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ONTARIO HERITAGE TRUST

MAR 24 2014

RECEIVED

March 21, 2014

10 Ruggles Ave Developments Inc.  
Romeo Degasparis  
Condor Properties Ltd.  
1500 Highway 7 West  
Concord, ON L4K 5Y4

Dear Romeo Degasparis:

Re: By-law 2014-20 - To designate certain property as being of  
Cultural Heritage Value or Interest (Munshaw Homestead – 10  
Ruggles Avenue)

This will advise that Council at its meeting held on March 5, 2014, passed By-law 2014-20, which designated the "Munshaw Homestead", 10 Ruggles Avenue, as being of Cultural Heritage Value or Interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

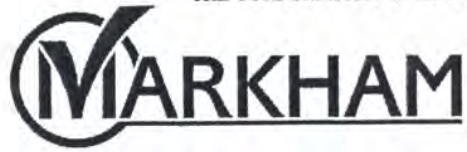
Sincerely,

A handwritten signature in black ink, appearing to be 'Kimberley Kitteringham', written over a horizontal line.

Kimberley Kitteringham  
City Clerk

Encl.

cc: The Ontario Heritage Trust  
R. Hutcheson, Manager, Heritage Planning



## By-law 2014-20

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
Munshaw Homestead

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Whereas Pursuant to Part IV of the Ontario Heritage 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; and,

Whereas the Council of the Corporation of the City of Markham has caused to be served on the owners of the lands and premises at:

10 Ruggles Ave Developments Inc.  
Romeo Degasparis  
Condor Properties Ltd.  
1500 Highway 7 West  
Concord, ON L4K 5Y4

and upon the Ontario Heritage Trust, notice of intention to designate the Munshaw Homestead, 10 Ruggles Avenue, Langstaff, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality; and,

Whereas the reasons for designation are set out in Schedule "B" attached hereto and forming 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:  
  
Munshaw Homestead  
10 Ruggles Avenue, Langstaff  
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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed on March 5, 2014.

"Kimberley Kitteringham"

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Kimberley Kitteringham  
City Clerk

"Jack Heath"

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Jack Heath  
Deputy Mayor

### **Schedule "A" To By-law 2014-20**

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

LOTS 105 & 106, PL 2386, PTS 1, 2 & 3 65R28843, MARKHAM, S/T EASE OVERPT 2 65R28843 AS IN R463439. S/T EASE OVER PT 3 65R28843 AS IN MA97320.

City of Markham  
Regional Municipality of York

## **Schedule "B" to By-law 2014-20**

### **Statement of Significance**

#### **Munshaw Homestead 10 Ruggles Avenue Part Lot 35, Concession 1**

**c.1854**

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, aluminum 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 or roads.

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

##### **Historical and Associative Value**

The Munshaw Homestead is of cultural heritage value or interest for its historical background and association with an early German-American pioneering family and the agricultural development of the Langstaff community. Balsar and Katharine Munshaw were 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. In the mid-1850s, William M. Munshaw, the grandson of Balsar and Katharine Munshaw, replaced the old house with a new dwelling of timber frame construction that still stands at 10 Ruggles Avenue. Balsar and Katharine Munshaw's descendants farmed the homestead throughout the 19<sup>th</sup> century. Charles Munshaw, a great-grandson, sold the farm for a suburban subdivision called "Langstaff Gardens" in 1923.

##### **Physical Value**

In spite of modern additions and alterations, the original architectural form of the Munshaw Homestead remains discernable and capable of restoration as a representative example of the vernacular Georgian Tradition. Although Georgian-style houses typically have symmetrical facades, on the Munshaw Homestead, the openings are placed asymmetrically. The entrance 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 the rigid formula of symmetry. The asymmetrical placement of openings on the façade, and the nearly square plan of the building are characteristics often associated with vernacular dwellings constructed in 19<sup>th</sup> century Ontario by families with a Germanic background.



The front doorcase, with sidelights but no transom, is characteristic of early 19<sup>th</sup> century vernacular dwellings attributed to the Pennsylvania German settlers of Ontario. It is a type of entry detail typically associated with structures dating from the 1830s or earlier, so its use on a house of c.1854 is an unusual, late application of this feature. The plain surround shows restraint in decoration that may be a result of the Germanic background of the original owner and their preference for simple, functional dwellings.

#### **Contextual Value**

The Munshaw Homestead is an early building, and remains on its original site. It is the only 19<sup>th</sup> century structure on its original site surviving from the agricultural period of the crossroads community of Langstaff and is therefore of contextual value as a visible link to this part of Markham's history. As the original farmhouse predating the suburban development of Langstaff, and because of its association with a significant pioneering family of Markham Township and southern York Region, the Munshaw Homestead is of considerable contextual value for its local and regional historical significance.

#### **Significant Architectural Attributes**

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

- Original, 1 ½ storey rectangular plan
- Timber frame construction with wood clapboard underlying later cladding
- Front doorcase with single leaf door and multi-paned sidelights
- Original placement of front window openings
- Placement and size of unaltered original window openings on the west gable end
- Medium-pitched gable roof with eave returns on the west end