



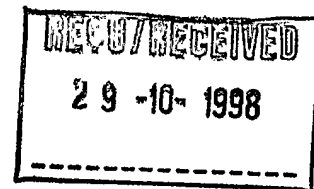
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REGISTERED MAIL

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 LOT 10 PLAN
65M-2761 KNOWN MUNICIPALLY AS 6 WISMER PLACE, TOWN OF
MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: The Ontario Heritage Foundation
77 Bloor Street West
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 6 Wismer
Place, Markham, as a property of architectural and/or
historic interest or value under Part 1V of The Ontario
Heritage Act, R.S.O. 1990, Chapter O.18.

A Statement of the Reasons for the Proposed Designation of
The Gapper-Duncan House is attached.

NOTICE OF OBJECTION to the designation may be served
on the Town Clerk within thirty (30) days of October 22nd,
1998.

Bob Panizza,
Town Clerk
The Corporation of the Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

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DESIGNATION PROPOSAL



THE GAPPER-DUNCAN HOUSE

"Levellands"

6 Wismer Place

Lot 10, Plan 65M-2761

Markham Heritage Estates

Formerly located at 231 Duncan Road, Richmond Hill (1958-1997)

Original Location Lot 40, Concession 1, Markham Township (1828-1958)

Prepared For: Heritage Markham

Prepared By: Michael Seaman
Planner: Heritage and
Conservation based
on research by George
Duncan

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 veranda 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 organised 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 [REDACTED] to Markham Heritage Estates where it is undergoing restoration to its original appearance.

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.

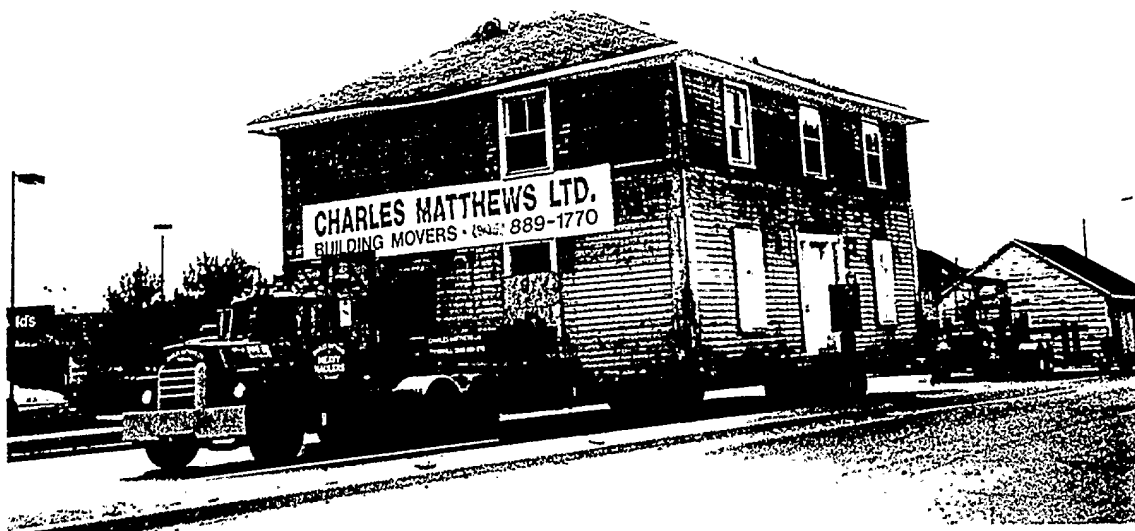
In the first quarter of this century a rectangular 2 storey, gable roofed addition was either moved from another location or built onto the right side of the house.

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

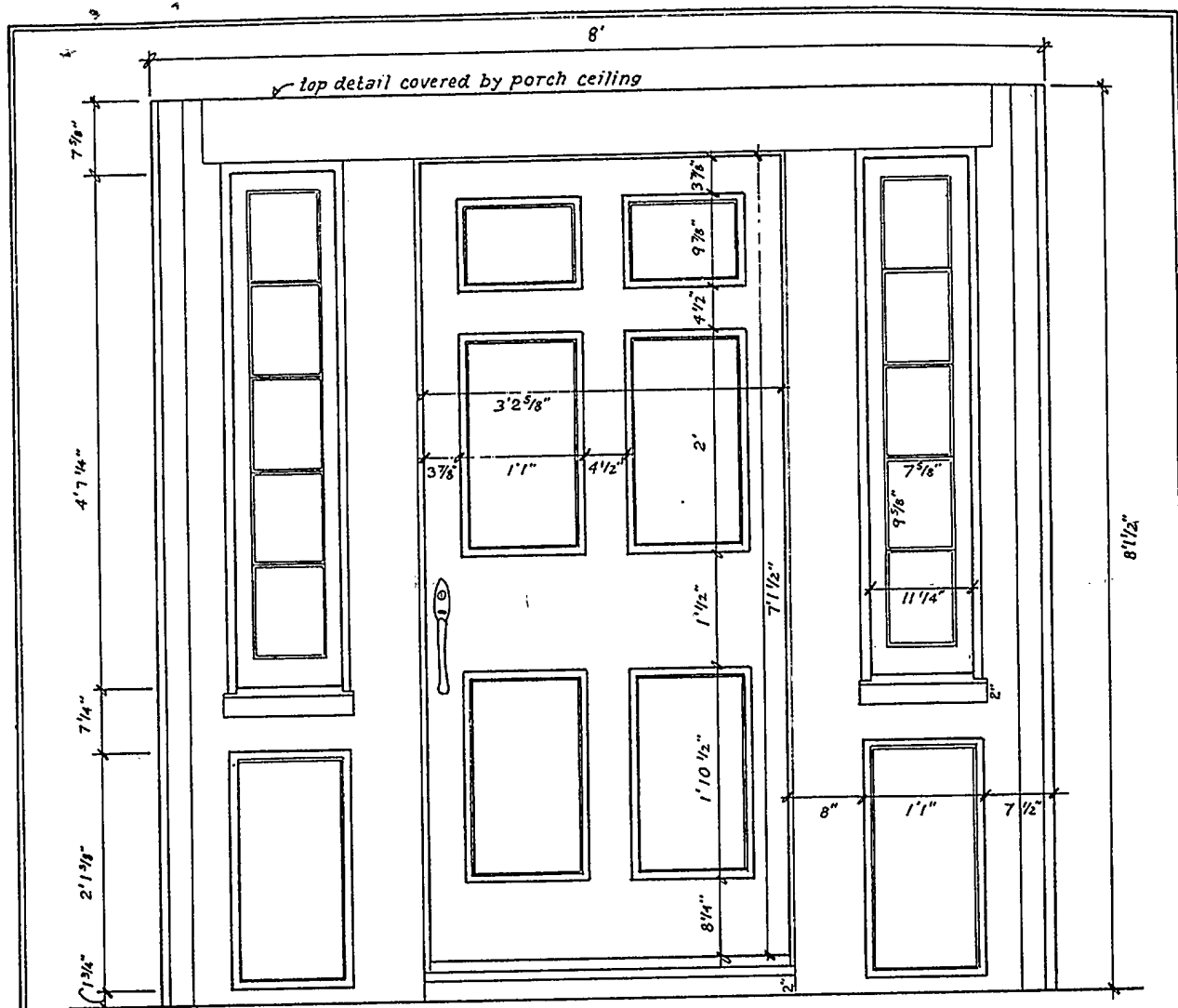
At the time of the relocation of the house, the c.1920-50s garage was also relocated to the property. This feature is to be clad in board and batten to blend in with the architectural period of the house.



HISTORIC PHOTOGRAPH OF
THE GAPPER-DUNCAN HOUSE, c.1900

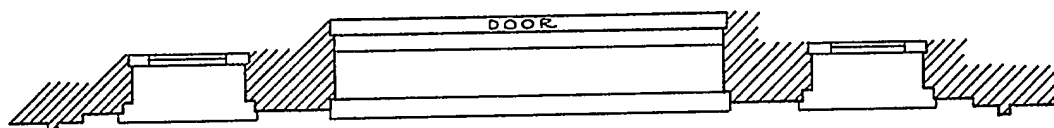


PHOTOGRAPHS OF
THE GAPPER-DUNCAN HOUSE, 1990s

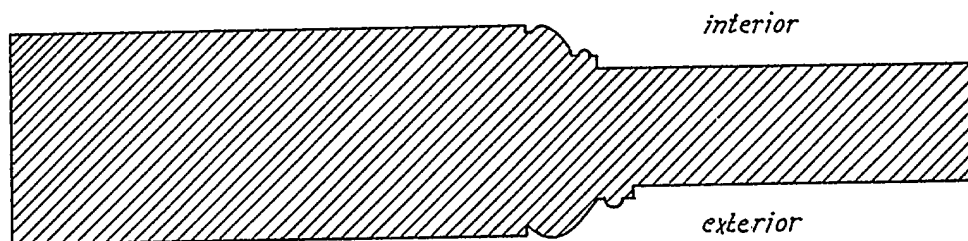


ELEVATION

0 1 2 3 feet



PLAN



SECTION THROUGH DOOR

SECTION 0 1 2 3 inches

LEVELLANDS: FRONT DOOR DETAIL

231 DUNCAN ROAD • MEASURED 1990, DRAWN 1995 BY G. W. J. DUNCAN •