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March 7, 2024

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,
ARMSTRONG HOUSE, 45 CAPTAIN ARMSTRONG'S LANE**

To [REDACTED]

This will confirm that at a meeting held on February 28, 2024, Markham City Council approved By-law 2024-28 to designate the Armstrong 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 occurred on March 7, 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

MAR 11 2024

Ontario Heritage Trust



By-law 2024-28

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Armstrong House"
45 Captain Armstrong's Lane

CERTIFIED A
TRUE
COPY
"Kimberley
Kitteringham"
c/s
KIMBERLEY
KITTINGHAM,
CITY
CLERK
THE
CORPORATION
OF THE CITY

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 Armstrong House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on November 15, 2023, has caused to be served on the owners of the lands and premises at:



and upon the Ontario Heritage Trust, notice of intention to designate the Armstrong House, 45 Captain Armstrong's Lane, 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:

"Armstrong House"
45 Captain Armstrong's Lane
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 February 28, 2024.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

**SCHEDULE ‘A’ TO
BY-LAW 2024-28**

In the City of Markham in the Regional Municipality of York, the property municipally known as 45 Captain Armstrong’s Lane, Markham, Ontario, and legally described as follows:

PCL 45-1 SEC 65M2693; BLKS 45 & 52 PL 65M2693; EXCEPT PT 1
65R16638; S/T LT547233 ; MARKHAM

PIN: 029320288

SCHEDULE 'B' TO BY-LAW 2024-28

STATEMENT OF SIGNIFICANCE

Armstrong House

45 Captain Armstrong's Lane
c.1841

The Armstrong 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 Armstrong House is a one-and-a-half storey stone dwelling located at the west end of Captain Armstrong's Lane, east of old Markham Village. The house faces north.

Design Value and Physical Value

The Armstrong House has design and physical value as a fine representative example of an early nineteenth century fieldstone farmhouse in the vernacular Georgian architectural tradition. The coursed random rubble fieldstone construction is noteworthy for the tuckpointed joints on the front wall, the squared stone quoins, and red brick accents around door and window openings. The integrity of the building is noteworthy and greatly contributes to its design value. The overall architectural character of the Armstrong House reflects the formality and balance of the Georgian architectural tradition. Georgian houses were built throughout Markham Township from the earliest period of European and American settlement into the 1860s. This style of conservative, symmetrical residential architecture following a standardized formula of design and proportion based on principles established by the sixteenth century Italian architect Andrea Palladio and later reinterpreted by British architects in the 1700s. Georgian architecture first came to North America via Britain's New England colonies, then came to Canada with the arrival of Loyalists and later British immigrants. The use of the style continued in Canada long after the Georgian period ended.

Historical Value and Associative Value

The Armstrong House has historical and associative value, representing the locally significant theme of immigration, particularly the significant wave of British immigrants who arrived in Markham Township during the 1820s-1830s. Specifically, it is noteworthy for its association with Captain William Goodfellow Armstrong, a leading citizen of Markham Township who was a progressive farmer, hotel owner, distiller, Captain of the militia, and supporter of the Anglican Church and the Agricultural Society. William Goodfellow Armstrong, a native of Cumberland, England, left his homeland in 1817. He initially lived in Geneva, New York, then Montreal, and briefly the Town of York (now Toronto) before coming to Markham Township and purchasing 195 acres of Lot 10, Concession 8 in 1824. William Armstrong married Esther Reesor, a daughter of Peter Reesor, in 1833. They first lived in a log house and then the Wellington Hotel before they moved into a substantial fieldstone farmhouse constructed in 1841. The property was later farmed by their son, Robert Goodfellow Armstrong. The farm was sold for suburban residential development in the late 1960s as nearby Markham Village grew. The Armstrong House remains on a remnant of the farm.

Contextual Value

The Armstrong House has contextual value as the farmhouse that once served the Armstrong Farm on Lot 10, Concession 8, standing on its original site in the midst of

Received

MAR 11 2024

twentieth century suburban development. It is historically linked to the former farm property where it has stood since 1841.

Heritage Attributes

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

Heritage attributes that convey the property's design value and physical value as a fine representative example of an early nineteenth century Georgian fieldstone farmhouse:

- T-shaped plan;
- One-and-a-half storey height;
- Fieldstone walls with squared stone quoins and red brick trim around door and window openings;
- Medium-pitched gable roof with wood cornice and eave returns;
- Gable roofed front dormer window;
- Gable-end brick chimneys;
- 3-bay front with single-leaf, 6-panelled wood door and multi-paned transom light;
- Six-over-six wood windows with projecting lugsills and operable, louvered wood shutters;
- Early twentieth century full-width front porch with hipped roof supported on square wood columns on stone pedestals;
- Gable-roofed, rear fieldstone wing with one-storey height, single-leaf wood door centred on east wall, and twelve-over-twelve wood windows.

Heritage attributes that convey the property's historical and associative value, representing the locally significant theme of immigration, particularly the significant wave of British immigrants who arrived in Markham Township during the 1820s-1830s, and specifically for its association with Captain William Goodfellow Armstrong:

- The dwelling is a tangible reminder of the several generations of the Armstrong family who historically resided here.

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

- The location of the building on its original site where it has stood since 1841, making legible one of the earliest layers of Markham's growth.

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

- East rear veranda;
- West rear sunroom;
- Attached frame shed and garage.