THUNDER BAY HERITAGE ADVISORY COMMITTEE

CITY OF Thunder Bay
Superior by Nature

Vickers Park

Cultural Heritage Evaluation Report



Figure 1 Vickers Park Entry off Arthur Street. July 2019

Personnel

Evaluation

Andrew Cotter: Heritage Advisory Committee (HAC) Chair, HAC Evaluation Sub-Committee Member, City of Thunder Bay

Kimberly Costa: HAC Member, Evaluation Sub-Committee Member, City of Thunder Bay

Report Preparation and Research

Laurie Abthorpe: Heritage Researcher, City of Thunder Bay

Richard Mastrangelo: Assistant Archivist, City of Thunder Bay

Review

Douglas Yahn: HAC Cultural Heritage Professional Appointee, City of Thunder Bay

Matt Szybalski: Corporate Records Manager - Archivist, City of Thunder Bay

Heritage Advisory Committee

Executive Summary

Vickers Park and the surrounding neighbourhood has long interested the Heritage Advisory Committee (HAC) as a potential Heritage Conservation District, similar to the Waverly Park Heritage Conservation District. Numerous stately residences, schools and churches surround Vickers Park, many of which are already recognized and protected by municipal bylaw under Part V of the Ontario Heritage Act. The Vickers Park area was identified as far back as 1998 as one of five potential heritage conservation areas within the City of Thunder Bay.

A preliminary report completed in 1998 suggested that a Heritage Conservation area centered on Vickers Park could include the homes on the five adjacent streets between Selkirk and Franklin Streets. The homes in the identified area are generally well-maintained large single detached dwellings constructed mainly between 1915 and 1925. Beyond the suggested area identified within the 1998 report, an expanded footprint could include many additional homes and buildings significant to the community.

HAC has opted to first consider the potential heritage value of the Vickers Park property itself as an initial start point towards a future Vickers Park Heritage Conservation District. The Vickers Park property was assessed for its heritage value, and potential designation under the *Ontario Heritage Act,* by a sub-committee of HAC using the Cultural Heritage Property Evaluation System established by HAC in 2008 (revised in 2016). This report has been compiled to provide the "Results of Evaluation" (page 38), identify applicable heritage policies, and provide summaries of geographic and historical context of the area including Vickers Park itself.

The evaluation, completed by the sub-committee in December 2020, indicates that the Vickers Park property is eligible for designation under the *Ontario Heritage Act*. A Statement of Cultural Heritage Value has been prepared (page 38). The following recommendations should be considered:

- No element of the covenant (Figure 13, Appendix D) concerning the legal donation of the property used for Vickers Park, that would invalidate the terms of the agreement, should be broken. Specifically; the placement of the four corner boulders are to be maintained;

- Commemoration of the site (e.g. plaque, interpretive signage) should be undertaken to highlight the historical context of the Park and surrounding area;

- The tree known as the "Travelling/Company" tree, situated in the Northwestern section of the park, should be recognized as an element of Vickers Park's historic and aesthetic nature;

- Maintain community use of the Park;

- Create versatile dynamic spaces that are able to accommodate several complementary uses including possible multi-use spaces that can accommodate a variety of unstructured play activities that are diverse and appeal to the evolving interests/needs of the community;

- Plantings should reflect whenever possible historic selections previously used in the park, plants native to the area, or both. Re-creation of the noteworthy floral display gardens should be explored. To this end, an inventory and classification of past and existing natural areas of the Park should be completed;

- Promote the interior perimeter walkway as the principal organizing element that internally connects the various activity areas to one another, strengthens the connections within the park;

- Any lights introduced to the Park should be sensitively and efficiently integrated at strategic locations to maximize the visual experience of the park in a safe and controlled manner while at the same time minimizing light pollution;

- Should buildings need to be repaired or replaced, the new construction should be sympathetic to the character of the surrounding district.

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Report Overview

Background of Assessment

Vickers Park holds an important role in both historical and present day Thunder Bay. The Thunder Bay Heritage Advisory Committee (HAC) has long noted the area's significance recognizing it to be of historical interest and cultural value. In the past, HAC has investigated creating a heritage conservation district surrounding the park property, a large and dedicated undertaking. The intention to create a Vickers Park Heritage Conservation District remains a goal of HAC: however, in the interim this report will evaluate and determine the appropriate recommendation for the independent addition of the Vickers Park property to Thunder Bay's Municipal Heritage Register.

A Sub-committee of HAC has reviewed the park property through relevant documents, reports, maps and photographs, completed an evaluation worksheet recording appropriate notes and grades for the property, and also prepared this final report summarizing the planning, legal and regulatory context, site description and historical context, and the evaluation of cultural heritage value and interest of the Vickers Park property. A Statement of Cultural Heritage Value has also been developed. HAC will review and make comments on the completed report and use this information provided to form a recommendation to Council should they determine the Vickers Park property be added to Thunder Bay's Municipal Heritage Register, either listed or designated.

Scope and Method

HAC established a Cultural Heritage Property Evaluation System in 2008 (revised October 2016). This analytical evaluation system is used when conducting an evaluation on a property being considered for the Municipal Heritage Register or when re-evaluating a property currently listed on the register for potential designation. In addition, it is used when HAC is called upon by the Building or Planning Departments, Council, or existing/prospective property owners to provide advice on properties with potential heritage value. An analytical evaluation means that each property will be assessed in a fair and equitable manner and as such demonstrates the heritage merits of the property and its inclusion on the Municipal Heritage Register.

In order to perform an assessment on the Vickers Park property several resources were referenced. These included historical minutes from Fort William City Council; Fort William Parks Board; historical newspaper articles and books; photographs – historical and recent; maps – historical and recent; The Henderson Directories; "The Vickers Park" a history of the park from 1902-1975 written by Angela Meady, web exhibits and resources from both the City of Thunder Bay, and scholarly works, including but not limited to The Golden Gateway of the Great Northwest, Thunder Bay a History by Joseph M. Mauro.

Planning, Legal and Regulatory Context

Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act* provides a framework for the conservation of properties and geographic features or areas that are valued for the important contribution they make to our understanding and appreciation of the history of a place, an event or people. These properties and features or areas contain built heritage resources, natural heritage, cultural heritage landscapes, heritage conservation districts, archaeological resources and/or areas of archaeological potential that have cultural heritage value or interest.

Assessment of the Cultural Heritage Value for the Vickers Park property is based upon the evaluation criteria provided in Ontario Regulation 9/06: Criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*.

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

- *i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
- *ii. displays a high degree of craftsmanship or artistic merit, or*
- *iii. demonstrates a high degree of technical or scientific achievement.*

2. The property has historical value or associative value because it,

- *i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
- *ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
- *iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

3. The property has contextual value because it,

- *i. is important in defining, maintaining or supporting the character of an area,*
- *ii. is physically, functionally, visually or historically linked to its surroundings, or*
- *iii. is a landmark. O. Reg. 9/06, s. 1 (2).*

City of Thunder Bay Official Plan 2018 (adopted), Part 5 – Cultural Heritage Resources

Buildings and sites of historic, architectural, archaeological, or cultural significance serve as reminders of the past and constitute important cultural assets within the City. As development continues over time, cultural heritage resources that are not protected in some way become increasingly threatened by demolition or alteration. It is recognized that it is not always possible to preserve all cultural heritage resources, but their cultural heritage value should be assessed prior to demolition or alteration.

The *Ontario Heritage Act* provides both legal and administrative mechanisms for municipalities seeking to pursue heritage conservation. The City has formally recognized the heritage value of over twenty buildings and one area by designation under the *Ontario Heritage Act*. There are also numerous significant archaeological sites provincially registered under the *Ontario Heritage Act*, as well as areas with archaeological potential within the City. These areas can be further identified and inventoried for heritage conservation planning purposes. Many other buildings and several other areas within the City may be worthy of recognition through designation under this Act.

Cultural Heritage Resources Defined

Cultural Heritage sites include archaeological resources, built heritage resources, and cultural heritage landscapes. They are defined as follows:

Archaeological Resources - includes artifacts, archaeological sites, and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Built Heritage Resources - a building, structure, monument, installation, or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on Municipal, Provincial, and/or Federal registers.

Cultural Heritage Landscape - a defined geographical area that may have been modified by human activity and is identified as having cultural value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites, and natural elements that are valued together for their interrelationship, meaning, or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, heritage trees, battlefields, mainstreets and neighbourhoods, cemeteries, trails, viewsheds, natural areas, and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

General Objectives

The general objectives of the Cultural Heritage Resources policies are to:

- protect, with available legislative tools, significant cultural heritage resources, including archaeological sites;
- consider the interests of local Indigenous and Métis communities in conserving cultural heritage and archaeological resources;
- conserve and encourage enhancement of cultural heritage resources;
- identify and preserve significant public views to the fullest extent practical; and,
- identify and protect cultural heritage landscapes (e.g., historical gardens, grounds, landings, etc.)

Heritage Impact Assessment

Where development, site alteration, public works or undertakings are proposed adjacent to or across the street from an individually designated heritage building (Part IV of the *Ontario Heritage Act*), a heritage conservation district (Part V of the *Ontario Heritage Act*), or a property of cultural value or interest, the City may require a development proponent to undertake a Heritage Impact Assessment along with satisfactory measures to mitigate any negative impacts on identified significant cultural heritage resources affected. The Heritage Impact Assessment shall be conducted by a qualified professional with expertise in cultural heritage resources to:

- identify the positive and adverse impacts on the heritage resource that may be expected to occur as a result of the proposed development;
- describe mitigation measures that may be required to prevent, minimize, or mitigate any adverse impacts; or,
- demonstrate that the proposed development will not adversely impact the defined cultural heritage value or interest of the property, and/or its streetscape/neighbourhood.

Designation of Heritage Resources

The *Ontario Heritage Act* may be utilized to conserve, protect, and enhance significant cultural heritage resources within the City by designating by by-law, individual properties, heritage conservation districts, and/or cultural heritage landscapes and archaeological sites.

Once designated under the *Ontario Heritage Act*, no alternation or demolition of a heritage resource may be undertaken that would adversely affect the reason(s) for the designation, except in accordance with the *Ontario Heritage Act*.

Heritage conservation easements may be applied to properties where it is considered the appropriate tool to protect an identified cultural heritage resource.

Where development or site alteration affects cultural heritage resources, the City may enter into registered agreements under Section 41 of the Planning Act with the owners of designated heritage properties when it deems that financial securities are necessary to ensure the retention and conservation of heritage properties as part of a development.

The City shall have regard for cultural heritage resources, where practical, when undertaking municipal public works projects, as well as maintaining properties that are City owned.

The City may consider the preparation of a heritage management plan to inventory and research cultural heritage resources, and outline strategies and programs to protect them.

Heritage Advisory Committee

The Heritage Advisory Committee (HAC) has been established, pursuant to the *Ontario Heritage Act*, to advise and assist Council on matters related to designation and other heritage conservation planning matters. Pursuant to the Act, and in consultation with the HAC, the City may by by-law:

- designate properties to be of cultural heritage value or interest, for their archaeology, built heritage, and/or cultural heritage landscape components; and,
- define the municipality, or any area or areas within the municipality, as an area to be examined for designation as a heritage conservation district.
- maintain a register of heritage properties

Municipal Heritage Register

The City shall also maintain a Register of Properties of Cultural Heritage Value or Interest, including properties designated under Part IV (individual properties) or Part V (heritage conservation districts) of the *Ontario Heritage Act*, and inventory any other properties of cultural heritage value or interest.

City of Thunder Bay Cultural Policy 2005 (Adopted)

Adopted by Council in February 2005, the Cultural Policy was developed to acknowledge the changes in circumstances and conditions in Thunder Bay and in thinking about cultural planning in municipalities. A number of key issues were identified that remain relevant today. The Thunder Bay Culture Plan seeks to realize the Culture Policy objectives by further articulating advancements since the Policy's creation and identifying key principles, directions and actions for implementation.

Section 1.4

Thunder Bay has a rich history and heritage that is to be celebrated and preserved. The City recognizes physical and cultural heritage as a vital part of the civic pride and identity and as essential for a strong united community.

Rationale: Public Heritage

Heritage resources and organizations such as the Thunder Bay Historical Museum, the Northwestern Ontario Sports Hall of Fame and the Thunder Bay Military Museum recognize and honour our past, and by doing so, they encourage and develop civic pride and identity essential for a strong and healthy community.

The Official Plan notes "buildings and sites of historic, architectural, archaeological or cultural significance serve as reminders of the past and constitute important cultural assets within the City". The City of

Thunder Bay created the Local Architectural Conservation Advisory Committee (LACAC) in 1979 to recommend significant buildings and properties for heritage protection. Twenty-four properties and one district have been designated. After amendments to the Ontario Heritage Act in 2003, City Council renamed LACAC to the Heritage Advisory Committee (HAC) by by-law in 2004. HAC has a broader mandate and slogan "to promote and protect our past". The Committee makes recommendations to City Council about a wide range of matters relating to heritage resources, including their identification, evaluation, protection and promotion. In particular, HAC plays a significant role in advising Council on municipal policies and programs for the management of public heritage resources, and the encouragement of the development of private heritage property, in ways which contribute to the public realm, quality of life in the City, and economic activity.

This policy aims to complement the work of HAC and inspire cooperation between Cultural Services and HAC as they work towards achieving common and strongly related goals.

Administrative Procedures

Cultural Services will work with local history and heritage groups to encourage partnerships and communicate opportunities for collaboration.
Cultural Services will work together with HAC and other history and heritage groups to ensure efforts on behalf of both arts and heritage are coordinated.

Under the guidance of HAC, Cultural Services will ensure public history and heritage are recognized and integrated into the City's Cultural Plan.

Art in Public Spaces and Public Heritage Outcomes

- Culture is a meaningful and tangible contributor to the quality of life of citizens.
- Visual aspects of the city are a source of community pride.

Site Description and Historical Context – Vickers Park Property

Site Description

The Vickers Park property (Figures 2-5) consists of 10 acres of land located in the southern downtown core of The City of Thunder Bay, formerly known as Fort William. The park borders the south side of Arthur Street between Selkirk Street and Brunswick Street.

Address: 1700 Arthur Street East
Thunder Bay, Ontario
Legal Description: CON 2 N PT LOT 2
Roll Number: 580404018200300
Property Owner: City of Thunder Bay

Year Established: 1902

Style: Memorial, Passive Park, Municipal Park
Landscape Category: Defined
Access: Unrestricted
Current Land Use: Open Space Zone



Figure 2 Map of Vickers Park Property



Figure 3 Photograph of Vickers Park, summer 2019

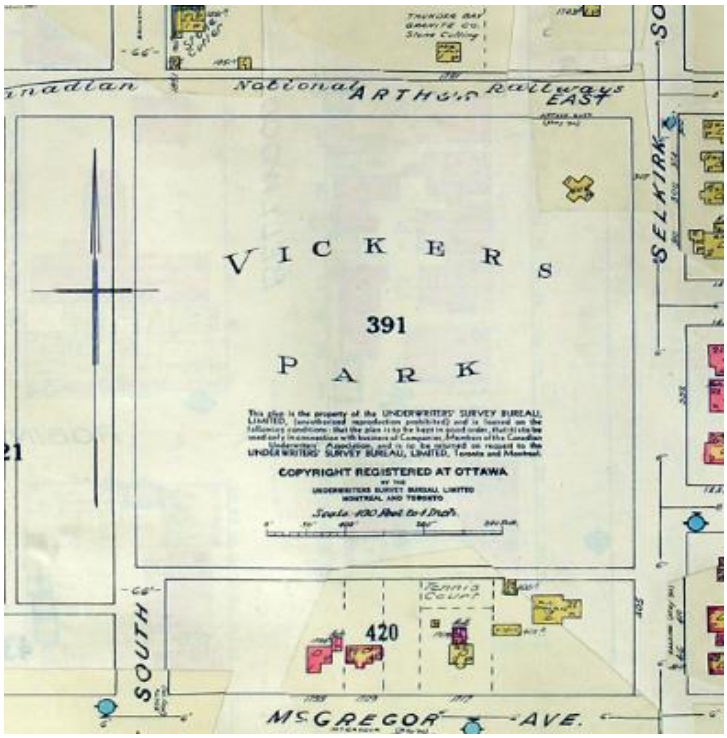

Figure 4 Fire Insurance Map, FW MAP 35, 1942, updated 1950

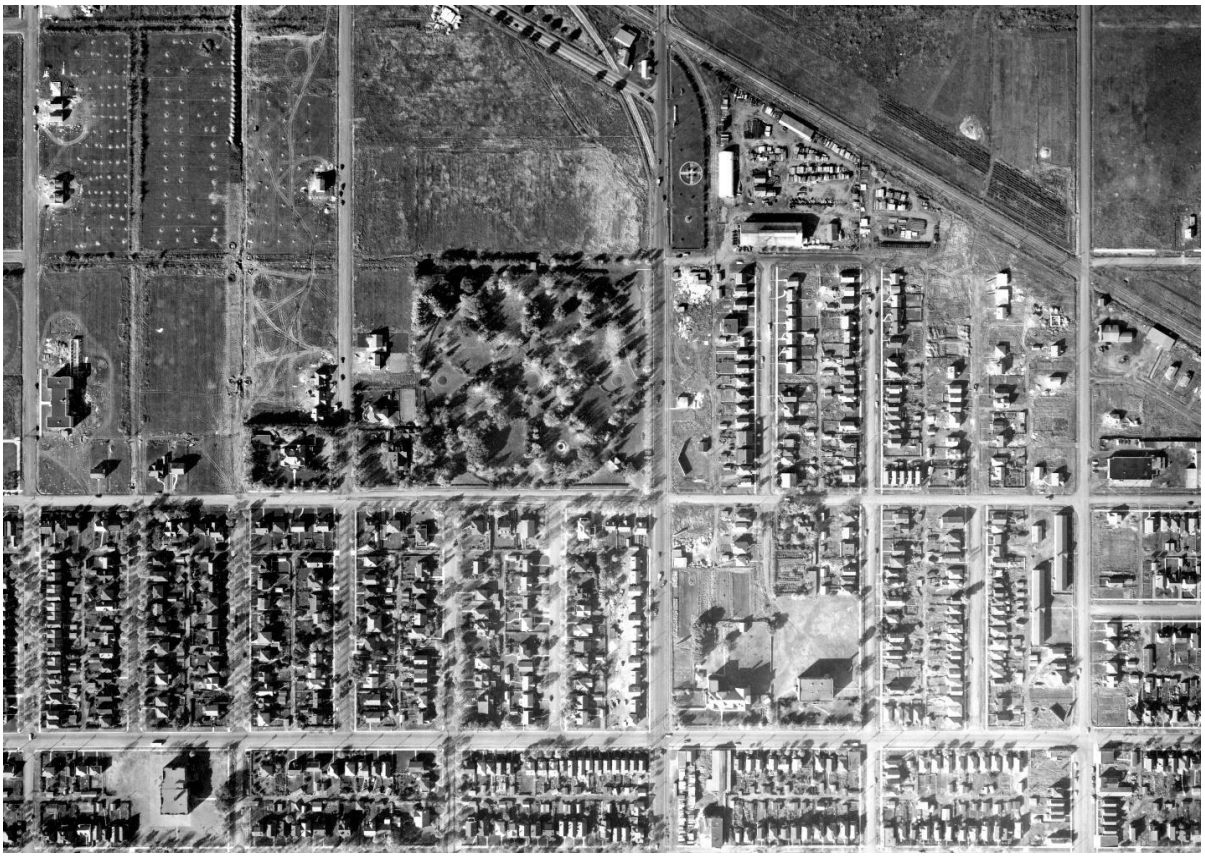

Figure 5 Aerial photograph of Fort William showing Vickers Park circa 1949

Historical Context

The Vickers Park property and its associated history dates to the Expansion Period: a broad but not exhaustive overview of the region's entire history is provided here for context, followed by a targeted history of the Vickers Park property itself.

Area History

Early Inhabitants

There is evidence humans have been living in this area since at around 7,500 B.C.[1]. There is no written record of the earliest inhabitants, but the archeological record of stone tools, spear points, axe heads and scraping implements provide clues about life in the early days following the great glaciers.[2] Copper fish hooks, knives and gaffs are evidence that inhabitants mined copper in the area from as early as 5,000 BC and that a trade in copper implements extended from Lake Superior to North Dakota (for flint), and the Atlantic Coast (for shells) as early as 500 BC. [3]

At the point of European contact in the 17th century, the Ojibwe peoples and their settlements were among the dominant cultures in the Thunder Bay area.[4] Their tribes occupied the north shore of Lake Superior and Huron, whose reach extended from Georgian Bay to the prairies - an expanse that was travelled regularly by birch bark canoe. This habitation leads the City of Thunder Bay to recognize it is built on the traditional territory of the Ojibwe people of Fort William First Nation, signatory to the Robinson-Superior Treaty of 1850, and that this area is also recognized as a historic Métis settlement.

Fort William and the Fur Trade - The Northwest Company

When the Europeans arrived in the 17th Century, the local inhabitants were already calling this site "Animikie", which translates as "Thunder".[5] It was the French coureur des bois and First Nations peoples, travelling the region transporting furs and goods between settlements, who would refer to the area between the Sibley Peninsula and the north shore of Superior as Baie de Tonnaire, or "Thunder Bay".[6]

With the use of the Ojibwe canoe as a vehicle for transportation, the natural junction of Lake Superior and its tributary, the Kaministiquia River, was an important terminus from pre-contact to the days of the

[1] K.C.A. Dawson, *Prehistory of Northern Ontario*, Thunder Bay Historical Museum Society, 1983, p. 1.
[2] Ibid., p. 4-7 and Joseph M Mauro, *The Golden Gateway to the Great Northwest: Thunder Bay, A History*, Lehto Printers Limited, Thunder Bay, 1981, p. 2-3.
[3] Ibid., p. 12-14 and 32.
[4] Ibid., p. 34; Mauro, *The Golden Gateway,* p. 7, and Thunder Bay Chamber of Commerce, *Thunder Bay,* p. 2
[5] M. J. L. Black, "Place Names in the Vicinity of Fort William", *The Thunder Bay Historical Society: Sixteenth and Seventeenth Annual Reports,* The Canadian Transport Source book, <http://www.transportsourcebook.ca/thunder-bay-historical-society/yr1926-place-names-in-the-vicinity-of-fort-william.php> accessed March 4th, 2021.
[6] Mauro, *The Golden Gateway,* p. 16-18

fur trade.[7] As early as 1678, a French outpost, Fort Caministogoyan, was established.[8] In 1801, the North West Company revived the old French route here, holding its first rendezvous at Fort Kaministiquia in 1803. Fort William, re-named as such in 1807[9], was the centre of the Canadian fur trading economy, where trapper met trader and the deals were struck. (Figures 6 and 7)

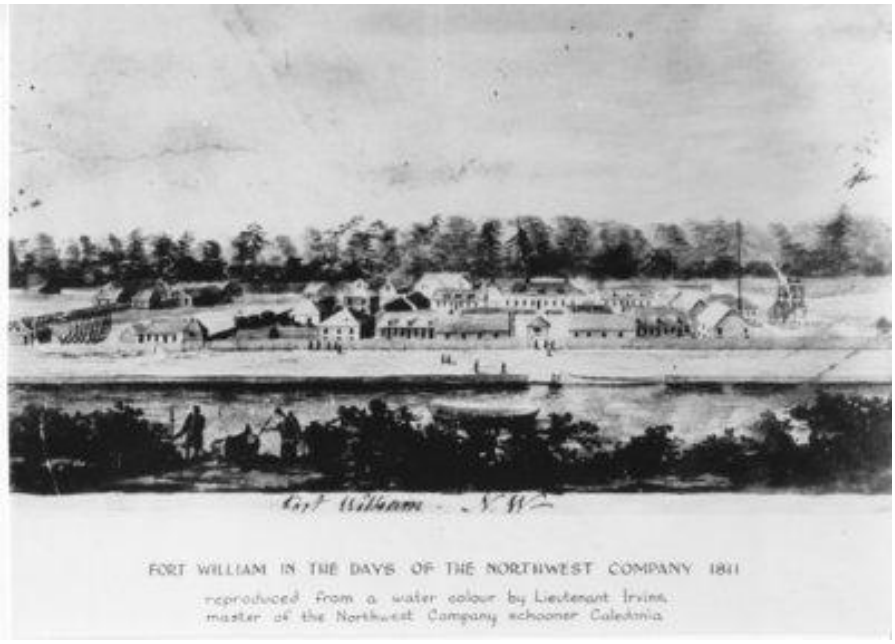

Figure 6 Fort William Fur Trade Post (Northwest Co.) circa 1811. TBPL P3435



Figure 7 Fort William Hudson Bay Company Post 1875. TBPL P1272

[7] Ibid., p. 8 and 11.
[8] Ibid., p. 17-18.
[9] Fort William and The North West Company, https://fwhp.ca/about-us/our-history/fort-william-circa-1815/67-fort-william-and-the-north-west-company

By the middle of the 19th century the fur trade boom had long since faded and mining became the region's most important industry. Finds of copper, silver, and later gold proved lucrative.[10] For more than a decade the famous Silver Islet mine flourished in Lake Superior and, by its final years, extended 1,250 feet below the level of the lake (Figure 8).



Figure 8 Silver Islet Mine circa 1890. TBPL P (240)

Fort William and Port Arthur

In 1867, the newly formed country of Canada, established under the British North American Act, negotiated with the Hudson's Bay Company to acquire Rupert's Land. Simon Dawson, dispatched to select a starting point for a road to the west, selected "the Depot", a site close to Fort William commonly used for landing ships with a better port. [11] Work on the Dawson Road through the rugged Northern Ontario terrain began in 1869. Colonel Wolseley, arriving in 1870 during the height of regional unrest, renamed "the Depot" to Prince Arthur's Landing in honour of Queen Victoria's third son.[12] Prince Arthur (near the current location of the hotel which bears its name) was left as a palisade with stables, sheds and supply shacks - a point on the new road to the west, and a starting point for the town that would become Port Arthur. By the late 19th century, the twin cities of Port Arthur and Fort William were often uneasy rivals, but both communities were prosperous and drew immigrants from around the world.[13]

[10] Mauro, *The Golden Gateway,* p. 56-57.
[11] Ibid., p. 32-37
[12] Mauro, *The Golden Gateway,* p. 43-50 and Joseph Mauro, *Thunder Bay: A City's Story*, 1990, p. 14.
[13] Thorold J. Tronrud, *Guardians of Progress: Boosters and Boosterism in Thunder Bay, 1870-1914,* Thunder Bay Historical Museum Society, 1993, p. 6, and Mauro, *The Golden Gateway,* p. 61-64 and 113.

Expansion

In response to a petition from the residents of Shuniah Township, the Provincial Government passed legislation which provided for the separation of a section of the Township to form the Corporation of the Town of Port Arthur in 1884. With the growth of population and industry, a portion of the Municipality of Neebing was separated to incorporate the Town of Fort William in 1892. In addition to establishing public works, street railways, and maintaining order, a spirited rivalry between the two communities in economic almost all activities, from fishing and logging to mining and transportation.

For both communities, however, early expansion and western settlement was promoted and railway routes were envisioned. The first turn of sod for the construction of the Canadian Pacific Railway in the town square of Fort William in 1875 was an auspicious event. Prospectors, railway workers and west-bound immigrants would arrive soon after.[14] With the completion of the first rail line to the west in 1882, an increasing flow of grain would shape the economy. By the 1920s, the Lakehead ports had the greatest grain handling capacity in North America, and together were a major transport hub in Canada.[15]

While the most lucrative silver mined in the area came from the Islet on the Sibley Peninsula, operations were also located in Current River and Shuniah in the late 1800s. As silver mining slowed down and the railway was completed, logging took hold as the leading industry.[16] Bushworkers, a mixed group of First Nation and mostly Scandinavian workers, used horse drawn sleighs to haul logs to river banks where they were transported to Lake Superior and it's sawmills.

Amalgamation

It is fitting that a region shaped by the meeting of diverse cultures, First Nation and European, came to be further bound by the amalgamation of two competing, rivalled, and yet sister cities.[17] Even more fitting that this process was fraught with tension: amidst rumours that Port Arthur's application for City status included a request to Annex Fort William, both Port Arthur and Fort William attained City designation in April of 1907. Over the next 63 years, the question of amalgamation persisted. Public plebiscites, held in 1920 and 1958, defeated the issue and various local politicians had their say. One of the most ardent advocates was Port Arthur Mayor Charlie Cox, who, in an attempt to hold both offices, ran as a mayoral candidate in the Fort William Municipal Election of 1948.[18]

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[14] Ibid., p. 70-71, 86-8 and 209.

[15] Michel S. Beaulieu, *Labour at the Lakehead: Ethnicity, Socialism, and Politics, 1900-35,* UBCPress, Vancouver, 2011, p. 3-5; Thunder Bay Chamber of Commerce, *Thunder Bay,* p. 8; and Mauro, *The Golden Gateway,* p. 196.

[16] Mauro, *The Golden Gateway,* p. 209; Arthur, *Thunder Bay District, 1821-1892*, p. lxx and civ; and Tronrud, *Guardians of Progress*, p. 612, 26, 34, and 42.

[17] Thomas W. Dunk, *It's a Working Man's Town: Male Working-Class Culture*, 2nd Ed., McGill Queen's University Press, Montreal, 2003, p. 56-57, and Beaulieu, *Labour at the Lakehead,* p. 5-11.

[18] "Government "A" Amalgamation - Fort William & Port Arthur & Adjacent Areas Vol. 1/CF/1910", Series 29, Accession 1993-23, TBA 2401-17, 1910-1969, City of Thunder Bay Archives.

On October 26, 1964, Saul Laskin, Mayor of the City of Port Arthur, presented a written submission to the Provincial Cabinet requesting a study of various issues which were confronting five of the larger municipalities in the Lakehead area. These entities included the City of Port Arthur, the City of Fort William, the Municipality of Neebing, the Municipality of Paipoonge and the Municipality of Shuniah. In due course, this submission by the City of Port Arthur was endorsed by the City of Fort William as well as the Lakehead Chamber of Commerce and the Fort William-Port Arthur and District Labour Council. [19]

In early 1965, a letter jointly signed by the heads of the councils of the five municipalities was sent to the Hon. J.W. Spooner, the Minister of Municipal Affairs. The letter requested that the regional study, as originally proposed by the Mayor of Port Arthur, should be undertaken. In September of 1965, Spooner announced the appointment of Eric Hardy to undertake the local government review for the Lakehead.

The recommendations of the Hardy Report were accepted by the Provincial Government and, as a result, the City of Thunder Bay was created through a Provincial bill on May 8, 1969 and became a reality on January 1, 1970.[20] Headed by Mayor Saul Laskin, the new City consisted of Fort William, Port Arthur and the adjacent geographical Townships of Neebing and McIntryre.[21]

[19] Mauro, *The Golden Gateway,* p. 356-366.
[20] Mauro, *Thunder Bay: A City's Story*, 1990, p. 20-21 and Mauro, *The Golden Gateway,* p. 209.
[21] "Government "A" Amalgamation - Fort William & Port Arthur & Adjacent Areas Vol. 1/CF/1910", Series 29, Accession 1993-23, TBA 2401-17, 1910-1969, City of Thunder Bay Archives, and Mauro, *The Golden Gateway,* p. 356-366.

Vickers Park Assessment Evidence

Summary of Application of Ontario Regulation 9/06

Assessment of the Cultural Heritage Value for the Vickers Park property is based upon the evaluation criteria provided in Ontario Regulation 9/06 (hereafter Reg. 9/06) Criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*, as listed under the "Planning, Legal and Regulatory Context" section of this report. Linking the research of the following sections to the specific criteria establish Vickers Park's justification for Heritage Conservation District designation, in accordance with the evaluation done by the HAC Sub-Committee.

Background to Vickers Park Addition

Early Development and Ownership of Land

The Executive Council of the United Provinces of Canada approved the surveying of land to the south of the Hudson's Bay post of Fort William in 1859. The survey, completed in 1860, laid out the townships of Neebing and Paipoonge. This survey also set out a town site called Town Plot Fort William (Westfort) located 6.5km upriver on the Kaministiquia, for settlement. (Figure 9) It is most likely that the land that would become Vickers Park was similar to the rest of the region, and "covered by forest, rock, swamp and muskeg."[22]



[22] Dunk, *It's a Working Man's Town*, p. 45.

The survey of 1860 did not include the lands adjacent to the fur trade post Fort William owned by the Hudson Bay Company: it was left to the new Province of Ontario to determine the land entitlements. By the time the Town Plot had been selected for the beginning point of the CPR in 1875, the disputed lands along the lower Kaminisitiquia River including McKellar and Mission Islands (Island No. 1 and Island No. 2) were finally surveyed and named Neebing Additional Township. (Figure 10)



Land patents (the process by which land is transferred from a government or proprietor to the first private owner or title holder of a piece of property) were then issued to the Hudson Bay Company as well as many early settlers in the area including the McKellar and McVicar families. Land patents were also transferred to non-residents including John Joseph Vickers of Toronto. J. J. Vickers, owner of Vickers Northwestern Express who had developed interests in the area including land holdings.[23] (Figure 11) A connection to prominent local families satisfies 2(i) of reg. 9/06, that "the property has historical or associative value." Some of these would form the core of the Vickers Addition, on which Vickers Park would later rest. J. J. Vickers was rumoured to have purchased a few hundred acres of land with the birth of each one of his ten children, and though a resident of Toronto, JJ Vickers maintained close ties with prominent people in both Lakehead communities (Fort William and Port Arthur).[24]

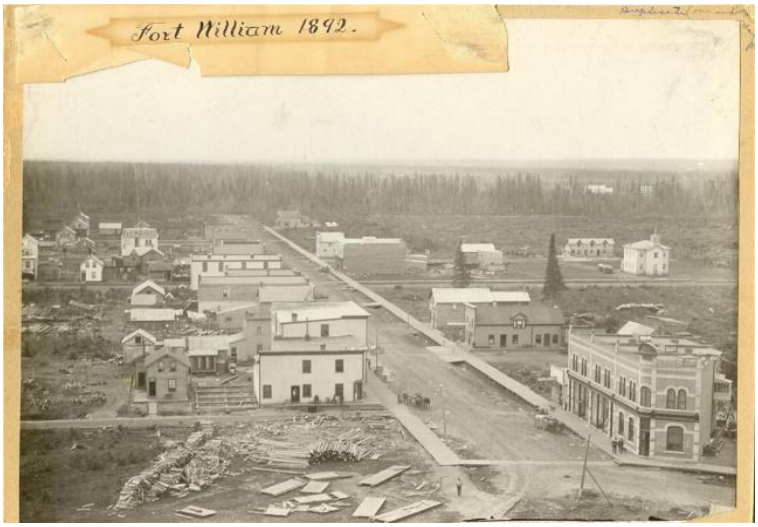


Figure 11 Fort William (East) 1892 TBA 1991-01-202

[23] Black, "Place Names in the Vicinity of Fort William", <http://www.transportsourcebook.ca/thunder-bay-historical-society/yr1926-place-names-in-the-vicinity-of-fort-william.php> accessed March 4th, 2021, and Arthur, *Thunder Bay District, 1821-1892*, p. liv, lxxi, 100, and 105.

[24] Tronrud, *Guardians of Progress*, p. 16, and 21-22, and Arthur, *Thunder Bay District, 1821-1892*, p. 1 and 238n.

Vickers Addition

The first Vickers Addition was registered in June of 1875, however, this first attempt was cancelled in 1879. The Vickers Addition was registered again in July, 1904.[25] Vickers invested in mining and in the local real estate, patenting the Vickers Addition in the Fort William town site. This land along with lands acquired in neighbouring townships totaled over 3100 acres, and satisfies criteria 3(ii) of Reg. 9/06, that "the property has contextual value because it is physically, functionally, visually or historical linked to its surroundings". When the decision to sell the remaining lands originally purchased by J. J. Vickers was made by Vickers Limited in 1925 the holdings included 2000 acres in the Township of Neebing and 1100 in Paipoonge.[26] Figure 12 provides an overview of the Vickers Addition: at the top (North) Vickers Park is situated.

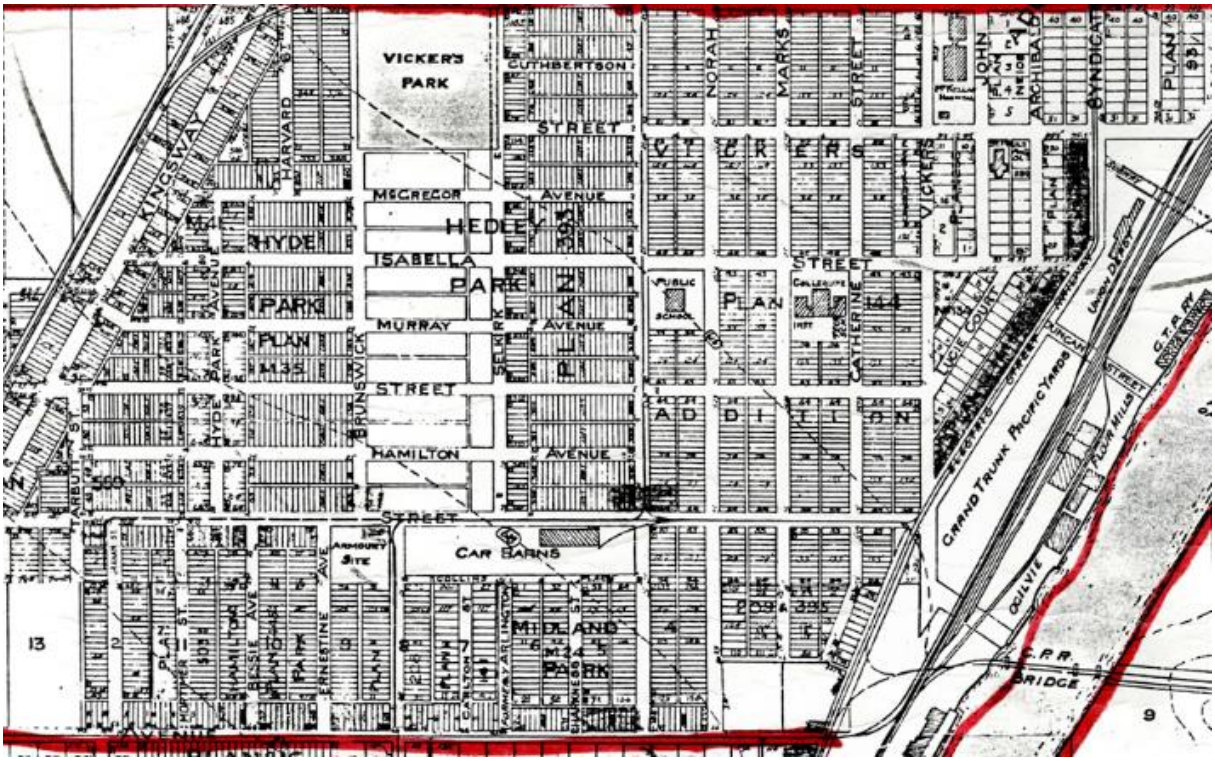
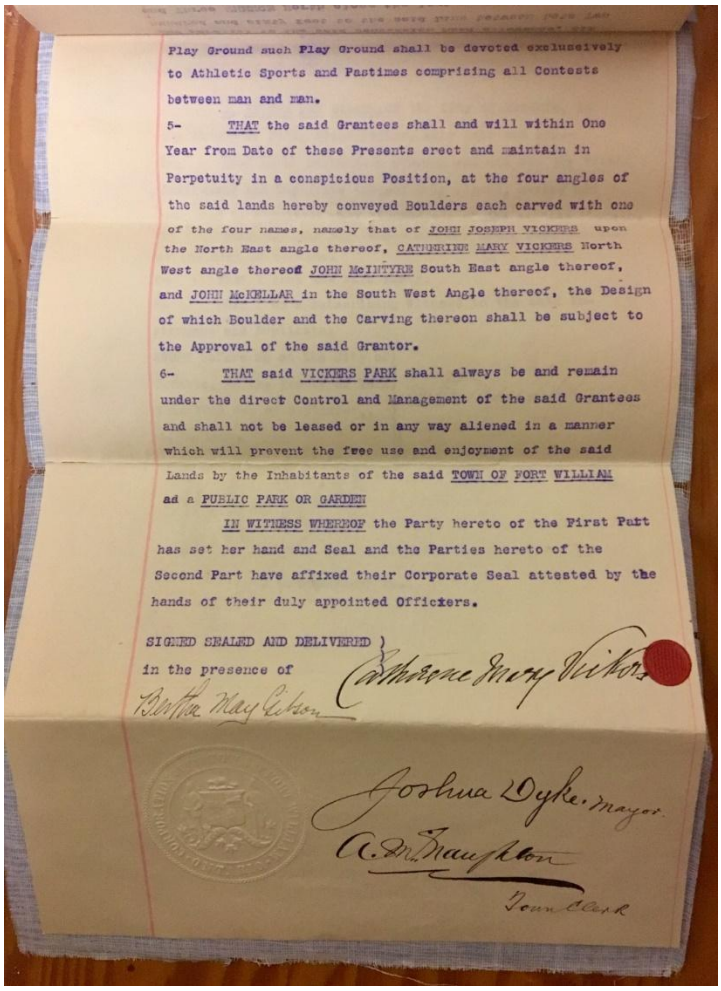


Figure 12 Vickers Addition featured in this map of Fort William prepared in 1913 by E.R. Bingham and the Dominion Land Surveyor. TBA 1993-24-523

[25] Black, "Place Names in the Vicinity of Fort William", <http://www.transportsourcebook.ca/thunder-bay-historical-society/yr1926-place-names-in-the-vicinity-of-fort-william.php> accessed March 4th, 2021.
[26] "Land Secured In 1859 to Be Sold," *Fort William Daily Times Journal*, April 25, 1925

History of Vickers Park



Play Ground such Play Ground shall be devoted exclusively to Athletic Sports and Pastimes comprising all Contests between man and man.

5- THAT the said Grantees shall and will within One Year from Date of these Presents erect and maintain in Perpetuity in a conspicious Position, at the four angles of the said lands hereby conveyed Boulders each carved with one of the four names, namely that of JOHN JOSEPH VICKERS upon the North East angle thereof, CATHERINE MARY VICKERS North West angle thereof JOHN McINTYRE South East angle thereof, and JOHN McKELLAR in the South West Angle thereof, the Design of which Boulder and the Carving thereon shall be subject to the Approval of the said Grantor.

6- THAT said VICKERS PARK shall always be and remain under the direct Control and Management of the said Grantees and shall not be leased or in any way aliened in a manner which will prevent the free use and enjoyment of the said Lands by the Inhabitants of the said TOWN OF FORT WILLIAM ad a PUBLIC PARK OR GARDEN

IN WITNESS WHEREOF the Party hereto of the First Part has set her hand and Seal and the Parties hereto of the Second Part have affixed their Corporate Seal attested by the hands of their duly appointed Officers.

SIGNED SEALED AND DELIVERED)
in the presence of
Bertha May Gibson
Catherine Mary Vickers
Joshua Dyke. Mayor.
A. M. Naughton
Town Clerk

In the summer of 1902 Catherine Mary Vickers took advantage of her visit to Fort William to make a formal offer of land for a park site to the Town of Fort William through the Mayor, Joshua Dyke, and council. (Figure 13) Mrs. Vickers had long been considering a gift of 10 acres of land for the purpose of a public park, stating that it was her desire to give Fort William a permanent memorial of her late husband Mr. John Joseph Vickers. It was also her desire to include others associated with Fort William in its early days, specifically the late John McIntyre and John McKellar. This memorializing aspect helps satisfy 2(i) of Reg. 9/06 again, and also 2(ii), in that it "yields, or has potential to yield, information that contributes to an understanding of community or culture". Mrs. Vickers also declared her intention that the four corners of the park are to be marked with a pillar cut from local rock each engraved with one of four names, John Joseph Vickers, John McKellar, John McIntyre and her own. These rocks contribute to the park's unique character, the design of Mrs. Vickers, and establish it as a landmark, satisfying criterion 2(iii) and 3(iii) of Reg. 9/06. At the time of presenting this formal offer the specific location of the park had yet to be determined. The 10 acres of land would however be selected from the Lot 2 Concession 2 portion of the Vickers estate described and being located south of the C.N.R track and north of Rebecca Street.[27]

The work of clearing, stumping, ploughing and harrowing the land began right away: however, a year later it was discovered there had been a mistake. The work had actually been completed on an adjacent 10 acres of land.[28] Upon the discovery of the error, tenders were re-issued for the proper site.[29] The land,

[27] "Generous Gift to Fort William," *Fort William Daily Times Journal*, August 14th, 1902

[28] *Fort William Cemetery and Park Committee Minutes,* May 17, 1904, Series 5, Accession 2006-46, City of Thunder Bay Archives, TBA 4258-01.

[29] *Fort William Cemetery and Park Committee Minutes,* September 19, 1905, Series 5, Accession 2006-46, City of Thunder Bay Archives, TBA 4258-01.

finally ready, saw sporadic improvements made with no clear vision for the park finalized. For the years of 1908 and 1909 the park was leased for the purpose of cultivation from May 5 to Nov 5 for a fee of $50.00 per year.[30]

Development of what was to be a public park didn't actually get underway until 1910, when the newly formed Fort William Board of Parks had been put in place. The board hired W.H. McCauley to draft plans for the park which were accepted with work on implementation taking place throughout 1910. This included the ordering and planting of trees and shrubs, walks and drives laid out, grass seed ordered, along with work to address drainage and water supply. Minutes of the May 13, 1910 meeting of the Park Board show that four boulders had been received, free of charge, through the kindness of Mr. J. J. Scully, Superintendent Kenora Division of the Canadian Pacific Railway.[31] 1911 saw Mr. McCauley still employed to oversee the park's development. Under his direction that year the cinder defined pathways were completed with beautiful flower beds planted. The combination of trees, gardens and pathways assist in "defining, maintaining or supporting the character of an area," helping satisfy criteria 3(i) of Reg. 9/06.McCauley resigned from the position of Parks Engineer later that December.[32]

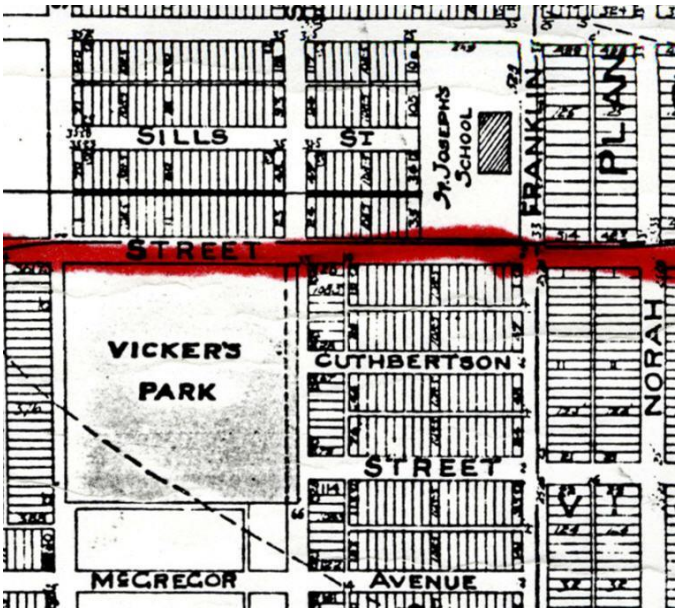


Figure 14 1913 Map detail showing Vickers Park east boundary prior to driveway for Selkirk Street being added. TBA 1993-24-523

An article in Fort William's Morning Herald dated May 7, 1914 details the park board's wish to take control of city boulevards. Chairman W. A. Dowler appeared before the works committee to come to an agreement on how the boulevarding in Fort William should be carried out. Part of these discussions included road work that was currently underway along the east side of Vickers Park on Selkirk Street. Dowler suggested "a driveway outside the park line and another inside the park line, leaving a center boulevard of about 22 feet". This idea was agreed to with work to be done at once.[33] A map created in 1913 shows the easterly line of Vickers Park and the narrow roadway for Selkirk Street. (Figure 14)

[30] *Fort William Cemetery and Park Committee Minutes,* May 1, 1908 and May 3, 1909, Series 5, Accession 2006-46, City of Thunder Bay Archives, TBA 4258-01.
[31] *Fort William Board of Park Management Minutes*, May 13, 1910, Series 5, Accession 2006-46, City of Thunder Bay Archives, TBA 4258-02.
[32] *Fort William Board of Park Management Minutes*, February 2, 1912, Series 5, Accession 2006-46, City of Thunder Bay Archives, TBA 4258-02.
[33] Morning Harold (fort William). May 7, 1914

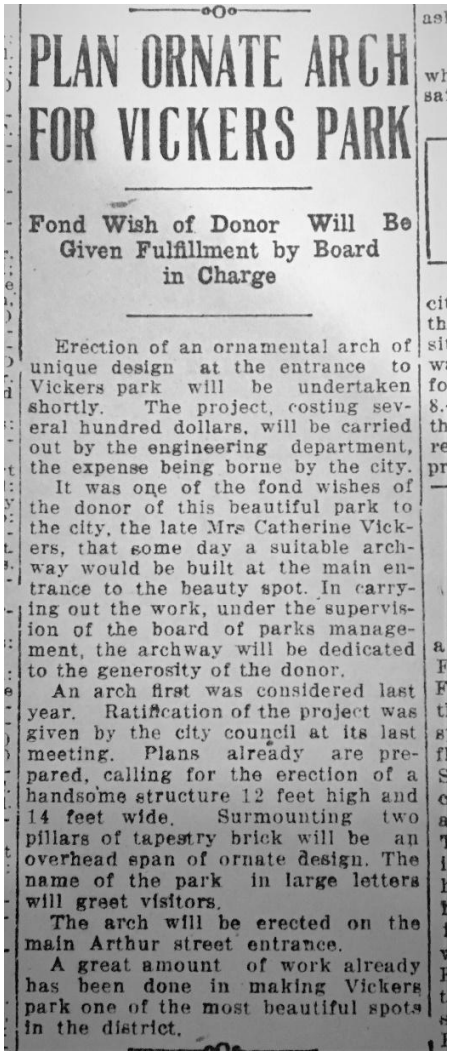
The provision of both equipment and supervision of kindergarten aged children at Vickers Parks was also made for July and August, 1915 by the parks board in conjunction with the playground committee. According to the Daily Times Journal on Monday December 13, 1915, the program was well received by both children and parents. The program at Vickers Park continued until the early 1920's, though solely by the parks board from 1917 onwards.

The Parks Board minutes from 1910 indicated that four boulders had been received to serve as markers for the four corners of the park. It is interesting to note however that eight years later, in 1918, the Mayor of Fort William (Henry (Harry) Murphy) brought to the board's attention the condition of the Vickers Parks site, calling for markers on corners and names on same.[34] Though unclear as to exactly when these native to Northwestern Ontario boulders were finally inscribed and placed, they certainly do fulfill the requirement stating boulders each carved with one of the four names; John Joseph Vickers, Catherine Vickers, John McIntrye and John McKellar, as stipulated within the 1902 Deed of Land.



Figure 15 Vickers Park, No Date (1920-1940). TBA 1991-01-232

[34] Fort William Parks Board Minutes. August 9, 1918



PLAN ORNATE ARCH FOR VICKERS PARK

Fond Wish of Donor Will Be Given Fulfillment by Board in Charge

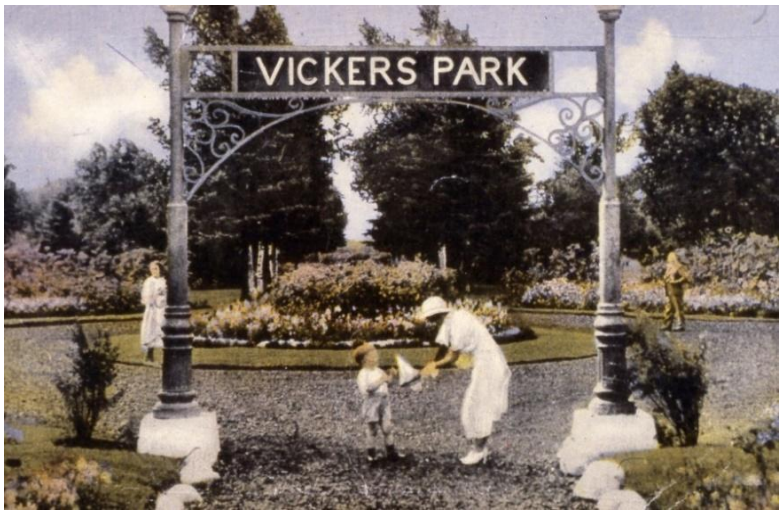
Erection of an ornamental arch of unique design at the entrance to Vickers park will be undertaken shortly. The project, costing several hundred dollars, will be carried out by the engineering department, the expense being borne by the city.

It was one of the fond wishes of the donor of this beautiful park to the city, the late Mrs Catherine Vickers, that some day a suitable archway would be built at the main entrance to the beauty spot. In carrying out the work, under the supervision of the board of parks management, the archway will be dedicated to the generosity of the donor.

An arch first was considered last year. Ratification of the project was given by the city council at its last meeting. Plans already are prepared, calling for the erection of a handsome structure 12 feet high and 14 feet wide. Surmounting two pillars of tapestry brick will be an overhead span of ornate design. The name of the park in large letters will greet visitors.

The arch will be erected on the main Arthur street entrance.

A great amount of work already has been done in making Vickers park one of the most beautiful spots in the district.





The iconic Vickers Park entrance gateway along Arthur Street we see today dates back to the late 1920's, though there is some indication an earlier entry way structure may have existed. At the August 9, 1918 meeting of the parks board it was moved and carried that the secretary be instructed to have a wooden structure erected and lettered "Vickers Park" at the park. This was to be done at once.[35] It remains unclear whether or not the wooden structure called for was ever erected. Mentioning of a suitable arch at the entrance of the park appears again in the Fort William City Council Meeting minutes from September 27th, 1927. Details of the arch are reflected in a Fort William Daily Times Journal article published that following summer on June 14, 1928. The article indicates the ornate arch is to be erected shortly at the main entrance of the park on Arthur Street. (Figures 16-18) At a cost of several hundred dollars borne by the City of Fort William, the project was to be carried out by the engineering department. Though an archway

[35] Fort William Parks Board Minutes. August 9, 1918

was never stipulated, it was apparently a fond wish of Catherine Vickers that a suitable one be built someday. Upon completion, the archway was to have been dedicated to the generosity of the park's donor. Plans regarding the entry archway indicate it to be a 'handsome structure 12 feet high and 14 feet wide. Surmounting on two pillars of tapestry brick will be an overhead span of ornate design. The name of the park in large letters will greet visitors."

With the major design and development of Vickers Park taking place prior to 1920's the years following introduced many enhancements to the park's beauty and its enjoyment. In order to illuminate the abundant flower beds lighting was added in 1938 allowing for the appreciation of the gardens in the evening as well. The washroom and storage building, still in place today in the north east corner of the park, was erected in 1945. In 1949, with the encouragement of neighbourhood residents, the City of Fort William installed playground equipment by way of slides, swings and sandboxes along with a wading pool for children.

Considered a showpiece for Fort William, Vickers Park was included as a stop during the Royal Visit of Her Royal Highness Royal Princess Elizabeth and Prince Philip in 1951. (HRH Princess Elizabeth would become Queen just a few months later in February 1952.) It is unfortunate the visit took place in late October with the picturesque park not at its full bloom.

The historic Vickers Park boulders were threatened in 1962 due to plans for the widening of Arthur Street (the boulder honouring John Joseph Vickers at the northeast corner in particular) drew protest from the parks board. A city proposal to move or potentially bury the rock(s) was considered 'out of the question', with the parks board reminding city council both of the history of the park, its commemorative existence and the terms of its bequest. Today, the boulders remain in place, undisturbed.



Figure 19 Vickers Park Boulder (northwest corner marker) inscribed with donor Catherine Mary Vickers' name. Photo date: 2019

In 1979, the Parks Canada Fort William National Historic Event plaque was installed in Vickers Park which commemorates the sod cutting for Canadian Pacific Railway, 1875 and Grand Trunk Pacific Railway, 1905; First grain from the West arrived 1883. First designated in 1923, the original plaque was located in Heath Park mounted on a rock cairn. Deterioration from age prompted discussions in 1974 on re-locating the plaque, as well the Port Arthur National Historic Event plaque in Connaught Square. Vickers Park was determined to be a more suitable location for the Fort William plaque both for public accessibility and viewing. An updated bilingual plaque was cast and installed at Vickers Park in 1979. (Port Arthur's, also updated, was re-located along the lakefront, now Marina Park.) The rock cairn in Heath Park was demolished while the cairn in Connaught

Square still remains in place today. The original English plaques were placed on loan to the Thunder Bay Historical Museum, where they continue to be held.

Vickers Park has been enjoyed by the community for generations. It has been, and continues to be, a very well used site for wedding, graduation and family reunion photos. The park has been host to celebrations, concerts, and events, along with recreational and passive activities throughout its existence. The ever popular Teddy Bears Picnic, a core event for Vickers Park, has been taking place for over past three decades. Vickers Park certainly has been a wonderful everlasting gift to the residents of Fort William and the City of Thunder Bay.



Figure 20 Vickers Park washroom and storage building built in 1945. Photo date: 2019

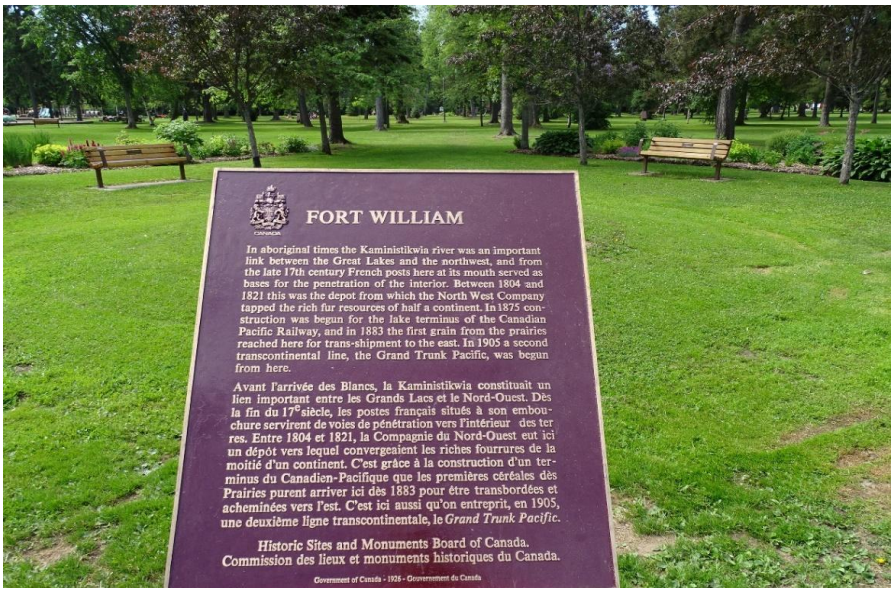


Figure 21 Fort William National Historic Event plaque in Vickers Park. Photo date: 2019

Persons Significant to the Community



Figure 22 John Joseph (J. J.) Vickers. Thunder Bay Public Library

John Joseph Vickers

Born: May 5, 1818 Died: March 11, 1896

John Joseph (J.J.) Vickers was born in Dublin, Ireland in 1818, immigrating to America in 1849 where he worked for two years with the Howard Steamship Company in New York. In 1851, J.J. Vickers left America for Canada to take up farming near the Bay of Quinte (Southern Ontario). A year later, unsuccessful in farming, he began working with the American Express Company. In 1854, J.J. Vickers moved to Toronto and established the Vickers Express Co. to facilitate the movement of express shipments via the Northern Railway which was under construction at the time. J.J. Vickers is considered to be the only person in Canada to attempt and successfully carry out an express company single-handedly. A year later, in 1855, J.J Vickers married Catherine Mary Vickers, who would later advocate for and fund the establishment of Vickers Park, satisfying 2(i) for both herself and her husband.[36]

The first passenger steamer to arrive in the Thunder Bay District was the 'Rescue' on July 3, 1859. One of the passengers aboard this maiden voyage was J.J. Vickers. Upon its arrival at Fort William, The Hudson Bay Fur trade Post, J.J. Vickers was warmly greeted by agent John McIntyre. This meeting was the beginning point of a long-term association and friendship. During his visit he was invited to meet with local Indigenous communities during treaty talks with the government of the Province of Canada, as Quebec and Ontario together were known at the time. Seeing firsthand the region around the Kaministiquia River left a lasting impression of potential and opportunity on J.J. Vickers. He went on to take hold of those opportunities through business expansion, mining investments and the acquiring of real estate. Land was first purchased by J. J. Vickers with a patent dated Dec 31, 1863 – Vickers Mineral location in the Township of McIntyre. Large tracts of land were also purchased from the Crown in the township of Paipoonge along with an island in November 1864. By 1867, he had acquired 1, 277 acres of land, 200 acres for each of his ten children. It is estimated his land ownership within the region grew to include over 3100 acres.

Known to befriend others easily, J.J. Vickers developed many lasting relationships with early families of the Lakehead. The Vickers Home on Adelaide Street in Toronto was referred to as "The Northern Haven", as they hosted families such as the McIntyre's, McVicar's, McKellar's, Marks', Ruttan's and many more.

Within his obituary published by the Toronto Globe March 12, 1896 is it noted that "Ever since coming to Canada Mr. Vickers took a great interest in the welfare of this country, especially in the northern sections."

Recognition at Vickers Park: John Joseph Vickers engraved on boulder at Northeast corner.

[36] Arthur, *Thunder Bay District, 1821-1892*, p. liv, 100n, and 105.

Catherine Mary Vickers

Born: February 14, 1832 Died: December 24, 1904



Figure 23 Catherine Mary Vickers. Thunder Bay Public Library P3453

Born in Southwold Suffolk, England Catherine was the firstborn child of army officer John Wedderburn Dunbar Moodie, and author Susanna Strickland Moodie. The young family immigrated to Canada in 1832 when Catherine was just a newborn. Upon their arrival in Canada they purchased a farm in the Coburg area in Upper Canada. Selling the farm in 1834 they then homesteaded north of Peterborough nearby Susanna's sister author Catharine Parr Traill, and her family. It was life here that became the inspiration behind Susanna's classic on Canadian Pioneer Life "Roughing it in the Bush". Published in 1852, the book features little Katie, a character based on daughter Catherine.

In 1855 Catherine married John Joseph Vickers. Together they raised ten children: Georgina Eliza, John Alexander Dunbar, Katie Moodie, William Wallbridge, Isabella Josephine, Victor Gilmore Ridgeway, Ethel Rosina, Henrietta Moodie, Arthur Algoma and Agnes Strickland.

Though residents of Toronto, the Vickers family developed and maintained close relationships with many early families at the Lakehead. Part of the land holdings held by husband J.J. Vickers included the Vickers Addition in the Fort William town site. A portion of land (10 acres) belonging to the Vickers Estate was donated by Catherine Vickers to the Town of Fort William in 1902 for the creation of Vickers Park. Many of the surrounding streets and avenues have names associated with the Vickers family, satisfying criteria 2(i), 2(ii), 3(i) and 3(ii).

Arriving for a visit at Fort William in 1873, Catherine Vickers witnessed a spectacular storm aboard the ship as it passed Thunder Cape into Thunder Bay. She reflected upon the experience in a letter to her mother writing "If I were an artist, I would choose Thunder Bay in a storm as the greatest representation of the end of the world." Catherine Vickers, through this letter to her mother, also shared about the people she met, the rugged beauty of the area, and the adventures had, including a canoe trip up the Kaministiquia River to Kakabeka Falls.[37]

Catherine Mary Vickers died in Toronto, Ontario December 14, 1904

Recognition at Vickers Park: Catherine Mary Vickers engraved on boulder at Northwest corner.

[37] A Letter from Catherine Moodie Vickers to her Mother, Susanna Moodie. Toronto, Sunday August 31, 1973

John McIntyre

Born: August 8, 1817 Died: July 9, 1899

Born in Glenorchy, Scotland in 1817, John McIntyre was first educated in the village school later completing his studies in Glasgow. In 1841, while employed as the ship's second steward (aboard the Caledonia[38]) John McIntyre was recruited to become steward for Hudson Bay Company (HBC) Governor-in-Chief Sir George Simpson for Simpson's trip around the world he'd just embarked upon.[39] The nearly twenty month expedition took Simpson and his party of travellers across North America, along the Pacific Coast south to California, over to the Sandwich Islands (Hawaiian Islands), up to Alaska, across Siberia and back to Europe. John McIntyre would have had his first acquaintance with the HBC post at Fort William in 1841 as part of this journey.



Figure 24 Portrait of John McIntyre. Thunder Bay Public Library: from local history pamphlet file, LF TB - Biography - McIntyre, John

John McIntyre returned to Canada in 1843, where he continued his employment with HBC. In 1855, John McIntyre became acquainted with the HBC post at Fort William once again as he arrived there with his wife Jane Stone and their four daughters to take the role of Clerk in Charge. While at Fort William their family grew to include three sons and a fifth daughter. John McIntyre retired as Factor in 1877.

Choosing to remain at Fort William upon retirement from the HBC, McIntyre built a home outside the fort walls along the western bank of the Kaministiquia River between McKellar and Mission Island. Named 'Glenorchy,' after the village of his birth, the home still stands today (relocated to Isabella Street in 1907) as the oldest surviving residence built at the Lakehead.

John McIntyre held great faith in the future of Fort William and remained a prominent, much respected member of the emerging community. He was appointed as Indian agent for Treaty no.3 and also served as magistrate and Justice of the Peace. In 1873, he was elected to the first Council of the Municipality of Shuniah representing the Paipoonge Ward. Elected to represent the ward again in 1876, he resigned his post after the third meeting[40]. John McIntyre was fondly referred to as "Governor" until his death in 1899.

Recognition at Vickers Park: John McIntyre engraved on boulder at Southeast corner.

[38] Narrative of a Journey Round the World: During the Years 1841 and 1842, Volume 1
[39] George Simpson: Blaze of Glory. By D.T. Lahey. Page 161
[40] Thunder Bay Councillors, 1873-1945. By Frederick Brent Scollie.

John McKellar

Born: June 19, 1833 Died: February 4, 1900



Figure 25 John McKellar, 1893. Thunder Bay Public Library uncatalogued: from an article in local history pamphlet file LF TB-Biography-McKellar, John

John McKellar, the oldest son of the prominent McKellar family, grew up on the family farm at Fort William. The farm encompassed an ideal location and the McKellar family were able to secure many of their interests, including the separation of Neebing from Shuniah in 1881 and an agreement made with the Canadian Pacific Railway (CPR) in 1884 which directed the centre of CPR activity to Kaministiquia instead of the planned location in Westfort. The growing town of Fort William expanded into the McKellar land, rather than on CPR or Hudson's Bay Company land - which was exactly what the McKellar's wanted.

McKellar had been active in the governments of Shuniah and Neebing, and when Fort William was incorporated in 1892, he was named as its first Mayor. By the time of his death in 1900, the town of Fort William had achieved many developments, including the establishment of the central business district off the Town Plot, the introduction of necessary infrastructure such as electric street railways, a basic sewage system, and electric power, and an increase in population that surpassed that of Port Arthur.

Although the McKellar family's influence was envied and resented by the people of West Fort, John McKellar remained the town patriarch throughout the 1890s. Both McKellar Street (formerly John Street) and the old McKellar General Hospital were named in his honour.

Born: June 19, 1833, near Glencoe, Mosa Township, Middlesex County, Ontario

Died: Feb. 4, 1900, in Fort William, Ontario at the age of 66[41]

Recognition at Vickers Park: John McKellar engraved on boulder at Southwest corner.

[41] *Source: https://www.thunderbay.ca/en/city-hall/mayor-john-mckellar.aspx*

Existing Conditions

Description

- 10 acres of parkland featuring walkways, gardens and trees

- Four Boulders at the four angles of land each carved with one of four names memorializing; John Joseph Vickers, Catherine Mary Vickers, John McIntyre and John McKellar.

- Entrance Archway along Arthur Street (circa 1928)

- Washroom and Storage building (circa 1945)

- Parks Canada Fort William National Event Plaque (originally located in Heath Park it was updated and placed in Vickers Park in 1979. The plaque stand was updated by Parks Canada in 2019 to their current standard lectern-style stand. The plaque and new stand were also moved closer to the park path to improve accessibility.

  The Fort William National Event Plaque reads:

  In aboriginal times the Kaministikwia River was an important link between the Great Lakes and the northwest, and from the late l7th century French posts here at its mouth served as bases for the penetration of the interior. Between 1804 and 1821 this was the depot from which the North West Company tapped the rich fur resources of half a continent. In 1875 construction was begun for the lake terminus of the Canadian Pacific Railway, and in 1883 the first grain from the prairies reached here for trans-shipment to the east. In 1905 a second transcontinental line, the Grand Trunk Pacific, was begun from here.

Observations

In response to the ongoing pandemic in 2020, site observations were made virtually by the evaluating committee through the use of online mapping, street view and satellite imagery. Since the site is an outdoor landscape, useful assessments were able to be made using these means. In-person observations were also completed through individual site visits by committee members; A. Cotter and K. Costa.

Current conditions of the park, including pathways, gardens and trees were reviewed. The main circular pathway remains and is in use. It can be seen in overhead views. The cross trails forming spokes of a wheel are less visible. The main pathway entering the park from Arthur Street is still present. The entryway remains emphasized by an archway erected in 1928. The gardens have changed over the years. There are numerous flower beds, mainly along Arthur Street. The trees are still in abundance in the park, however, there is plenty of open space for events, picnics, etc. which has kept the same use over the years. New

trees were purchased and planted in 1986. The lawns are well maintained. The park washroom and storage building, built in 1945, remains in good shape and unchanged from original construction.

Significant changes and revisions of the park site have been seen primarily in the flower beds over time. An article published in The Daily Times Journal on Tuesday August 27, 1918 romantically recounts the "prophetic impossible has been accomplished and a horticultural bravery medal should be given to the man responsible for so much beauty and fragrance". The article goes on to comment not only on the beauty of the park's flowers and how well they are kept, but its "stretches of well-kept lawn, the hedges and the ornamental shrubs" as well. Today, many flower beds remain, however the features gardens of a circular shape and heightened, sculptured levels seen in early photos no longer exist. (Figures 26 and 27)

The playground equipment has also be changed and upgraded over time. The turtle, a very fond element for generations of children within the park, was repaired/repainted in 2015.

The wading pool has been removed. The main ornate metal entryway arch has been repaired/repainted over time, however, never replaced. The Fort William National Historic Event Plaque, located in Vickers Park since 1974, was re-mounted onto a lectern-style stand closer to the main pathway improving accessibility in 2019.

The functional attributes of Vickers Park continue to be similar in use today acting as an outdoor space to be enjoyed as a community. Its history of events, picnics, community gatherings, family get-togethers have continued over the lifetime of the park.

Significant historic and architectural features within Vickers Park include: the four boulders, one marking



Figure 26 Vickers Park garden 2019



Figure 27 Vickers Park gardens of the past. Thunder Bay Public Library P1286



Figure 28 Vickers Park Turtle 2019

each corner of the park, memorializing historical figures instrumental in the development of Fort William; the main Vickers Park entryway; the 1945 era washroom and storage building; and the Parks Canada Fort William National Historic Event plaque.

Observations made at the Vickers Park property do allow the subcommittee of HAC to confirm its initial evaluation which indicates that the Vickers Park property is of significant historical and cultural value.

Evaluation of Cultural Heritage Value or Interest

Taking into consideration historical research and reports along with current day observations, a sub-committee of the Heritage Advisory Committee evaluated the Vickers Park property using the scoring system previously created by HAC known as the Cultural Heritage Property Evaluation System (revised October 2016, see Appendix A). This evaluation system was established to assess Cultural Heritage Value or Interest as set in Ontario Reg. 9/06. The sub-committee evaluated the Vickers Park property, creating the basis for this report, during virtual meetings held December 3 and 10, 2020. Table 1 below consolidates the previous section, showing how an evaluation conducted by Two HAC members, Kim Costa and Andrew Cotter (Committee Chair), and research conducted by heritage staff found evidence for the criteria established in Reg. 9/06. This information has also been compiled within Appendix B.

Table 1: Evaluation of Vickers Park using ***Ontario Heritage Act*** Regulation 9/06.

1. The property has design value or physical value because it:	
Ontario Heritage Act Criteria	**Analysis**
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method	Vickers Park is an early park within Fort William, but is not inherently rare or unique in either style, type, expression, material, or construction methods. It is representative of a broad style of functional walking parks, filled with trees and decorated with gardens in its earliest inception.
ii. displays a high degree of craftsmanship or artistic merit	While Vickers Park was designed to be both scenic and functional, the evidence does not show that any specific elements are noteworthy, aside from potentially the 1928 archway, for artistic merit or craftsmanship. The other structures upon the park are not original, but added in 1945, and are in need of maintenance.
iii. demonstrates a high degree of technical or scientific achievement	The evidence available indicates that the construction of the park was in no specific way a great technical or scientific achievement, or otherwise noteworthy for associated difficulties or advancements.

2. The property has historical value or associative value because it:	
On	**sis**
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Vickers Park meets this criteria on a variety of grounds. Most significantly, it is dedicated to founding figures of Fort William in John Joseph Vickers, Catherine Mary Vickers, John McIntyre, and John McKellar. The land itself, while not directly owned by them, has further connections to fur trading companies and early Fort William departments like the Parks Board. Lastly, annual events like the Teddy Bear Picnic take place at Vickers Park, alongside numerous private events, have established it as a community living zone.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The various plaques situated within Vickers Park, as well as the inscriptions upon the four boulders at its corners, inform the public of the park's heritage connections to Thunder Bay. The park also serves as a reminder of the intentions of Catherine Mary Vickers to not only memorialize early founding figures, but to provide a place of nature within town.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Catherine Mary Vickers, as the initiator of Vickers Park, deserves recognition as a designer in the sense that she had a vision of specific elements which were eventually carried out. The Landscape Architect for Vickers Park, Mr. W. H. McCauley, was employed in from at least 1910 to 1911. McCauley would later design the Memorial Hill Park and Second Sacred Heart Church in Kamloops, B.C.[42] There is no evidence to suggest that McCauley is significant within Fort William or, aside from these projects, elsewhere in Canada.
3. The property has contextual value because it:	
Ontario Heritage Act Criteria	**Analysis**
i. is important in defining, maintaining or supporting the character of an area	Aside from giving its name to the neighbourhood that is centred upon it, Vickers Parks defines and maintains the local viewshed through its abundance of native trees and gardens. Nearby streets within the area have adopted similar trees on its boulevards.
ii. is physically, functionally, visually or historically linked to its surroundings	Vickers Park, as the largest and most prominent element of its local neighbourhood, defines, maintains, and supports the character of the Vickers Park area. The homes that abut onto the park are generally of a similar age and character, with some having heritage links to the park.

[42] Centenary of the First World War | 1914-1918 | 2014-2018, https://www.kamloops.ca/out-community/about-kamloops/history/heritage-projects/centenary-first-world-war, accessed March 4, 2021.

iii. is a landmark	Vickers Park is a landmark upon a major avenue in Thunder Bay's south side, and its corner boulders remain important sightseeing destinations for those wishing to explore the city and its heritage.

Results of Evaluation

The evaluation completed has determined that the **Vickers Park property does have cultural heritage value and is worthy of Designation** based upon the criteria found in O. Reg. 9/06: specifically, 2(i), 2(ii), 2(iii), 3(i), 3(ii) and 3(iii). Therefore, a Statement of Cultural Heritage Value has been prepared.

Statement of Cultural Heritage Value

Vickers Park Property

The Vickers Park property (1700 Arthur Street East, Thunder Bay, Ontario) is an outdoor 10 acre public park located at the corner of Arthur Street East and Selkirk Street South in the former city of Fort William, now the city of Thunder Bay. In 1902, the property was donated to the Town of Fort William by Catherine Mary Vickers, who along with her family contributed to the early development of Fort William. The intent behind this gift of land was to create a public park for the enjoyment of the community and to be a lasting memorial to her husband, John Joseph (J.J.) Vickers, alongside their close allies and steadfast forefathers of the town; John McIntyre and John McKellar. The Vickers Park property's cultural heritage value lies primarily in its contextual and historic value within the community, though also notable in its design/physicality and historical associative values.

Though preparatory work began soon after donation, it wasn't until 1910 that the newly formed parks board matured the viewshed, with arranged flower gardens set amongst trees and pathways. Vickers Park, along with its trees and the general layout of its pathways and gardens, has existed with only minor alterations for more than 100 years. The tall and old trees define its character as an outdoor space and frame nearby homes, many worthy of heritage status, while its clearings have hosted numerous community events. It serves as an important landmark when exploring Fort William, and contributes to the character of the surrounding homes, many of which are framed by its tall trees. As the first park in Fort William, it shaped the development of the neighbourhood and is a testament to the town's founding figures, with cultural heritage value found in its exploration of community history through the Vickers Park Boulders and informative plaques.

Statement of Facts:

- Located in the Vickers Addition
- Property was donated to the Town of Fort William by Catherine Mary Vickers in 1902
- Deed of Land outlines the properties use to be that of a permanent memorial in the form of a public park for:
    - The enjoyment of the community, and

    - To be a lasting memorial to her husband, John Joseph (J.J.) Vickers, alongside their close allies and steadfast forefathers of the town; John McIntyre and John McKellar
- Is the first park established in Fort William
- Contains local landmarks by way of the four boulders and ornate entrance archway

Conclusions and Recommendations

As the Vickers Park property has met a high criterion, as well as two intermediate criterions outlined in the Cultural Heritage Property Evaluation System (Dec 3 and 10, 2020), the sub-committee reports that Vickers Park is highly suitable for designation. Use of the Evaluation Tool has revealed that the Vickers Park property scores high contextual value along with intermediate scores in design or physicality, and physical heritage attributes values. Applying these strongly meets five out of nine criteria stipulated in Ontario Regulation 9/06, proving that it is eligible for designation under the *Ontario Heritage Act*.

The qualities exhibited by the property are primarily within its contextual values, through ties to the design/physicality and historical associative values of the property are also evident. A Statement of Cultural Heritage Value has been prepared to express those values that do exist.

The contextual value of the Vickers property lies primarily in its use as a public park since the property, gifted in 1902, began its realized development in 1910. The site has matured as a significant landmark for the City of Thunder Bay and the neighbourhood which developed around it. The park continues, well over one hundred years later, to serve its intended purpose.

The gift of Vickers Park also continues to act as a memorialization, through its corner markers, of important individuals associated with Fort William's development including the donor family. This property also further demonstrates substantial historical associative values through Catherine Mary Vickers herself as the daughter of Susanna Moodie and niece of Catherine Parr Traill, both of whom hold national recognition as authors. The Parks Canada Fort William National Historic Event plaque located in Vickers Park commemorates the sod cutting for Canadian Pacific Railway, 1875 and Grand Trunk Pacific Railway, 1905; First grain from the West arrived 1883.

The park landscape along with its built structures that currently exist on the property also hold notable heritage design and physical values. This is particularly demonstrated with the inscribed corner markers, 1928 era main entry archway, the 1945 era washroom and storage building as well as the lawns, pathways and garden settings.

Therefore, the following recommendations should be considered in securing the future of the property:

1. Maintaining community use of the property. Re-creation of the noteworthy floral display gardens should be explored. Any new development within the park should be favorable to the style of the surrounding neighbourhood;

2. Commemoration of the site, including a plaque, should be undertaken using the research uncovered in the Cultural Heritage Evaluation Report;

3. Cultural Heritage Evaluation Report should be submitted to City Administration after ratification by the Heritage Advisory Committee.

4. Heritage Advisory Committee present to City Council the recommendation that the Vickers Park Property be formally designated, by City By-law, as a municipal heritage property under the *Ontario Heritage Act.*

5. Vickers Park property be embraced as the center point of a future Vickers Park Heritage Conservation District.

Information Sources and References

Type	Title	Author/Source	Description
Article	The Vickers Park	Angela Meady	History 1902-1975
Article	(II) Vickers Park 1902-1909	City of Thunder Bay Archives	History TBA 8181-14
Article	(III) Vickers Park 1910-1920	City of Thunder Bay Archives	History TBA 8181-14
Map	Vickers Park	Fire Insurance Plans	Copy of Map - FW Map 35
Notes w Map	Vickers Area	City of Thunder Bay Archives	Map and description notes about Vickers Addition
Notes	Meeting Minutes - notes taken	City of Thunder Bay Archives	Meeting Minutes - Vickers Park. Cemetery and Parks Committee 1904-1905, Fort William Parks Board 1910-1927
Publication	The Founding Father	The Thunder Bay Historical Museum Society Paper and Records Volume XI	McKellar Family
Publication	How the Fort William Town Plot Became Westfort	The Thunder Bay Historical Museum Society Paper and Records Volume XVI	Development at the Town Plot Fort William
Publication	Fort William the Gateway	Rutledge Press	1898 Annual
Book	Historic Fort William - John Joseph Vickers, Pre-Confederation Pioneer and Prospector; John McIntyre	John R. Lumby	Book of the history of Fort William and its residents published 1927
Book	The Golden Gateway Of The Great Northwest A History of Thunder Bay	Joseph M. Mauro	Published in 1980
Book	Narrative of a Journey Round the World: During the Years 1841 and 1842, Volume 1	Sir George Simpson	Published in 1847
Book	George Simpson: Ablaze of Glory.	D.T. Lahey	Published in 2011
Book	John J. Vickers	Elizabeth Arthur	Thunder Bay District 1821-1892 Page 100 (notes)
Book	Thunder Bay District 1821-1892	Edited by Elizabeth Arthur	A Collection of Documents
Web Exhibit	Vickers Park	City of Thunder Bay	Parks History Web Exhibit
Web Exhibit	Catherine Mary Moodie Vickers	City of Thunder Bay	Women's History Exhibit - Biography
Web Exhibit	John and Catherine Vickers	City of Thunder Bay	Public Art Collection - Outdoor Installations write up with bio
Web Exhibit	Mayor John McKellar	City of Thunder Bay	Biography - Past Councils
Web Exhibit	John McKellar	The Gateway to Northwestern Ontario History	Image and description with bio
Web Exhibit	John McIntyre	The Gateway to Northwestern Ontario History	Image and description with bio
Web Article	Fort William and The North West Company	Fort William Historical Park	Fort William circa 1815

Web Exhibit	Donation of Cannons to the City of Fort William	City of Thunder Bay	Miss McIntyre's donation of her father John McIntyre's cannons
Newspaper	Death of John J. Vickers	Toronto Globe	March 12, 1896
Newspaper	Generous Gift To Fort William	Fort William Daily Times Journal	August 14, 1902
Newspaper	Parks Board To Improve Vickers Park	Fort William Daily Times Journal	February 12, 1910
Newspaper	Land Secured In 1859 To Be Sold	Fort William Daily Times Journal	April 25, 1925
Newspaper	Plan Ornate Arch For Vickers Park	Fort William Daily Times Journal	June 14, 1928
Newspaper	Our City Parks	Fort William Daily Times Journal	June 8, 1931
Newspaper	Fort William Now a City of Beautiful Parks - Arthur Widnall	Fort William Daily Times Journal	December 19, 1936
Newspaper	Stones in Park Are Memorials To Four Pioneers	Fort William Daily Times Journal	July 17, 1952
Newspaper	Parks Board Protests Plan To Bury Boulders	Fort William Daily Times Journal	January 25, 1962
Newspaper	Phooey on Selkirk! Boulders Must Remain	Fort William Daily Times Journal - John Friesen	January 26, 1962
Newspaper	…on History of local parks	Chronicle Journal - Carmen Franczyk	July 15, 1978
Newspaper	Waverley and Vickers Early Parks	Lakehead Living - Marlene Stirrett Matson, Flashback - Thunder Bay Historical Society	May 25, 1988
Newspaper	Parks Board Wishes to Take Control of City Boulevards	Fort William Morning Harold	May 7, 1914
Newspaper	Vickers Park Worth Visiting	Fort William Daily Times Journal	August 27, 1918
Newspaper	Parks Created Later in Fort William	Chronicle Journal - Isabel Hunter, Museum Memories	December 18, 1995
Newspaper	Widow's Donation Created Vickers Park	Chronicle Journal - Garry Poling, The Way It Was	January 22, 1995
Calendar	Vickers Park	Thunder Bay Historical Society	Photo and brief history of Vickers Park
Image	Vickers Park	The Gateway to Northwestern Ontario History	Image of round garden in Vickers Park - no date (1920-1940)
Image	Vickers Park	The Gateway to Northwestern Ontario History	Image of pathways in Vickers Park - circa 1922
Image	Vickers Park Entry	City of Thunder Bay Archives	TBA 2013-07-147
Book	Prehistory of Northern Ontario	K.C.A.Dawson	Published in 1983
Book	The Golden Gateway to the Great Northwest: Thunder Bay, A History	Joseph M. Mauro	Published in 1981
Pamphlet	*Thunder Bay*	Thunder Bay Chamber of Commerce	N.D.
Article	Place Names in the Vicinity of Fort William	Mary J. L. Black	Published in 1926
Book	Thunder Bay District, 1821-1892	Edited by Elizabeth Arthur	Published in 1973

Book	Guardians of Progress: Boosters and Boosterism in Thunder Bay, 1870-1914	Thorold J. Tronrud	Published in 1993
Book	Labour at the Lakehead: Ethnicity, Socialism, and Politics, 1900-35	Michel S. Beaulieu	Published in 2011
Book	It's a Working Man's Town: Male Working-Class Culture	Thomas W. Dunk	Published in 2003
File	Government "A" Amalgamation - Fort William & Port Arthur & Adjacent Areas Vol. 1/CF/1910	City of Thunder Bay	Series 29, Accession 1993-23, TBA 2401-17, 1910-1969

Appendix A – Evaluation Worksheet: Vickers Park

CULTURAL HERITAGE PROPERTY EVALUATION SYSTEM – Scoring Sheet

Evaluation Date: Dec 3 and 10, 2020 Evaluated by: Andrew Cotter and Kim Costa

Property Type (circle one): **Built Heritage** **Natural Heritage** **Cultural Heritage Landscape**

Property Name: Vickers Park	
Address: 1700 Arthur Street East	Roll #: 580404018200300

Source/Documentation (circle all that apply): **Photos** **Plans** **Survey** **History** **Other**

CATEGORIES AND CRITERIA

1. Design/Physical Value (add comments) **Score by circling: 10 being high, 0 being low**

Style:	Score:	10	9	8	7	6	5	**4**	3	2	1	0
Construction:	Score:	10	9	8	7	6	5	**4**	3	2	1	0
Design:	Score:	10	9	8	7	6	5	**4**	3	2	1	0
Architect:	Score:	10	9	8	7	6	5	**4**	3	2	1	0
Alterations:	Score:	10	9	8	7	6	5	**4**	3	2	1	0
Condition:	Score:	10	9	8	7	6	5	**4**	3	2	1	0
Design/Physical Value Score:	**(Score: 41-60 = High,**					**21-40 = Intermediate**						**0-20 = Low)**

2. Historical and Associative Value (add comments) **Score by circling: 12 being high, 0 being low**

Age:	Score:	12	11	10	9	**8**	7	6	5	4	3	2	1	0
Person(s)/Group/Institution:	Score:	**12**	11	10	9	8	7	6	5	4	3	2	1	0
Event:	Score:	12	11	10	9	**8**	7	6	5	4	3	2	1	0
Community Development:	Score:	**12**	11	10	9	8	7	6	5	4	3	2	1	0

Archaeology:	Score:	12	11	10	9	8	7	6	5	4	3	2	1	[0]
Historical/Associative Value Score:		**(Score: 41-60 = High, [21-40 = Intermediate], 0-20 = Low)**												

3. Contextual Value (add comments) **Score by circling: 15 being high, 0 being low**

Continuity:	Score:	[15]	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Setting:	Score:	[15]	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Landmark:	Score:	15	14	13	12	11	[10]	9	8	7	6	5	4	3	2	1	0
Site:	Score:	[15]	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Contextual Value Score:		**(Score: [41-60 = High], 21-40 = Intermediate, 0-20 = Low)**															

Total Score (0-180): 119

Placings **# High:** 1 **# Intermediate:** 2 **# Low:**

Evaluation (use one, either total score or placings)

Score Based: [90+ = Designate]

45 - 89 = List

Under 45 = No action

Placing Based: [1 High or 2 Intermediate = Designate]

1 Intermediate = List

3 Low = No action

RECOMMENDATION: Designate

Appendix B - Explanations & Scoring Guidelines

DESIGN/PHYSICAL VALUE

These criteria measure the property's/building's value in terms of design and execution. Consider the present condition (integrity) of the property/building when applying these standards. Remember that inappropriate modifications or a deteriorated condition could weaken the architectural value of the property/building. Committee members must make these judgments.

Style

How does this property/building compare to other examples of a particular style in the community?

- Deserves high marks if the property/building is a splendid example of a particular architectural style.
- Consider whether the property/building is a rare or unique style in the community.
- Measure whether the property/ building is an early example of a particular style in context of the community.

Construction

Measure whether the material or method used in the construction of the property/ building is a unique or rare example of a particular type in the community. Deserves high marks if the property/building is a splendid example of a particular style.

- Consider whether the property/building material is rare or unique in the community.
- Evaluate the actual execution of the method with a focus on the material.
- Knowledge of the historical context may shed light on the quality of the materials or method.
- Current physical condition of property/building may reveal strengths and weaknesses of workmanship and material over time.
- May apply these criteria to entire property/building or part of it.

Design

What is the visual quality of the property/building (proportion, scale, detail) in the context of an architectural style or type?

- Measure the architectural merit of the property/building, taking into account historical styles and/or building types.
- May deserve high marks if its design is successful and visually attractive, whatever its style or type.
- Evaluators should remain objective and avoid letting their personal stylistic preferences influence decisions.
- Integrity of the property/building may lower score since severe alterations may weaken visual qualities.

Architect

Was the property/building designed or built by an architect or builder known for significant contributions to the community, province or nation? Are there features of the property/building that the architect or builder is known for?

- Note the architectural designs or features of the property/building that are particular to the architect or builder.
- May deserve high marks if the features are successful and visually attractive, whatever its style or type.
- Note how common other properties/buildings by the architect or builder are in the community.

Alterations

Has the property/building been altered? If so, how much of the original character is left?

- Determine the extent of alterations.
- Decide whether alterations are reversible. For example, if an added porch is removed, can the underlying brickwork be restored?
- Consider whether the alterations are sympathetic and an actual improvement over the original. Alterations may include upgrades or modernizations such as indoor plumbing.
- Alterations may have their own significance. The addition of a wing could reflect the owner's prosperity or family's growth.

Condition

What is the quality of the workmanship and materials and has it stood the test of time?

- Consider both the choice and handling of materials.
- Knowledge of the historical context may shed light on the quality of craftsmanship and materials.
- Current physical condition of property/building may reveal strengths and weaknesses of workmanship and material over time.
- Consider the potential for existing condition to be improved or maintained.
- May apply these criteria to entire property/building or part of it.

HISTORICAL ASSOCIATIVE VALUE

These criteria examine the associative value of the property/building.

Age

Determine the age of the property/building from private or public records, historic documents, local history books, etc.

- May use beginning of construction as building date.
- Adjust benchmark dates every decade to reflect passing of time.

Person(s)/Group/Institution

What is the level of importance of a directly related person/group/institution?

- Evaluate property/building with respect to direct association with a person/group/institution.
- "Directly associated" means ownership or occupancy of a person/group/institution.
- This does not refer to general associations. For example, public buildings such as post offices, while frequented by many important people, will seldom merit points under this section.
- Wealth and national recognition are not the only standards to determine "importance." The related person/group/institution may have significance on a smaller scale. For example; the first local blacksmith or the childhood home of a famous person.

Event

What is the level of importance of a directly related event or movement?

- Evaluate property/building with respect to direct association with an event or movement.
- "Directly associated" means in the case of a specific event which took place on/in the property/building.
- National recognition is not the only standards to determine "importance." The related event may have significance on a smaller scale. For example; the earliest general store or the first church.

Community Development

How well does this property/building illustrate a significant phase in the development of the community, or a major change or turning point in the community's history?

- "Community" means examples such as ward of the Township, an entire park or intra-muros space of an institution.
- Does the property/building measure a significant phase in the community's development or historical evolution? This may include cultural, social, religious, agricultural or military activities.
- Consider the property's/building's influence over time and in an historical perspective. Do not confuse with the present situation as this is measured under "Setting" below.

Archaeology

Are there any grounds to suggest or believe the property/building contains archaeological potential or confirmed resources?

- Refer to municipal and authoritative records, local history documents and verbal recollections.
- Contact local historical or archaeological groups.
- Consider importance of archaeological resources in terms of age, condition and context to community, province or nation.

CONTEXTUAL VALUE

These criteria measure the present day role of the property/building in the community's streetscape.

Continuity

What is the importance of the continuity or character of the historical relationship between the property/building and its associated landscape?

- Measure the degree to which the property/building contributes to the continuity of the street or neighbourhood.
- Measure the degree to which the immediate environment enhances and strengthens the property/building.
- Evaluate the site's influence on its streetscape or surroundings. Does it have a significant impact on the present character of the area of which it is associated?
- Consider the original or historic treatment in relation to the nature of what exists today. For example, a building that was originally built for residential use is now used for commercial purposes.

Setting

What is the importance of the identity of the historical relationship between the property/building and its associated landscape?

- Measure the degree to which the property/building contributes to the identity of the street or neighbourhood.
- Measure the degree to which the immediate environment enhances and strengthens the property's/building's identity.
- Evaluate the property's/building's influence on its streetscape or surroundings. Does it have a significant impact on the present identity of the area of which it is associated?
- Consider the original or historic treatment in relation to the nature of what exists today. For example, a building that was originally built for residential use is now used for commercial purposes.

Landmark

What is the nature of the property's/building's identity within the community?

- Evaluate the importance of the property/building to the community.
- Is it a physical landmark (e.g., prominent church spires)?
- What is the symbolic value of the property/building to the community as a whole?

Site

What is the integrity of the historical relationship between the property/building and its associated landscape?

- Evaluate the significance of the building if on or not on the original site.
- Measure the degree to which the immediate environment enhances and strengthens the property/building identity.
- Evaluate the property's/building's influence on its streetscape or surroundings. Does it have a significant impact on the present identity of the area of which it is associated?
- Consider the original or historic treatment in relation to the nature of what exists today. For example, a building that was originally built for residential use is now used for commercial purposes.

Evaluation Tool Summary Charts

Design/Physical Value

CRITERIA	EVALUATION	RATIONALE
STYLE: A notable, rare, unique, early or typical example of a particular architectural style, type or convention.	Good	Typical park landscape. The park sign is a notable feature. Another notable feature are four boulders marking each corner of the park engraved as memorials. Pathways have been part of the park since the beginning of its development.
CONSTRUCTION: Notable, rare, unique or early example of a	Good	Boulders used are from the local region donated by Mr. J. J. Scully, Supt. Canadian Pacific Railway. Preserved for use of the public.

particular material or method of construction.		Park is still used today for the same purpose. Trees in the park are included on the Historic and Notable Tree list for the City of Thunder Bay • Vickers Park as a whole - A true gem for trees in an urban park setting • Silver Maple- the 'Company tree' - I call this tree the 'travelling tree', others have called it the 'company tree' because it has many trunks.
DESIGN: A particularly attractive or unique building based on artistic merit, design uniqueness, composition, craftsmanship or details.	Good	Pleasing layout. Gardeners Shed recreates the architectural styles of many of the homes surrounding the park. The entrance sign on Arthur Street is recognizable as a city landmark.
ARCHITECT: Notable, rare, unique or early example of work by architect or builder of renown.	Good	Mr. W. H. McCauley displayed several sketches of proposed plans for improvement to Vickers Park in 1910. The general outline of Vickers Park as presented was adopted. In 1911 Mr. W. H. McCauley was paid for his services as Landscape Architect for Vickers Park. He was employed as such again in 1911. Pathways and flower beds, planted in 1911.
ALTERATIONS: Has suffered little alteration and retains most of its original materials and design features.	Many changes but sympathetic to original property/building	The park footprint itself remains the same (Selkirk St has been altered to create two lanes, one of which runs through the property). Gardens remain though quantity and placements have changed. Playground equipment existed in the park as early as 1915 through to at least 1920. Since 1949 playground equipment has been a consistent feature of the park though updated over time. Gateway, dating to around 1928, remains in place. The gateway seen today would be a replacement to the original wooden one that was to have been erected in 1918. The footprint of the original entrance pathway to and through the gate outlined by garden beds remain today.
CONDITION: Current condition and potential for enduring or improving.	Good	The potential to preserve Vickers Park is very high. Many of the trees dating back to the creation of the park still stand today. The use of circular pathways originally developed remains today.

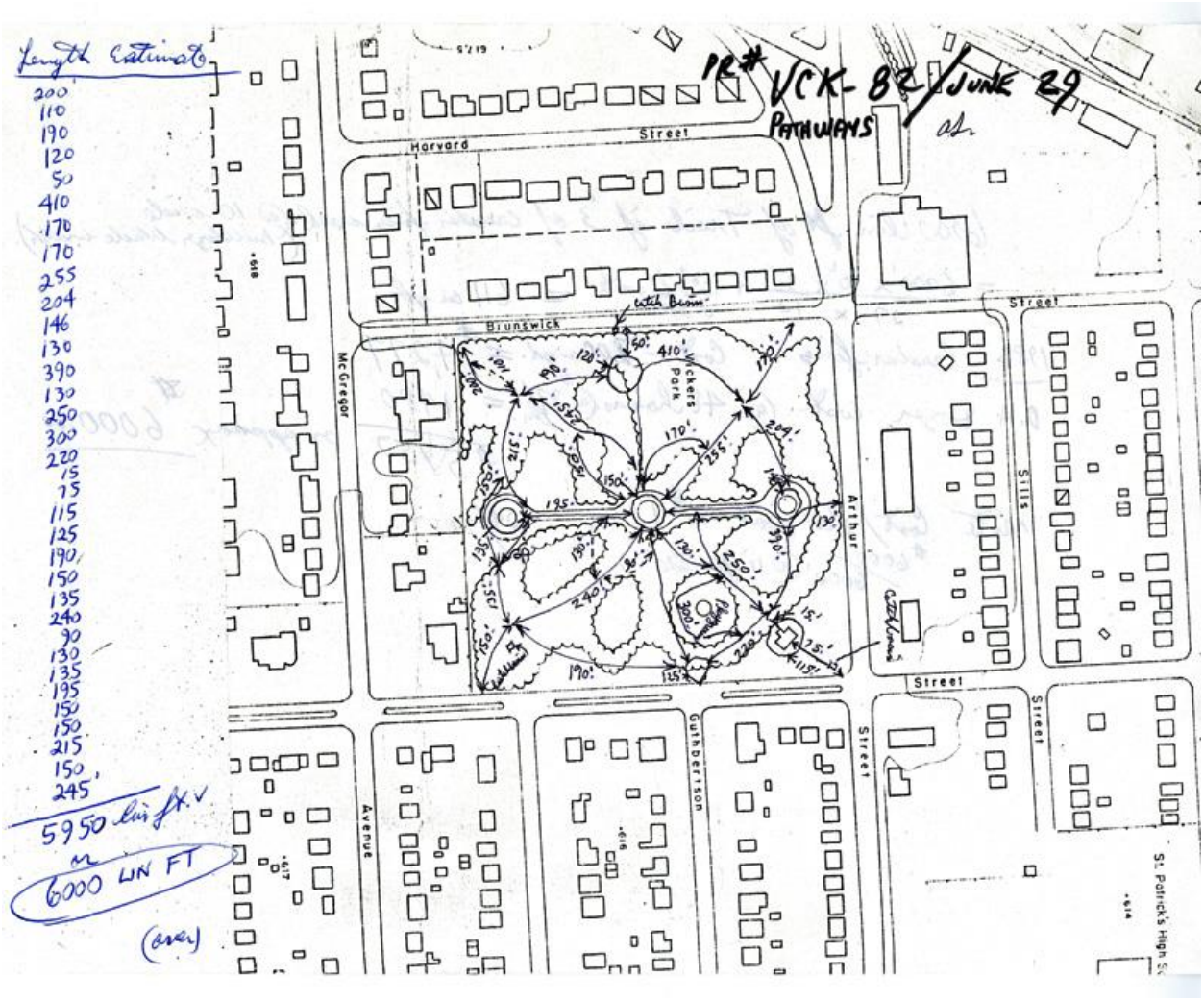
Historical Associative Value

CRITERIA	EVALUATION	RATIONALE
AGE: Comparatively old in the context of the community.	Built between 1901-1930	Land gifted in 1902. Most development happened on the property beginning in 1910.
PERSON(S)/GROUP, INSTITUTION: Associated with a person, group, organization or institution that has made a significant contribution to the community, province or country.	Person/group/institution of primary importance intimately connected with the property/building	The park honours those responsible for the up-build of the town Fort William. It was a gift from Catherine Mary Vickers to the Town of Fort William. Susanna Moodie and Catherine Parr Traill, who hold national recognition (authors) hold associated recognition through their direct relationship, as mother and aunt respectively, to Catherine Mary Vickers.
EVENT: Associated with an event or movement that has made a significant contribution to the community, province or country.	Event of primary importance loosely connected or event of secondary importance intimately connected with the property/building	First park to be developed in Fort William. Gifted by a family with close and valued connections to the community. Parks Canada Fort William National Historic Event plaque located in the park.
COMMUNITY DEVELOPMENT: Property/building illustrates a significant phase in the development of the community or a major change or turning point in its history.	One of the best examples	The park has been a major catalyst to the residential and supporting development of the area. Residents of the community have gathered for recreation, and social events since the park's creation and continue to do so to date. Purpose of the park has not changed since its founding.
ARCHAEOLOGY: Archaeological resources are confirmed to be in the site and are of importance to the community, province or nation.	Fair or poor importance	The archaeological potential of the property has not been assessed.

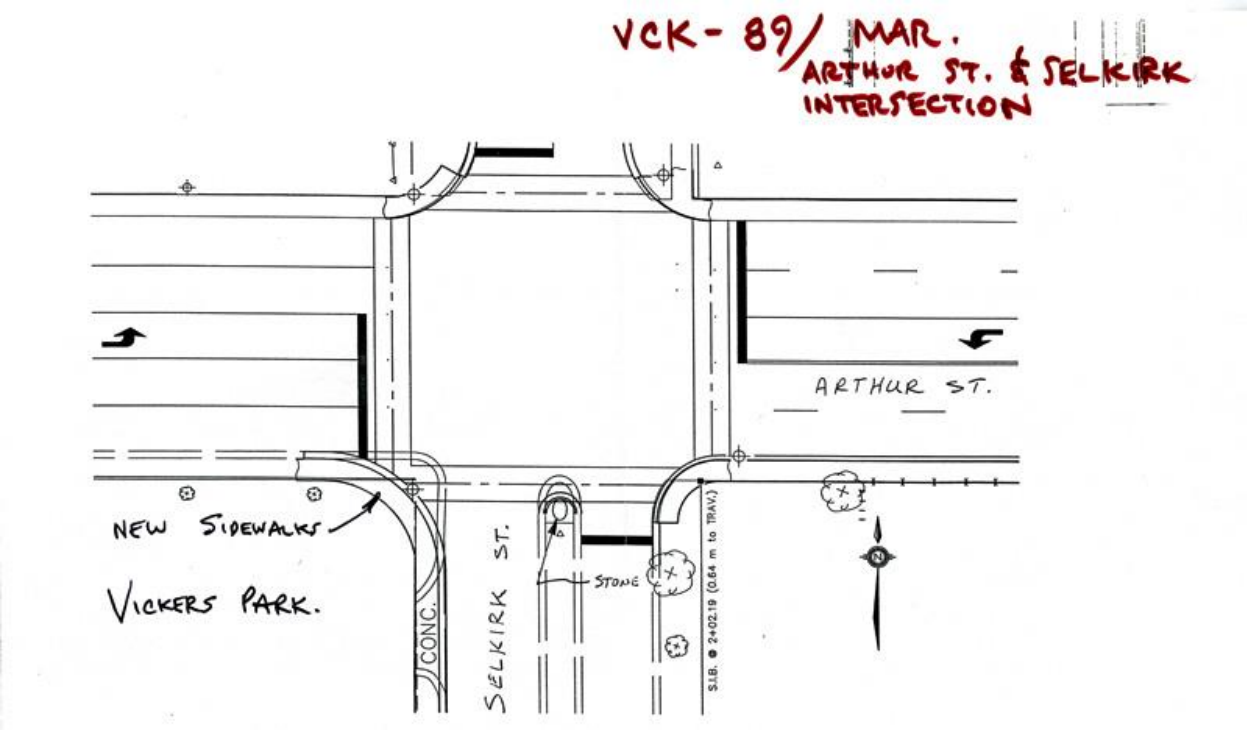
Contextual Value

CRITERIA	EVALUATION	RATIONALE
CONTINUITY: Building represents a significant contribution to the continuity of the streetscape.	Very high significance	The park is the basis of the streetscape created. The free use and enjoyment for the community of Fort William was the stated desire of the land donation by Catherine Mary Vickers. The four boulders stipulated to mark the corners of the park are a lasting memorial to; John Joseph Vickers (Northeast corner), Catherine Mary Vickers (Northwest corner), John McIntyre (Southeast corner), John McKellar (Southwest corner).
SETTING: Property/building represents a significant contribution to the identity of the streetscape.	Very high significance	The streetscape and neighbourhood was built around the park.
LANDMARK: A particularly important visual landmark.	A conspicuous and familiar site in the context of the town or region.	The park is used in geographic references within the community and region. It is a recommended tourist destination. Many significant life events such weddings, birthdays, graduations and family reunions have taken place there as well as being photographed. A particularly well known event in the community takes place there yearly in July “The Teddy Bears Picnic”. The turtle in the playground area is also a well-loved structure long associated with the park.
SITE: Occupies original site and property.	On original site and property	Site remains the same. The park property has been encroached into with the widening of Selkirk Street. Use has never changed.

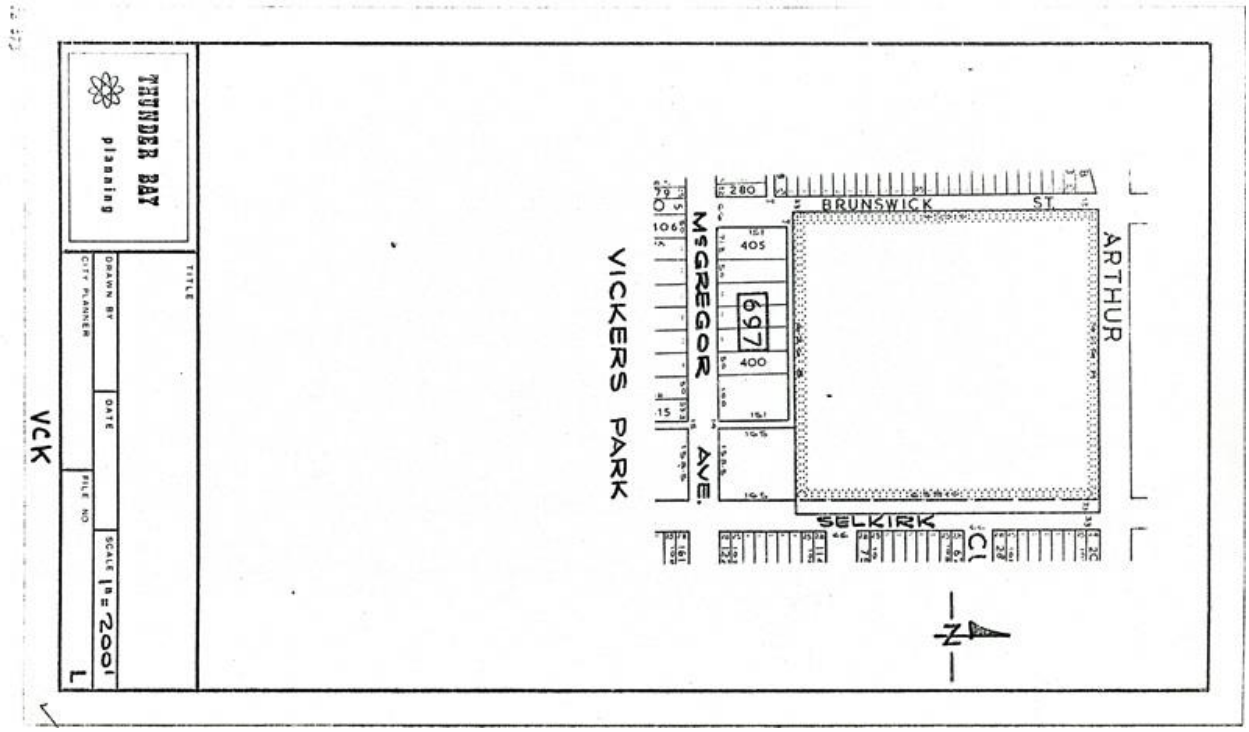
Appendix C – Vickers Park Technical Drawings



Title: [Vickers Park] Pathways
Date: June 29, 1982
Creators: City of Thunder Bay Planning
Description: This technical drawing shows the planning of 6000 linear feet of pathways at Vickers Park.
Series: 363, Thunder Bay Parks Technicians' Files
Location: TBA 7795-06

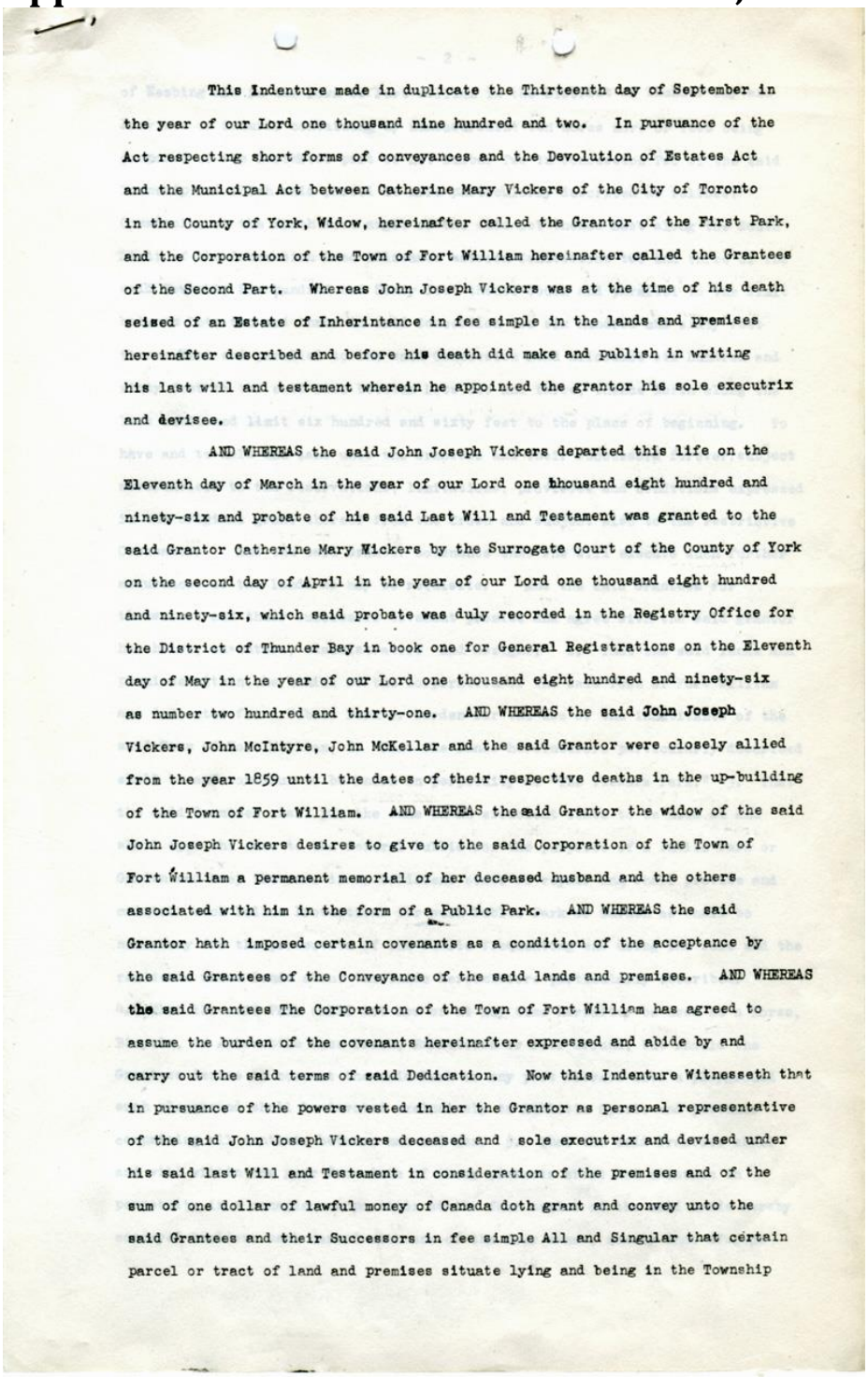


Title: Arthur Street and Selkirk Intersection
Date: March 1989
Creators: City of Thunder Bay Planning
Description: This technical drawing shows the new sidewalks being constructed along the outskirts of Vickers Park. And if you look closely, you can see that the engineer added the location of the boulder along Selkirk Street.
Series: 363, Thunder Bay Parks Technicians' Files
Location: TBA 7795-07



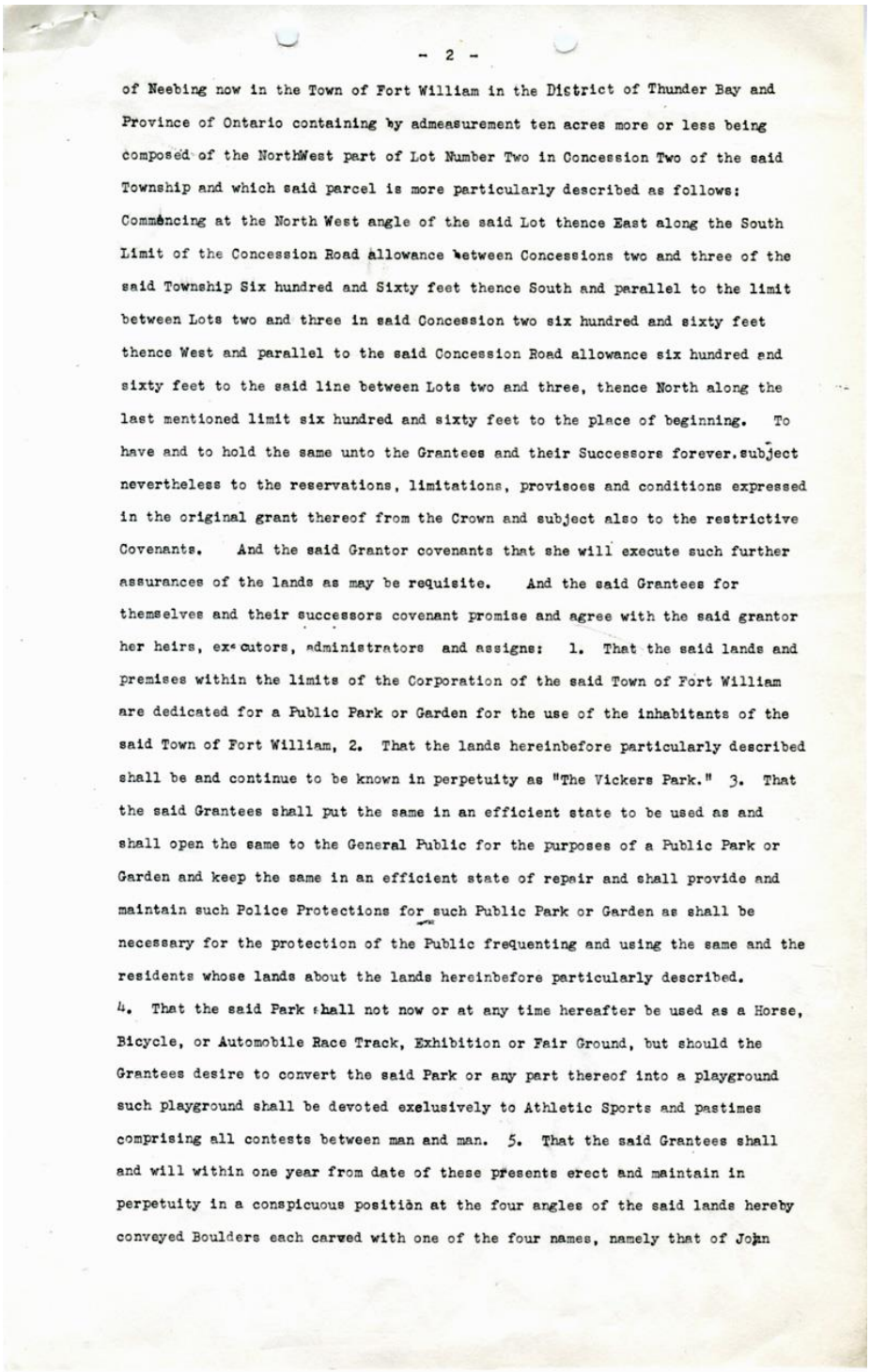
Title: Fort William Board of Parks Management Resolution
Date: Unknown
Creators: City of Thunder Bay Planning
Description: The technical drawing shows the Vickers Park area.
Series: 363, Thunder Bay Parks Technicians' Files
Location: TBA 7795-06

Appendix D – Vickers Park Deed of Land, 1902



This Indenture made in duplicate the Thirteenth day of September in the year of our Lord one thousand nine hundred and two. In pursuance of the Act respecting short forms of conveyances and the Devolution of Estates Act and the Municipal Act between Catherine Mary Vickers of the City of Toronto in the County of York, Widow, hereinafter called the Grantor of the First Park, and the Corporation of the Town of Fort William hereinafter called the Grantees of the Second Part. Whereas John Joseph Vickers was at the time of his death seised of an Estate of Inherintance in fee simple in the lands and premises hereinafter described and before his death did make and publish in writing his last will and testament wherein he appointed the grantor his sole executrix and devisee.

AND WHEREAS the said John Joseph Vickers departed this life on the Eleventh day of March in the year of our Lord one thousand eight hundred and ninety-six and probate of his said Last Will and Testament was granted to the said Grantor Catherine Mary Wickers by the Surrogate Court of the County of York on the second day of April in the year of our Lord one thousand eight hundred and ninety-six, which said probate was duly recorded in the Registry Office for the District of Thunder Bay in book one for General Registrations on the Eleventh day of May in the year of our Lord one thousand eight hundred and ninety-six as number two hundred and thirty-one. AND WHEREAS the said John Joseph Vickers, John McIntyre, John McKellar and the said Grantor were closely allied from the year 1859 until the dates of their respective deaths in the up-building of the Town of Fort William. AND WHEREAS the said Grantor the widow of the said John Joseph Vickers desires to give to the said Corporation of the Town of Fort William a permanent memorial of her deceased husband and the others associated with him in the form of a Public Park. AND WHEREAS the said Grantor hath imposed certain covenants as a condition of the acceptance by the said Grantees of the Conveyance of the said lands and premises. AND WHEREAS the said Grantees The Corporation of the Town of Fort William has agreed to assume the burden of the covenants hereinafter expressed and abide by and carry out the said terms of said Dedication. Now this Indenture Witnesseth that in pursuance of the powers vested in her the Grantor as personal representative of the said John Joseph Vickers deceased and sole executrix and devised under his said last Will and Testament in consideration of the premises and of the sum of one dollar of lawful money of Canada doth grant and convey unto the said Grantees and their Successors in fee simple All and Singular that certain parcel or tract of land and premises situate lying and being in the Township



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of Neebing now in the Town of Fort William in the District of Thunder Bay and Province of Ontario containing by admeasurement ten acres more or less being composed of the NorthWest part of Lot Number Two in Concession Two of the said Township and which said parcel is more particularly described as follows: Commencing at the North West angle of the said Lot thence East along the South Limit of the Concession Road allowance between Concessions two and three of the said Township Six hundred and Sixty feet thence South and parallel to the limit between Lots two and three in said Concession two six hundred and sixty feet thence West and parallel to the said Concession Road allowance six hundred and sixty feet to the said line between Lots two and three, thence North along the last mentioned limit six hundred and sixty feet to the place of beginning. To have and to hold the same unto the Grantees and their Successors forever. subject nevertheless to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown and subject also to the restrictive Covenants. And the said Grantor covenants that she will execute such further assurances of the lands as may be requisite. And the said Grantees for themselves and their successors covenant promise and agree with the said grantor her heirs, executors, administrators and assigns: 1. That the said lands and premises within the limits of the Corporation of the said Town of Fort William are dedicated for a Public Park or Garden for the use of the inhabitants of the said Town of Fort William, 2. That the lands hereinbefore particularly described shall be and continue to be known in perpetuity as "The Vickers Park." 3. That the said Grantees shall put the same in an efficient state to be used as and shall open the same to the General Public for the purposes of a Public Park or Garden and keep the same in an efficient state of repair and shall provide and maintain such Police Protections for such Public Park or Garden as shall be necessary for the protection of the Public frequenting and using the same and the residents whose lands about the lands hereinbefore particularly described. 4. That the said Park shall not now or at any time hereafter be used as a Horse, Bicycle, or Automobile Race Track, Exhibition or Fair Ground, but should the Grantees desire to convert the said Park or any part thereof into a playground such playground shall be devoted exclusively to Athletic Sports and pastimes comprising all contests between man and man. 5. That the said Grantees shall and will within one year from date of these presents erect and maintain in perpetuity in a conspicuous position at the four angles of the said lands hereby conveyed Boulders each carved with one of the four names, namely that of John

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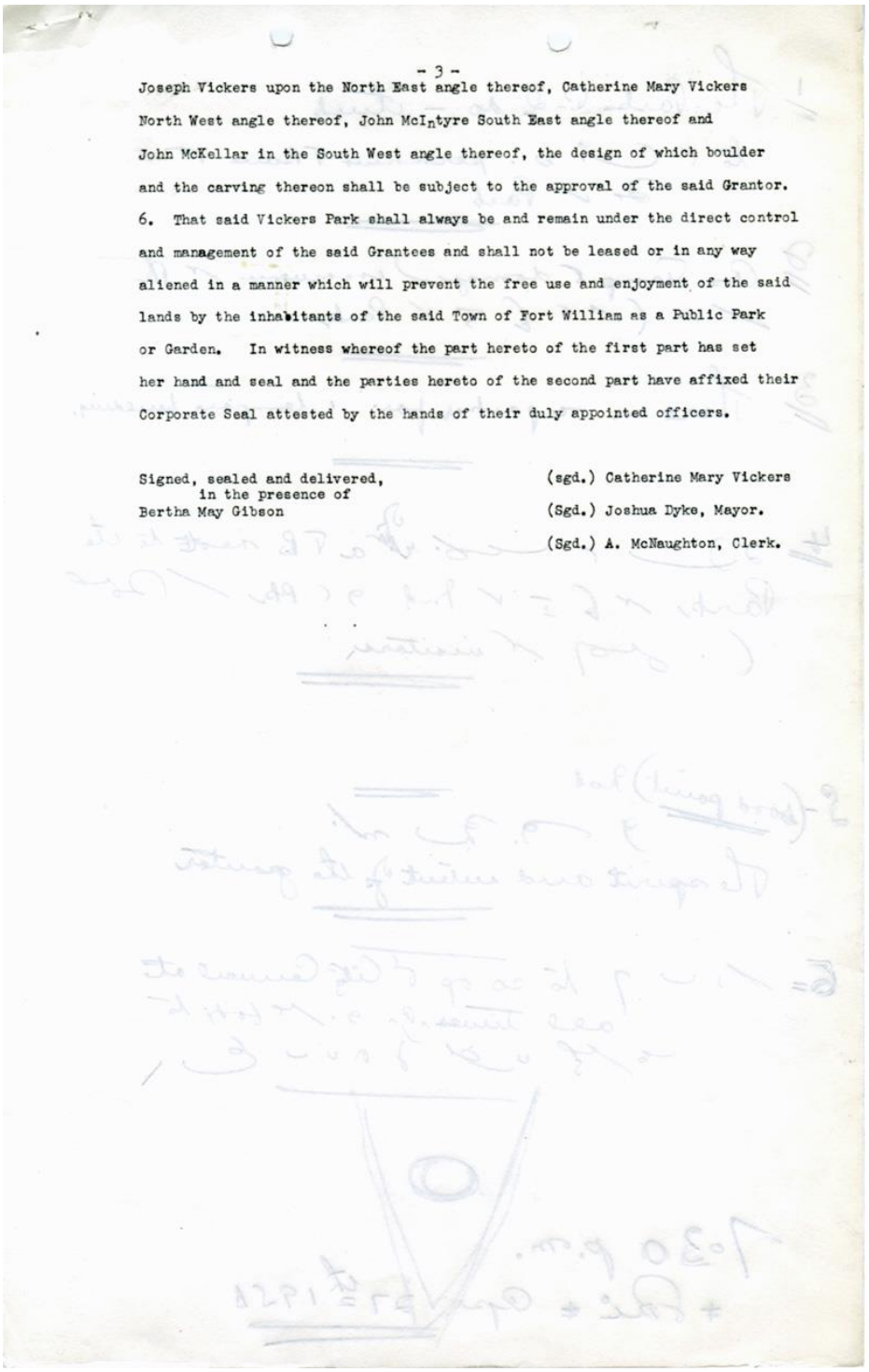

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Joseph Vickers upon the North East angle thereof, Catherine Mary Vickers North West angle thereof, John McIntyre South East angle thereof and John McKellar in the South West angle thereof, the design of which boulder and the carving thereon shall be subject to the approval of the said Grantor.

6. That said Vickers Park shall always be and remain under the direct control and management of the said Grantees and shall not be leased or in any way aliened in a manner which will prevent the free use and enjoyment of the said lands by the inhabitants of the said Town of Fort William as a Public Park or Garden. In witness whereof the part hereto of the first part has set her hand and seal and the parties hereto of the second part have affixed their Corporate Seal attested by the hands of their duly appointed officers.

Signed, sealed and delivered,
in the presence of
Bertha May Gibson

(sgd.) Catherine Mary Vickers
(Sgd.) Joshua Dyke, Mayor.
(Sgd.) A. McNaughton, Clerk.