Prepared for:

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

**Prepared by**:

Tara Jenkins, MA, GPCertCHS, CAHP
Egis Cultural Heritage Manager
6240 Highway 7, Suite 200
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November 20, 2025

## SUBJECT: PART IV DESIGNATION UNDER THE ONTARIO HERITAGE ACT OF 281 RAY COURT

Dear Christina,

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

The purpose of this report is to provide the City with an evaluation of the Listed property located at 281 Ray Court (see Location Map, **Attachment 1**). This report determines if the property merits designation under Part IV, Section 29 of the *Ontario Heritage Act*. The evaluation is based on comprehensive research conducted for the property (see **Attachment 2**), application of the criteria of Ontario Regulation 9/06 (in **Attachment 2**), and, if the evaluation determines the property to meet two or more of the regulation

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

The following report demonstrates that the property at 281 Ray Court possesses design value as it contains a unique example in the City of Thunder Bay of a one-and-a-half-storey early 20th century English Tudor Revival style cottage with stone and shingle exterior cladding. The property also has historical associative value through its connections with artist Cymanthe Anne Bready, widow of T.T. William Bready whose company operated more than eighty grain elevators and contributed to the local grain industry, as well as physicians Dr. Robert Luther Harold and Dr. Evan Powell, whose lasting contributions were integral to the medical development of Port Arthur, now the City of Thunder Bay. Lastly, the property retains contextual value as it maintains and supports the early 20th century character of the McVicar Harrington neighbourhood through retaining its original location, estate lot, and park-like setting north of McVicar Creek (see **Attachment 3**, Reasons for Designation).

**Recommendation**

In my professional opinion as Egis' qualified heritage professional,[1] based on the evaluation in this designation report, the property at 281 Ray Court meets three of the nine criteria of Ontario Regulation 9/06 and merits municipal designation under Part IV, Section 29 of the *Ontario Heritage Act.* I recommend that City Council supports the designation of this property to conserve its cultural heritage value or interest. Therefore, I recommend that this designation report be forwarded to Council for consideration and approval to proceed with the Part IV designation of the property at 281 Ray Court.

The draft Statement of Cultural Heritage Value or Interest for 281 Ray Court attached as **Attachment 3** to this report comprises the Reasons for Designation, which have been summarized in the draft public Notices of Intent to Designate provided in **Attachment 4** and **Attachment 5** of this report.

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

Yours sincerely,



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

## ATTACHMENTS

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

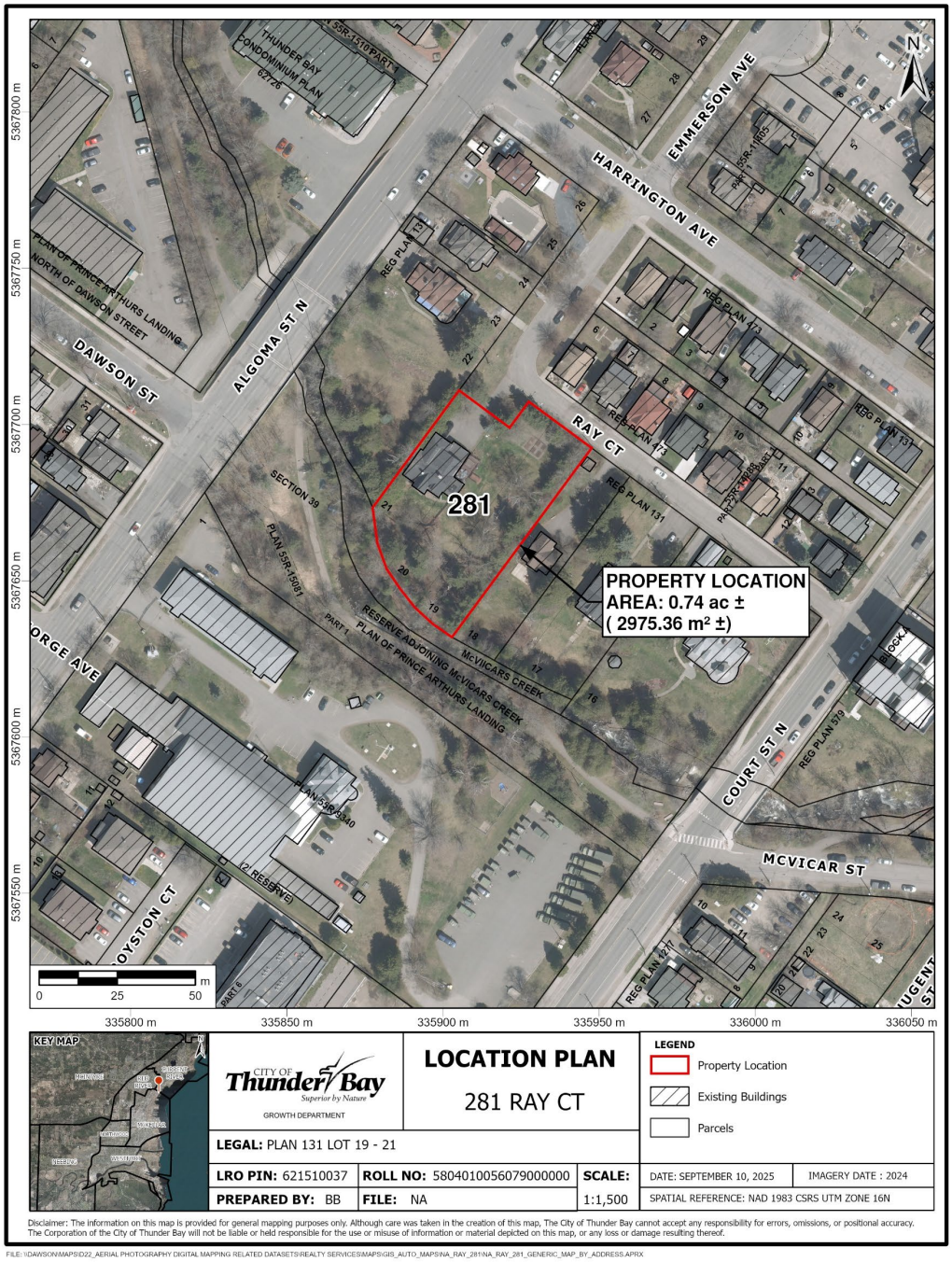
# 1.0 ATTACHMENT 1 - LOCATION MAP AND CURRENT PHOTOGRAPH

## 1.1 Location Map

The location map shows the boundary of the property at 281 Ray Court and the existing building within the property (**Figure 1**, below).

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

## Figure 1: Building location within 281 Ray Court, City of Thunder Bay, Ontario



## 1.2 Property Description

The following table provides a description of the property.

**Table 1: Property Datasheet**

| Field | Property Data |
|---|---|
| Municipal Address | 281 Ray Court |
| Common Name | The Doctor's Cottage |
| Municipality | The Corporation of the City of Thunder Bay |
| Registered Plan/Lot | LOT 19-21 PLAN 131 PORT ARTHUR; THUNDER BAY |
| LRO PIN | 621510037 |
| Ownership | Private |
| Location | South side of Ray Court between Harrington Avenue and Court Street North (See Location Map above) |
| Current Photograph | See Section 1.3 below |
| Neighbourhood/Community | McVicar Harrington neighbourhood, former community of Port Arthur |
| Date of construction of built resources (known or estimated, and source) | Built in 1906 (Collector's Roll for the Municipality of the Town of Port Arthur for 1906; Municipal Property Assessment Corporation (MPAC) Heritage Rolls |
| Date of significant alterations to built resources (known or estimated, and source) | One-storey sunroom addition to the east elevation in 1935 (City of Thunder Bay, Architectural Analysis).<br>Porch on the north elevation (facing Ray Court) enclosed in the 1960s by the Warner Landscape Company (City of Thunder Bay, Architectural Analysis).<br>Garage on the north elevation converted to bar room in 1961 (City of Thunder Bay, Architectural Analysis).<br>Greenhouse addition to the sunroom in 1967 (Thunder Bay Public Library, Yellow Dot Files) |
| Architect/designer/builder (and source) | **Architect**<br>Unknown<br>**Contractor**<br>Martin Garvey Kelly (estimated) |
| Previous owner(s) or occupants (and source) | The following chronology is drawn from the Ontario Land Registry Access: |

| Field | Property Data |
|---|---|
| | **December 31, 1903** – Registered Plan 131 (Lots 1-32) made by Ontario Land Surveyor A.H. MacDougall for James Meek.<br><br>**January 2, 1904** – Lots 19-21 (north side of McVicar Creek) of Plan 131 granted to Louis Walsh by James Meek (widower) for $4500.<br><br>**December 28, 1904** – Lot 21 and westerly half of Lot 20 granted to Martin Garvey Kelly by Louis Walsh and his wife for $802.55(?).<br><br>**June 24, 1905** – Lot 19 and easterly ½ of Lot 20 granted to Cymanthe Anne Bready (widow) by Louis Walsh and his wife for $1500.<br><br>**September 30, 1905** – Lot 21 and westerly ½ of Lot 20 granted to Cymanthe Anne Bready by Martin Garvey Kelly for $1050.<br><br>**October 17, 1905** – Lot 19 and easterly ½ of Lot 20 granted to Joseph Goodwin King by Cymanthe Anne Bready.<br><br>**September 7, 1909** – Lot 19 and easterly ½ of Lot 20 granted to Cymanthe Anne Bready by Joseph Goodwin King.<br><br>**April 23, 1929** – Lots 20-21 granted to Edmund C. Tripp by Cymanthe Anne Bready.<br><br>**October 1, 1930** – Lots 20-21 granted back to Cymanthe Anne Bready by Edmund C. Tripp via quitclaim deed.<br><br>**May 28, 1935** – Lots 20-21 granted to Robert Luther Harold by Cymanthe A. Bready for $1250 and $6250, respectively.<br><br>**June 6, 1940** – Lot 19 granted to Robert Luther Harold by Cymanthe A. Bready for $1000.<br><br>**September 1, 1955** – Lots 19-21 granted to Charles Evan Powell & Audrey Aldine Powell, as joint tenants, by Robert Luther Harold (unmarried) for $33,500.<br><br>**November 15, 2000** – Lots 19-21 transferred to David Evan Powell by his father Charles Evan Powell before his death five days later.<br><br>**May 31, 2002** – David Evan Powell transferred Lots 19-21 to Robin Campbell Kennie and Jordan Delanie Kennie as joint tenants. |

| Field | Property Data |
|---|---|
| Previous function(s) | Residential (originally built for Cymanthe Anne Bready in 1906) |
| Current function*<br>*This does not refer to permitted use as defined by the Zoning By-law | Residential |
| Heritage Recognition/Protection/Date (municipal, provincial or federal) | Listed on the Municipal Heritage Register in 2022 |
| Local Heritage Interest | Yes |

## 1.3 Current Photograph(s)

The following photographs were taken during a field review undertaken on October 16, 2025, by Tara Jenkins, Egis' Cultural Heritage Manager, with permission to enter granted by the property owner. Both interior and exterior photographs were taken from within the property at 281 Ray Court to support the heritage evaluation of the property. The field review documented all elevations of the house from within the property, as well as views of the surrounding area from the public right-of-way. Interior access was limited to the ground floor of the building.



**Photograph 1**: North elevation (current front façade) of the house (Egis, October 16, 2025).



**Photograph 2**: East elevation of the house (Egis, October 16, 2025).



**Photograph 3**: North and east elevation of the house (Egis, October 16, 2025).



**Photograph 4**: South elevation (former front façade) of the house (Egis, October 16, 2025).



**Photograph 5**: South elevation (former front façade) of the house with fallen pear tree obscuring the view (Egis, October 16, 2025).



**Photograph 6**: South and east elevation of the house (Egis, October 16, 2025).



**Photograph 7**: West Elevation of the house with row of trees obscuring the elevation (Egis, October 16, 2025).



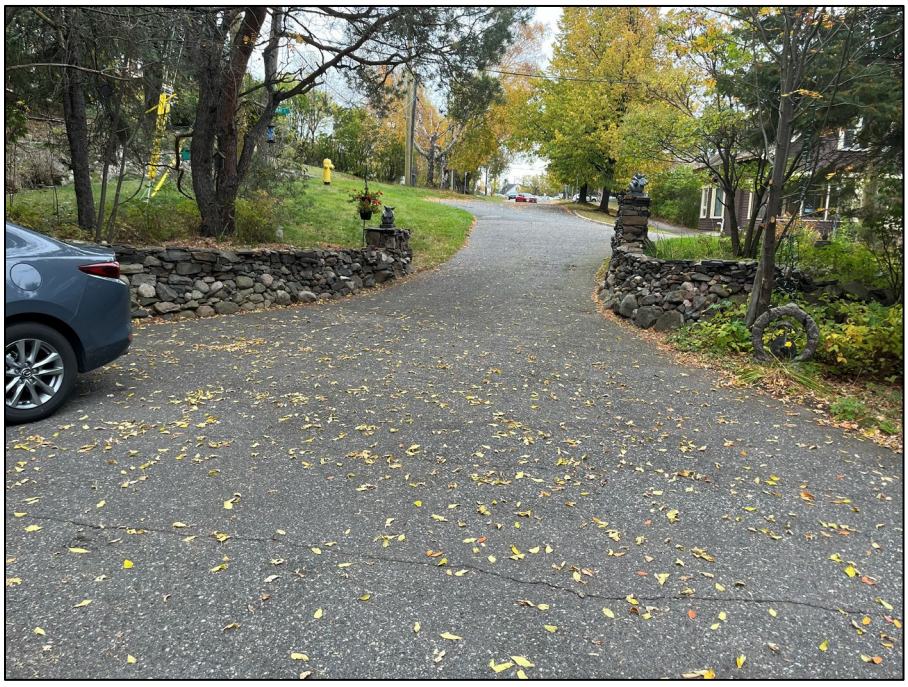
**Photograph 8:** West elevation, looking north (Egis, October 16, 2025).



**Photograph 8:** View of manicured lawn surrounding by mature trees (Egis, October 16, 2025).



**Photograph 9:** Distant view of McVicar's Creek and former entrance laneway to 281 Ray Court (Egis, October 16, 2025).



**Photograph 10:** Current driveway marked by a field stone wall, looking north towards Ray Court (Egis, October 16, 2025).

# 2.0 ATTACHMENT 2 - RESEARCH, VISUAL RESOURCES, AND EVALUATION

## 2.1 Research

This section of the report describes the history, architecture and context of the property at 281 Ray Court and relates that information to the assessment of cultural heritage value or interest utilizing Ontario Regulation 9/06. Visual resources gathered for the report are in **Section 2.2** below. The list of sources, both primary and secondary, used to compile the discussions in this section are found in footnotes.

### *2.1.1 Discussion of Design or Physical Value*

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

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

Based on the field review, consultation of books on Ontario architectural styles,[2] and professional expertise, the property at 281 Ray Court has design value as a unique example of a one-and-a-half-storey early 20th century frame cottage in the English Tudor Revival style, despite the absence of half-timbering. Constructed in 1906 as an estate house for Cymanthe Anne Bready it reflects the affluence of its original owner and stands as a unique example in the City of Thunder Bay as it is the only one of its kind that combines stone and cedar shake shingle cladding within the Tudor Revival style.

The Tudor Revival style is expressed through its form, scale and massing, most notably in the asymmetrical rooflines with multiple bell-like, steeply sloped flared gables with wide eaves supported by modillions. The exterior combines local building materials, including cedar shake shingles that lend a unified materiality to the façade,[3] while the

[2] John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Canada: Fitzhenry & Whiteside, 1990); Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: James Lorimer & Company Ltd., Publishers, 2004); Shannon Kyles, *The Story of Ontario Architecture: What We Built and Why We Built It* (Greensville: Shannon Kyles, 2025).
[3] Doors Open Thunder Bay 2016. "Ray Court Doctor's Cottage, 281 Ray Court." City of Thunder Bay, Heritage Advisory Committee.

south and east elevations are adorned with Vert Island sandstone[4] at the foundation level. A one-and-a-half storey gabled tower projects from the south elevation, clad entirely in Vert Island sandstone arranged in a mosaic pattern with quoins, which reinforces the Tudor Revival character. Wooden trim and window mouldings painted red further add to the visual consistency of the house's exterior.

The asymmetrical rooflines are emphasized by a gabled dormer and tower on the south elevation, as well as a flared shingled vergeboard gable end and a flared gabled wall dormer on the east elevation. There is a projecting oriel window on the south elevation containing three single-hung sash windows with wooden frames and upper sash muntins in a diamond grid pattern, which is typical of this style. Conversely, the upper-storey windows on the north elevation consist of double-hung sash windows with wooden frames and upper sash muntins. The remainder of the house features a combination of ground-floor leaded windows in diamond or square patterns, which are characteristic of the Tudor Revival style, along with sash or casement windows with wooden frames and upper sash muntins in a similar diamond pattern.

The projecting gabled tower, which is a design element of the Tudor Revival style, has a ground-floor oculus window with a red-painted wooden frame and muntins, while the upper window features a six-light leaded window in a diamond pattern with wooden muntins and a sandstone sill. Above this window, the tower roof overhang, which supports the shingled flared gable, is accentuated by a decorative carved sandstone ornament and modillions on the underside of the soffit.[5] The west side of the tower features a side entrance sheltered by a portico with a roof that is supported by a decorative wood bracket on its south side, facing McVicar Creek. This bracket bears the numbers "286" carved in relief, denoting the property's former address on River Street and indicating that this tower once served as the main entrance.

The interior ground floor of the house consists of centre hall plan with two entryways at either end as well as a staircase to the second floor. A kitchen, laundry/washroom (newly renovated), dining room, and sunroom are on the east side of the hallway, while the Great Room and north addition are on the west side. Overall, the ground floor interior has retained its original English Tudor Revival cottage style design with its warm interior featuring wood design details including flooring, doors, window frames, decorative trim including wood panel and door mouldings, exposed wood ceiling beams, wood staircase,

[4] The quarry on Vert Island near Thunder Bay was operated by The Superior Stone Supply and A.I. Thompson and Sons between 1903 and 1912, which is when the stone for the house would have been extracted. Geology Ontario
[5] The same ornament appears in historical images of the house, including Image 6, believed to have been taken after 1910, suggesting it is original to the home and has endured to the present day.

and original fireplaces.

Of particular note is the interior of the tower on the south elevation, which includes the original wood door to the former front entrance and a staircase that winds to an upper storey mezzanine designed to accommodate a small orchestra.[6] Furthermore, the Great Room is a one-and-a-half storey room featuring exposed wood ceiling beams, walls with wood panel moulding, a fireplace, large square leaded windows, and a seating area. Extending off of the Great Room to the north is the addition of Dr. Evan Powell, which contains a bar clad with zebra pelts prepared by Rowland Ward, in England.[7] Several photographs of Powell's African safaris remain in the house to the present day which are set into the bar.

The one-storey sunroom addition to the east elevation in 1935, and the greenhouse addition to the sunroom in 1967 are complementary to the overall design of the house. The roof of the sunroom acts as the floor for an upper storey exterior balcony accessed from the main house. The porch on the north elevation facing Ray Court was enclosed in the 1960s by the Warner Landscape Company and is also sympathetic to the original design, as it continues the cedar shake shingle exterior, albeit in a slightly darker shade of shingle, and incorporates oculus and fixed-pane windows that appear elsewhere on the house. It is presumed that the entablature directly below the porch roof, which is supported by Classical pilasters with Corinthian columns, was added at the time of the porch enclosure to emphasize the new front entrance to the house. There are metal decorative elements adorning the north elevation of the house, including a rectangular panel featuring a koi fish design and a large square tile with a floral rosette and lion motif, which are believed to be more recent additions. The upper storey on the west side of the north elevation features a hipped roof and is believed to have been added as part of the 1961 conversion of the garage to a bar room.

Although the house was constructed with premium materials such as Vert Island sandstone, the house does not exhibit a high degree of craftsmanship in the quality of execution or technical skill, as its materials were assembled using standard construction methods. The design also does not display a high degree of artistic merit since it does not showcase imaginative skill in arrangement or execution beyond that which is typical of Period Revival style houses. As a result of the standard construction techniques and use of materials, the property also does not demonstrate a high degree of technical or

[6] Doors Open Thunder Bay 2016. "Ray Court Doctor's Cottage, 281 Ray Court." City of Thunder Bay, Heritage Advisory Committee.
[7] CBC News. "Cecil the Lion Controversy Causes Ontario Woman to Rethink Trophy Animal Collection." CBC, August 6, 2015. https://www.cbc.ca/news/canada/thunder-bay/cecil-the-lion-controversy-causes-ontario-woman-to-rethink-trophy-animal-collection-1.3196634.

scientific achievement.

Based on the discussion above, 281 Ray Court meets criterion 1 of Ontario Regulation 9/06.

### *2.1.2 Discussion of Historical or Associative Value*

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

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

A review of primary and secondary sources indicates that the property at 281 Ray Court has historical value through its direct associations with notable persons who are significant to the community of Port Arthur, now the City of Thunder Bay, including Cymanthe Anne Bready and Doctors Robert Luther Harold and Evan Powell. The following paragraphs highlight the significance of Bready, Harold and Powell to the community.

The property was originally part of 600 acres of land acquired in 1859 by Robert McVicar, former Chief Trader for the Hudson's Bay Company.[8] When McVicar died in 1864, the ownership of the land transferred to his wife, followed by his daughters Christina and Victoria after the passing of their mother in 1878. Victoria McVicar became the sole benefactor following her sister's death in 1895; however, she herself passed away just four years later, in 1899.

Victoria McVicar named John Farrand Ruttan, real estate agent and former mayor of Port Arthur, the executor of her estate and directed him to sell the ten-acre block known as the McVicar homestead between Court and Algoma Streets as soon as convenient.[9] Consequently, the McVicar homestead was sold to James Meek in 1903, who had it surveyed by A.H. MacDougall in December of that year and subdivided into thirty-two lots

[8] Thunder Bay Museum, McVicar Family Papers, Series A 25/1/1.
[9] Ibid.

under Registered Plan 131.[10] Lots 19-21 of Plan 131 (the property) were granted to Louis Walsh on January 2, 1904.[11]

This chain of ownership is relevant for tracing the ownership of the land containing the property and understanding how it was subdivided over time into its current boundaries. As reported in the *Fort William Times-Journal* on January 14, 1904: "Since the McVicar homestead changed hands a few weeks ago and was sub-divided into lots there has been an active demand for the lots, especially those on the hill. Among the sales recorded recently are lots to A. McComber, Louis Walsh, W.H. Nelson and T.N. Andrew. There promises to be some good residences erected on the estate this year."[12] This article demonstrates that the construction of houses as part of the McVicar homestead subdivision commenced in 1904.

Louis Walsh, a coal magnate and prominent local businessman, granted Lots 21 and the westerly half of Lot 20 to Martin Garvey Kelly in December of 1904.[13] Based on Census records, Kelly was a contractor in Port Arthur who worked on houses.[14] However, Walsh built his residence, "McVicar Manor," on Lot 16 two years later, in 1906.[15] Furthermore, the 1905 Tax Collector's Roll for the Town of Port Arthur records nothing in the value of buildings column for Lot 21, indicating the that the house on the property had not yet been constructed.

In June 1905, Louis Walsh granted the remainder of the property, comprising Lot 19 and the easterly half of Lot 20, to Cymanthe Anne Bready for $1,500. A few months later, in September 1905, Martin Garvey Kelly sold Lot 21 and the westerly half of Lot 20 to Bready for $1,050.[16] Notably, the higher valuation of Walsh's transaction compared to Kelly's, despite the latter including Lot 21 (the site of the current residence), suggests that the house was not yet constructed at the time of sale. Since Bready acquired Lot 21 in the fall of 1905, it is therefore logical to conclude that the dwelling was erected the following year, in 1906, along the north side of McVicar Creek. This is supported by the 1906 Collector's Roll for the Town of Port Arthur, which records a building on Lot 21, owned by

[10] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access
[11] Ibid.
[12] *Fort William Daily Times-Journal,* January 14, 1904. "Real Estate Active."
[13] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access
[14] FamilySearch. 2025. *Canada, Ontario, Deaths, 1869–1937 and Overseas Deaths, 1939–1947.* Entry for Martin Garvey Kelly, 29 August 1917. https://www.familysearch.org/ark:/61903/1:1:JN56-24H; Ancestry. *1911 Census of Canada*. Port Arthur, Thunder Bay and Rainy River, Ontario; Page 5, Family No. 40. https://www.ancestry.ca/search/collections/8947/records/6107724.
[15] City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Creek Harrington Neighbourhood.*
[16] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access

Mrs. Bradey [sic], with a value of $3,000.[17]

Cymanthe Anne Bready was a talented artist and the widow of T.T. William Bready of the Bready, Love, and Tryon Grain Company of Winnipeg, later incorporated as the Winnipeg Elevator Company in 1899.[18] T. T. W. Bready died suddenly in 1903 while on a business trip, passing away in his room at the Rice Hotel in Houston, Texas, at the age of 46.[19] At the time of his death, Bready was president of the Winnipeg Elevator Company that owned over eighty grain elevators along the Canadian Pacific and Canadian National railroads.[20] Bready was considered a self-made man who came to Canada as a poor boy from Ireland, and he and his wife were well-known in Winnipeg.[21] Following her husband's untimely death, Cymanthe Anne Bready appears to have inherited his fortune and relocated to Port Arthur, likely seeking a tranquil environment in which to pursue her artistic interests, an atmosphere reflected in historical postcards depicting the area surrounding the property. A portrait of Mrs. Bready has been passed on to each owner of the house and remains within the home today.[22] Based on Henderson's Directories for Port Arthur, Cymanthe Anne Bready resided on the property from 1906 until 1929, though she also had a summer home at Silver Islet, east of Port Arthur, and was known to have rented the house to honeymooners and other residents of Port Arthur.[23] In April 1929, she granted Lots 20-21 to Edmund C. Tripp, a mining promoter; however, by October 1930 the land had been returned to her via quitclaim deed.[24] This suggests that Tripp merely temporarily purchased the property, or that some other arrangement existed between them. Henderson's 1931 Directory records Tripp as still residing at 286 River Street, the former address of 281 Ray Court.[25]

In May 1935, Cymanthe A. Bready conveyed Lots 20 and 21 to Robert Luther Harold, followed in June 1940 by Lot 19, which comprised the easternmost portion of the property.[26] However, Henderson's 1933 Port Arthur Directory already listed Harold as a householder at 286 River Street, indicating that he occupied the residence before formally

[17] City of Thunder Bay. Collector's Roll for the Municipality of the Town of Port Arthur for 1906. Hart and Riddell: Toronto.
[18] Pamela Cain, "281 Ray Court: Solid Anchor Amidst McVicar-Harrington Neighborhood" Heritage Advisory Committee, City of Thunder Bay.
[19] *The Houston Post*, Thursday, January 15, 1903, Page 5. T.T.W. Bready Death - Newspapers.com™
[20] Ibid.
[21] Ibid.
[22] See Image 7.
[23] Pamela Cain, "281 Ray Court: Solid Anchor Amidst McVicar-Harrington Neighborhood" Heritage Advisory Committee, City of Thunder Bay.
[24] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access
[25] Henderson's (1931) Port Arthur Directory, Page 406. City of Thunder Bay.
[26] Ibid.

purchasing the property from Bready.[27] Prior to acquiring the property and taking up residence there, Dr. Robert L. Harold, together with Doctors P.M. Ballantyne and John I. Pratt, established the first Port Arthur Clinic at 189 Arthur Street between 1923 and 1924.[28] In its nascent years, the practice sustained itself through the sale of alcohol by prescription and by providing radiology services to the Port Arthur General Hospital.[29] A new facility was completed in 1930, but the clinic continued to struggle until the mining boom of 1934, when contracts with regional mining and timber companies enabled it to expand medical coverage to the surrounding area.[30] During the Second World War, a shortage of doctors forced the clinic to limit its services to residents of Port Arthur. In 1951, a pharmacy was added, followed by expansions to include pediatric and x-ray departments.[31] Although a new clinic was constructed in 1965 and is now known as the Port Arthur Health Centre, this medical institution that Dr. Harold co-founded still provides medical services and is a pillar of the community.

In September 1955, Charles Evan Powell[32] and his wife, Audrey Aldine Powell, acquired the property as joint tenants from Robert Luther Harold, who at the time was unmarried.[33] Dr. Evan Powell was born in Port Arthur in 1915 and graduated from the Toronto Faculty of Medicine in 1942. He subsequently enlisted in the Canadian Army Medical Corps and, in 1944, served overseas as part of a Field Hospital unit that was an attachment to the Lake Superior Scottish Regiment during the Second World War. He had met his wife Audrey on the *Lady Nelson* during the voyage overseas to go to war.[34] In 1945, he remained in Europe to continue his medical studies, completing his speciality in Ophthalmology at the Bristol Eye Hospital and Oxford University, England. Following the war, he founded his medical practice in Port Arthur and served the community for 50 years, retiring in 1996.[35] Beyond his professional life, Dr. Powell's favourite hobbies were fishing and hunting, the latter of which leading him and his wife to embark on two African safaris

[27] Henderson's (1933) Port Arthur Directory, Page 331. City of Thunder Bay.
[28] Pamela Cain, "281 Ray Court: Solid Anchor Amidst McVicar-Harrington Neighborhood" Heritage Advisory Committee, City of Thunder Bay.
[29] Ibid.
[30] Ibid.
[31] Ibid.
[32] Although land registry records list his full name as Charles Evan Powell, he was commonly known by his middle name, Evan.
[33] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access
[34] CBC News. *"Cecil the Lion Controversy Causes Ontario Woman to Rethink Trophy Animal Collection."* CBC, August 6, 2015. https://www.cbc.ca/news/canada/thunder-bay/cecil-the-lion-controversy-causes-ontario-woman-to-rethink-trophy-animal-collection-1.3196634.
[35] *"Evan Powell Obituary (2000) – The Thunder Bay Chronicle Journal." Legacy.com*, November 22, 2000. https://www.legacy.com/ca/obituaries/chroniclejournal/name/evan-powell-obituary?id=43297766.

in 1960 and 1962.[36] Ultimately, Charles Evan Powell transferred Lots 19-21 to David Evan Powell, his son, five days prior to his death in November 2000. Subsequently, in May 2002, David Powell transferred the property to Robin Campbell Kennie and Jordan Delanie Kennie, as joint tenants.[37] The property was later sold again and remains under private ownership today. Overall, the property has historical value through its associations with artist Cymanthe Anne Bready, widow of T.T. William Bready whose company operated more than eighty grain elevators and contributed to the local grain industry, as well as with physicians Dr. Robert Luther Harold and Dr. Evan Powell, whose lasting contributions were integral to the medical development of Port Arthur, now the City of Thunder Bay.

The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of a community or culture. Furthermore, the property is not known to display or present the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. The architect associated with the property was not determined and while Martin Garvey Kelly, a contractor who worked on houses in Port Arthur, briefly owned the property prior to when the house was built in 1906, and therefore may have been involved in its construction, there is no evidence to suggest that he was a builder of significance within the community. Lastly, while Cymanthe Anne Bready has been recognized as a talented artist, the property is not known to convey her artwork or ideas in any meaningful way.

Based on the above discussion, 281 Ray Court meets criterion 4 of Ontario Regulation 9/06.

### *2.1.3 Discussion of Contextual Value*

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

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

[36] CBC News. *"Cecil the Lion Controversy Causes Ontario Woman to Rethink Trophy Animal Collection."* CBC, August 6, 2015. https://www.cbc.ca/news/canada/thunder-bay/cecil-the-lion-controversy-causes-ontario-woman-to-rethink-trophy-animal-collection-1.3196634.
[37] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access

- Is the property a landmark (criterion 9)?

The property at 281 Ray Court maintains and supports the early 20th century character of the McVicar Harrington neighbourhood since it retains its original location, estate lot, and park-like setting north of McVicar Creek. Ray Court was originally known locally as River Street, and the residence in Lot 21 was formerly identified as 286 River Street.[38] During the first decade of the 20th century, half a dozen estate homes were built along River Street as part of the McVicar homestead subdivision[39] between Algoma and Court Streets, three of which occupied lots fronting McVicar Creek.[40] An additional five houses were also built along Emerson Avenue, which continues as River Street south of Harrington Avenue, during this same period, further contributing to the early development of the subdivision.[41] Among the early residences was McVicar Manor (146 Court Street North), built in 1906 for Louis Walsh.[42] This two-and-a-half-storey Queen Anne style residence, also constructed of Vert Island sandstone, is distinguished by its three towers and Classical wraparound verandah.[43] In 1909, the Hodder Residence (269 Ray Court) was added on the south side of Ray Court, as a one-and-a-half-storey stone dwelling notable for its two-storey gabled tower, which like 281 Ray Court, was also built to face McVicar Creek.[44] This pattern of development in the McVicar Harrington neighbourhood demonstrates its historical character, defined by a park-like setting and substantial estate lots north of McVicar Creek.

By 1928, River Street had been renamed Ray Court, while the present-day River Street between Harrington Avenue and Argyle Street had not yet been laid out.[45] However, into the 1930s Henderson Directories continued to list the properties on the south side of Ray Court under River Street addresses, with this property still identified as 286 River Street. In 1937, a fourth residence was built on Ray Court: a Tudor Revival style home at 275 Ray Court (Lot 18), situated along the north side of McVicar Creek east of 281 Ray Court.[46] Featuring a stucco and brick exterior with modest half-timbering, it reflected a shift in the use of building materials for this block coinciding with the abandonment of the

[38] *Port Arthur Daily News*, September 6, 1906, Thunder Bay Museum; 1909 Henderson's Port Arthur Directory.
[39] This subdivision was also known historically as the McVicar Addition, now called the McVicar Harrington neighbourhood.
[40] See Image 5: *Port Arthur Fire Insurance Plan, Sheet 27, June 1911 (Extension). City of Thunder Bay.*
[41] Ibid.
[42] Although the residence was built facing Court Street, Lot 16, north of McVicar Creek, maintains significant frontage along River Street (now Ray Court).
[43] *Port Arthur Daily News*, September 6, 1906, Thunder Bay Museum; City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Creek Harrington Neighbourhood.*
[44] City of Thunder Bay, Architectural Analysis, 269 Ray Court. McVicar Creek Heritage District - 269 Ray Ct.
[45] 1928 Map of McVicar Creek Area, City of Thunder Bay Archives, Series 29, TBA 2957.
[46] City of Thunder Bay, Architectural Analysis, 275 Ray Court. McVicar Creek Heritage District - 275 Ray Ct.

Vert Island quarry and a decline in the availability of local stone.[47]

Today, the property's rolling landscape includes a fallen pear tree that partially obscures views of the south elevation of the house. A stone walkway, which leads from a side door on the stone tower to the former front yard facing McVicar Creek, was uncovered by the current property owner. There is also a stone wall on either side of the driveway off Ray Court that continues along the northern the perimeter of the property. Collectively, these landscape features contribute to the park-like setting and estate lot character of the property, reinforcing its overall contextual value.

Along McVicar Creek, businessman and politician Joseph Goodwin King developed what became known as "King's Garden" after purchasing part of the former McVicar property in 1899.[48] Between 1900 and 1910, coinciding with his tenure as councillor, King transformed the grounds of his property into one of Port Arthur's most attractive landscapes, featuring a Japanese-inspired garden with ornamental bridges, waterfalls, pavilions, pergolas, and manicured lawns.[49] Although the garden began as part of his private estate, it soon expanded and became a public attraction, with areas such as "Lover's Lane" becoming a popular destination for couples and even appearing on postcards. Historical images and postcards of King's Garden prominently depict the residence,[50] now located at 281 Ray Court, which was originally built to face McVicar Creek. King purchased Lot 19 and the easterly half of Lot 20 from Cymanthe Anne Bready in October 1905, likely with the intention of incorporating the land into King's Garden to beautify the landscape, before selling it back to her in September 1909.[51] Following King's death in 1910, King's Garden was offered to the city for use as a public park, but the offer was declined, and both the home and gardens gradually deteriorated over time.[52] Despite its prominence for a fleeting decade in the early 20th century, little remains of King's Garden today save for a modest walking path along McVicar Creek known as the Ravine Trail.[53] Therefore, although the house remains in its original location and retains elements of its park-like setting, including its estate lot (Lots 19-21) north of McVicar Creek and mature trees, as well as a minor physical connection to its surroundings through the use of Vert Island sandstone, it was once part of the broader landscape of King's Garden.

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[47] Government of Ontario. "Vert Island Sandstone Quarry." GeologyOntario
[48] City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Harrington Neighbourhood.*
[49] Scollie, F. Brent. 2003–. "KING, JOSEPH GOODWIN." In *Dictionary of Canadian Biography*, vol. 13. University of Toronto/Université Laval. https://www.biographi.ca/en/bio/king_joseph_goodwin_13E.html.
[50] See Images 1 to 4.
[51] Land Registry Office 55, Thunder Bay, Book 178, Plan 131, 197, 198, Pages 73-80: Ontario Land Registry Access
[52] F. B. Scollie, "From Port Hope to Thunder Bay: Joseph Goodwin King, the Canadian Pacific Railway and Western Canada's First Grain Elevator on the Great Lakes 1883–1910," *Ontario History* 114, no. 2 (2022): 165–195.
[53] City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Harrington Neighbourhood.*

Over time, changes to the surrounding landscape, particularly the naturalization of King's Garden, mean that the property, originally built to face McVicar Creek as part of King's Garden, is no longer considered functionally, visually, or historically linked to its surroundings.

The property at 281 Ray Court is not considered a local landmark because the residence is not prominently visible from Ray Court or from the walking trail along the south side of McVicar Creek between Court Street North and Algoma Street, as it is concealed by trees most of the year. The property was included as part of the "Self-Guided Historical Walking Tour: McVicar/Harrington Neighbourhood" for its historical associations as The Doctor's Cottage, not due to it having landmark status.[54] While the property may once have been considered a landmark, featured in postcards and historical images as part of the landscape of King's Garden, the gradual degradation of King's Garden over time has resulted in the loss of this surrounding context over a century later, and the property is therefore no longer regarded as a local landmark.

Based on the above discussion, 281 Ray Court meets criterion 7 of Ontario Regulation 9/06.

[54] City of Thunder Bay Heritage Advisory Committee. *Self-Guided Historical Walking Tour: McVicar Harrington Neighbourhood.*

## 2.2 Select Visual Sources

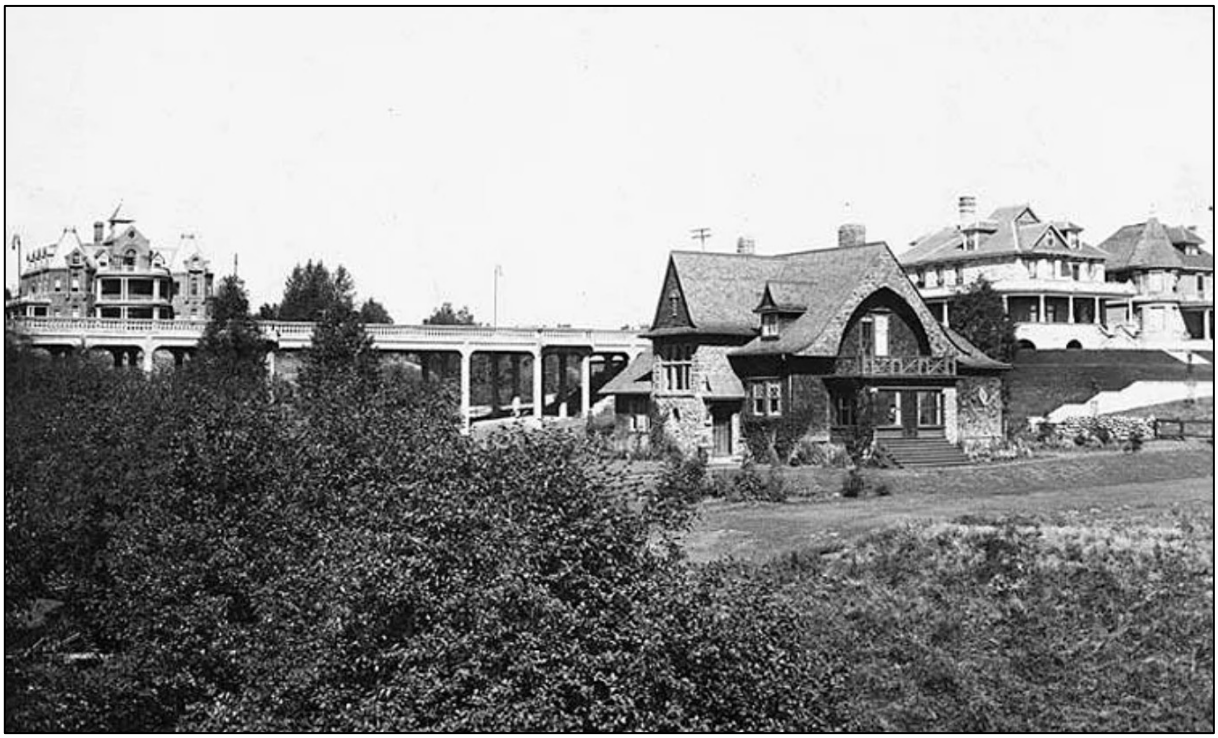

**Image 1**: ca. 1910 photograph of the east and south elevations of the house (Source: Thunder Bay Museum)

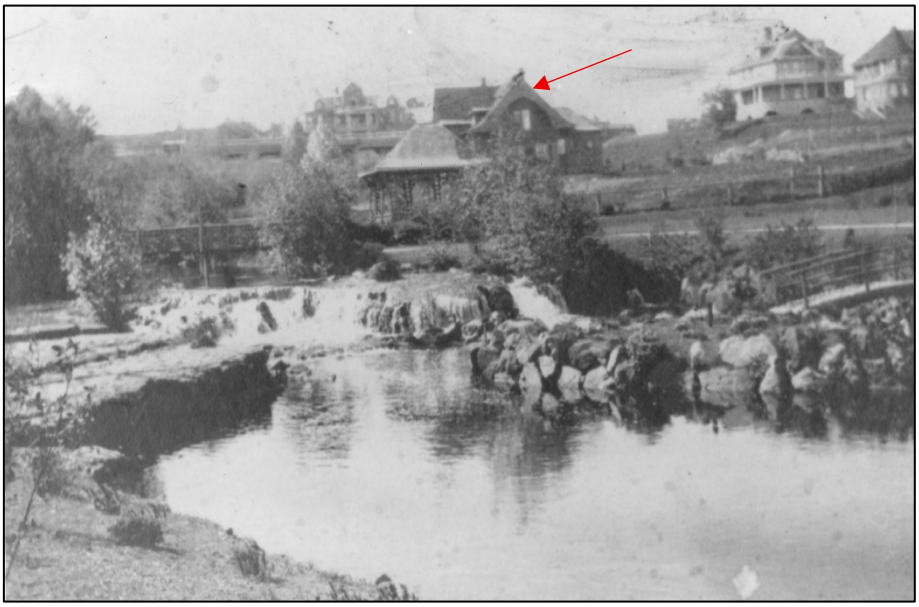

**Image 2:** McVicar Creek, Port Arthur, ca. 1910 (Source: Thunder Bay Public Library)

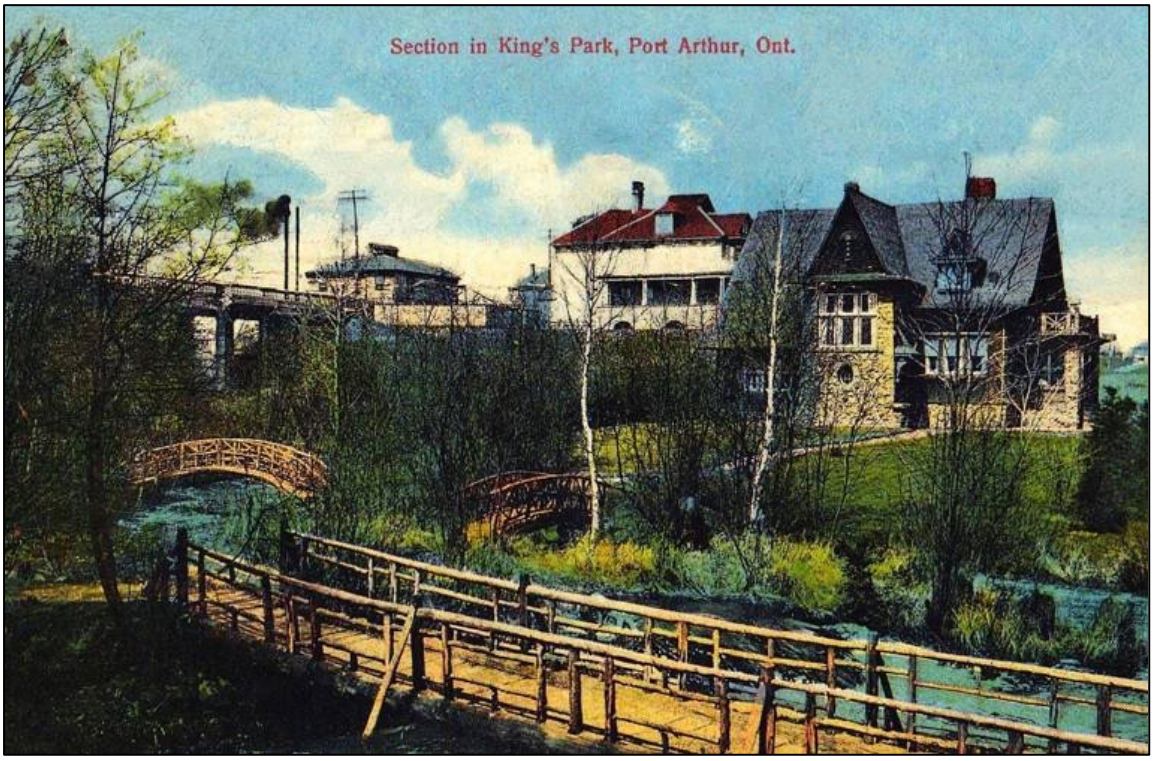


**Image 3**: ca. 1910 colourized postcard of “Section in King’s Park, Port Arthur, Ont.” showing south elevation of the house (Source: Thunder Bay Museum)

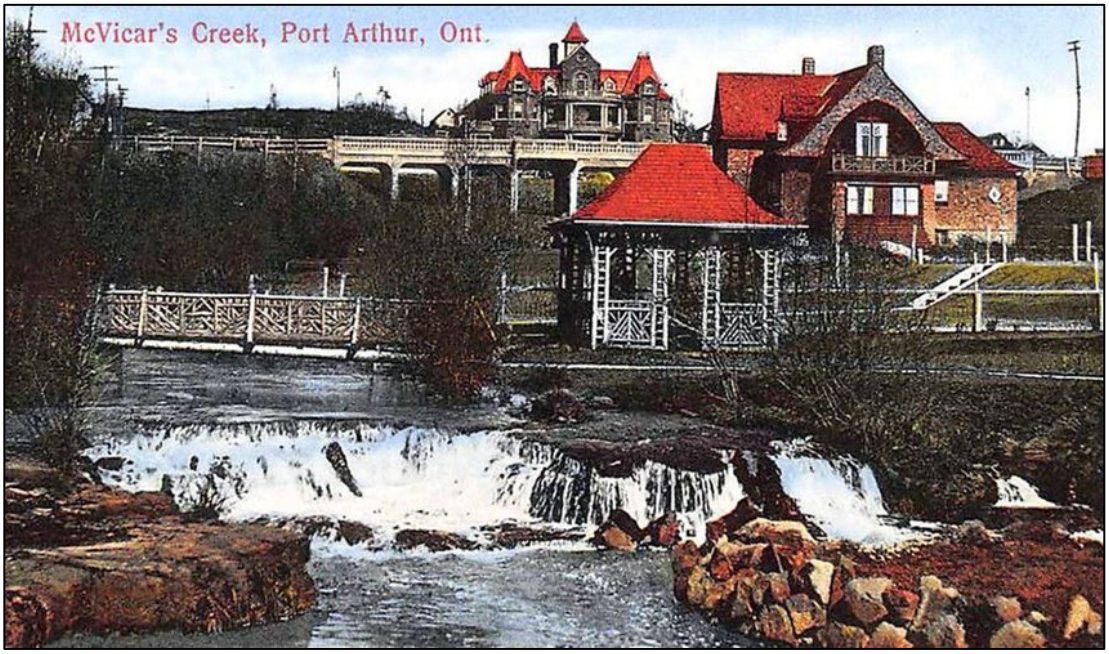


**Image 4**: ca. 1910 colourized postcard of “McVicar’s Creek, Port Arthur, Ont.” showing east elevation of the house (Source: City of Thunder Bay, Heritage Advisory Committee)

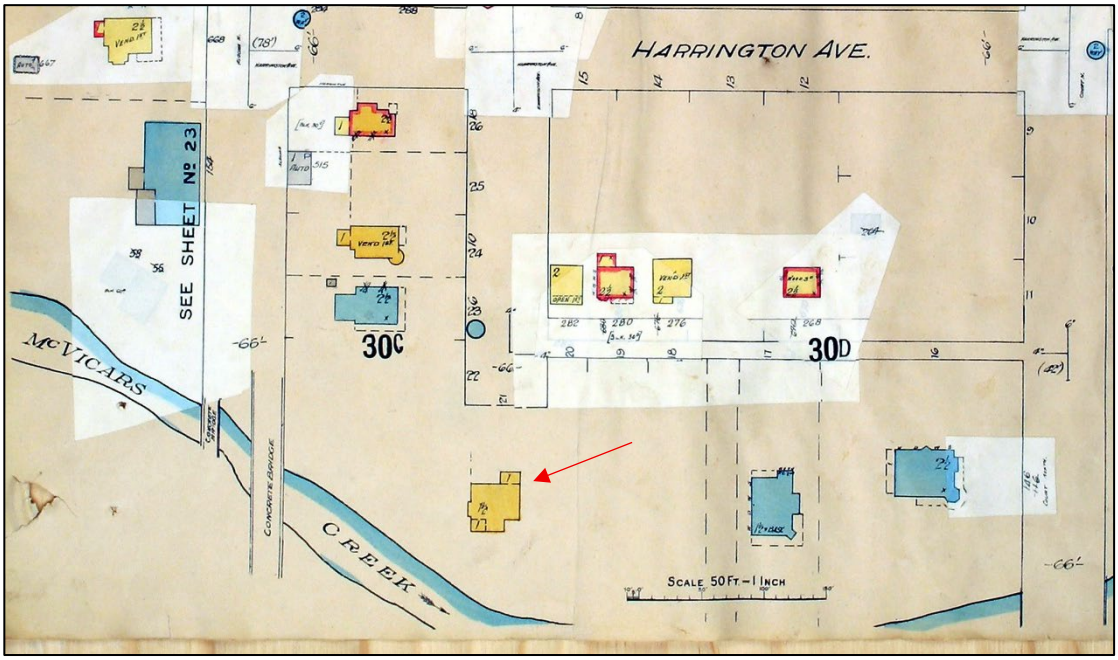


**Image 5**: Port Arthur Fire Insurance Plan, Sheet 27, June 1911 (Extension) showing house in Lot 21 (Source: City of Thunder Bay)



**Image 6**: Historical photograph of the south and west elevations hanging in the house (Egis, October 16, 2025)



**Image 7**: Historical photograph of Cymanthe Anne Bready standing in front of the south elevation, taken between 1906 and 1929, hanging in the house (Egis, October 16, 2025)




**Image 8**: Undated postcard, owned by the current property owner

## 2.3 Ontario Regulation 9/06 Evaluation Checklist

The following checklist identifies the prescribed criteria met by the property at 281 Ray Court for municipal designation under Part IV, Section 29 of the *Ontario Heritage Act*. There is a total of nine criteria under Ontario Regulation 9/06. A property may be designated under Part IV, Section 29 of the *Ontario Heritage Act* if the property meets two or more of the nine criteria for determining whether it is of cultural heritage value or interest. Furthermore, the "Heritage Property Evaluation" main document of the Ontario Heritage Tool Kit (2025) was used for guidance on the process of evaluating a property for cultural heritage value or interest and applying the Ontario Regulation 9/06 criteria.

Using the results of research in Section 2.1 of this report, the evaluation table below (**Table 2**) is marked "X" if the property was not determined to meet the criterion "✓" if the property meets the criterion.

**Table 2: Ontario Regulation 9/06 Evaluation for 281 Ray Court**

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

| Criteria | Meets Criteria |
|---|---|
| 9. The property has contextual value because it is a landmark. | X |

# 3.0 ATTACHMENT 3 - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

1. Description of property

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

2. Statement of Cultural Heritage Value or Interest

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

3. Description of Heritage Attributes

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

## 3.1 Reasons for Designation

The property at 281 Ray Court is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets three of the nine Ontario Regulation 9/06 criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

### 1. Description of Property

The property at 281 Ray Court comprises a one-and-a-half storey English Tudor Revival style cottage that was constructed in 1906 for Cymanthe Anne Bready. The property is located on the south side of Ray Court, north of McVicar Creek, between Algoma Street North and Court Street North, within the McVicar Harrington neighbourhood of the former

community of Port Arthur, now the City of Thunder Bay.

## 2. Statement of Cultural Heritage Value or Interest

### Design/Physical Value:

The property at 281 Ray Court has design value as it contains a unique example in the City of Thunder Bay as an early twentieth century English Tudor Revival style cottage, which is evident through its form, scale and massing including its asymmetrical rooflines with multiple bell-like, steeply sloped flared gables. The design of this home stands as a unique example in the City of Thunder Bay as it is the only one of its kind that combines stone and shingle cladding within the Tudor Revival style. The combination of exterior materials including locally sourced cedar shake shingles, Vert Island sandstone, and red-painted wood trim lend to a unified materiality. The casement, sash, and oculus windows, together with leaded windows characteristic of this style, are set within wood frames. The asymmetry of the exterior façade is enhanced by the ground floor interior, which ranges from one to one-and-a-half storey room heights that are heavily accentuated with wood ceiling beams and wall panel moulding, much like an English country manor. Sympathetic additions such as the 1935 sunroom addition to the east elevation that serves as an upper-storey balcony, the 1967 greenhouse attached to the sunroom, the porch addition on the north elevation enclosed during the 1960s by the Warner Landscape Company, and the garage on the north elevation converted to a bar room with a second storey hipped roof in 1961 further contribute to the property's overall design value.

### Historical/Associative Value:

The property has historical value through its direct associations with notable persons who are significant to the community of Port Arthur, now the City of Thunder Bay, including artist Cymanthe Anne Bready and Doctors Robert Luther Harold and Evan Powell. Built in 1906 as a scenic cottage retreat for Bready to pursue her art following the death of her husband, T.T. William Bready, whose company operated more than eighty grain elevators and contributed to the local grain industry. The residence later became known as The Doctor's Cottage during Dr. Harold's ownership in the 1930s, linking the property to his founding of the Port Arthur Clinic, which evolved into today's Port Arthur Health Centre. Its later association with Dr. Powell, a veteran of the Second World War and respected local ophthalmologist who practiced for over fifty years, further underscores the property's historical value through its associations with influential doctors that have made lasting contributions to the medical development of the City of Thunder Bay.

**Contextual Value:**

The property has contextual value as it maintains and supports the early twentieth century estate and park-like character of the McVicar Harrington neighbourhood. Constructed as part of the McVicar homestead subdivision, the residence was among the earliest homes along River Street (now Ray Court). Built in proximity to McVicar Manor (146 Court Street North) and later complemented by The Hodder Residence (269 Ray Court) and other nearby dwellings in the first decade of the twentieth century, the house maintains and supports the architectural identity of the neighbourhood. Retaining its original location, estate lot, and park-like setting with the house facing McVicar Creek similar to The Hodder Residence, the property continues to contribute to the character of the area.

## 3. Description of Heritage Attributes

Key exterior heritage attributes that contribute to the design value of 281 Ray Court as a unique example of an English Tudor Revival style cottage include:

- Form, scale and massing;
- Cross-gabled roof accentuated with a gable pediment on the north elevation,
- Bell-like steeply sloped flared gables on the east and south elevations, with cedar shake shingles in the gable ends, and original vergeboard clad in cedar shake shingles on the flared east-elevation gable end;
- Wide eaves with wooden soffits, modillions, rake trim, and window mouldings painted red;
- Exterior of the house, including gables and dormers clad in cedar shake shingles;
- Wall and roof dormers with flared gables and cedar shake shingles in the gable;
- Tower on the south elevation clad in Vert Island sandstone arranged in a mosaic pattern with quoins and a decorative sandstone decorative sandstone ornament in the gable;
- Fieldstone foundation with coarsely applied mortar, exposed on the west elevation and clad with Vert Island sandstone on the south and east elevations;
- Two stone interior sandstone chimneys;
- Oriel window on the south elevation consisting of three single-hung sash windows with wooden frames and upper sash muntins in a diamond grid pattern;
- Ground floor leaded windows in diamond or square patterns with wooden frames;

- Double-hung upper storey sash windows with wooden frames and upper sash muntins; and,
- Ground floor oculus windows with wooden muntins on the south and north elevations.

Key interior heritage attributes that contribute to the design value of 281 Ray Court as a unique example of an English Tudor Revival style cottage include:

- Heavy wood plank door with metal knocker, handle, and strap hinges on the south elevation;
- Wallpaper in the tower;
- Portrait of Cymanthe Ann Bready;
- Ground floor wood flooring;
- Narrow winding staircase in the tower leading to a mezzanine with metal railing;
- Wood detailing of the ground floor including panel moulding, baseboards, decorative wood embellishments, and hidden pass-through in the wood panelling (the Great Room to the hallway);
- Wood white-painted moulding on the dining room door, painted white with gold-painted accents;
- Dining room with wood ceiling beams, Parisian chandelier, and fireplace surrounded wood cabinets with leaded glass;
- Wood staircase to the second floor, featuring unpainted wood handrail and treads, white-painted decorative wood stringer accents and spindles, and a telephone closet beneath the closed staircase;
- North elevation garage conversion to Dr. Evan Powell's bar room containing safari photographs and bar counter base clad with zebra hide, and;
- The Great Room featuring one-and-a-half storey ceiling height with exposed wood ceiling beams over a seating room containing a fireplace.

Key heritage attributes that contribute to the contextual value of 281 Ray Court include:

- The property's park-like setting emphasized by its English Tudor Revival style cottage, estate lot with mature trees, and location on McVicar Creek;
- Stone wall on either side of the driveway off Ray Court and along the northern perimeter of the property.