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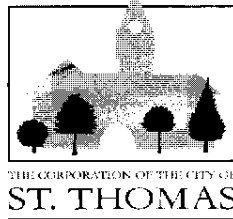
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Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

**Wendell Graves**  
Chief Administrative Officer / Clerk



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October 17, 2014

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

Dear Sir/Madame,

**SUBJECT: MCKAY-MULLIGAN HOUSE  
76 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 76 Talbot Street, McKay-Mulligan 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 Wednesday, October 22, 2014. 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".

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:** '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.