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## CORPORATION OF THE TOWN OF ESSEX

33 Talbot Street South, Essex, Ontario, N8M 1A8

p: 519.776.7336 f: 519.776.8811 | [essex.ca](http://essex.ca)

December XX, 2024

### Provincial Heritage Registrar

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

**RECEIVED**  
2024/12/17  
(YYYY/MM/DD)  
Ontario Heritage Trust

RE: **Various Properties in the Town of Essex**

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Dear Ontario Heritage Trust.

The Corporation of the Town of Essex has registered By-Laws 2350, 2351, 2352, 2353, 2355, 2356, 2357, 2359, 2361, and 2362, designating these properties under section 29 of the Ontario Heritage Act.

The listed By-laws impact the properties located at:

- By-Law Number 2350 - 190 Bagot Street (Colchester Christ Church)
- By-Law Number 2351 - 0 Sullivan Street (Colchester Christ Church Cemetery)
- By-Law Number 2352 - 179 County Road 50 (John Snider House)
- By-Law Number 2353 - 120 Talbot Street North (Grace Baptist Church, Essex Centre)
- By-Law Number 2355 - 54 Talbot Street South (Dr. Robert B. Potts House, Essex Centre)
- By-Law Number 2356 - 138 Albert Street (Charles Roberts House, Essex Centre)
- By-Law Number 2357 - 0 County Road 12 (African Methodist Episcopal/New Canaan Cemetery)
- By-Law Number 2359 - 4005 County Road 11 (Central Grove African Methodist Episcopal Church, Harrow)
- By-Law Number 2360 - 11 King Street West (E.F. Darby's Drugstore, Harrow)
- By-Law Number 2361 - 3 King Street West (John McAfee's General Store, Harrow)
- By-Law Number 2362 - 44 King Street East (Former Harrow Municipal Building)



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Your cooperation with the preservation of our past is greatly appreciated.

Yours truly,

**Rita Jabbour, RPP**

Manager, Planning Services

[rjabbour@essex.ca](mailto:rjabbour@essex.ca)

519.776.7336 ext. 1112

**c.c.** Joseph A. Malandruccolo, Director, Legal and Legislative Services/Clerk

[jmalandruccolo@essex.ca](mailto:jmalandruccolo@essex.ca)

519.776.7336 ext. 1132

Properties

PIN

75226 - 0118   LT

Description

PT LT 31 PL 263 COLCHESTER PT 1, 12R5646; ESSEX

Address

138 ALBERT STREET  
ESSEX

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE TOWN OF ESSEX

Address for Service

33 Talbot Street South, Essex, ON, N8M  
1A8

This document is being authorized by a municipal corporation Joseph Malandruccolo, Clerk and Sherry Bondy, Mayor.  
This document is not authorized   under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Kristen Serre

261 Shepherd St. E  
Windsor  
N8X 2K6

acting for  
Applicant(s)

Signed   2024 12 02

Tel

519-258-3201

Fax

519-258-2665

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

STIPIC WEISMAN LLP

261 Shepherd St. E  
Windsor  
N8X 2K6

2024 12 03

Tel

519-258-3201

Fax

519-258-2665

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90

File Number

Applicant Client File Number :                      26197

**The Corporation of the Town of Essex**

**By-Law Number 2356**

Being a By-Law to designate the Charles Roberts House located at 138 Albert Street in Essex, more particularly described as PLAN 263 PT LOT 31 RP 12R5646 PART 1, as being of cultural heritage value or interest under the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

**WHEREAS** Section 29 of the Ontario Heritage Act, R.S.O., Chapter O.18, authorizes the Council of a municipality to enact By-Laws to designate real property within the municipality, including all buildings and structures thereof, to be of cultural heritage value or interest;

**AND WHEREAS** the Council of the Corporation of the Town of Essex deems it desirable to designate the Charles Roberts House located at 138 Albert Street, Essex, more particularly described as PLAN 263 PT LOT 31 RP 12R5646 PART 1, as being of cultural heritage value and interest;

**AND WHEREAS** Notice of Intention to Designate the Charles Roberts House has been served on the owner of the property and on the Ontario Heritage Trust and such notice was published in the Essex Free Press and Harrow News, newspapers having general circulation in the municipality;


**AND WHEREAS** the reasons for designation are set out in Schedule 'B' attached to and forming part of this By-Law;


**AND WHEREAS** no notice of objection to the proposed designation has been served on the Clerk of the Municipality.

**NOW THEREFORE** be it resolved that the Council of The Corporation of the Town of Essex hereby enacts as follows:

1. **That** the real property known as the Charles Roberts House located at 138 Albert Street, Essex, more particularly described as PLAN 263 PT LOT 31 RP 12R5646 PART 1, is hereby designated as being of cultural heritage value and interest.
2. **That** the Clerk is hereby authorized and instructed to register a copy of this By-Law against the property described in Schedule 'A', attached hereto, in the local Land Registry Office.
3. **That** the Clerk/or his/her designate, is hereby authorized to cause a copy of the By-Law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause Notice of this By-law to be published in the Essex Free Press and in the Harrow News.
4. **That** the effective date of this By-Law shall be the date of final passage thereof.

**Read a first, a second and a third time and finally passed on August 12, 2024.**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**SCHEDULE 'A' TO BY-LAW 2356**

**Charles Roberts House  
138 Albert Street, Essex, Ontario**

**Legal Description**

PLAN 263 PT LOT 31 RP 12R5646 PART 1

## **SCHEDULE 'B' TO BY-LAW 2356**

### **Reasons for Designation Under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18**

#### **Charles Roberts House**

##### **General Description of Property**

138 Albert Street is located on the western corner of Albert Street and Medora Avenue West within the settlement area of Essex Centre. It is comprised of the Charles Roberts House: a two-storey, red brick house that was built in 1876 or 1877 in the Second Empire architectural style.

##### **Description of Property that has Cultural Heritage Value or Interest**

The area of the property that demonstrates cultural heritage value or interest is the area that includes the two-storey, red brick house built in the 1800s.

##### **Statement of Cultural Heritage Value or Interest**

###### ***Design/Physical Value***

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

138 Albert Street retains significant design or physical value because it is an example of the Second Empire architectural style, which is rarely seen in Essex Center in the condition that it is in. The house was built as a part of an 1876 or 1877 development of the north end of Talbot Street, initiated by George Wilson and Alexander Cameron.

The Second Empire architectural style is characterized by its use of towers, turrets, the mansard roof line, balconies, and dormer windows that were lined with lavish moldings. It was popularized in Ontario by the wealthy upper-middle classes during the 1860's and remained popular until the late 1880's, due to its lavish designs and many embellishments. These characteristics can be seen used throughout the building at 138 Albert Street.

###### ***Historical/Associative Value***

*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

138 Albert Street retains historical value because it has direct associations with different people that are significant to Essex Center and the surrounding areas, including George Wilson, Charles W. Roberts, and Myron C. "Tiny" Roberts.

The home was built under the guidance of George Wilson. Wilson was a businessman who worked closely with Alexander Cameron in establishing several industries within Essex Center, including grain warehouse with a grain elevator (which was built in 1874/5), a public hall and mercantile store ("Wilson Hall" was primarily used by religious communities before they built their own places of worship, council elections, political gatherings, and other civic purposes essential to building the town), and a general store. This home was built as part of an 1876 or 1877 development of the north end of Talbot Street, initiated by George Wilson and Alexander Cameron.

Alongside this, the house was owned by Charles W. Roberts, the founder of C. W. Roberts & Sons Meat Market, and his family. He opened C. W. Roberts & Sons Meat Market in 1912 and ran it until his death in 1931 with his sons Franklin and Earl. His sons took it over after his death and ran the business until October 1962, when they sold it to Gerry and Herman Schinkel. Before opening his business in 1912, he was an occupational farmer in Colchester

South from the 1880's and into the 1900s, when he moved to Essex Center to start his business.

It was also the home of Charles Roberts youngest son, Myron C. *Tiny* Roberts, a local jazz musician and the leader of his 15-man band the Tiny Roberts Orchestra. They frequently played at the Coral Gables (a dance hall in Windsor), the Roxy Ballroom in Walkerville, the McGregor Hotel, and on the decks of the Boblo boat's ballroom. The orchestra was popular throughout Windsor- Essex County during the latter half of the 1920s and into the 1930s. He would make several popular albums in Windsor and Detroit, working with musicians like Benny Goodman, Tommy and Jimmy Dorsey.

### **Contextual Value**

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

138 Albert Street retains contextual value because it is historically linked to its surroundings because it was a part of a development done by George Wilson to expand the northern side of Talbot Street and allow for greater settlement within Essex Center. This development would include the creation of three new streets that would run parallel to Talbot Street (Albert, Harvey, and Thomas) and several new houses to accommodate the rapidly growing population in Essex Center.

### **Description of Heritage Attributes**

The key heritage attributes that contribute to the design/physical value of 138 Albert Street, includes:

- The mass, form, and style of the house,
- The red brick cladding in common brick bond,
- All existing dormer window openings with wooden moldings,
- Decorative corbels and gables on roof,
- The distinctive tower and turret,
- The mansard roof line,
- Red brick chimney,
- The porch,
- All existing roof lines and peaks and the decorative shingles,
- Decorative corbels lining the roof,
- The door opening and surrounding wooden frame and transom,
- the Bay windows.

The key heritage attributes that contribute to the historical/associative value of 138 Albert Street, include its:

- The location of the house on the western corner of Albert Street and Medora Avenue West.

Key exterior attributes that contribute to the contextual value of 138 Albert Street, include its:

- Location of the house on the western corner of Albert Street and Medora Avenue West.