

Dr. Lewis Campbell House

c. 1900

33 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 33 John Street East meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Dr. Lewis Campbell House
Municipal Address	33 John Street East
Legal Description	Part of Lot 5 and Lot 6 on Plan 122A
Property Size	0.102 hectares
Date of Construction	1900
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 John Street East, east of Barrie Street and has a municipal address of 33 John Street East.

The legal description of the property is Part of Lot 5 and Lot 6 on Plan 122A



Figure 1: Subject Property (2025)

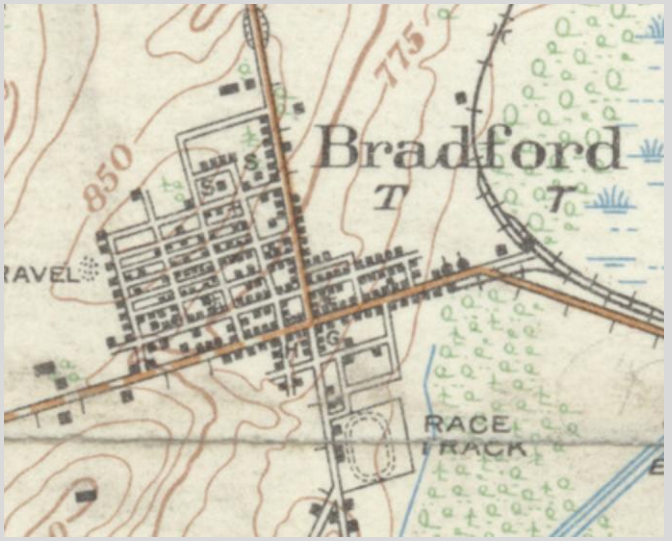


Figure 2: Topographic Map of Bradford

BACKGROUND RESEARCH

Design and Physical Value

Edwardian Architecture gained popularity during the reign of King Edward VII, the son of Queen Victoria. As Queen Victoria, and the Victorian era waned, the period, though short, was a precursor to the later simplified architectural styles of the 20th century. Classical features were simplified and applied sparingly. Edwardian Architecture features simple, balanced designs, straight roof lines, minimal ornaments and limited detailing. Typically, exterior were unassuming and less humble compared to their over the top Victorian counterparts. Typical elements of an Edwardian home in Ontario include: gable front, generous front porch, smooth brick and multiple window openings.

The subject property, being built in 1900, matches the timeline of when Edwardian architecture became popular. The Dr. Lewis Campbell House: two storey residential building with brick cladding and a steeply pitched roof, with a central dormer, second floor bay window. The home features a stately porch (the addition on top of the porch is not original to the house).

The Dr. Lewis Campbell House also has elements of the gothic revival architecture style in it L-shaped floor plan. Because of this, the architectural style is referred to as Eclectic-Edwardian, with the predominate architectural style being Edwardian, with elements of other styles.

33 John Street East on the fire insurance map of Bradford (1924), indicates that that the property is of all of brick construction.



Figure 3 Subject Property

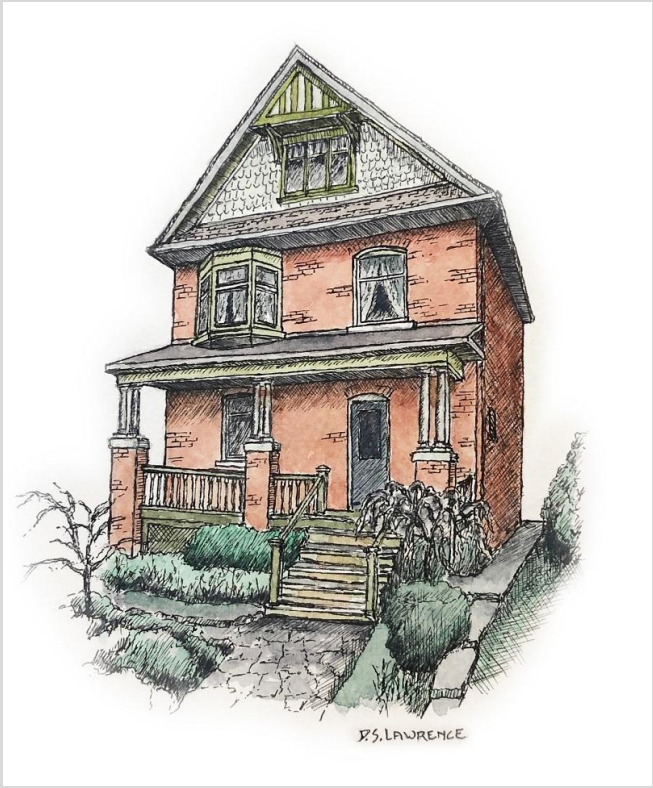


Figure 4: Edwardian architecture is a very popular architectural style in Toronto and borrows from many Victoria era architecture traits.

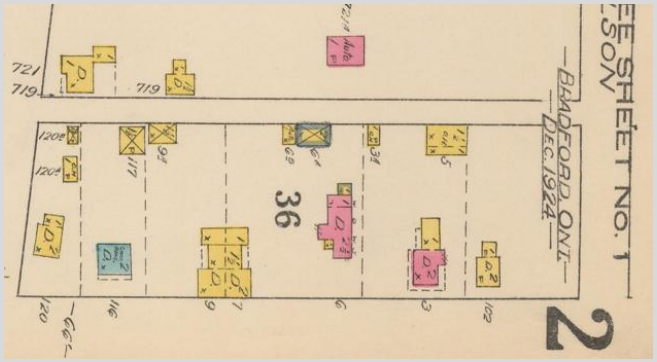


Figure 5: Bradford Fire Insurance Plans

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

Dr. Lewis Campbell purchased all of Lot 6 in April 1900. He purchased the property from a Thomas Cricklaw? (Last name illegible) for the sum of $200. Lewis Campbell was the son of William Campbell, a prominent grain dealer in Bradford. Lewis Campbell was successful in his own right, becoming a successful lacrosse player, playing for Team Canada, and was also a physician in the Bradford area, having graduated from the University of Toronto in 1892. He began practicing medicine in Bradford in 1893 and built his home on John Street in 1902.

Lewis Campbell was the son of William and Bessie (Sutherland) Campbell; Lewis also had a sister, Elizabeth (Libbie) Campbell.





Figure 6, 7: William Campbell (BWG Public Library Archives)

BACKGROUND RESEARCH

Contextual Value

The subject property is located along John Street East, north of Holland Street, which is one of the streets from the original streets of historic Bradford. The property is an excellent example of an early 20th century residential building set in a growing community. The property Is flanked by architecturally similar properties and contributes to the historic identify of the Downtown Bradford neighborhood.



Figure 8: William Campbell House (Bradford Today)

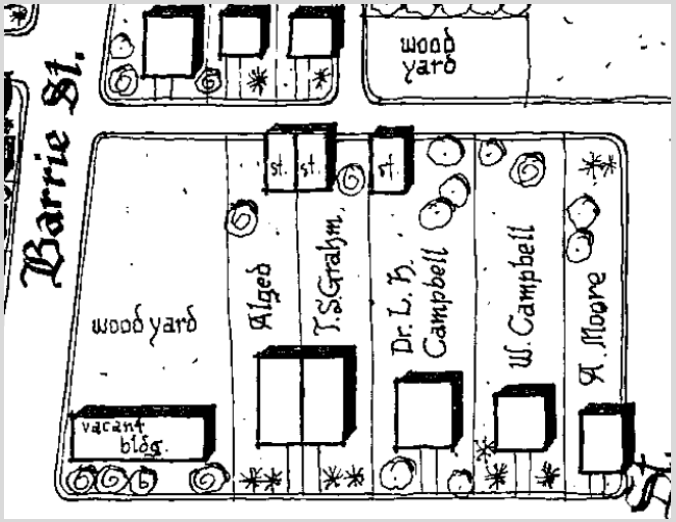


Figure 9: Village of Bradford, c. 1900

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 residential building designed in the Edwardian 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 Campbell Family. Dr. Lewis Campbell was a respected athlete and Doctor who resided in the area.	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;		N
viii	is physically, functionally, visually or historically linked to its surroundings;	The property is historically linked to its surrounding area, being on one of the oldest streets in Bradford, adjacent to other similarly aged properties.	Y
ix	is a landmark.		N

Statement of Cultural Heritage Value or Interest

Dr. Lewis Campbell House c. 1900

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 33 John Street East is located on the north side of John Street. The property contains an Eclectic Edwardian, c. 1900 residential building. Due to its association with an early settler family of Bradford, it is known as the Dr. Lewis Campbell House.
Its legal address is:
33 John Street East
Lot 6 on Plan 122 A

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Campbell House has design and physical value as representative example of an Eclectic Edwardian, c. 1900 property. The house was built around 1850 and has the following characteristics: two storey residential building with brick cladding and a steeply pitched roof.

Historical/ Associative Value

The Campbell House has historic/associative value for its direct association with the Dr. Lou Campbell, Physiscian. The Campbell family were an early settler family in the Bradford community. Dr. Lou Campbell was a physician/pharmacist, which contributed to the growth and development of the Town.

Contextual Value

The Campbell 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 Campbell House that exemplify its heritage value as a Eclectic Edwardian, c. 1890 house as it relates to the property include:
Two Story Residential Building
Steeped pitched roof line
Red bricks and all brick constuction
L-shaped design
Large hipped dormer
Rusticated stone highlights at belt course

SOURCES

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

SOURCES

Dr. Lewis Campbell:

PostCard Memories: https://www.bradfordtoday.ca/postcard-memories/postcard-memories-the-campbell-house-still-stands-at-33-john-street-east-4450085

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