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February 24, 2003

Catholic Cemeteries - Archdiocese of Toronto
4950 Yonge Street, Suite 206
Toronto, Ontario, M2N 6K1

Attention: Executive Director

Dear Sir:

Re: By-law 2003-30 - To designate a certain property as being of
historic and/or architectural value or interest - "The Joseph
Lapp House" - 7181 Reesor Road

This will advise that Council at its meeting held on January 28th, 2003,
passed By-law 2003-30, which designated the "Joseph Lapp House",
7181 Reesor Road, 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.

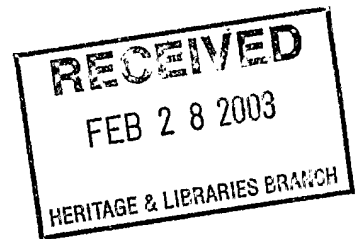
Sincerely,


Sheila Birrell
Town Clerk

Encl.

SB/jik

c: The Ontario Heritage Foundation
Mr. R. Hutcheson, Manager, Heritage Planning
Mr. Michael Wren, Miller Thompson, 2500, 20 Queen Street
West, Toronto, Ontario M5H 3S1



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BY-LAW 2003-30

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Joseph Lapp House

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:

Catholic Cemeteries - Archdiocese of Toronto
4950 Yonge Street, Suite 206
Toronto, Ontario M2N 6K1
Attention: Executive Director

and upon the Ontario Heritage Foundation, notice of intention to designate The Joseph Lapp House, located at 7181 Reesor Road, Markham, 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 Joseph Lapp House
7181 Reesor Road
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
28TH DAY OF JANUARY, 2003.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2003-30

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

PART OF LOTS 1 AND 2, CONCESSION 10, BEING PART 3, PLAN 65R-24320
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2003-30

STATEMENT OF REASONS FOR DESIGNATION

The Joseph 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 double house at 7181 Reesor Road was built c.1859 on land that had originally been granted to John Campbell in 1804. Two months later on Nov. 10, 1804, the 200 acre property was sold to Henry Lapp.

Henry Lapp (1778-1844) who was born in Philadelphia came to Markham and married Elizabeth Waldenberger (1795-1877), of Pickering in, 1811. They had 11 children. Both, were of German descent. Henry and his wife Elizabeth were buried in a family plot on the farm, but later removed to be buried in St. Andrew's Cemetery in Markham. Henry Lapp was a successful farmer and also owned property in both King and Pickering Townships.

In 1842, prior to his death, Henry divided his 200-acre parcel into 3 parts for three of his sons. The west part of 65 acres went to Joseph Lapp, b.1834, the center part of 68 acres went to David Lapp, b.1832 and the east part of 66 acres went to William Lapp, b. 1829. It appears that the remaining children received property in the neighbouring townships. Joseph was only ten at the time of his father's death. He and a number of siblings continued to live with their mother on lot 2, concession 10. The census roll of 1851 indicates that by this time Elizabeth, who had remarried in 1846, was living in a 1-½ storey frame dwelling with two of her sons, William and Joseph, and her second husband John Schnell. John Schnell was an important figure in the early history of the village of Cedar Grove. He is listed over time as being one of the first Postmasters for the area (1857-1861), an inn and tavern keeper on lot 3, concession 10 and a farmer on lot 2, Concession 10.

In 1853, John and Elizabeth Schnell were the owners of 4 cattle and one horse. The George McPhillips 1853 map indicates a house where the double house is located. The Goulding Survey of 1971 suggests the house was built in 1855. It seems that the present house could have been built to replace an earlier structure when Joseph was no longer considered a minor and took over the farm from John and Elizabeth.

It is not until 1856 that Joseph is listed as living on the property as a freeholder and farmer on the assessment roll, after having attained the age of 21 years. At this time he is also the owner of 2 acres of part lot 3, concessions 10, north of his 66 acres, where his mother and stepfather have moved. (This seems the likely site of the tavern and inn) One year later the occupants of this part of lot 2 are listed as both Joseph and his brother David. David owned the property to the east and to the north (site of the sawmill). Their older brother, Peter, had two sons, Henry and George who were the proprietors of the Lapp Cider Mill located on lot 5, concession 10. Joseph and David continued to live together until 1860. In 1859, there is a significant increase in both the personal and real value of lot 2, concession 10. This may indicate the construction of a new building. On Jan. 5, 1860, Joseph was married to Annie Elizabeth Harris (1843-1901) and they had four children together. The census roll of 1861 indicates that Joseph was a saw miller occupying the house on the property along with another family, the Carmichaels. It is evident that later in its history the double house continued to be used by two families who tenanted the property while working as farm labourers.

Joseph farmed these 66 acres along with the adjoining 50 acres to the north, which belonged to brother David. 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 a carpenter and Joseph became fairly prosperous as a farmer. The Zion Presbyterian Church, on the east part lot 1, concession 10 was constructed with the help of the Lapps, Milroys and Dimmas, all residents of the local farming community. The church is still in use today and remains on its original site. In 1915, Joseph Lapp granted the west 66 acres to his son Arthur Lapp who continued to farm the property.

Descendants of the original Henry Lapp 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. Joseph's granddaughter 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. They operate one of Markham's largest outdoor fruit and vegetable markets.

Architectural Reasons

The dwelling located at 7181 Reesor Road (10th Line) is a rare example of a double house in a rural farming community within the Town of Markham. Although altered somewhat in the 1950's when the original wood clapboard siding was covered with insulbrick, the house continues to exhibit characteristics of a Classic Revival style. The house represents the simple tastes and functional style of the agricultural community during the mid 1800's in Ontario.

The 1-½ storey frame building, constructed c.1859, was built on a rectangular plan 4 bays across and sits on a stone foundation. It has a low-pitched gable end roof with a wide center gable on the front. The house features a plain-boxed cornice with returned eaves.

Many of the smaller rectangular windows appear to be original to the building. They are wood, double hung with true divided lights in a 4/4 division with a simple moulded wood trim. The two front doors are centrally located and the one storey open porch has treillage and a newer iron railing. The roof on the porch is hipped. A single brick chimney is located on the south elevation of the exterior wall.

Contextual Reasons

The Joseph Lapp House exhibits a strong contextual significance for its association with the historic agricultural community surrounding the village of Cedar Grove. Together with other farm residences in the vicinity, the area has become an important reminder of some of Markham's earliest settlers who cleared heavily forested lots in order to create farmland almost two hundred years ago. This property continues to be part of the remaining prime agricultural land within the town.