

CITY OF ST. THOMAS

BY-LAW NO. 28 - 2014

A by-law to designate the McKenzie House, 86 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 the McKenzie House, 86 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 86 Talbot Street t 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.

Original signed by "Wendell Graves"
CAO/Clerk

Original signed by "Heather Jackson"
Mayor

Schedule "A"

**Part Lot 10, South side of Talbot Street, Lot 11, South side of Talbot Street, Plan 1, Part 1 on
Reference Plan 11R-3662, City of St. Thomas, County of Elgin as in 35228-0023 (LT)**

February 3, 2014

HERITAGE DESIGNATION OF 86 TALBOT STREET, ST. THOMAS

PROPERTY: MCKENZIE HOUSE

MUNICIPAL ADDRESS: 86 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:

- 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

86 TALBOT STREET meets the criteria of design and physical value as a unique example of "Neo-Classic Colonial" architectural style. The building also displays a high degree of craftsmanship and artistic merit in its exterior heritage attributes exemplified by ashlar-cut pine siding, characteristic hip roof with plain eaves, side-lighted front door placed at the side of the three bay front, six-over-six windows on the second story, and the original columned porch which wraps around the front and east sides. The unique front porch is inset into the foundation of the building with the second story extending over the porch.

- 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.

Built in 1842 by Murdock MacKenzie, a prominent early St. Thomas businessman, after a previous structure on the site was destroyed by the great fire in September 1841, 86 TALBOT STREET has been in continuous use as a home and business for over 170 years. It is noted that Benjamin Drake owned this property from 1856 – 1870. Drake, son of William Drake, an early settler of St. Thomas, was born in St. Thomas in 1809, and is best remembered for donating the land for the Elgin County Courthouse in 1850.

- 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.

86 TALBOT STREET is an important landmark on Old Talbot Street, dating from the time when the area was called Kettle Creek Village. It helps to define the historic character of the area of the city that contains many important historical sites, including the Old St. Thomas Church, the Duncombe House (now the Elgin Military Museum) and the Jumbo Monument.