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**Wendell Graves**  
Chief Administrative Officer / Clerk



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December 17, 2013

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

ONTARIO HERITAGE TRUST

DEC 21 2013

RECEIVED

Dear Sir/Madame,

**SUBJECT: MCLACHLIN HOUSE  
1 WELLINGTON STREET - ST. THOMAS  
INTENT TO DESIGNATE - ONTARIO HERITAGE ACT**

The purpose of this letter is to advise you that, as a result of information provided by the City's Municipal Heritage Committee, City Council has initiated the "Intent to Designate" process for 1 Wellington Street, McLachlin House, as found within the Ontario Heritage Act. Please find enclosed a document outlining the reasons for the proposed designation.

A notice of Intent to Designate will be published in the local newspaper on Saturday, December 21, 2013. After a 30 day period, should no objection be received about this matter, Council will consider a by-law to designate the property.

As required under the Ontario Heritage Act, this letter is being forwarded to you.

I would ask that should you have any comments regarding this proposed designation and or any objections please advise the municipality accordingly within the 30 day period.

Thank you for your attention to this matter. If you have any questions, please contact this office.

Yours truly,

A handwritten signature in black ink, appearing to be "Wendell Graves", written over a printed name and title.

Wendell Graves,  
CAO/Clerk

c/c St. Thomas Municipal Heritage Committee

DATE:

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

**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.

.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.

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 Elgin County 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.