

Stewart-Sutherland House

c. 1880
37 Queen 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 37 Queen Street meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Stewart- Sutherland House
Municipal Address	37 Queen Street
Legal Description	Part of Lot 107 on Plan 105
Property Size	0.080 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

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SUBJECT PROPERTY

Location

The subject property is located on the north side of Queen Street, west of Barrie Street, the municipal address is 37 Queen Street; the legal description is Part of Lot 7 on Plan 105.



Figure 1: Simcoe County GIS (2025)

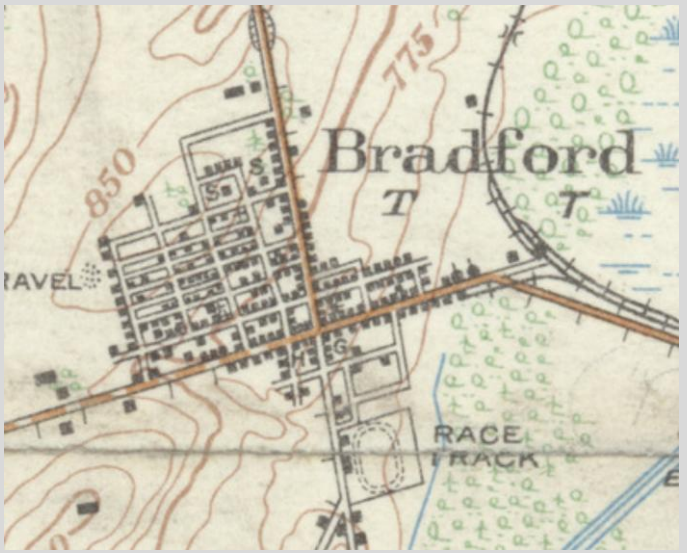


Figure 2: Topographic Map of Bradford, 1928

BACKGROUND RESEARCH

Design and Physical Value

The building at the subject property has characteristics of the neoclassical architectural style.

Neoclassical Architecture

Neoclassical architecture is usually proportioned style and buildings are typically rectangular with low pitched gable roofs. Houses are two or two and a half storey with balanced facades. Neoclassical homes feature centered entrances with decorative elements to emphasize the main door. Neoclassical architecture gained in popularity following the War of 1812. Influenced largely by Georgian architecture, neoclassical architecture was more refined, delicate in style and overall a more elegant approach to home-building.

Construction materials may vary, but it has been noted, and can feature either stone or wood construction. Based on the Fire Insurance Map of 1924, it is identified that the primary construction material of the subject property is wood, with a brick veneer.

The subject property at 37 Queen is built in the neoclassical architecture style. The overall appearance is that of symmetrical three-bay facade with a medium slope hip roof. There are large window opening on the front and sides of the building. Inside end chimneys can be seen on either side of the building.

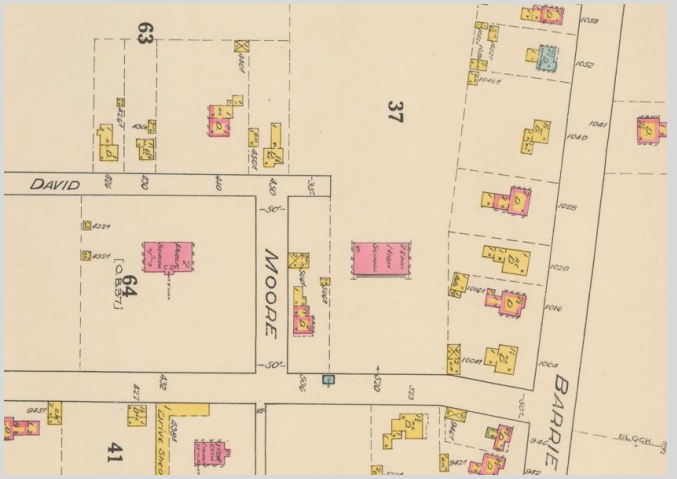


Figure 3: Bradford Fire Insurance Plans


Figure 4: Georgian Architecture has many influences over neoclassical architecture

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.

Plan 105, the area is which the subject property is located, was registered with the Land Registry Office in 1866 and signed by James Stodders and JW Barry, and is identified as being the Property of the late John Ryan, Esquire.

The property changed hands, several times, but given the age of the building (1880), it is believe that the owner at the time was Robert Stewart and/or Donald Sutherland

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
B&S	1865	James Stoddart of West Gwillimbury	J Barry of Bradford	Purchased for $800 (All of lot)
B&S	June 1869	J Barry	Robert Stweart	$300 – inter atlaia
B&S	July 1875	Robert Stewart	Donald Sutherland	$300
B&S	1900	Donald Sutherland	Donald Gunn	$150

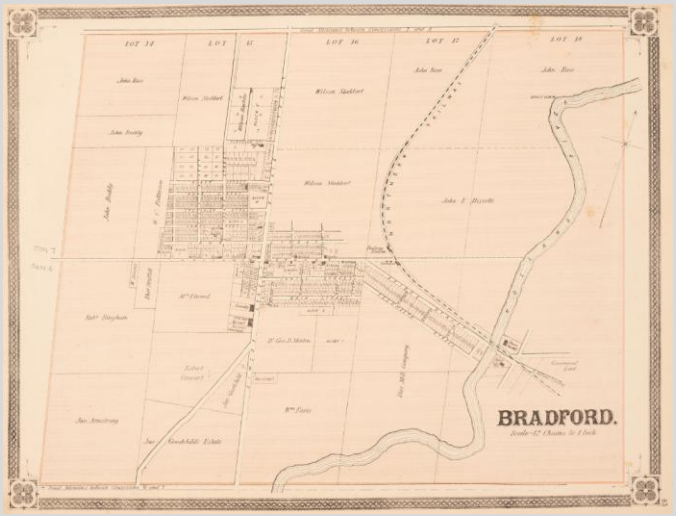


Figure 5: Village of Bradford, c.1878

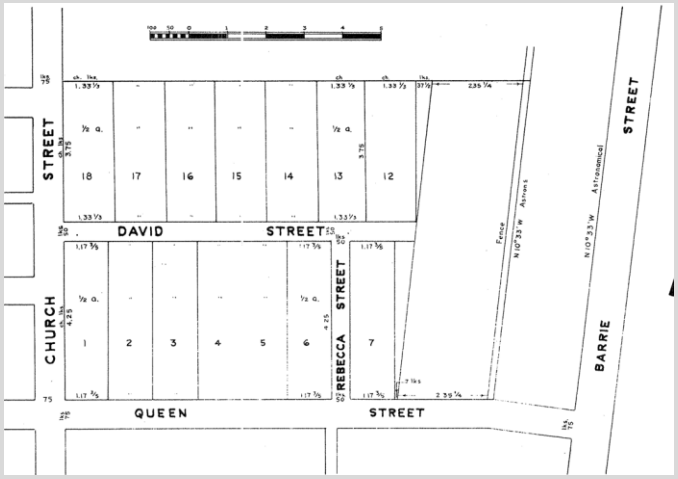


Figure 6: Plan 105

BACKGROUND RESEARCH

Historical and Associative Value

Robert Stewart

Robert Stewart, was born in 1835 in Kincardineshire, Scotland and was one of six children. He moved to Canada in 1850 and in 1857 married Hannah Bannerman at the age of 21. Robert and Hannah would have eight children:

- Margaret (b. 1858)
- Frank (b. 1860)
- Isabella (b. 1862)
- James (b.1863)
- Elizabeth (b.1866)
- Blanche (b. 1868)
- Robbie (b. 1872)
- George (b. 1873)

Robert Stewart is noted as being a merchant in the 1861 Census, and in the 1866 County of Simcoe Gazetter, Robert Stewart is listed as being the Town Clerk and Treasurer, as well as a merchant who sells groceries, wines and liquor. In the 1877 Gazetteer, Stewart is listed as being a grocer.

Robert Stewart operated his store o the south of Holland Street; in the great Holland Street fire of 1871, Stewart lost his entire grocery store and suffered about $1,500 in damages.

Hannah died on April 9, 1877 at the age of 41, the same day as the child of Robert and Hannah. Based on the death notice, Hannah died during pregnancy. As the Town Clerk/Registrar, Robert had to sign the death certificate of his child and wife on the same day.
Robert died in 1921 at the age of 85. Robert is buried at the Newmarket Cemetery. Robert's obituaries cites Robert as serving as Town Clerk for 50 years, was a member of the Presbyterian Church, a member of the Masonic Order and conducted a grocery business.

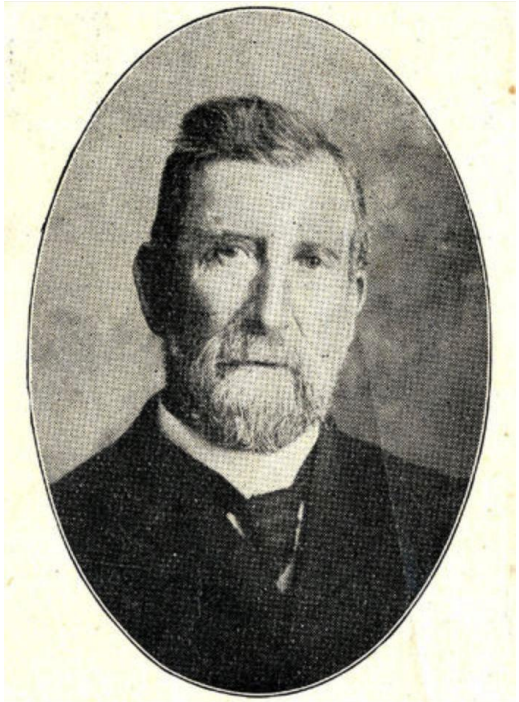


Figure 7: Robert Stewart



Figure 8: Final resting place of Robert Stewart

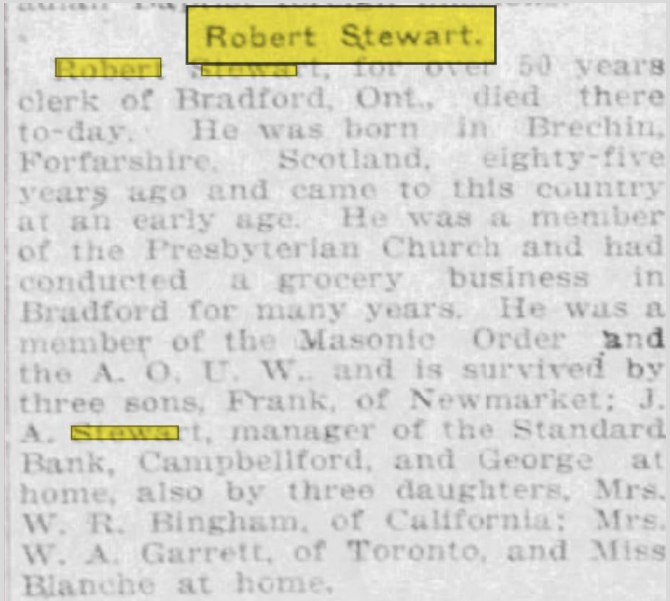


Figure 9: Obituary for Robert Stewart

BACKGROUND RESEARCH

Historical and Associative Value

Donald Sutherland

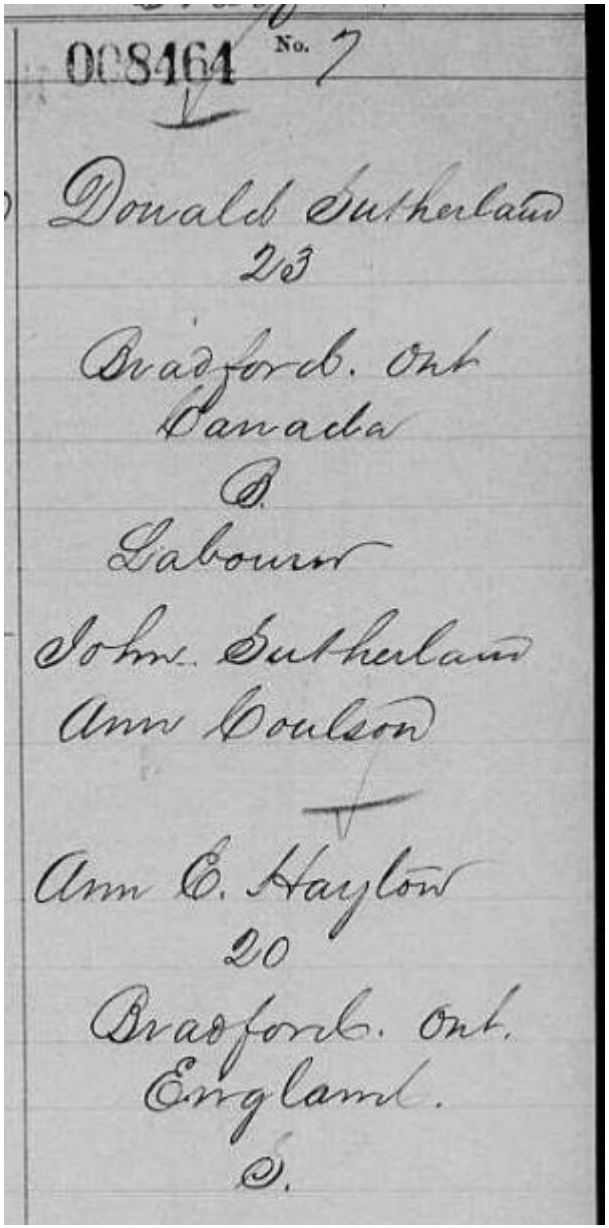
Donald, born in February 1851 was one of four children and born in Ontario and the son of John Sutherland and Ann Coulson. On the 1871 Census, Donald is 19, and living with his father John (60) and three siblings, Ann (17), John (14) and William (12). Just a few years later, Donald (23) married Ann Elizabeth Hayton (or Hampton) (20). Their marriage certificate indicates that Donald is a Laborer. They married in 1875 in Bradford. Donald and Ann had 7 children:

- John (b. 1876)
- Mabel (b. 1877)
- William James (b.1879)
- Raymond (b. 1882)
- George (b. 1882)
- Delena (b. 1887)

Listed in the 1866 County of Simcoe Gazateer, Donald Sutherland is listed as operated *Murphy and Sutherland*, a general merchant and clothing seller on Holland Street.

In the 1881 Census, Donald's occupation is listed as Grain Dealer. Between 1891 and 1901, Donald Sutherland left for Toronto. In 1901, he appears on the census for District No. 118 in Toronto West. He is living with Ann (45) and their children: John (24), Mabel (22), George (21), Delena (14) and Raymond (9).

In the 1911 Census, Donald (58) is living with Lizzie (55), John (34), Mable (30) and Raymond (19). The 1911 Census is the last appearance of Donald Sutherland an obituary was not located.


008464 No. 7

Donald Sutherland
23
Bradford. Ont
Canada
B.
Labourer
John Sutherland
Ann Coulson

Ann E. Haylow
20
Bradford. Ont.
England.
S.

Figure 10: Marriage certificate of Donald and Ann

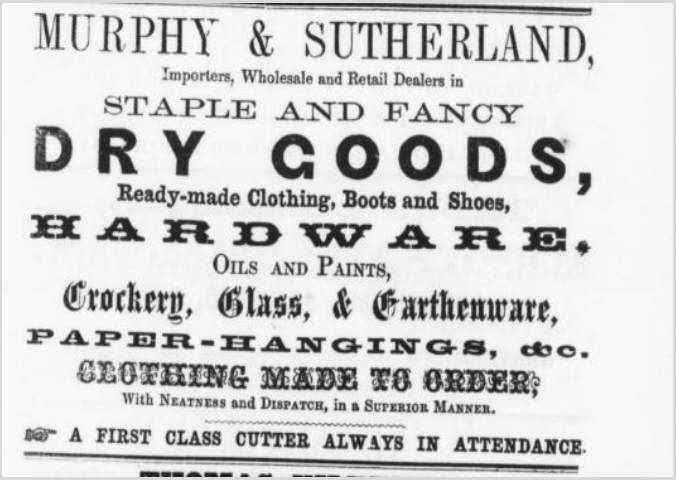

MURPHY & SUTHERLAND,
Importers, Wholesale and Retail Dealers in
STAPLE AND FANCY
DRY GOODS,
Ready-made Clothing, Boots and Shoes,
HARDWARE,
Oils and Paints,
Crockery, Glass, & Earthenware,
PAPER-HANGINGS, &c.
CLOTHING MADE TO ORDER;
With Neatness and Dispatch, in a Superior Manner.
☞ A FIRST CLASS CUTTER ALWAYS IN ATTENDANCE.

Figure 11: Advertisement for Murphy and Sutherland

BACKGROUND RESEARCH

Contextual Value

The subject property is located along John Street, north of Holland 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.

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 Neoclassical 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 Thomas S. Graham. Graham was a business owner on Holland Street and contributed to the development of the Town.	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 surrounding area, being on one of the oldest streets in Bradford, adjacent to other similarly aged properties.	N
viii	is physically, functionally, visually or historically linked to its surroundings;		Y
ix	is a landmark.		N

Statement of Cultural Heritage Value or Interest

Stewart - Sutherland House c. 1880

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 37 Queen Street is located on the north side of Queen Street. The property contains an Eclectic Neoclassim, c.1880 residential dwelling. Due to its association with an early settler families of Bradford, it is known as the Stewart- Sutherland House.
Its legal address is:
37 Queen Street
Part of Lot 7, North Side of Queen Street, Plan 105

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Stweart-Sutherland House has design and physical value as representative example of an Eclectic Neoclassim, c.1880 property. The house was built around 1880 and has the following characteristics: two storey symmetrical façade with three bays and a medum pitched roof with full awning porch with hipped roof and wide overhang.

Historical/ Associative Value

The Stewart-Sutherland House has historic/associative value for its direct association with Robert Stewart, Merchant and Donald Sutherland, Merchant. Both and Fisher and Sutherland families were an early families who arrived in the Bradford community. The Both families were instrumental and contributed to the growth and development of the Town as notable merchants.

Contextual Value

The Sutherland 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 Sutherland House that exemplify its heritage value as a Eclectic Neoclassic, c.1880 house as it relates to the property include:

- Two story dwelling with symmetrical, three bay façade
- Medium pitched hip roof with ridge
- Red brick masonry
- Inside end chimney
- Full awning porch with hipped roof and wide overhang
- Rectangular window and door openings

SOURCES

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

SOURCES

Robert Stewart - https://www.familysearch.org/en/tree/person/details/L6LX-L5C

https://www.findagrave.com/memorial/180269282/robert-stewart

Donald Sutherland - https://www.familysearch.org/en/tree/person/details/KJL9-NPS

Photos:
http://archives.bradford.library.on.ca/index.php/stewart-campbell

http://archives.bradford.library.on.ca/index.php/bradford-41-years-ago

http://archives.bradford.library.on.ca/index.php/stewart-robert

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Figure 3: Retrieved from Fire Insurance Plan (1924)

Figure 4: Buildings of Canada retrieved from https://www.historicplaces.ca/media/7173/buildingsofcanada.pdf

Figure 5: Village of Bradford, 1894 retrieved from https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

Figure 6: Retrieved from TerraNet

Figure 7: Retrieved from FindaGrave

Figure 8: Retrieved from FindaGrave

Figure 9: Retrieved from FindaGrave

Figure 10: Retrieved from FamilyTree

Figure 11: Retrieved from Gazetteer of Simcoe County