

CITY OF ST. THOMAS

BY-LAW NO. 27 - 2014

A by-law to designate the McLachlin House, 1 Wellington Street, in the City of St. Thomas, as a property of cultural heritage value or interest.

WHEREAS pursuant to the Ontario Heritage Act, R.S.O. 1990, as amended, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to designate the property known as the McLachlin House, 1 Wellington Street, St. Thomas, Ontario, has been duly published and served, and no notice of objection has been received to such designation;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS, ENACTS AS FOLLOWS:

1. There is hereby designated as being of cultural heritage value or interest the property known as 1 Wellington Street in the City of St. Thomas, all of which is described in Schedule "A" attached hereto, for the reasons set out in Schedule "B" attached hereto.
2. The CAO/Clerk is hereby authorized to cause a copy of this by-law to be registered upon the title to the property described in the aforementioned Schedule "A" in the proper Land Registry Office.
3. The CAO/Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in the St. Thomas Times-Journal.
4. This by-law comes into force on the day it is finally passed.

READ a First and Second time this 10th day of February, 2014.

READ a Third time and Finally passed this 10th day of February, 2014.



Wendell Graves, CAO/Clerk



Heather Jackson, Mayor

Schedule "A"

Lot 46, East side of William Street, Lot 47, East side of William Street, Plan 23 and Part Lot 45, East Side of William Street, Plan 23, City of St. Thomas, County of Elgin as in Instrument No. E429417 being the whole of the said PIN.

February 3, 2014

HERITAGE DESIGNATION OF 1 WELLINGTON STREET, ST. THOMAS

PROPERTY: McLACHLIN HOUSE
MUNICIPAL ADDRESS: 1 WELLINGTON STREET

Analysis for reasons for designation as provided by the Municipal Heritage Committee:

Ontario Regulation 9/06 made under The *Ontario Heritage Act* as it relates to the Criteria for Determining Cultural Heritage Value of Interest. Under this regulation, a property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of three criteria.

In applying these criteria to the facts relating to the property it is possible to draw the following conclusions:

- 1) The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement

1 WELLINGTON STREET, known as Inverlorne in its day as a nod to its owners' Scottish ancestry, is arguably the most distinguished and prominent house in the City of St. Thomas. Built in 1878 for Archibald McLachlin at a cost of \$7,500, the house can be described as a large mansion in the Queen Anne Italianate style. It has many internal and external features, all worthy of heritage designation protection. The high pitched roof allows for a spacious, partially developed attic with turrets and dormers. The front of the house presents three bays with a sun room addition facing West and South. A large central door is surrounded by a gothic brick porch. The turret to the left is carried on a turned granite pilaster with bracket. The turret to the right continues to the foundation. The white brick is worked in patterns.

The original house was subdivided in 1893 to accommodate two branches of the family. The rear portion is known municipally as 53 William Street and is not subject of this municipal heritage designation.

The interior of the house was substantially altered as part of that 1893 subdivision. The work was planned and supervised by noted local architect Neil Darrach. His original plans and instructions exist on file and clearly define the quality of workmanship and detailing which still exist in the interior to this day. Heritage protection extends to all doorways, mouldings, fireplaces, staircase and two stained glass medallions, one embedded in the double front door and the other in the vaulted ceiling of the second floor master bedroom.

The house and property are in excellent condition and repair and all care should be given in future to protecting the original layout, design, materials and finishes. It is noted that window mouldings are original but all window sashes have been replaced recently.

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

Archibald McLachlin was owner and publishing of the Canadian Home Journal. Born and raised in Argyleshire, Scotland, he was an educator with a special interest in chemistry and physics. He came to Elgin County with his aunt, Mrs. Donald Ferguson. He soon developed an acumen for business and politics in the fast growing community. He was involved in the development of the Canada Southern Railway in 1872, the same year he was mayor of the city. He was also known as a prominent philanthropist in his day. The entire west wing of Alma College, dedicated to music and performing arts, was built with his support and bore his name. He was a member of the Alma College board for many years and served as its Secretary.

- 3) The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

This house is of value due to its size, design, location (opposite the 1858 Elgin Courthouse) and prominence of its family. The house has been continually owned and occupied by a single family to this day (November 2013).

The house was built in the earliest days of the railway boom of the city. The prominence of its first owner ensured that it was central to virtually every major economic and social development in the city at the peak of its growth. The physical condition of the house is superb, making it very suitable for many different future uses.

This was the house of a wealthy, educated philanthropist with strong business and political influence in every aspect of the city's growth. Its continuous ownership by a single family over the span of 135 years is a unique part of its value.

It can be argued that this is the second most important building in the Courthouse District, second only to the Elgin County Courthouse itself.