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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

June 24, 2024



RECEIVED
2024/06/26
(YYYY/MM/DD)
Ontario Heritage Trust

RE: **Property at 54 Talbot Street South in Essex Centre**

Dear Town of Essex Property Owner.

At their regular meeting on Monday June 17, the Council for the Corporation of the Town of Essex issued a Notice of Intention to Designate your property at 54 Talbot Street South under section 29 of the Ontario Heritage Act.

Why was my property selected?

Your property has been selected because it displays cultural heritage value and interest.

Attached is a Statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

Notice of objection

A Notice of Objection to the Notice of Intention to Designate may be served on the Clerk of the Town of Essex by **July 27, 2024**. The Notice of Objection must set out the reasons for the objection and all relevant facts.

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

Where you belong



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

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APPENDIX A

Municipal Address

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

Legal Description

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

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.