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JUL 08 2015

RECEIVED

The Corporation of the Town of Essex

By-Law Number 1299

**Being a By-Law to designate the property and dwelling at 78 Fox Street
(Essex Centre – Ward 1) as being of cultural heritage value or interest under
the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended**

Whereas Section 29 of the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures located thereon, to be of cultural heritage value or interest;

And Whereas the Council of the Corporation of the Town of Essex has consulted with the Essex Municipal Heritage Committee with respect to the designation of the property and dwelling at 78 Fox Street in Essex Centre as being of cultural heritage value or interest;

And Whereas authority was granted by Council to designate said property and dwelling;

And Whereas the Council for the Corporation of the Town of Essex has caused the Notice of Intention to Designate the property to be served upon the owner of 78 Fox Street, Essex Centre, and the Ontario Heritage Trust, and has caused the Notice of Intention to be published in newspapers having general circulation in the municipality as required by the Ontario Heritage Act;

And Whereas the reasons for designation are set out in Schedule A to this by-law;

And Whereas no notice of objection to the proposed designation has been served on the Clerk for the Corporation of the Town of Essex;

Now therefore the Council of the Corporation of the Town of Essex enacts as follows:

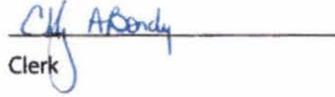
1. That the property and dwelling at 78 Fox Street (Essex Centre), more particularly described in Schedule A attached to this by-law, are hereby designated as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended;
2. That the Town's solicitor is hereby authorized to cause a copy of the by-law to be registered against the property described in Schedule A to this by-law in the proper Land Registry Office;
3. That the Clerk of the Corporation of the Town of Essex is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid properties and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in a newspaper(s) having general circulation in the Corporation of the Town of Essex as required by the Ontario Heritage Act;

4. That Schedule A forms an integral part of this by-law.

Read a first, a second and a third time and finally passed on July 14, 2014.



Mayor



Clerk

Schedule A

Reasons for Designation - [REDACTED] - 78 Fox Street (Essex Centre)

Legally Described as:

Part of Lots 92 and 93, Registered Plan 176, in the Town of Essex, Essex County, Ontario

Description of the Property:

- Lot Area - 0.27 acres
- Lot Frontage - 57 feet
- Map Roll Number 130-01100 – Single detached residential dwelling

Statement of Cultural Heritage Value or Interest:

Historical/Associative Value

This building is located on Part of Lots 92 and 93, Registered Plan 176, in Essex Centre. Proven documents, including the 1870 Assessment Roll book, show that it was built in or before 1870. Documents have not been found to prove the building existed before this date. This clad building was used during the time of the building of the rail line, (Michigan Central at that time). In the 1888 deed, the new owner is referred to as a hotel keeper, and in a later document, there is reference this being a hotel building known as the Essex House. The words "Hot Tea and Coffee" are painted on the side of the house. Included in this report is a photograph showing these words that were uncovered when the owner was making some insulating improvements to the home.

This building has also witnessed changes in ownership and use. It began as a boarding house and was later converted to a hotel. It is presently a single detached residential dwelling. The home is also a survivor of the famous 1907 Essex Explosion, where it was subjected to significant damage, but not enough to demolish the building.

Design or Physical Value

Many original items of heritage value can be found inside the home. These include the staircase, the French doors leading into the parlour and the double doors on the front of the building. In an earlier photo, one could see that there previously was an existing upper level veranda.

The moldings around the door frames are still in pristine condition and the home is now owned by [REDACTED]. Numerous upgrades have been made to this building which had once been deemed uninhabitable. [REDACTED] has successfully retrofitted the home while still maintaining the building's historical integrity.

Description of Heritage Attributes:

Heritage attributes that contribute to the heritage value of the property at 78 Fox Street, Essex Centre, are:

- Age of building proven using 1870 Assessment Roll book
- Ownership – Alexander Cameron deeded the property to Jeremiah Lindsay
- Survived 1907 Rail Explosion (caused by nitroglycerine)
- Single detached residential dwelling use continues presently in 2013