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DEVELOPMENT SERVICES COMMISSION

March 9, 2018

Teresa Maljar-Hupel
Assistant Registrar
Ontario Heritage Trust

ONTARIO HERITAGE TRUST

MAR 13 2018

RECEIVED

Dear Teresa

**SUBJECT: Request for OHA Documents
City of Markham**

This correspondence is further to your emails of January 31, 2018 and February 1, 2018 and my submission to you on February 7, 2018 concerning specific missing documents related to specific Part IV designations in Markham.

In my February letter, I promised to follow up with you on some material that we were having difficulty securing. You requested three missing Notices of Intention to Designate for the following properties:

- 2920 16th Avenue (Walker Homestead) – By-law 2003-314
- 7111 Reesor Road (Robert Milroy House) – By-law 2003-29
- 7297 Reesor Road (David Lapp House) – By-law 2003-31

I have included two of the three missing Notices, but we are unable to find the actual notice for 2920 16th Avenue. We have included the letter to the owner indicating that Council was going to proceed with designation, the newspaper notice, and the letter indicating that the designation by-law was passed. It appears the actual Notice has been misplaced.

If you need any further information or clarification, please don't hesitate to contact me.
(rhutcheson@markham.ca)

Sincerely,

A handwritten signature in blue ink, appearing to read 'RHutcheson'.

Regan Hutcheson, MCIP, RPP.
Manager of Heritage Planning
Planning and Urban Design Department

REGISTERED MAIL

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 PART OF LOT 3,
CONCESSION 10, KNOWN MUNICIPALLY AS 7297 REESOR ROAD, TOWN OF
MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: Heritage Policy and Program Development Unit
Ministry of Tourism, Culture and Recreation
400 University Avenue, 4th Floor
Toronto, Ontario M7A 2R9

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 7297 Reesor Road, 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 The David Lapp House, is attached.

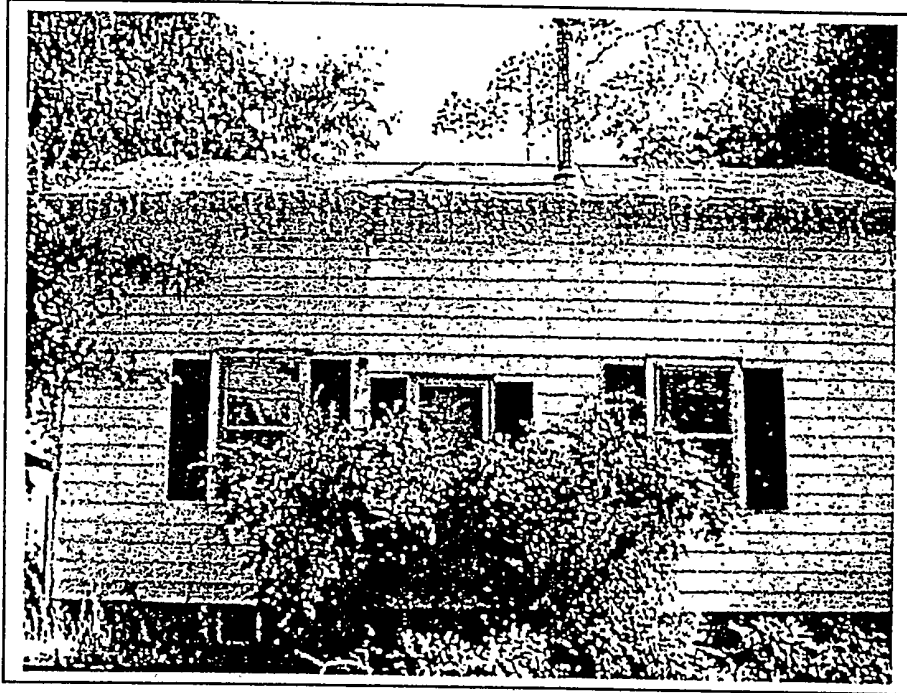
NOTICE OF OBJECTION to the designation may be served on the Town Clerk within thirty (30) days, or before 4:30 p.m. on the 17th day of January, 2003.

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

December 17, 2002

APPENDIX E

DESIGNATION REPORT



THE DAVID LAPP HOUSE
7297 Reesor Road
Part Lot 3, Concession 10
Cedar Grove

Prepared For: Heritage Markham

Prepared By: Marie Jones

STATEMENT OF REASONS FOR DESIGNATION

The David Lapp House is recommended for designation under Part IV of the Ontario Heritage Act because of its historical, architectural and contextual significance.

Historical Reasons

The property of Lot 3, Concession 10 was originally dedicated as a Clergy Reserve. It appears that the property was originally leased out as both John Haynes and John Waldenberger are listed as tenants on the Settlement In Markham Map of 1837. It appears that early in its history, a 1 ½ acre parcel, which ran along the road allowance (concession-10) was severed from the larger 200 acre parcel. This particular smaller piece became an important part of the history of the village of Cedar Grove. The larger one acre piece was the location of the local Tavern, a store that later housed the first official Post Office for the village of Cedar Grove and a dwelling with various outbuildings. The tavern was in the ownership of many throughout its history, John Waldenberger, was most likely one of its earliest owners, Joseph Burton, Andrew Cowan, Thomas Hall, John Schnell and David Lapp. In Nason's Directory of 1871, the property is listed as having an Inn, general store and the local post office. The adjoining ½ acre lot became the site of a dwelling, stables and of the Cedar Grove Blacksmith Shop, believed to be constructed in the 1820's. The Blacksmith Shop had numerous owners throughout its early history many who played an important part in the history of the village of Cedar Grove, (Andrew and Mathew Kellington, George Bainbridge, and Anthony Graham and Arthur Clendennan to name a few). The shop was re-located in 1977 to the Markham Village Museum.

In 1847, Samuel Reesor is granted the patent to the E ½ 100 acres and in 1859 he gains title to the E ½ of the W ½. On Oct. 14, 1859 David Lapp purchases the W ½ of the W ½ 50 acres. At this time he is the owner of the Centre part of Lot 2, Concession 10, 68 acres, which he had inherited from his father Henry Lapp in 1842. It appears that he had been operating a sawmill on the property prior to this where the river crosses the north property line. He is also listed as being a carpenter and joiner. The timbers for the Cedar Grove Blacksmith Shop reportedly came from David's Mill. Remains of the old millrace can still be seen today on the property.

The David Lapp House would seem to have been constructed in late 1859, as the Assessment Roll indicates a significant increase in personal property values at this time. George Tremaine's Map of 1860 shows the new dwelling on the property. David Lapp and his wife Sarah are listed as residing in a 1 ½ storey frame building on the 1861 census. It is interesting that David sold the property to his brother Joseph (who owned 66 acres on Lot 2, Concession 10) in 1860 for \$3400.00. David continued to reside in the house on the property while he operated the saw mill. Joseph Lapp farmed these 50 acres along with his own adjoining 66 acres. He grew seed grain (wheat, oats, alfalfa and barley) which was sold both locally and to commercial mills. They also kept a herd of dairy cattle. David Lapp was one of the local millers and carpenters and brother Joseph Lapp became fairly prosperous as a farmer. When Joseph died in 1915, he left the property to his children.

The Lapp family had an early start in the history of Markham when Henry Lapp, David's father arrived in 1804 to settle on lot 2, concession 10. Henry and his wife Elizabeth (Waldenberger) were both of German descent, but not Mennonite like many in the area. The Lapps, Milroys and Dimmas became involved in the construction of the first Zion Presbyterian Church in 1857 on the east part of lot 1, concession 10. The church continues to be used today and remains on its original site.

Descendants of the original Henry Lapp family continue to reside in the Cedar Grove area. The Lapps have remained a major part of the community around Cedar Grove for almost two hundred years. Evelyn Lapp Whittamore, with her husband and sons farm property on lots 1, 2 and 3, concession 10 in the close vicinity of her family's original farm. She was born in the David Lapp house. The Whittamore family operate one of Markham's largest outdoor fruit and vegetable markets.

Architectural Reasons

The building located at 7297 Reesor Road (10th Line) continues to exhibit characteristics of a Classic Revival style from the mid 1800's. Although the house has been reduced in size somewhat over the years, it remains a good example of the simple tastes and functional style of the agricultural community within the Cedar Grove area.

The house is a 1 ½ storey frame building with clapboard siding that was originally built on a side facing H-shaped plan. (It is presently a T-shaped plan) The house is 3 bays x 3 bays built on a foundation of fieldstone. The roof is of a low pitch with plain boxed cornice and returned eaves.

The rectangular 1/1 windows have plain wood trim and are probably not original to the building. The main entrance is centrally located with additional doors at the tail of the house. The rear extension is composed of a 1 ½ storey addition with an adjoining saltbox and a small attached wood shed. The latter parts have replaced the original larger 1 ½ storey section.

The original four internal chimneys that the house was constructed with have been replaced. On the south elevation is an external brick chimney and one is present at the rear centre.

Contextual Reasons

The David Lapp House is of contextual significance as an important built heritage contributor to the character of the community of cedar grove and as a reminder, along with the Lapps Cider Mill and the Joseph Lapp House of the important contribution made by the Lapp family to the development of the area.

MILLER THOMSON LLP

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been the view of CCAT that the buildings in question do not appear to be of the same age or have the same significance as the Milroy building. In some cases, the buildings appear to be in poor condition (in particular the home at 7181 Reesor Road which is leased to Ms. Carroll Gair). In addition, the dwelling at 7960 Steeles Avenue, which is currently leased to John and Darlene Walton does not appear to our client's engineering consultant to be old enough to even be considered as a heritage building.

Perhaps more importantly, however is was CCAT's understanding that each of the dwellings noted in the Minutes of the Committee Meeting would be addressed at the time that site plan approval was sought **for the portion of the Property on which the dwellings were located**. That is to say, at present the Application for Site Plan Approval relates solely to CCAT's proposed Phase 1 for the development of its cemetery. **None** of the dwellings in question lie within Phase 1 and your Department has made in clear that additional applications for site plan approval will be required at such future date or dates by which CCAT proposes to commence development of each subsequent Phase of the Cemetery. CCAT is prepared to discuss heritage issues with respect to the dwellings in question at the appropriate date or dates. It is CCAT's view, which we share, that the preservation of the three buildings is **not** an issue relevant to the **present** application, however.

In addition, in the case of 7181 Reesor Road, the dwelling is located on a section of the Property which CCAT is expressly prohibited from developing as a cemetery by virtue of a registered restrictive covenant/easement in favour of TRCA, and which portion of the Property the Town has requested be conveyed by CCAT to the Town in due course. Accordingly, the future of that particular dwelling is likely to be in the sole discretion of the Town and not CCAT.

The homes are each occupied by tenants, whose tenancies are likely to be extended for a considerable term. CCAT will in that connection satisfy all of its obligations under the Tenant Protection Act in respect of maintenance and repair of the dwellings, but does not think it is appropriate for the Town to request that it expand on those obligations through a Heritage Easement Agreement in respect of the dwellings until such date or dates, as any, as it may file an application for site plan approval in respect of the phases within which the dwellings are located.

Accordingly, while CCAT will not oppose designation of the dwellings under Part IV of the Ontario Heritage Act, it is not disposed at present to enter formal Heritage Conservation Easement Agreements in respect of any of the dwellings.

CCAT would not have any objection, however, to the condition recommended in paragraph 3 of the Heritage Committee Minutes with respect to co-ordinating with the Town demolition and disposal of any historic outbuildings.

CCAT would, however, object to the imposition as a condition of its site plan approval of the recommendation set out in paragraph 1 of the Heritage Markham Minutes with respect