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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



Dear Sir/Madame,

**SUBJECT: MCKENZIE HOUSE
86 TALBOT 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 86 Talbot Street, McKenzie 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 "W. Graves", written over the typed 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: 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.