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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

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**

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

519.776.7336 ext. 1112

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

jmalandruccolo@essex.ca

519.776.7336 ext. 1132

Properties

PIN

75221 - 0035 LT

Description

LT 3 PL 207 COLCHESTER; PT LT 4 PL 207 COLCHESTER PTS 1, 3 12R4953; ESSEX

Address

54 TALBOT SOUTH
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 2355

Being a By-Law to designate the Dr. Robert B. Potts House located at 54 Talbot Street South in Essex, more particularly described as PLAN 207 LOT 3 PT LOT 4 RP 12R4953 PART 1 PART 3, 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 Dr. Robert B. Potts House located at 54 Talbot Street South, Essex, more particularly described as PLAN 207 LOT 3 PT LOT 4 RP 12R4953 PART 1 PART 3, as being of cultural heritage value and interest;

AND WHEREAS Notice of Intention to Designate the Dr. Robert B. Potts 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;

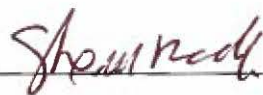
AND WHEREAS the reasons for designation are set out in Schedule 'B' attached to and forming part of this By-Law;

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 Dr. Robert B. Potts House located at 54 Talbot Street South, Essex, more particularly described as PLAN 207 LOT 3 PT LOT 4 RP 12R4953 PART 1 PART 3, 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 2355

**Dr. Robert B. Potts House
54 Talbot Street South, Essex, Ontario**

Legal Description

PLAN 207 LOT 3 PT LOT 4 RP 12R4953 PART 1 PART 3

SCHEDULE 'B' TO BY-LAW 2355

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

Dr. Robert B. Potts House

General Description of Property

54 Talbot Street South is located on the east side of Talbot Street within Essex Centre.

It is comprised of the Dr. Robert B. Potts House: a red brick house that was built prior to 1885 in the Queen Anne Revival 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 house built prior to 1885.

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.

54 Talbot Street South retains significant design or physical value because it is a rare example of a late 19th century Victorian hybrid home built in the Queen Anne Revival architectural style, that also showcases clear inspiration from the Gothic-Revival and Italianate styles.

The house was built prior to 1885, with the property having surveyor plans done by James S. Laird in 1878, at a time when the Queen Anne Revival style was popular amongst the wealthy upper middle classes. The style is marked by red brick, bay windows, differing wall textures, and steep, gabled roofs. These features can be seen throughout the building at 54 Talbot Street South, alongside decorative corbels and gables.

Contextual Value

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

54 Talbot Street South retains significant contextual value because it is important in defining and maintaining the character of Talbot Street South. The building helps define and maintain the character of the area through the material that was used to construct it being similar to buildings in the surrounding area. The red brick cladding that is seen on the exterior of the house is similar to that used to build the Essex United Church (49 Talbot Street South), 94 Talbot Street South, 98 Talbot Street South, and 102 Talbot Street South.

Description of Heritage Attributes

The key heritage attributes that contribute to the design/physical value of 54 Talbot Street South includes:

- The mass, form, and style of the house;
- The Bay windows on the front of the building,
- The red brick cladding in a common brick bond,
- All existing window openings topped with brick voussoirs and lines with wooden sills/frames,
- Decorative corbels lining the bay windows,
- The existing roof lines and peaks,

- The door opening and surrounding wooden frame.

Key exterior attributes that contribute to the contextual value of 54 Talbot Street South, include its:

- The location of the house on the western side of Talbot Street.