

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.