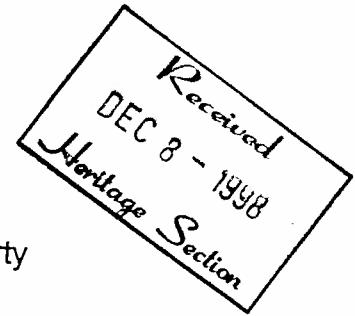


December 4, 1998

Mr. & Mrs. R. Christian
6 Wismer Place
Markham, Ontario
L6E 1A7

Dear Mr. & Mrs. Christian:

Re: By-law 234-98 - To Designate a Certain Property
as being of Historic and/or Architectural Value
or Interest (The Gapper Duncan House -
6 Wismer Place) File: 16.11.3



This will advise that Council, at its meeting held November 24, 1998 passed By-law 234-98 to designate "The Gapper Duncan House", 6 Wismer Place, as being of historic and/or architectural 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 read "Janice Harrison".

Janice Harrison
Manager, Secretariat Services

JH/jik

Encl.

c: The Ontario Heritage Foundation
✓ Mr. Regan Hutcheson, Senior Planner, Heritage and Conservation

1318900

Number.....
CERTIFICATE OF RECEIPT

98 DEC -3 12 16

YORK REGION
No. 65
NEWMARKET Asst. Dep. Land Registrar

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 5 pages

(3) Property Identifier(s) Block Property Additional:
03064-0012 See Schedule ☐

(4) Nature of Document

APPLICATION TO REGISTER BY-LAW NO. 234-98

(5) Consideration

NIL

Dollars \$

(6) Description

Parcel 10-1, Section 65M-2761
being Lot 10, Plan 65M-2761
Town of Markham
Regional Municipality of York

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

THE CORPORATION OF THE TOWN OF MARKHAM, being interested in the above lands, hereby applies to register By-law No. 234-98 passed on the 24th day of November, 1998, a copy of which is hereto annexed, on the above lands for the purpose of designating a certain property as being of Historic and/or Architectural Value or Interest.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s)

THE CORPORATION OF THE TOWN
OF MARKHAM BY ITS AGENT

Signature(s)

Cathy Wyatt
CATHY WYATT

Date of Signature
Y M D

1998 12 02

1) Address for service 101 Town Centre Boulevard, Markham, Ontario L3R 9W3

12) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature
Y M D

3) Fees for Service

4) Municipal Address of Property

(15) Document Prepared by:

not assigned

Town of Markham (Legal)
101 Town Centre Blvd.
Markham, Ontario
L3R 9W3

Fees and Tax

Registration Fee

FOR OFFICE USE ONLY



BY - LAW

234-98

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Gapper-Duncan House, 6 Wismer Place

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 historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

Christian, Ronald William
Christian, Julie Ann
6 Wismer Place
Markham, Ontario
L6E 1A7

and upon the Ontario Heritage Foundation, notice of intention to designate The Gapper Duncan House located at 6 Wismer Place, 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 TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

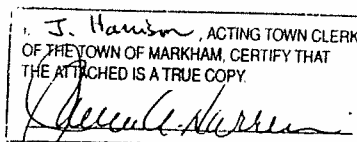
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The Gapper Duncan House
6 Wismer Place
Town of Markham
The Regional Municipality of York
2. THAT 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 property Land Registry Office.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS
24TH DAY OF NOVEMBER, 1998.

BOB PANIZZA, TOWN CLERK

DON COUSENS, MAYOR



SCHEDULE 'A' TO BY-LAW 234-98

In the Town of Markham in the Regional Municipality of York, property description as follows:

PCL 10-1 SEC 65M2761;

LT 10 PL 65M2761;

MARKHAM

SCHEDULE 'B' TO BY-LAW 234-98

STATEMENT OF REASONS FOR DESIGNATION

The Gapper-Duncan House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical and architectural significance.

Historical Reasons

The Gapper-Duncan House located at 6 Wismer Place, Markham Heritage Estates was originally located on the west half of Lot 40, Concession 1, Markham Township, fronting onto Yonge Street, immediately south of Sixteenth Avenue. The house was relocated in the late 1950s to 231 Duncan Road, Markham Township, which later became part of the Town of Richmond Hill.

The house was built for Richard Gapper in 1828, who named the house "Levellands". Richard Gapper served as an officer in the British Army during the Napoleonic Wars. Following his military service, he decided to emigrate to Canada to take advantage of the opportunities the New World had to offer.

In 1825, Gapper arrived in Upper Canada with his brother William Southby. Being a half pay officer, Richard Gapper had the financial resources to purchase a farm that had already been partially cleared, rather than applying for a grant of raw wilderness on the fringes of the settlement.

The construction of the house was recorded in the journals of Richard Gapper's married sister, Mary S. O'Brien. The journals contain many interesting details about the life of Richard Gapper and his wife, Fanny, at Levellands. While awaiting the arrival of furniture for the new house, some of which was shipped from England, conditions were decidedly primitive for a family that had been raised in the country houses of England.

"A pair of carpenter's trestles which supported two slabs formed their table, two chairs and a tea kettle completed the room..."

On its original site of Yonge Street, the house was located close to a black ash swamp, which provided some of the materials used for the heavy timber framing. In reference to the swamp, Mary O'Brien jokingly dubbed the farm "Froglands".

The completed house was an elegant Georgian-tradition dwelling with a scale and sophistication of detail appropriate to the social status of the Gapper family. The formality of the exterior was relieved by a commodious tent-roofed verandah that gave the house a Regency flavour.

Richard Gapper's Tory politics and social connections with the Family Compact placed him at odds with William Lyon Mackenzie and his reform-oriented political ambitions. Gapper's involvement as a director of the home District Agricultural Society was challenged by MacKenzie, and the ill-will between the two was further aggravated through Gapper's attempts to undermine Mackenzie's efforts to be elected as a member of the Legislative Assembly. During the Rebellion of 1837, Richard Gapper organized and outfitted a troop of cavalry at his own expense.

In 1852, Richard Gapper and his wife returned to their native England, and sold their property to William Duncan.

In 1958, as a result of a threat of demolition, the house was relocated to a new location at 231 Duncan Road.

In 1997, the house was again threatened with demolition and was relocated by Ron and Julie Christian to Markham Heritage Estates where it is undergoing restoration to its original appearance.

SCHEDULE 'B' TO BY-LAW 234-98

Architectural Reasons

The Gapper-Duncan House is one of the most significant examples of Regency influenced Georgian Architecture in the former Markham Township.

The house is two storeys in height with a 3 bay facade and a hipped roof.

The windows on the house are reproductions of the original windows and are double hung with a 12/8 pane division on the second storey and a 12/12 pane division on the lower storey.

On the rear elevation the windows have been converted to a 2/2 pane division, which the house exhibited in an historic photograph taken at the turn of the century.

The front entrance is an outstanding example of Georgian Architecture with sidelights and pilasters, flanking a 6 panel door. The windows would have been originally flanked with louvered wood shutters, ½ the width of the window and attached by hinges in a traditional manner.

On the right side elevation there exists a reproduction of an early Georgian doorway which was documented as a feature of the house.

An outstanding feature of the house is the tent roofed veranda along 3 sides of the house. The veranda, which has been restored using architectural evidence and historic photographs is supported by quatrefoil posts and arched brackets.

The house is clad in narrow feather-edged clapboard which is applied with rose-nails, flanked by substantial corner boards. A few years after the completion of the house, a stucco finish was applied to the exterior of the house. The stucco was rough cast on 3 sides of the house and on the front, below the veranda, there was a smooth finish, marked to simulate ashlar blocks. The original clapboard siding has now been restored.

The hipped roof is clad in wood shingles. A prominent feature of the roof are the restored chimneys which were designed based on historic photographs.

In the first quarter of this century a rectangular 2 storey, gable roofed addition was either moved from another location or built onto the right side of the house.

The original orientation of the house was west facing. The house now faces east.

At the time of the relocation of the house, the c.1920-50s garage was also relocated to the property. This feature is to be clad in board and batten to blend in with the architectural period of the house.