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Office of the Clerk

The Town of Richmond Hill

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January 16, 1991

REGISTERED MAIL

Ontario Heritage Foundation
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Re: Designation under the Ontario Heritage Act
Our File: D12 DU

We are enclosing a copy of By-law No. 6-91 designating a property in the Town of Richmond Hill under the above Act. We trust the contents are self-explanatory.

Should you have any questions, please feel free to contact the writer.

Yours truly,

David R. Melitzer
Deputy Clerk

:sjc
C:2987

Encl.

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IN THE OFFICE

JAN 21 1991

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

ONTARIO HERITAGE
FOUNDATION

JAN 21 1991

Nancy Smith

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 6-91

A By-law to Designate the Property Known
Municipally as 231 Duncan Road, Richmond Hill, of
Architectural and Historical Value or Interest
(The Gapper-Duncan House)

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 historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Richmond Hill has caused to be served on the owners of the lands and premises known as 231 Duncan Road, Richmond Hill, and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks;

AND WHEREAS the Conservation Review Board has recommended that the said lands and premises be designated under the Ontario Heritage Act as being of historical and architectural interest;

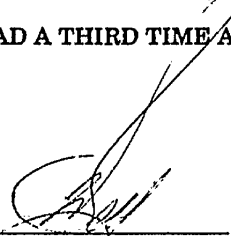
AND WHEREAS the reasons for designation are set out in Schedule "A" attached hereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION
OF THE TOWN OF RICHMOND HILL ENACTS AS FOLLOWS:**

1. That the real property located at 231 Duncan Road, in the Town of Richmond Hill, being Part of Lot 20, Plan 3805 and more particularly described in Schedule "B", is hereby designated under Part IV of the Ontario Heritage Act, R.S.O., 1980, as being of architectural and historical value or interest.
2. That the 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 a newspaper having general circulation in the Municipality once for each of three consecutive weeks.
3. The Town Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" attached hereto in the Land Registry Office.
4. That the statements contained in Schedule "A" hereto are hereby declared to be the reasons for the aforesaid designation.
5. Schedules "A" and "B" attached hereto shall form part of this By-law.

READ A FIRST AND SECOND TIME THIS 7TH DAY OF JANUARY, 1991.

READ A THIRD TIME AND PASSED THIS 7TH DAY OF JANUARY, 1991.



Mayor



Clerk

SCHEDULE "A" TO BY-LAW NO. 6-91

The Gapper-Duncan House is recommended for designation for historical and architectural reasons.

Richard Colston Gapper was an officer in the British Army during the Napoleonic Wars. Following the wars, he and his brother William Southby Gapper, also an officer in the British Army, came to Canada in 1825 to take up farming. The brothers, by this time half-pay officers, decided to purchase farms that were already partly cleared, each with a house and barn, rather than apply for grants of uncleared land on the fringes of settlement.

Richard settled on Lot 40, Concession 1, Markham on the east side of Yonge Street, just south of present-day Sixteenth Avenue. According to the journals kept by Richard's sister, Mary Sophia Gapper, who became Mary S. O'Brien by her marriage to Lieut. Colonel Edward G. O'Brien in 1830, the brothers lived together in William's home until the latter half of 1828, when Richard moved with his wife, Fanny, into his own house. Based on the references in Mary O'Brien's journals, this is very likely the house presently located at 231 Duncan Road. Since the 1851 census describes Richard Gapper's residence as a frame, 2-storey dwelling, Richard presumably had designed a new house in keeping with his social stature.

Gapper sold the property to William Duncan in 1853. In more recent times, the house was relocated from its original Yonge Street frontage to its present site on the south side of Duncan Road, close to Bayview Avenue.

Richard Gapper was active politically in York and its northern settlements and was a firm supporter of the established government.

This building's association with the Gappers, a prominent early family in the York area, and the Duncan family, from whom Duncan Road takes its name, contribute to 231 Duncan Road's importance as both a local and regional historic site.

Architecturally, the Gapper-Duncan House displays a traditional Georgian form, appropriate to Richard Gapper's status as a retired officer of the British Army. The Georgian styling is expressed in its rectangular plan, balanced 3-bay facade and low-pitched hip roof. A pair of prominent red brick chimneys once served four fireplaces. The clapboard siding contributes to the strong horizontal profile of the building.

The formal front entrance is a notable architectural focal point on the facade, with a six-panelled door, multi-paned sidelights with wooden panels below, and moulded surround. 2/2 double-hung windows are late 19th or early 20th century replacements for the original 12/12 and 12/8 sash.

The 2-storey, gable-roofed sidewing is sided in clapboard to match the main house, and is thought to have been moved from the rear to the west side of the building when the house was relocated to its present site.

SCHEDULE "B" TO BY-LAW 6-91

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Richmond Hill, in the Regional Municipality of York (formerly in the Township of Markham, in the County of York), being composed of part of Lot 20 as shown on a Plan filed in the Registry Office for the Registry Division of York Region as Number 3805 and which may be more particularly described as follows:

COMMENCING at an iron pipe planted in the northerly limit of said Lot 20, distant 142 feet 11¼ inches measured westerly thereon from the easterly limit of said Lot 20;

THENCE SOUTH 73 degrees 14 minutes 35 seconds west along the northerly limit of said Lot 20, 100 feet to an iron pipe distant 528 feet measured easterly thereon from the westerly limit of said Lot 20;

THENCE south 10 degrees 18 minutes east, 153 feet 10¼ inches to an iron pipe in the southerly limit of said Lot 20 distant 514 feet 4½ inches measured easterly thereon from the westerly limit of said Lot 20;

THENCE north 73 degrees 28 minutes 35 seconds east along the southerly limit of said Lot 20, 99 feet 11½ inches to a stake distant 142 feet 10½ inches measured westerly thereon from the easterly limit of said Lot 20;

THENCE north 10 degrees 18 minutes west, 154 feet 3½ inches to the place of beginning.

as described in Instrument No. 42544.