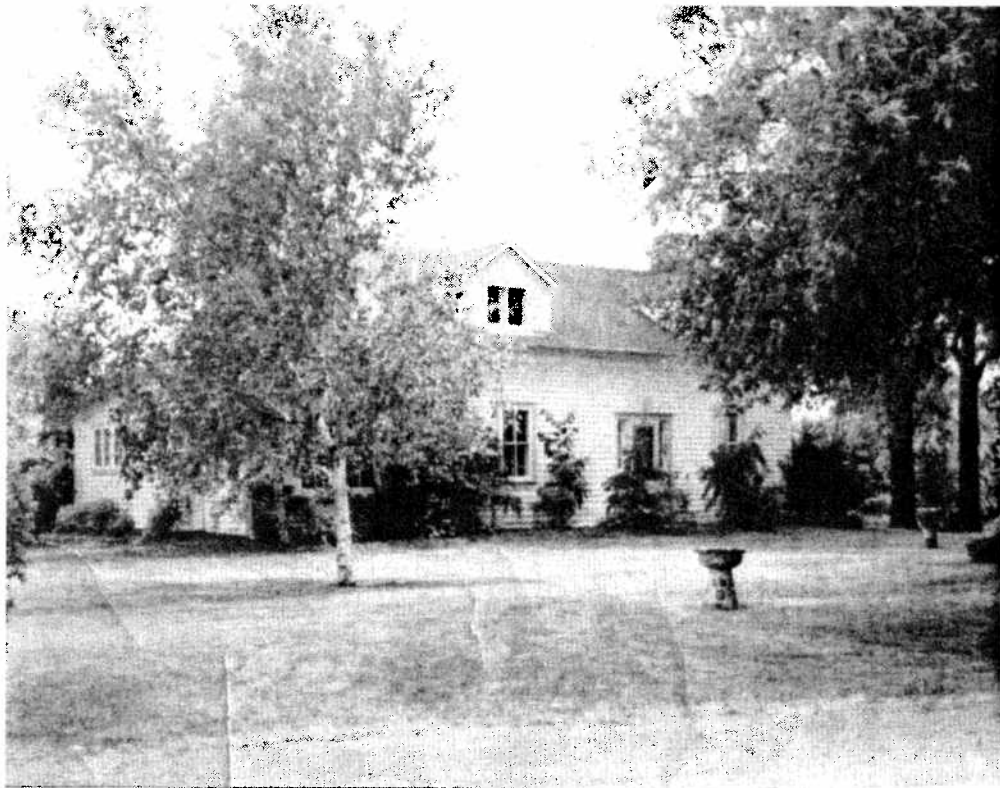
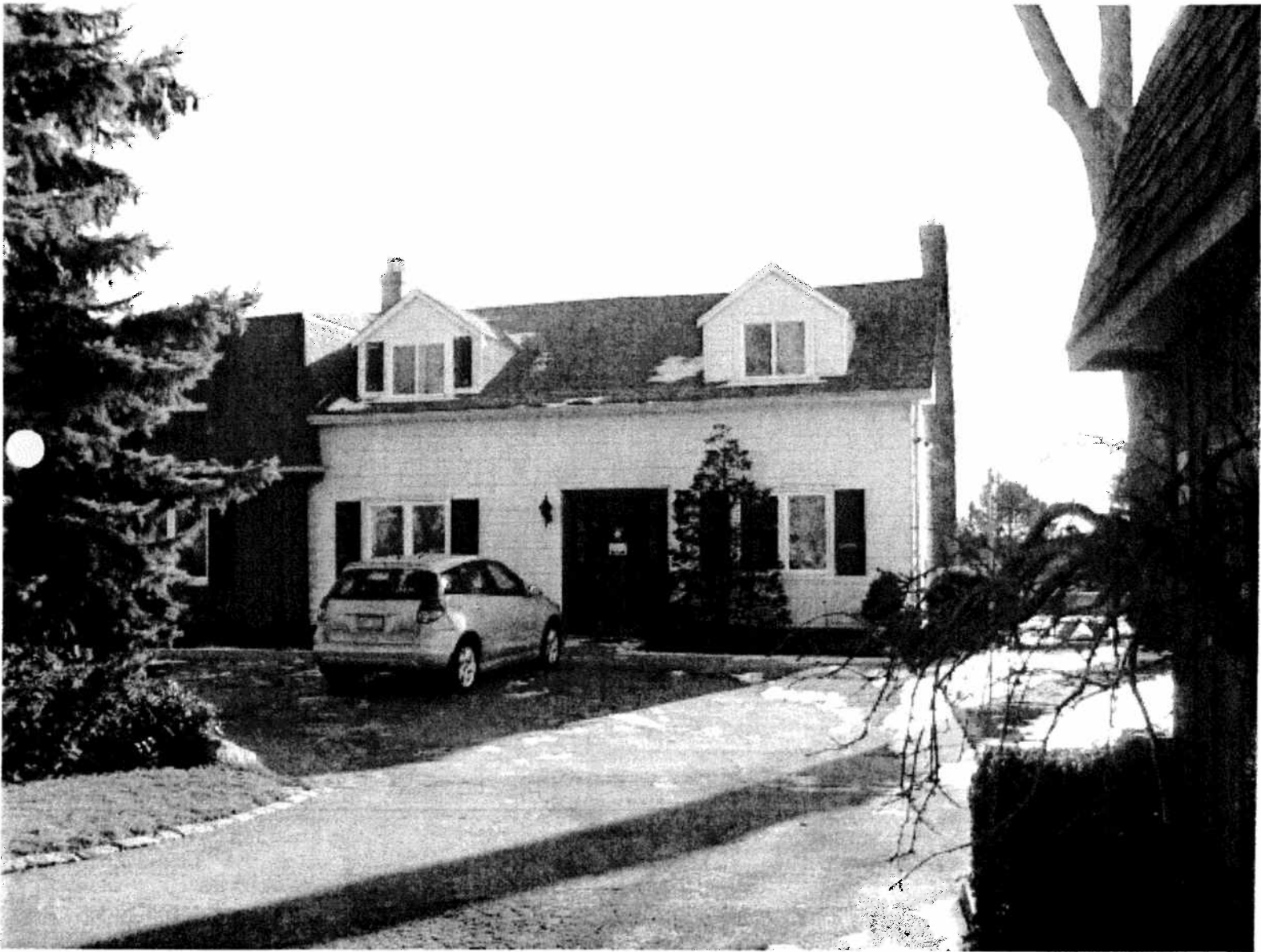


FIGURE 2:



HISTORICAL PHOTOGRAPH OF THE MUNSHAW HOMESTEAD

FIGURE 2:



RECENT PHOTOGRAPH OF THE MUNSHAW HOMESTEAD

STATEMENT OF SIGNIFICANCE - REASONS FOR DESIGNATION

Munshaw Homestead

10 Ruggles Avenue, Langstaff
Part Lot 35, Concession 1

c.1809

The Munshaw Homestead is recommended for designation under Part IV 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 Munshaw Homestead is a one and a half storey, aluminium siding-clad residence located on the west side of Ruggles Avenue, within the Langstaff community of Markham. The house is set well back from the street and is screened by mature vegetation. The house is additionally screened by a prominent, two-storey modern addition at its eastern end. The building is oriented to face the north west, and is not squarely aligned with the lot lines.

Statement of Cultural Heritage Value or Interest**Historical Value**

The Munshaw Homestead is of cultural heritage value or interest for its association with Balsar and Katharine Munshaw, German-American immigrants from Pennsylvania who joined the Berczy group in the United States as they journeyed to Upper Canada. Balsar Munshaw received the Crown patent for Lot 35, Concession 1, Markham Township in 1802, after living on the land for eight years. The Munshaws arrived in the area in 1794, first living at Yonge Street and Elgin Mills Road. They are credited with being the first European settlers on Yonge Street in that area. Their stay at the first location was brief. By the fall of 1794, the Munshaws relocated to the place that would become known as Langstaff's Corners, to be close to the family of Nicholas Miller, another Pennsylvania German. After initially living in a primitive round log dwelling, c.1809 they constructed a hewn log house that still stands at 10 Ruggles Avenue. Balsar and Katharine Munshaw's descendants farmed the homestead throughout the 19th century. Charles Munshaw, a great-grandson, sold the farm for a suburban subdivision in 1923.

Architectural Value

In spite of the modern additions and alterations, the vernacular Georgian Tradition architectural form of the Munshaw Homestead remains discernable and capable of restoration. The property is a rare and early example of both an architectural style and construction method. Although Georgian style houses typically have symmetrical facades, on the Munshaw House, a vernacular building of an early date constructed by a family of Germanic heritage, the openings are placed asymmetrically. The doorcase is slightly off centre and the flanking windows are not evenly spaced, an indication that the builder was more concerned with how the openings related to the interior arrangement of

rooms than adhering to a rigid formula of symmetry. From an archival photograph, it can be seen that the windows had been modernized with 2/2 sash during the late 19th century, replacing the original small-paned windows that would be typical of the early 19th century date of construction. Based on the double square proportions of the openings, 12/12 sash was the likely original glazing pattern.

The front doorcase, with sidelights but no transom, is characteristic of early 19th century vernacular dwellings attributed to the Pennsylvania German settlers of Ontario. It is a type of entry detail associated with structures dating from the 1830s or earlier. The plain surround shows restraint in decoration that could be a result of the Germanic background of the original owner and their preference for simple, functional dwellings.

Contextual Value

The Munshaw Homestead is a very early building, remaining on its original site. It is one of only a few structures remaining from the crossroads community of Langstaff. As the original farmhouse predating Langstaff itself, and because of its association with a significant pioneering family of Markham Township, the Munshaw Homestead is of considerable historical and contextual significance. Few local examples of hewn log construction remain. In Markham, the only other known example is the Eckardt House north of Unionville.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Munshaw Homestead include:

- Original, 1 ½ storey rectangular block
- Hewn log walls and wood clapboard underlying the aluminium siding
- Front doorcase with single leaf door and multipaned sidelights
- Original placement of front window openings
- Placement and size of unaltered original window openings
- Medium-pitched gable roof with eave returns on the west end

HERITAGE MARKHAM
EXTRACT

APPENDIX B

DATE: March 20, 2008

TO: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

EXTRACT CONTAINING ITEM # 14 OF THE THIRD HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MARCH 12, 2008

14. HERITAGE DESIGNATION
10 RUGGLES AVENUE
MUNSHAW HOMESTEAD, LANGSTAFF COMMUNITY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

The Senior Heritage Planner gave a presentation on the designation of this property.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommend to Council that the Munshaw Homestead at 10 Ruggles Avenue, in the Langstaff Community, be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

CARRIED.