

Hammer-Manning House

c. 1860

3940 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 3940 County Road 88 meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Hammer-Manning House
Municipal Address	3940 County Road 88
Legal Description	Part of Lot 4, Concession 7
Property Size	0.912 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

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*	10
Evaluation Under O.Reg 9.06	11
Statement of Cultural Heritage Value	12
Sources	13
List of Figures	15

SUBJECT PROPERTY

The subject property is located on the north side of County Road 88, east of the village of Bond Head.

The property is legally described as Part of Lot 4, Concession 7 and municipally addressed as 3940 County Road 88.

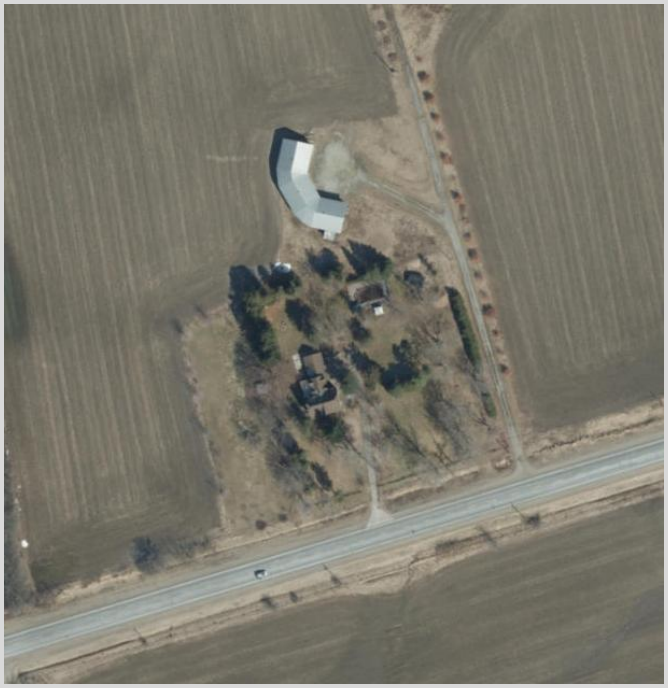


Figure 1: Subject Property (2025)

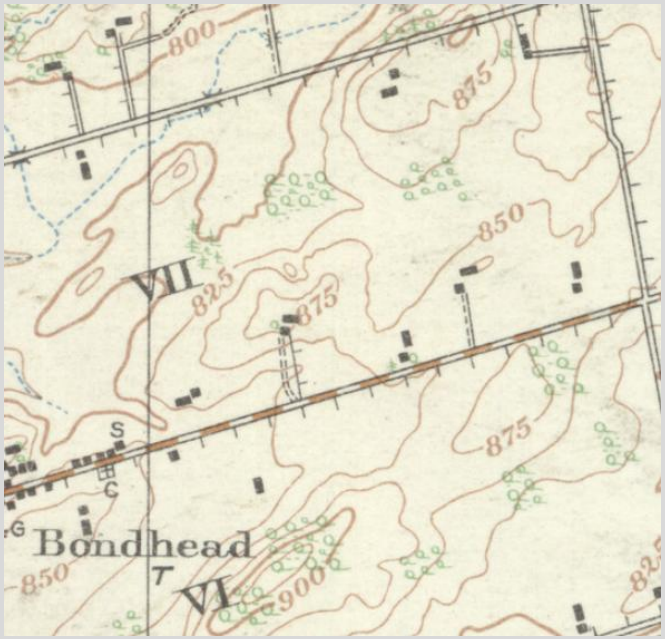


Figure 2: Topographic Map of property (1928)

BACKGROUND RESEARCH

Design and Physical Value

The Gothic Revival architectural style (1840-1900) 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.

The subject property is an excellent example of 19th Century gothic revival architecture. The symmetrical three bay façade with jerkinhead-gable end roofs features red and yellow brick cladding, bargeboard at central gable. The home has rectangular door and window openings.

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 architectural style.



Figure 3: Subject Property

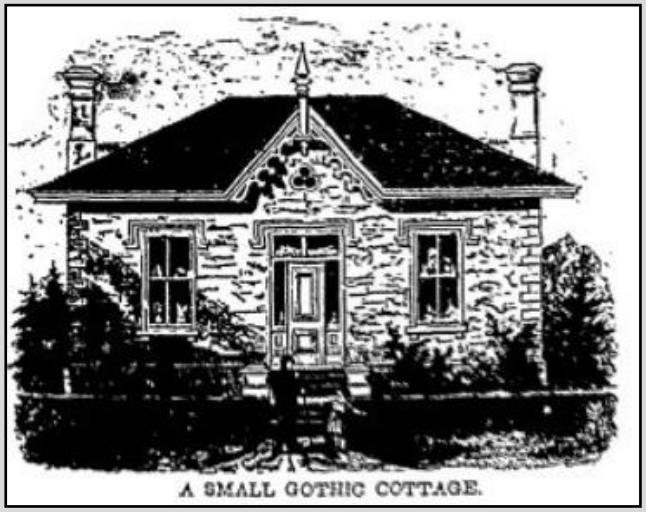




Figure 4/5: Elements of a Gothic Revival House

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 the Canada Company who purchased all 200 acres from the Crown in 1829, cost unknown. The Canada Company then transferred the land to Ralph Willoughby (South Half) and Robert Campbell (North Half. The lands then transferred to several property owners.

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
Patent	1821	Crown	Canada Company	All 200 Acres
B&S	1831	Canada Company	Ralph Willoughby	S ½ 100 acres
B&S	1834	Canada Company	Robert Campbell	N ½ 100 Acres

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
B & S	June 1832	Ralph Willoughby of W Gwillimbury	John Daley of West Gwillimbury	$50 – S/E ¼ said lot
B&S	October 1855	Adam/John Willoughby	Thomas Hamer of W Gwillimbury	$1000
B&S	September 1861	Thomas Hamer, of W Gwillimbury	Samuel Manning, of Bond Head	$5000 – S/W ¼ 50 acres

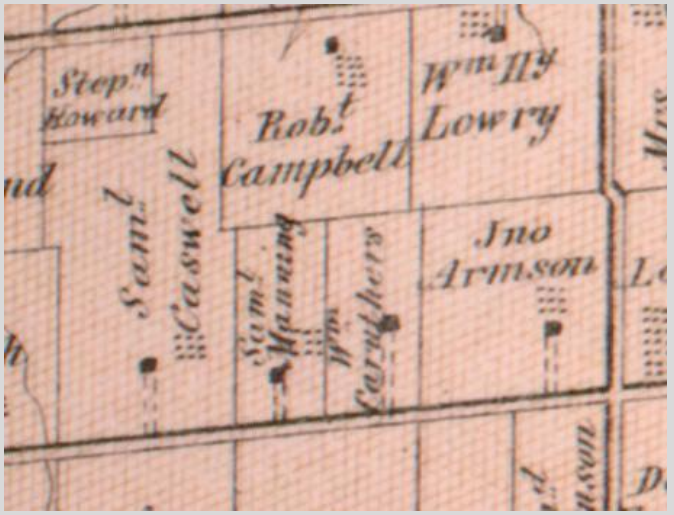


Figure 6: Map of West Gwillimbury (1860)

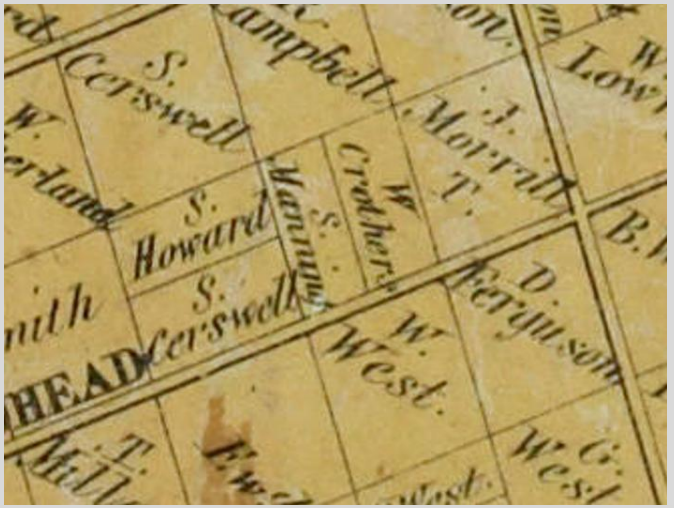


Figure 7: Map of West Gwillimbury (1871)

BACKGROUND RESEARCH

Historical and Associative Value

Thomas Hamer

Thomas Hamer was born December 1812 in Montgomeryshire Wales to parents Thomas Hamer and Ursula. Thomas was one of five children. Thomas made his way to North America sometime before 1844. His obituary states that he first worked in New York State, before making his way to East Gwillimbury, where he met his wife, Marry Ann Peregine. They married in April 1844. Thomas and Marry Ann would have 9 children:

- Ursula b. 1845
- John b. 1847
- David b. 1848
- James b. 1851
- Margaret b. 1853
- Sarah b. 1856
- Thomas b. 1849
- Albert b. 1864
- William b. 1866

In the 1861 Census, Thomas (57) is cited as being a Farmer, along with his son John (24). From the Census Records, it states that Thomas is member of the Wesleyan Methodist faith. Thomas Hamer died in 1892 at the age of 72. His death certificate cites he was a farmer. Thomas is buried at Newton Robin United Church. His obituary does cite that he lived on the farm owned by Samuel Cerswell, which is labelled as being the property next to the subject property. He lived there 4 years. He later moved to the 8th Concession. Hamer is described as a man with strong constitution, temperate, industrious and saving. His success in farmer, led him to acquire significant means to provide for his large family.

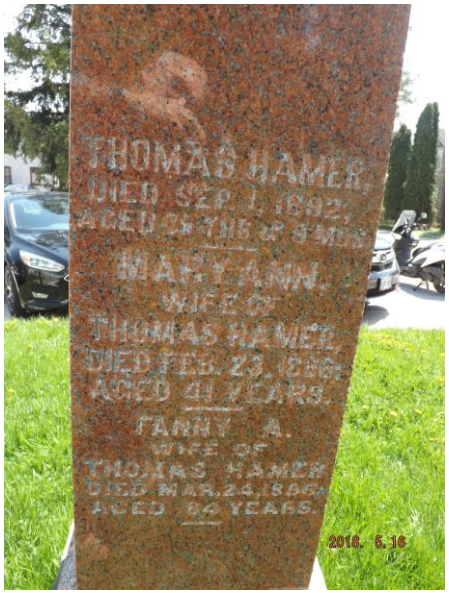
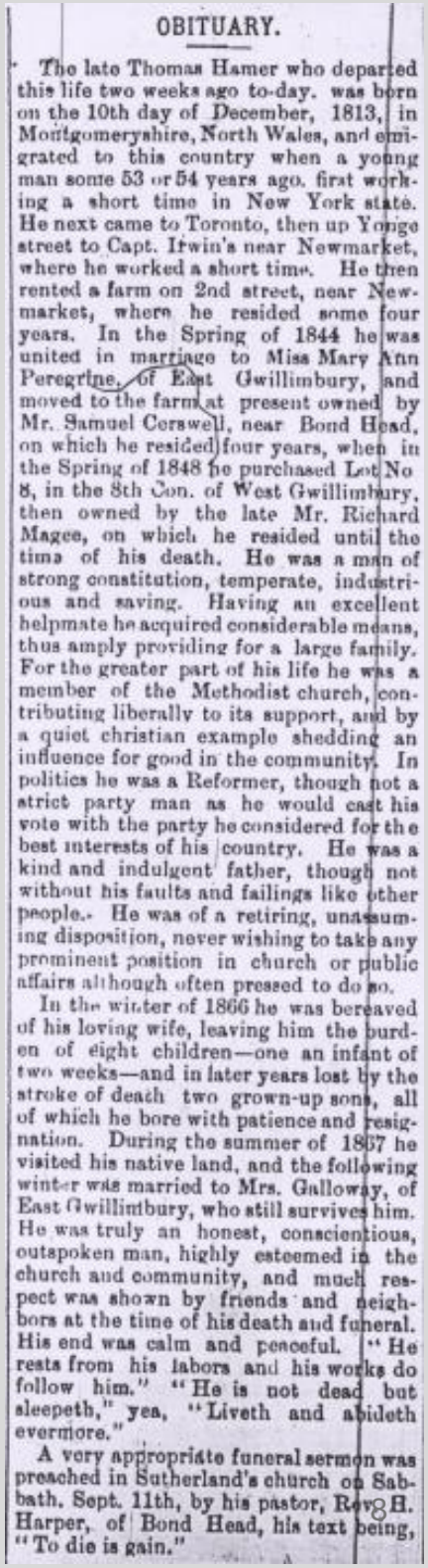


Figure 8: Final resting place of Thomas Hamer

Figure 9 (Right): Obituary of Thomas Hamer



OBITUARY.

The late Thomas Hamer who departed this life two weeks ago to-day, was born on the 10th day of December, 1813, in Montgomeryshire, North Wales, and emigrated to this country when a young man some 53 or 54 years ago, first working a short time in New York state. He next came to Toronto, then up Yonge street to Capt. Irwin's near Newmarket, where he worked a short time. He then rented a farm on 2nd street, near Newmarket, where he resided some four years. In the Spring of 1844 he was united in marriage to Miss Mary Ann Peregrine, of East Gwillimbury, and moved to the farm at present owned by Mr. Samuel Corswell, near Bond Head, on which he resided four years, when in the Spring of 1848 he purchased Lot No 8, in the 8th Con. of West Gwillimbury, then owned by the late Mr. Richard Magee, on which he resided until the time of his death. He was a man of strong constitution, temperate, industrious and saving. Having an excellent helpmate he acquired considerable means, thus amply providing for a large family. For the greater part of his life he was a member of the Methodist church, contributing liberally to its support, and by a quiet christian example shedding an influence for good in the community. In politics he was a Reformer, though not a strict party man as he would cast his vote with the party he considered for the best interests of his country. He was a kind and indulgent father, though not without his faults and failings like other people. He was of a retiring, unassuming disposition, never wishing to take any prominent position in church or public affairs although often pressed to do so.

In the winter of 1866 he was bereaved of his loving wife, leaving him the burden of eight children—one an infant of two weeks—and in later years lost by the stroke of death two grown-up sons, all of which he bore with patience and resignation. During the summer of 1867 he visited his native land, and the following winter was married to Mrs. Galloway, of East Gwillimbury, who still survives him. He was truly an honest, conscientious, outspoken man, highly esteemed in the church and community, and much respect was shown by friends and neighbors at the time of his death and funeral. His end was calm and peaceful. "He rests from his labors and his works do follow him." "He is not dead but sleepeth," yea, "Liveth and abideth evermore."

A very appropriate funeral sermon was preached in Sutherland's church on Sabbath, Sept. 11th, by his pastor, Rev. H. Harper, of Bond Head, his text being, "To die is gain."

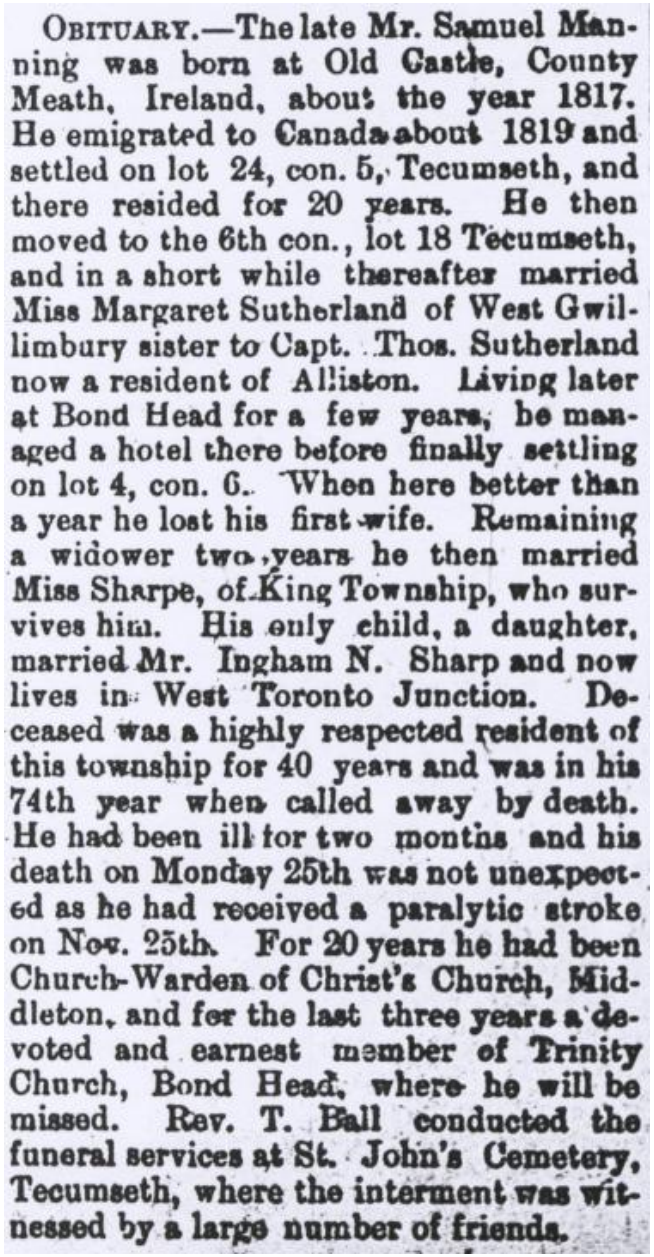
BACKGROUND RESEARCH

Historical and Associative Value

Samuel Manning

Samuel Manning was born 1817 in Ireland to parents James Manning and Isabella Waters. Samuel arrived in Canada around 1819 and settled in Tecumseth Township. Much of Sam's early life is not known. He married Miss. Margaret Sutherland of West Gwillimbury. Sam first appears in the 1861 Census. He is 42, living with Margaret (35) and Sarah (4). He is cited as being an Inn Keeper, and lives in two story frame house.

In the 1871 Census Sam (54), Margaret (40) and Isabella (14) are still in Bond Head and Sam is still listed as being a Hotel Keeper, presumable managing the Manning Hotel. Between 1871, and the next census, Margaret has died and Sam (60), has married Cassandra Sharpe (28) of King Township. Sam is now cited as being a Farmer. By 1891, Samuel has died at the age of 73. He is buried at St. Johns Anglican Church in Pennville, Tecumseth Township, with his wife Margarget. Cassandra went on to remarry William Jeffrey. Cassandra died in 1934 and is buried at the Newmarket Cemetery in Newmarket, Ontario.



OBITUARY.—The late Mr. Samuel Manning was born at Old Castle, County Meath, Ireland, about the year 1817. He emigrated to Canada about 1819 and settled on lot 24, con. 5, Tecumseth, and there resided for 20 years. He then moved to the 6th con., lot 18 Tecumseth, and in a short while thereafter married Miss Margaret Sutherland of West Gwillimbury sister to Capt. Thos. Sutherland now a resident of Alliston. Living later at Bond Head for a few years, he managed a hotel there before finally settling on lot 4, con. 6. When here better than a year he lost his first wife. Remaining a widower two years he then married Miss Sharpe, of King Township, who survives him. His only child, a daughter, married Mr. Ingham N. Sharp and now lives in West Toronto Junction. Deceased was a highly respected resident of this township for 40 years and was in his 74th year when called away by death. He had been ill for two months and his death on Monday 25th was not unexpected as he had received a paralytic stroke on Nov. 25th. For 20 years he had been Church-Warden of Christ's Church, Middleton, and for the last three years a devoted and earnest member of Trinity Church, Bond Head, where he will be missed. Rev. T. Ball conducted the funeral services at St. John's Cemetery, Tecumseth, where the interment was witnessed by a large number of friends.

Figure 11: Obituary of Samuel Manning



Figure 10: Final resting place of S. Manning

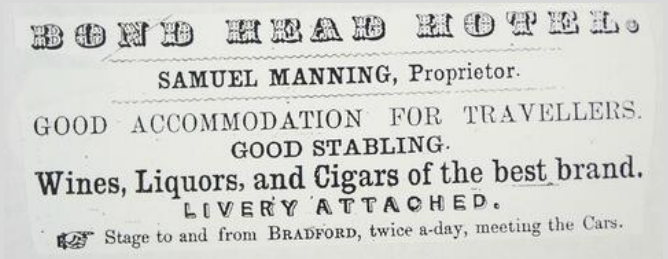


Figure 12(Middle): Ad for Bond Head Hotel



Figure 13 (Bottom): Bond Head Hotel at terminus of County Road 88

BACKGROUND RESEARCH

Contextual Value

The subject property is situated in a rural area of the Town of Bradford West Gwillimbury just outside the Village of Bond Head. 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 rural streetscape.

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 a representative example of a 19th century Ontario farmhouse. The farmhouse is a representative example of the Gothic Revival Architectural Style.	
ii	displays a high degree of craftsmanship or artistic merit;		
Iii	demonstrates a high degree of technical or scientific achievement.		
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 Hamer and Manning Family. The Hamer and Manning Family was an early settler family who settlers in Bond Head. Thomas Hamer was a Farmer and Samuel Manning ran a hotel in Bond Head.	
v	yields, or has the potential to yield, information that contributes to an understanding of a community or culture;		
vi	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		
vii	is important in defining, maintaining or supporting the character of an area;	The property maintains a historical connection to nearby buildings in Bond Head.	
viii	is physically, functionally, visually or historically linked to its surroundings;		
ix	is a landmark.		

Statement of Cultural Heritage Value or Interest

Hamer- Manning 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 3940 County Road 88 is located on the North side of County Road 88. The property contains a Gothic Reival, c. 1860 two storey residential house. Due to its association with an early settler family of West Gwillimbury, it is known as the Hamer/Manning House.

Its legal address is: 3940 County Road 88; West Part of Lot 4, Concession 7

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Hamer/Manning House has design and physical value as representative example of a Gothic Reival, c. 1860 property. The house was built around 1860 and has the following characteristics: two story with three bays, with a steeply pointed central gable and a side jerkinhead-style roof. The home is of brick construction with both red and yellow brick cladding.

Historical/ Associative Value

The Hamer/Manning House has historic/associative value for its direct association with the Thomas Hamer, Farmer and Samuel Manning, Hotel Keeper. The Hamer and Manning families were both an early settler families in the West Gwillimbury community. The family/individual were known farms and prominent business people, which contributed to the growth and development of the Town.

Contextual Value

The Hamer/Manning 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 Hamer/Manning House that exemplify its heritage value as a Gothic Reival, c. 1860 house as it relates to the property include:

- Two Storey with three bays with steeply pointed central gable
- Side jerkinhead roof
- Red and yellow Brick Cladding
- Corner brick quoins
- Barge board at centre gable
- Label moulding around windows
- Symmetrical facade
- Rectangular Windows and door Openings
- Low stone foundation

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

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

Samuel Manning:
http://archives.bradford.library.on.ca/index.php/obituary-for-samuel-manning

https://www.findagrave.com/memorial/99375004/samuel-manning

http://archives.bradford.library.on.ca/index.php/bond-head-hotel-advertisement

http://archives.bradford.library.on.ca/index.php/large-fire-in-bond-head

https://www.familysearch.org/en/tree/person/details/GSR9-3BL

Thomas Hammer
https://www.findagrave.com/memorial/67978613/thomas-harmer

http://archives.bradford.library.on.ca/index.php/obituary-for-thomas-hamer

http://archives.bradford.library.on.ca/index.php/hamer-thomas

LIST OF FIGURES

Title Page: T. Dysart, 2026

Figure 1: Retrieved from Simcoe County GIS

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

Figure 3: T.Dysart 2026

Figure 4: Retrieved from CanadaFarmer Magazine

Figure 5: Buildings of Canada retrieved from https://www.historicplaces.ca/media/7173/buildingsofcanada.pdf

Figure 6: Map of West Gwillimbury Retrieved from https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

Figure 7: Hoggs Map of Simcoe County (1871)

Figure 8: Retrieved from FindaGrave

Figure 9: Retrieved from BWG Public Library Archives

Figure 10: Retrieved from FindaGrave

Figure 11: Retrieved from BWG Public Library Archives

Figure 11: Retrieved from BWG Public Library Archives

Figure 12: Retrieved from BWG Public Library Archives

Figure 13: Retrieved from BWG Public Library Archives