

## **APPENDIX A**

Imperial Bank of Canada

### **Municipal Address**

18 Talbot Street North, Essex Centre

### **Legal Description**

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

### **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 20<sup>th</sup> 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 19<sup>th</sup> century and into the mid to late 20<sup>th</sup> century.

The original Essex branch of the Imperial Bank of Canada was first established on March 1<sup>st</sup>, 1885. It was the first branch to open in a community south of London, Ontario and became the 11<sup>th</sup> 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 5<sup>th</sup>, 1947, before officially opening for business on December 8<sup>th</sup>, 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 19<sup>th</sup> 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-20<sup>th</sup> 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.