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FORT LANGLEY: A SITE HISTORY, 1886-1986
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FORT LANGLEY: A SITE HISTORY, 1886-1986
Jamie Morton

Mary K. Cullen's The History of Fort Langley, 1827-96, provides the narrative history of Fort Langley as a Hudson's Bay Company post. Although the Company remained in Fort Langley until 1896, it spent the last ten years in a new sale shop in the village, built in 1886. It disposed of the site of the present National Historic Park to Alexander Mavis on January 31 1888, as part of the 185 acres he purchased from the H.B.C. This made up the greater portion of the 200 acres which had been claimed by the Company some twenty five years earlier at the site of Fort Langley.

Mavis paid \$5850.00 for his property, which comprised most of "District of New Westminister, Group 2, Lot 19, 200 acres".¹

With this property went a number of buildings, some of which were inside the boundaries of the modern Historic Park. Most notable of these were two post-on-sill structures surviving from the active period at Fort Langley, Structures J and K (figure 1). These buildings were apparently second generation structures in the fort, said to have been constructed in 1859 using timbers from older buildings.² It is likely that they were rebuilt on the sites of older structures, to fulfill the same roles, as blacksmith shop and storehouse respectively. These buildings had been rebuilt again in 1871 as part of Ovid Allard's reorganization of Fort Langley. Structure J had been fitted out at that time as a residence, and Structure K as a sale shop.³

Shortly after they were renovated, a new manager's house was built at Fort Langley, and it was this 1872 structure that became the Mavis home in 1888.⁴ A newspaper account of the demolition of the house in 1924 referred to "hand-hewn timbers", so possibly this building was also of post-on-sill construction; certainly a great deal of recycled material salvaged from the

buildings demolished in 1871-1872 was used in it.⁵ The census-takers in 1891 described this house as being of wooden construction, one storey high, with seven rooms. It was occupied by Mavis and his wife, three daughters, two sons, and mother-in-law.⁶ Mrs. Kathleen McAllister, who arrived at Fort Langley as a child in 1893, described the decrepit condition of the "old building of the fort" (Structure K), and then described the Mavis home:

Not far from the old Fort was the home of Mr. and Mrs. Mavis and their daughters. Their piano had been brought "around The Horn". In their garden were several bushes of the white moss-rose, and such plants as lemon thyme and rosemary.⁷

Several photographs show the Mavis farmstead, which consisted mainly of the three ex-Hudson's Bay Company buildings. Fort Langley at this time may be seen in figure 2. Structures J and K were used as agricultural buildings in this period, basically in the configuration left by the H.B.C.

The agrarian use of the fort site continued into the 1920s, by which time interest was growing in Fort Langley, primarily due to the work of Judge Frederic W. Howay, of New Westminster. By this time Structure J was gone, demolished about 1917, and Structure K stood alone. It was in a pasture farmed by a Mr. W. Davis in January 1921.⁸ He was apparently a tenant farmer, as the property was owned by the Mavis Estate Limited.⁹

Howay's appointment to the Historic Sites and Monuments Board of Canada in March 1923 presented a means of preserving Structure K.¹⁰ The new Board, including Howay, met for the first time on May 28 1923, and Howay raised the issue of Fort Langley. After his presentation of the site's historical background and a discussion, J.B. Harkin, a member of the Board and Commissioner of the National Park system proposed:

...that if the site is to be regarded as of national importance, his view would be that if the site be donated to the Federal Government he would be prepared to recommend that the Dominion take it over and maintain and preserve it, in which all the other members concurred.

Moved by Judge Howay.

Seconded by Major Edwards.

That it is the view of the members of this Board that Fort Langley is a site of national importance and worthy of preservation as such and also worthy of commemoration in the usual form.

Carried.¹¹

Howay returned to British Columbia with this commitment from the Board, which precipitated local action. The first tangible evidence of this came with the formation of the Fort Preservation Society at a meeting in the "Old Fort Langley Hall" on June 22 1923. At the same meeting a committee was appointed to acquire Structure K and its site.¹² The members of this committee were Dr. B. Marr (chairman), George Young, Stanley Towle, Mrs. W. Brown, and Mrs. Nash. Their mandate was to negotiate with the Mavis Estate Limited to purchase the six acre parcel containing Structure K at a cost of \$6,000.00, to enable the building's restoration and subsequent use as a museum.¹³

At a meeting in late July 1923, the situation was reviewed by Howay and George Young. Howay restated the Board's recommendation concerning preservation of the building. Young gave the findings of the committee; the minimum block which would be sold by the Mavis Estate Limited was 3 acres, at a cost of \$500.00 per acre. Langley municipal council was willing to provide \$500.00, and Reeve Poppy and C. E. Hope were to visit Victoria to seek provincial aid.¹⁴ This latter source of funds was not promising.

Young wrote Howay on August 21 1923 to inform him that no provincial aid was forthcoming.¹⁵ The worsening condition of the building and slowness of action provoked the local Farmers' Institute to set up a committee to arrange temporary repairs if nothing more happened.¹⁶

By April 3 1924, the "tablet", or plaque for commemorating Fort Langley had been prepared by the Board, but the property was not yet acquired.¹⁷ Some two weeks later, it was stated in a newspaper article that besides the money promised by Langley council, \$500.00 had been pledged by residents of Langley, and the Native Sons of British Columbia, Post No. 4, New Westminster had "assured residents" that they would raise another \$500.00 for acquisition provided clear title was given.¹⁸ On April 23 Dr. Marr wrote Howay stating that either a deed to the property and building or a 25 foot square plot facing east on the bluff would be given to the Crown, for installation of the cairn and "tablet".¹⁹

The process dragged on until September 23 1924, when the one acre parcel including Structure K was conveyed to the Crown for a consideration of \$500.00.²⁰ Dr. Marr sent the conveyance to Howay, who forwarded it to Harkin in Ottawa within the week. Marr also let tenders for the demolition of the 1872 manager's house, which had not been occupied for some time.²¹ The two acres to the west, comprising the rest of the three acre minimum purchase, were acquired by the Municipality of Langley at the same time (figure 3). In October 1924, a 25 foot square was conveyed from the south end of the municipality's two acres to the Crown as a site for the cairn.²² In the middle of the same month, the 1872 residence was demolished.²³ Title to the one acre plot was granted to the Crown on November 11, 1924 (title no. 58408E) and title to the cairn site on April 23 1925 (title no. 60246E).²⁴ The work which started with the demolition continued. A cairn was erected on the donated site the week of November 5-12 1924, at a cost of \$251.60.²⁵ Structure K was finally "preserved", in a minor way. The next, more serious step was to raise the building eight inches off the ground, and support it on concrete piers. Flooring was taken up and reversed or replaced over repaired joists. The roof was repaired, and totally re-shaked on the south and east faces. Doors were repaired and rehung, and shutters made up for the windows (figure 4 and 5). The cost of these renovations was estimated at \$550.00, but eventually came in a bit higher, at \$599.91 (Appendix A).²⁶ At the same time, 10 teams and 30 men participated in a "bee" to plough and level the grounds around the building.²⁷

Dr. Marr told Howay in February 1925 that he and Young had given a note for \$500.00 to the bank to cover the cost of acquiring the acre of land and building. As of that date, the Native Sons, Post No. 4, had still not made good on their promise to donate that amount, so the cost of land acquisition had devolved on the two committee members.²⁸ Marr had also asked Young if he was willing to assume the duties of caretaker for the site and building; Howay passed on the affirmative response to Harkin, with the recommendation that Young be paid \$50.00 per year for his work.²⁹

In April 1925, a 90 foot flagstaff was raised on the property as part of the preparations for the ceremony unveiling the cairn and opening the site, on May 2 1925. (figure 5 and 6)³⁰

More work was needed on Structure K. Young sent Harkin a request for renovation and installation of windows on May 12 1925. In 1926, the floor of the

"upper room" was lowered to its "original" position, eight new floor joists were installed, and a stairway to the second floor was constructed inside the building. The exterior of the building was chinked, plastered, and whitewashed, and new steps were built at the entrance. The engineer, S.O. Roberts, toured the building with Howay on September 30 1926. Howay did not wish the size of the doors and windows to be reduced, but did perceive a need for window sash in addition to the shutters.³¹

Marr wrote to Howay on March 2 1927 stating that he still thought the doors and windows should be completed, and that the 1926 work should be continued as money became available. He also included an extract of a December letter from Young to Harkin in which Young asked again for a new floor and lowered windows and doors as an immediate need, and landscaping as a lesser priority.³² Unlike the Fort Preservation Committee, Howay was not convinced of the need to lower the windows and doors at this time.³³

In the latter part of 1927, new players came on the scene as a result of the formation of a Langley chapter of the Native Sons. The "James McMillan Post No. 9" was instituted June 23 1927, with 17 members. The members decided at a July 19 meeting that, with respect to Structure K, they preferred a museum facility to a meeting room.³⁴ Over the next few months this idea became more definite. Howay wrote to Denys Nelson that Young was not doing an adequate job as caretaker, and that the Native Sons were the most suitable group to assume the responsibility. In October Nelson met with J. Ormsby Lee, the chief factor of the post, who stated definitely that Post No. 9 wanted to assume the "care and use" of the fort as a museum. This was contingent on the federal government improving the building and installing windows.³⁵

Windows had not been installed by March 1928, when Marr and Nelson had discussed the issue, and Nelson, acting as historian, recommended following the advice of C. H. French of the Hudson's Bay Company. This would involve making up sash with small panes of glass, probably 3 by 3 panes for the smaller window and 4 by 4 for the larger ones in Structure K.³⁶ Later in 1928 Nelson wrote Howay describing the gravel quarrying of the Canadian National Railway on the east side of the bluff.³⁷

In July 1930 Young tendered his resignation as caretaker, and by November Howay had arranged for the Native Sons to "take over the care of the site". He also suggested that the caretaker's fee be increased to \$75.00 per

year, and advised Harkin that the Native Sons were applying to use the building as a museum, so would install a collection.³⁸ The arrangement with Post No. 9 was formalized by a lease issued in April 1931.³⁹ People began to donate artifacts for display in September, and the museum was opened on November 18 1931.⁴⁰

The poor condition of the building continued to pose a problem. In July 1934 Lee wrote to Howay describing its dampness, the bad effects this had on the artifacts, and suggesting that a stove and chimney be installed.⁴¹ Howay recommended the stove and chimney to Harkin, as well as dormer windows upstairs to make the second floor more useful. He also noted the caretaker's house the Native Sons had built on the adjacent Municipal property.⁴² By November 1934 the chimney was built but the dormer windows were left out.⁴³

Harkin received reports of the bad condition of the building in the summer of 1935, and requested that Howay inspect it.⁴⁴ Political pressure brought the problem to the attention of the H.S.M.B.; Tom Reid, the M.P. for New Westminster had raised the issue in the House.⁴⁵ Howay's report confirmed that the building required major repairs (Appendix B). When Harkin requested opinions from other Board members, the chairman, Gen. E.A. Cruikshank suggested it be demolished and a new museum structure built instead.⁴⁵ All the other board members supported restoration. The *sum* of \$3,500.00 was allocated under a Supplementary Public Works Construction Act schedule and work started in October 1935.⁴⁶ The work actually done to the building is listed in the report of J. H. McKnight, the engineer responsible (Appendix B), and may be seen in the photographic record kept of the work (figures 7 to 10).

After this major renovation the building passed a quiet twenty years as the museum of the Native Sons Post No. 9, with only occasional minor changes. For instance, in January 1937 the post wrote to the H.S.M.B. asking permission to use the upstairs of Structure K for the lodge. Later in the same year they wished to improve the grounds, by planting trees and shrubs, improve the driveway, repair the caretakers's house and install a totem pole, for which they requested money from the H.S.M.B. The latter two points were denied immediately, the others were left to Howay's judgement.⁴⁷ In 1940 a bill was submitted to National Parks for \$181.50 for painting, installing gutters and downpipes, and landscaping (figure 11). They still wanted some more equipment

supplied.⁴⁸ The interior of the Native Sons' museum may be seen in figure 6. Post No. 9 went through some slow periods in the later 1930s, and again as a result of World War II and in the early 1950s. However, the existence of the museum kept the local branch viable, as opposed to allowing the healthier Post No. 4 to take over its operation.⁴⁹

A new development occurred while the Native Sons were declining in number and significance in Fort Langley. The Fort Langley and District Board of Trade formed a Fort Committee in 1951, under the direction of Alex C. Hope, at that time an M.L.A.⁵⁰ This committee eventually developed into the Fort Langley Restoration Society, registered on September 25 1953. The first object in the constitution of this society was:

- (a) To promote the erection of, and erect buildings on the site of the old Fort Langley so that the said Fort will be reconstructed and restored as near as possible in the manner in which it appeared in the year 1858.....⁵¹

Prior to the formation of the Society some action had been taken. The Fort Committee brought the reconstruction idea to the attention of the federal government,⁵² As a result, at its 1953 meeting the H.S.M.B. passed the following resolution:

That the Historic Sites and Monuments Board of Canada recommends that the Department of Resources and Development give favourable consideration to the request of the Fort Langley Restoration Committee for a grant not to exceed \$15,000.00 towards the rebuilding of the Fort. It is suggested also that the Department negotiate with the Municipality of Langley, with a view to securing title of the two acres adjoining the property now owned by the Department.⁵³

Premier W.A.C. Bennett responded to this resolution by appointing a committee consisting of Willard Ireland, the Provincial Archivist, and three deputy ministers to advise the province. This committee reported positively on the project, and suggested tripartite financing between federal, provincial, and

local authorities. To determine the level of financial involvement, a "special survey committee" was formed to prepare cost estimates for reconstruction. Provincial involvement would only be determined when costs were better known.⁵⁴ The special survey committee consisted of A.C. Hope, W.E. Ireland, J. Calder Peeps, a professor of architecture at the University of British Columbia, and a National Parks engineer.⁵⁵ Their first product was a substantial "Preliminary Survey of the Physical Structure of Fort Langley, B.C. 19th November 1858" completed by Peeps on June 30 1953. This report attempted to define the physical scope of Fort Langley based on Structure K, the "palisade markers" then in place, the Worrall model, and John Hussey's research on Fort Vancouver.

The provincial government formed the Fort Langley Restoration Special Survey Committee in April 1954 to prepare feasibility and cost estimates for reconstruction, which would allow the province to determine the extent of its financial involvement. Peeps, Ireland, Hope, and a National Parks engineer also formed this Committee.⁵⁶ At its June 7 1954 meeting, it decided that the **S.W.** bastion and part of the "stockade", the "Officers' Quarters" and the "Carpenter's Shop" should be reconstructed, and that parking, a caretaker's house, and landscaping would also be included in the development.⁵⁷

On September 24 1954, the H.S.M.B. recommended that consideration be given to the creation of Fort Langley as a National Historic Park on condition that: the two acres of municipal land were transferred to the Crown; restoration cost was shared on a tripartite basis, with the federal share limited to \$15,000.00; the \$1,000.00 grant to the Special Survey Committee from the Province be included in the Provincial share of the final cost; the Peeps plans and specifications be accepted, but not paid for or necessarily used; after restoration the site be maintained as a National Historic Park, at \$8,500.00 per year; and the extant lease to the Native Sons on Structure K be continued.⁵⁸

The department changed the condition on restoration cost the following month, and advised Ireland on November 8 1954 that the federal government would assist to 50% of the restoration cost, with the provincial/local shares to be determined. However, Peeps' detailed plans and estimates were required before any final arrangements would be made.⁵⁹ Peeps prepared a "Report on

Estimated Cost of Fort Langley Partial Restoration and Redevelopment Project" in April 1955, and this, with other material, was given to all members of the H.S.M.B. at the 1955 meeting. The total cost of the restoration was estimated at \$204,471.60

The Board discussed the question of establishing Fort Langley as a National Historic Park, and recommended to the Minister: that Fort Langley be partially restored in time for the centennial celebration in 1958 (November 19); that title be acquired to the two acres of municipal land; that the scope of proposed reconstruction be appropriate to the fort's historical importance; and that the site and buildings should be "controlled and maintained" by the National Parks Branch.⁶¹

By October the cost responsibility for the reconstruction was agreed on at 50% federal, 40% provincial, and 10% Fort Restoration Society.⁶²

At this point, the development was all planned for the north side of Mavis Street, as seen in the plan (figure 13) prepared by Peeps in July 1953; the proposed layout only included the H.S.M.B. and municipal land. By the end of 1955 some exploratory measures were taken towards acquiring the property to the west, as far as Queen Street, north of Mavis and south of the C.N.R. right-of-way. The municipality, which held most of this land, was apparently willing to deed it to the Crown, but lots 1, 2, 5, 6, 7, and 8 of Block 8 were privately held, and would need to be purchased (figure 14).⁶³

By January 31 1956, the province had agreed to share the cost of restoration equally with the federal government, provided the total was under \$250,000.00. On that date, E.A. Cote, the federal Assistant Deputy Minister listed what would be done next, starting with land acquisition, preparation of an agreement with British Columbia, establishing a reviewing body for plans, and arranging federal supervision of the project. This would leave Peeps doing plans, which would be reviewed in B.C., then in Ottawa, and construction under federal supervision.⁶⁴ At that time, \$15,000.00 was budgeted for Fort Langley restoration for the fiscal year 1956-1957.⁶⁵

Land acquisition began in May, 1956, with the privately owned lots in Block 8 all purchased by June 27 1956. Prices varied between \$400.00 and \$1,250.00 per lot, and lots 1, 2 and 7 were subject to life tenancies.⁶⁶

At the same time Peeps was directing three weeks of archaeological work to assist in planning the reconstruction. In early May he received the 1862 McColl plan of Fort Langley from Ireland in Victoria, which changed the whole scope of the project, although archaeology was only carried out to the north of Mavis Street.⁶⁷

A meeting at U.B.C. in June confirmed that the "officers' quarters" had been on the south side of the road, on the site then occupied by the McGrath house. The tentative agreement at that time was that the province acquire the land involved, and deed it to the federal government outside of the \$250,000.00 budget. The initial agreement of January 1956 was amended to reflect this. At the same meeting the caretaker's quarters, parking, and "public conveniences" were scheduled for development, as well as the palisade, bastion, and one building north of Mavis Road. These developments were all intended for fiscal year 1956-1957.⁶⁸

As a result of this meeting, Peeps was given the mandate to work on parking, landscaping, palisades, the north east bastion, and a caretaker's quarters and public convenience. The budget available for the fiscal year now totalled \$125,000.00; \$110,000.00 of this was provided by supplementary estimates.⁶⁹

Peeps prepared a "Report on Proposed Layout & Site Development" in June 1956, which defined the basic uses of the property. He stated that the Crown held the block of land from Queen Street to Hudson's Bay Street, between Mavis Street and the C.N.R. right-of-way, with the exception of the two life tenancies (figure 14). This report placed the parking lot to the west of Royal Street, north of Mavis, and the curator's house between the parking area and the fort site (figure 15).⁷⁰ The overall layout of the park as it now exists was set by this report and plan.

Peeps also raised the issue of the increase in costs due to the difference in building sizes between his original estimates and the McColl plan. Some friction was also beginning to develop between Peeps and the federal representatives concerning design of the contemporary caretaker's house, and financial and supervisory arrangements. Peeps was still without a contract with the Department at that time.⁷¹ He finally received such an agreement in late July, which reimbursed him \$1,500.00 for "advance layouts" already done,

as well as stipulating a fee of 6% of construction costs.⁷²

On August 15 1956 Pccps wrote to Ottawa discussing the problems associated with Mavis Street running through the site. Pccps also wanted to prepare drawings for the bastion, the "second" building, and the Officers' Quarters, and wished to know which "second" building would be constructed. He was pushing for a "Sale Shop" in the east rank of buildings. Pccps had already spent some time researching materials, preservatives and specifications for the palisade the previous month.⁷³ During this period various other problems such as shrubs and trees for landscaping and a good source of potable water were also addressed.⁷⁴

The chief engineer of the Department, Gordon Scott, visited Fort Langley in September. He was struck by two main issues; he wanted to close Mavis and Hudson's Bay Street, and extend River Crescent around next to the C.N.R. tracks instead, and he wanted to eliminate "the maze" of electrical lines. He commented on the start of construction in the parking area, and wanted to acquire material for the buildings, as well as to attempt to complete the "stockade" and bastion in fiscal 1956-1957.⁷⁵

The project engineer, R.J. Harmer, discovered when the legal survey was done the same month that some of the property supposedly acquired was in fact C.N.R. and public land, the latter being the road and lane right-of-ways in Block 8 (figure 14).⁷⁶

Pccps received an answer to his inquiry about buildings on October 3 1956, when he was told that a "generic" building was to be put immediately north of Mavis Road on the west side of the fort.⁷⁷

Also in October, the federal government brought pressure on the provincial government to acquire the McGrath property for the site of the Officers' Quarters. However, the vendor remained intractable, and wanted \$25,000.00 for his house and property.⁷⁸ At the same time, Pccps was under pressure to finish the Big House drawings, as purchasing materials for that building would use up the surplus funds for the fiscal year. As the negotiations for the McGrath property dragged on, the Big House project, including materials, was put on hold in December 1956.⁷⁹ The Director of National Parks recommended that the plans for the sale shop and the caretaker's residence be given priority, go through the approval process and be started in that fiscal year. He also recommended that the northeast bastion be built as soon

as possible within the fiscal year.⁸⁰

By January 1957 work had commenced on palisade construction and erection. The foundation for the bastion and work on the parking lot had also been carried out since November 15 1956.⁸¹ The next month, Jean Lesage wrote to W.A.C. Bennett concerning the problem of acquiring the site of the Big House. These two men had been the signatories of the official joint agreement, signed November 20 of the preceding year (Appendix C).⁸²

By the end of March 1957, 20 bays of the palisade had been erected, the bastion was complete with the exception of shutters and doors, and the foundation of Building No. 3 was in place (figure 16). The parking lot was graded and landscaped, and material purchased ~~for~~ Building No. 3, as well as the rest of the palisade. The total expenditure for the fiscal year had been \$92,941.02.⁸³

Six months later, the plans and specifications for the curator's building and the Big House were complete, and under review.⁸⁴

Building No. 3, the bastion, palisades, and most of the curator's building were completed by January 31 1958 (figure 17 and 18). The total cost of the project at that date was \$188,920.90.⁸⁵ By this time it seems the working relationship between Harmer, the project engineer, and Pccps, the architect, had largely broken down, particularly over the question of the curator's building.

On February 20 1958, Alvin Hamilton, Lesage's successor as Minister, wrote to Premier Bennett. He stated that after February 28 the operations at Fort Langley would be closed down if the McGrath property was not made available by March 15. This would mean that the Big House would not be restored for November 19 1958.⁸⁶ On April 16 the Provincial government took possession of the McGrath property. This had come about through a process of expropriation, begun with an Order-in-Council (No. 2342) of September 27, 1957, and completed by a minute of April 11 1958.⁸⁷

By May the relationship between Pccps and the Department had collapsed totally, with legal advice being sought. The status of his agreement with the federal government was not clear to either party, and Pccps was in failing health.⁸⁸ The McGrath house was moved off site at this time (figure 19). By June 4, 1958 the foundations of the Big House were in place and much of the palisade south of Mavis Avenue was also installed. The section north of Mavis was

nearly completed, and the curator's building was totally finished.⁸⁹

On June 3 Cote instructed Scott and all the engineering section to have no further contact, oral or written, with J. Calder Peeps, although the latter had understood his contract to extend through August 1.⁹⁰

The partially reconstructed fort was officially opened on July 22 1958 by Princess Margaret. The ceremony concentrated on the more developed section to the north of Mavis Avenue; the Big House was partially completed on the other side of the street (figure 20). This opening had been arranged as part of the Provincial Centennial celebrations. Alex Hope was the Langley Centennial chairman as well as the head of the Restoration Society.⁹¹

The Big House was not completed until January 1959 (figure 21), but had been officially opened on November 19 1958 by Governor General Vincent Massey. The total cost of development by January had risen to \$307,685.41.⁹²

At the same time that construction was proceeding, the question of displays and furnishing was addressed. The Native Sons felt that they were in danger of losing their "custodianship" as early as June 1956, and the next year had appointed a committee to wait on (now) Senator Tom Reid concerning retention of the museum artifacts.⁹³ Also in 1957, the question was raised of transferring artifacts from the Structure K museum to the new museum being built across the street from the reconstructed fort. At the time the 1931 lease was reviewed, it was unclear as to which artifacts were the property of the Crown or of the Native Sons.⁹⁴ Douglas Leechman was contracted on September 15 1957 to assume responsibility for "advising" on the furnishing of the reproduced buildings at Fort Langley.⁹⁵

Cote offered the Native Sons the upstairs of the Officers' Quarters as a meeting hall at one point; by February 1958 Post No. 9 had been appointed custodians of the new museum, which seemed to satisfy them to some extent.⁹⁶ In 1958 Leechman inventoried the displays from the museum, and decided which items were to stay in the restored fort, and which were to be given to the new museum.⁹⁷ Leechman also began research relating primarily to the furnishing of the Big House, and to carry out acquisitions.⁹⁸

The initial reconstruction defined most of what makes up Fort Langley National Historic Park today (figure 22). The block of land that the province expropriated

from McGrath was transferred to the federal Crown on April 13, 1960, and formal title to **all** the municipal land between Queen Street and Hudson's Bay Street was acquired by May 15 1962. The title to the former C.N.R. lot 53 was registered on January 2 1964, and then the parcel north of Mavis Street was consolidated as lot 52, under certificate of title No. 562011E (figures 14 and 23).⁹⁹ The Crown also purchased from the municipality lots 5, 6, 7, and 8 of Block 11, to the west of Queen Street and north of Mavis, for \$4,500.00, including the extinguished road allowance of Queen Street, and received title on November 16 1966.¹⁰⁰

With this last acquisition, the closure of Mavis Road envisioned as far back as 1956 was finally implemented. A road right-of-way, composed of C.N.R. and Crown land, was granted to the municipality along the path shown in figure 24 in exchange for the Mavis Road right-of-way.¹⁰¹ The River Crescent Road bypass was constructed in 1967, and Mavis Road closed some two years later. This allowed the completion of the west and east sides of the palisade, the latter in 1971 after archaeological investigation had been carried out.¹⁰²

Since that final major change to the "historic zone" many changes have occurred, of varying impact. Foremost were the acquisition of the riverfront property north of the C.N.R. tracks, the construction of the blacksmith shop as an animation project, and the designation of Fort Langley as a National Historic Park in 1976 by Order-in-Council P.C. 1976-1159. Many of the events at the site are outlined in Appendix D, prepared by a long-time employee at Fort Langley.

However, the basic direction of the development at this site was established in the 1950s, and most of what has occurred since then has attempted somehow to improve or to finish the concept of this provincial centennial project.

J. Morton

October 11 1986

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 11. Public Archives of Canada, (hereafter cited as P.A.C.), RG 84, Vol. 250, File FLA-28, extract from the minutes of the H.S.M.B., May 28 1923.
 12. P.A.B.C., Vertical File "Langley-History 1", clipping from Langley Advance, November 15 1951.
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 15. University of British Columbia Library, Special Collections (hereafter cited as U.B.C. Special Collections), F.W. Howay Papers, Box 3, file 9, Young to Howay, August 21 1923.
 16. V.C.A., Add. Mss 336, Vol. 28, file 305, scrapbook, clipping, November 23 1923.
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17. U.B.C. Special Collections, F.W. Howay Papers, Box 31, file 1, Harkin to Howay, April 3 1924.
 18. V.C.A., Add. Mss 336, Vol. 28, file 305, scrapbook, clipping from Vancouver Sun, April 19 1924.
 19. U.B.C. Special Collections, F.W. Howay Papers, Box 31, file 1, Marr to Howay, April 23 1924.
 20. Fort Langley National Historic Park, (hereafter cited as F.L.N.H.P.) (83) FLA - 2, Vol. 1, Park Establishment, p4
 21. U.B.C. Special Collections, F.W. Howay Papers, Box 31, file 1, Marr to Howay, September 27 1924; Howay to Harkin, September 30 1924; V.C.A., Add. Mss 336, Vol. 28, file 305, clipping August 11 1923.
 22. U.B.C. Special Collections, F.W. Howay Papers, Box 31, file 1, Howay to Harkin, October 28 1924.
 23. V.C.A., Add. Mss 336, Vol. 28, file 305, clipping from the Vancouver Daily Province, October 18 1924.
 24. F.L.N.H.P., (83) FLA-2, Vol.1, Park Establishment, p. 4, p. 7.
 25. U.B.C. Special Collections, F.W. Howay Papers, Box 31, file 1, Howay to Harkin, November 19 1924.
 26. F.L.N.H.P., file "Old Tenders", Wardle to Roberts, October 31 1924; *ibid.*, Roberts to Wardle, December 9 1924.
 27. V.C.A., Add. Mss 336, Vol. 28, file 305, scrapbook, clipping, November 20 1924.
 28. U.B.C., Special Collections, F.W. Howay Papers, Box 31, file 1, Marr to Howay, February 5 1925.
 29. *ibid.*, Howay to Harkin, February 16 1925.
 30. V.C.A., Add. Mss 336, Vol. 28, file 305, scrapbook, clipping, April 27 1925.
 31. U.B.C. Special Collections, F.W. Howay papers, Box 31, file 1, Harkin to Howay, January 14 1927, enclosing part of Robert's report on Fort Langley, B.C.
 32. *ibid.*, Marr to Howay, March 2 1927.
 33. *ibid.*, Howay to Harkin, March 14 1927.
 34. *ibid.*, E.C. Hope to Howay, July 22 1927.
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35. *ibid.*, Howay to Nelson, September 29 1927, Nelson to Howay, October 4 1927.
36. *ibid.*, Nelson to Howay, March 11 1928
37. *ibid.*, Nelson to Howay, August 30 1928
38. *ibid.*, Harkin to Howay, July 14, 1930, Howay to Harkin, November 6 1930
39. Parks Canada, Western Region, Historical Research Section, Alex C. Hope Collection, E.A. Cote to Miss E.V. Coates, April 24 1957
40. V.C.A., Add. Mss 336, Vol. 28, file 305, scrapbook, clipping, The British Columbian, November 24 1931.
41. U.B.C. Special Collections, F.W. Howay papers, Box 31, file 1, Lee to Howay, July 18 1934.
42. *ibid.*, Howay to Harkin, August 5 1934.
43. *ibid.*, Harkin to Howay, November 27 1934.
44. The Vancouver Daily Province. November 2 1935, p.6.
45. U.R.C. Special Collections, F.W. Howay Papers, Box 31, file 1, Harkin to Howay, September 13 1935.
46. F.L.N.H.P., Old Tenders file, Harkin to Wardle, August 16, 1935; *ibid.*, McKnight to Wardle, October 20 1935.
47. U.B.C. Special Collections, F.W. Howay Papers, Box 41, file 2, F.H.H. Williamson to Howay, January 15 1937, November 9 1937.
48. *ibid.*, Williamson to Howay, January 23, 1940.
49. V.C.A., Add. Mss 463, Vols. 1 and 2, Native Sons Grand Post, throughout.
50. Parks Canada, Western Region, Historical Research Section, Alex C. Hope Collection, clipping from Langley Advance, January 1956.
51. *ibid.*, Constitution of the Fort Langley Restoration Society.
52. *ibid.*, W.E. Ireland to Col. C. G. Childe, July 26 1954.
53. F.L.N.H.P., file, extracts from H.S.M.B. minutes.
54. Parks Canada, Western Region, Historical Research Section, "A preliminary survey of the physical structure of Fort Langley, B.C. 19th November 1858" by J. Calder Peeps.
55. F.L.N.H.P., file H55-28, Fort Langley Restoration 1955-1956, enclosure, Scott to Fenton, November 25 1955, p.2.
56. Parks Canada, Western Region, Historical Research Section, Alex C. Hope Collection, enclosure, Peeps to Hope, November 22 1954; *ibid.*, Ireland to

- Childe, July 26 1954.
57. *ibid.*, enclosure, Peeps to Hope, November **22** 1954.
 58. F.L.N.H.P., file N55-28, Fort Langley Restoration 1955-1956, enclosure, Scott to Fenton, November 25 1955, pp. 2-3.
 59. *ibid.*, p.3.
 60. *ibid.*, p. 4.
 61. *ibid.*, pp. 4-5.
 62. Parks Canada, Western Region, Historical Research Section, Alex C. Hope Collection, Ireland to Hope, October 25 1955, and enclosures.
 63. *ibid.*, A.E. Roberts to Ernest A. Cote, December 5 1955; F.L.N.H.P., file H55-28, Fort Langley Restoration 1955-1956, Cote to Roberts, January **31** 1956.
 64. F.L.N.H.P., file H55-28, Fort Langley Restoration 1955-1956, Cole to Hutchison, January 31 1956.
 65. *ibid.*, Cote to Peeps, January 31 1956.
 66. F.L.N.H.P., file (83) FLA-2, Vols. 1 and 2, pp. 9-18.
 67. F.L.N.H.P., file H5-28, Fort Langley Restoration 1955-1956, Peeps to Cote, May 20 1956.
 68. *ibid.*, Cote to Hutchison, June 15 1956.
 69. *ibid.*, Scott to Fenton, June 18 1956.
 70. *ibid.*, "Report on Proposed Layout and Site Development of Fort Langley, B.C.", June, 1956.
 71. *ibid.*, Peeps to Scott, June **22** 1956.
 72. *ibid.*, enclosure, Scott to Fenton, July 23 1956.
 73. *ibid.*, Peeps to Scott, August 15 1956; *ibid.*, Peeps to Fenton, August 4 1956.
 74. *ibid.*, Scott to Fenton, August 10 1956.
 75. *ibid.*, Scott to Director, September 14 1956.
 76. *ibid.*, Harmer to Fenton, September 24, 1956.
 77. *ibid.*, Scott to Peeps, October 3 1956.
 78. *ibid.*, Cote to Ireland, October 11 1956; *ibid.*, Ireland to Cote, October 23 1956.
 79. *ibid.*, Hutchison to Cote, December 11 1956.
 80. *ibid.*
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81. F.L.N.H.P., file H55-28, Fort Langley Planning 1957-1958, Harmer to Fenton, January 21 1957.
82. *ibid.*, Lesage to Bennett, February 4 1957.
83. *ibid.*, Harmer to Fenton, April 23 1957.
84. *ibid.*, Fenton to Chief Engineer (Scott), September 12 1957.
85. *ibid.*, enclosure, Harmer to Fenton, February 7 1958.
86. *ibid.*, Hamilton to Bennett, February 20 1958.
87. F.L.N.H.P., file H55-28, Fort Langley Planning 1958-1961, Scott to Director, April 29 1958; Parks Canada, Western Region, Historical Research Section, Alex. C. Hope Collection, Minute, April 11 1958.
88. F.L.N.H.P., file H55-28, Fort Langley Planning 1958-1961, Scott to Director, April 29, 1958, Peeps to Scott, May 16 1958.
89. *ibid.*, Harmer to Fenton, May 9 1958, Fenton to Scott, June 4 1958.
90. *ibid.*, Scott to Fenton, June 3 1958.
91. Vancouver Daily Province, July 23 1958, p. 15, Victoria Times, July 23 1958, p. 16.
92. F.L.N.H.P., file H55-28, Fort Langley Planning 1958-1961; Appendix E.
93. V.C.A., Add. Mss 463, Vol. 2, file 9, Annual Grand Post Minutes, June 10 1956, September 28 1957.
94. Parks Canada, Western Region, Historical Research Section, Alex C. Hope Collection, Cote to Coates, April 24 1957.
95. F.L.N.H.P., file H55-28, Fort Langley Planning 1957-1958, enclosure, Scott to Leechman, February 18 1958.
96. V.C.A., Add. Mss 463, Vol. 2, file 9, Annual Grand Post Minutes, n.d., p. 1, February 11 1958, p. 2.
97. P.A.B.C., A/B/90/L26, "Catalogue of restored fort, 1958"; Parks Canada, Western Region, Historical Research Section, Alex C. Hope Collection, Cote to Coates, April 24 1957.
98. P.A.B.C., Add. Mss 1290, Box 18, **J.D.** Leechman Papers.
99. F.L.N.H.P., file (83) FLA-2, Vol. 2, pp. 24, 35, 37, 33, 40
100. *ibid.*, p. 44.
101. *ibid.*, n.p.
102. Vancouver Sun, November 14, 1969, p. 30; Appendix E.

APPENDIX A

H.S 5-172-23

Ottawa, 9th December, 1924.

Memorandum

Mr. Wardle

Fort Langley, Cairn and Preservation
of Hudson Bay Fort.

I beg to submit the following report covering the work carried at Fort Langley.

The cairn was erected on the site as shown on attached sketch plan. No masons were available in Fort Langley, so two were brought out from Vancouver. As the weather was very unsettled, a shelter was built, under which the cairn could be constructed. This proved advantageous, as it rained every day that the building of the cairn was in progress. Work on the cairn began November 5th, and was completed on November 12th. Cement was shipped up by steamer from New Westminster, and sand and gravel were obtained from a local gravel pit. Stone for the construction of the cairn was obtained from a farmer seven miles distant.

The foundation of the cairn was carried to a depth of 2 1/2 feet. The nature of the soil at this level indicating good bearing capacity.

Following is the amount of material used:

| | |
|---------------|-----------|
| Cement | 40 sacks. |
| Sand & Gravel | 11 yards. |
| Stone | 6 yards. |

cost.

| | |
|--------------------|------------------|
| Material | 56.50 |
| Labour & team hire | <u>195.10</u> |
| Total | <u>\$ 251.60</u> |

Work on the preservation of the fort building began on October 28th. This building is 51'6" by 23'6", and 11' high to the eaves. The lumber in the building is all hand hewn, so any new lumber that was added to make repairs was adzed on the exposed faces so as to give a hand hewn

J. M. Wardle, Esq.,
Chief Engineer,
Canadian National Parks,
Ottawa, Canada.

appearance. Walls consist of timbers with a average size of 14" x 8" x 13'0". These are framed into 9" x 9" posts, which rest on 14" x 14" sills, the sills resting directly on the ground.

The east side of the building was in a bad state of repair, the sills and several of the wall panels being badly rotted. The roof of the building is of the hip style, covered with hand hewn shingles, known as shakes. The south and east sides were badly rotted, so these two sides were re-shaked. Where required new shakes were placed on the other sides.

The interior was in a very dirty condition, having been used as a cow stable. The floor was taken up, the joists underpinned, and the flooring cleaned and replaced. Additional lumber of the same appearance and size was purchased from a Mr. Christianson who had lately purchased and torn down a similar building.

The whole building was raised clear of the ground to a height of 8 inches, squared up, and concrete piers placed under each post. These intermediate piers were carried to a depth of 12 inches, being of square pyramidal shape, and measured 12 inches at the top and 20 inches at the base. The piers at the corner posts were slightly larger, but carried to the same depth. At this depth, 12 inches, a compact bed of sand and gravel was encountered.

All window and door openings were squared up. Double shutters were placed on the windows and the doors re-hung.

Two test pits, which had been sunk on the property at some previous time, were filled in. The well was re-cribbed and placed in good condition. After completion of the work at this site, the doors were padlocked and the keys given to Dr. Marr, a local citizen, for safe keeping.

Following is the amount of material used:

| | |
|----------------|-------------|
| Cement | 15 bags |
| Sand & gravel | 5 1/2 yards |
| Shake shingles | 1500. |
| Lumber | 2700 feet. |

Cost.

| | |
|--------------------|---------------|
| Material | 157.11 |
| Labour & team hire | <u>442.80</u> |
| Total | 5599.91 |

Respectfully submitted,
S.A. Roberts

APPENDIX B

COPY/MLG

Ottawa, Ontario
December 18th, 1935.

Dear Sir:

General report, reconstruction old
fort building, Fort Langley, B.C.

The fort property is situated on part of district lot 19, Group 2, New Westminister district, at the northwest corner of Mavis Street and Hudson (sic) Bay Road, Fort Langley, B.C. The building is 23 1/2 x 51 3/4 feet, built of hewn timber over ninety years ago and its position is shown on the accompanying photostat copy (sketch 3595).

I arrived in Fort Langley on October 14th and after engaging a Mr. Sailes as foreman carpenter, who had previously been recommended by Judge F.W. Howay, examined the building carefully and decided on a proposed plan of carrying out the work along the lines outlined in Judge Howay's report of June 23rd, 1935.

Concrete piers had been placed under the outside walls of the building and I was informed this had been done about 12 years ago. The east wall of the building was found to be even worse than reported and in a dangerous condition. Shiplap had been placed on the outside to prevent rain from coming in the building. Many of the rafters were in bad shape and the top plates in places were practically rotted away except for a thin outer shell. The shakes on the roof needed replacing. The cross beams under the ground floor required to be supported on concrete piers and a few to be replaced. As the season was getting late and the weather uncertain it was decided the best plan would be to take down the roof and rafters, put in an entire new east wall, rebuild the south wall (which was bulging) with salvaged timber, put in new rafters where necessary and new roof and work could then be carried on inside even though the weather conditions were unfavourable.

The building was used as a museum by the Native Sons of British Columbia and the first step was to pack the several small articles carefully and remove everything to safe dry quarters.

It was decided that the work be carried out as a relief project in order that as many unemployed suitable men might be given some work. To a slight extent this interfered with the progress of the work.

Rough sawn cedar timbers 10" x 14", 12" x 16" and 12" x 12" for the new wall and other necessary lumber and timber were ordered immediately. New hand split cedar shakes 3 feet long were also ordered at the same time as it was expected some time might be required to secure these. The new timbers were framed and scored with a broad axe to appear as nearly as possible like the original building. A gin pole with block and tackle was erected to take down the old timber and hoist the new in place.

In tearing down the old wall it appeared that moisture getting in between the timbers caused rot to set in. In putting up the new wall a plastic waterproof material consisting of approximately 2 parts of cement to one of tar was placed between each timber to keep out moisture. The timber was not thoroughly seasoned and there would be some shrinkage. As a further precaution the new wall and other remaining walls were caulked with oakum. A mixture of lime, sand and cement was used on the larger cracks on the old walls.

Judge Howay visited the building shortly after the commencement of the work and various details not specifically mentioned in his report discussed. He suggested that a well be dug, which he overlooked in his report, for the convenience of the many visitors who come each year. Excellent water was obtained at a depth of 35 feet. The well was cribbed and a cement curb placed around the top. Work on the fence was carried on when weather conditions permitted. The posts were creosoted and nearly all set in concrete. A wire fence was put up along Mavis Street and Hudson's Bay Road.

Difficulty was experienced in the delivery of the shakes and when some arrived it was found that they required to be shaved with a draw knife. This made them lay much better and with less danger of splitting. Jacks for shaving were made and three men were needed to prepare the shakes and keep the carpenters busy on the roof. The shakes were laid from the ridge down as there is no tramping or nailing cleats on the shakes and little danger of them splitting.

Iron tie rods with turnbuckles and washers were placed at the four corners of the building and across the centre to hold the walls from spreading. Considerable time was taken in fitting the north Wall to the new East wall and several new timbers had to be put in. The roof and walls were completed on November 16th.

The ground floor was torn up and concrete piers were placed under the cross beams and new beams put in where required. It was noted that where there was free circulation of air under the building the original cross beams were practically as good as new. A considerable quantity of earth was removed to allow for an air space of at least six inches under the beams.

A rough floor of 2 inch planking was laid both upstairs and down as the beams were spaced about four feet apart. The walls were whitewashed outside and the walls and ceiling of the main floor inside while upstairs, which had not previously been finished, the walls were oiled. A tongue and groove edge grained fir flooring was then laid on both floors and afterward oiled.

The building was wired for electric lights, inspected and power turned on December 2nd from the British Columbia Electric Railway Co., who had to extend their power line about a quarter of a mile.

The articles of the museum were brought back to the building and placed in position. Windows were put in where necessary and two new doors made. The material for these doors was taken from some original 2 inch whipsawn cedar planks with a tongue and groove put in by hand.

The grounds were cleared and all useless material burned while timbers that would do for firewood were piled to be used in heating the building and caretakers quarters.

The work was completed on December 4th.

Faithfully yours,

(Sgd.) **J.H. McKnight**

APPENDIX C

DATED 1956

THE GOVERNMENT OF CANADA

AND

THE GOVERNMENT OF THE
PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

THIS AGREEMENT made this 10th day of November 1956,

BETWEEN:

THE GOVERNMENT OF CANADA (hereinafter called "Canada"), represented by the Minister of Northern Affairs and National Resources (hereinafter called "the Minister"),

OF THE FIRST PART

AND:

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA (hereinafter called "the Province"), represented by the Premier of the said Province (hereinafter called "the Premier"),

OF THE SECOND PART.

WHEREAS Fort Langley, which was established as a Hudson Bay Company Post in 1827 and located at its present site in 1839, is the site of the first permanent settlement on the mainland of British Columbia and of the inauguration on 1858 of Sir James Douglas, the first Governor of the Crown Colony of British Columbia, and was the first capital of the said Colony;

WHEREAS an area of about one acre, upon which the remaining building of the fort is located, has been acquired by Canada as a National Historic Site;

WHEREAS Canada and the Province have agreed to enlarge the area of the said National Historic Site to approximately nine acres by the acquisition of adjoining lands and to partially restore the Fort on the said site, and to complete the undertaking prior to the 19th day of November, 1958, to enable the site to be the focal point of celebration marking the centenary of the inauguration of Sir James Douglas as Governor of the Crown Colony of British Columbia on the 19th day of November, 1858;

WHEREAS Canada and the Province have agreed to share equally the cost of such an undertaking, not to exceed the sum of two hundred and fifty thousand dollars;

AND WHEREAS it has now been ascertained that the Officers' Quarters as of November 19, 1858, were situated in an area of about two acres south of the existing Mavis Street in Fort Langley;

NOW THEREFORE THIS AGREEMENT WITNESSETH:

1. That Canada and the Province covenant and agree to share equally the cost, not exceeding two hundred and fifty thousand dollars, of a partial restoration of Fort Langley as of the 19th day of November, 1858, to include restoration of the remaining building on the said National Historic Site, the acquisition of additional lands to enlarge the said site to approximately nine acres, and the landscaping of the enlarged site, all in accordance with plans approved by Canada and the Province (hereinafter referred to as "the project").
2. Subject to funds being provided by Parliament, Canada agrees
 - (a) that Canada will undertake the partial restoration of Fort Langley located on the said National Historic Site;
 - (b) that Canada will, subject to such lands being available at a price and upon terms satisfactory to the Minister, acquire by purchase or otherwise in the name of Her Majesty in the right of Canada all those lands not now owned by Canada in the area bounded by Hudson Bay Avenue, Mavis Street, Queen Street and the Canadian National Railways right-of-way, in the Municipality of Fort Langley, in the Province of British Columbia;
 - (c) that Canada will negotiate with the corporation of the Township of Langley for the closing of
 - (i) that portion of King Street lying between Mavis Street and the Canadian National Railways right-of-way, and
 - (ii) the lanes within the area bounded by King Street, Mavis Street, Queen Street and the Canadian National Railways right-of-way;

- (d) that Canada will pay fifty per cent of the cost of the project, or the sum of one hundred and twenty-five thousand dollars, whichever is the lesser;
- (e) that Canada will maintain records of all expenditures made or incurred in connection with the project, and, as the work progresses, will furnish to the Province copies of statements of such expenditures, and upon completion of the project will furnish the Province with a statement showing the total expenditures for the project;
- (f) that Canada will, upon completion of the project, pay the cost of maintenance and operation of the said National Historic Site;
- (g) that Canada will endeavour to complete the project prior to the 19th of November, 1958;
- (h) that when such lands or part thereof are vested in Canada clear of all encumbrances, such lands or part thereof will be declared a National Historic Park, and
- (i) that when the area south of Mavis Street where the Manager's Quarters were located as shown on the Royal Engineers' survey plan of 1862 is vested in Canada clear of all encumbrances, Canada will include such area in the National Historic Park and out of the said \$250,000 will provide for the restoration of the Officers' Quarters and part of the palisade on the land so acquired.

3. The Province agrees, subject to funds being provided by the Legislative Assembly of the Province,

- (a) that the Province will upon receipt of statements of expenditures on the project as the work progresses pay to Canada fifty per cent of all such expenditures, or the sum of one hundred and twenty-five thousand dollars, whichever is the lesser;
 - (b) that the Province will maintain liaison with the Fort Langley Restoration Society and the Provincial representative of the Historic Sites and Monuments Board of Canada and the Fort Langley Restoration Special Survey committee with respect to the project;
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- (e) that the Province will upon the Corporation of the Township of Langley closing that part of King Street, or the lanes referred to in paragraph 2(c), or any portion thereof, transfer the administration and control of such lands to Canada;
 - (d) that with funds other than the Province's share of the \$250,000 to be paid under this agreement, the Province will acquire an area of land bounded on the north by Mavis Street, on the east and south sides by a line drawn twenty feet outside and parallel to the former location of the palisade of Fort Langley, and on the west by Royal Street and transfer the lands so acquired to Canada;
 - (e) that should the Province in conjunction with the corporation of the Township of Langley or otherwise decide to re-locate in part the roads known as Hudson's Bay Avenue and Mavis Street, in order to avoid such roads bisecting the historical site, the Province will arrange the closing of these parts of Hudson's Bay Avenue and Mavis Street that come within twenty feet of the palisade as described in the Royal Engineers' survey of 1862, or touch upon Royal Street respectively, and will transfer the administration and control of such portion of said Avenue and Street to Canada;
4. Canada and the Province agree
- (a) that any amount contributed by the Fort Langley Restoration Society to the cost of the project will form part of the contribution of the Province made pursuant to this agreement;
 - (b) that, where available at a cost which in the opinion of the Minister is satisfactory, the architectural services of **J. Calder Peeps, Esq.**, Associate Professor of the School of Architecture at the University of British Columbia, will be retained in connection with the project, otherwise, Canada will employ the services of some other architect satisfactory to Canada and the Province;
 - (c) that any expenditures incurred or amounts paid to the said J. Calder Peeps by Canada or by the Province for preliminary services rendered in connection with the project prior to the
-

date of this agreement, will be included as a cost of the project.

IN WITNESS WHEREOF the Minister and the Premier have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED)

by the Minister of the)

presence of)

)

)

E.A. Cote)

Jean Lesage

Witness

SIGNED, SEALED AND DELIVERED)

by the Premier in the)

presence of)

)

)

?)

W.A.C. Bennett

Witness

APPENDIX D

The information contained in this text and the map which accompanies it, has been compiled largely by memory but substantiated where possible by photograph's or letters available to me at this time.

It then, should serve only as a guide, all dates should be verified, and all measurements proven.

R. Pattenden Sept. 1980

- Circa 1904-1917 Well filled at Mavis House
1911-1913 Railway construction (photo)
- Circa 19**-1917 Smithy had boiler to prepare pig food. (hearsay, photo showing stove pipe)
- 1911 Barnlike structure of poles in front of existing buildings (Photos)
- 1911 Chicken house where present day embankment is (photos)
- Circa 1910-192? Chinese laundry on riverbank, proximity of present day pumphouse. (hearsay)
- Circa 1912-1917 Open shed between storehouse and smithy, torn down (photos)
- 1917 Smithy torn down
- 1921 Fort Preservation Committee formed
- 1922-1924 Leanto at south end of Store building torn down (photos before and after)
- 1923 Fort Preservation Committee per Jason Allard - letter to National Sites and Monuments board
- 1924 Mavis House, (H.B.C. managers residence of 1872) letter Dr. Marr to Howay 21 Oct. 1924 - kitchen, carriage house, torn down (photos)
- 1924 Deeds for one acre, transferred. Mavis to Crown - letter dated 19 Nov. Howay to Commissioner Harkin.
- 1924 Cairn erected on Municipal land, by National Sites and monuments board. 19 Nov. Howay to Harking (Photos)
- 1924 Renovations to remaining building. Cement foundation blocks, floors, walls, and roof repairs - Memorandum **S.A.** Robert to Wardle 9th Dec.
- 1924 Two test pits on site, filled. Well recribbed (ibid)
- 1925 Transfer of deed, Municipality to Crown - Letter Howay to Harkin 3rd may
- 1925 Unveiling of Cairn, 2nd May. Fort Langley Centennial Celebration.
- 1925 Showing of John Worrall model of fort
- 1926 Repairs to store building, eight floor joists, spaces between logs chinked and plastered, Old steps replaced. Whitewashed. Extract from Roberts report. Harkin to Howay 14 Jan.
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- 1928 Mention of old well, Harkin to Howay 9th may
- Circa 1929-1930 House built by Doctor Marr on property to the south of Mavis Street. Pine trees planted during Marr tenure.
- 1931 Native Sons, Post #9 made custodians
- 1931 Store building opened as a museum 18th Nov Guest book
- Circa 1930-1934 Caretaker Cottage built. Letter Howay to Harkin Aug. 1934 (Photo 1935)
- Circa 19**-195*? Village garbage dump, near site of present day pumphouse.
- 1930-1935 Fencing, driveway and turnaround in front of store building-museum. Trellis work picnic shelter, camp kitchen, near site of present day Artisans building. Photos 1935 renovations. Letter Marr to Howay 2 Mar. 1927.
- 1935 Native Sons and National Sites and Monuments Board Major renovations to building, east wall, S, wall, joists, rafters, sheathing (ship lap) Shakes, Electricity. "General Report of reconstruction," McKnight to Chief Engineer. Photographic Record. Dec. 1935
- 1935 Well dug for caretaker and picnic site (ibid)
- Circa 1935-1941 Concrete curbs creating shubbery beds in front of original building. T poles (2) erected at Northwest corner, (photo)
- 1939 Brush cleared, seating arranged on North end embankment. visit to Canada of King George VI and Queen Elizabeth.
- 1953 Oak tree planted near cairn, commemorating the coronation of Queen Elizabeth II
- 1953 New well dug, old well filled near caretakers cottage
- 1953 Agitation by local groups to have reconstruction
- 1953? Picnic shelter built near present day main gate.
- 1956-1958 Partial reconstruction of Palisade. East wall, Hudson Bay road North to Railway embankment. West wall, Mavis Street, North to Railway embankment. West wall Mavis street south then east to Hudson Bay Avenue. Bastion at North east corner. Artisans building near West Palisade at Mavis Street. Car Park, Shrubberies. Custodians house and administration building constructed, McGrath house moved, McGrath well filled.
- Old caretakers house moved, small maintenance shed built on site. (photo of 1935)

- Big House construction started.
Well filled near Ed Thoms house. West end of property.
- Circa 1956-1958 Received McColl map from Provincial Archives.
- 1958 Wooden blocks installed near north embankment for opening ceremony. (photo)
- 1958 Installed building markers, inside perimeter of palisades (photo)
- 1958 Official opening of Fort site by Princess Margaret 22 July (photo)
- 1958 Flag pole erected near front of Big House. (photo)
- 1958 Well dug Mary street at Royal, with trench in which to lay plastic pipe, through field, to old well.
- 1958 Grounds received some small degree of landscaping, eliminating old driveway and turnaround.
- 1959 Big House completed. Official opening by Governor General Vincent Massey, 19 Nov. (photos)
- 1960 Metal supports used to brace Superintendents residence.
- Circa 1960-1970 Road of slab and mill waste, built along river bank
- 1961 Bus parking area constructed
- 1961 Garage added to Administration building. Flag pole erected
- 1961 Drain tile, 2 runs totaling approximately 150 ft. laid in Fort grounds through main gate to Rock pit sump outside Palisades. (photo of area)
- 1961 River pumphouse constructed, pier on river bank, grounds irrigation system, water storage tank near Administration building, water pressure system.
- 1961 Heating installed in Big House. Fir trees planted to conceal gas appliance.
- 1962 Old building reroofed, shiplap replaced with 2" planks Shakes applied.
- 196? Wooden blocks removed from soil near North end embankment. Back filled with heavy soil
- 196? Ed Thoms house burned by fire brigade
- 1962 Ceiling tile installed in Superintendents residence.
- 1962 Water drilled for, near Mary Street pumphouse.

- Circa 1963-1964 Lodge pole pine at South east corner of big House blown down by Hurricane Freda
- 1963 Storm windows installed on Big House
 - 1965 Cairn torn down. Foundation slab buried on site, (photo)
 - 1965 Car park enlarged and hardsurfaced Entrance - Exit changed, Allard screenfence erected.
Shrubberies by Clay
 - 1965 Soil brought in and spread west of Palisade
 - 1965 New 2"x4" along edges of walks inside Palisades
 - 19667 Wire fences erected at Hudson Bay road and River Road
 - 1966 Restrooms enlarged
 - 1966 Restroom sewage system field dug up and relaid on gravel bed.
 - 1966 Residence/Admin. heating system changed.
 - 1966 Partition on residence creating third bedroom
 - 1966 Changes in office, kitchen removed
- Circa 1966-1967 Torginal floors in restrooms
- 1967 River road, relocated at North end of Fort site
 - 1967 Mavis street landscaped, cement curbs removed to field south of Palisades, Asphalt broken up and removed, soil fill, heavy loam and sand, trucked in and roto-tilled.
 - 1967 work done with road grader, covering cement curbs and other trash, in field south of Big House.
 - 1967 Store building rewired for electricity
 - 1968 Steps at front of Artisans building turned
 - 1968 Steps at front of Bastion turned
 - 1968 Plywood under eaves of residence, Admin. office ceiling tiled.
 - 1969 West Palisade closure across Mavis Street site.
 - 1969 Small gate cut in West Palisade, near Mavis Street site.
 - 1969 Paths made, Admin building to small gate, bus parking lot, to small gate, then to join paths inside palisades.
 - 1969 Grounds water system extended
 - 1969 "As Found" drawing of original building, by Peter Cotton of Victoria
 - 1970? Gas furnace installed in Artisans building
-

- 1971 "Store" furnished by Wayne Colwell
- 1971 Palisade completed along east side Hudson Bay road landscaped, sod brought in and laid
- 1971 Chism Geologic dig along east Palisade (photo)
- 1971 Visit by Queen Elizabeth and Prince Philip (photos)
- 1971 Flooring cut in "Store" Shelves built by Gus Krebs.
- 1971 Lever Fur Press, placed at South end of store.
- 1971 "Big House" Interpretive centre by Rook and Huggins
- 1972 2"x4"s at edges *of* paths pulled out, grass grown
- 1972 Artisans building furnished as Carpenter/Cooperage, by Wayne Colwell.
- 1972 Bus parking area, enlarged
- Circa 1972-1973 Land acquired between Railway and River. Cleared of brush
- 1973 Saw pit for Interpretation, in front of Artisans
- 1973 Sheep pen built in South East corner of Palisades
- 1973? Garden made in Southwest corner of Palisades
- 1973 Garage converted to Theatre, small kiosk built
- 1973 Superintendents house converted to Administration building, changes made to accomodate offices, rewiring done.
- 1973 Front steps *of* Artisans building replaced.
- 1973 Blacksmith shop built for Interpretation, four posts dug down (photo)
- 1974 Repairs made to Main Gate.
- 1974 Repairs made to Stoop South side Big House
- 1975 Ticket **Kiosk** built, South side of Administration building
- 1975 Blacksmith shop of 1973, torn down, an improved structure erected on same site (photos)
- 1975 SS Beaver monument erected, top soil removed *for* paths, then back filled using cedarbark mulch. Top soil put on path, small gate to interior paths.
- 1976 Flag pole removed front *of* Big House.
- 1976 Handrail replaced front of Big House.
- 1976 New flagpole erected at North end *of* site overlooking the river.
- 1976? Bus parking area enlarged.
-

- 1977? Allard house burned by fire brigade. Allard well filled
- 1977 Water tank constructed west of main gate of Palisade (photos)
- 1977 Artisan building steps replaced
- 1977 Sheep pen enlarged
- 1977 Steps to storehouse replaced
- 1977-1978 Administration building re-roofed
- 1978 Replaced sill logs of big House
- 1978 Built outdoor fireplace near south west corner of Big House
- 1979 Replaced some flooring and two treads of stairs in Bastion
- 1979 built outdoor oven near west end of Big House, for interpretation. (photos)
- 1978 Swamp area, at River road and Mavis landscaped with tractor.
- 1979 Sheep buried in sheep pen, **30** ft. from east Palisade
- 1979 Lean to added as wood shed to Blacksmith shop
- 1979 Archeologic dig by Don Steer. Nov, Dec.
- 1980 Base of lever fur press near Storehouse changed, entailing digging
- 1980 Oven destroyed by fire
- 1980 Oven rebuilt on new location
- 1980 Telephone cables laid underground, Administration building to all guide stations
- 1980 City water installed on site

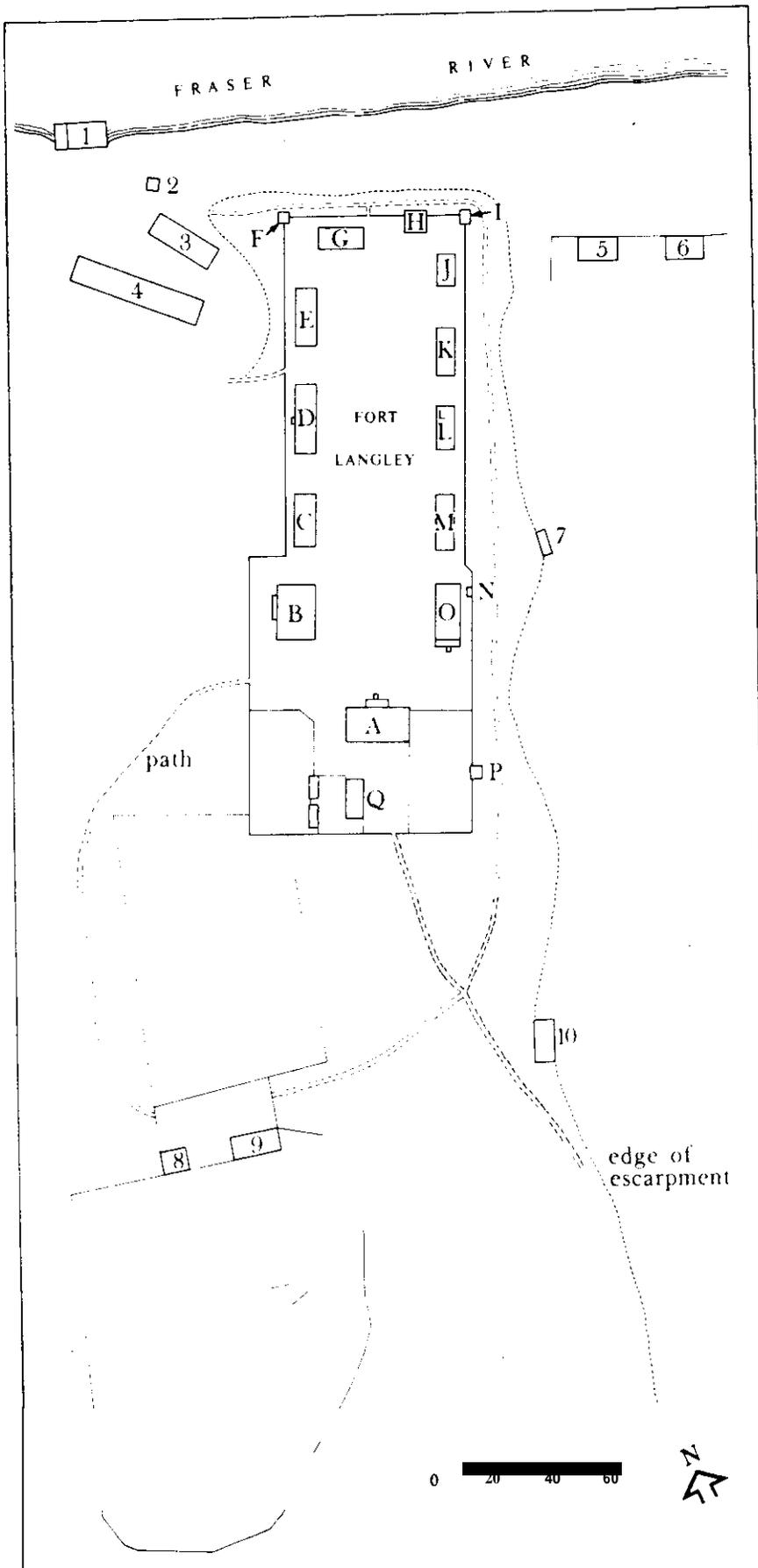
- Figure 1 Annotated plan of Fort Langley based on plan by Sergeant McColl, September 1862, showing buildings surviving into the Mavis farm period. P.A.B.C. manuscript A/B/90/L26M.
- Figure 2 Photograph of Mavis farm c. 1900, showing, from left, Structure J, Structure K, and "new" manager's house. P.A.B.C. photograph no 57429.
- Figure 3 Plan of the section of the Mavis estate acquired by the Crown and municipality in September 1924. Fort Langley N.H.P.
- Figure 4 1924 renovations to Structure K. See details in Appendix A. Fort Langley N.H.P.
- Figure 5 Structure K, May 2 1925, at opening of site, showing completed 1924 renovations; cloth on windows was to prevent pecking, as a 10¢ entry fee was charged. Fort Langley N.H.P.
- Figure 6 Photograph of Fort Langley, August 1926, showing cairn, flagpole, and Structure K from the southwest. Fort Langley N.H.P.
- Figure 7 Structure K, November 1935, showing disassembly. Fort Langley N.H.P.
- Figure 8 Structure K, November 1935, showing new cast wall. Fort Langley N.H.P.
- Figure 9 Structure K, November 1935, showing south wall of salvaged material, and roof framing of new and old material. Fort Langley N.H.P.
- Figure 10 Structure K, November 1935, showing renovation nearly complete. See Appendix B for details. Fort Langley N.H.P.

- Figure 11 Structure K, 1942, as Native Sons Post No. 9 Museum. Fort Langley N.H.P.
- Figure 12 Interior of Structure K, 1942, as Native Sons Museum. Fort Langley N.H.P.
- Figure 13 Proposed reconstruction drawn by J. Calder Peeps in July 1953, prior to acquisition of the McCall plan. Environment Canada Parks. **W.R.O.**
- Figure 14 Plan of land acquired by June 1965 for Fort Langley N.H.P. north of Mavis Street. Fort Langley N.H.P.
- Figure 15 Site development proposed by J. Calder Peeps in June 1956, with amendments. Fort Langley N.H.P.
- Figure 16 Reconstructed east palisade and bastion, March 11 1957. Fort Langley N.H.P.
- Figure 17 Reconstructed west palisade and "Building No. 3" or artisan's shop, June 18 1957. Fort Langley N.H.P.
- Figure 18 "Curator's building" from the south east, January 17 1958. Fort Langley N.H.P.
- Figure 19 McGrath house being moved off site, April 24 1958. Fort Langley N.H.P.
- Figure 20 Partially completed "Officer's Quarters", July 14, 1958.
- Figure 21 Completed Big House, January 19 1959.
- Figure 22 Fort Langley N.H.P. from the south, c. 1962, showing the partial reconstruction carried out from 1956 to 1959. Fort

Langley N.H.P.

Figure 23 Plan of former McGrath property expropriated for Fort Langley N.H.P. Fort Langley N.H.P.

Figure 24 Plan of land exchange to allow the closure of Mavis Street, 1967. Fort Langley N.H.P.



KEY

- A - Managers Residence (Big House)
- B - Storehouse / Sale Shop
- C - Servants Quarters
- D - Servants Quarters
- E - Servants Quarters
- F - Bastion
- G - Coopers Shop
- H - Indian Trade Shop
- I - Bastion
- J - Blacksmith Shop
- K - Storehouse
- L - Storehouse
- M - Storehouse
- N - Unknown
- O - Sale Shop / Depot
- P - Bastion
- Q - Kitchen

- 1 - Wharf
- 2 - Unknown
- 3 - Storehouse
- 4 - Storehouse
- 5 - Cow House
- 6 - Cow House
- 7 - Unknown
- 8 - Stable
- 9 - Barn
- 10 - Unknown



Figure 2

**PART
OF
6 ACRE PORTION OF DISTRICT LOT 19
GROUP 2 NEW WESTMINSTER DISTRICT
ADAPTED FROM SKETCH 3595
LANGLEY. B.C.
1924**

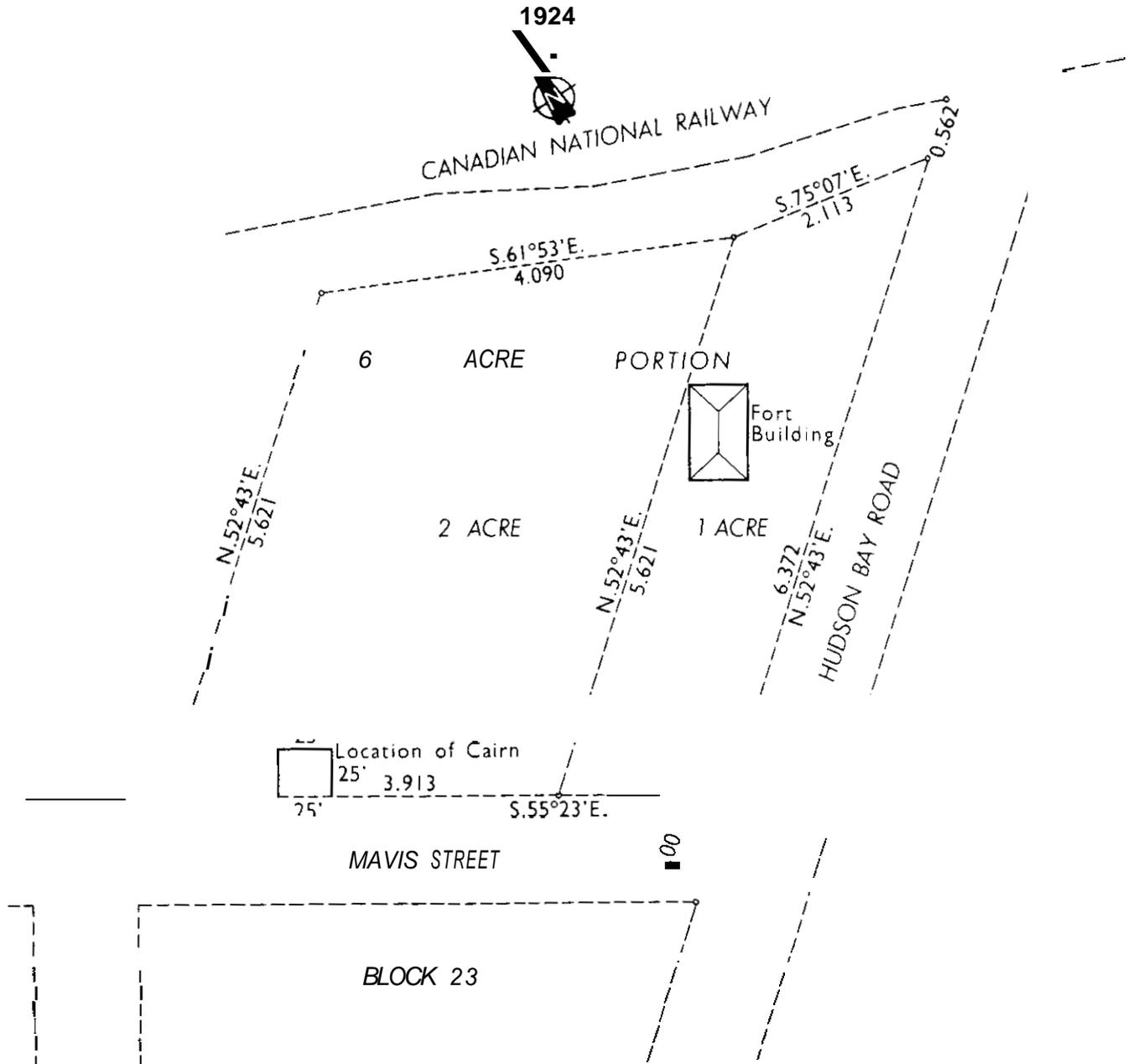


Figure 3; Plan of the section of the Mavis estate acquired by the Crown and municipality in September 1924. Fort Langley N.H.P.

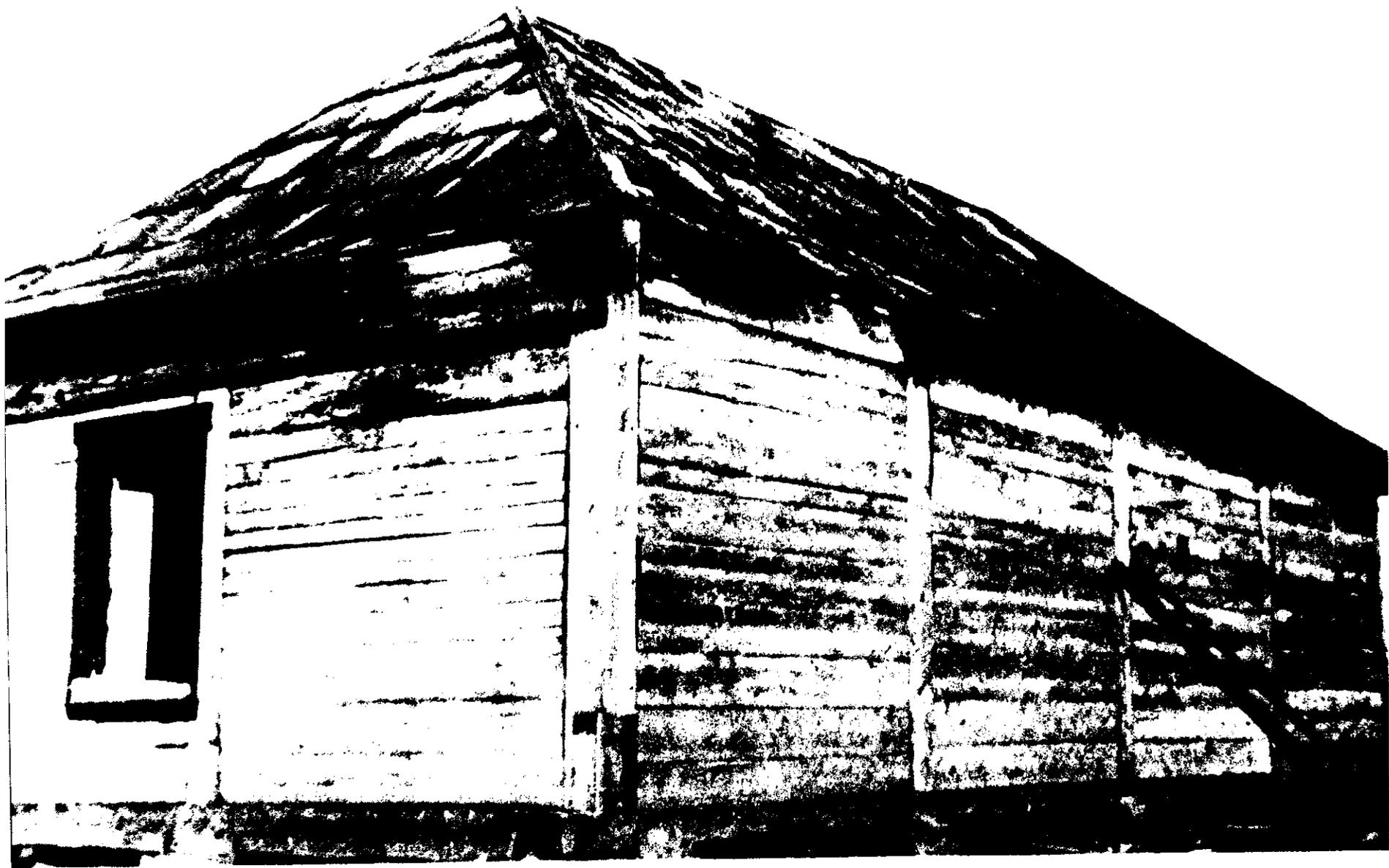


Figure 4



Figure 5

Figure 6



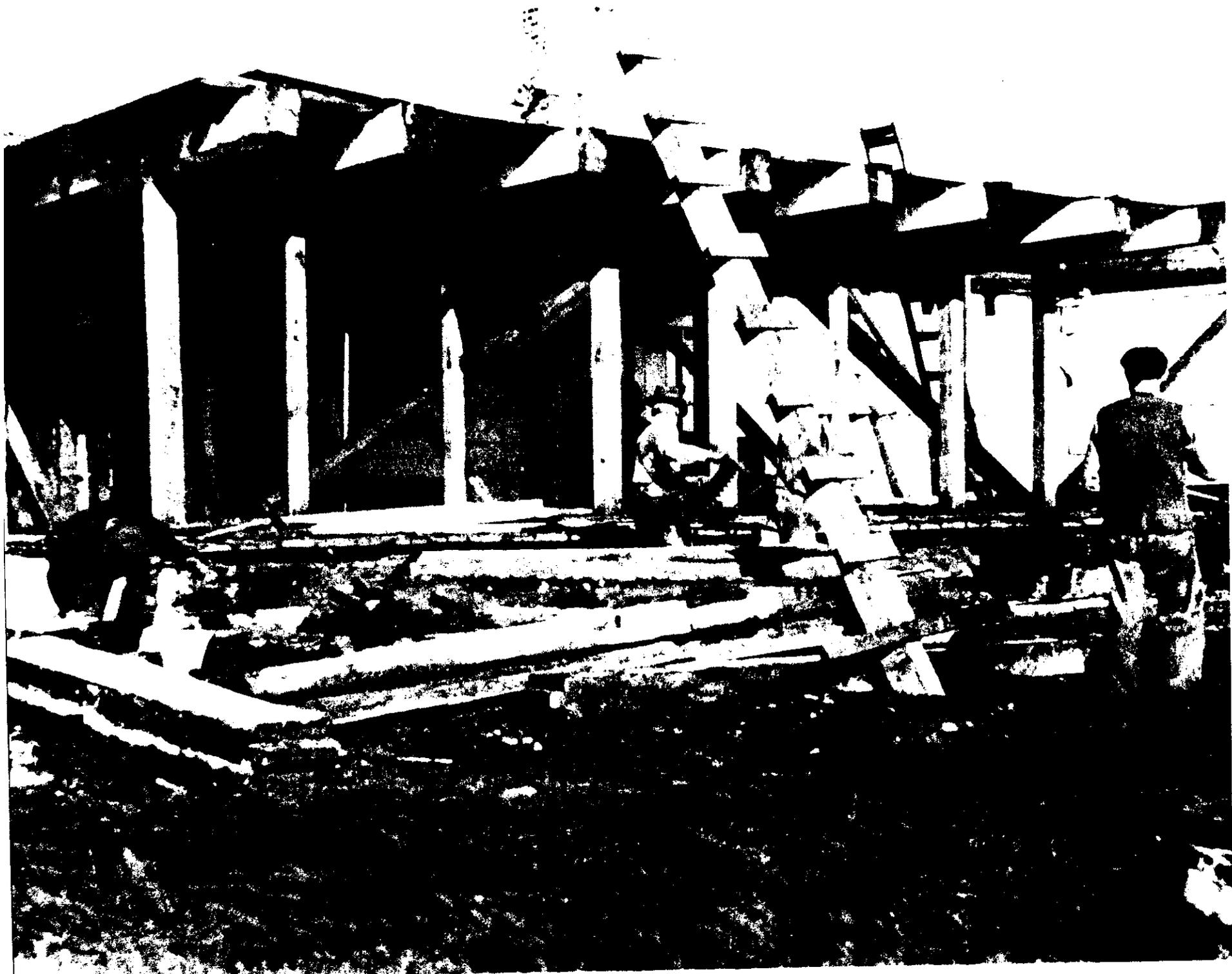


Figure 7

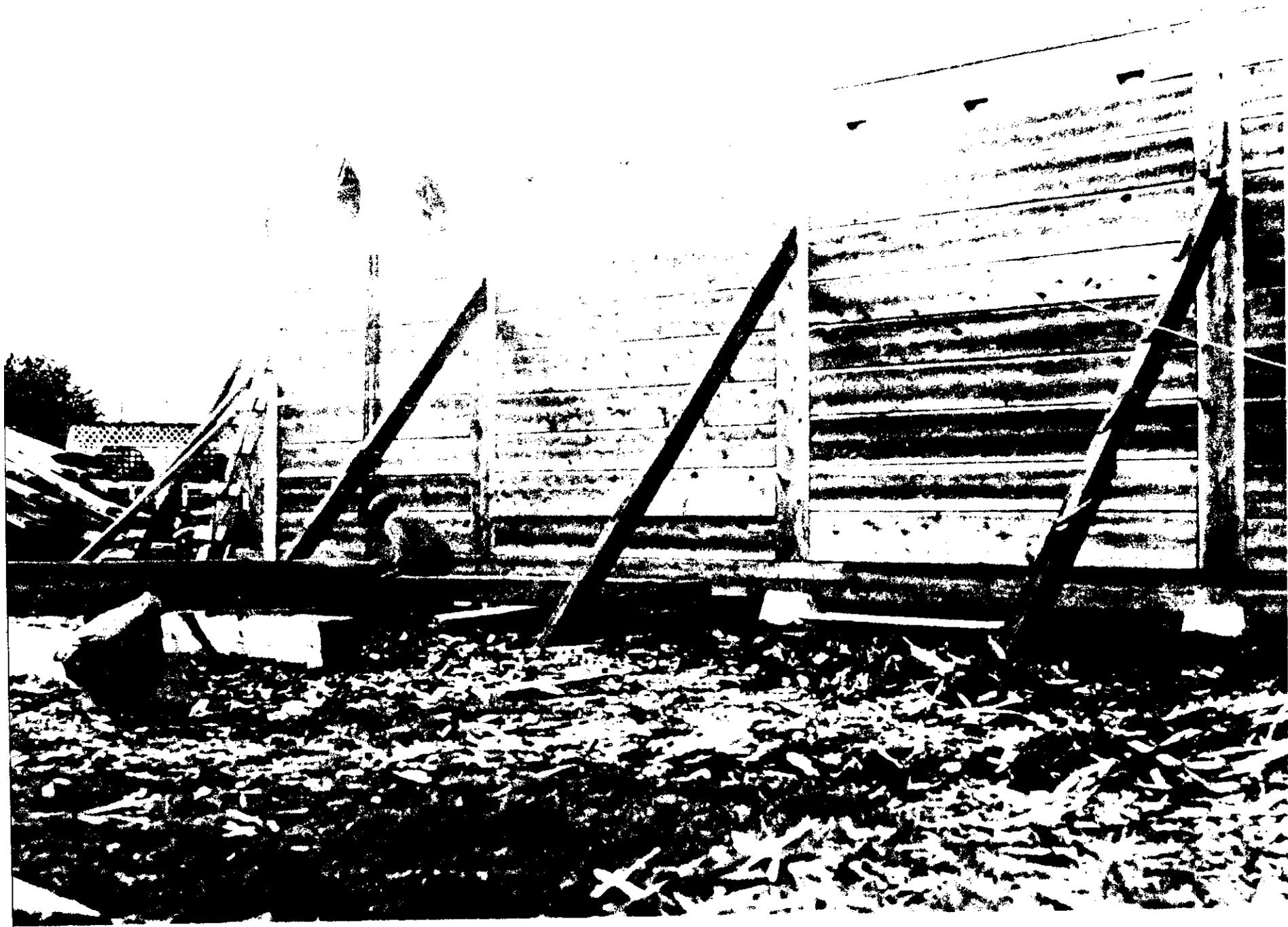
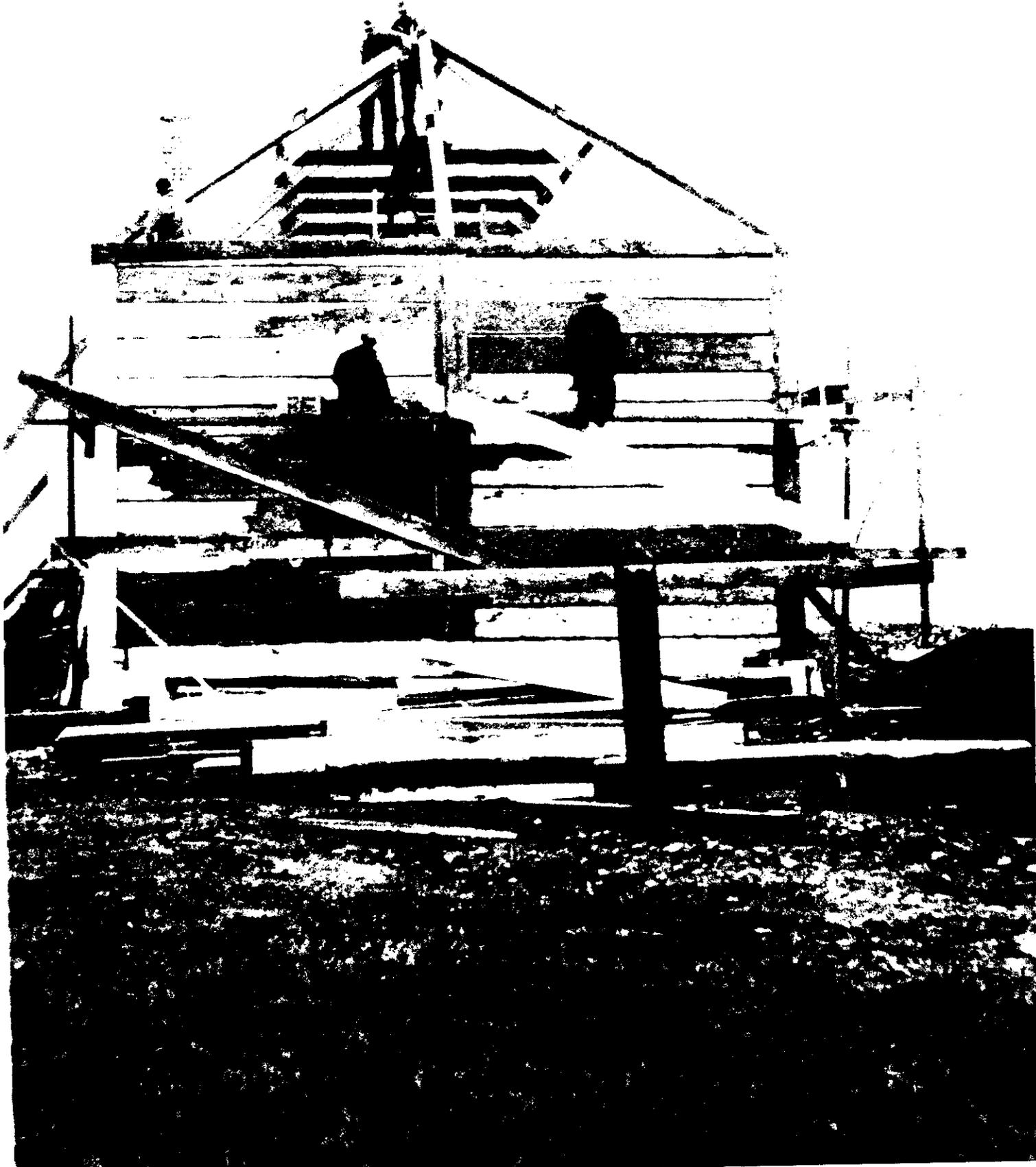


Figure 8

Figure 9



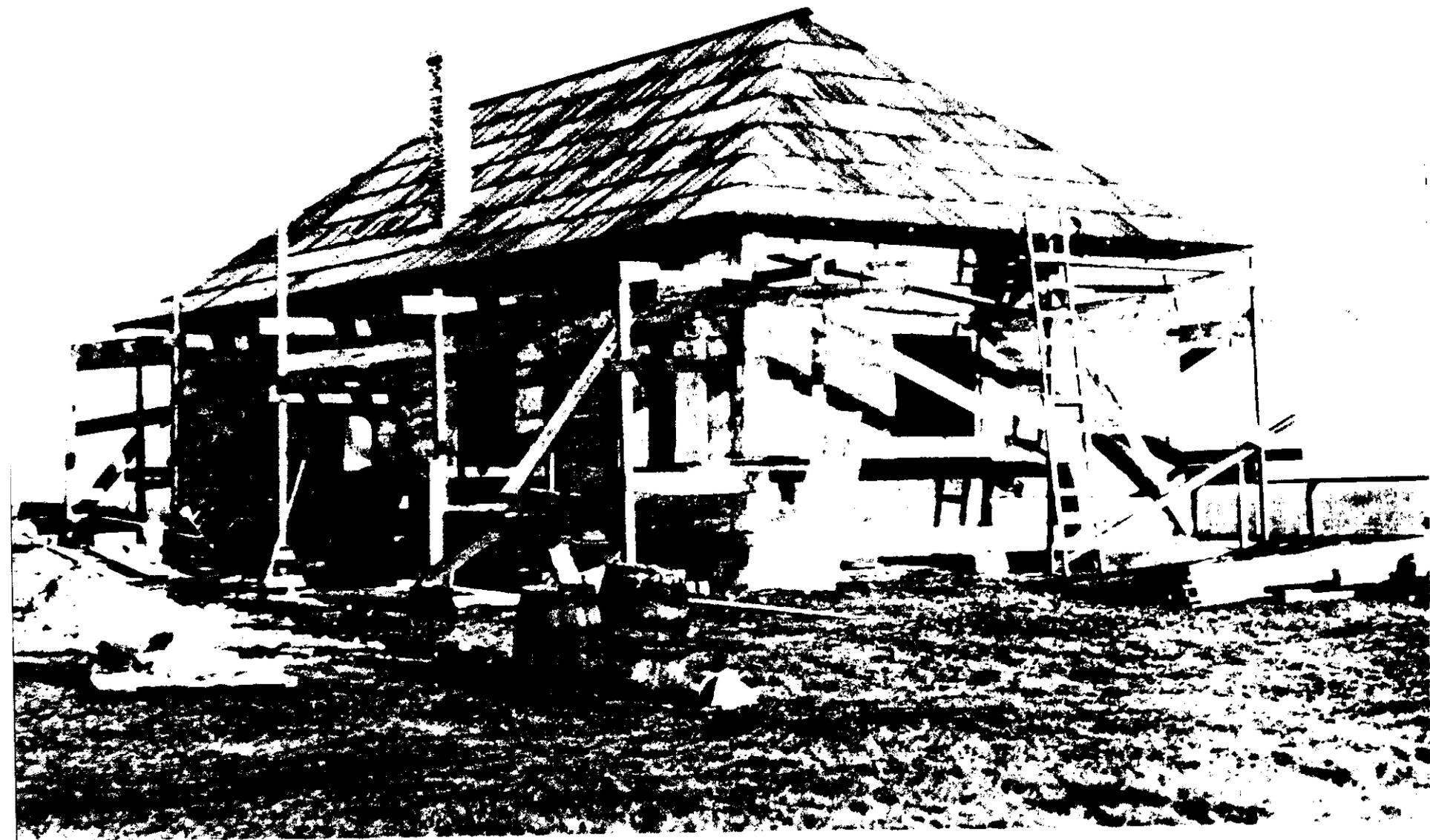


Figure 10

Figure 11



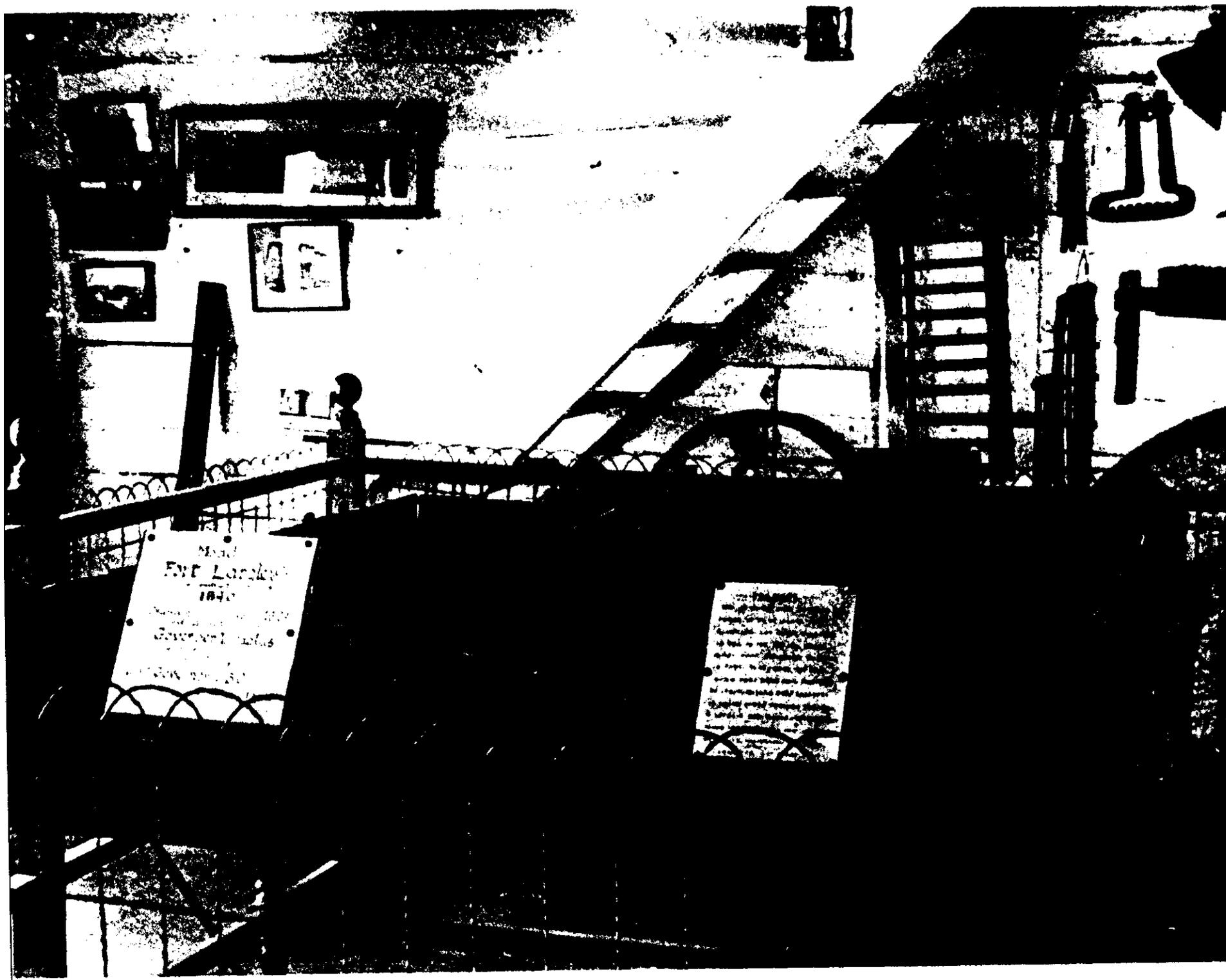


Figure 12

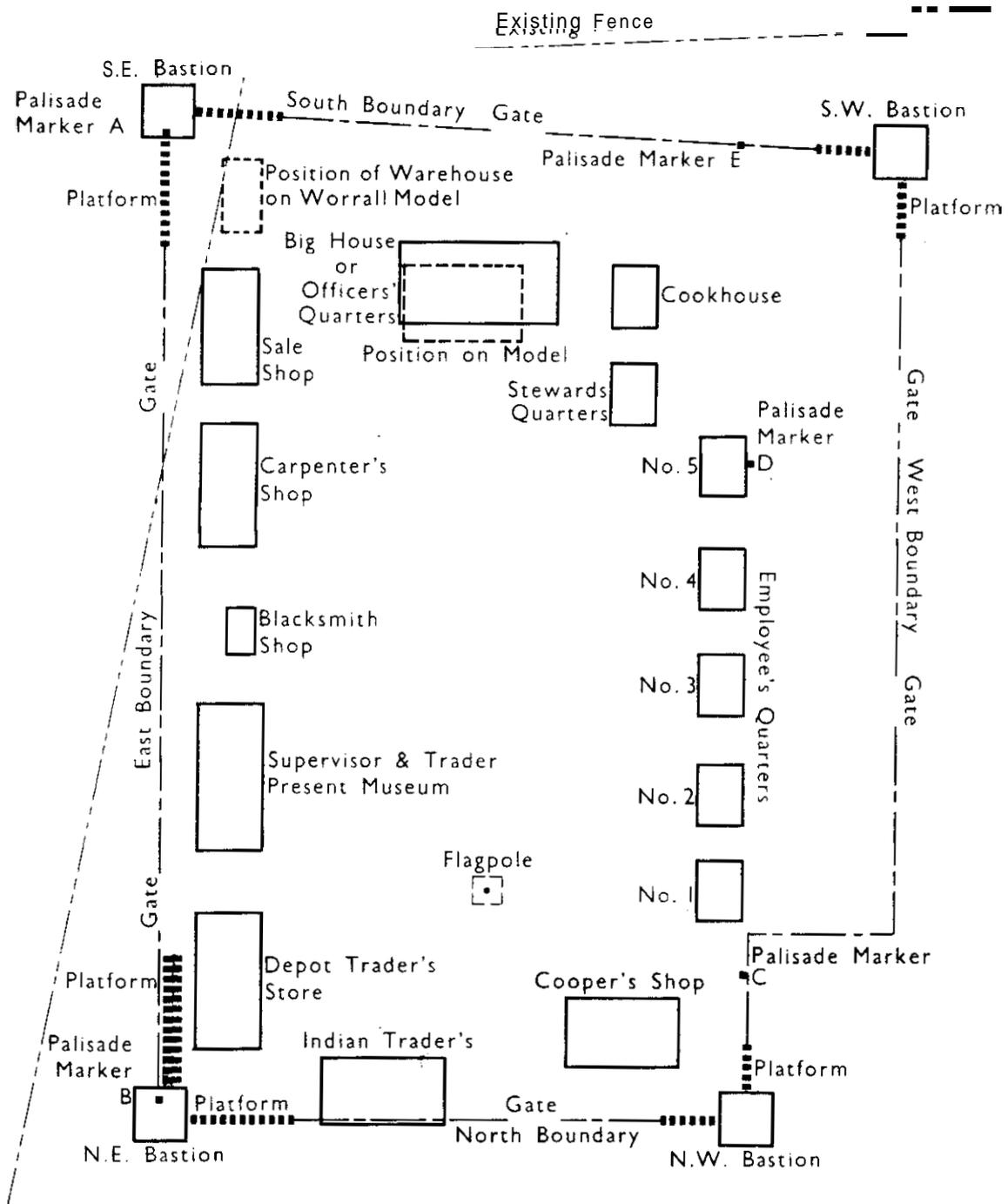


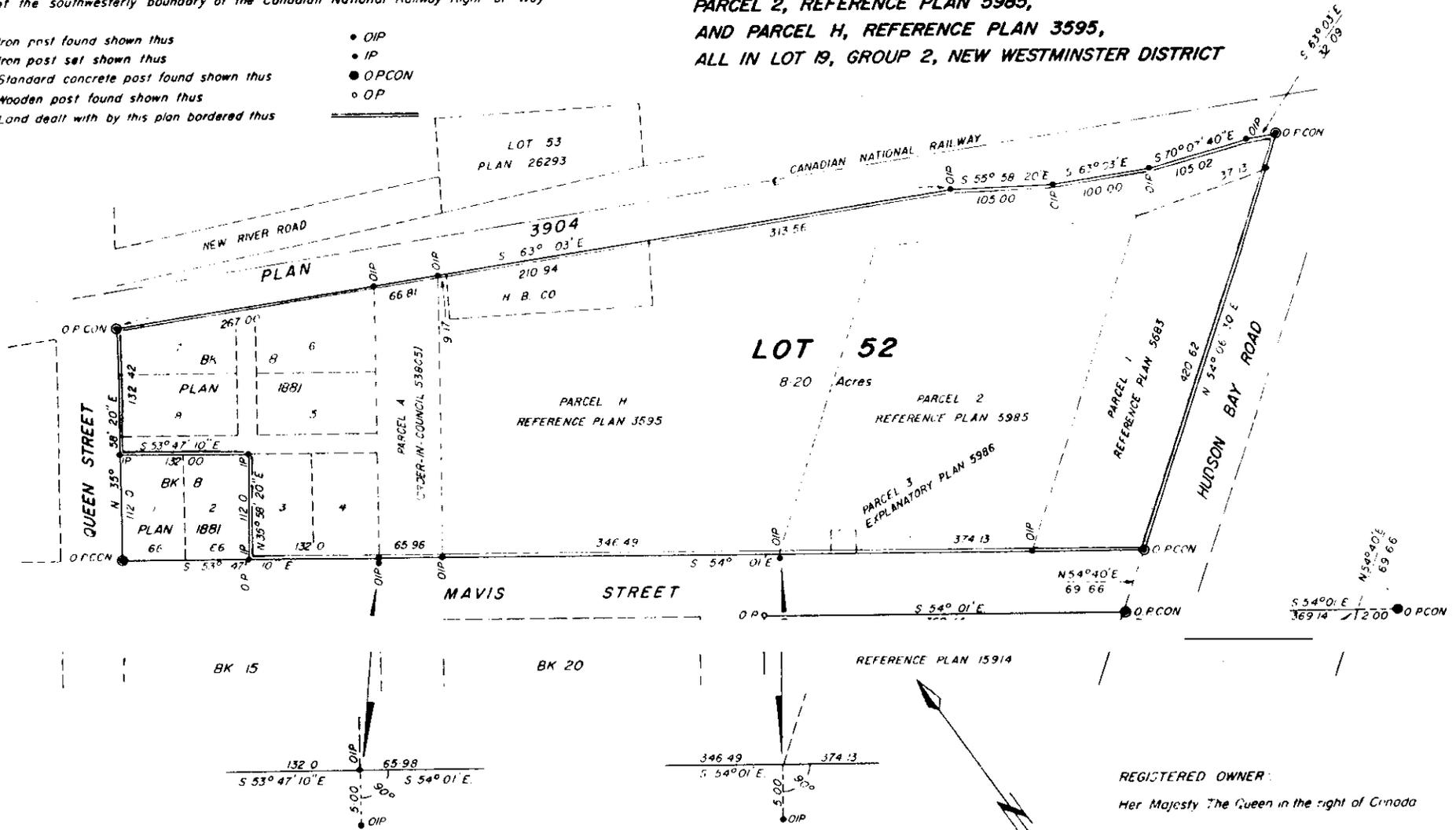
Figure 13; Adapted from proposed reconstruction plan drawn by J. Calder Peeps in July 1953, prior to acquisition of the McColl plan. D.O.E. Parks, W.R.O.

Bearings are astronomic, derived from Plan 3904 and referred to the bearing $S.63^{\circ}03'E$ of the southwesterly boundary of the Canadian National Railway Right-of-Way

Iron post found shown thus
 Iron post set shown thus
 Standard concrete post found shown thus
 Wooden post found shown thus
 Land dealt with by this plan bordered thus

- OIP
- IP
- O.P.CON
- OP

**PLAN 3595, AND PORTIONS OF
 PARCEL 2, REFERENCE PLAN 5985,
 AND PARCEL H, REFERENCE PLAN 3595,
 ALL IN LOT 19, GROUP 2, NEW WESTMINSTER DISTRICT**



-45-

**Figure 14; Plan of land acquired by June 1965 for
 Fort Langley N.H.P. north of Mavis Street.**

REGISTERED OWNER:
 Her Majesty The Queen in the right of Canada
 Deputy Minister
 Department of Northern Affairs and National Resources
 Ottawa
 1965

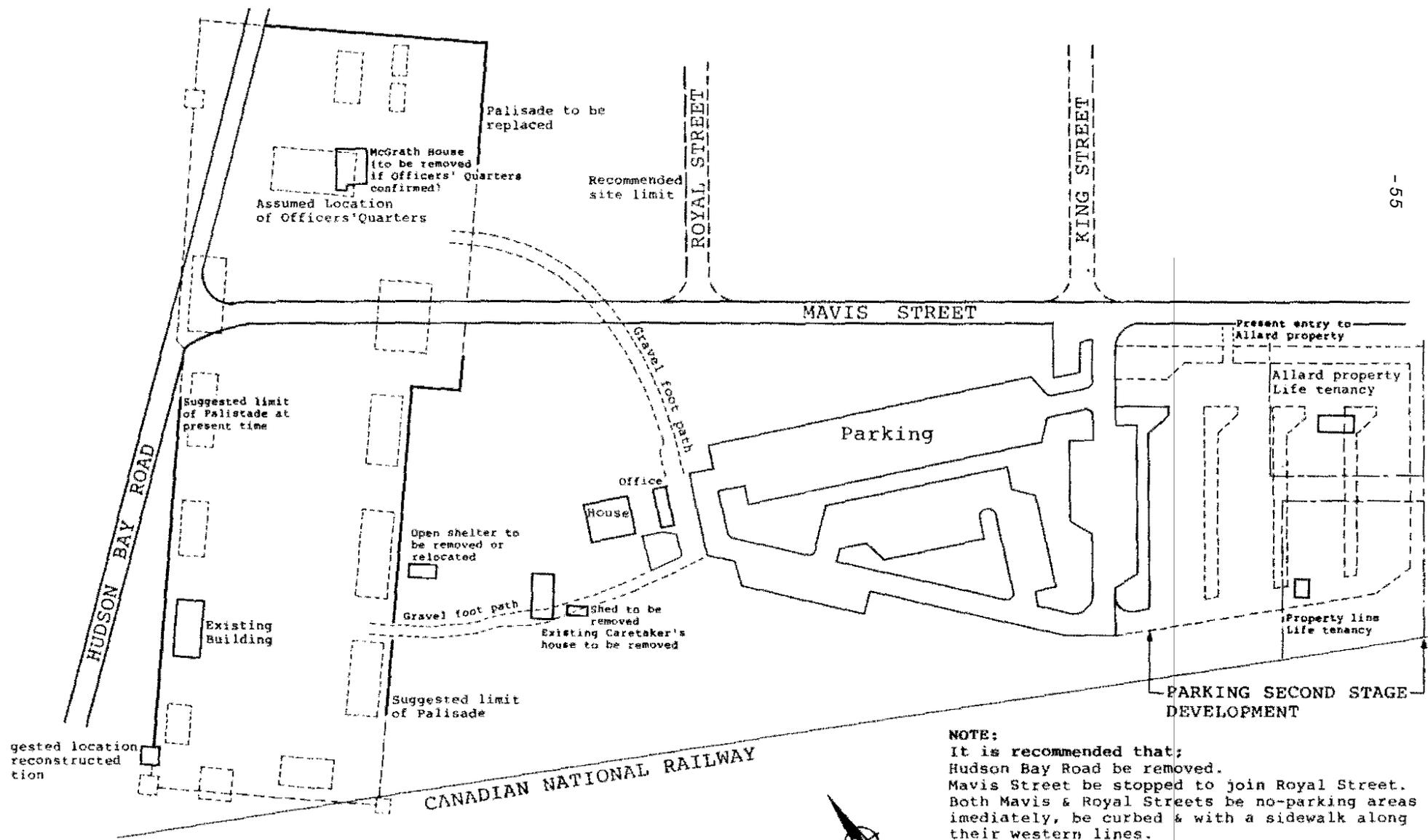


Figure 15; Layout & site development adapted from that proposed by J. Calder Peeps, June 12, 1956. Fort Langley N.H.P.

NOTE:
 It is recommended that;
 Hudson Bay Road be removed.
 Mavis Street be stopped to join Royal Street.
 Both Mavis & Royal Streets be no-parking areas immediately, be curbed & with a sidewalk along their western lines.

Layout of fort palisade & buildings is that suggested by R.E. survey drawing no. 2272/54 of 1862 & partially confirmed at 12 June 1956 See dwg. no. 7.
 Additional development to fort and area is

Figure 16





Figure 17

Figure 18

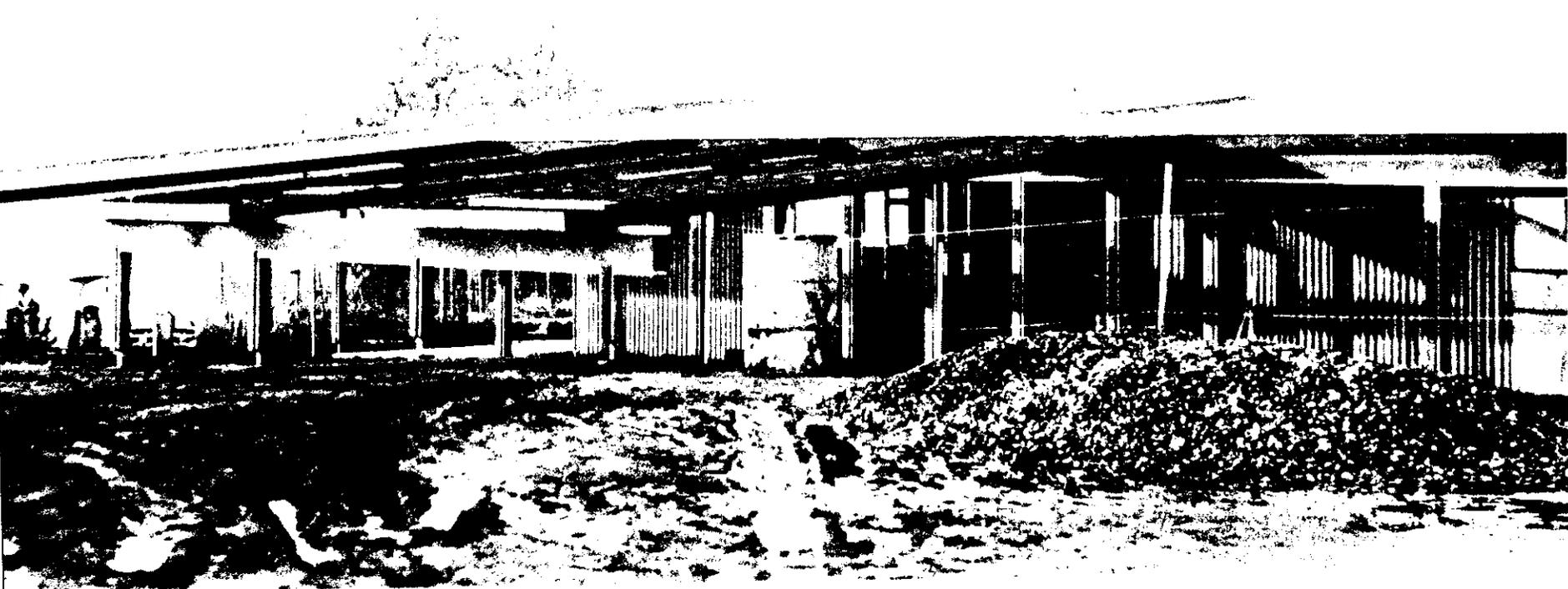


Figure 19

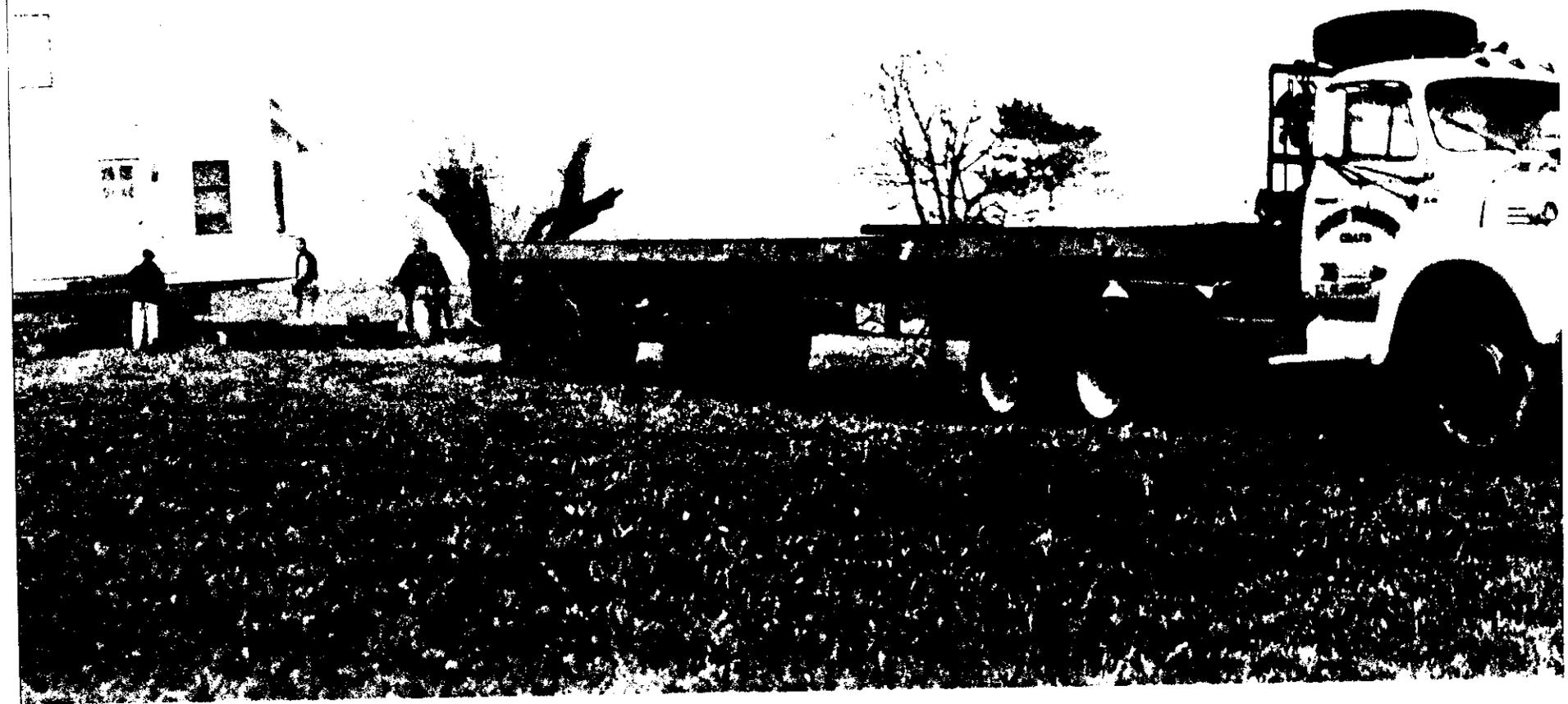
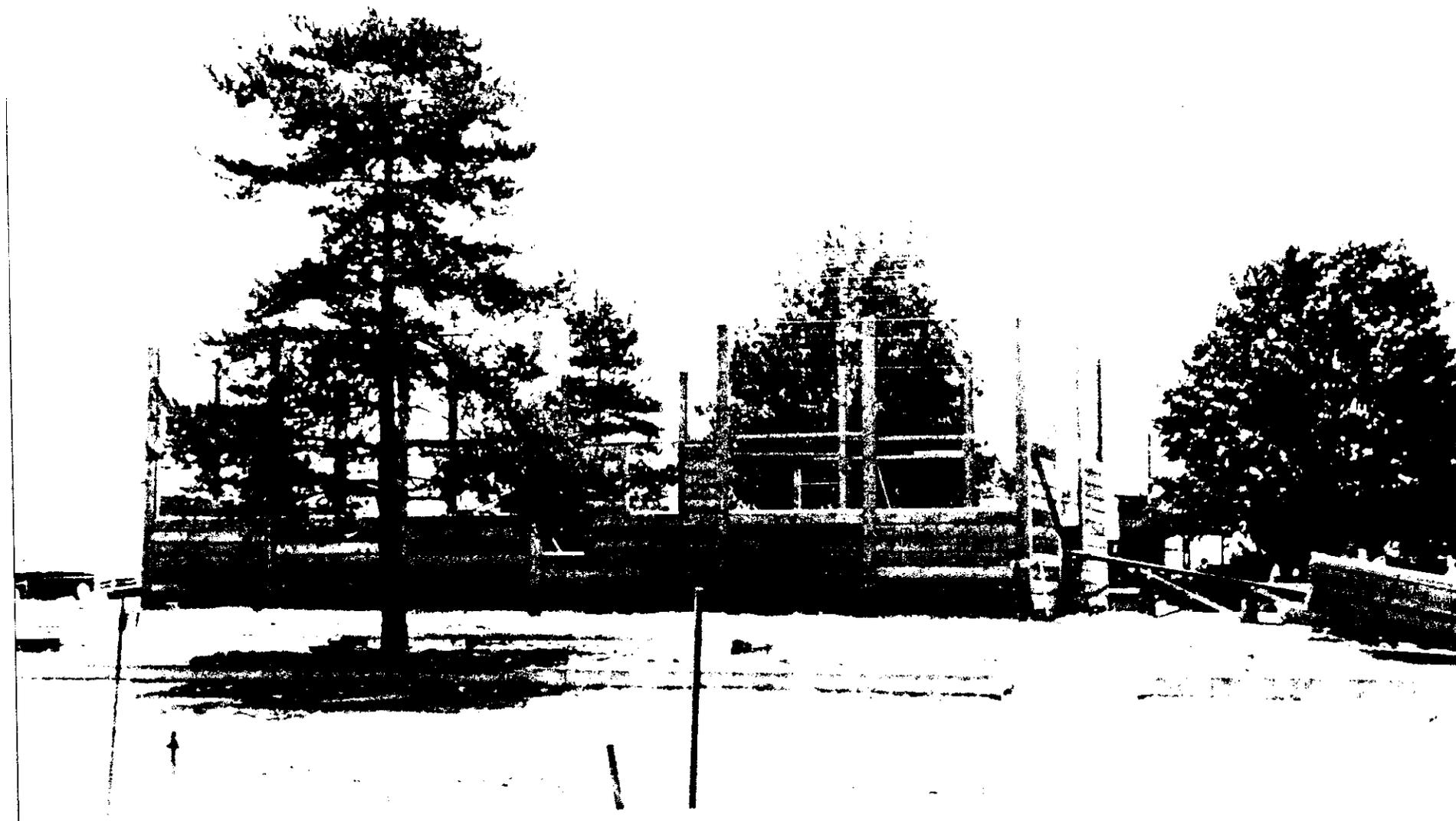


Figure 20



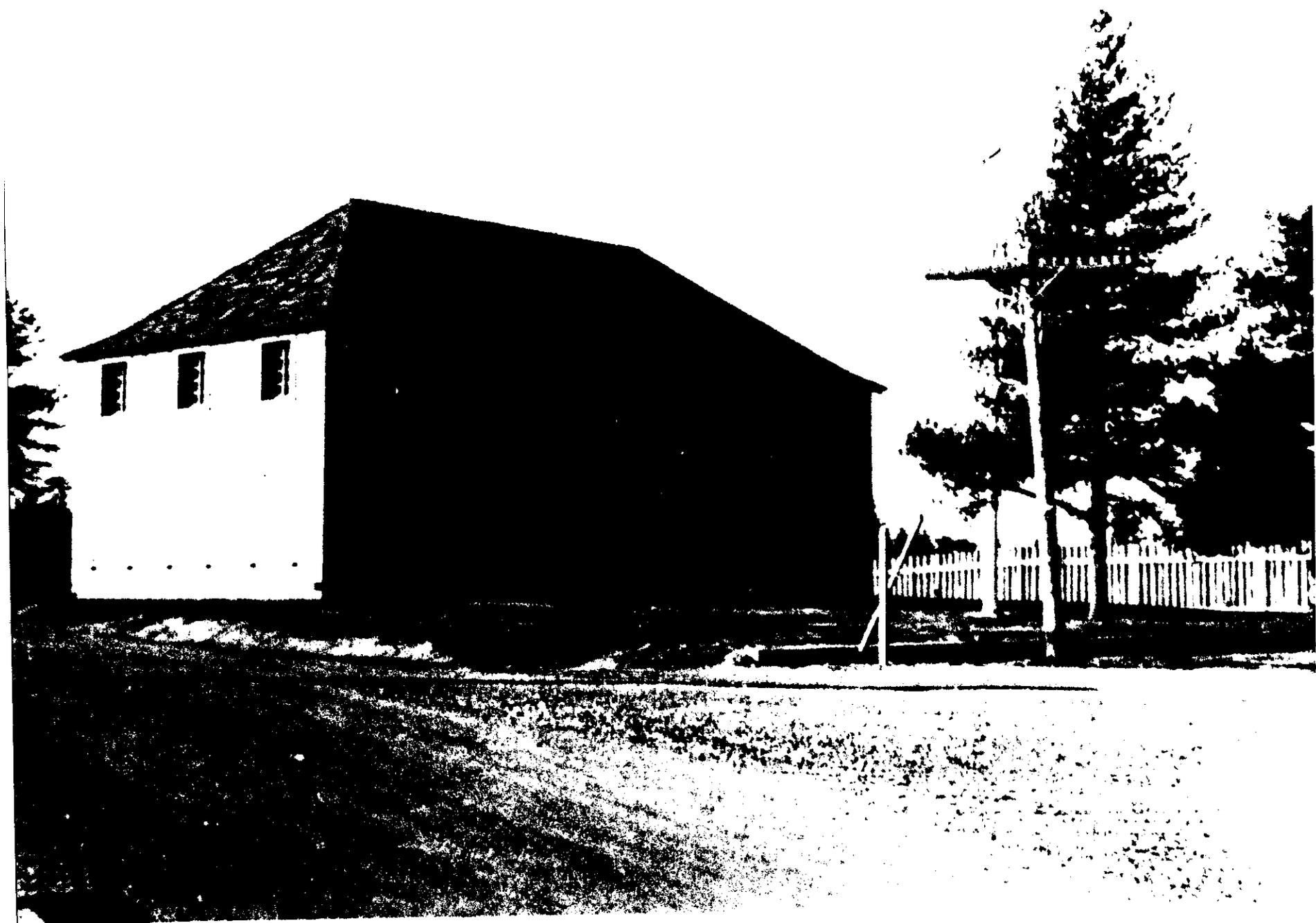
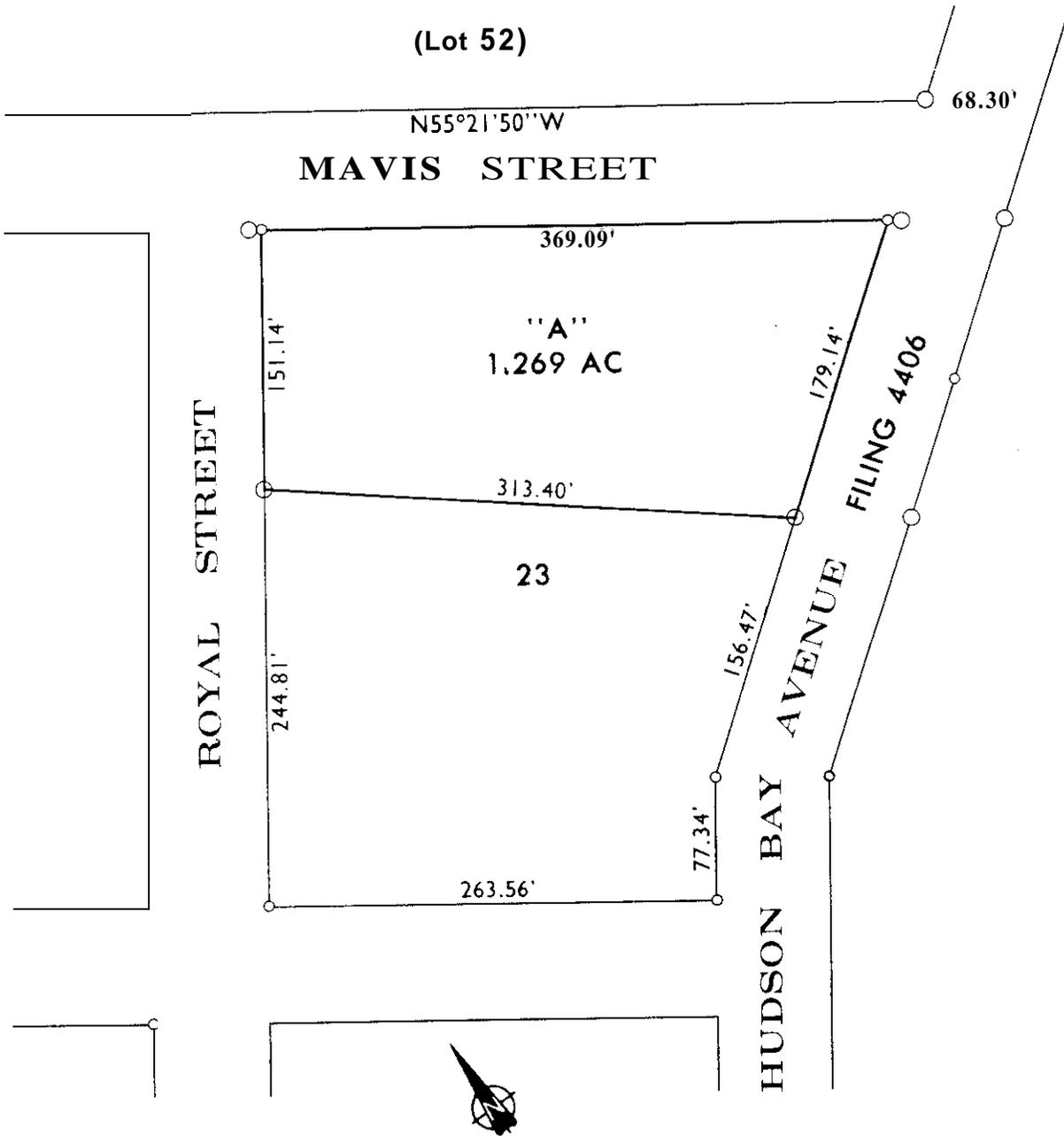


Figure 21



Figure 22



BLOCK 23, LOT 19, GROUP 2. N.W.D.
Part of Reference Plan 15914 in the Land
Registry Office at New Wertminrter. B.C

Figure 23; Adapted from plan of former McGrath property expropriated for Fort Langley N.H.P.

REFERENCE PLAN TO ACCOMPANY
 CORPORATION OF DISTRICT OF LANGLEY
 ROAD EXCHANGE BY-LAW No.
 COVERING PART OF MAVIS STREET, PLAN 1344,
 AND A PORTION OF LOT 69, PLAN
 LOT 19, GROUP 2, NEW WESTMINSTER DISTRICT

Bearings are astronomic, derived from Plan 3904 and referred to the bearing
 S63°03'E of the southwesterly boundary of the Canadian National Railway Right-of-Way

Iron post found shown thus ●
 Iron post set shown thus ○
 Standard concrete post found shown thus ⊙
 Wooden post found shown thus ○

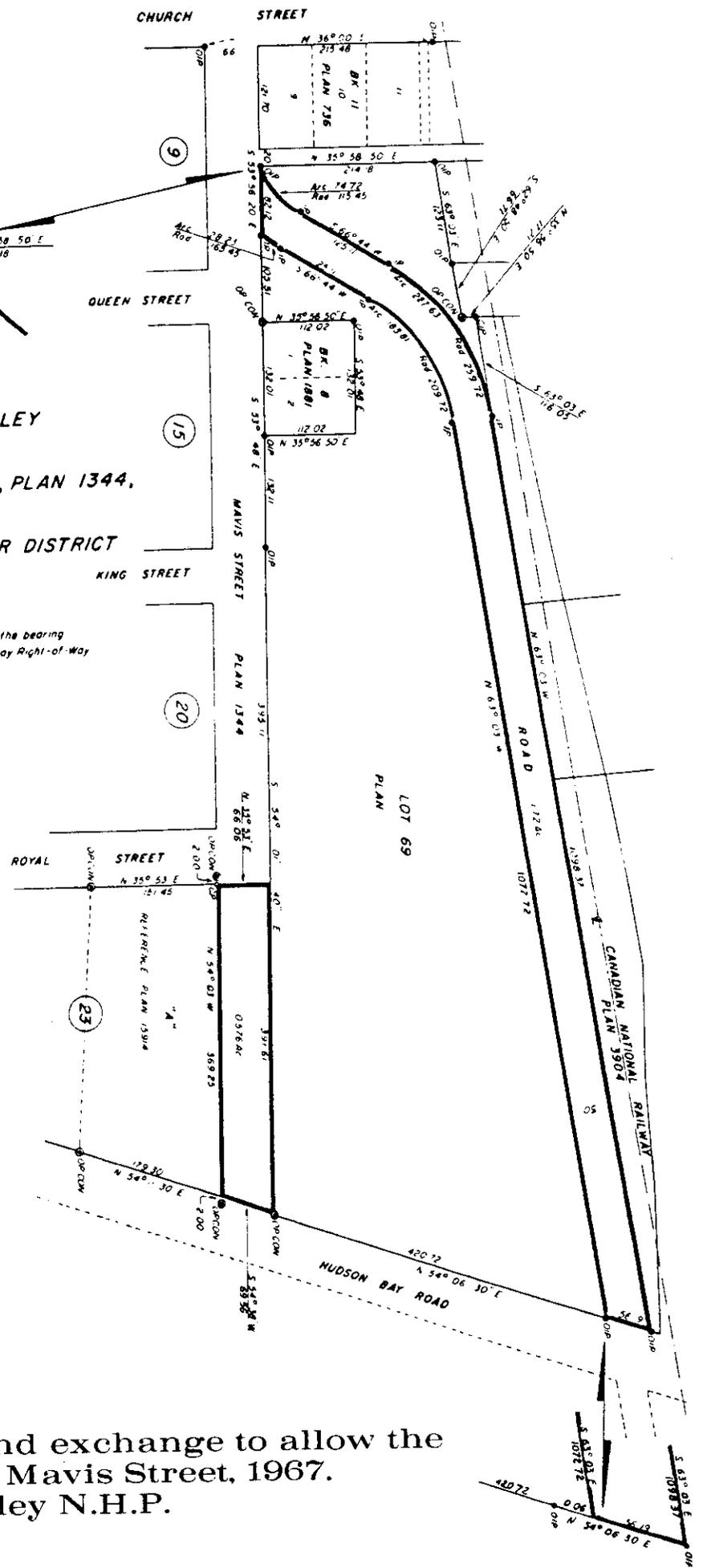
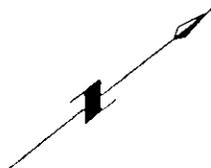


Figure 24; Plan of land exchange to allow the
 closure of Mavis Street, 1967.
 Fort Langley N.H.P.