

Samuel Gilbert Lukes House

c. 1900

170 Barrie Street

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 170 Barrie Street meets the criteria for designation under Part IV of the Ontario Heritage Act.

Property Name	Gib Lukes House
Municipal Address	170 Barrie Street
Legal Description	Part of Lot 201 on Plan 122A
Property Size	0.081 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

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*	12
Evaluation Under O.Reg 9.06	13
Statement of Cultural Heritage Value	14
Sources	15
List of Figures	18

SUBJECT PROPERTY

The subject property is located on the west side of Barrie, north of Queen Street. The property is municipally addressed as 170 Barrie Street.

The legal description is Part of Lot 201 on Plan 122A.



Figure 1: Subject Property



Figure 2: Topographic Map of Bradford (1928)

BACKGROUND RESEARCH

Design and Physical Value

The subject property is an excellent example of a residential home designed in the Edwardian Architecture Style.

Edwardian Architecture

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

The subject property, being built in 1908, matches the timeline of when Edwardian architecture became popular. The Lukes House is a grand two storey residential building with brick cladding and a hip-style roof, with a central dormer, a two storey bay window. The home features a stately porch with detail above the front entrance.

The Lukes House has a variety of window openings and two chimneys. 170 Barrie Street is on the fire insurance map of Bradford (1924), noting that the property is of wood construction with a brick veneer.

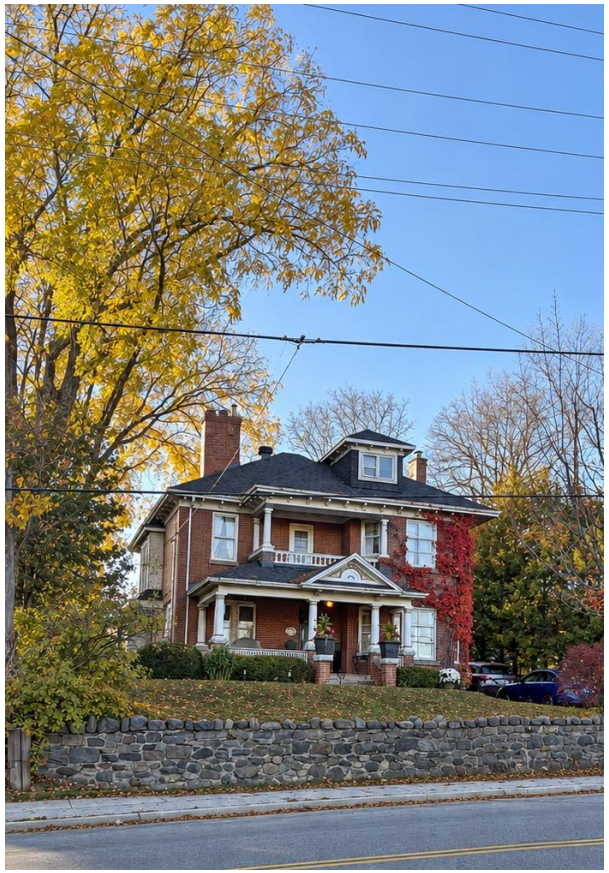


Figure 3: Subject Property

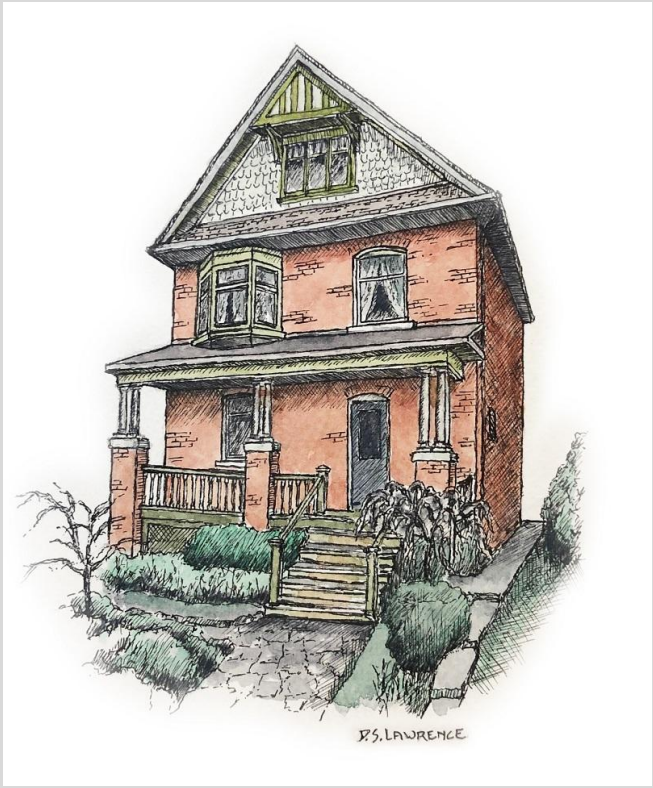


Figure 4: Edwardian Architecture

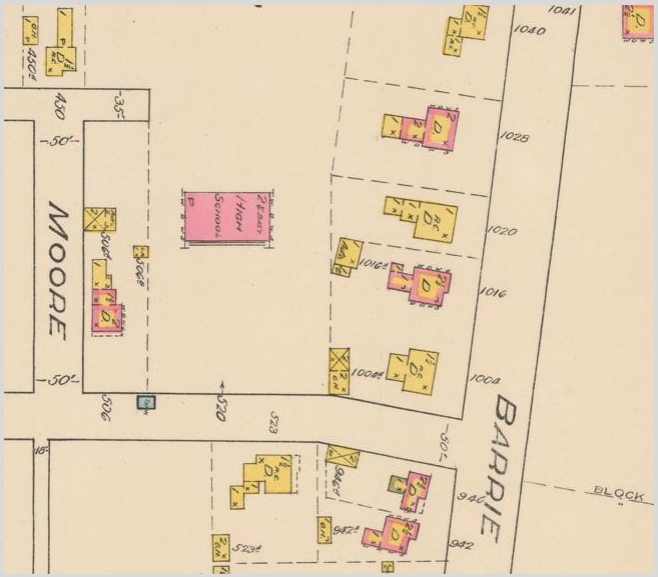


Figure 5: Fire Insurance Map (1924)

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 Robert Ross of Whitchurch; Ross purchased all 200 acres in Mach 1830; Ross then sold the lands to Letitia Magee, a spinster, for $100 a month later in April 1830. Magee then went on to sell off the lands at varying sizes (1/2 acres, 1/4 acre etc.) to various new settlers to Bradford.

Plan 122A was registered in 1870 and was a compilations of all subdivision in the village of Bradford to that point.

The property changed hands, several times, but given the age of the building (approximately 1900), it is believed that the owner at the time was the Lukes Family.

Nature of Instrument	Instrument Date	Grantor	Grantee	Notes
B&S	March 1874	James McKay	Harry Stoddart	$100
B&S	August 1876	Harry Stoddart	John Stoddart	$150
B&S	November 1899	John Stoddart	James D??	$950
B&S	August 1907	Margaret McArther	Samuel Lukes	$900
B&S	December 1908	Samuel Lukes	Samuel G. Lukes	$1.00

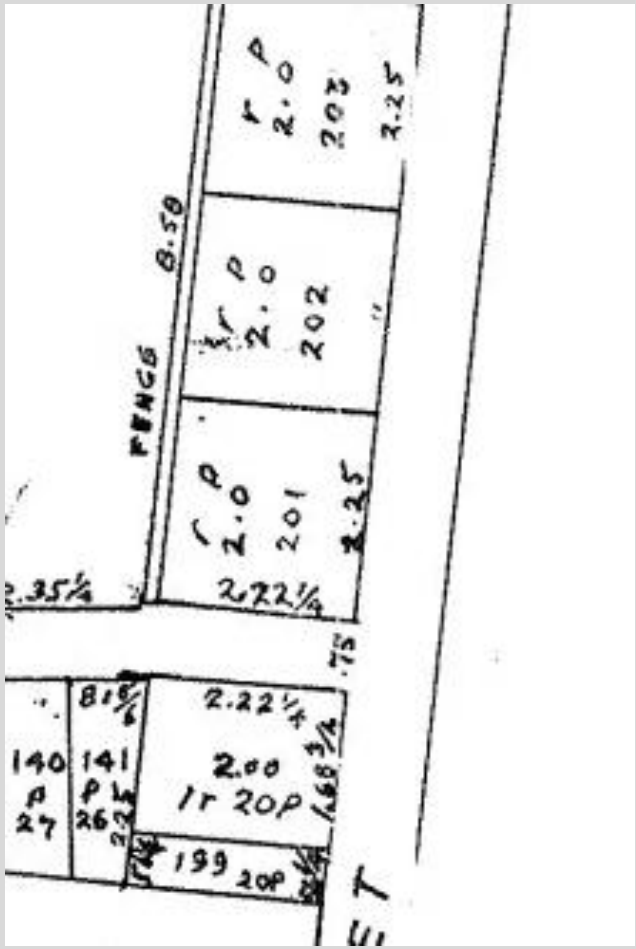


Figure 6: Plan 122A

BACKGROUND RESEARCH

Historical and Associative Value

Samuel Lukes

Samuel was born in 1853 in Cornwall, England. Samuel was son to John Lukes and Ann Knight and was one of 11 children. At the age of 4, Samuel moved to Canada where he settled in East Gwillimbury (1861, age 8), King Township (1871, aged 18) and finally landed in Bradford. Smauel married Catherine in 1877. Catherine and Samuel would go on to have 9 children:

- Bertha (b. 1879)
- Cora (b. 1881)
- James (b. 1881)
- Samuel Gilbert (b. 1883)
- Kerenhappuch (b. 1884)
- Daniel (b. 1887)
- William (b. 1888)
- Oscar (b. 1890)
- Helen (b. 1892)

In the 1871 Census, Samuel (18), living with his parents and is listed as not having an occupation. His father John is listed as being a Miller. A Miller is someone who owns a Mill. Ten years later, in 1881, Samuel, went into the family business and is also a Miller. In 1901, Lukes (48) remains listed as a Miller. Notably, Samuel's son Samuel Gilbert has an occupation as a student. In 1911, Samuel Lukes is living with his wife, Catherine, and two children, Kerenhappuch and Oscar. 1911 is the last census Samuel (57) will appear on. Samuel died in October 1927 of Bronchitis & Hypostatic Pneumonia.



Figure 7: Samuel Lukes



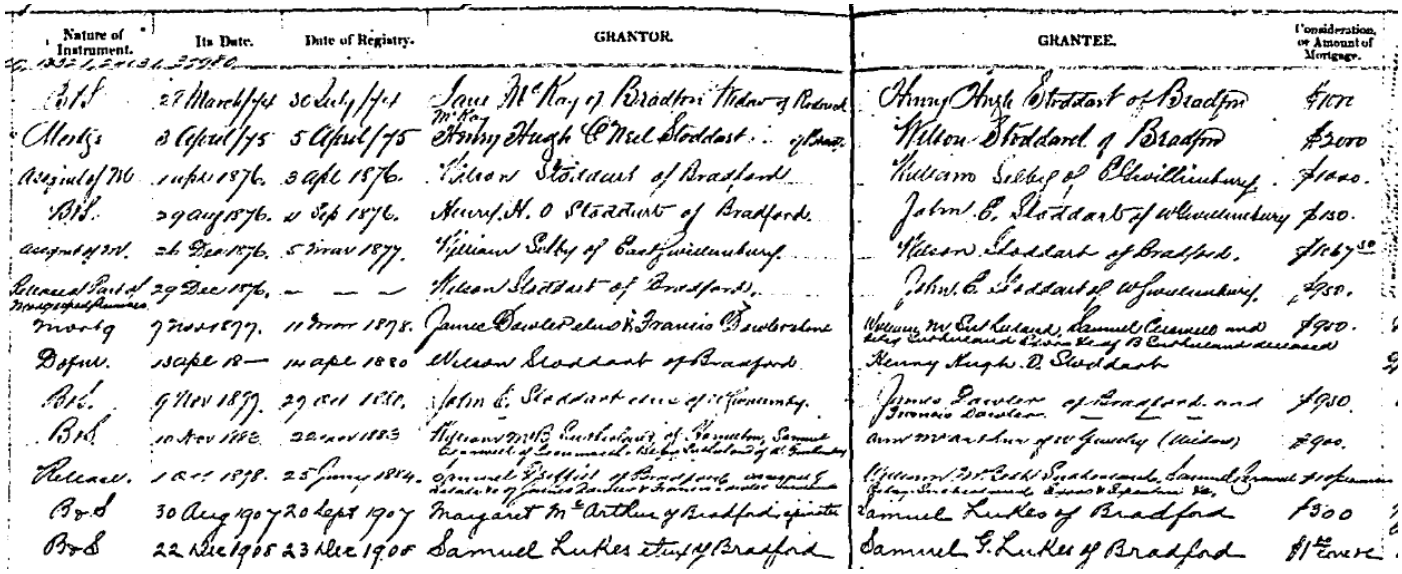
Figure 8: Lukes' Flour Mill



Figure 9: Employees at Lukes' Mill

BACKGROUND RESEARCH

Historical and Associative Value



Nature of Instrument.	Its Date.	Date of Registry.	GRANTOR.	GRANTEE.	Consideration, or Amount of Mortgage.
Deed	27 March 75	30 July 75	James McKay of Bradford Widow of Richard	Henry Hugh Stoddart of Bradford	£1000
Mortg	3 April 75	5 April 75	Henry Hugh & Neil Stoddart	Wilson Stoddard of Bradford	£2000
Assignt of Mtg	1 Sept 1876.	3 Sept 1876.	Wilson Stoddard of Bradford	William Selby of Bloomfield Canterbury	£1000.
Bill	29 Aug 1876.	2 Sept 1876.	Henry N. O Stoddart of Bradford.	John C. Stoddart of Wimbledon Canterbury	£150.
Assignt of Mtg.	26 Dec 1876.	5 March 1877.	William Selby of East Wimbledon	Wilson Stoddart of Bradford.	£1067.10
Release Part of Mortgaged Premises	29 Dec 1876.	— — —	Wilson Stoddart of Bradford.	John C. Stoddart of Wimbledon	£750.
Mortg	7 Nov 1877.	11 Nov 1878.	James Dawson Peleus & Francis Dawbarne	William Mc Cutcheon Samuel Cromwell and Henry Cutcheon Esquires as Trustees for B Cutcheon deceased	£900.
Defeas.	30 Sept 18—	10 Sept 1880	Wilson Stoddart of Bradford	Henry Hugh D. Stoddart	
Rel.	9 Nov 1877.	29 Oct 1880.	John C. Stoddart one of the Grantees		
Bill	10 Nov 1882	22 Nov 1883	Hyram Mc Cutcheon of Toronto Samuel Cromwell of Lennoxville Henry Cutcheon of Bradford		
Release.	1 Oct 1898.	25 June 1904.	Samuel Stothart of Bradford Manager & Attorney of James Dawson & Francis Dawbarne	Hyram Mc Cutcheon Stoddart and Samuel Cromwell Esquires	
Bond	30 Aug 1907	20 Sept 1907	Margaret M. Arthur of Bradford spinster	Samuel Lukes of Bradford	£300
Bond	22 Dec 1905	23 Dec 1905	Samuel Lukes retired of Bradford	Samuel G. Lukes of Bradford	$1 & Love

Figure 10: Land Registry Office



Figure 11: Lukes' Flour Mill

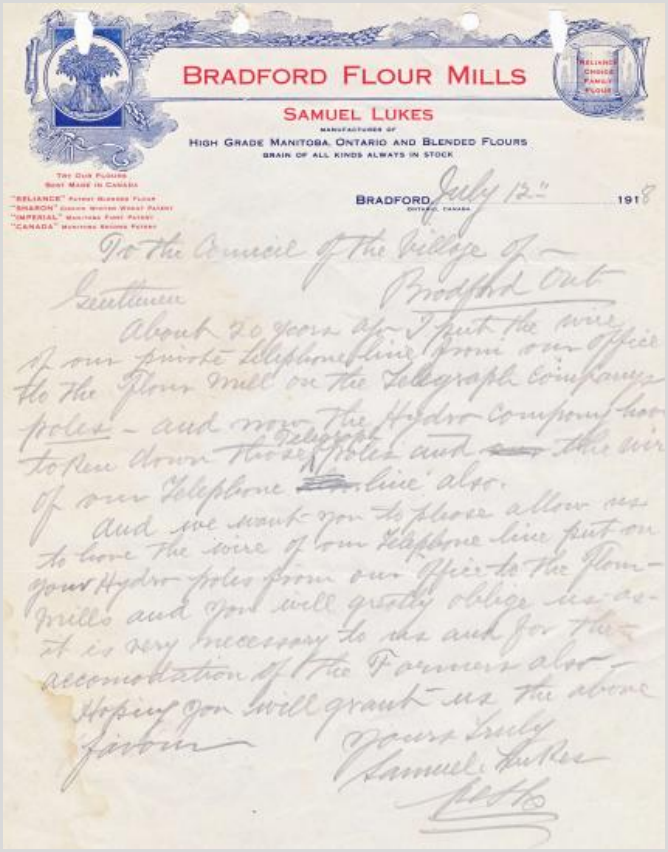


Figure 12: Correspondence from Samuel Lukes

BACKGROUND RESEARCH

Historical and Associative Value

Samuel Lukes was a well-known Miller. Samuel was from a family of Millers – his father John and brother William also operated a mill in Newmarket. The Lukes Mill in Bradford was built in 1878 and processed local grain. It was one of three mills in the province that was equipped with a roller-system for grinding grain, which boosted efficiency to help produce 200 barrels of flour a day. At one point, Lukes employed 12 men full time, which kept the mill operating day and night. Because of the popularity of the mill. There were frequent line ups down Holland Street.

Because of Lukes' success in business his family greatly benefitted. The Lukes moved to corner of Frederick and Barrie Street. Familiar to many as the "Bradford Convent"- it had other names including "Fairview" and "Algonquin Lodge."

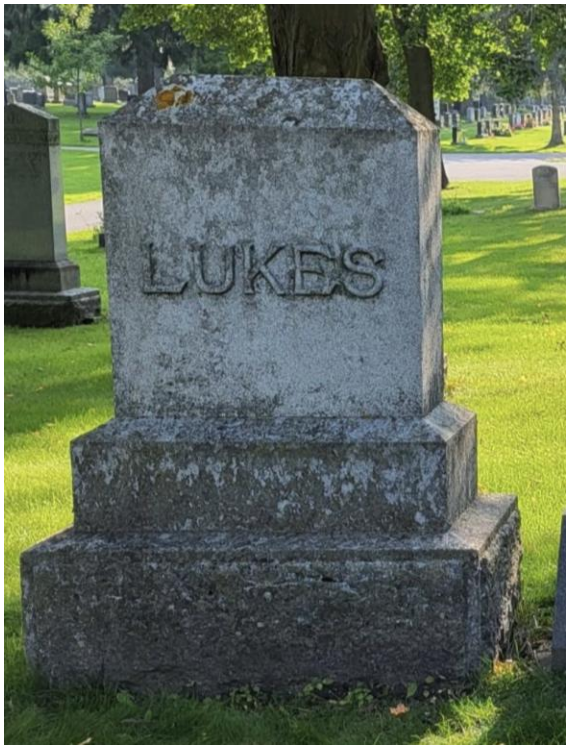
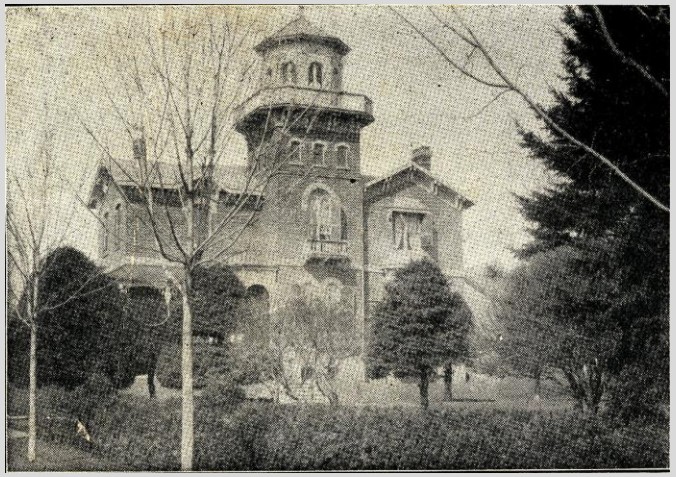
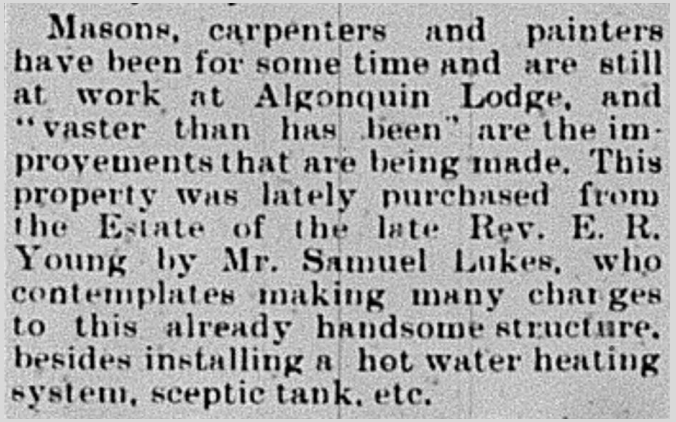


Figure 13: Final Resting Place of Samuel Lukes





Masons, carpenters and painters have been for some time and are still at work at Algonquin Lodge, and "vaster than has been" are the improvements that are being made. This property was lately purchased from the Estate of the late Rev. E. R. Young by Mr. Samuel Lukes, who contemplates making many changes to this already handsome structure, besides installing a hot water heating system, sceptic tank, etc.

Figure 14/15: The Lukes Family Home and article describing when Samuel Lukes purchased the estate

BACKGROUND RESEARCH

Historical and Associative Value

Samuel Gilbert Lukes

Samuel Gilbert 'Gib' Lukes was born August 1882 and was the son of Samuel and Catherine. Gilbert grew up in Bradford and went onto to marry Mary Jones in April 1908. Mary and Gilbert would have one child, Thomas Owen.

In the 1901 Census, Gilbert's occupation is listed as student. In the 1911 Census, Lukes followed in the footsteps of his father, with his occupation listed as a Miller, working probably at the Lukes Flour Mill. In the 1931 Census, Gilbert (48) is listed as working as a Miller, and he is living with his wife Mary, and son Thomas. The Census also lists the Lukes living on Barrie Street, with the home valued at approximately $14,000.

As small-town mills began to slow down, Gilbert retired in 1947, selling the mill to Marsh Grower Co-operative and was converted to a vegetable packing plant. Eventually, the site of the former flour mill was demolished in 1966; once dominating the Bradford streetscape, the grain elevators that stood for 90 years were gone.

Gilbert died in 1950 at the age of 67 and is buried in Newmarket.

The Lukes' Family was instrumental in the development of Bradford. Their contributions led Bradford to becoming a well known industrial and commercial Town.



Figure 16: Gib Lukes worked at his fathers mill

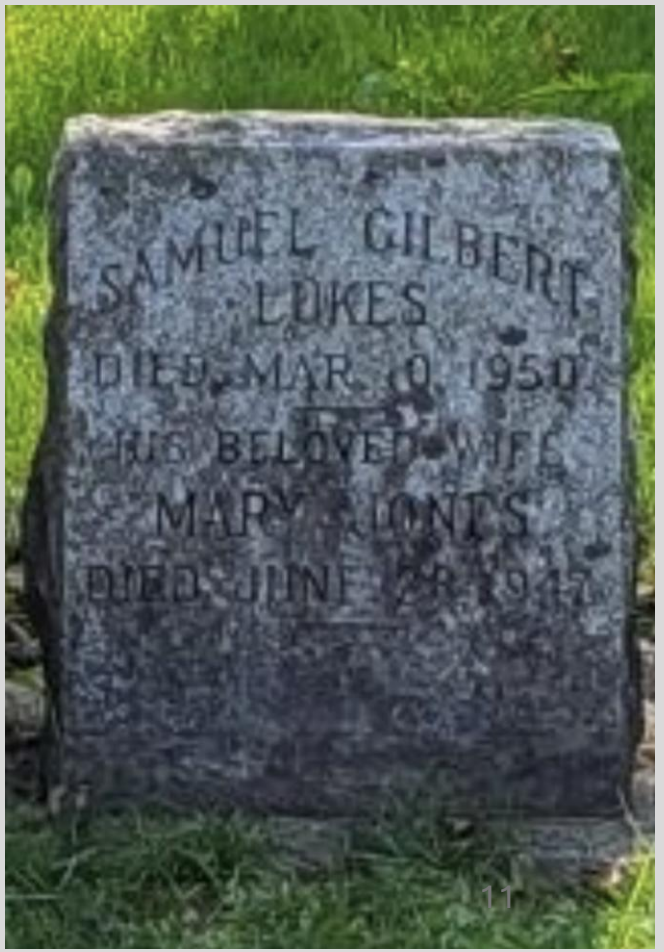


Figure 17: Final resting place of Samuel Gilbert Gib Lukes

BACKGROUND RESEARCH

Contextual Value

The subject property is located along Barrie Street, north of Holland Street, which is one of the streets which 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 18: Barrie Street, 1930

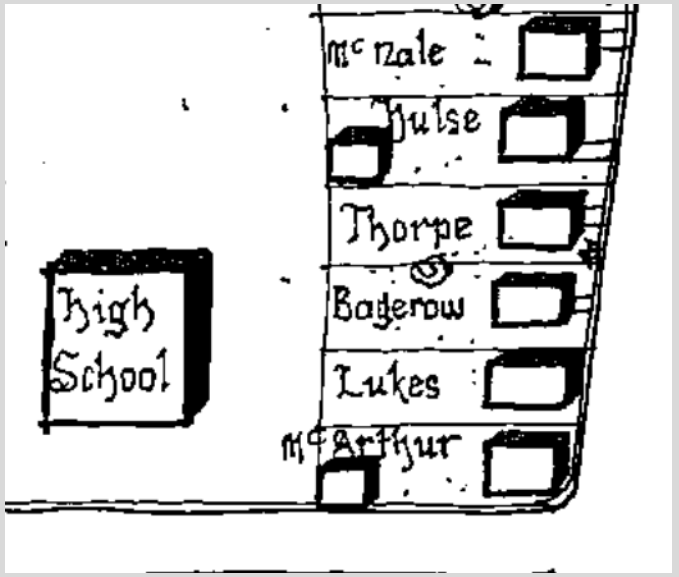


Figure 19: Village of Bradford, 1900

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.	
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 Lukes. Samuel Lukes was a Miller and his son, Gilbert was also a Miller and the Lukes Flour Mill was one of the largest in the area.	
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 is historically linked to its surrounding, contributing to the early development of Bradford.	
viii	is physically, functionally, visually or historically linked to its surroundings;		
ix	is a landmark.		

Statement of Cultural Heritage Value or Interest

Samuel Gilbert "Gib" Lukes 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 170 Barrie Street is located on the east side of Barrie Street. The property contains a Edwardian Classicism, c.1900 residential dwelling. Due to its association with an early settler family of West Gwillimbury, it is known as the Lukes House.

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Lukes House has design and physical value as representative example of a Edwardian Classicism, c.1900 property. The house was built around 1900 and has the following characteristics: two storey home with a projecting bay; hip roof with decorative soffits under eaves.

Historical/ Associative Value

The Lukes House has historic/associative value for its direct association with Samuel and Samuel G. (Gilbert) Lukes. The Lukes were an early settler family in the Bradford community and operated a very successful flour mill. The Lukes family were businesspeople and, which contributed to the growth and development of the Town.

Contextual Value

The Lukes House has contextual value because it defines and supports and maintains the historic character of the former Village of Bradford.

Description of Heritage Attributes

Key heritage attributes of the Lukes House that exemplify its heritage value as a Edwardian Classicism, c.1900 house as it relates to the property include:

- Two and a half story home with projecting two story bay
- Low profile hip roof and projecting central shed dormers
- Brick masonry construction
- Rectangular Window Openings
- Portico with roof above with pediment details around the entrance and column supports
- Rafter ends under eaves
- Outside end chimney or north side of home

SOURCES

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

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LIST OF FIGURES

Figure 1 T.Dysart, 2026 (Improved with AI)

Figure 2 Retrieved from Simcoe County GIS

Figure 3 Retrieved from https://topomaps.scholarsportal.info/collection/ “Alliston”

Figure 4 T.Dysart, 2026 (Improved with AI)

Figure 5 Retrieved from Fire Insurance Plan (1924)

Figure 6 Retrieved from TerraNet

Figure 7 Retrieved from BWG Public Library Archives

Figure 8 Retrieved from BWG Public Library Archives

Figure 9 Retrieved from BWG Public Library Archives

Figure 10 Retrieved from Land Registry Office

Figure 11 Retrieved from BWG Public Library Archives

Figure 12 Retrieved from BWG Public Library Archives

Figure 13 Retrieved from FindaGrave

Figure 14 Retrieved from BWG Public Library Archives

Figure 15 Retrieved from BWG Public Library Archives

Figure 16 Retrieved from BWG Public Library Archives

Figure 17 Retrieved from FindaGrave

Figure 18 Retrieved from BWG Public Library Archives

Figure 19 Retrieved from Village of Bradford Map, 1900