

Dickey House

c. 1860

3786 County Road 27

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 3786 County Road 27 meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Dickey House
Municipal Address	3786 County Road 27
Legal Description	Lot 24, Concession 7
Property Size	0.800 hectares
Date of Construction	1860
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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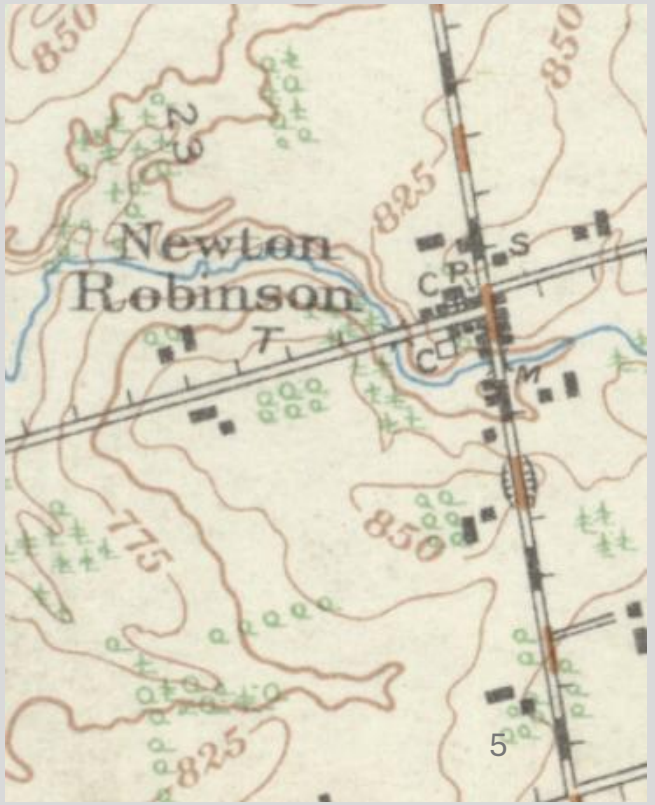
SUBJECT PROPERTY

The subject property is located on the west side of County Road 27, on the just north of the village of Newton Robinson. The legal description for the property is Lot 24, Concession 10



Figure 1: Subject Property (2025)

Figure 2: Topographic Map of property (1928)



BACKGROUND RESEARCH

Design and Physical Value

The subject property is believed to be built around in 1860 and has many characteristics of a home designed in the Georgian Architecture 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.

The home has a distinct brick work, described as a basket weaving brick façade. The home has rectangular window and door homes and a distinct portico over the front entrance.

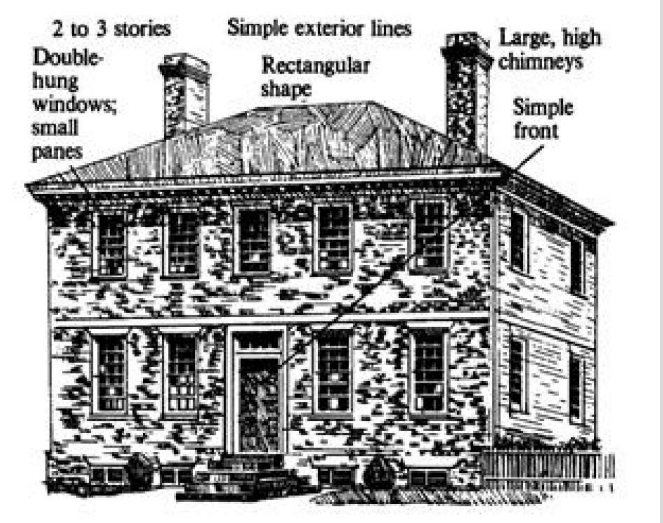


Figure 3: Features of a home in the Georgian architectural style

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 Timothy Pagerman(??) who purchased the lands from the Crown in 1821, cost unknown. The lands then transferrer to a Walter Fletch of Vaughan and finally, William Dickey.

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
Patent	1821	Crown	Timothy Pagerman (??)	100 Acres
B&S	1821	Timothy Pagerman (??)	Walter Fletcher	$25 – South Part of 100 Acres
B&S	1827	Walter Fletcher of Vaughan	William Dickey of Tecumseth	$38.15 - South Part of 100 Acres

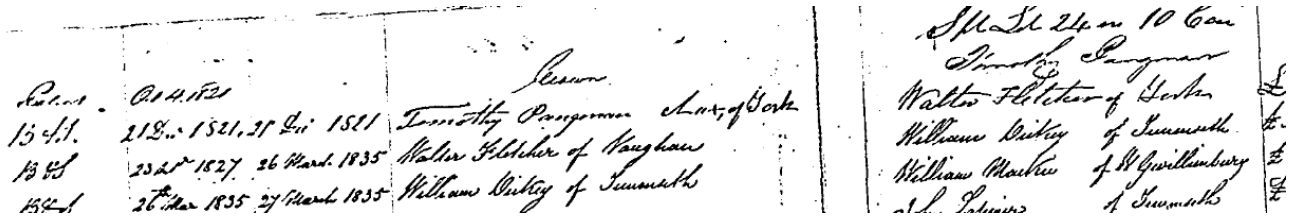


Figure 5: Land Registry Records

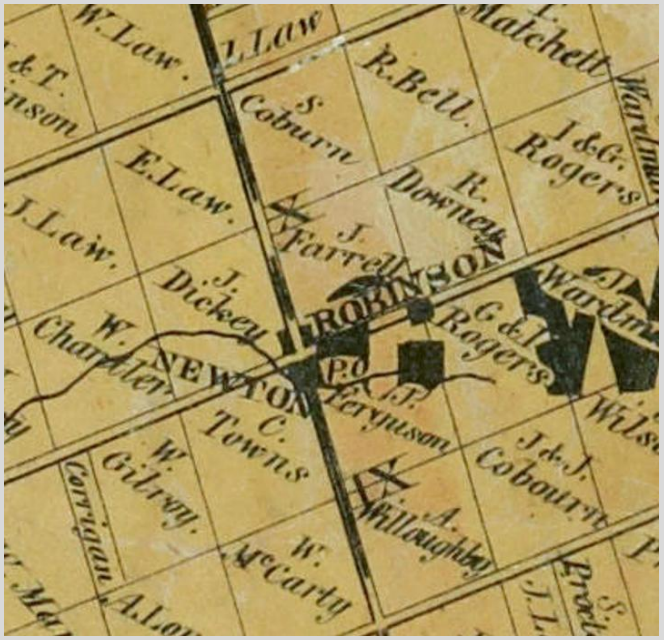


Figure 4: Map of West Gwillimbury



Figure 6: Resting place of William Dickey

BACKGROUND RESEARCH

Historical and Associative Value

The recurrence of the name Dickey (William John, Joseph, Matilda, Nathaniel) throughout Land Registry Records for the lot, demonstrate that the Dickey Family is closely connected to the subject property.

Dickey Family

William Dickey was born in Ireland in 1788 and married a Matilda. They had 4 children:

- John b. 1817
- William Henry b.1823
- Adam b. 1829
- Samuel b. unknown

Not much of William life is document. He died in 1879 at the age of 88 in 1879. While not much information is known about William, he purchased the Lot 24, Concession 10 in 1827. From there, William sold off portions of the lands to various folks who would go on develop stores, such as John Latimer, and contribute to the development of Newton Robinson, a new bustling village in Tecumseth Township (later West Gwillimbury). Before his death, William sold the lands to his son, John Dickey for $50.

John Dickey was born in 1817 in Ireland and arrived in Canada, settling in Newton Robinson. John married Matilda Law in Tecumseth Township in January 1842. John and Matilda would go on to have 11 children:

- Miriam b. 1842
- Hiram b. 1844
- James b. 1845
- Carrie b. 1851
- Nathaniel b. 1853
- Wesley b. 1854
- Letitia b. 1854
- Matilda b. 1857
- William b. 1859
- Joseph b. 1864
- Samuel b. 1864

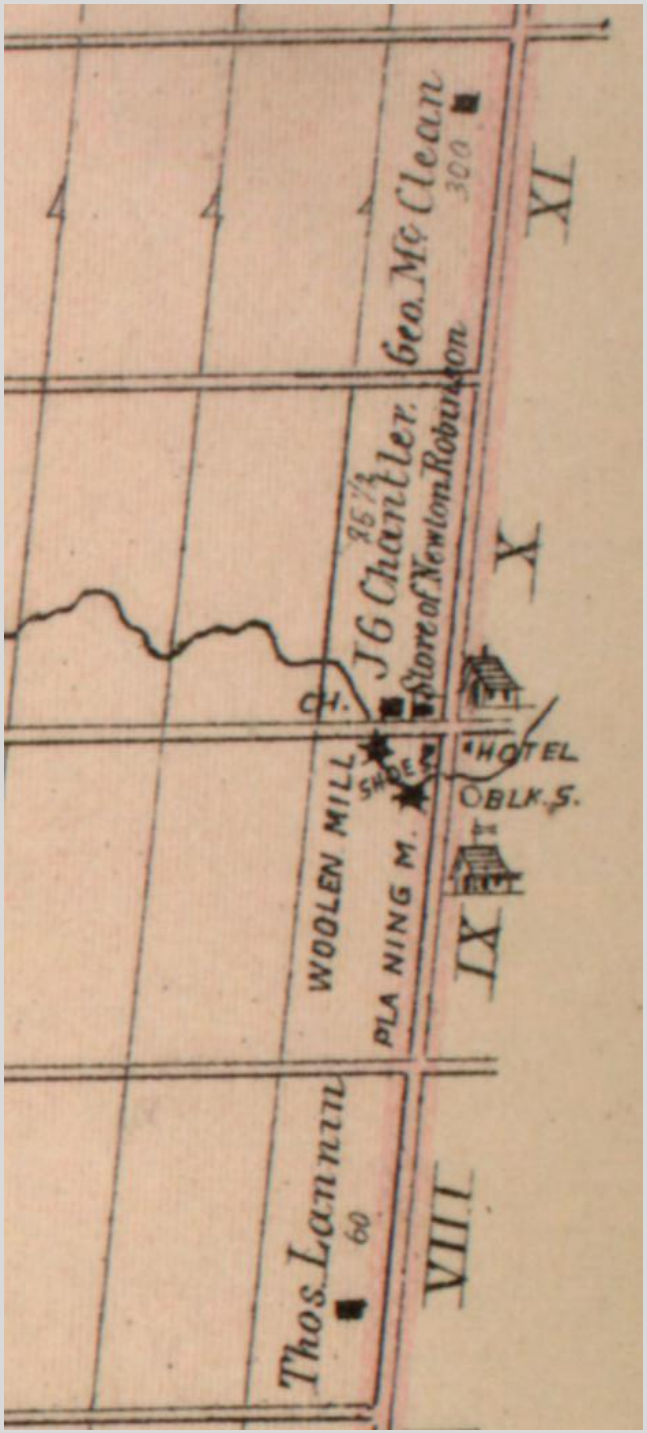


Figure 7: Map of Tecumseth Township

BACKGROUND RESEARCH

Historical and Associative Value

In the Census of 1871, John is 54 and his occupation is identified as a farmer along with Hiram (27) and Nathaniel (18). In the Census of 1881, John (64) appears to be still working as a Farmer, along with his son William (2). His son Samuel is listed as being a Clerk. Given the age of the home on the subject property, the home was built around 1865, shortly after John acquired the subject property. The home was likely built by the Merrick Brothers.

Merrick Brothers:

The Merrick brothers were notable businessmen in the Village of Newton Robinson. Issac and Jon operated a saw mill and later a planning mill. By 1881 the Merricks also established a large sawmill, gristmill and a sash and door factory. The Merricks built several homes and notable Newton Robinson landmarks, including the Newton Robinson United Church and the home of the Honorable Earle Rowe. It is noted in the obituary for John Merrick, that he was United Empire Loyalist, which explains the influence of Georgian architecture in Newton Robinson and Tecumseth Township.

John Dickey died in 1884, at the age of 66. He is buried at the Newton Robinson United Church Cemetery. Based on the Land Registry Records. Through Probate and Will, John transferred the lands to his son, who then sold the lands to Matilda Dickey, Widow of John, in in 1885 sold the lands to James George Chantler of Tecumseth, in 1887.



Figure 8: Overview of Newton Robinson



Figure 9: Final resting place of John Dickey

BACKGROUND RESEARCH

Contextual Value

The subject property is situated in a rural area of the Town of Bradford West Gwillimbury in the Village of Newton Robinson. The property is an excellent example of an early 19th century Ontario home in a village setting. The property remains linked to its surroundings, physically, visually and historically. The property contributes to the village street streetscape.

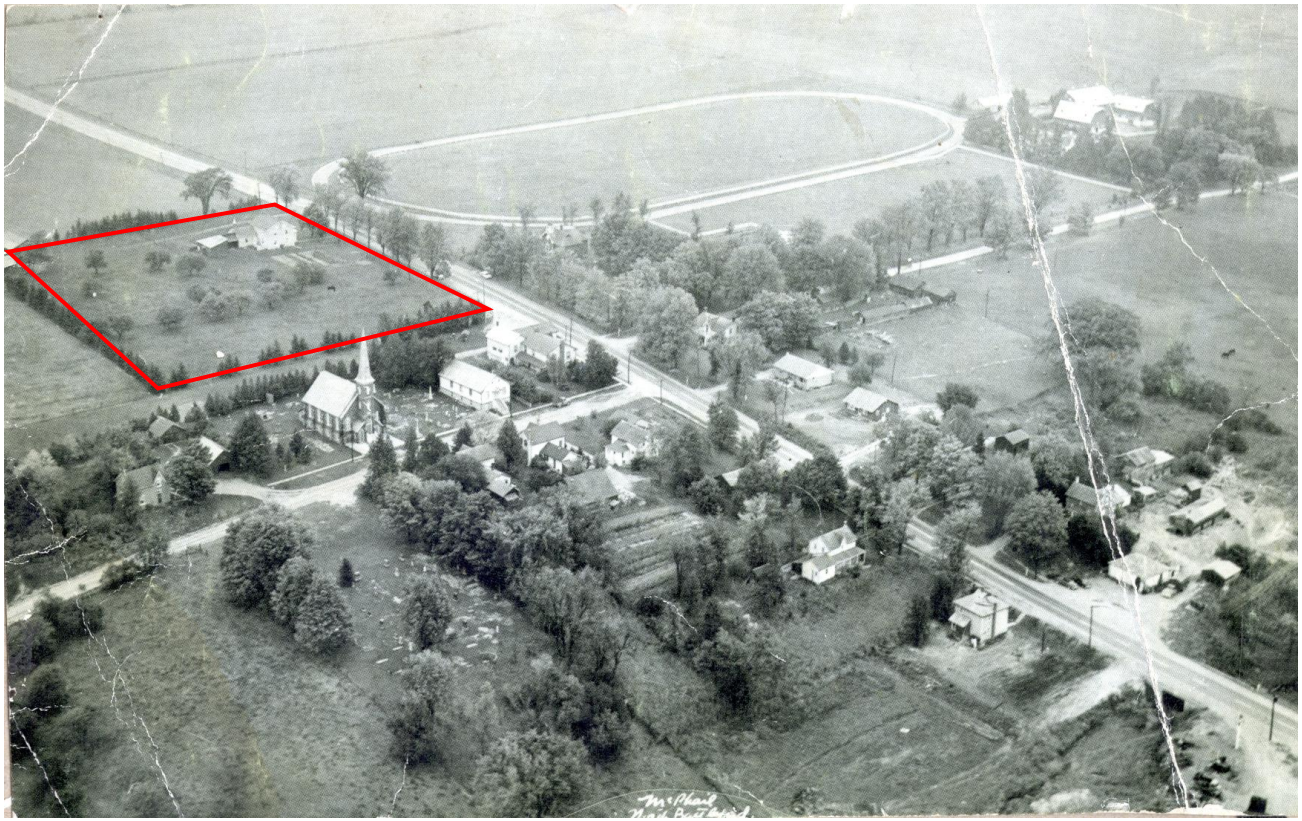


Figure 10: Overview of Newton Robinson (property highlighted in red)

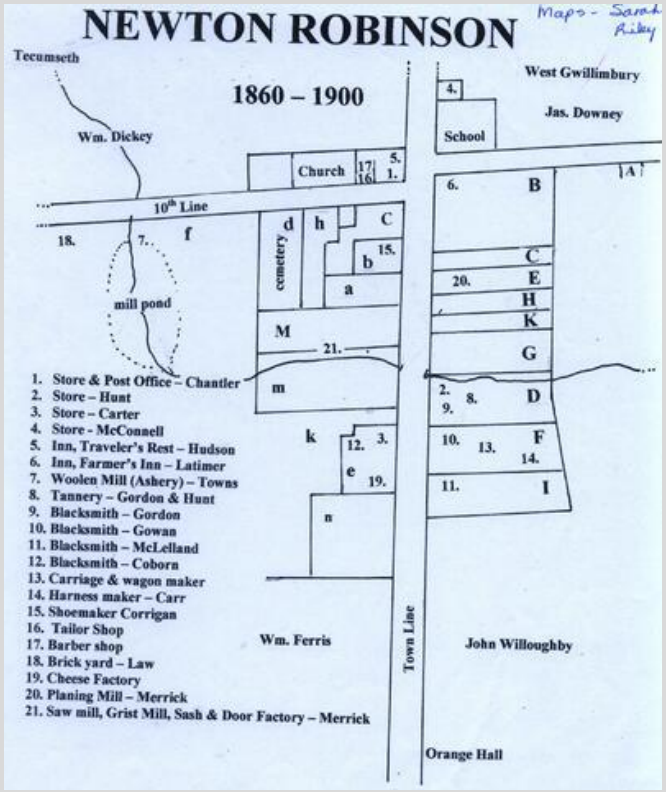


Figure 10: Map of Newton Robinson

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 farmhouse is a representative example of a Georgian Architectural Style home which was a common building style for United Empire Loyalists in the 19th Century.	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 is connected with the Dickey Family. The Dickey Family was an early settler family who settled in Newton Robinson.	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.	The Georgian Home was constructed by the Merrick Brother, local builders who build many buildings within and around Newton Robinson including mills, churches and houses.	Y
vii	is important in defining, maintaining or supporting the character of an area;	The property maintains a historical connection to nearby buildings in Newton Robinson that are similar in style and form and was constructed by the Merrick Brothers.	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

Dickey House c. 1860

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 3786 County Road 27 is located on the west side of County Road 27. The property contains a Georgian c. 1873 two story residential house . Due to its association with an early settler family of West Gwillimbury, it is known as the Dickey House
Its legal address is: 3786 County Road 27; Lot 24, Concession 10

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Dickey House has design and physical value as representative example of a Georgian c. 1860property. The house was built around 1860 and has the following characteristics: Two story with three bays, red brick cladding, inside end chimneys, end gable roof with low profile, symmetrical façade, rectangular windows and door openings and a portico around front entrance.

Historical/ Associative Value

The Dickey House has historic/associative value for its direct association with the Dickey Family. The family were noted farmers and members of the local community. The subject property is also associated with the Merrick Brother, local builders in the Newton Robinson area.

Contextual Value

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

Description of Heritage Attributes

Key heritage attributes of the Dickey House that exemplify its heritage value as a Georgian c. 1873 house as it relates to the property include:

- Two storey home
- Brick cladding
- Inside end chimneys
- End gable roof with low profile
- Symmetrical façade with three bays
- Rectangular window and door openings
- Portico around front entrance

SOURCES

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

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http://archives.bradford.library.on.ca/index.php/newton-robinson-5

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Figure 7: Map of Tecumseth Township Retrieved from https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

Figure 7: Retrieved from BWG Public Library Archives

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Figure 9: Retrieved from FindaGrave

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Figure 11: Retrieved from BWG Public Library Archives