

William Stoddart House

c. 1845

3170 County Road 88

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 3170 County Road 88 meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Wilson Stoddart House
Municipal Address	3170 County Road 88
Legal Description	Part of Lot 10, Concession 7
Property Size	3.987 hectares
Date of Construction	1845
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

The subject property is located on the north side of County Road 88, west of Sideroad10.

The property is in Part of Lot 10, Concession 7 and is municipally addressed as 3170 County Road 88



Figure 1: Subject Property (2025)

Figure 2: Topographic map of West Gwillimbury



BACKGROUND RESEARCH

Design and Physical Value

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

Georgian Architecture

Georgian Architecture refers to the years during which the three King George's ruled England (1750-1820). Georgian architecture is known for balanced facades, muted ornaments and minimal details. Georgian architecture can be summarized as "simple and symmetrical."

Georgian architecture was brought to Upper Canada (Ontario), by those loyal to the Crown during the American Revolution. These Loyalists, wanted a sturdy house that reflected simple dignity. Many Georgian houses were first built of log, and later replaced by solid stone, brick or clapboard. Typical Georgian homes are two and a half story's and well-proportioned homes. Most Georgian homes have a medium pitched gable or rip roof, with end chimneys. Facades are symmetrical and typically found with three, five or seven bay facades. Windows and doors are rectangular openings and walls are squared off with quoins at the corner. Entrances are central to the façade.

The subject property features many of the typical Georgian architecture characteristics. The property features a symmetrical three bay façade with a central door. The two storey home feature a medium-pitched gable roof. Inside end chimneys which can be viewed from the street line. home has rectangular window and door openings.

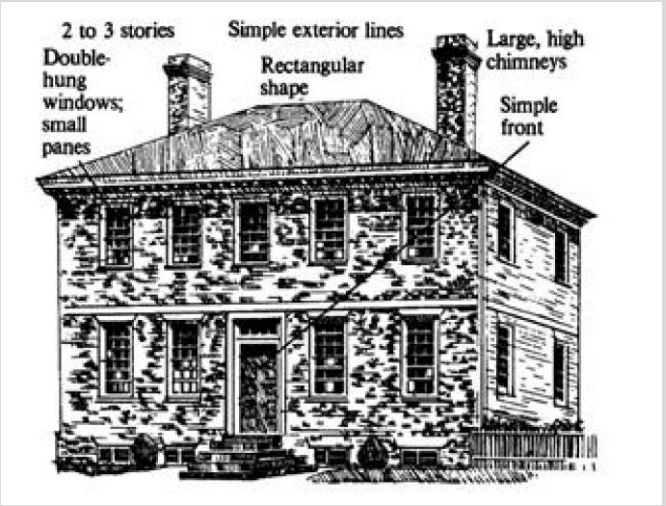


Figure 3: Elements of a traditional Georgian home



Figure 4: Subject Property (Above), Colorized with AI

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 purchased by William Stodders from the Crown in 1840, cost unknown and stayed in the Stodders (later spelt as Stoddart) Family for many years.

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
Patent	May 1834	Crown	William Stoddars	S ½ of 100 Acres
B&S	May 1869	William Stoddart	Robert Stoddart	$8000 - S ½ of 100 Acres
B*S	March 1919	Thomas Stoddart	Robert Wood	

The Stoddart Family

John Stoddart

John Stoddars arrived in West Gwillimbury, from County Cavan, Ireland in 1818. He did not stay, he travelled back to Ireland, and returned to West Gwillimbury with his three sons: William, James and Hugh and step son John Farris. When he returned, he obtained 1,000 acres of land; 200 acres for himself, and 200 acres for his 4 sons.

John Stoddars made his home at the northwest corner of County Road 88 and Sideroad 10, being the subject property. Eventually the lands would become Williams property and the first Anglican service in the Township were held in the home of William Stoddart, being the subject property.

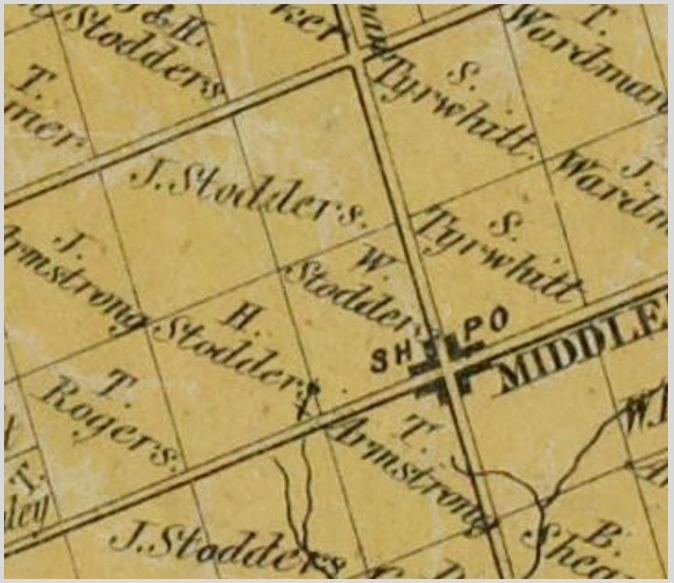


Figure 5: Map of West Gwillimbury (1871)

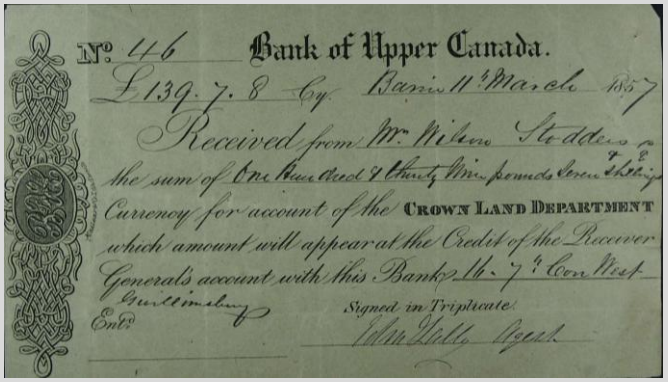


Figure 6: Transfer from the Crown to William Stoddart

BACKGROUND RESEARCH

Historical and Associative Value

William Stoddart

Born in Ireland in 1797, William arrived in Canada with his father and three brothers. He married Margaret Wilson in 1819 in St. James Cathedral in Toronto. They had 12 children:

- William Wilson b. 1820
- Jane b. b 1822
- Elizabeth b.1823
- Jane b. 1825
- Henry b. 1826
- William b. 1828
- Rober b.1829
- John b. 1834
- Mary b.1838
- Margaret b. 1842
- George b. 1846
- Rebecca b. 1859

William inherited the subject property in 1836, and built a new house, the one standing today. In the 1861 Census, William (64) is living with Margaret (64), Jane (36), Elizabeth (34), John (27), Mary (19) and Rebecca (15). William is listed as being a farmer, along with his son, John. The family lives in a two story brick house.

Not much of Williams life is known, however William died in 1873 ad he and Margaret are buried at Christ Church Cemetery in Bradford.

Williams son's continued to farm, noting, Wilson started Britannia Farms on the east side of Barrie Street, while Albert, a son of William had a farm on the west side of Barrie Street.



Figure 7: William Stoddart

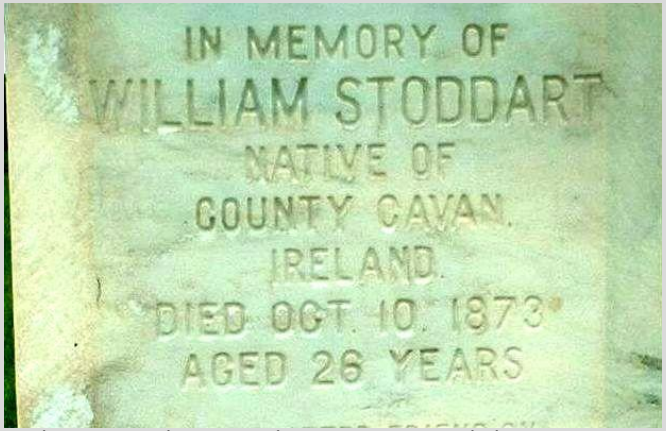


Figure 8: Final resting place of William Stoddart

BACKGROUND RESEARCH

Contextual Value

The subject property is situated in a rural area of the Town of Bradford West Gwillimbury. The property is an excellent example of an early 19th century Ontario farmstead. The property remains linked to its surroundings physically, visually and historically. The property is linked to a number of historic West Gwillimbury families that have contributed to the development of Bradford West Gwillimbury

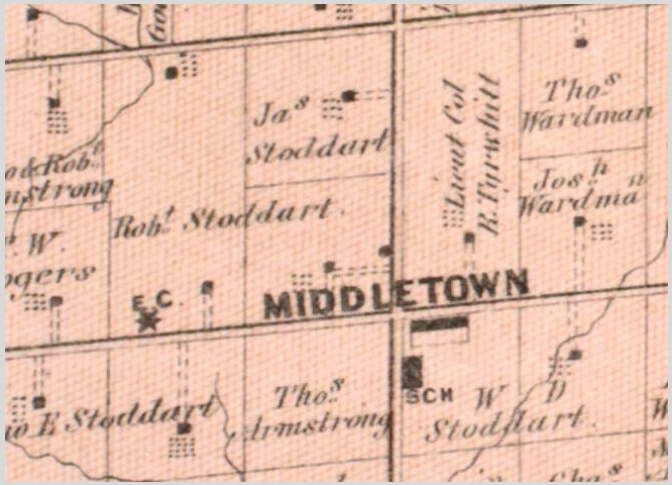


Figure 9: Map of West Gwillimbury

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 Georgian 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 Stoddart Family. The Stoddart Family were active farmers, involved in local politics and contributed greatly to the development of Bradford West Gwillimbury.	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 a 19th century rural property and supporting the agrarian identity of the community.	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

Stoddart House c. 1845

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 3170 County Road 88 is located on the North side of County Road 88. The property contains a Georgian, c.1855 two storey residential house. Due to its association with an early settler family of West Gwillimbury, it is known as the Stoddart House. Its legal address is: 3170 County Road 88; South Part of Lot 10, Concession 7

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Stoddart House has design and physical value as representative example of a Georgian, c.1855 property. The house was built around 1855 and has the following characteristics: two storey, three bay house with red bricks and a symmetrical façade. The property appears to have many of its original door and window openings.

Historical/ Associative Value

The Stoddart House has historic/associative value for its direct association with Henry, John and James Stoddart, Farmers. The Stoddart were an early settler family in the West Gwillimbury community. The family/individual were well known farmers which contributed to the growth and development of the Town.

Contextual Value

The Stoddart House has contextual value because it defines and supports and maintains the character of the agrarian routes of the community.

Description of Heritage Attributes

Key heritage attributes of the Stoddart House that exemplify its heritage value as a Georgian, c.1855 house as it relates to the property include:

- Two story residential dwelling with three bays
- Red brick cladding and brick sill course
- Side gable roof
- Symmetrical façade
- Rectangular windows and door openings

SOURCES

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

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