

CITY OF ST. THOMAS

BY-LAW NO. 185 - 2014

**A by-law to designate 76 Talbot 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 76 Talbot 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 76 Talbot 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 8th day of December, 2014.

READ a Third time and Finally passed this 8th day of December, 2014.

Original signed by "Wendell Graves"
CAO/Clerk

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Original signed by "Heather Jackson"
Mayor

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SCHEDULE "A"

Lot 8 and part of Lot 9, South side Talbot Street, Plan 1 designated as Part 1, Plan 11R-3143, City of St. Thomas, County of Elgin

SCHEDULE "B"

December 8, 2014

**THE CORPORATION OF THE CITY OF ST. THOMAS
INTENT TO DESIGNATE A PROPERTY AS A HERITAGE PROPERTY**

PROPERTY: 'McKAY-MULLIGAN HOUSE'
MUNICIPAL ADDRESS: 76 TALBOT 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:

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

The McKay-Mulligan House is a three storey Georgian Colonial in rose brick three courses thick. The front façade faces east and features an original brick entrance porch with the side-lighted door to the right. The building has three functioning levels. The returned eaves flanking the central window in the attic level are typical. The handsome windows are deeply paneled and are the traditional six over six sash.

The house measures 60 feet by 30 feet. The main beams are 60 feet long and almost two feet square, hand hewn, while the floor joists are 3.5 inches by 17 inches. Many of the wall studs, exposed during renovations, are a full 4 inches by 4 inches. The foundation is solid brick, five brick courses thick, with the basement floor being paved brick. The Thistle fence in wrought iron dates to the 1842 period and is considered an integral part of the heritage attributes of the property.

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.**

This house, the oldest brick home in the city, was built in 1842 by John McKay, an early merchant. He was the first county registrar in the area. This is the second building on this site; the earlier one was burned in a massive fire in 1841 which destroyed much of the early settlement in the west end of what became St. Thomas.

Records indicate that the McKay family owned the property until 1897 as both a private residence and shop (which faced Centre Street). It was sold to John Mulligan and used as a private residence. The Mulligan family owned it until 1987 when it was purchased by well-known local artist Mary Rose Sanderson, fully restored and converted back to commercial use as a studio. In 2013 it operated as a day spa on the ground floor with private residences above.

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.**

Like many of the buildings on this stretch of Talbot Street, the McKay-Mulligan House typifies the built form and functions common to the early St. Thomas settlement before the coming of the railways. It served as both a residence and a commercial enterprise, a common occurrence in the that period. The elegant side garden with wrought iron fence still gives the property a strong residential feel.

The property is one of a number in the neighbourhood currently referred to as Old St. Thomas, but known in its day as Kettle Creek Village. At present, there are five other heritage designated properties in the area, all of them in a good state of repair.