Prepared for:

Christina Wakefield
City Archivist & Chief Heritage Resource Officer
The Corporation of the City of Thunder Bay
500 Donald Street East
Thunder Bay, ON P7E 5V3

Prepared by:

Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
6240 Highway 7, Suite 200
Woodbridge, ON L4H 4G3

February 19, 2026

SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE ACT OF 1017 ISABELLA STREET EAST

Dear Christina,

The Corporation of the City of Thunder Bay (the City) has 32 properties Listed on its Heritage Register to be considered for Part IV designation by December 31, 2026, in response to the Bill 23 amendments to the *Ontario Heritage Act*. In August 2025, Egis was retained by the City to complete Statements of Cultural Heritage Value or Interest and the necessary documentation to support the designation of six (6) prioritized properties.

The purpose of this report is to provide the City with an evaluation of the Listed property located at 1017 Isabella Street East (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of

the regulation criteria, a draft Statement of Cultural Heritage Value or Interest that can be used for the designation by-law for the property (see **Attachment 3**). If the property is eligible for designation, this report also provides draft Notices of Intention to Designate for the local newspaper, the Ontario Heritage Trust, and the property owner (**Attachment 4** and **Attachment 5**).

The following report demonstrates that the property at 1017 Isabella Street East in the City of Thunder Bay has design value as a rare surviving example of an Italianate style residence in Thunder Bay, constructed between 1878 and 1879 with a wood frame and clapboard siding. Its design value is expressed through its form, scale and massing, symmetrical three-bay façade, bracketed overhanging eaves, full-width verandah, and Classical pediment detailing, along with its contributing early twentieth century rear addition and carriage house. Additionally, the property has historical associative value for its direct connection to John McIntyre, a significant early Hudson's Bay Company official whose long tenure at Fort William and construction of the house as his retirement residence make it the most tangible surviving link to his life and legacy. Lastly, although the residence was relocated, the property retains contextual value as it is recognized as a landmark within the Vickers Park neighbourhood for its historical association, its rare architectural form, and enduring presence at this site for more than 115 years (see **Attachment 3**, Reasons for Designation).

Recommendation

In my professional opinion as Egis' qualified heritage professional,[1] based on the evaluation in this designation report, the property at 1017 Isabella Street East meets four of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part IV, Section 29 of the *Ontario Heritage Act.* I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of 1017 Isabella Street East.

The draft Statement of Cultural Heritage Value or Interest for 1017 Isabella Street East attached as **Attachment 3** to this report comprises the Reasons for

[1] Egis' qualified heritage professional, Tara Jenkins, is a professional member of the Canadian Association of Heritage Professionals who is in good standing and possesses the applied and demonstrated knowledge of accepted standards in heritage conservation, historical research, and the identification and evaluation of cultural heritage value or interest.

Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 4** and **Attachment 5** of this report.

Yours sincerely,



_____

Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
Water, Environment and Energy Transition

ATTACHMENTS

Attachment 1 –	Location Map and Description, and Current Photograph
Attachment 2 –	Research, Evaluation & Visual Resources
Attachment 3 –	Draft Statement of Cultural Heritage Value or Interest (Reasons for Designation)
Attachment 4 –	Draft Notice of Intention to Designate to be published in a Newspaper and/or Municipal Website
Attachment 5 –	Draft Notice of Intention to Designate for the Ontario Heritage Trust and the Property Owner

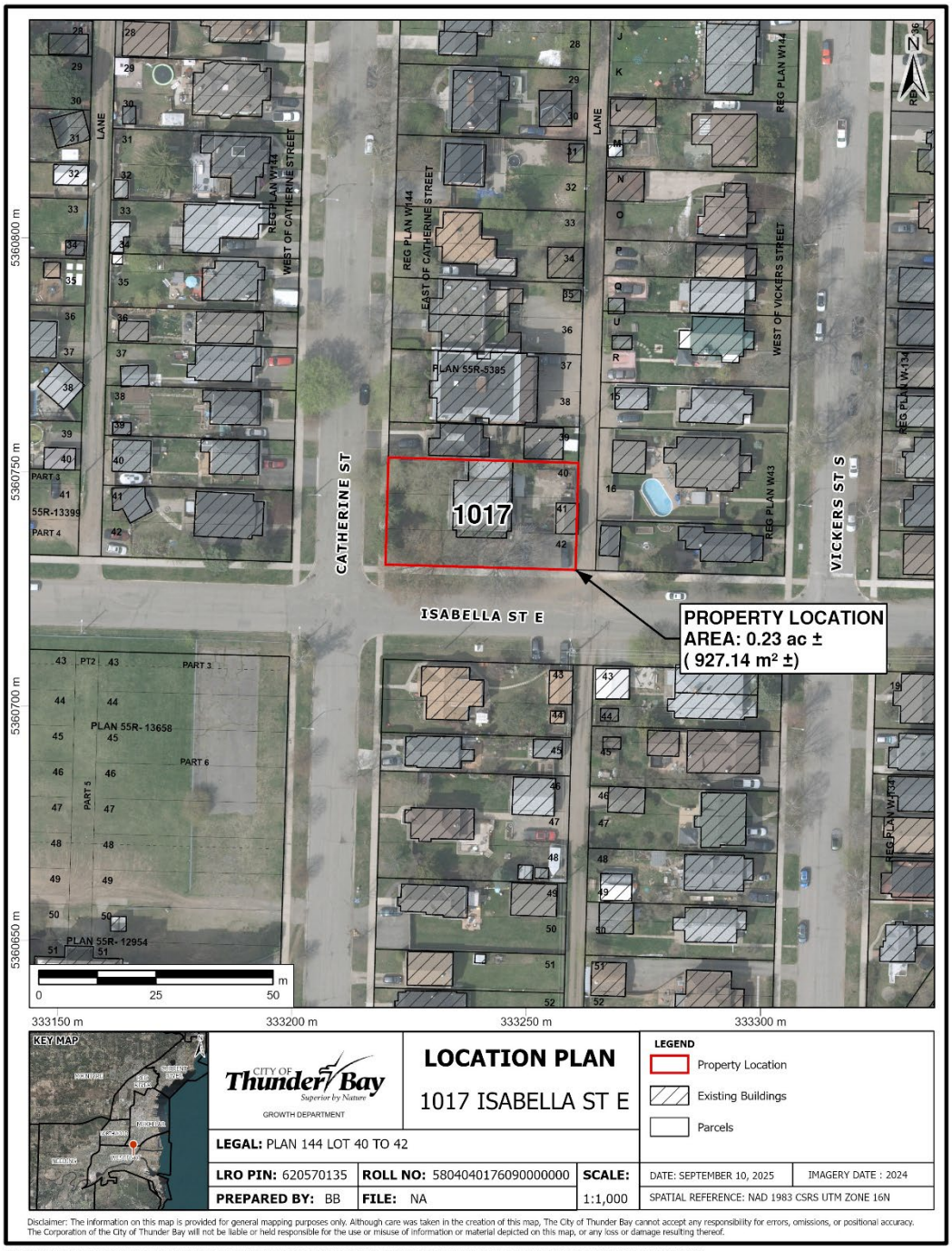
1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 1017 Isabella Street East and the existing building within the property (**Figure 1**, below).

In undertaking this research and evaluation, Egis acknowledges that the area now known as the City of Thunder Bay lies within the traditional territory of many First Nations, including the Anishnawbe people, and is part of the Treaty Territory of the Fort William First Nation, signatories to the Robinson-Superior Treaty of 1850. The City is now home to a diverse Indigenous community, including many First Nations and the Métis peoples.

Figure 1: Building location within 1017 Isabella Street East, City of Thunder Bay, Ontario



1.2 Property Description

The following table provides a description of the property.

Table 1: Property Datasheet

Field	Property Data
Municipal Address	1017 Isabella Street East
Common Name	McIntyre House
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	PLAN 144, LOT 40 to 42
LRO PIN	620570135
Ownership	Private
Location	Northeast corner of Catherine Street and Isabella Street East (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	Vickers Park neighbourhood, former community of Fort William
Date of construction of built resources (known or estimated, and source)	Built between 1878 and 1879 (Ontario Land Registry Historical Books; Thunder Bay Museum)
Date of significant alterations to built resources (known or estimated, and source)	Between June and December 1907, the McIntyre House was relocated to the Isabella Street property and placed onto a stone foundation (*Morning Herald*, Fort William, Dec. 19, 1907). Between December 1907 and June 1908, a one-and-a-half storey rear addition, complementary in form and siding to the main house, was constructed (*Morning Herald*, Fort William, June 2, 1908; Thunder Bay Public Library, Yellow Dot Files). Shortly after relocation the balustrades that once crowned the bay-window roofs, along with the urn finials on the second-storey balcony were removed (**Image 4** compared with **Image 2** and **Image 10**). The two interior bookend brick chimneys on the side elevations, originally rising above the roofline, as documented in **Image 3** and **Image 10,** were later shortened and capped. **Image 4** shows the chimneys intact immediately after relocation, suggesting the modification occurred later, likely following the house fire (Thunder Bay Public Library, Yellow Dot Files).

Field	Property Data
	By 1970, a second-storey glass-enclosed porch (sunroom) had been constructed on the front façade, as seen in **Images 4**, **5**, and **6**. In 1996, the enclosed second-storey porch was removed and the original open balcony across the front façade was reconstructed, as seen in **Image 7**.
Architect/designer/builder/contractor/ subcontractor (and source)	**Architect** Unknown **Contractor** George Lautenschlager (Ontario Land Registry Historical Books; *The Walleye,* Feb. 2018)
Previous owner(s) or occupants (and source)	The following chronology is drawn from files provided by the City of Thunder Bay, Thunder Bay Museum, and from the Ontario Land Registry Historical Books, both for the previous site and the current location of the house. **Previous Site:** **July 2, 1875 –** Crown Patent for 56 acres of land issued to Christina McVicar. **November 25, 1878 –** Christina McVicar et al. granted 0.22-acre parcel of land to John McIntyre for $50. **November 25, 1878 –** Lease recorded between George Lautenschlager and John McIntyre for $759(?). Construction on the McIntyre House was completed by George Lautenschlager in 1879. **February 1, 1906 –** Annie E. McIntyre granted the property to the Canadian Pacific Railway Company for $17,500. **Current Location:** **July 16, 1904** – Registered Plan 144 (Lots 1-94) made by Ontario Land Surveyor A.H. MacDougall for William Stevenson, Trustee. **September 24, 1906** – Lots 1-94 of Plan 144 granted to Louis Walsh & Arthur Algoma Vickers by William Stevenson, Trustee for $1. **October 15, 1906** – Lots 1-94 of Plan 144 granted via release of legacy by National Trust Company, Ltd. Administrators of Estate of Catherine Mary Vickers,

Field	Property Data
	deceased to Louis Walsh & Arthur Algoma Vickers for $50,000. **November 7, 1906** – Lot 40 of Plan 144 granted to Mary Catherine McMillan by Arthur Algoma Vickers and Louis Walsh and his wife for $562.50. **December 15, 1906** – Lots 41-42 granted to Frederick Babe by Louis Walsh and Arthur Algoma Vickers for $575. **June 11, 1907** – Lot 40 granted to George Robinson by Mary C. McMillan for $375. **June 11, 1907** – Lots 41-42 granted to George Robinson by Frederick Babe for $825. **December 1907** – George Robinson had purchased the McIntyre House from the Canadian Pacific Railway and moved it to Isabella Street (Source: *Morning Herald*, Fort William, Dec. 19, 1907). **June 1908** – George Robinson moved from Cameron Street into his fine new residence on Isabella Street (Source: *Morning Herald*, Fort William, June. 2, 1908). **June 10, 1916** – George Robinson granted Lots 40-42 to Martha Jane Robinson for $3,500. **September 10, 1918** – M.J. and G. Robinson granted Lots 40-42 to Davidson W. Black for $7,000. Davidson was a grain merchant. **April 8, 1919** – Edith Christina Black, widow of Davidson William Black, granted Lots 40-42 to John Frederick O'Brien for $8,000. O'Brien was the founder of a real estate agency. **May 23, 1922** – John Frederick O'Brien granted the property to Norah Patricia O'Brien for $1. **October 21, 1960** – Colleen O'Brien granted the property to Elaine Theresa O'Brien for $12,000. **March 16, 1992** – Elaine O'Brien sold the property to Gary and Denise Wolch for $130,000. Gary Wolsh attended the LACAC on April 15, 1992, to discuss his purchase and possible designation of the property. **March 26, 1999** – Gary and Denise Wolch transferred the property to Darryl and Connie Wilson for $176,500.
Previous function(s)	Residential

Field	Property Data
Current function* *This does not refer to permitted use as defined by the Zoning By-law	Residential (by 1965, the house contained two apartments, one on each floor)
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2009
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken on October 15, 2025, by Tara Jenkins, Egis' Cultural Heritage Manager. Permission to enter was not granted by the property owner, and photographs were taken of the exterior elevations from the public rights-of-way of Catherine Street and Isabella Street East, to support the assessment of the property's heritage value.

Interior features of 1017 Isabella Street were described in the Thunder Bay Public Library's "Yellow Dot Files" for the property. The surviving interior features have not been confirmed by the current owner, who purchased the property since 1999, and therefore have not been included as heritage attributes in **Section 3**, below, but have been described in **Section 2.1.1**.



Photograph 1: South (front) elevation of 1017 Isabella Street East (Source: Egis, October 15, 2025).



Photograph 2: South elevation of the house on 1017 Isabella Street East (Source: Egis, October 15, 2025).



Photograph 3: East elevation of 1017 Isabella Street East (Source: Egis, October 15, 2025).



Photograph 4: East elevation of the house with one-and-a-half storey frame carriage house on the property (Source: Egis, October 15, 2025).



Photograph 5: North elevation of the garage showing the hay loft, photographed from the rear alley between Catherine Street and Vickers Street South (Source: Egis, October 15, 2025).



Photograph 6: East elevation of the house photographed from the rear alley (Source: Egis, October 15, 2025).



Photograph 7: West and south elevations from the sidewalk (Source: Egis, October 15, 2025).



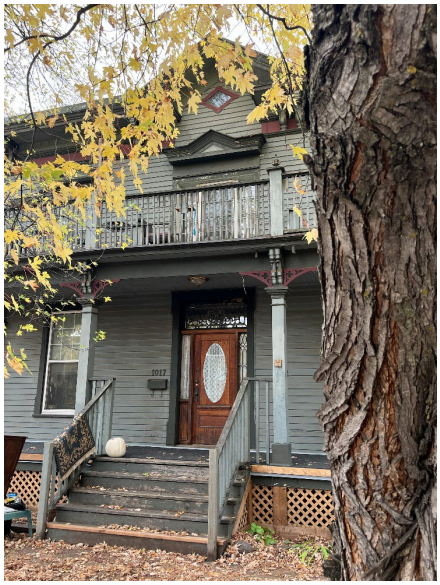
Photograph 8: View of the west and north (rear) elevation from Catherine Street (Source: Egis, October 15, 2025).



Photograph 9: Close up of the ornate wood eaves brackets (Source: Egis, October 15, 2025).



Photograph 10: Clapboard siding and vinyl storm windows with original wood surrounds (Source: Egis, October 15, 2025).



Photograph 11: Front façade and main entrance (Source: Egis, October 15, 2025).



Photograph 12: Details of the brackets on the bay window with segmentally arched wood paned windows (Source: Egis, October 15, 2025).



Photograph 13: Decorative details of the porch (Source: Egis, October 15, 2025).



Photograph 14: Close-up of second-storey balcony balustrade (Source: Egis, October 15, 2025).



Photograph 15: View of the stone foundation which extends 5 ½ to 7 inches beyond the frame structure of the house and the wood moulding under the bay window on the west elevation (Source: Egis, October 15, 2025).



Photograph 16: Close-up of the front entrance featuring original wood front door with square-headed transom and sidelights (Source: Egis, October 15, 2025).

2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

2.1 Research

This section of the report describes the history, architecture and context of the property at 1017 Isabella Street East and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

2.1.1 Discussion of Design or Physical Value

The discussion surrounding the design or physical value of the property centres on the three criteria set out in Ontario Regulation 9/06 as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method (criterion 1);
- Does the property display a high degree of craftsmanship or artistic merit (criterion 2); and/or,
- Does the property demonstrate a high degree of technical or scientific achievement (criterion 3)?

Based on the field review, consultation of books on Ontario architectural styles,[2] and professional expertise, the property has been identified as a rare example of a two-storey frame Italianate style house in the City of Thunder Bay. Constructed between 1878 and 1879 by contractor George Lautenschlager for John McIntyre, the house was relocated to its present site by December 1907 and set upon a stone foundation that projects approximately 5½ to 7 inches beyond the frame structure.[3] It is the only known surviving Italianate-style residence in Thunder Bay constructed entirely of wood with clapboard siding, and despite the later confirmation that the house at 30 Bendell Street predates it, the McIntyre House remains one of the municipality's most significant Victorian-era dwellings. Its form, wood construction, and Classical detailing distinguish it as a rare example of the Italianate style in the community, and one of the few surviving frame

[2] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990); Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., Publishers, 2004); Shannon Kyles, *The Story of Ontario Architecture: What We Built and Why We Built It* (Greensville: Shannon Kyles, 2025).
[3] See Section 2.1.2 for further information on the relocation of the McIntyre House and its chronology of ownership.

residences from its period of construction that has survived almost intact, reflecting the historic fire risk associated with wood buildings.[4] In his 1990 publication *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*, John Blumenson showcases the house as an example of an otherwise vernacular framed dwelling with strong Italianate accents.[5] Italianate buildings generally have a simple geometry, with square or rectangular façades and wide projecting eaves supported by decorative brackets, evoking the profile of Italian Renaissance palazzos.[6] While the overall form of the Italianate building is geometrically simple, the Italianate style exaggerates emphasis on select features, often with repeating motifs.[7]

Italianate architecture was the most prevalent house style in Ontario during the Victorian period (1850-1900),[8] and the McIntyre House reflects this style through its form, scale, massing, and ornamentation. The Italianate character of the house is expressed through its symmetrical three-bay façade, low-pitched hipped roof, and wide projecting roof eaves with modillions supported by repeated ornate paired cornice brackets with finials. A frame verandah spans the front façade, its original columns supporting a balustraded upper balcony. Each side elevation is two bays wide and includes a ground-floor bay window with three segmentally arched wood-sashed units, moulded wood panels beneath, and paired cornice brackets, like the roofline brackets, supporting a concave shingled roof with a flat top. The main entrance features a square-headed transom and sidelights. The entrance retains its original wood front door framed by irregular leaded glass transom and sidelights, although comparison of the sketch in **Image 11** with **Photograph 16** indicates that the leaded glass in the west sidelight has been replaced.

The pedimented roofline of the front facade has an eaves return,[9] a feature that reinforces the Classical symmetry of the façade. Its gable has a wooden lozenge-shaped window, a detail borrowed from the Gothic Revival style and highlighted with red-painted trim with pointed corners. A simple red-painted frieze also runs across the front and side elevations at the base of the paired brackets. The second-storey windows on the front façade echo the central gable through their pediments or hood mouldings and window cornices, which are Italianate accents.[10] The window pediments flanking the central

[4] Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.
[5] See Image 8; John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside), 64.
[6] Shannon Kyles, Ontario Architecture, "Italianate." Accessed online: https://www.ontarioarchitecture.com/italianate.htm
[7] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside), 64.
[8] Shannon Kyles, Ontario Architecture, "Victorian." Accessed online: https://www.ontarioarchitecture.com/Victorian.htm
[9] Ibid.
[10] Ibid; John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside), 64.

second-storey window are supported by small brackets complementary to those found on the roof cornice. Together, these elements create a cohesive mixture of Italianate and Classical elements that distinguishes the McIntyre House as a rare example of mid-to-late nineteenth century Ontario Victorian architecture in the City of Thunder Bay.

The one-and-a-half storey frame rear addition to the house is believed to have been added between December 1907, when the house was relocated, and June 1908, when George Robinson was reported to have taken up residence. The addition's siding is complementary to that of the main house, and its north elevation contains an exterior brick chimney.[11] On the west elevation, the addition includes a one-over-one sash window at the ground floor and a fixed-pane window at the second storey.

The one-and-a-half-storey wood-frame garage, originally a carriage house, was likely built around the same time as the rear addition. It features a gable roof and is clad in a combination of vertical and horizontal wood siding, though the white paint is now deteriorating. The upper storey contains a hay loft accessed from a north-facing loft door reached by an exterior wood staircase and balcony.[12] A pedestrian entrance is located on the east elevation beneath a second-storey sash window protected by an exterior wood storm window. The south elevation, facing Isabella Street, features double barn-style doors at the ground floor and an enclosed loft window above.[13]

As of the late 1990s, the interior of the house retained a high level of original detailing. Contributing interior features include the centre-hall entranceway parlour with original lighting, the dining-room chandelier and pocket doors, sliding glass doors, lathe-and-plaster walls, original mouldings and baseboards, and a fireplace with original ceramic tile.[14] The original kitchen cupboards remain in place, and the former maid's quarters are located off the main-floor kitchen.[15] Hardwood floors survive throughout, though they have been refinished.[16] A fire at some point in the home's history destroyed the central staircase, which was subsequently removed; it had once been a popular photography location for local brides.[17] The only remaining staircase to the second floor is located at the rear of the house.[18]

Several exterior features have changed over time. The stone foundation has been

[11] See Photograph 8.
[12] See Photograph 5.
[13] See Photograph 4.
[14] Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.
[15] Ibid.
[16] Ibid.
[17] Ibid.
[18] Ibid.

covered with parging. The balustrades that once crowned the bay-window roofs, as well as the urn finials on the second-storey porch, visible in **Images 2** and **10**, were no longer present by the time of **Image 4**, taken after the house was relocated. The two interior bookend brick chimneys that once rose above the roofline on the side elevations are now capped, though the fireplaces could be made operational.[19] **Images 3** and **10** show the original height of these chimneys, which were still intact in **Image 4** post-relocation, indicating they may have been shortened and capped following the house fire.

Although several wood window frames have been replaced, most original windowpanes remain. The window units forming the bay windows on each side elevation are protected by exterior eight-paned wood storm units.[20] Other windows on the side elevations are covered by nine-over-one vinyl storm windows installed over the original wood frames. The same applies to the main façade, including the ground-floor windows flanking the entrance and the second-storey segmentally arched windows. **Images 2** and **3** show that the original windows were two-over-two rectangular and segmentally arched sash units with irregular, flawed Victorian-era glass,[21] which are believed to remain intact behind the storm windows. **Images 1** and **10** show that the front façade originally featured louvered shutters, a common Victorian detail, which were removed sometime before John McIntyre's death in 1899, as seen in **Image 2**, then reinstated by 1900, as shown in **Image 3**.

Under the ownership of the Wolch family, who worked on the house in 1993, the house was painted in its current colour.[22] Based on **Images 5** and **6**, the house had previously been painted white with dark trim by the 1970s. The central shed-roofed, second-storey glass-enclosed porch addition, which served as a sunroom, was removed in 1996, and the front balcony was reconstructed at that time.[23] **Image 7** shows the before-and-after condition following the removal of the enclosed porch. **Images 6 and 9** show the earlier, shorter balustrade on the second-storey balcony; it was removed by 1990, as shown in **Image 8**, and its spindles were reused on the remaining staircase landing. A higher railing for safety, similar in appearance to the original balustrade, was eventually added in 1996.[24]

Although the exterior walls of the house are constructed with unusually deep 2x8 studs,

[19] Ibid.
[20] Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.
[21] Thunder Bay Public Library. "Historical Group Seeks Support for Restoration of McIntyre House." Daily Times-Journal, Fort William, July 10, 1970. L.F. T.B. – Architecture – McIntyre Home.
[22] Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.
[23] Ibid.
[24] Ibid.

which were reported in the 1970s as being twice the width of those commonly used in contemporary houses, and contain an eight-inch sand-filled cavity capable of stopping a bullet, the use of 2x8 studs, while uncommon, is not extraordinary and remains readily available today for projects that require deeper wall cavities and enhanced insulation.[25] Apart from this atypical wall assembly, and the fact that the house was relocated to its present site and placed on a stone foundation that projects 5½ to 7 inches beyond the wood frame structure, the building employs standard construction methods and materials characteristic of this period. Its heritage attributes are consistent with typical Victorian-era residential construction. For these reasons, the property does not exhibit a high degree of craftsmanship or artistic merit and does not demonstrate a high degree of technical or scientific achievement.

Based on the discussion above, 1017 Isabella Street East meets criterion 1 of Ontario Regulation 9/06.

2.1.2 Discussion of Historical or Associative Value

The discussion of the historical or associative value of a property considers three criteria set out in Ontario Regulation 9/06:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (criterion 4);
- Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture (criterion 5); and/or,
- Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community (criterion 6)?

A review of primary and secondary sources indicates that the property at 1017 Isabella Street East has historical value through its direct associations with John McIntyre, a prominent figure who is significant to the former community of Fort William, now part of the City of Thunder Bay. The following provides a chronological account of McIntyre's life, the construction and relocation of his house, and its subsequent ownership, underscoring the property's historical significance.

John McIntyre was born in 1817 in the village of Glenorchy, Argyllshire, Scotland, where

[25] Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort."*The Chronicle-Journal,* Thunder Bay, August 8, 1972. L.F. T.B. – Architecture – McIntyre Home

he attended the local school before continuing his education in Glasgow.[26] In 1841, he entered the service of the Hudson's Bay Company (HBC) as steward to Governor George Simpson and accompanied him on a journey across the globe.[27] Their travels took them from Scotland to Montreal by schooner, up the St. Lawrence River and the Great Lakes by canoe, through Fort William and onward to Fort Garry (Winnipeg), across the Rocky Mountains, and by sailing vessel to San Francisco and Alaska.[28] From there, they crossed the Bering Strait into Russia and continued through Europe, eventually reaching England.[29] Between 1841 and 1842, McIntyre circumnavigated much of the world by canoe, horseback, and ship.[30]

Following this journey, McIntyre was appointed to an HBC post on the Gulf of St. Lawrence in 1843, and the following year to Brunswick House on the Missinaibi River in the James Bay region, where he served for 11 years.[31] In 1855, he was transferred to Fort William, arriving by canoe with his wife, Jane Stone, and their four young daughters.[32] McIntyre served as Clerk in charge at Fort William from 1855 to 1873, after which he was appointed Factor,[33] a position he held until his retirement.[34] A Plan of Survey prepared for him in February 1873 by Provincial Surveyor Alex W. Simpson identifies a "Dwelling House owned by J. McIntyre Esq." on HBC lands along the north bank of the Kaministiquia River, east of Fort William, marking the location of the first house he occupied while overseeing the post.[35]

Upon retiring from the HBC, McIntyre turned his attention to building a new residence for his family. The Crown Patent for 56 acres of land that included the future site of the McIntyre House was issued to Christina McVicar on July 2, 1875.[36] Christina was the daughter of the late Robert McVicar, a land agent and one of the earliest European

[26] Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal,* Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.
[27] Ibid.
[28] Ibid.
[29] Ibid.
[30] Ibid.
[31] Ibid.
[32] Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal,* Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.
[33] Some trading posts were referred to as "factories," and the chief trader who oversaw operations at such a post was known as the "factor," responsible for its overall management and trade activities. Source: Michelle Filice, "HBC Trading Posts in Canada," *The Canadian Encyclopedia* (Historica Canada, published July 07, 2023; last edited July 07, 2023).
[34] Laurie Abthorpe, "Thunder Bay's Oldest Residence, Glenorchy: The McIntyre House." *The Walleye.* February 2018, 84-85.
[35] See Image 14: Thunder Bay Museum, Plan of Survey, February 7, 1873, completed by Alex W. Simpson for John McIntyre Esq. Call No. 975.6.287.
[36] Land Registry Office 55, Thunder Bay, Book 30A, Sheet 114, Concession H to K; Water Lot. Portion of block of land marked Christina McVicar. Accessed online: https://www.onland.ca/ui/55/books/75674/viewer/1616435?page=159

settlers in the Fort William area, who arrived with his family around 1859.[37] On November 25, 1878, Christina McVicar et al. granted McIntyre a 0.22-acre parcel for $50.[38] A lease recorded the same day between George Lautenschlager and McIntyre supports the conclusion, noted in a secondary source, that the new house was constructed by the George Lautenschlager Company of Prince Arthur's Landing, likely completed in 1879.[39] Census records from 1881 identify George Lautenschlager as a 24-year-old mason from Germany residing in Wilmot Township near Waterloo, and he is believed to be the same individual who built the McIntyre House, despite the absence of surviving records for his company.[40] McIntyre named the new residence "Glenorchy" after his birthplace in Scotland. The original location of the McIntyre House was near the Fort William Rowing Club (present-day Thunder Bay Rowing Club), as shown on the Fire Insurance Plan updated to May 1950, on the west bank of the Kaministiquia River within lands formerly owned by Christina McVicar.[41]

Even after retiring from the HBC, McIntyre continued to serve the government as an Indian agent, customs officer, justice of the peace, and municipal councillor.[42] He and his family lived at Glenorchy, situated upriver from the former Fort William post, which was closed in the 1880s following his retirement.[43]

John McIntyre died at his residence on July 9, 1899, at the age of 82.[44] His wife, Jane Stone, had predeceased him in 1886, as had two daughters and one son.[45] One surviving daughter, Annie E. McIntyre, who resided on Front Street after his death,[46] retained ownership of the McIntyre House, keeping it furnished and renting it to various tenants, including Harold E. Copp of the stove-manufacturing firm W.J. Copp, Son & Co. and his family from 1902 to 1903, while Copp's own residence at 541 Christina Street was being

[37] Thunder Bay Museum. Thunder Bay Historical Society Papers, 1926-27 and 1927-28. "John McIntyre by Miss Annie E. McIntyre;" Elizabeth Arthur, "McVicar (MacVicar, McVicker), Robert," *Dictionary of Canadian Biography*, vol. 9, University of Toronto and Université Laval, accessed online: https://www.biographi.ca/en/bio/mcvicar_robert_9E.html.
[38] Ibid.
[39] Ibid; Laurie Abthorpe, "Thunder Bay's Oldest Residence, Glenorchy: The McIntyre House." *The Walleye.* February 2018, 84-85.
[40] Ancestry, *1881 Census of Canada*. Wilmot, Waterloo South, Ontario; Roll: C_13264; Page 64, Family No. 285. Ancestry.ca - 1881 Census of Canada
[41] See Image 15: City of Thunder Bay, Fort William Fire Insurance Plan, Sheet 19, January 1919, Revised to May 1950.
[42] Thunder Bay Public Library, "Badanai Urges Gov't. Aid Restoring Historic House." *The News-Chronicle,* Port Arthur, October 20, 1970. L.F. T.B. – Architecture – McIntyre Home; Thunder Bay Museum. "John McIntyre House Folder."
[43] Thunder Bay Museum. "John McIntyre House Folder;" Jean Morrison, "Fort William," *The Canadian Encyclopedia* (Historica Canada, published January 4, 2011; last edited April 28, 2025). Accessed online: HBC Trading Posts in Canada | The Canadian Encyclopedia
[44] Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal,* Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.
[45] Ibid.
[46] City of Thunder Bay. Henderson's Post Office Directory, Fort William, 1900-01.

constructed.[47] On February 1, 1906, she sold the McIntyre House property to the Canadian Pacific Railway Company for $17,500.[48] This amount also included lands from the McKellar and McVicar estates; the McIntyre House site represented only a portion of the lands sold to the Canadian Pacific Railway for the expansion of their facilities, including the construction of a freight office and depot.[49]

As part of this expansion, the Canadian Pacific Railway were planning to demolish the McIntyre House. Instead, a man named George Robinson initiated plans to relocate the house to its present site on Isabella Street.[50] To accomplish this, he first needed to acquire suitable lots onto which the McIntyre House could be moved. The following paragraphs trace the chain of ownership for the relocation site and outline how the property was subdivided and transferred over time, leading to its eventual sale to George Robinson.

The Isabella Street property was originally part of a 12.5-acre parcel of land within the Fort William town site that had been patented to John Joseph Vickers, a Toronto resident and founder of the Vickers Express Company.[51] When Vickers died in 1896, his extensive land holdings, which reportedly exceeded 1200 acres in the area surrounding Fort William and Port Arthur, transferred to his wife, Catherine Mary Vickers.[52]

In 1902, Catherine Mary Vickers donated 10 acres of land to the Town of Fort William to establish the public park later named Vickers Park. In 1904, William Stevenson, Trustee of the Estate of Catherine Mary Vickers, together with her son, Arthur Algoma Vickers, commissioned Ontario Land Surveyor A.H. McDougall to survey Part of Lot 1, Concession 2 in the former Township of Neebing, which by that time had become part of the Town of Fort William.[53] MacDougall subdivided the land into ninety-four lots on the west side of Norah Street under Registered Plan 144, dated July 16, 1904.[54]

---

[47] Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort." *The Chronicle-Journal,* Thunder Bay, August 8, 1972. L.F. T.B. – Architecture – McIntyre Home; Thunder Bay Museum. "Oven." Virtual Exhibits, Museum Alphabet. Accessed online: https://www.thunderbaymuseum.com/exhibits/virtual/museum-alphabet/oven/
[48] Land Registry Office 55, Thunder Bay, Book 30A, Sheet 114, Concession H to K; Water Lot. Portion of block of land marked Christina McVicar. https://www.onland.ca/ui/55/books/75674/viewer/1616435?page=159
[49] Thunder Bay Museum. Thunder Bay Historical Society Papers, 1926-27 and 1927-28. "John McIntyre by Miss Annie E. McIntyre."
[50] Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal,* Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home.
[51] City of Thunder Bay, "Catherine Vickers." Accessed online: https://www.thunderbay.ca/en/city-hall/catherine-vickers.aspx
[52] Ibid.
[53] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[54] Thunder Bay Museum, A. H. MacDougall, *Plan of Subdivision of Part of Lot 1, Concession 2, Neebing, Now Town of Fort William*, Plan 144, Call No. 987.17.314.

In October of 1906, all ninety-four lots of Plan 144 were granted by the administrators of Catherine Mary Vickers' estate to Louis Walsh and Arthur Algoma Vickers for $50,000.[55] Later that year in November, Lot 40 of Plan 144, which comprises the northerly portion of the subject property, was granted to Mary Catherine McMillan by Arthur Algoma Vickers and Louis Walsh and his wife for $562.50.[56] Walsh and Vickers subsequently granted Lots 41-42, comprising the remainder of the lot, to Frederick Babe in December of 1906 for $575.[57] On June 11, 1907, Mary C. McMillan granted Lot 40 to George Robinson for $375, and on the same day Frederick Babe also granted him Lots 41 and 42 for $825.[58] With these transactions, Robinson acquired the full Isabella Street property that would become the new site of the McIntyre House.

According to the 1901 Census of Canada, Robinson was a 36-year-old dairyman[59] living with his wife, Martha Jane, and their young family of two sons and two daughters.[60] Henderson's Directory for 1900 to 1901 also records him as a dairyman, with two other Robinsons listed immediately below him: Jonathan, an engineer, and W. Robinson, a carpenter.[61] Although their relationship to George Robinson is not documented, it is possible they were relatives whose technical and carpentry skills may have assisted him with the logistical challenges of relocating the McIntyre House.

On December 19, 1907, the Fort William *Morning Herald* reported that city wires had been cut during the move of the McIntyre House to Isabel Street, now Isabella Street.[62] George Robinson, along with Beaton and McLeod,[63] appeared before the commission regarding the charge for this work.[64] Although the discussion focused on the fee, the article clearly indicates that by December 1907 the McIntyre House had already been relocated to the Isabella Street property.

On June 2, 1908, the *Morning Herald* reported that George Robinson had moved from

[55] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[56] Ibid.
[57] Ibid.
[58] Ibid.
[59] Given the cost of purchasing and relocating the McIntyre House, and the fact that Robinson retired while still in his 40s, it is likely that "dairyman" in this context refers to the owner and operator of a dairy business rather than a wage-earning labourer.
[60] Ancestry, *1901 Census of Canada*. Algoma, Fort William, Ontario; Page 1, Family No. 4. Ancestry.ca - 1901 Census of Canada
[61] City of Thunder Bay. Henderson's Post Office Directory, Fort William, 1900-01.
[62] Thunder Bay Museum. "Cost of Cutting Wires." *Morning Herald*, Fort William, December 19, 1907.
[63] Given the way the article refers to Beaton and McLeod, it is reasonable to conclude that they were subcontractors hired by Robinson to assist with the relocation of the house, likely the individuals responsible for cutting the wires to facilitate the move.
[64] Thunder Bay Museum. "Cost of Cutting Wires." *Morning Herald*, Fort William, December 19, 1907.

Cameron Street into his fine new residence on Isabella Street, indicating that renovations to the relocated house were complete.[65] Henderson's Directories for 1909 and 1910 list him as a retired householder at 1017 Isabella Street.[66] The 1911 Census of Canada corroborates this, recording George Robinson as a gentleman living at that address with his wife Martha, their two sons, and one daughter.[67]

In June 1916, George Robinson transferred the property to his wife, Martha Jane Robinson, for $3,500, likely to simplify its management in preparation for a future sale.[68] In September 1918, Martha Jane and George Robinson sold the property to Davidson W. Black for $7,000.[69]

Davidson William Black was a grain merchant and broker.[70] He died suddenly on November 18, 1918, in Minnesota at the age of 46.[71] In April 1919, his widow, Edith Christina Black, granted the property to John Frederick O'Brien for $8,000.[72] Following the sale, Edith C. Black and her three young sons relocated to Kelowna, British Columbia, where they were recorded in the 1921 Census of Canada.[73]

By the mid-to-late twentieth century, 1017 Isabella Street would become familiarly known to Fort William residents as "the O'Brien home," reflecting the family's long occupation of the McIntyre House. However, John Frederick O'Brien did not move to the property immediately after purchasing it in April 1919. The O'Briens had lived in Fort William since about 1911, first residing at 307 Marks Street South at the time of the 1911 Census of Canada.[74] The 1921 Census, however, records John Frederick O'Brien, his wife Norah Patricia, and their children Brian, Patrick, and Colleen living in a rented home in Winnipeg.[75]

---

[65] Thunder Bay Museum. *Morning Herald*, Fort William, June 2, 1908.
[66] City of Thunder Bay. Henderson's Fort William City Directories, 1909-10
[67] Ancestry, *1911 Census of Canada*. Thunder Bay and Rainy River, Fort William, Ontario; Page 16, Family No. 143. Ancestry.ca - 1911 Census of Canada
[68] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[69] Ibid.
[70] Thunder Bay Public Library. "O'Brien Home Was Built by Hudson's Bay Factor." *The Times-Journal,* Fort William, November 26, 1962. L.F. T.B. – Architecture – McIntyre Home; Ancestry, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 116. Ancestry.ca - Ontario, Canada, Marriages, 1826-1943
[71] Thunder Bay Public Library. *Index of Death Notices, Obituaries, In Memoriams and Estate Notices Published in the Fort William Daily Times-Journal, 1900–1972.* Accessed online: https://www.tbpl.ca/wp-content/uploads/sites/146/2023/10/fwdtj-death-index-1900-1972.pdf
[72] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[73] Ancestry, *1921 Census of Canada*. Kelowna, Yale, British Columbia; Page No. 7. Ancestry.ca - 1921 Census of Canada
[74] Ancestry, *1911 Census of Canada*. Thunder Bay and Rainy River, Fort William, Ontario; Page 22; Family No. 199. Ancestry.ca - 1911 Census of Canada
[75] Ancestry, *1921 Census of Canada*. Winnipeg South, Manitoba; Page 7. Ancestry.ca - 1921 Census of Canada

In May 1922, O'Brien transferred 1017 Isabella Street to his wife for $1, suggesting that the family relocated from Winnipeg to the property around this time.[76] The transfer likely served practical purposes, simplifying inheritance and property management as O'Brien's work would have required frequent travel.

John Frederick O'Brien, founder of the O'Brien Agency Ltd., worked in insurance and real estate and had previously served on Fort William City Council, acclaimed on January 23, 1918, as councillor for Ward 3.[77] The 1931 Census of Canada records him as an insurance agent living at 1017 Isabella Street in an 11-room wood house valued at $5000, along with his wife, their children, a maid, and a roomer.[78] His eldest son, Brian, a ham radio operator, was credited with discovering that the house's exterior walls were unusually fortified when sand poured out of a hole he drilled for an antenna.[79] The walls contained 2x8 studs with an 8-inch sand-filled cavity between the interior and exterior walls, dense enough to stop a bullet.[80]

John Frederick O'Brien died at home on June 24, 1947, at the age of 68.[81] His widow, Norah Patricia O'Brien, passed away in February 1956 at the age of 75 and was interred with her husband in St. Patrick's Cemetery.[82] Her obituary noted that she was survived by their three children, Brian, Patrick, and Colleen, all residing in Fort William.[83] Colleen inherited the property following her mother's death.[84]

Around this period, the Fire Insurance Plan updated to May 1950 shows the McIntyre House as a two-storey wood-frame dwelling with a one-and-a-half-storey rear addition.[85] The detached carriage house is shown as a two-storey wood-frame automobile garage, indicating that the hay loft was counted as a full second storey.[86]

A 1957 Voters List records Colleen O'Brien and her brother Patrick O'Brien residing at 1017 Isabella Street.[87] Colleen was listed as an agent, and Patrick worked in insurance,

---

[76] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[77] City of Thunder Bay. "Fort William City Councils 1910–1919." Accessed online: Fort William City Councils 1910-1919 - City of Thunder Bay; Ancestry, Registration of Deaths, 1947. Ancestry.ca - Ontario, Canada, Deaths and Deaths Overseas, 1869-1952
[78] Ancestry, *1931 Census of Canada*. Fort William, Ontario; Page 14; Family No. 150. Ancestry.ca - 1931 Census of Canada
[79] Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort." *The Chronicle-Journal,* Thunder Bay, August 8, 1972. L.F. T.B. – Architecture – McIntyre Home.
[80] Ibid.
[81] Ancestry, Registration of Deaths, 1947. Ancestry.ca - Ontario, Canada, Deaths and Deaths Overseas, 1869-1952
[82] Ancestry, The Ottawa Journal, Feb. 29, 1956. https://www.ancestry.ca/imageviewer/collections/50019/images/32660_300808-00964?pId=78645
[83] Ibid.
[84] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[85] See Image 16: Fort William Fire Insurance Plan, Sheet 16, January 1919, Revised to May 1950.
[86] Ibid.
[87] Ancestry, Voters Lists, Fort William, Ontario 1957. Ancestry.ca - Canada, Voters Lists, 1935-1980

showing that both siblings were employed in the family business while continuing to live in the family home.[88]

In October 1960, Colleen O'Brien sold the property to Elaine Theresa O'Brien for $12,000.[89] Elaine was the wife of Colleen's brother Brian, who, like his father, worked in insurance and real estate.[90] The couple lived at 737 Norah Street South by the time of the 1965 Voters List.[91] Around the time of the 1960 sale, 1017 Isabella Street was likely divided into two rental apartments, one on each floor. The 1965 Voters List records two separate families living at the address: Walter R. and Ellen Sinclair, and Wilbert and Zelda Trimble.[92]

On July 9, 1970, the Fort William *Daily Times-Journal* reported uncertainty regarding the future of the McIntyre House following a meeting between James A. C. Auld, Minister of Tourism and Information, and Larry Ryan, Director of the Heritage Foundation of Ontario.[93] Mrs. John R. (Annette) Augustine, Chairman of the Thunder Bay Historical Society, urged the foundation to purchase, restore, and maintain the building, then believed to be the oldest surviving historic house in the city and the retirement home of John McIntyre.[94] She suggested the house, owned at the time by Mrs. O'Brien, could serve as an interim museum and headquarters for the Society.[95] A follow-up article noted that these discussions coincided with evaluations of potential sites for the reconstruction of Old Fort William.[96] Archaeological excavations along the north bank of the Kaministiquia River revealed remains of the original fort, but the Ontario government ultimately chose in 1971 to reconstruct Fort William Historical Park 14 kilometres upriver at Pointe de Meuron.[97]

Further discussion appeared in the Port Arthur *News-Chronicle* later in 1970. On October 20, Hubert Badanai, Member of Parliament (MP) for Fort William, appealed to the federal government to assist in preserving the McIntyre House, emphasizing the Historical Society's efforts to acquire what was believed to be Fort William's oldest surviving

[88] Ibid.
[89] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[90] Ancestry, Voters Lists, Fort William, Ontario 1965. Ancestry.ca - Canada, Voters Lists, 1935-1980
[91] Ibid.
[92] Ancestry, Voters Lists, Fort William, Ontario 1965. Ancestry.ca - Canada, Voters Lists, 1935-1980
[93] Thunder Bay Public Library. "Future Being Plotted." *Daily Times-Journal,* Fort William, July 9, 1970. L.F. T.B. – Architecture – McIntyre Home.
[94] Thunder Bay Public Library. "Future Being Plotted." *Daily Times-Journal,* Fort William, July 9, 1970. L.F. T.B. – Architecture – McIntyre Home.
[95] Ibid.
[96] Thunder Bay Public Library. "Historical Group Seeks Support for Restoration of McIntyre House." *Daily Times-Journal,* Fort William, July 10, 1970. L.F. T.B. – Architecture – McIntyre Home.
[97] Ibid; Jean Morrison, "Fort William," *The Canadian Encyclopedia* (Historica Canada, published January 4, 2011; last edited April 28, 2025). Accessed online: HBC Trading Posts in Canada | The Canadian Encyclopedia

historic residence.[98] On December 15, Mrs. Augustine appeared before Thunder Bay City Council requesting the creation of a Thunder Bay Historical Board to negotiate the purchase of the house for use as a museum.[99] She proposed restoring the main floor to its historical period and using the upper floor as a "living museum."[100] Some artifacts within the house were proposed for relocation to the reconstructed fort, indicating that McIntyre-era relics remained in the home as late as 1970.[101]

By 1972, however, the house was deemed unsuitable for the new city museum due to its wood-frame construction and associated fire risk.[102] The McIntyre House continued to operate as a duplex, and among its tenants was Douglas Reedhead, who lived there in 1982.[103]

On February 18, 1992, Gary Wolch had the McIntyre House surveyed and gathered historical research in preparation for its purchase.[104] On March 11, 1992, Wolch, who was the Business Representative and Financial Secretary for the Lakehead Labour Centre, wrote to the Local Architectural Conservation Advisory Committee (LACAC) to indicate that he was in the process of buying the McIntyre House and to inquire about potential heritage benefits.[105] He noted that he would be unable to move in until May because the house was still occupied by tenants.[106] On March 16, 1992, Elaine O'Brien sold the property to Gary and Denise Wolch for $130,000.[107] Wolch attended the April 15, 1992 LACAC meeting to discuss the purchase and possible designation, demonstrating that the heritage significance of the McIntyre House had long been recognized in the community.[108]

In March 1999, Gary and Denise Wolch sold the property to Darryl and Connie Wilson for $176,500.[109] The property has since been sold to its current owners.

In summary, the property is historically associated with John McIntyre, an important Hudson's Bay Company official stationed in Fort William and is therefore of historical

---

[98] Thunder Bay Public Library. "Badanai Urges Gov't. Aid Restoring Historic House." *The News-Chronicle,* Port Arthur, October 20, 1970. L.F. T.B. – Architecture – McIntyre Home.
[99] Thunder Bay Public Library. "Society Requests Board, Acquisition of Landmark." *The News-Chronicle,* Port Arthur, December 15, 1970. L.F. T.B. – Architecture – McIntyre Home.
[100] Ibid.
[101] Ibid.
[102] Thunder Bay Public Library. Lon Patterson, "McIntyre Home Built Like Fort." *The Chronicle-Journal,* Thunder Bay, August 8, 1972.
[103] Thunder Bay Museum. "John McIntyre House Folder."
[104] See Image 13: Thunder Bay Museum, "John McIntyre House Folder."
[105] City of Thunder Bay, 1017 Isabella Street, Original File Copy.
[106] Ibid.
[107] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books
[108] City of Thunder Bay, 1017 Isabella Street, Original File Copy.
[109] Land Registry Office 55, Thunder Bay, Book 551, Plan W144; East Catherine; Lot 1 to 44. Pages 112-113: Ontario Land Registry Historical Books

significance to the City of Thunder Bay. Although the Robinsons and O'Briens were also associated with the property, they were not found in this research to be historically significant to the community. Furthermore, the property does not yield, nor does it have the potential to yield, information that contributes to an understanding of a community or culture. Furthermore, the property is not known to display or present the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The architect associated with the property was not determined and while George Lautenschlager, a German contractor from the Waterloo region was responsible for building the McIntyre House between 1878 and 1879, there is no evidence to suggest that he was a builder of significance to the community of Thunder Bay.

Based on the discussion above, 1017 Isabella Street East meets criterion 4 of Ontario Regulation 9/06.

2.1.3 Discussion of Contextual Value

The discussion of the contextual value of a property focuses on the three criteria set out in Ontario Regulation 9/06:

- Is the property important in defining, maintaining or supporting the character of an area (criterion 7);
- Is the property physically, functionally, visually or historically linked to its surroundings (criterion 8); and/or,
- Is the property a landmark (criterion 9)?

The property at 1017 Isabella Street East does not define, maintain, or support the character of the Vickers Park neighbourhood. The McIntyre House was originally constructed between 1878 and 1879 on the Christina McVicar lands along the west bank of the Kaministiquia River. Its relocation to the corner of Isabella Street East and Catherine Street in 1907 coincided with the early stages of residential development in the area. As such, the house was not moved into an established neighbourhood but instead became an early building within the emerging subdivision, referred to as the Vickers Addition[110] Land clearing for this neighbourhood began in 1904 and by 1906, the land was surveyed and laid out in a rectangular grid pattern.

Between 1900 and 1920, several estate houses were constructed within the Vickers Addition between Arthur Street East and Walsh Street East as part of Registered Plans

[110] This subdivision is now called the Vickers Park neighbourhood.

144 and 393.[111] Among the earliest notable residences constructed in the neighbourhood in the first decade of the twentieth century, around the time of the relocation of the McIntyre House, was the John King Residence (302 Archibald Street South). Constructed in 1905 for a railroad contractor and Fort William City Councillor, this two-and-a-half-storey Edwardian house, distinguished by its polygonal tower with a pyramidal roof, was built entirely of Vert Island stone.[112]

Other significant buildings constructed in the vicinity of 1017 Isabella Street during this period included major public institutions. Fort William Collegiate Institute (521 Marks Street South), an example of Beaux-Arts Classicism constructed of brick and stone, was one such landmark. St. Paul's Anglican Church, located at Ridgeway Street and John Street, was another. It was originally built between 1907 and 1908 as a brick church, burned down in 1932, and was subsequently rebuilt.[113]

Further west along Isabella Street from 1017 Isabella Street, the John I. McEwan Residence (439 Marks Street South) was constructed around 1914 as an Edwardian home with a red brick veneer exterior, Simpson Island stone foundation, bay windows, and a second-storey enclosed porch addition.[114] The Vickers Park neighbourhood reached its present form by the mid-twentieth century and has experienced little residential development since that time.[115] Although many early twentieth century houses of various architectural styles survive in the neighbourhood, the McIntyre House is the only remaining wood residence from its period of construction. This rarity reflects the high fire risk associated with wood construction, the harsh local climate, and the early twentieth century preference for brick and stone, supported by the availability of local stone.

The other wood frame houses on the west side of Catherine Street and Vickers Street South consist of later Victory houses (post-Second World War) and catalogue houses with jerkinhead (clipped gable) roofs from the mid-20th century. Adjacent properties on the east side of Catherine Street include a two-and-a-half storey vernacular red brick Edwardian residence (434 Catherine Street) and the three-storey red brick apartment building

[111] Thunder Bay Museum, A. H. MacDougall, Plan of Subdivision of Part of Lot 1, Concession 2, Neebing, Now Town of Fort William, Plan 144, Call No. 987.17.314; E.R. Bingham, Plan of Hedley Park, Subdivision of Lot 2, Concession 2, Neebing, Now in Fort William, Plan 393, Call No. 987.17.362.
[112] City of Thunder Bay. *Walking Tour: Architectural Tour of Vickers Park. Accessed online: https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Walking-Tour-Vickers-Park---ACC.pdf*
[113] City of Thunder Bay. *Walking Tour: Architectural Tour of Vickers Park. Accessed online: https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Walking-Tour-Vickers-Park---ACC.pdf*
[114] Ibid.
[115] See Image 16: City of Thunder Bay, Fort William Fire Insurance Plan, Sheet 16, January 1919, Revised to May 1950.

formerly known as Ross Apartments (430 Catherine Street). As a Victorian-era Italianate residence that was relocated to its current site during the early development of the Vickers Park neighbourhood, the McIntyre House is architecturally inconsistent with the prevailing Edwardian character of the area and mid-twentieth-century infill, and therefore does not define, maintain, or support the character of the neighbourhood.

According to an April 29, 1974, article in the Thunder Bay *Chronicle-Journal*, the O'Brien residence at the corner of Isabella and Catherine Streets, described as the first house built in Fort William, had diseased and old trees cut down, including ash, sometimes called Manitoba maple.[116] The owner reported that new maple trees would be planted as replacements.[117] This account illustrates how the landscape of the property has evolved. The mature maple trees that now line the property boundary and screen the front of the house from Isabella Street East are believed to be the replacement plantings from the 1970s. Although not original, the trees remain compatible with the historical character of the property. The coniferous trees along the Catherine Street sidewalk, which obscure the west elevation, are thought to have been planted after the maples due to their height. The wood fence along the northern property boundary, separating 1017 Isabella Street from the neighbouring property at 434 Catherine Street, was erected in 1995.[118]

The property at 1017 Isabella Street East is not physically, functionally, visually, or historically linked to its surroundings in a meaningful way. There is no shared material connection with nearby properties, as the McIntyre House is the only Victorian-era residence in the neighbourhood constructed entirely of wood. Its original function as the retirement home of John McIntyre is no longer associated with the site, since the house was relocated to the Vickers Park neighbourhood in 1907. Historically, the house originally stood along the west bank of the Kaministiquia River in a natural, rather than residential, setting. This earlier context differs substantially from its current suburban surroundings, further limiting any historical connection to adjacent properties.

The property also lacks a strong visual relationship with significant features in its surroundings. Despite its prominent corner location, it was not constructed on elevated ground and does not command views of notable nearby landmarks. Mature maple and coniferous trees now screen the house from the surrounding streets, further diminishing

[116] Thunder Bay Public Library. "Old Friends Gone." *The Chronicle-Journal,* Thunder Bay, April 29, 1974. L.F. T.B. – Architecture – McIntyre Home.
[117] Ibid.
[118] See Photograph 8; Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.

its visual presence.

The property at 1017 Isabella Street East is considered a landmark building. Although the house was relocated to its present corner location in 1907 and its prominence within its context is belied by mature trees that obscure it from view, its continuous presence as the McIntyre House at this location for more than 115 years contributes significantly to its landmark status. As early as 1970, the restoration of the house was the subject of discussions involving the Thunder Bay Historical Society, the Heritage Foundation of Ontario, and the Minister of Tourism and Information (now the Ministry of Citizenship and Multiculturalism), and it was briefly considered as a potential museum or headquarters for a local historical board.[119]

The house has long been regarded as a point of interest for visitors, with tour buses stopping to view the property in the 1990s.[120] During the same decade, it was also considered for heritage designation, with the owner seeking to access potential financial benefits for its restoration. The property was included in the Vickers Park neighbourhood "Walking Tour," recognized at the time as the oldest historic home in Thunder Bay and valued for its association with John McIntyre.[121] Overall, it remains a landmark as it is a well-known marker in the community.

Based on the above discussion, 1017 Isabella Street East meets criterion 9 of Ontario Regulation 9/06 for contextual value.

[119] See Section 2.1.2 for more information.
[120] Thunder Bay Public Library. Yellow Dot Files. L.F. T.B. – Architecture – McIntyre Home.
[121] City of Thunder Bay. *Walking Tour: Architectural Tour of Vickers Park. Accessed online: https://www.thunderbay.ca/en/city-hall/resources/Documents/HistoryHeritageandRecords/Walking-Tour-Vickers-Park---ACC.pdf*

2.2 Select Visual Sources



Image 1: John McIntyre and guests (Source: Thunder Bay Public Library Files)



Image 2: Pre-1899 photo of John McIntyre on the porch of the house in its original location flanked by two boys (Source: Thunder Bay Public Library Files, *Fort William Times-Journal*, November 11, 1962)



RESIDENCE OF GOVERNOR McINTYRE, FORT WILLIAM. Photo by Evans.

Image 3: View of the house on the Kaministiqua River, about one mile upstream from the original Fort William (Source: Thunder Bay Public Library Files, Souvenir View Book, *The Twin Towns, Port Arthur and Fort William*, W.G. MacFarlane, Toronto, 1900.

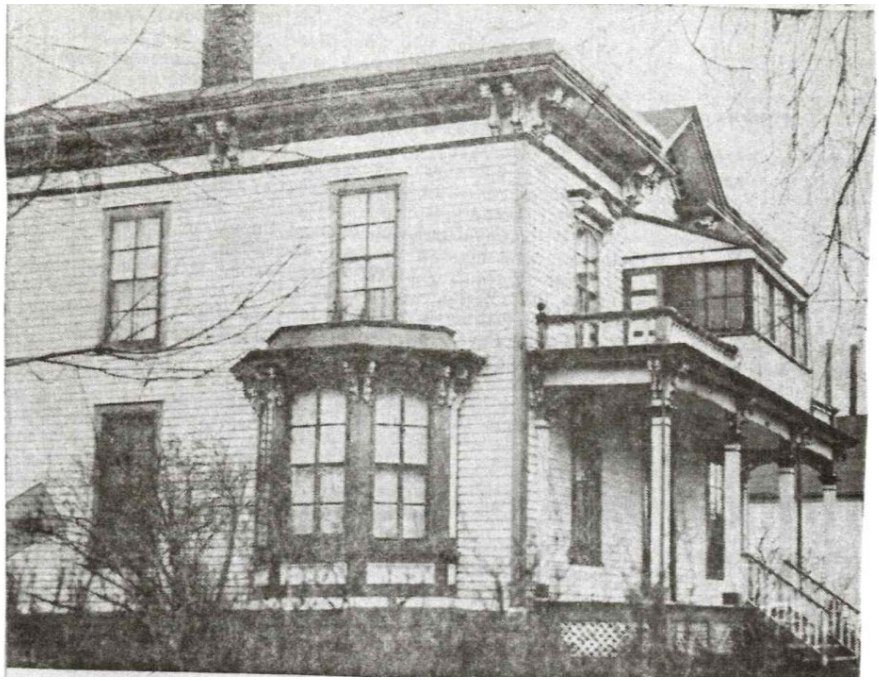


Image 4: View of the house, with extant brick chimney at 1017 Isabella Street post-relocation (Source: Thunder Bay Public Library Files, Fort William Times-Journal, n.d.)



Image 5: View of the house in December 5, 1970 (Source: Thunder Bay Public Library Files, Fort William *Times-Journal*, December 5, 1970)



Image 6: View of the house in April 29, 1974 (Source: Thunder Bay Public Library Files)

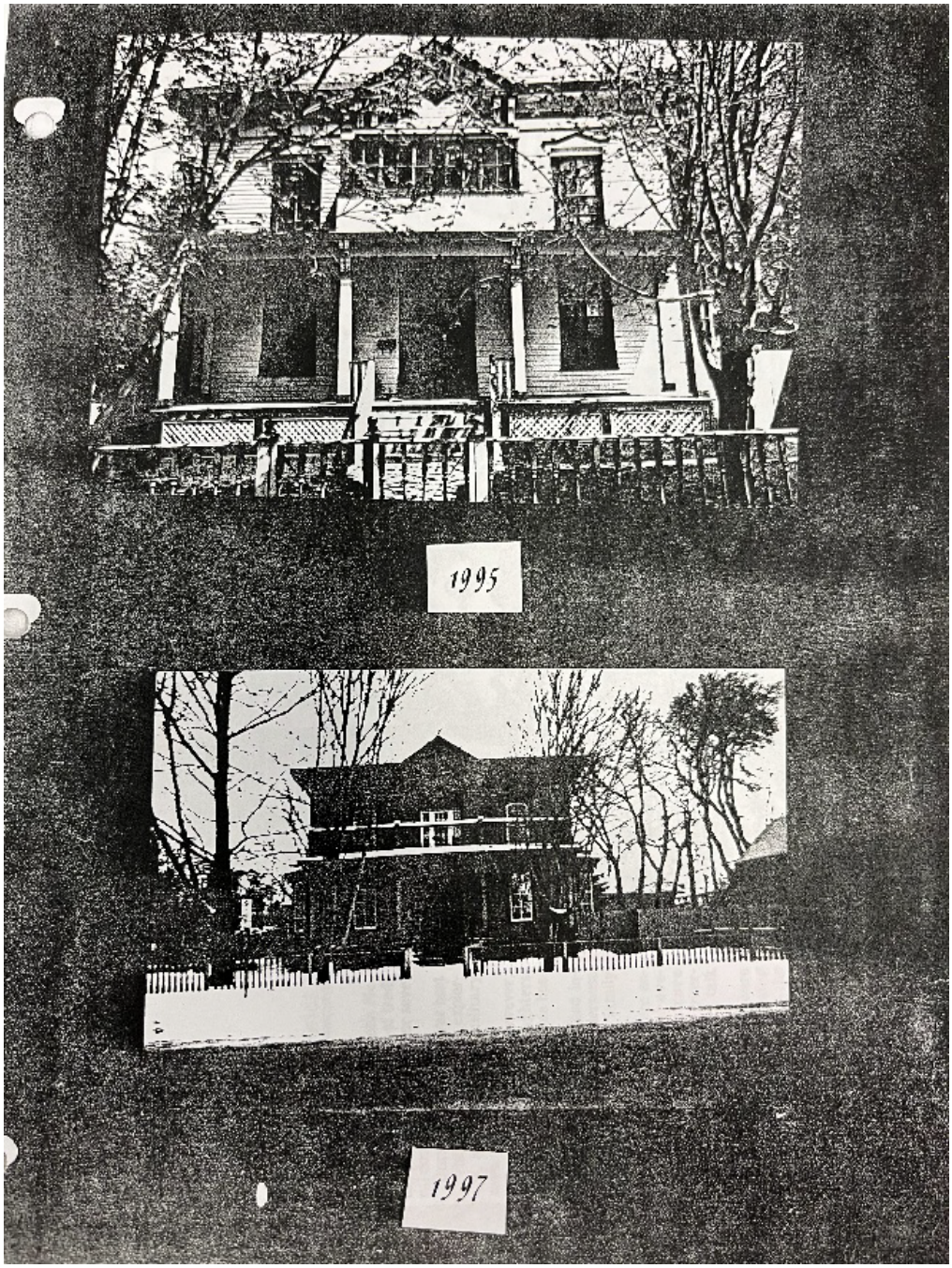


Image 7: View of house between 1995 and 1997, when the enclosed second storey porch was removed (Source: Thunder Bay Public Library Files)



Image 8: Photograph of the house in 1990, as featured in *Ontario Architecture* (Source: Blumenson 1990:64)



Image 9: Photograph prior to 1990 with enclosed second storey porch (Source: Thunder Bay Public Library Files)

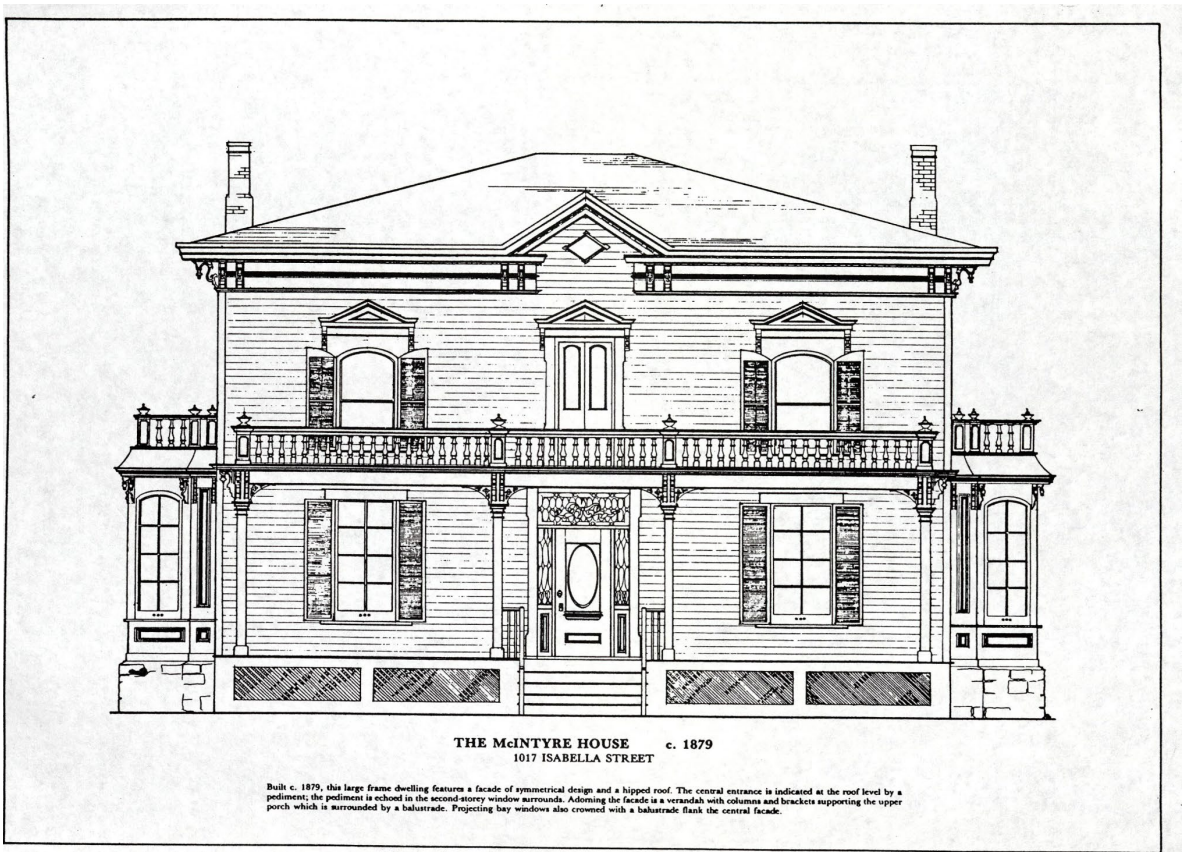


Image 10: Sketch of the front elevation of the house prior to relocation (Source: Thunder Bay Public Library Files)

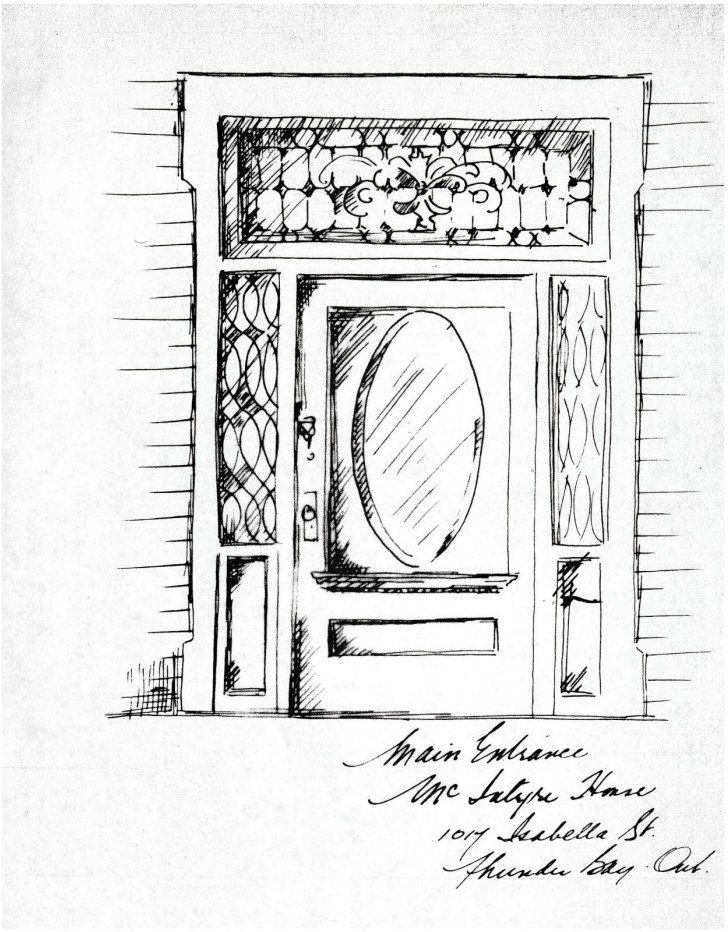


Image 11: Sketch of the main entrance (Source: Thunder Bay Public Library Files)

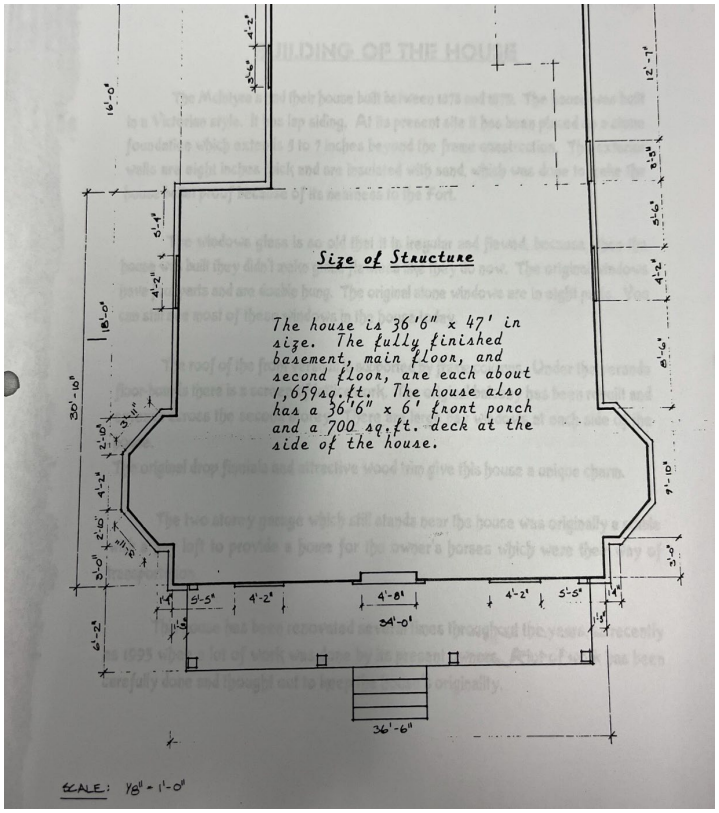


Image 12: Sketch of the size of the structure (Source: Thunder Bay Public Library Files)

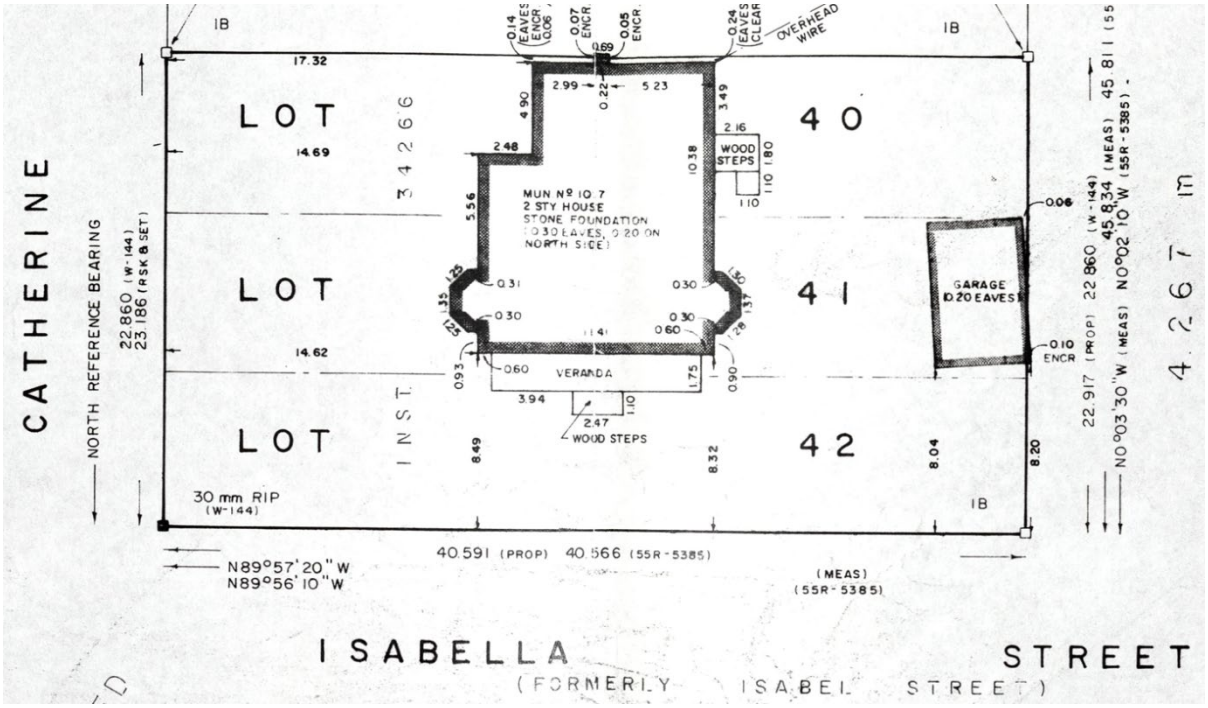


Image 13: February 18, 1992 Plan of Survey, completed by Steven J. Card O.L.S. for Wolch (Source: Thunder Bay Museum, John McIntyre House Folder)

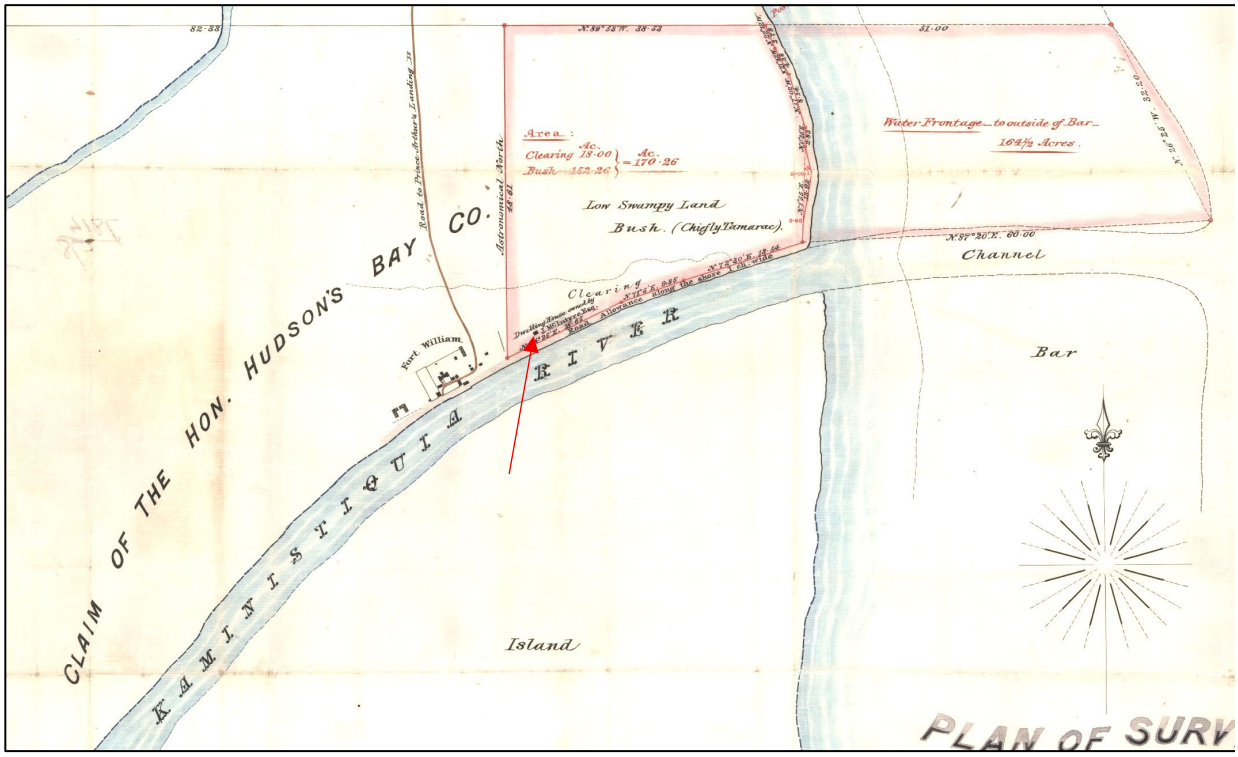


Image 14: February 1873 Plan of Survey, completed by Alex W. Simpson for John McIntyre, showing the location of McIntyre's first house (red arrow), east of Fort William on the Kaministiquia River (Source: Thunder Bay Museum, Call No. 975.6.287)

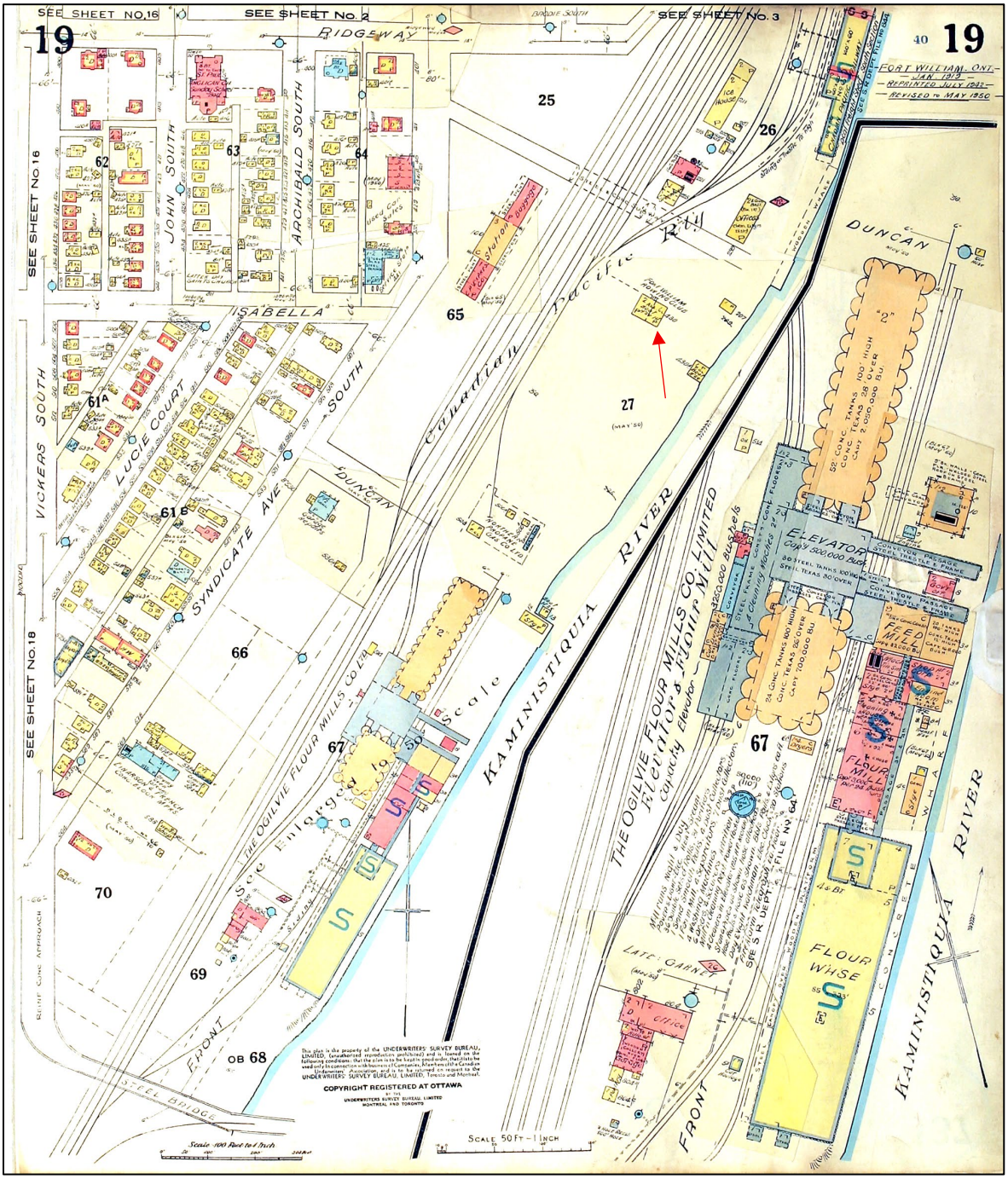


Image 15: Fort William Fire Insurance Plan, Sheet 19, January 1919, Revised to May 1950, showing approximate former site of the McIntrye House (red arrow) before relocation to 1017 Isabella Street (Source: City of Thunder Bay)

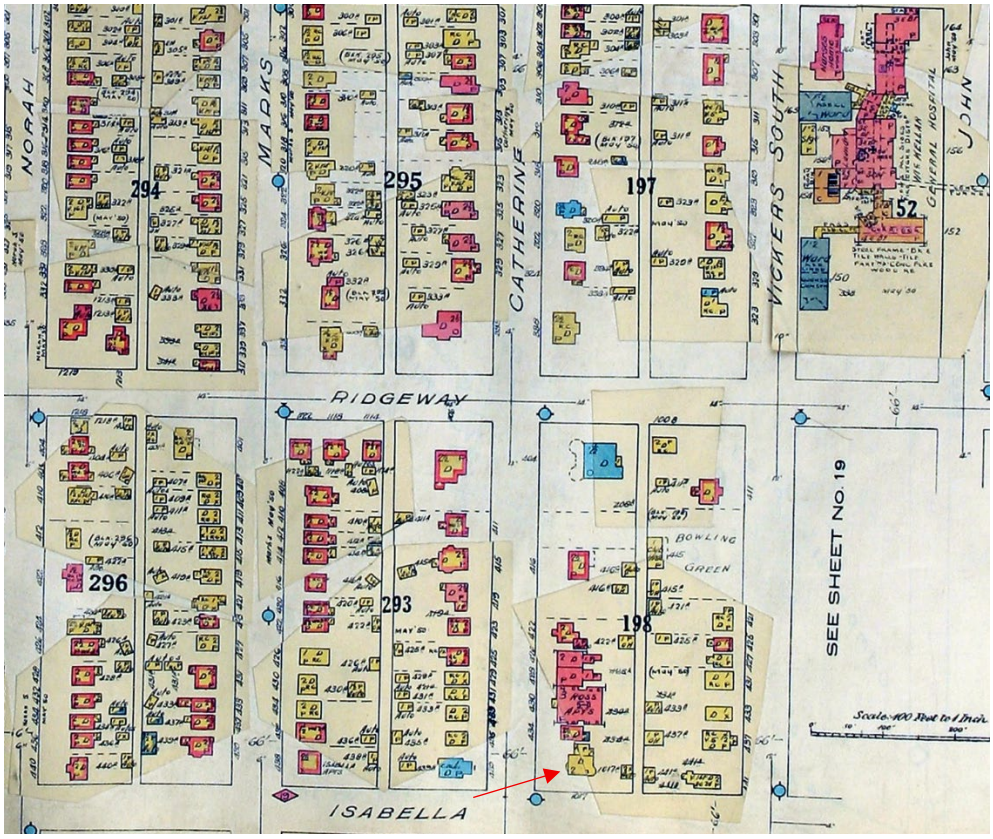


Image 16: Fort William Fire Insurance Plan, Sheet 16, January 1919, Revised to May 1950, showing 1017 Isabella Street East (Source: City of Thunder Bay)

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 1017 Isabella Street East for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the “Heritage Property Evaluation” main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (**Table 3**) is marked “X” if the property was not determined to meet the criterion "✓" if the property meets the criterion.

Table 2: Ontario Regulation 9/06 Evaluation for 1017 Isabella Street East

Criteria	Meets Criteria
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	X
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	X
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	X
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	X
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	X
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	X
9. The property has contextual value because it is a landmark.	✓

3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the draft Statement of Cultural Heritage Value or Interest that may be considered for the designation by-law. The following presents the mandatory requirements that must be included in the designation by-law in accordance with section 3 of Ontario Regulation 385/21 (as outlined in the Ontario Heritage Tool Kit, 2025).

1. Description of property

- municipal address, if it exists;
- legal description, including the property identifier number that relates to the property;
- general description of where the property is located within the municipality; and,
- a site plan, scale drawing or a description in writing that identifies the area of the property that has cultural heritage value or interest.

2. Statement of Cultural Heritage Value or Interest

- identifies which criteria set out in Ontario Regulation 9/06 under the Ontario Heritage Act are met and explain how each criterion is met.

3. Description of Heritage Attributes

- physical features or elements of the property that must be retained to conserve the property's cultural heritage value or interest.

3.1 Reasons for Designation

The property at 1017 Isabella Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets four of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

1. Description of Property

The property at 1017 Isabella Street East comprises a two-storey wood frame house constructed between 1878 and 1879 as the personal residence of John McIntyre. The house was relocated to its present location between June and December 1907, situated at the northeast corner of Isabella Street East and Catherine Street in the Vickers Park

neighbourhood of the former community of Fort William, now part of the City of Thunder Bay.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property has design value as a rare surviving example of a late nineteenth century Italianate residence, constructed of wood with clapboard siding. Its Italianate character is conveyed through its form, scale, and massing, including the symmetrical three-bay front façade, low-pitched hipped roof, wide projecting eaves with modillions and paired cornice brackets, and the full-width front verandah. The ground-floor bay windows on the side elevations further reinforce its Italianate expression. Classical influence is evident in the pedimented roofline and in the second-storey window pediments, which collectively contribute to the building's formal symmetry and Victorian-era Italianate character. As the only known Italianate residence in Thunder Bay constructed entirely of wood, the McIntyre House stands as a rare surviving example of its architectural style within the municipality.

The one-and-a-half-storey rear frame addition, constructed shortly after the house was relocated, contributes to the property's design value through its complementary wood siding, and exterior brick chimney. The detached one-and-a-half-storey wood-frame garage, originally a carriage house, further reinforces the historic character of the property through its gable roof, complementary wood siding, and upper hay-loft. Together, the surviving architectural elements of the house, addition, and garage contribute to the property's design value and its significance as a rare example of a Victorian-era Italianate frame house in Thunder Bay.

Historical/Associative Value:

The property has historical value through its direct association with John McIntyre, a significant figure in the establishment of Fort William. Born in Glenorchy, Scotland, in 1817, McIntyre entered the service of the Hudson's Bay Company in 1841 as steward to Governor George Simpson, accompanying him on an extensive global journey that took them across North America, Russia, and Europe. Following this expedition, McIntyre served in several Hudson's Bay Company posts before being appointed Clerk in charge at Fort William in 1855, a position he held for nearly two decades before becoming Factor. His long tenure overseeing the post during a formative period in the community's development established him as an important early leader in Fort William's administration.

After retiring from the Hudson's Bay Company, McIntyre commissioned the construction of the house between 1878 and 1879 as his family residence, naming it "Glenorchy" in honour of his birthplace. The house remained closely associated with him until his death in 1899 and continued to be owned by his family until its sale to the Canadian Pacific Railway in 1906. Although later relocated to its present site on Isabella Street, the house remains the most tangible surviving link to McIntyre's life and legacy in Fort William. Its continued presence in the community underscores its historical significance as the residence of one of Thunder Bay's most prominent historical figures.

Contextual Value:

The property has contextual value as a recognized landmark within the community. Its long presence at the corner of Isabella Street East and Catherine Street for more than 115 years, combined with its architectural distinction and historical association with John McIntyre, has ensured its continued visibility and community recognition. Despite partial screening by mature trees, the McIntyre House remains a well-known landmark in the Vickers Park neighbourhood.

3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of the property at 1017 Isabella Street East as a distinctive example of Victorian Italianate architecture include:

- Form, scale, and massing as a two-storey house;
- Wood-frame construction of the house, including the clapboard siding;
- Parged stone foundation that extends 5 ½ to 7 inches beyond the frame structure;
- Symmetrical three-bay front façade (south elevation);
- Low-pitched hipped roof with wide projecting eaves, modillions, and ornate repeated paired cornice brackets with finials;
- Full-width front verandah, including its supporting wood columns and the balustraded upper balcony;
- Gable with eaves return centrally located at the roofline above the main entrance, including the wooden lozenge-shaped window with red-painted trim;
- Red-painted frieze running across the front and side elevations at the base of the paired brackets;

- The main entrance, including the original wood front door, the square-headed transom and sidelights, and the original irregular leaded glass in the transom and sidelights (excluding west transom);
- Second-storey window pediments (hood mouldings) and cornices on the front façade and small brackets supporting the windows flanking the central second-storey window;
- Bay windows on the side (east and west) elevations, including the three segmentally arched sash units in each bay, the moulded wood panels beneath the windows, and the paired cornice brackets with finials supporting the concave shingled bay-window roofs;
- Original window configuration and window units, where extant behind exterior storm windows, consisting of two-over-two rectangular and segmentally arched sash windows with wood surrounds and flawed Victorian-era glass panes; and
- One-and-a-half-storey rear (north elevation) frame addition constructed between 1907 and 1908, including complementary siding to the main house, the exterior brick chimney on the north elevation, the one-over-one sash window on the west elevation at the ground floor, and the fixed-pane window at the second storey.

Heritage attributes that contribute to the contextual value of 1017 Isabella Street East include:

- Mature trees located along the property line; and
- Detached one-and-a-half-storey wood-frame garage, originally constructed between 1907 and 1908 as a carriage house, featuring vertical and horizontal wood siding, a gable roof, a hay loft, and double barn-style doors.