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CORPORATION OF THE TOWN OF ESSEX

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Provincial Heritage Registrar

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

February 27, 2025

RECEIVED
2025/02/27
(YYYY/MM/DD)
Ontario Heritage Trust

RE: **Imperial Bank of Canada Located at 18 Talbot Street North in Essex Centre**

Dear Town of Essex Property Owner.

At their regular meeting on Monday October 21, the Council for the Corporation of the Town of Essex passed By-Law 2421, designating the property located at 18 Talbot Street North under section 29 of the Ontario Heritage Act.

Objection to the Designation By-Law

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, by **Wednesday April 2, 2025** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Please feel free to contact the undersigned should you have any questions.

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

Yours truly,

A handwritten signature in dark ink, appearing to read "Rita Jabbour".

Rita Jabbour, RPP

Manager, Planning Services

rjabbour@essex.ca

519.776.7336 ext. 1112

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

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Where you belong

The Corporation of the Town of Essex

By-Law Number 2421

Being a By-Law to designate the Former Imperial Bank of Canada
located at 18 Talbot Street North in Essex,
more particularly described as PLAN 181 PT LOT 10 PT LOT 11
COM AT LMT BETWEEN L 10 & 11,
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 Notice of Intention to Designate 18 Talbot Street North 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 located at 18 Talbot Street North, Essex, more particularly described as PLAN 181 PT LOT 10 PT LOT 11 COM AT LMT BETWEEN L 10 & 11, 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 February 18, 2025.

Mayor

Clerk

SCHEDULE 'A' TO BY-LAW 2421
The Former Imperial Bank of Canada
18 Talbot Street North, Essex, Ontario

Legal Description

PLAN 181 PT LOT 10 PT LOT 11 COM AT LMT BETWEEN L 10 & 11

SCHEDULE 'B' TO BY-LAW 2421

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

The Former Imperial Bank of Canada

General Description of Property

18 Talbot Street North is located on the western side of Talbot Street within Essex Centre. It is comprised of the former Imperial Bank of Canada building: a large Art Deco style building that was built in 1947 to serve as the Essex Branch of the Imperial Bank of Canada.

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 encompasses the entirety of the former Imperial Bank of Canada building.

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.

18 Talbot Street North retains significant design or physical value because it is a rare example of a 20th century commercial building built in the Art Deco architectural style, which is rarely seen within the Town of Essex.

The building was built in 1947 by the Imperial Bank of Canada as the need for a larger space grew. The Art Deco architectural style is marked by the use of stone, geometric shapes, large window openings, and differing wall textures. These features can be seen throughout the building, alongside numerous motifs depicting what the building's initial purpose was.

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.

18 Talbot Street North retains significant historical or associative value because it has direct associations with an organization and institution that is significant to the community. The Imperial Bank of Canada played a significant role in the development of Essex Centre in the late 19th century and into the mid to late 20th century.

The original Essex branch of the Imperial Bank of Canada was first established on March 1st, 1885. It was the first branch to open in a community south of London, Ontario and became the 11th branch to open in Canada overall. The bank would be located in a two-storey building on the corner of Centre Street and Talbot Street. It was the first chartered bank in Essex and would eventually replace private banks owned by R. C. Struthers and John Milne.

In May 1946, management decided to construct a new building at a new location, as the one that it was currently located in was deemed too small for its rapidly growing clientele and additional staff. Construction began on the new building in March 1947 and would be finalized by December 1947. When the new building opened it was seen as the most modern bank in Essex County, south of London, equipped with five teller cages, one double coupon booth, two single coupon booths, and two large vaults (security/cash and safe deposits). The bank held an open house on December 5th, 1947, before officially opening for business on December 8th, 1947.

The Imperial Bank of Canada provided the community and the surrounding area with access to a public financial institution, removing the need for private banks. It aided in the development and expansion of Essex Centre throughout the late 19th century.

Contextual

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

18 Talbot Street North retains significant contextual value as a mid-20th century commercial building due to the buildings overall architectural style being unique and the buildings overall size. Built in 1947, the building stands as an important feature in defining the character of Essex Centre's downtown core through the unique Art Deco architectural style and the size of the building.

Description of Heritage Attributes

The key heritage attributes that contribute to the design/physical value of 18 Talbot Street North, includes:

- The mass, form, and style of the building,
- The brown stone cladding on all elevations,
- All existing window and doorway openings,
- The brick reading Essex Branch on the front facade,
- The existing bank deposit box on the front facade,
- The pattern of the brick.

The key heritage attributes that contribute to the historical/associative value of 18 Talbot Street North, includes:

- The location of the building in the commercial area of Essex Centre,
- The brick reading Essex Branch on the front facade,
- The existing bank deposit box on the front facade.

The key heritage attributes that contribute to the contextual value of 18 Talbot Street North, includes:

- The location of the building in the commercial area of Essex Centre.