

Mark Scanlon House

c. 1870

168 Church Street

Cultural Heritage Evaluation Report

October 2026

Town of Bradford West Gwillimbury Municipal Heritage Committee

EXECUTIVE SUMMARY

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the Ontario Heritage Act (OHA). A Cultural Heritage Evaluation Report provides an overview of the property based on primary and secondary research and visual inspection of the property. Please note that all visual inspections of the property were taken from the public right of way and no site visits were made. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2024). The conservation of cultural heritage resources is also supported by the County of Simcoe Official Plan, and the 2023 Official Plan for the Town of Bradford West Gwillimbury.

Based on the contents of this report, the property located at 168 Church Street meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Mark Scanlon House
Municipal Address	168 Church Street
Legal Description	South Part of Lot 9 on Plan 117
Property Size	0.227 hectares
Date of Construction	1870
Heritage Recognition	Listed on Municipal List of Heritage Properties
Lead Researcher	Thomas Dysart, MCIP, RPP, CAHP Senior Planner, Town of BWG

TABLE OF CONTENTS

Executive Summary	2
Subject Property	5
Background Research *Design and Physical Value*	6
Background Research *Historical and Associative Value*	7
Background Research *Contextual Value*	10
Evaluation Under O.Reg 9.06	11
Statement of Cultural Heritage Value	12
Sources	13
List of Figures	15

SUBJECT PROPERTY

The subject property is located on the west side of Church Street, north of Frederick Street.

The property has a legal description of South Part of Lot 9, Plan 117



Figure 1: Simcoe County GIS (2025)



Figure 2: Topographic Map of BWG

BACKGROUND RESEARCH

Design and Physical Value

The residential building at 168 Church Street is a story house. The home, oriented east-west has architectural value as a representative of the Gothic Revival/ Victorian architecture style.

Gothic Revival Architectural Style

Victorian Architecture (1840-1900) takes it namesake from Queen Victoria who ruled Great Britain from 1837 to 1901. It can also be used to describe both Gothic and Classic motifs.

Gothic Revival architectural style (1840-1900) was the pre-eminent Canadian style during the Victorian period. It was influenced by European interests in Medieval Gothic History. It is often described as an "exuberant" or "flamboyant" style, as it reflected the prosperity and growth of many villages and towns during the mid-to-late 1800's.
Gothic Revival Architectural style is characterized typically by steeply pitched gable roofs (typically found with dormers to break up the horizontal lines), elaborately carved gingerbread , such as bargeboard, diocramatic brickwork, wooden porch/verandah, use of brick and different brick accents to highlight door/window surrounds and quoins (corners).

In Ontario, the magazine, Canada Farmer, published plans and elevations for a "small gothic cottage" that lead to the popularity of the architectural style. The plan and elevations appeared in the February 1864 issue.



Figure 3: Subject Property

The subject property is a representative of the Gothic Revival style. The stately home features steep pitched gable roof with dormers, with an overall asymmetrical look. The home is built of dichromatic brick on a stone foundation and has a variety of large rectangular window openings. Decorative bargeboard highlights the steep stables on the home. Based on the Fire Insurance Plan Map, the home is constructed of brick.

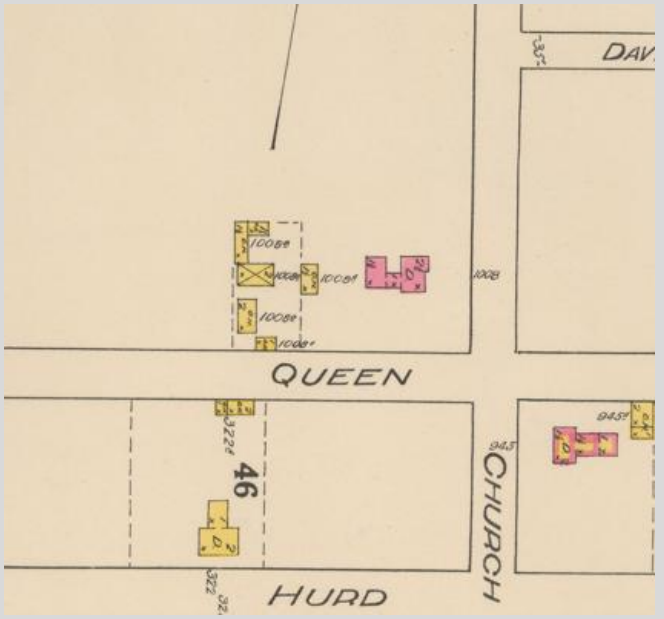
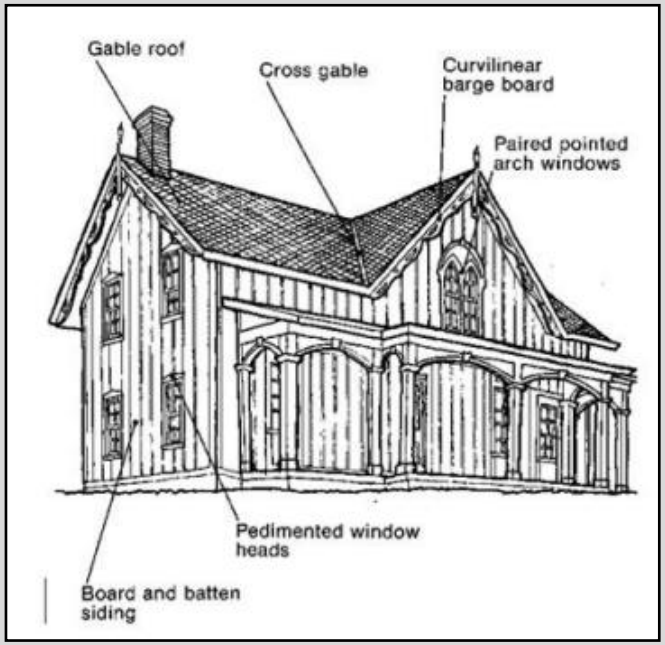


Figure 4: Fire Insurance Map, 1924

Figure 5: Example of a Gothic Revival Home



BACKGROUND RESEARCH

Historical and Associative Value

Pre Contact History

The subject property is in the traditional territory of the Anishinaabek Nation, which includes Ojibwe, Odawa and Potawatomi Nation, collectively known as the Three Fires Confederacy and that the Huron-Wendat, Chippewa and Haudenosaunee Nations have also been associated with lands. The subject lands were part of the Lake Simcoe-Nottawasgaa Treaty No.18 of 1818, where in exchange for 1,592,000 acres, the Chippewas were paid a yearly sum of 1200 pounds.

Land Ownership

The original patent in which the subject property was located was once owned by a Robert Ross of Whitchurch; Ross purchased all 200 acres in Mach 1830; Ross then sold the lands to Letitia Magee, a spinster, for $100 a month later in April 1830. Magee then went on to sell off the lands at varying sizes (1/2 acres, 1/4 acre etc.) to various new settlers to Bradford.

William Hawkins acquired the land sometime around 1864 and the Lot 82 and 83 transferred between several early residents of BWG:

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
B&S	1867	William Hawkins	Mark Scanlon	$860
B&S	1890	Mark Sanlon	James St. Clair	$3500

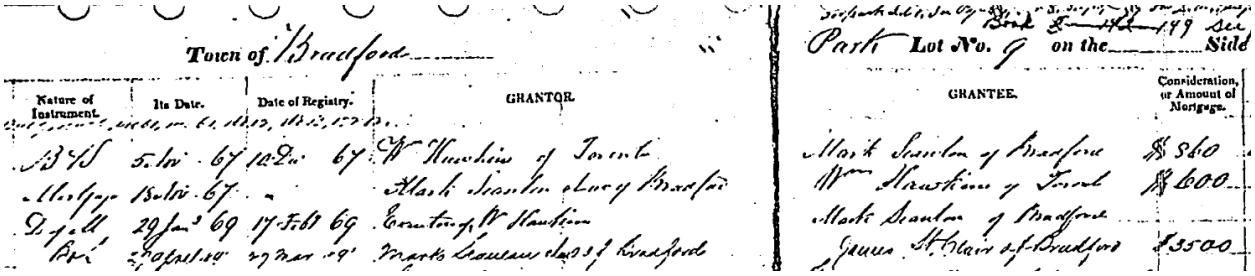


Figure 6: Land Registry Records

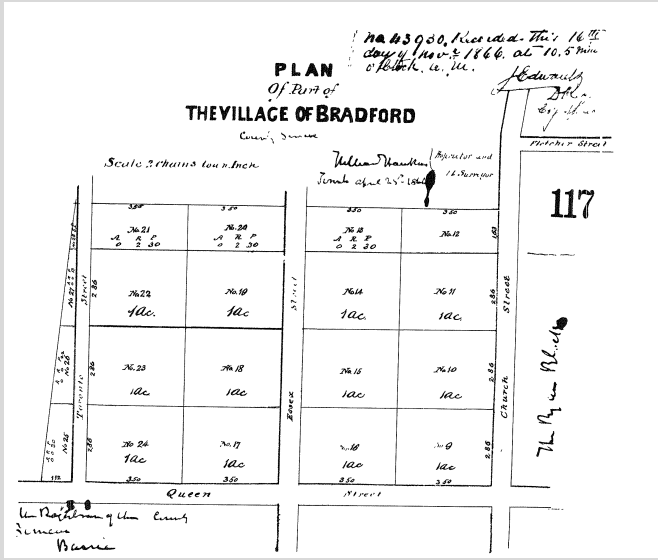


Figure 7: Plan 117

BACKGROUND RESEARCH

Historical and Associative Value

Mark Scanlon (Senior)

Mark Scanlon was born 1798 in Ireland. Not much of his life in Ireland is documented, but he eventually made his was to Canada. Mark married Anne Thorpe in 1823 and they went on to have seven children:

- Elizabeth (b. 1825)
- William (b. 1830)
- Thomas (b. 1834)
- Richard (b. 1834)
- Mark (b. 1835)
- John (b. 1837)
- Mary (b. 1845)

It is believed that Scanlon settled in West Gwillimbury, where he and John Thrope went into mill operations, despite their age at the time. They built a grist mill in 1824 and 1825. In 1832, Thorpe and Scanlon dissolved their operations together and Scanlon went on to build a sawmill, with included a "gate saw," being powered by water. Scanlon's success led to him being made a justice of the peace in 1847, and would later die in 1871.

Mark Scanlon (Junior)

Mark Scanlon, was the son of Mark and Ann Scanlon. As one of seven children, Mark would would go on to marry Amelia Humphreys and they would have three children:

- Albert Edward (b. 1869)
- Florence (b. 1874)
- Olive (b. 1878)

Mark Scanlon was a prominent lawyer in the Bradford community, having an office on Holland Street.

An article describing the fire that struck Holland Street in 1871 identifies Mark Scanlon as one of the business owners (Law Office) which was destroyed.



Broughton ..... General Store
With three or four private resi-
dences and one or two other stores,
the names of whose owners it is im-
possible to obtain to day. Running
westward from Messrs. Murphy Bros.
store the fire swept off the following
buildings:

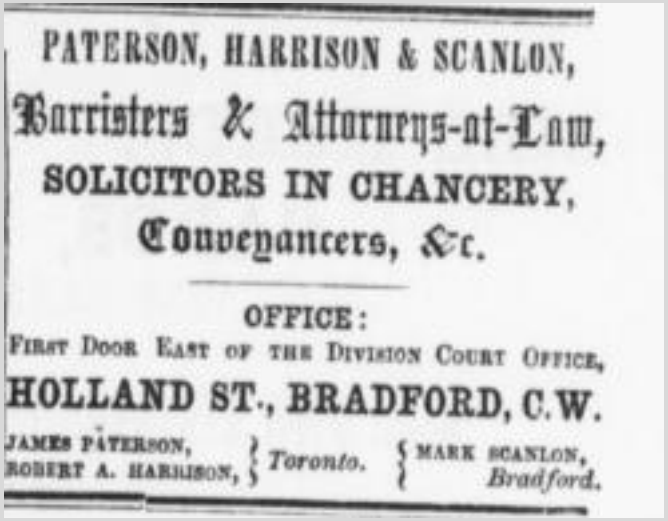
OWNERS.	DESCRIPTION.
Mark Scanlon	Law Office
Henry Smith	Grocery
Strong Bros.	General Store
Gibson Cook	" "
Mrs. Douglas	Post Office
Jno. Swallow	Hardware
J. W. H. Wilson	Law Office

With the private residences of
Messrs. Swallow, O'Brien

Figure 8: Accounts from the Bradford fire of 1871



Figure 9: Mark Scanlon Sr.



PATERSON, HARRISON & SCANLON,
Barristers & Attorneys-at-Law,
SOLICITORS IN CHANCERY,
Conveyancers, &c.

OFFICE:
FIRST DOOR EAST OF THE DIVISION COURT OFFICE,
HOLLAND ST., BRADFORD, C.W.

JAMES PATERSON, ROBERT A. HARRISON, } Toronto. { MARK SCANLON, Bradford.

Figure 10: Advertisement for Law Office

BACKGROUND RESEARCH

Historical and Associative Value

In the 1881 Census, Mark (45) is living with Amelia (40) and Albert E. (13), William (10), Effie (6), Olly (3) and Emma (18). The family identify as Christian Methodists and Mark is listed as a Barrister. It is not known who William and Emma are; perhaps a niece and nephew. By 1891, Mark (55) and Amelia (50) are living with Albert E (22) and Olive (12), with Florence having died in 1884. Mark, is listed as a Lawyer, with his son Alebert Edward, listed as a Law Student.

Mark died in June 1914 and is buried at Mt. Pleasant Cemetery in Bradford, with his wife dying two years later in 1916.

While there were two Mark Scanlons, most that identify Mark Scanlon (JR) was the owner of the subject property, noting that he would have been 32 at the time of acquiring the property, but it cannot be discounted, that Mark Scanlon Senior may have also purchased the property after achieving much success in business and his appointment to justice of the peace.

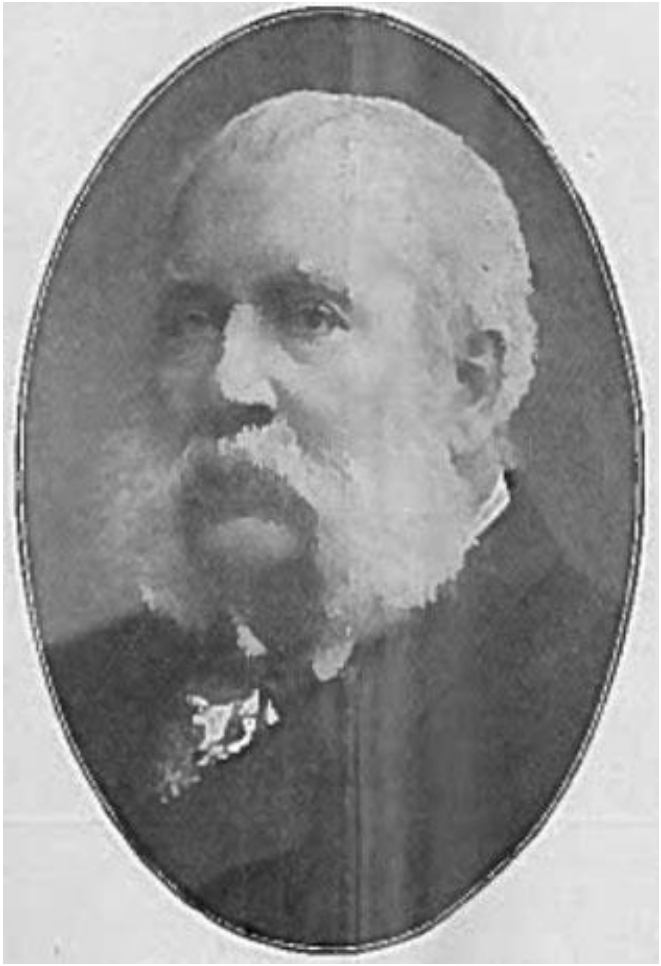


Figure 11: Mark Scanlon



Figure 12: Mark Scanlon Law Office



Figure 13: Scanlon Family



Figure 14: Resting place of Mark Scanlon

BACKGROUND RESEARCH

Contextual Value

The subject property is located along Church Street, south of Queen Street, which is one of the streets that form the original Village of Bradford. The property is an excellent example of an early 19th century residential building set in a growing community. The property is surrounded by architecturally similar properties and contributes to the historic identify of the Downtown Bradford neighborhood.

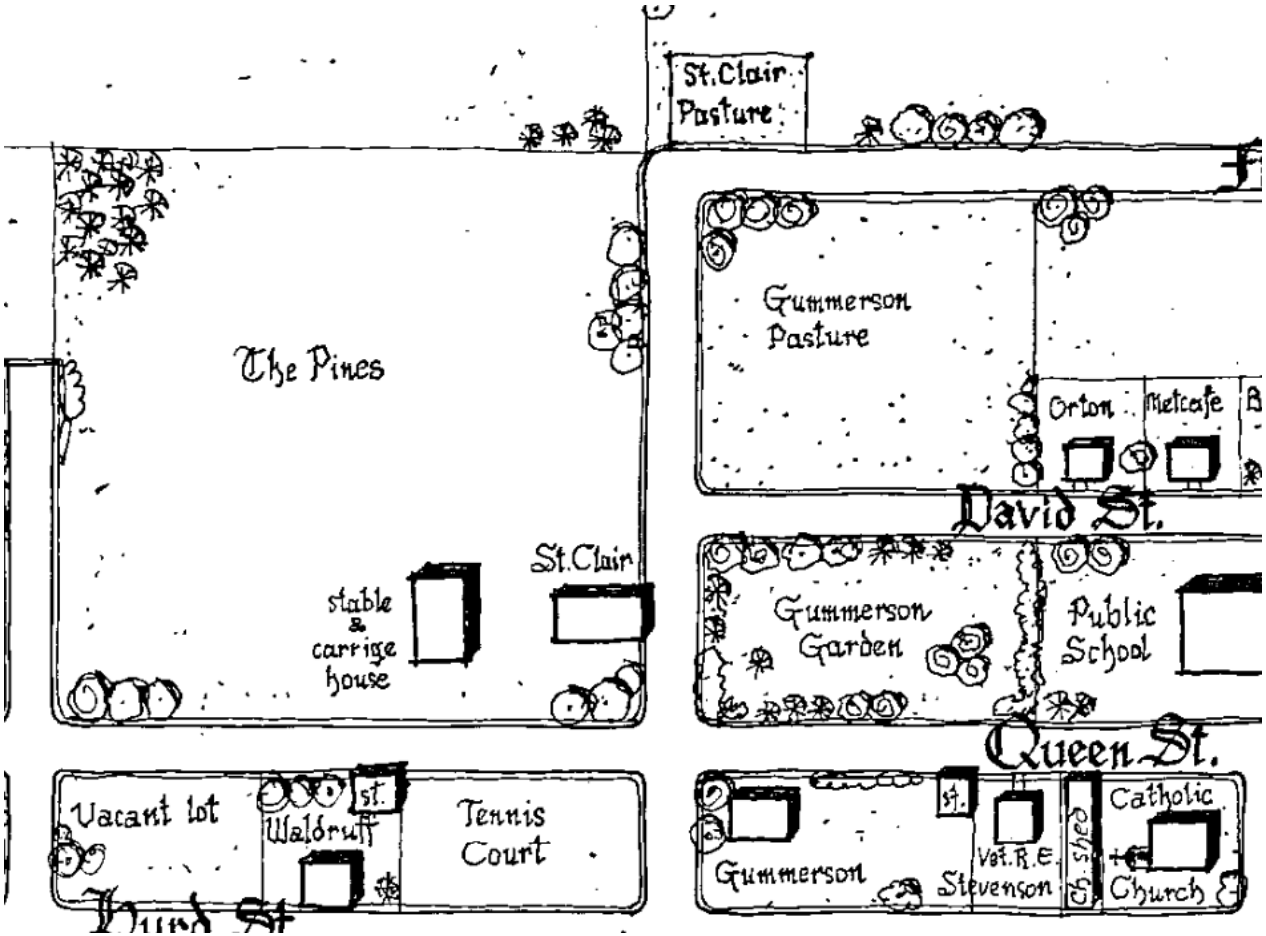


Figure 15: Village of Bradford, 1900



Figure 16: Subject Property



Figure 17: Subject Property

EVALUATION UNDER ONTARIO REGULATION 9/06

	Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is an example of an early 19th century residential building designed in the Gothic Revival architectural style.	Y
ii	displays a high degree of craftsmanship or artistic merit;		N
Iii	demonstrates a high degree of technical or scientific achievement.		N
iv	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property has direct associations with the Scanlon Family. Mark Scanlon (SR) opened a grist mill and his son Mark Scanlon (JR) was a lawyer and businessman who operated a business on Holland Street	Y
v	yields, or has the potential to yield, information that contributes to an understanding of a community or culture;		N
vi	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		N
vii	is important in defining, maintaining or supporting the character of an area;	The property is historically linked to its surroundings, contributing to the early development of Bradford.	Y
viii	is physically, functionally, visually or historically linked to its surroundings;		N
ix	is a landmark.		N

Statement of Cultural Heritage Value or Interest

Scanlon House c. 1870

The subject property has been researched and evaluated to determine its cultural heritage significance according to Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act,* it must meet two or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 168 Church Street is located on the west side of Church Street. The property contains a Gothic Revival, c. 1850 residential dwelling. Due to its association with Mark Scanlon, it is known as the Scanlon House.
Its legal address is:
168 Church Street; Part of Lot 9 on Plan 117

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Scanlon House has design and physical value as representative example of a Gothic Revival, c. 1850 property. The house was built around 1850 and has the following characteristics: two storey residential building with steeped gable pitch rooves, bargeboard with pink-coloured brick and dichromatic brick at the corners.

Historical/ Associative Value

The Scanlon House has historic/associative value for its direct association with Mark Scanlon, Barrister. Mark Scanlon and his son, Albert were local barristers and one of the original families in Bradford, which contributed to the growth and development of the Town.

Contextual Value

The Scanlon House has contextual value because it defines and supports and maintains the urban character of the community.

Description of Heritage Attributes

Key heritage attributes of the Scanlon House that exemplify its heritage value as a Gothic Revival, c. 1850 house as it relates to the property include:

- Two story L-Shaped Main Building
- Large rectangular window openings and brick label moulding surrounds
- Bay Window with battlements
- Steeped pitched gable roof with dormers
- Bargeboard Trim
- Pink Brick
- Dichromatic brickwork at corner
- Stone foundation

SOURCES

(1880). Map of Bradford. Retrieved from https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

(1880). Map of West Gwillimbury. Retrieved from https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

(1920). Fire Protection Map – Bradford. Underwriters Association, Dated Jan 6, 1920

BWG Local History Association (2006). Governor Simcoe Slept Here: Volume I and II

Heritage Wilmot (2022). Wilmot Township Architectural Style Guide.

Hoggs, J. (1871). Map of the County of Simcoe. Collingwood, ON.

Humphreys, B. & Sykes, M. (1980). The Buildings of Canada: A guide to pre-20th century styles in houses, churches and other structures. Reader's Digest.

Hunter, A. (1909). A History of Simcoe County in Two Volumes. Published by the County Council.

HPI Nomination Team University of Waterloo. (2009). Ontario Architectural Style Guide.

Irwin, W.H. (1872). Gazetteer and Director of the County of Simcoe for 1872-3. Toronto, ON

Irwin, W.H. (1872). Gazetteer and Director of the County of Simcoe for 1884-5-6. Toronto, ON

McEvoy & Co. (1866). Gazetteer and Director of the County of Simcoe for 1866-7. Toronto, ON

Ontario Architecture. (n/d). Styles. Retrieved from https://ontarioarchitecture.ca/Styles.html

Walton, G (1837). The City of Toronto and Home District Commercial Director and Register with Alamanack and Calendar for 1837

We Grew Up In or Live in Bradford West Gwillimbury Facebook Group. Facebook.com

SOURCES

Mark Scanlon Jr.
https://www.familysearch.org/en/tree/person/about/GJQV-LXJ
https://www.findagrave.com/memorial/111703982/mark-scanlon

http://archives.bradford.library.on.ca/index.php/scanlon-mark-2

https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=26971034&ecopy=30953_148181-00713&ST=SCTB

Mark Scanlon Sr.
http://archives.bradford.library.on.ca/index.php/1871-bradford-fire-account

https://experience.simcoe.ca/wp-content/uploads/2024/02/79891-Trail-Guide-Digital-Copy-1.pdf?utm_source=chatgpt.com

https://www.findagrave.com/memorial/104759227/mark-scanlon

LIST OF FIGURES

Title Page T.Dysart, 2026

Figure 1 Retrieved from Simcoe County GIS

Figure 2 Retrieved from https://topomaps.scholarsportal.info/collection/ “Alliston”

Figure 3 T.Dysart, 2026

Figure 4 Retrieved from Fire Insurance Plan (1924)

Figure 5 Retrieved from Township of Wilmont

Figure 6 Retrieved from Land Registry Office

Figure 7 Retrieved from TerraNet

Figure 8 Retrieved from BWG Public Library Archives

Figure 9 Retrieved from FindaGrave

Figure 10 Retrieved from Gazetteer of the County of Simcoe

Figure 11 Retrieved from BWG Public Library Archives

Figure 12 Retrieved from Gazetteer of the County of Simcoe

Figure 13 Retrieved from BWG Public Library Archives

Figure 14 Retrieved from FindaGrave

Figure 15 Retrieved from Village of Bradford Map, 1900

Figure 16 Retrieved from Facebook.com

Figure 17 Retrieved from Facebook.com