

THE CITY OF VAUGHAN

BY-LAW

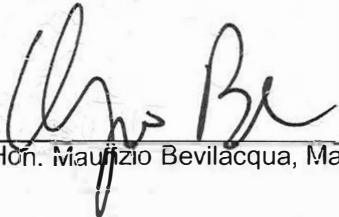
BY-LAW NUMBER 146-2016

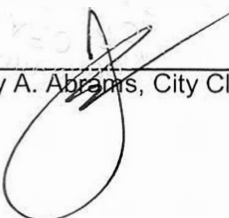
A By-law to amend By-law 403-87 as amended by By-law 167-2014, a by-law to designate the George Munshaw House, Lot 104, Plan 65M-4491, in the City of Vaughan, Regional Municipality of York, as being of architectural and historical value under Section 29 of the *Ontario Heritage Act*, R.S.O.1990.

The Council of the Corporation of the City of Vaughan enacts as follows:

1. That By-law 403-87 as amended by By-law 167-2014, a by-law designating the George Munshaw House, under Part IV of the Ontario Heritage Act, be amended by deleting Schedule "A", Description of Lands, and replacing it with the attached Schedule "A".
2. That the Clerk is hereby authorized to cause a copy of this amending By-law to be served on the Owner and the Ontario Heritage Trust.
3. That the City Solicitor is hereby authorized to cause a copy of the amending by-law to be registered against the property description in Schedule "A" in the proper Land Registry Office.
4. By-law 167-2014 is repealed.

Enacted by City of Vaughan Council this 20th day of September, 2016.


Hon. Maurizio Bevilacqua, Mayor


Jeffrey A. Abrams, City Clerk

Authorized by Item 25 of Report No. 26
Committee of the Whole
Adopted by Vaughan City Council on
June 23, 2015;

and

Authorized by Item 38.1 of Report No. 26
Committee of the Whole
Adopted by Vaughan City Council on
June 23, 2015.

SCHEDULE "A" TO BY-LAW 403-87

Description of Lands

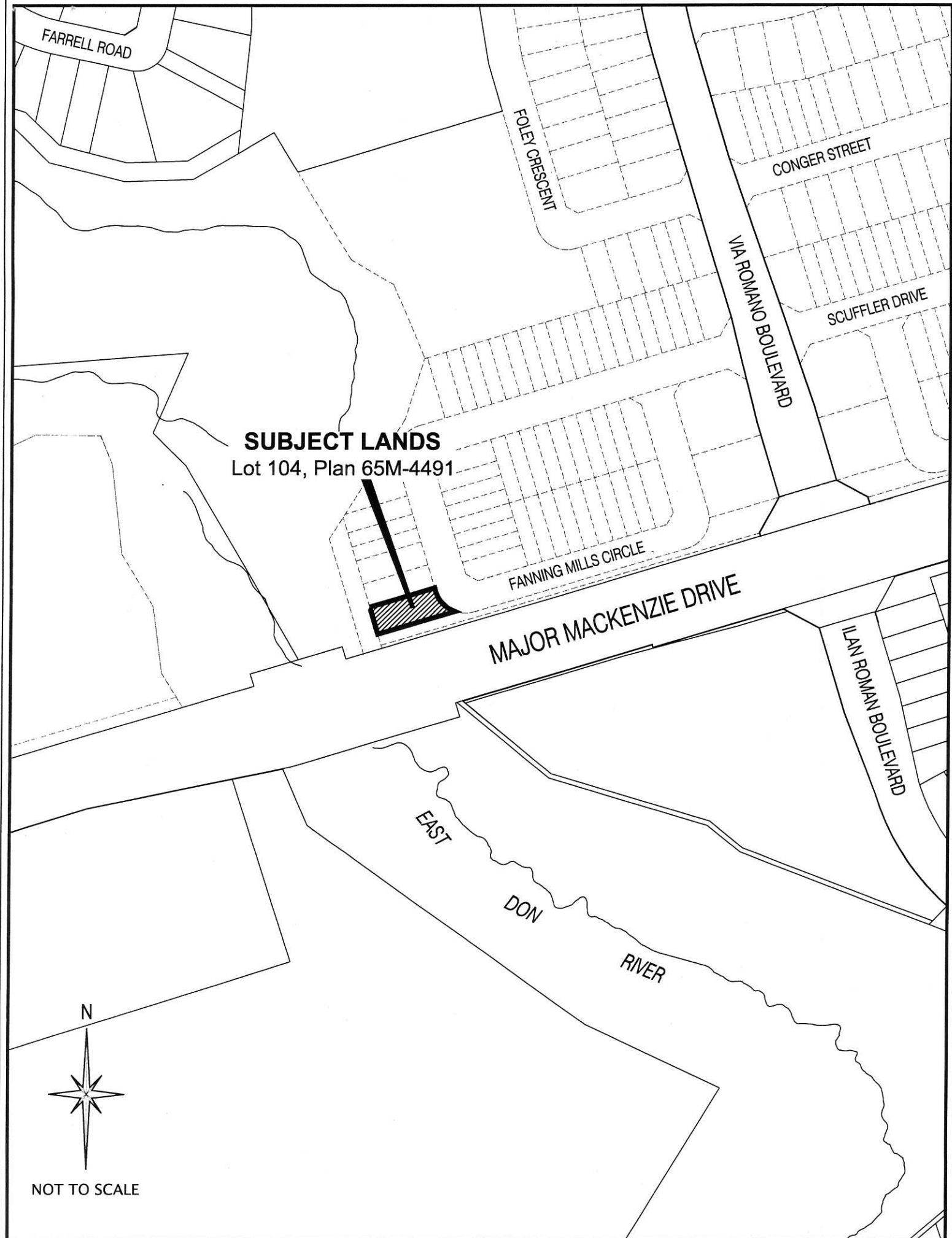
Lot 104, Plan 65M-4491, City of Vaughan, Regional Municipality of York, being all of PIN 03341-7280

SUMMARY TO BY-LAW 146-2016

This by-law is an administrative revision to the locational description contained within Heritage Designation By-law 403-87 as amended by By-law 167-2014 under Part IV, Section 29 of the Ontario Heritage Act. This is to reflect the relocation of the George Munshaw House as approved by Council on June 23, 2015.

This by-law amendment is pursuant to Section 30.1 of the Ontario Heritage Act.

By-law 167-2014 previously revised the legal description, therefore this bylaw will replace and repeal By-law 167-2014.



LOCATION MAP

TO BY-LAW 146 - 2016

FILE No. N/A
 LOCATION: Part of Lots 21 & 22, Concession 2
 APPLICANT: GEORGE MUNSHAW HOUSE
 CITY OF VAUGHAN



THE CORPORATION OF THE TOWN OF VAUGHAN

BY-LAW NUMBER 403-87

A By-law to designate the George Munshaw House located on the property known municipally as 980 Major Mackenzie Drive, Patterson, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the George Munshaw House, 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as the George Munshaw House, situated at 980 Major Mackenzie Drive, Patterson, being Part of Lot 21, Concession 2, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto.
2. The reasons for designation are set out in Schedule "B" attached hereto.

3. The Town 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 proper land registry office.

4. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the Owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper in which notice of intention to so designate was published once of each of three consecutive weeks.

READ a FIRST and SECOND time this 16th day of November, 1987.



L. D. Jackson, Mayor



R. A. Panizza, Town Clerk

READ a THIRD time and finally passed this 16th day of November, 1987.



L. D. Jackson, Mayor



R. A. Panizza, Town Clerk

SCHEDULE "A" TO BY-LAW 403-87

DESCRIPTION OF LANDS

All and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Vaughan, in the Regional Municipality of York in the province of Ontario and being composed of Part Lots 21 and 22, Concession 2, being Part 2 on Reference Plan 65R-5977, said Plan being deposited in the Registry Office for the Registry Division of York Region (No. 65).

GEORGE MUNSHAW HOUSE



980 Major Mackenzie Drive
Part Lots 21 and 22, Concession 2
Maple

Angela Pacchiarotti
August 1987

THE GEORGE MUNSHAW HOUSE

Property: The George Munshaw House

Address: 980 Major Mackenzie Drive
Part of Lots 21 and 22,
Concession 2,
Maple, Town of Vaughan

Previous Location: Lot 44, Concession 1
N.W. 1/2

Original Owner: George Munshaw

Construction Date: c.1825-1850

Reason for
Designation:

Designation is recommended for the George Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his property, Lot 44, Concession 1. The building was relocated to its present site in 1985. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Markham.

HISTORICAL SIGNIFICANCE

The Munshaw (Munschauer) family was one of the first families to settle in what is today Richmond Hill. Balsor Munshaw responded to Governor Simcoe's advertisement in the Pennsylvania papers in February 1792 to settle in Upper Canada. Leaving Chester County, Pennsylvania in 1792, Balsor Munshaw arrived in Toronto around 1793.

Balsor was one of the first settlers to make his way up Yonge Street and find an adequate place to settle his family and establish himself as a farmer. It is said that so rough was the track along Yonge Street, that he found it necessary to take his canvas top wagon apart and drag the wagon wheels and other equipment up the steep hills by means of strong ropes.

Most of the land along Yonge Street was referred to as the "Black Ash Swamp", as it was impossible for farming. Balsor Munshaw continued his journey up Yonge Street until he reached the Elgin Mills area where he settled on Lot 51, Concession 1. Balsor built on the property a log cabin and cleared the area around his home. In the summer of 1794, Balsor's fifth child was born. A daughter named Susan, she is believed to be the first white child born in the Township of Vaughan.

Balsor moved to the southeast corner of Yonge Street and Langstaff Road, Lot 35, Concession 1, Markham Township, in 1795. He built a log house on his property (which later became a school house in 1811) and farmed his newly acquired land.

The Munshaw family continued to grow in size with the birth of four more children. There was a total of 9 children: John (b.1779), George (b.1785), Jacob (b.1788), Elizabeth (b.1790), Susan (b.1792), Nancy (b.1795), Aaron (b.1796), William (b.1797), and Sarah (b.1798).

Balsor's second son, George, married Hannah Marie Harvey in 1822. Hannah Marie was born in Ireland in 1801. Both Hannah and George were Methodist in religion.

In 1815, George Munshaw bought the north half of Lot 44, Concession 1, from Orrin Nale for £125.

The 1861 census shows that the Munshaw's lived in a one storey plank house on Lot 44, Concession 1. The agricultural census of 1851 indicates George was a farmer like his father, having 62 acres of his 104 acre property under cultivation.

George and Hannah had seven children: Jacob (b.1822), Benjamin, Susan, Thomas (b.1830), George (b.1832), William (b.1836) and Catherine.

George Munshaw Jr. inherited from his father, the west 40 acres of the north half of Lot 44, Concession 1, the original location of the Munshaw House.

George Munshaw Jr. was a bachelor and lived, according to the 1871 Census, on Lot 44, Concession 1, with his other brother Thomas, also a bachelor, and his mother Hannah. Hannah Munshaw died c. 1896. Thomas Munshaw died on May 19, 1916 at the age of 86. George Munshaw died of "old age" a year later on July 31, 1917, at the age of 85.

ARCHITECTURAL ASSESSMENT

The Munshaw House is a one and a half storey vertical plank structure with a medium pitch gable roof. There is a one storey addition also of vertical plank construction, located to the south.

The house originally had a stone mortar foundation. This was replaced when the house was relocated to its present site in 1984. The exterior of the house is covered with horizontal clapboard.

The main entrance is located on the gable wall of the north elevation. The structural opening is flat in shape with a panel of lights on both sides. Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the facade. Two similar windows are located on the facade's upper storey.

Two plain trim, sashed windows with a 6/6 pane arrangement are located on the first storey of the west elevation. Two similar windows with 6/6 pane arrangement are situated on the first storey of the east elevation. A shed dormer is centrally located on the structure's east elevation. A sashed window with a 3/6 pane arrangement is located in the dormer.

The south elevation of the main structure has a plain trim sashed window with a 6/6 pane arrangement. A similar window lies just above on the second storey opposite a casement window with a 9 pane arrangement.

The rear addition has two entrances located on opposite ends of the west elevation. A plain trim sashed window with a 6/6 pane arrangement is situated between the two doorways.

The east elevation of the addition has a sashed window with a 3/6 pane arrangement. The addition's south elevation has a sashed window with a 6/6 pane arrangement.

The roof is covered with cedar shingles. A chimney is centrally located along the roofline of the main structure. There is a second chimney at the rear of the addition. The roof has extended eaves with a plain fascia and soffit.

The frame of the house is unique in that it has vertical plank sheathing as the frame support. The structure resembles post and beam construction except that the posts are replaced by vertical planks. This type of construction was used between 1825 - 1850 during the transition from early post and beam construction to balloon framing.¹ The method of construction used to build the Munshaw House resembles balloon framing, in that the vertical supports press beside the horizontal supports and not underneath them. The horizontal beams are held up by spikes driven through the planks. This method of construction was more economical than post and beam, as it eliminated the posts and the complicated joinery.

Designation is recommended for the Munshaw House for its architectural significance in that it is representative of the transitional period from early post and beam construction to balloon frame construction (1825-1850). Its construction is also unique as it has no posts supporting its frame, but has vertical plank sheathing as the frame support.

It is believed that George Munshaw Sr. constructed the house situated on his then property, Lot 44, Concesion 1. George Munshaw Sr.'s father, Balsor Munshaw was one of the first founding settlers of what is today Richmond Hill.

¹Note: A similar frame construction to the Munshaw House is a house at Moulinette, Ontario, near the Quebec border dated 1825. The Moulinette house was demolished to make way for the St. Lawrence Seaway. For details see John I. Rempel, Building with Wood, (Toronto: University of Toronto Press, 1967) p. 124.

BIBLIOGRAPHY

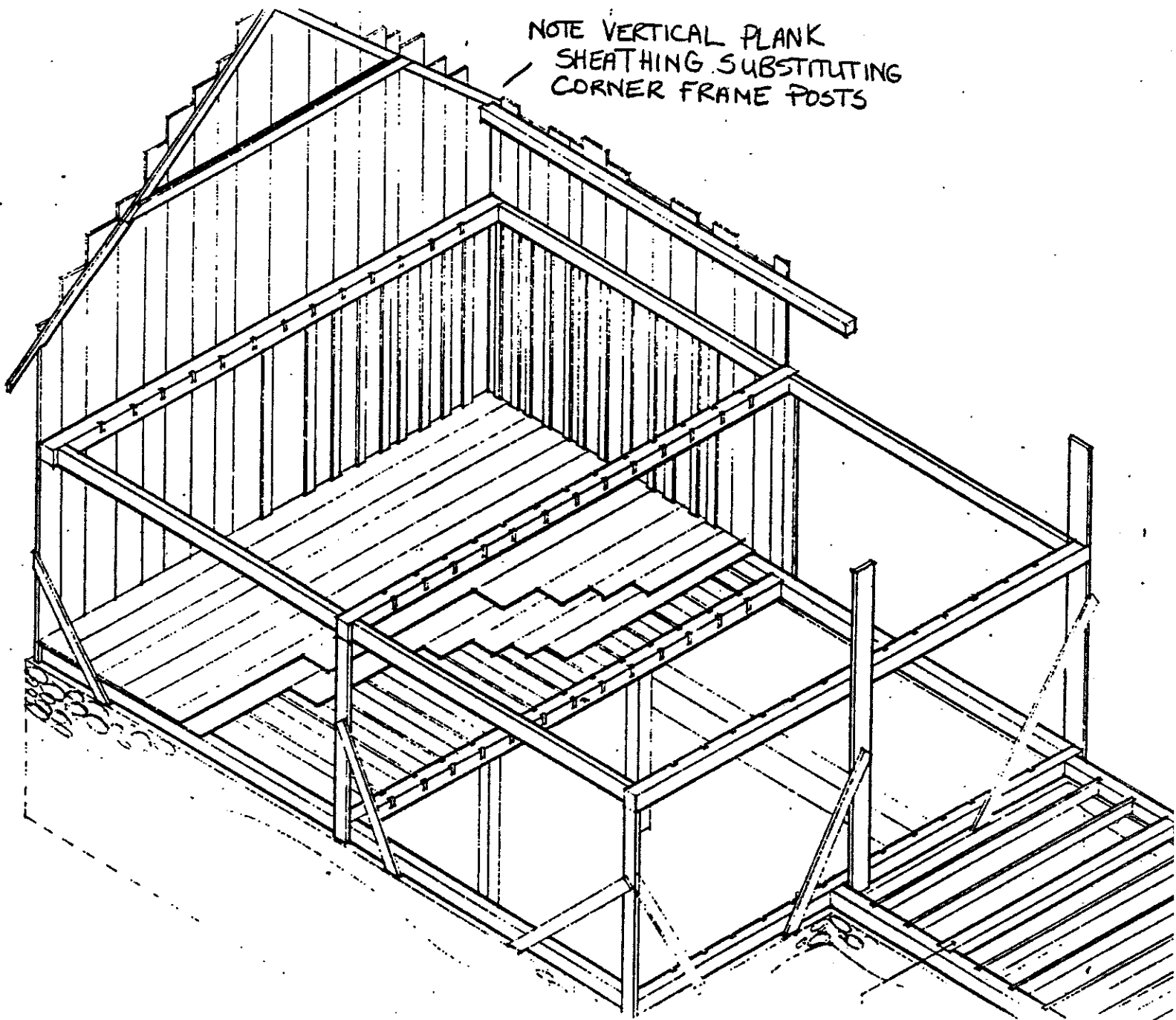
1851, 1861, 1871, 1881, Censuses

Land Registry Records for Lot 44, Concession 1

Taylor, William R. "Some Notes on Balsor Munshaw and His Family, and the County of York in its Infancy", unpublished.

Redelmier, Mrs. Notes and Interviews, July 1987.

Rempel, John I. Building with Wood.
Toronto: University of Toronto Press, 1967



FRAME CONSTRUCTION OF GEORGE MUNSHAW HOUSE

Pentland and Baker, Architects

George munsnaw House
980 Major Mackenzie Drive



