younger brother Aaron Toole, who became the owner in 1875. He farmed here until he died in 1894.

Contextual Value

The Summerfeldt-Toole House has contextual value because it is physically, functionally, visually and historically linked to its site where it has stood since the mid-1850s.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Summerfeldt-Toole House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design and physical value as a representative example of a mid-nineteenth century fieldstone farmhouse constructed in the Classic Revival style:

- Rectangular plan;

- One-and-a-half storey height;
- Fieldstone walls with squared stone quoins and splayed arches of red brick over door and window openings;
- Medium-pitched gable roof with deep eave returns;
- Three-bay primary (north) elevation with single-leaf front door, flat-headed transom light, and sidelights with panelled aprons below, flanked by paired windows;
- Regularly placed, flat-headed, rectangular window openings with projecting lugsills on the front and gable end walls.

Heritage attributes that convey the property's historical value for its association with the Berczy Settler families who arrived in Markham in the late eighteenth century, and for its association with the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase:

- The dwelling is a tangible reminder of the Summerfeldt and Toole families that historically resided here, and represents how a nineteenth century farmstead was improved by the replacement of a one-storey frame dwelling with a one-and-a-half storey fieldstone farmhouse in the mid-1850s.

Heritage attributes that convey the property's contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The location of the building facing north, where it has stood since c.1855.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Front porch;
- Frame addition to rear;
- Rear dormer;
- Modern windows;
- Accessory buildings.