



Notice of Intention to Repeal and Replace Sections of a Heritage Designation By-law

Township of Cavan Monaghan

Take notice that the Council of the Township of Cavan Monaghan intends to repeal and replace sections of Village of Millbrook By-law Number 85-26, designating 8 Dufferin Street in the Township of Cavan Monaghan as being of Cultural Heritage Value or Interest under Sections 29 and 31, Part IV of the *Ontario Heritage Act* R.S.O. 1990, c.18.

The *Ontario Heritage Act* requires designation by-laws to include a Statement of Cultural Heritage Value or Interest, a description of Heritage Attributes, and an explanation of how the property meets Criteria for Determining Cultural Heritage Value or Interest under *Ontario Regulation 9/06*. Sections of the original designating by-law referring to 8 Dufferin Street are to be repealed and replaced with a new designating by-law to bring the by-law into compliance with current legislation and to better guide the future development of the property.

Description of Property

Lot 2 and Part of Lot 3, North side of Dufferin Street, West of Gravel Road, being Part of Lot 13, Concession 4, formerly in the Village of Millbrook, now Township of Cavan Monaghan, Geographic Village of Millbrook, County of Peterborough.

Reason for Designation

The property at 8 Dufferin Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical value as well as contextual value within the Township of Cavan Monaghan. The property is a representative example of a 19th century architectural style, has direct association with a notable person who is significant to the community, and is important in supporting the character of the surrounding area.

Statement of Cultural Heritage Value or Interest

The house located at 8 Dufferin Street in Millbrook, Ontario, known locally as the Alexander Armstrong House, holds historic significance in the community, being one of very few Italianate Style Townhouses in the area. The two-storey red brick house features ornate brackets under the eaves, contrasting buff brick quoins, a wraparound verandah, and arched French windows on the ground level. These features are well-preserved examples of the Italianate Style design popular throughout the mid to late nineteenth century.

The house was built in 1880 by horticulturist and implement merchant, Alexander Thomas Armstrong, who married Rebecca O'Brian. The house remained in the Armstrong family for over 100 years until 1986.

The Alexander Armstrong House is historically significant for its longstanding connection to Millbrook's early families. The house is also of great architectural significance as it is a unique and well-preserved example of fine 19th-Century Italianate residential architecture.

Heritage Attributes

Exterior:

- Placement and orientation of the building on north side of Dufferin Street
- Scale, form, massing, of the 2-storey red and contrasting buff brick building with a rectangular plan
- Contrasting buff brick quoining
- Decorative corbels under second storey eaves
- Wood frieze boards, soffits and integrated venting, associated wood detailing and trim
- Arched and slender masonry openings including buff brick arches and wood sills
- Fenestration pattern and style including slender arched upper window panes (first and second storey) and arched transoms (first storey)
- Large ground floor wood doors with wood storm windows with wood transoms and storm transom above
- Large arched 2 over 2 single hung wood windows
- Arched shutters
- Wood front door, sidelites, and arched transom including decorative moulding and brackets
- Wraparound verandah with intricate wood detailing and decorative brackets

Interior:

- Wood doors and associated door hardware
- Door surrounds and trim
- Wood baseboards
- Wood window surrounds, trim and sills
- Wood newel posts and railing (second floor)
- Wood floors
- Wood surrounds, trim and decorative corner brackets for openings between rooms

A copy of this notice and draft by-laws are available on the Township website at: <http://www.cavanmonaghan.net/heritagebylaws>.

Any person may serve on the Clerk a Notice of Objection setting out the objection and all relevant facts within 30 days of the date of the Notice.

Objections can be filed with the Township Clerk by email at cpage@cavanmonaghan.net or in writing at the Cavan Monaghan Municipal Office, 988 County Road 10, Millbrook, ON L0A 1G0.

Dated at the Township of Cavan Monaghan this 3rd day of March, 2025.