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

November 28, 2025

SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE ACT OF 277 CAMELOT STREET

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 277 Camelot Street (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 property at 277 Camelot Street has design value as a representative example of a three-storey early 20th century building designed in the style of Beaux-Arts Classicism. Distinguished by its symmetrical façade, monumental frontispiece with Corinthian columns, pediment, and main entrance pilasters, along with the integrity of its interior features such as the Hall of Justice, the building also has design value since it demonstrates a high degree of artistic merit. The property also has historical value as the former Thunder Bay District Courthouse as well as historical associative value since the design of the former courthouse reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, together with supervising architects R.B. Chandler and A.E. Angus. Lastly, the property has contextual value as it defines and supports the institutional character of the area as part of the former government plot. Its elevated siting atop the Court Street ridge visually links the courthouse to its surroundings, overlooking Lake Superior and the Sleeping Giant land formation, which reinforces its prominence and visibility. This, in conjunction with its continued presence for well over a century, makes the property a landmark in the City of Thunder Bay (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 277 Camelot Street meets seven 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 the property at 277 Camelot Street.

The draft Statement of Cultural Heritage Value or Interest for 277 Camelot Street

[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.

attached as **Attachment 3** to this report comprises the Reasons for 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,



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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

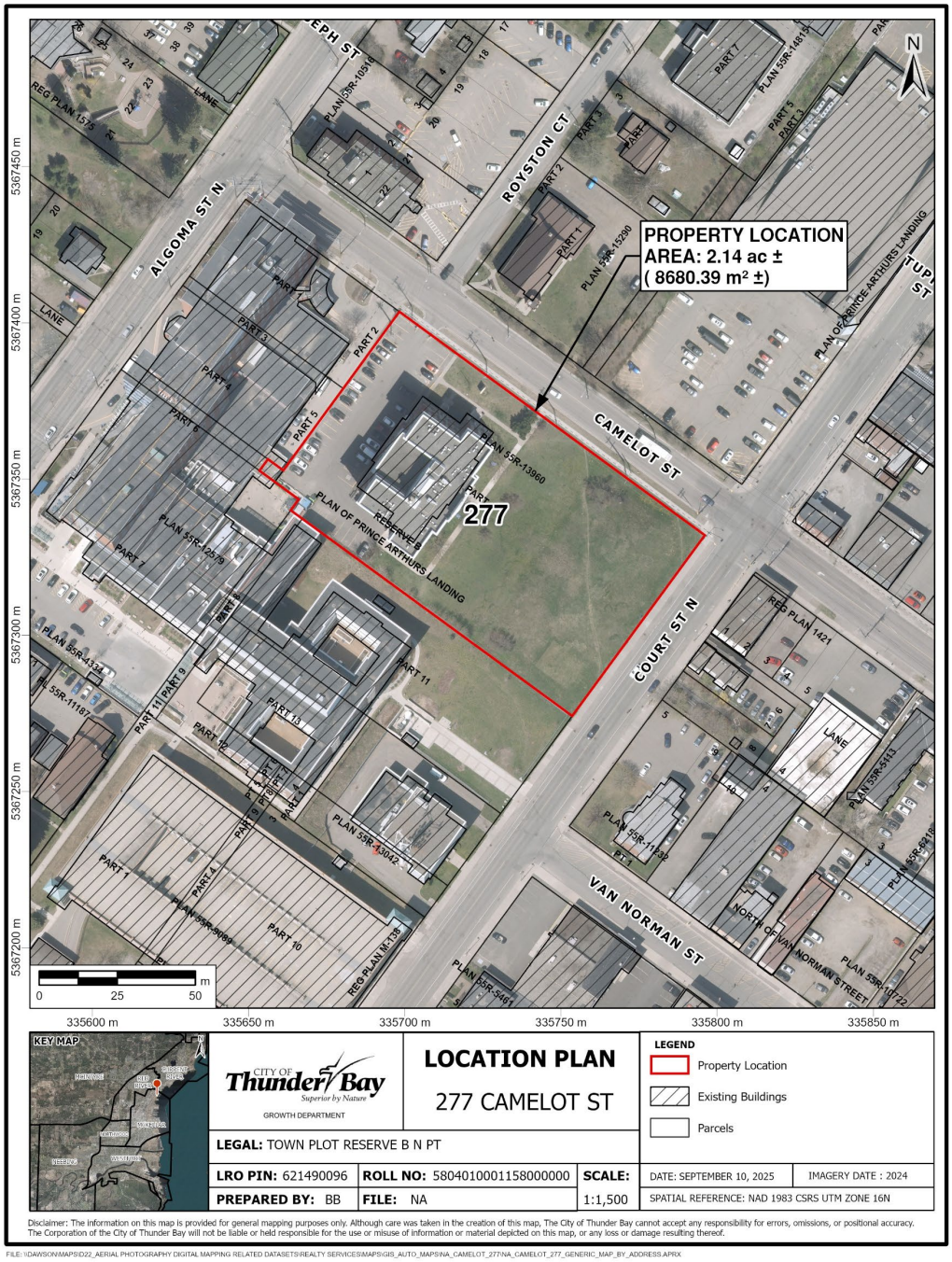
1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

1.1 Location Map

The location map shows the boundary of the property at 277 Camelot Street 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 277 Camelot Street, 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	277 Camelot Street
Common Name	Thunder Bay District Courthouse
Municipality	The Corporation of the City of Thunder Bay
Registered Plan/Lot	PART RESERVE B COURT STREET PL PRINCE ARTHUR'S LANDING AS IN TY196885
LRO PIN	621490096
Ownership	Courthouse Hospitality Inc.
Location	West side of Camelot Street between Algoma Street North and Court Street North (See Location Map above)
Current Photograph	See Section 1.3 below
Neighbourhood/Community	Downtown (Waterfront District), former community of Port Arthur
Date of construction of built resources (known or estimated, and source)	Built between 1923 and 1924 (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924, illustrations and description)
Date of significant alterations to built resources (known or estimated, and source)	Renovated for adaptive reuse between 2017 and 2019
Architect/designer/builder (and source)	**Provincial Architect** Frank R. Heakes (Biographical Dictionary of Architects in Canada; *Port Arthur Daily News-Chronicle*, Sept. 20, 1924) **Supervising Architects** R.B. Chandler, C.D. Howe and Company (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) A.E. Angus (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) **Other Contractors/Subcontractors/Specialists** J. McDiarmid Co. Ltd. Of Winnipeg – General Contractor & Builder (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924)

Field	Property Data
	T. Edwards, Winnipeg – Plastering (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) J.R. Eaton Company, Orillia – Factory Work (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Purdy-Mansell, Winnipeg – Plumbing (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) H.R. Sime, Port Arthur – Heating and Ventilating (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Dunn Hardware, Port Arthur – Hardware (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) J.R. Eaton Company, Orillia – Maple floors (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Italian Tile and Marble Company, Toronto – Terrazzo flooring (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Mahon Electric, Port Arthur – Electrical (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Canadian Rogers Sheet Metal Company, Winnipeg – Roofing (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Otis Fensom Company, Toronto – Elevators (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Goldie McCullough, Winnipeg – Vaults (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) J.J. Taylor, Winnipeg – Cells (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Gillis Tyndal Stone Company, Winnipeg – Stonework (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Hamilton Bridge Company – Structural Steel (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924) Canadian Ornamental Iron Company, Toronto – Ornamental iron (*Port Arthur Daily News-Chronicle*, Sept. 20, 1924)
Previous owner(s) or occupants (and source)	Since the property was part of the government plot in Prince Arthur's Landing (see **Section 2.1.2**) there are no transactions relevant to the property in historical land registry records as it remained under provincial ownership until it was sold in 2017.
Previous function(s)	Courthouse (originally built between 1923 and 1924)
Current function*	Hotel (since 2019)

Field	Property Data
*This does not refer to permitted use as defined by the Zoning By-law	
Heritage Recognition/Protection/Date (municipal, provincial or federal)	Listed on the Municipal Heritage Register in 2009; Provincial Heritage Property of Provincial Significance (PHPPS); Ontario Heritage Trust (OHT) Heritage Conservation Easement Agreement
Local Heritage Interest	Yes

1.3 Current Photograph(s)

The following photographs were taken on October 17, 2025, by Tara Jenkins, Egis' Cultural Heritage Manager. Permission to enter the hotel was not granted by the property owner, and photographs were taken of the exterior elevations of the building, captured from the public rights-of-way along Court Street North and Camelot Street, as well as from the hotel parking lot and adjacent pedestrian walkways, to support the heritage evaluation of the property under Ontario Regulation 9/06. The interior and exterior heritage attributes of the former Thunder Bay District Courthouse were first described in the September 20, 1924 issue of the *Port Arthur Daily News-Chronicle* in an article titled "New District Courthouse Replaces Old Structure; is Fine Modern Building." The surviving heritage attributes were confirmed in the *Statement of Cultural Heritage Value and Interest for Provincial Significance* prepared by Ontario Heritage Trust (OHT) in 2015. The City of Thunder Bay have directed Egis to ensure that the heritage attributes identified in the municipal Statement of Cultural Heritage Value are aligned with those outlined in the provincial statement.



Photograph 1: View of the east elevation of former Courthouse and manicured lawn and graded slope from Court Street North (Egis, October 17, 2025).



Photograph 2: East elevation of the former Courthouse (Egis, October 17, 2025).



Photograph 3: Close-up of the east elevation (front entrance) of the building (Egis, October 17, 2025).



Photograph 4: View of the north elevation showing side entrances including lobby entrance on the south side (Egis, October 17, 2025).



Photograph 5: Close-up of the south elevation from Court Street North (Egis, October 17, 2025).



Photograph 6: North and west (rear) elevations of the building (Egis, October 17, 2025).



Photograph 7: View looking south across the hill on the property (Egis, October 17, 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 277 Camelot Street 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 consists of a three-storey early 20th century civic building, commonly referred to as the former Thunder Bay District Courthouse (now hotel), that is a representative example of Beaux-Arts Classicism. The Beaux-Arts style in the City of Thunder Bay, and across Ontario, was widely used for public buildings between 1900 and 1945.[3] The Beaux-Arts style is evident in the building's ordered composition, symmetrical façade, and monumental scale.[4] Edwardian Classicism, which often overlapped with Beaux-Arts in civic architecture of the period, lends exterior ornamentation to the courthouse in the form of brick and Tyndall limestone detailing.[5]

Unlike in Southern Ontario, where municipalities funded public buildings, courthouses in Northern Ontario were provincially funded, resulting in a cohesive style and design across the region.[6] While there are other examples of Beaux-Arts courthouses in Northern Ontario (see Section 2.1.2), including one in Sault Ste. Marie designed by the same architect that closely resembles the courthouse on this property,[7] within the City, the Thunder Bay Museum at 425 Donald Street East, formerly the Fort William Police Station and Courthouse, stands as the only other local courthouse designed in the style of Beaux-Arts Classicism. More broadly, Beaux-Arts Classicism was a popular architectural style for public buildings in both Downtown Port Arthur and Fort William during the early 20th century.[8] Outside of the downtown area, 512 Mark Street is a representative surviving example of Beaux-Arts Classicism in the City of Thunder Bay. Now a designated heritage property, the former Fort William Collegiate Institute in Vickers Park displays an eclectic combination of styles, including Neo-Gothic influence evident in its arched entrance.[9]

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[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] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 124.
[4] City of Thunder Bay, *Doors Open Thunder Bay*, September 13, 2003.
[5] "Edwardian Architecture," Ontario Architecture, accessed November 14, 2025, https://www.ontarioarchitecture.com/Edwardian.htm.
[6] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.
[7] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 132.
[8] City of Thunder Bay Heritage Advisory Committee, *Self-Guided Historical Walking Tour: Thunder Bay South Core (Formerly Downtown Fort William)* (July 2020); *Self-Guided Historical Walking Tour: Thunder Bay Waterfront and North Core (Formerly Downtown Port Arthur)* (November 2020).
[9] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 133.

Like 277 Camelot Street, the City's other Beaux-Arts buildings demonstrate what John Blumenson describes as "Classical eclecticism," reflecting the architects' vernacular interpretations that blend elements from various Classical traditions.[10] This eclectic approach to exterior ornamentation was noted in a 1924 article in the *Port Arthur Daily News-Chronicle* documenting the construction of the courthouse at 277 Camelot Street, which remarked: "To give a complete description of the building, exterior and interior would be a task more suited to a master in architecture, because the designer has not followed any one particular period in selecting his exterior embellishments, but on the whole the frontal elevation forms a very attractive entrance and shows plainly the designer's skill in fitting his ideas into practical architecture, at the same time conforming to the general make-up of a somewhat plain exterior."[11]

The former Thunder Bay District Courthouse is distinguished by its prominent central entrance and frontispiece, oriented toward Lake Superior. The entrance features Classical elements including a pediment and four Corinthian columns between the second and third storeys, each with hand-carved Corinthian capitals. The entablature of the pediment is composed of architrave, frieze, and cornice with dentils.[12] Historically, imitation stone urns capped the extreme ends of the cornice,[13] and, as shown in **Image 2**, there were additional stone details on the parapet wall that once included decorative crenellation, panel moulding, and quoins on the parapet above the pediment. Stone relief carvings shaped like medallions further embellish the façade, with a large medallion in the tympanum and four evenly spaced smaller carvings on the frieze above the columns.

As noted above, the brick and stone detailing are characteristic of Edwardian Classicism. Constructed of locally manufactured red-brown tapestry brick with Tyndall limestone detailing, the courthouse showcases both durability and stateliness through the use of building materials.[14] The white Tyndall limestone used for the columns, window sills, and casement window surrounds contains visible fossil remnants, adding geological character.[15] Side entrances on the north and south elevations are framed by Tyndall limestone mouldings and arches: the easternmost entrances feature scroll keystones and segmentally arched pediments, while the westernmost are defined by squared

[10] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), 124.
[11] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.
[12] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.
[13] Ibid. The stone urns are visible in Image 3, indicating they were still present when this photograph was taken, although no longer extant today.
[14] Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest.* "Statement of Provincial Significance" (January 28, 2015).
[15] City of Thunder Bay, *Doors Open Thunder Bay*, September 13, 2003.

lintels.[16]

Window openings are varied, combining rectangular, arched, and oculus window shapes. The ground floor windows of the frontispiece on the front façade (east elevation) are arranged symmetrically and have rounded arches, moulded surrounds, and prominent Tyndall limestone keystones, a detail borrowed from Edwardian Classicism. The two oculus windows on the ground floor are positioned at either side of the projecting main entrance. On the second storey of the frontispiece, the windows feature compound pediments alternating between segmentally arched and triangular forms, while stone surrounds frame the rectangular window openings on both the second and third storeys.[17]

Beyond the frontispiece, the remaining window openings are rectangular with jack arches, central stone keystones, and cut-stone sills. Horizontal string courses of Tyndall limestone (sometimes referred to as stone banding) further accentuate the façade, one extending between the ground and second storeys, and another separating the ground floor from the basement level windows. A string course also extends across all elevations above the basement window openings, which themselves are framed with stone surrounds.

The interior retains several features of the former courthouse, underscoring the architectural and historical integrity of the hotel. Original plasterwork, wood trim and panel moulding remains, with the flooring restored to its original wood.[18] On the main floor, a column-lined corridor finished with oak panelling above a marble base extends the length of the building.[19] The symmetrical plan is divided by an eight-foot-wide steel grand staircase with ornamental railing and polished birch handrail, rising to the second floor against a wall lined with oak panelling.[20] Flooring throughout the main floor and vestibule is terrazzo, while stairs vary between marble and terrazzo treads with iron or steel risers.[21] The vestibule walls are clad in marble to stair height and enriched with decorative mouldings, continuing the marble base into the corridor.[22] Ceilings feature ornamental plaster beam work, most notably in the main courtroom, known as the Hall

[16] City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.
[17] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990), p. 168.
[18] Doors Open Ontario, "Courthouse Hotel," 2025. https://www.doorsopenontario.on.ca/thunder-bay/courthouse-hotel.
[19] City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.
[20] Ibid.
[21] Ibid.
[22] Ibid.

of Justice.[23]

The Hall of Justice remains the most architecturally significant interior space. Distinguished by its one and a half storey ceiling height and elaborate gilt-ornamented plaster cornice, the courtroom conveys the monumentality of the building. Solid oak entrance doors with brass knobs bearing the provincial crest open into a space retaining quarter-cut oak wainscoting, carved oak pews, jury booths with gallery handrails, and plaster columns. Three oversized arched windows along the west wall extend nearly the full height of the courtroom, while the focal point is the twelve-foot-high quarter-cut oak judge's canopy over the raised dais. In contrast with the elevated judge's canopy is the modest prisoner's box where the accused once stood trial.[24]

Beyond the Hall of Justice, other offices and courtrooms retain original finishes, including original oak doors with brass knobs remain throughout, many with transom windows. One judge's chamber on the third storey retains its original fireplace.[25] Vaults manufactured by The Goldie & McCulloch Co. Limited of Galt (Winnipeg location) are located on every floor, with intact examples on the second and main floors, and additional vaults in the basement, some retaining secondary doors or window-covering mechanisms.[26] The second-storey corridor mirrors the ground floor with columns and plastered beam work.[27] The basement features terrazzo flooring, oak-trimmed doorways and baseboards, and chrome-steel jail cells for prisoners awaiting court appearances.[28] Collectively, the ornamental features of the interior exhibit design value since they evoke a sense of grandeur and authority appropriate to a courthouse, serving as a representative example of Beaux-Arts Classicism style building.[29]

The property also has design value since it displays a high degree of artistic merit in the execution of the architect's grand design, which skillfully combined the courthouse's scale and composition in the Beaux-Arts style enriched with brick and stone embellishments in the style of Edwardian Classicism.[30] As noted above in the *Port Arthur Daily News-Chronicle,* the architect was a master in architecture, recognized for his skill.[31] The eclectic design approach, combined with the courthouse's prominent

[23] Ibid.
[24] Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest.* "Statement of Provincial Significance" (January 28, 2015).
[25] City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.
[26] Ibid.
[27] Ibid.
[28] Ibid.
[29] Ibid.
[30] City of Thunder Bay, *Heritage Register Proposed Site: District Court House, 277 Camelot Street*, Heritage Advisory Committee, June 11, 2009.
[31] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

elevated siting, contribute to the design value of the property, as one of the most aesthetically pleasing and well-designed courthouse buildings in Northern Ontario.[32]

Based on the discussion above, 277 Camelot Street meets criteria 1 and 2 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 277 Camelot Street has historical value as the former Thunder Bay District Court House, an institution that was significant to the community of Port Arthur, and later the City of Thunder Bay. The property was originally part of the town plot for Prince Arthur's Landing, the original name for the waterfront area of Port Arthur that later became the administrative centre for Thunder Bay District. In 1871, Hugh Wilson, Deputy Surveyor General of Ontario, surveyed Prince Arthur's Landing and set in motion plans to reserve land for Dominion (federal) and provincial buildings.[33] By 1876, construction had begun on the land registry office, courthouse, and jail, establishing this location as the future seat of the district capital.[34] When the first courthouse was constructed, the District of Thunder Bay was within the Provisional Judicial District of Algoma, established in 1866.[35] The District of Thunder Bay did not become a recognized geographical entity within the province of Ontario until the 1880s, a shift highlighted by a case heard in the original courthouse.

The courthouse and registry office were completed in 1877 at a cost of $997.[36] Designed by Kivas Tully, Chief Architect of the Ontario Department of Public Works, the original

[32] Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest.* "Statement of Provincial Significance" (January 28, 2015).
[33] "The Rivalry of the Port and the Fort, 1870–1892," in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).
[34] Ibid.
[35] "Introduction," in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).
[36] Tiffany Jarva, "The Courthouse: Possibly the Best View in the City," *The Walleye*, March 2012.

courthouse faced the road later known as Cameron Street.[37] The west section, which contained the jail, was added in 1884.[38] This configuration is illustrated on the 1908 Port Arthur Fire Insurance Plan, which depicts the original courthouse as a two-and-a-half storey stone building with a jail on its west side, located at 277 Cameron Street (see **Image 1**).

Before it was renamed Camelot Street in 1977,[39] the road upon which the original courthouse stood was called Cameron Street after Edward Robert Cameron, a local barrister who, with his partner T.A. Keefer, established a law practice at Prince Arthur's Landing in 1883.[40] Notably, Cameron was retained that same year to defend Lizzie Washington, a young black woman and the first resident of Prince Arthur's Landing charged with manslaughter.[41] In her defense, Cameron challenged Ontario's jurisdiction over Prince Arthur's Landing, arguing that it was not within the western boundary of Ontario and that the government had no authority over the territory in which the community was located.[42] The judge ultimately rejected this plea, and Washington was found convicted and sentenced to five years in prison.[43] However, the jurisdictional questions raised during the trial may have influenced the official formation of the Judicial District of Thunder Bay in 1884.[44] After becoming solicitor for Port Arthur ca. 1887, Cameron later moved to southern Ontario and became Registrar of the Supreme Court of Canada in 1898.[45]

Throughout the interwar period, the province undertook an initiative to replace the first generation of public buildings in Northern Ontario with larger and more architecturally refined buildings.[46] This included the replacement of the original courthouse with the current Thunder Bay District Courthouse. Although plans for a new courthouse were drawn up by the Chief Architect of the Ontario Department of Public Works in 1919, the project was delayed until 1923.[47] Work commenced on September 9 of that year, and the

[37] *Early Canadian Court Houses*, comp. Margaret Carter (Ottawa: National Historic Parks and Sites Branch, Parks Canada, Environment Canada, 1983).
[38] Ibid.
[39] City of Thunder Bay, "277 Camelot Heritage File."
[40] "The Trial of Lizzie Washington," *Thunder Bay Sentinel,* June 23, 1883, in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).
[41] Ibid.
[42] Ibid.
[43] Ibid.
[44] "Introduction," in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).
[45] "The Trial of Lizzie Washington," *Thunder Bay Sentinel,* June 23, 1883, in *Thunder Bay District 1821–1892: A Collection of Documents*, ed. Elizabeth Arthur (Toronto: The Champlain Society, 1973).
[46] Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest.* "Statement of Provincial Significance" (January 28, 2015).
[47] Ibid.

courthouse was officially opened on September 29, 1924.[48] The new building replaced the earlier courthouse, which had been demolished in 1923 to make way for the new structure.[49] However, the judge's private entrance on the north side of the new courthouse could not be completed at the time of opening, as the old jail still stood and obstructed the entrance.[50] Once construction of the new district jail known as the Port Arthur Gaol, designed by the same architect as the courthouse, was completed on June 21, 1926, the prisoners were transferred to the new jail and the old jail was planned to be torn down at once, with plans to repurpose stonework for the new jail governor's residence, and for the beautification of the grounds surrounding the courthouse, which could at last be set in motion.[51] When demolition of the old jail commenced at the end of July 1926, the jail was noted as one of the oldest stone buildings in the City, and also noted as the site of a half dozen hangings.[52]

A Stage 4 archaeological excavation was carried out in 2015 in the northeast corner of the property on the site of the former Court House that was demolished in 1923. As part of the Stage 4 mitigation, the foundations of the administrative wing of the jail were excavated.[53]

The building functioned as the Thunder Bay District Courthouse from 1924 until 2014. Following its sale by the provincial government in the summer of 2017, the building underwent a $5-million renovation that transformed it into a 40-room boutique hotel. Reopened in 2019 as the Courthouse Hotel, the two-year adaptive reuse project was recognized with the 2019 Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation.[54] The former main courtroom was repurposed as a ballroom, now hosting weddings and other events.

Overall, the property is historically significant to the City of Thunder Bay as the site of two successive courthouses constructed in the late 19th and early 20th centuries. These institutions anchored Port Arthur and its waterfront area, Prince Arthur's Landing, as the judicial and administrative centre of the District of Thunder Bay, reinforcing its role as the

[48] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.
[49] Ibid.
[50] Ibid.
[51] Thunder Bay Museum, "Old Building is Vacated and New Now Houses Twenty-Six Prisoners." *Port Arthur News Chronicle*, June 22, 1926.
[52] Thunder Bay Museum, "Old District Jail With Its Gruesome History Disappearing." *Port Arthur News Chronicle*, July 31, 1926.
[53] City of Thunder Bay, "277 Camelot Heritage File."
[54] Ontario Heritage Trust, *Thunder Bay – Understanding Adaptive Reuse*, accessed November 14, 2025, https://www.heritagetrust.on.ca/pages/tools/understanding-adaptive-reuse/thunder-bay.

seat of regional governance and civic authority. The building's award-winning transformation into the Courthouse Hotel demonstrates how adaptive reuse can preserve historical value while ensuring continued significance to the community.

Although the property is significant to the City of Thunder Bay as the former District of Thunder Bay Courthouse, it was not determined to offer significant knowledge or a greater understanding of the history of a community or culture.

Through his design of the Thunder Bay District Courthouse, the property also demonstrates historical associative value as it reflects the work of Francis Riley Heakes,[55] Chief Architect of the Ontario Department of Public Works from 1896 until his death in 1930.[56] He studied under Kivas Tully, the architect of the previous courthouse, in the mid-1880s.[57] His work was significant to the community of Port Arthur through his designs for key judicial and administrative institutions in the community, while also contributing more broadly to the design of public buildings across Ontario. Heakes is known to have designed eight courthouses in Northern Ontario in the early 20th century, all of which remain standing, and under his direction, these designs became more grand and architecturally complex.[58] In addition to courthouses, Heakes also designed numerous other Ontario government buildings including lockups and gaols,[59] registry offices, schools and colleges, and hospitals.[60] Within the present boundaries of the City of Thunder Bay, he designed the Port Arthur land registry office (formerly located at the base of the courthouse hill) in 1907, which replaced the original 1876 office; the Fort William land registry office in 1915 (demolished); and the Port Arthur Gaol, completed in 1926, facing Court Street North (now at 285 MacDougall Street).[61] Like the courthouse, the gaol was clad in limestone from the Tyndall quarries near Winnipeg, underscoring a shared materiality between the two institutions.

The property also demonstrates historical associative value as it reflects the work of R.B. Chandler and A.E. Angus, the local architects who supervised the construction of the

[55] Also known as Frank R. Heakes.
[56] Heakes, Francis Riley (1858-1930), Biographical Dictionary of Architects in Canada, 1800-1950: http://dictionaryofarchitectsincanada.org/node/1512
[57] Tiffany Jarva, "The Courthouse: Possibility the Best View in the City." *The Walleye*. March 2012.
[58] Heakes, Francis Riley (1858-1930), Biographical Dictionary of Architects in Canada, 1800-1950: http://dictionaryofarchitectsincanada.org/node/1512; Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest.* "Statement of Provincial Significance" (January 28, 2015).
[59] Archaic spelling of "jail" that was used at the time Heakes designed them.
[60] Heakes, Francis Riley (1858-1930), Biographical Dictionary of Architects in Canada, 1800-1950: http://dictionaryofarchitectsincanada.org/node/1512
[61] Ibid.

Thunder Bay District Courthouse.[62] Ralph B. Chandler was born in Stratford, Ontario and came to Port Arthur in 1916, where he worked with C.D. Howe and became a partner in C.D. Howe & Co. around 1921, alongside architect W.H. Souba.[63] Chandler retired from the company in 1932 and went on to serve the community in a variety of positions, including Manager of the Public Utilities Commission from 1935 to 1954, commissioner from 1956 to 1961, and chairman of the Port Arthur Parks Board.[64] He was significant to the community due to the notable contributions he made both architecturally and in the public roles he held.

Andrew Edward Angus, originally from Aberdeen, Scotland, was educated at the Aberdeen School of Architecture before immigrating to Canada in 1923.[65] He joined C. D. Howe & Co. in Port Arthur in 1924 and remained until 1931, when he established his own architectural practice, later continued by Lynden Y. McIntosh after Angus's death in 1956.[66] Angus designed numerous educational, institutional, and public buildings in Port Arthur, including the nurses' residence for St. Joseph's Hospital (formerly located at the south end of the hill on the property), the Canadian Legion Building, the Public Library, and Balsam Street School.[67] Angus' contributions were influential to Port Arthur, and he has left a lasting imprint on the community due to the many public buildings he designed that remain standing today.[68]

Based on the above discussion, 277 Camelot Street meets criteria 4 and 6 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,

[62] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.
[63] City of Thunder Bay Public Library "Active in Many Lines R.B. Chandler, 77, Dies." *Port Arthur News Chronicle*, March 30, 1967.
[64] Ibid.
[65] Angus, Andrew Edward (1895-1956), Biographical Dictionary of Architects in Canada, 1800-1950: http://dictionaryofarchitectsincanada.org/node/44
[66] Ibid.
[67] Ibid.
[68] Ibid.

- Is the property a landmark (criterion 9)?

The property defines and supports the early 20th century civic character of Port Arthur through its location within the former government plot between Algoma Street North and Court Street North, which historically contained both the courthouse and land registry office for Thunder Bay District. This block north of Red River Road also included other institutional buildings such as St. Andrew's Church (294 Red River Road), St. Joseph's Hospital (35 Algoma Street North), the Masonic Hall (270 Red River Road), and Lakeview Presbyterian Church (278 Camelot Street), all of which remain extant today. The former school located between the Roman Catholic Church and Masonic Hall (see **Image 1**), which once contributed to the institutional character of the area, is no longer standing. Historical images further indicate that the land registry office, once located at the base of the courthouse hill, was demolished in the mid-20th century.[69] With its removal, the courthouse became the sole government building on the property, reinforcing its role in defining and supporting the institutional character of the area. By the late 20th century, commercial development began to alter the character of the surrounding area. For instance, the construction of a grocery store and associated parking lot across Camelot Street signalled a shift in the area's character from primarily institutional to more mixed-use environment.

The hill upon which the courthouse stands, known historically as the Court Street ridge,[70] holds geomorphological significance to the City of Thunder Bay, serving as a distinctive natural feature that contributes to the area's identity. Following the glacial retreat over the Great Lakes, shifting lake levels and shorelines approximately 8,000 years ago caused back-flooding from Lake Huron into Lake Superior, carving a prominent bluff.[71] The portion of this ancient shoreline that remains visible on the courthouse's front lawn is the only surviving example in the area.[72] However, the slope of the hill facing the courthouse was reduced to create a single terrace at the centre of the incline, indicating that the terrain was manipulated during construction to accentuate the courthouse's prominence.[73] The main lawn was historically arranged with flower beds and intentionally left without walkways to emphasize views of the courthouse atop the hill. Trees and shrubbery were placed along the Court and Cameron (now Camelot) Street sides of the property, framing

[69] See Image 3.
[70] Thunder Bay Museum, "Old Building is Vacated and New Now Houses Twenty-Six Prisoners." *Port Arthur News Chronicle*, June 22, 1926.
[71] City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.
[72] Ibid.
[73] "New District Courthouse Replaces Old Structure; is Fine Modern Building," *Port Arthur Daily News-Chronicle*, Sept. 20, 1924, 4.

the property while preserving the visual impact of the courthouse in its setting.[74]

Beyond its geological importance, the hill has long functioned as a community gathering place, popular for winter tobogganing and summer picnics on the lawn below.[75] This role underscores the property's importance in defining and supporting the character of the area through both its courthouse and natural setting.[76]

The property also possesses contextual value though its strong visual link to its surroundings. Situated on a rise of land, the courthouse overlooks the bay of Lake Superior and the "Sleeping Giant" land formation, establishing a notable visual connection between the building and these defining geographical features.[77] The expansive front lawn provides unobstructed views to and from the courthouse, ensuring its visibility from the surrounding area. Constructed on this elevated site, the courthouse was deliberately positioned as a sign of its importance to the community as a civic landmark.

The property at 277 Camelot Street is recognized as a landmark due to its imposing, three-storey form and prominent location atop a ridge. Since its construction, the courthouse has been a defining landmark, particularly imposing when viewed from the base of the hill, and lower viewpoints toward the Lake Superior shoreline.[78] The architectural quality of the former Thunder Bay District Courthouse, together with its elevated siting, ensures that the building is highly conspicuous from Court Street North. Furthermore, the presence of a courthouse at this location in the community for 137 years reinforces the property's landmark status, while its adaptive reuse as The Courthouse Hotel maintains its role as a local tourist attraction and point of orientation.

Based on the above discussion, 277 Camelot Street meets criteria 7, 8, and 9 of Ontario Regulation 9/06.

[74] Ibid.
[75] Ibid.
[76] City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.
[77] Ontario Heritage Trust, *Statement of Cultural Heritage Value or Interest.* "Statement of Provincial Significance" (January 28, 2015).
[78] City of Thunder Bay, Pamela Cain, Heritage Researcher, Thunder Bay Heritage Advisory Committee, *Draft Statement of Cultural Heritage Value or Interest*.

2.2 Select Visual Sources

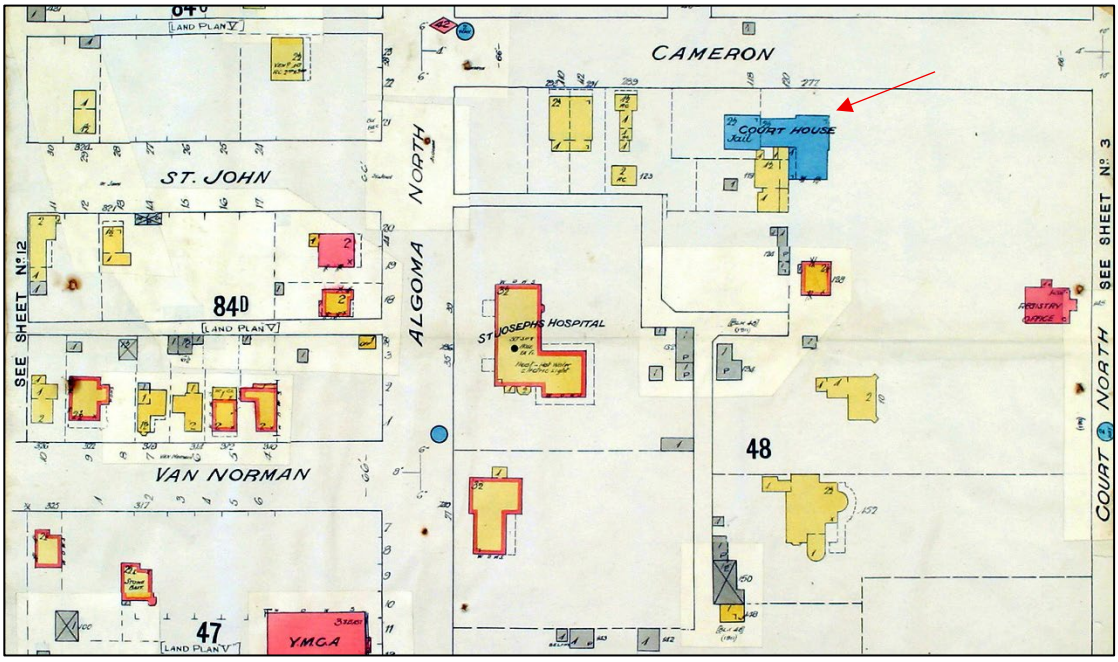

Image 1: Port Arthur Fire Insurance Plan, Sheet 13, Nov. 1908 showing the former "Court House" at 277 Cameron Street (Source: City of Thunder Bay)

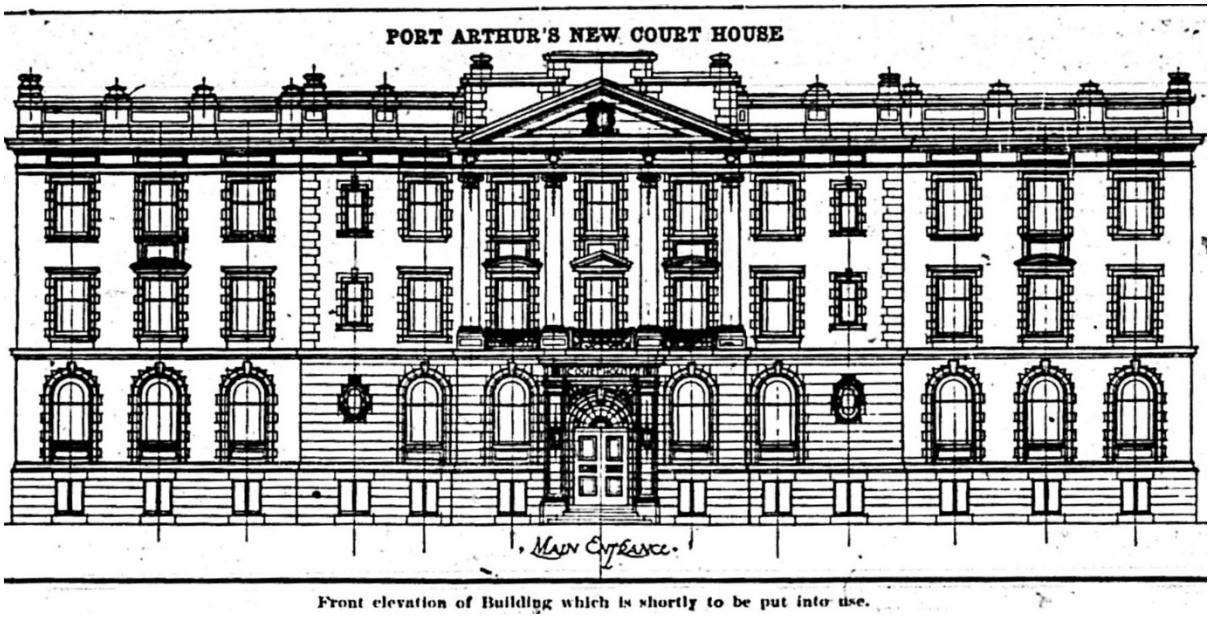

Image 2: 1924 illustration of the front elevation of "Port Arthur's New Court House" (Source: *Port Arthur Daily News-Chronicle*, Sept. 20, 1924)



Image 3: Undated photograph showing the Courthouse and former Land Registry Office, believed to have been torn down in the mid-20th century (Source: City of Thunder Bay)

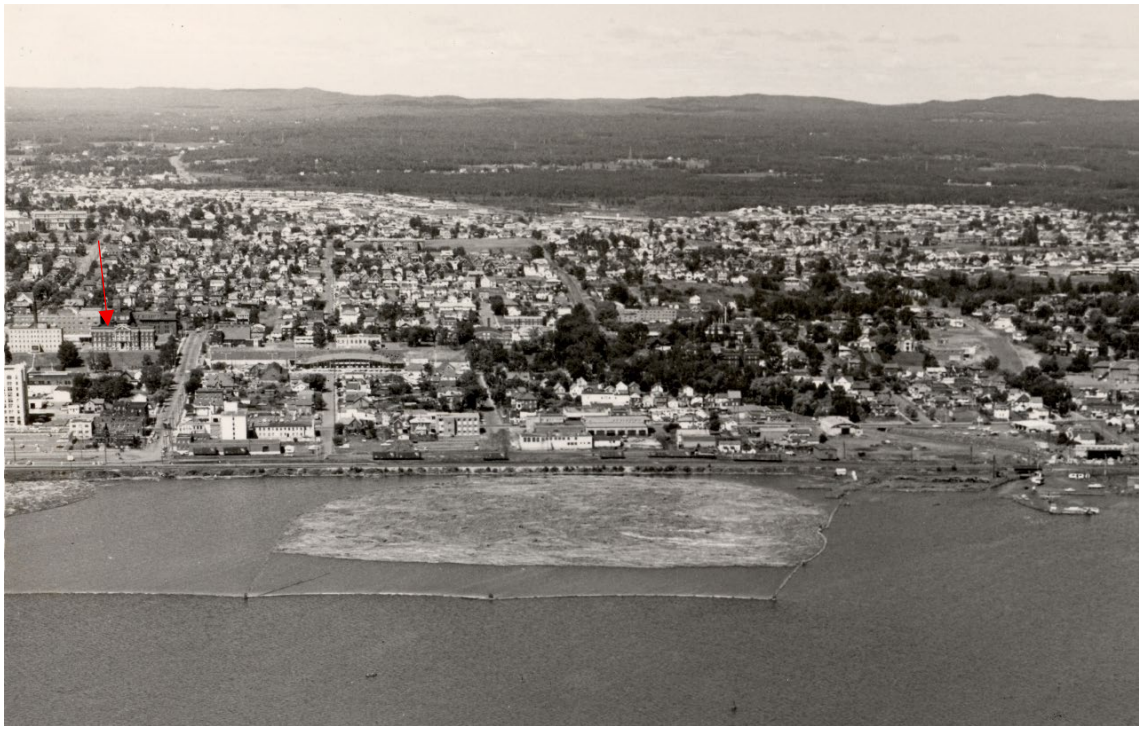

Image 4: ca. 1950s aerial photograph showing Port Arthur from Lake Superior, with the Courthouse prominently visible (Source: City of Thunder Bay)

2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 277 Camelot Street 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 2**) 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 277 Camelot Street

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.	✓
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.	✓
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓

Criteria	Meets Criteria
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
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 277 Camelot Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets seven 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 277 Camelot Street comprises a three-storey building that was constructed between 1923 and 1924 to serve as the Thunder Bay District Courthouse. The property is located on the west side of Camelot Street, between Algoma Street North and Court Street North, within the Downtown Waterfront District of the former community

of Port Arthur, now the City of Thunder Bay. The former courthouse is set back from Camelot Street on an elevated site.

2. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The property has design value as a representative example of a three-storey early twentieth century courthouse designed in the style of Beaux-Arts Classicism. Widely used for public buildings between 1900 and 1945, the Beaux-Arts style is evident in the building's ordered composition, symmetrical façade with its prominent central entrance and frontispiece, and monumental scale. The frontispiece features a pediment with dentils and medallion-shaped stone relief carvings, supported by four hand-carved Corinthian columns, over a round arched main entrance with a stone surround and pilasters supporting a simple entablature. The interior retains a high degree of integrity, most notably in the Hall of Justice, which preserves its double-height ceiling, gilt-ornamented plaster cornice, oak wainscoting, jury booths, carved pews, and the twelve-foot-high oak judge's canopy over the raised dais. In Thunder Bay, Beaux-Arts Classicism is eclectic in character, drawing from other Classical styles. This property includes Edwardian Classicism embellishments in the form of brick and Tyndall limestone detailing. Collectively, these features embody the grandeur and authority appropriate to a courthouse and demonstrate the artistic merit of the design, which skillfully combines Classical architectural styles.

Historical/Associative Value:

The property has historical value as the former Thunder Bay District Courthouse, an institution significant to the community of Port Arthur and later the City of Thunder Bay. The site has been associated with judicial and administrative functions since the 1870s, when the original stone courthouse, land registry office, and jail were constructed on the property as part of Prince Arthur's Landing, the administrative centre for the District of Thunder Bay. The current courthouse, opened in 1924, reflects the province's interwar initiative to replace first-generation public buildings in Northern Ontario with larger and more architecturally refined structures. The property is historically significant as the location of two successive courthouses that anchored Port Arthur as the judicial and administrative seat of the district, reinforcing its role in regional governance and civic authority. Its award-winning adaptive reuse as the Courthouse Hotel in 2019 further demonstrates how conservation and repurposing can preserve historical value while

ensuring continued relevance to the community.

The property also has historical associative value as it reflects the work of Francis Riley Heakes, Chief Architect of the Ontario Department of Public Works, who designed numerous provincial buildings across Ontario, including eight courthouses in Northern Ontario. Heakes was significant to the community of Port Arthur for his design of both the courthouse and the Port Arthur Gaol at 285 MacDougall Street, which replaced the original jail on the property. The courthouse also reflects the contributions of supervising architects, R.B. Chandler and A.E. Angus, both of whom played significant roles in shaping Port Arthur's built environment. Collectively, these associations highlight the courthouse's importance in demonstrating the ideas of both provincial and local architects who are significant to the community.

Contextual Value:

The property has contextual value as it defines and supports the early twentieth century civic character of Thunder Bay through its location within the former government plot between Algoma Street North and Court Street North, which historically contained the courthouse and land registry office for Thunder Bay District. This block also contained other institutional buildings such as St. Andrew's Church, St. Joseph's Hospital, the Masonic Hall, and Lakeview Presbyterian Church, all of which remain extant today. Following the demolition of the land registry office in the mid-twentieth century, the courthouse became the sole government building on the property, reinforcing its role in defining and supporting the institutional character of the area. By the late twentieth century, however, commercial development shifted the character of the surrounding area from primarily institutional to a more mixed-use environment.

The courthouse also has contextual value since it is visually linked to its surroundings due its prominent siting atop the Court Street ridge, a geomorphological feature formed approximately 8,000 years ago by glacial retreat and shifting lake levels. The elevated site was deliberately manipulated during construction to accentuate the courthouse's prominence, with landscaping done to frame the building while preserving unobstructed views. Beyond its geological importance, the hill has long served as a community gathering place, popular for winter tobogganing and summer picnics, reinforcing the character of the property. Situated on a rise of land, the front façade of the courthouse building was oriented to overlook Lake Superior and the Sleeping Giant land formation, establishing a notable visual connection between the building and these defining geographical features. Its imposing three-storey form and elevated siting have ensured its recognition as a

landmark since its completion in 1924, while its adaptive reuse as the Courthouse Hotel maintains its role as a point of orientation and local attraction.

3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of 277 Camelot Street as a representative example of a civic building constructed in the style of Beaux-Arts Classicism include:

- Form, scale, massing as a three-storey building;
- Flat roof featuring a brick parapet with galvanized metal cornice;
- Red/brown tapestry brick laid in common bond;
- Fenestration on all elevations;
- Symmetrical front façade including:
    - Frontispiece with projecting main entrance and a central pediment supported by Tyndall limestone entablature and four stylized Corinthian columns with hand-carved capitals between the second and third storeys;
    - Four medallion-shaped stone relief carvings positioned above the columns directly beneath the cornice of the pediment;
    - Pediment of the frontispiece consisting of galvanized metal cornice, dentils, and a large Tyndall limestone medallion-shaped relief carving central to the tympanum;
    - Round arched main entrance with a wide Tyndall limestone surround, scroll keystone, and pilasters supporting a simple entablature;
    - Ground floor round arched window openings with Tyndall limestone moulded surrounds and keystones;
    - Second storey rectangular frontispiece window openings with alternating segmental and triangular pediments;
    - Third storey rectangular frontispiece window openings with Tyndall limestone surrounds; and

  - Two ground floor oculus window openings with Tyndall limestone surrounds on either side of the projecting main entrance.

- Square basement-level windows with banded stone surrounds across all elevations;
- Rectangular single sash windows across all elevations with jack arched voussoirs and Tyndall limestone keystones and limestone sills;
- Horizontal string course of Tyndall limestone between ground and second storeys and separating ground and basement levels;
- Galvanized metal string course above the third-storey windows on all elevations;
- Side entrances (facing Camelot Street and opposing side) framed by limestone mouldings, with scroll keystones and segmentally arched pediments on the entrances nearest to the front façade and squared lintels on the far entrances; and
- Double-height round-arched window openings with Tyndall limestone moulded headers with keystones on the rear elevation that denote the “Hall of Justice” courtroom.

Key interior heritage attributes that contribute to the design value of 277 Camelot Street as a representative example of a civic building constructed in the style of Beaux-Arts Classicism include:

- Vestibule: marble stairs and walls, architectural terracotta walls, oak doors with sidelights and diamond patterned transoms;
- Main floor hallway: terrazzo flooring, wood doors and transom windows, oak trim, doorknobs featuring the provincial crest;
- Main staircase (to second floor): birch handrail, wrought iron baluster and newel posts turned with an urn, oak paneling;
- Side entrance staircases (to second floor landing): wood handrail and baluster, wrought iron newel posts topped with an urn; and
- Courtroom: double-height coffered ceiling, plaster Corinthian pilasters, egg and

dart frieze, quarter cut oak wainscoting, doors and hardware, jury galleries, judge's dais and canopy, prisoner's dock, and hardwood floors.

Heritage attributes that contribute to the contextual value of 277 Camelot Street include:

- Elevated siting atop Court Street ridge with the building oriented toward Lake Superior;
- View of the bay, Lake Superior and the "Sleeping Giant" land formation from all windows fronting Court Street;
- Viewscapes to the front façade from different vantage points along Court Street and the Lake Superior shoreline;
- Views of the side elevation that fronts Camelot Street; and
- Expansive manicured front lawn extending down toward Court Street with an absence of walkways or obstructions to views of the courthouse.