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October 14, 2008

Heritage Policy and Program Development Unit
Ministry of Culture
400 University Avenue
Toronto, ON M7A 2R9

Attention: Rita Calderone, Conservation Review Board

Dear Ms. Calderone,

RE: 10 RUGGLES AVENUE, THE MUNSHAW HOMESTEAD
DESIGNATION UNDER PART IV ONTARIO HERITAGE ACT

On August 25, 2008, the Town received notice of an objection to its intention to designate the above-noted property under the Ontario Heritage Act. In order to facilitate a hearing to resolve this matter I have enclosed the following documents:

1. Certified copy of Council resolution referring this matter to the CRB;
2. Certified copy of letter of objection from Mr. R. T. Beaman, agent for the owners, dated August 25, 2008;
3. Copy of staff report from Heritage Planner, dated May 6, 2008;
4. Certified copy of the notice of intention to designate as placed in the Markham Economist and Sun on July 24, 2008;
5. Certified copy of the notice to the owner, dated July 24, 2008

Please advise me once a date has been set for the hearing and I will arrange for an appropriate room to hold the proceedings.

Yours sincerely

Chris Raynor
Committee Clerk

Encl



I, JUDITH KEE, DEPUTY CLERK
OF THE TOWN OF MARKHAM, CERTIFY THAT
THE ATTACHED IS A TRUE COPY.

Judith Kee Oct 14/08

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IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O.
1990, CHAPTER O.18;

AND IN THE MATTER OF THE LAND AND PREMISES IN LOTS 105 & 106, PL
2386, PTS 1, 2 & 3 65R28843, MARKHAM; SUBJECT TO EASEMENT OVER
PART 2 65R28843 AS IN R463439. SUBJECT TO EASEMENT OVER PT 3
65R28843 AS IN MA97320, KNOWN MUNICIPALLY AS 10 RUGGLES
AVENUE, TOWN OF MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: 10 RUGGLES AVE DEVELOPMENTS INC
ROMEO DEGASPARIS
CONDOR PROPERTIES LTD
1500 HIGHWAY 7 WEST
CONCORD, ON
L4K 5Y4

TAKE NOTICE THAT the Council of The Corporation of the Town
of Markham intends to designate the property, including land and
building, known municipally as 10 Ruggles Avenue, Markham, as a
property of architectural and/or historic interest or value under Part
IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

A Statement of the Reasons for the Proposed Designation of
Munshaw Homestead, is attached.

NOTICE OF OBJECTION to the designation may be served on the
Town Clerk within thirty (30) days, or before 4:30 p.m. on August
25, 2008

Sheila Birrell, Town Clerk
The Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

July 24, 2008

Cc: R. Beaman, Thomson Rogers

The Corporation of the Town of Markham • Clerk's Department
101 Town Centre Boulevard, Markham, ON L3R 9W3 • tel. 905.475.4744 • fax. 905.479.7771 • www.markham.ca

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