

Bradford Post Office

c. 1935

15 John Street East

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 22 Barrie Street meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Bradford Post Office
Municipal Address	22 Barrie Street
Legal Description	Lot 6, North Side of Holland Street, Plan 122A
Property Size	0.042 hectares
Date of Construction	1935
Heritage Recognition	Listed on Municipal List of Heritage Properties
Lead Researcher	Thomas Dysart, MCIP, RPP, CAHP Senior Planner, Town of BWG

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SUBJECT PROPERTY

Location

The Bradford Post Office is located north of Holland Street on west side of Barrie Street and has a municipal address as 22 Barrie Street.

The legal description is Part of Lot 6 on Plan 122A



Figure 1: Simcoe County GIS (2025)



Figure 2: Topographic Map of Bradford, 1928

BACKGROUND RESEARCH

Design and Physical Value

The Bradford Post Office has design and physical value as representative example of an Art-Deco/ Classic Revival, c. 1935 property. The Bradford Post Office was built around 1935 and has the following characteristics: two storey building with three bays; pilastered and arcaded-like design on front façade with rectangular openings for doors and windows.

The structure is mostly rectangular and has seen very little changes since construction.
Art-Deco/Classic Revival architecture has largely been reserved for government and institutional buildings . The Art-Deco style gained popularity following the First World War. Art Deco was a celebration of new technologies and was intended for buildings to look lavish and exotic.

Classic Revival/ Neo-Classical Architecture is a more traditional form of architecture that intends to capture the grandeur of Greek and Roman Temples, which is why many schools, government offices and civic buildings are designed in the classic revival architecture styles. Attributes that highlight the classic revival and neo-architectural style include: Two storey with three bay design, brick cladding and symetical pilastered and arcaded-like design on front façade



Figure 3: Subject Property

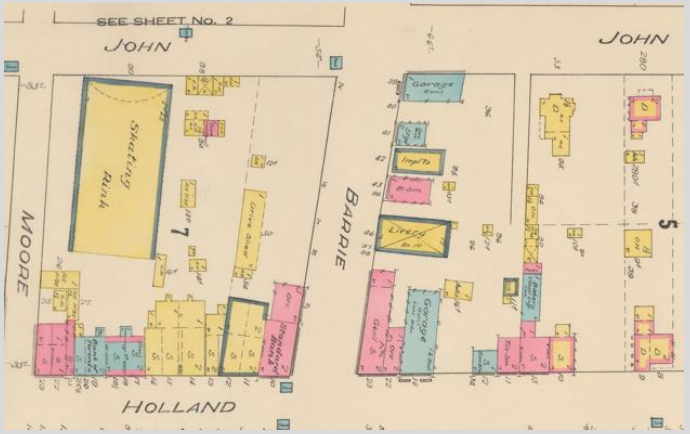


Figure 4: Bradford Fire Insurance Plans pre-date the construction of the Bradford Post Office



Figure 5: An example of an art deco building

BACKGROUND RESEARCH

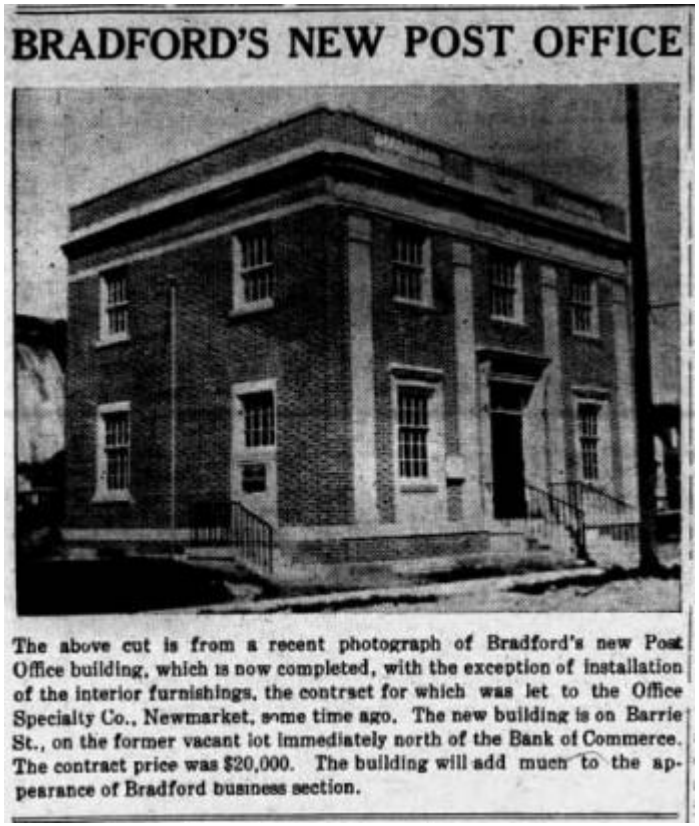
Historical and Associative Value

The Bradford Post Office was built in 1936; it was designed by Gordon S. Adamson and built by Art Saint.

Gordon Sinclair Adamson was a prominent Canadian architect contributing to Canadian modernism architecture following WWII. Adamson, born in Orangeville in 1904 enrolled in the School of Architecture at the University of Toronto in 1924. Adamson opened his own practice in 1934 and focused on residential and commercial buildings. His designs were typically conservative, but a refined neo-Georgian architectural style. Adamson designed the Dominion Public Building for the Federal government in Bradford, Ontario, being the subject property.

The building is said to have cost approximately $80,000 to build. Art Saint, a local Bradford Resident and trained carpenter was the general contractor who oversaw the construction of the building.

The subject property was the first building in Bradford to be used as a standalone Post Office



BRADFORD'S NEW POST OFFICE

The above cut is from a recent photograph of Bradford's new Post Office building, which is now completed, with the exception of installation of the interior furnishings, the contract for which was let to the Office Specialty Co., Newmarket, some time ago. The new building is on Barrie St., on the former vacant lot immediately north of the Bank of Commerce. The contract price was $20,000. The building will add much to the appearance of Bradford business section.

Figure 6: Newspaper Headline



Figure 7: Gordon Sinclair Adamson



Figure 8: Adamson designed other buildings in similar architectural styles

BACKGROUND RESEARCH

Historical and Associative Value

Name of postmaster	Military status	Date of birth	Date of appointment	Date of vacancy	Cause of vacancy
John Peacock			1840-08-06		
Mrs. Anne Douglas			1858-04-01	1873-12-03	Resignation
Robert Maconchy			1874-01-01	1874-07-31	Death
Thomas Maconchy			1874-08-01	1874-11-25	Resignation
H.S. Broughton			1875-01-01	1916-03-12	Death
William Woods			1916-06-01	1932-10-27	Death
George Deane L. Morton	O.A.S.	1881-01-07	1933-03-16	1950-06-09	Retirement
Edward James Morton		1885-12-04	1950-03-08	Acting	
Donald Clark Semple		*	1950-11-30	Acting	
Donald Clark Semple		*	1951-11-30	1956-04-17	Resignation
Miss Rose L. MacEwan		1901-09-06	1956-05-16	Acting	
Keith Charles Stevens	O.A.S.	*	1956-11-01	Acting	
Keith Charles Stevens	O.A.S.	*	1957-11-01	1983-05-24	
Pauline Young			1983-05-24		
George Douglas			PM in 1853	1857	Death

Figure 9: Post Masters of Bradford

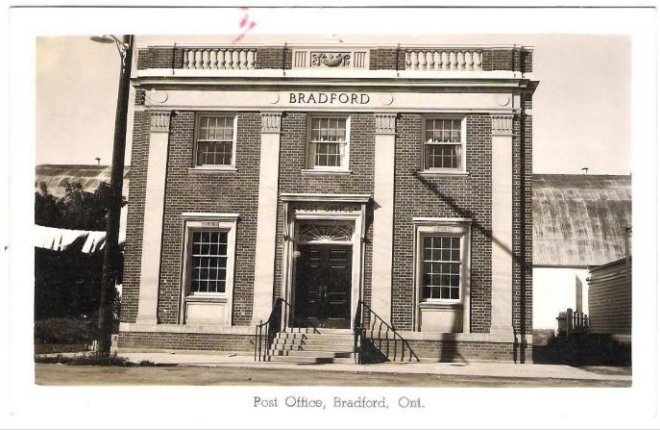


Figure 10: Post Masters of Bradford

BACKGROUND RESEARCH

Contextual Value

22 Barrie Street contributes to the development of Bradford as a community. The property is an excellent example of a neo-classical institutional building that is linked to the commercial downtown of Bradford. In addition, its connection to notable Canadian Architect, Gordon S. Adamson, 22 Barrie Street is a property worthy of designation.





Figure 11/12: The Bradford Post Office has defined the Barrie Street Streetscape

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 20th century neo-classical/art deco institutional building.	Y
ii	displays a high degree of craftsmanship or artistic merit;	The details on the masonry reliefs are unique to Bradford architecture and rarely seen in Bradford West Gwillimbury.	Y
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;		N
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.	The architect, Gordon S. Adamson is a well known and celebrated Canadian architect, with the subject property being one of his first projects.	Y
vii	is important in defining, maintaining or supporting the character of an area;		N
viii	is physically, functionally, visually or historically linked to its surroundings;		N
ix	is a landmark.	The buildings unique architectural style lend itself to becoming a local landmark in the Bradford Community.	Y

Statement of Cultural Heritage Value or Interest

Bradford Post Office c. 1935

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 22 Barrie Street is located on the east side of Barrie Street. The property contains a Classic Revival/Art Deco, c. 1935 commercial property. Due to its association with being the first Bradford Post Office, it is known as the Bradford Post Office.
Its legal address is:
22 Barrie Street; Lot 6, North Side of Holland, Plan 122A

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Bradford Post Office has design and physical value as representative example of a Classic Revival/Art-Deco, c. 1935 property. The building was built around 1935 and has the following characteristics: two storey building with three bays; pilastered and arcaded-like design on front façade with rectangular openings for doors and windows.

Historical/ Associative Value

The Bradford Post Office has historic/associative value for its direct association with the being the first Post Office in Bradford and designed Canadian Architect by Gordon S. Adamson. Gordon S. Adamson's first project was the Bradford Post Office and has gone on to design a number of other signature buildings around the world. Being the first post office in Bradford also contributed to the growth and development of the Town.

Contextual Value

The Bradford Post Office has contextual value because it defines and supports and maintains the character of the downtown Bradford area and its unique architectural style lends itself to become a local landmark.

Description of Heritage Attributes

Key heritage attributes of the Bradford Post Office that exemplify its heritage value as a Classic Revival, c. 1935 commercial building as it relates to the property include:

- Two story building with three bay design
- Rectangular openings (doors and windows)
- Brick Cladding
- Distinct Concrete Design around front entrance of building
- Symmetrical pilastered and arcaded-like design on front façade
- Masonry detail (Reliefs) on upper roof and on pilasters on front façade
- Balustrades on upper roof deck
- Any Canadian limestone uses in the façade of the building

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

SOURCES

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