

Charles McBeth House

c. 1865

3309 Line 5

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 3309 Line 5 meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Charles McBeth House
Municipal Address	3309 Line 5
Legal Description	Lot 9, Concession 4
Property Size	0.855 hectares
Date of Construction	1865
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*	9
Evaluation Under O.Reg 9.06	10
Statement of Cultural Heritage Value	11
Sources	12
List of Figures	14

SUBJECT PROPERTY

The subject property is located on the south side of Line 5, west of Sideroad 10 and legally described as being in Lot 9, Concession 4 and is municipally addressed as 3309 Line 5.



Figure 1: Subject Property (2025)



Figure 2: Topographic Map of property (1928)

BACKGROUND RESEARCH

Design and Physical Value

The building at the subject property has characteristics of the Gothic Revival Architecture Style as well as elements of an Ontario Vernacular style.

Gothic Revival

The Gothic Revival architectural style (1840-1990) 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 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.

Ontario Vernacular

The Vernacular architectural styles makes use of local forms and material. The vernacular style can very from region to region. The Ontario Vernacular style is known for its largely conservative and simple rectangular design. Most of the Ontario Vernacular homes are either one to one and half or two stories, constructed of either rubble, brick or stucco. The architectural style is also known for gable roofs and end chimney designs with irregular window placement. Ontario Vernacular architectural styles can also borrow from other architectural styles, particularly the Georgian or Gothic Revival Architectural style.

The subject property is an excellent example of 19th Century gothic revival architecture. The three bay façade with gable end roofs, is very reminiscent of a simply designed farm house that dots the Ontario streetscapes.

The home has a steep central gable, with symmetrical massing, with the front door, centered to the building, flanked by two windows, reinforcing the symmetrical design of the home. The property may also feature many elements of the Gothic Revival/ Ontario Vernacular architectural style.

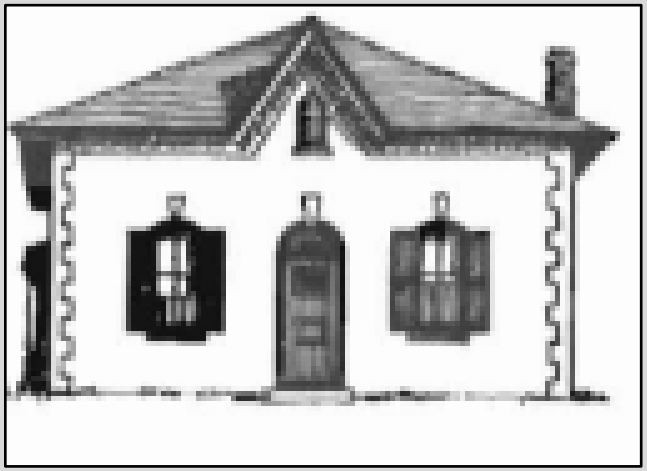


Figure 3: Ontario Vernacular

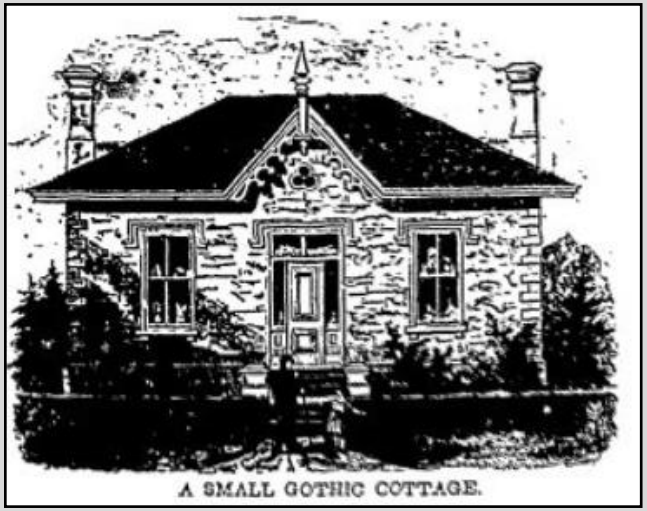


Figure 4: A small gothic cottage

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 is located was once owned by Charles McBeath, who purchased the lands from the Crown for n 1834. The lands (North Half of 100 Acres) were then sold to Benjamin McBeath in in 1881, and left the McBeath family in 1885.

It should be noted that the name is spelt as both *McBeath* and *McBeth*.

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
Patent	May 1834	Crown	Charles McBeath	N ½ 100 Acres
B & S	July 1881	Charles McBeath of W. Gwillimbury	Benjamin McBeath	$1300
B & S	Dec 1885	Benjamin McBeath of W. Gwillimbury	Agnes McKay of W. Gwillimbury	$5735

Given the age of home (1860-1880), the home is likely connected with Charles McBeath and the McBeath Family.

Andrew and Charles McBeath appear to be some of the early settlers to West Gwillimbury arriving with 17 Selkirks who found the Scotch Settlement.

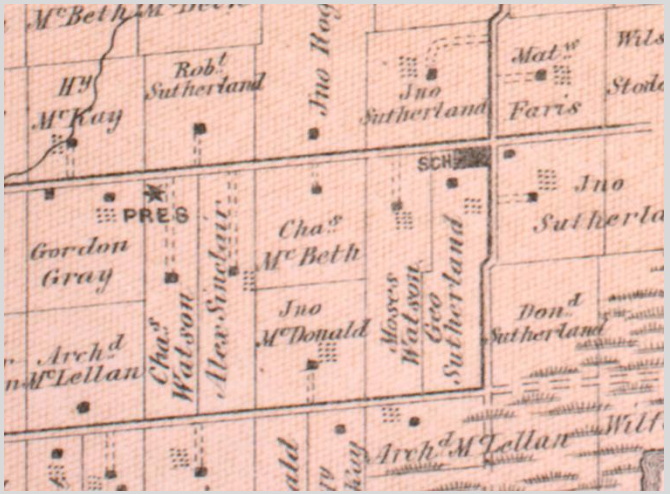


Figure 5: Map of West Gwillimbury (1860)



Figure 6: Map of West Gwillimbury (1871)

BACKGROUND RESEARCH

Historical and Associative Value

Andrew married Jane, and they went on to have 7 children: John, William, Andrew, Charles, James, Barabara, Thomas and John.

Charles McBeath, who purchased the subject property, married a Christina Gunn and in *Governor Simcoe Slept Here* states that the children of Charles and Christina were Donald, William, Benjamin, Hannah, Jeanette and Andrew.
In the 1861 Census, Charles and Christina, are living with their children and it lists that the family is living in a two story brick house.

In the 1861 Census, Charles is listed as being a Farmer. Other details about the families life is that Charles was born in Scotland and was a member of the Church of Scotland faith. Donald is also listed as being a farmer.

Charles died in 1883 at the age of 85 and is buried at the Auld Kirk Cemetery.

"In 1819, Andrew McBeath crossed the Holland River with his younger brother Charles and brother-in-law Alexander Gunn on a raft, with a rope strung between trees to pull it across. There were no roads or bridges across the river... Their friend Samuel Lount had helped survey this township, and agreed to show them the way." – Jan Blommaert, BWG Local History Association.



Figure 7: Final resting place of Charles McBeth

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

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 and Ontario Vernacular 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 McBeath Family. Charles McBeath was one of the first settlers in Bradford, forming the Scotch Settlement and establishing the Auld Kirk Cemetary and Charles was a farmer on the subject property.	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 routes 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

McBeth House c. 1861

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 3303 Line 5 is located on the south side of Line 5. The property contains a Gothic Reival one and half storey residential dwelling. Due to its association with an early settler family of West Gwillimbury, it is known as the McBeth House.
Its legal address is:
3303 Line 5; Part of Lot 9, Concession 4

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The McBeth House has design and physical value as representative example of a Gothic Reival property. The house was built around 1861 and has the following characteristics: one and half storeys with three bays, with a steeply pointed central gable and a gable roof. The home is of brick construction with red brick.

Historical/ Associative Value

The McBeth House has historic/associative value for its direct association with the Charles McBeth (McBeath), Farmer. The McBeath family were an early settler family in the Bradford/West Gwillimbury community. The family were farmers, which contributed to the growth and development of the Town.

Contextual Value

The McBeth 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 McBeth House that exemplify its heritage value as a Gothic Reival house as it relates to the property include:

- Two story dwelling with three bays
- Gable roof with central gable peak
- Red brick cladding
- Rectangular door and window openings
- Front Porch
- Inside End Chimneys

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

https://www.ourstoriesinnisfil.ca/islandora/object/ourstories%3A2649972

https://www.wellesleyhistory.org/uploads/9/2/9/6/9296178/descendants_of_solomon_stone_generations_1-4.pdf
https://www.tradeshouselibrary.org/uploads/4/7/7/2/47723681/the_scotsman_in_canada_~_1911.pdf

https://www.newmarkettoday.ca/local-news/descendants-of-early-scottish-settlers-still-live-work-farm-in-area-1507671?utm_source=chatgpt.com

https://www.findagrave.com/memorial/93841896/charles-mcbeth

http://archives.bradford.library.on.ca/index.php/mcbeth-andrew

LIST OF FIGURES

Title Page: Google Streetview (Improved with AI)

Figure 1: Retrieved from Simcoe County GIS

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

Figure 3: Retrieved from Township of Wilmont

Figure 4: Retrieved from CanadaFarmer Magazine

Figure 5: Map of West Gwillimbury Retrieved from https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

Figure 6: Hoggs Map of Simcoe County (1871)

Figure 7: Retrieved from FindaGrave