

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Request for Designation 36 Pegler Street under Part IV of the  
*Ontario Heritage Act* by A. Johnson  
**Meeting on:** Wednesday November 13, 2019

## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 36 Pegler Street, that the following actions **BE TAKEN**:

- a) Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,
- b) Should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

**IT BEING NOTED** that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.

## Executive Summary

At the request of the property owner, an evaluation of the heritage listed property at 36 Pegler Street was undertaken using the criteria of O. Reg. 9/06. The evaluation found that the property is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 36 Pegler Street is located on the east side of Pegler Street just south of Hamilton Road (Appendix A). The property includes a house, located to the southern portion of the property with a driveway at the north.

#### 1.2 Cultural Heritage Status

The property at 36 Pegler Street was added to the *Inventory of Heritage Resources* in 1997. In 2007, the *Inventory of Heritage Resources* was adopted in its entirety as the Register pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council. The property at 36 Pegler Street is a potential cultural heritage resource.

#### 1.3 Description

The dwelling located at 36 Pegler Street is a one-and-a-half storey, cross-gable, buff brick veneer, side hall plan house (Appendix B). The entrance is set in an umbrage with the gable roof projecting above, which is supported by a fluted wooden post set on a base of buff brick masonry (which may be a previous alteration), with fretwork in an off-set rectangular pattern above.

The dwelling demonstrates the Queen Anne Revival architectural style, with an expression or influences of the East Lake School. This is seen in the form, massing, and detailing of the dwelling. A concentration of decorative elements is applied. In particular, the applied wooden details of the gable, the fretwork of the porch, and the stained glass windows (including the Queen Anne Revival style windows), as well as the front door and interior vestibule door with Queen Anne Revival style stained glass with a textured glass centre panel.

## **1.4 Property History**

### **1.4.1 Early Euro-Canadian History**

Hamilton Road is an early, historic road that links the former London Township and the former Westminster Township, including the crossing of the South Branch of the Thames River at White's Bridge in 1833 and onto Hamilton. The road, which may have pre-existed colonial settlement, was improved under the direction of Hamilton Hartley Killaly, Commissioner of Public Works (Baker and Neary 2003, 52-53).

The property at 36 Pegler Street is located on the same historic property as the White Ox Inn, a historic inn located at 495 Hamilton Road (built c. 1819 or 1854 and demolished in 1982). Some historic evidence suggests that the White Ox Inn may have been used as a cholera hospital during the epidemics of 1832 when the property was owned by Tilley Hubbard (having settled in 1819) (Grainger 2017, 150).

Later, the White Ox Inn was owned by the Pegler family. The Pegler family is the namesake family for Pegler Street, although it is unclear if it named for a specific Pegler. Harriet Priddis notes Pegler Street was named "for an old resident of the neighbourhood" (1909). George Pegler was the former owner of the White Ox Inn; John Pegler (1811-1901) operated the Star Pottery near Rectory Street and Trafalgar Street, and Anthony Pegler (1841-1920) operated a floral greenhouse at the foot of Pegler Street at Trafalgar Street (now Madame Vanier Children Services).

While information presented in Carrie Kirkwood's *The Hamilton Road Collection* (1994) suggests that the existing dwelling at 36 Pegler Street is the original Pegler farmhouse, dating to 1881, further historical research has determined that information to be inaccurate (see Section 1.4.2).

### **1.4.2 36 Pegler Street**

"Plan of Part of Lot ii, Con C, in the Township of London" was prepared for John Pegler, subdividing his property into building lots (Appendix C). This Plan, Registered Plan 318(3<sup>rd</sup>) was registered on October 4, 1873 with the Village of Lilley's Corner (incorporated on June 5, 1874, renamed Village of London East in 1878, and annexed by the City of London in 1885).

It does not appear that residential development ensued immediately, as there are no transactions in the land registry records until 1897. Generally, development in London East grew from west (at Adelaide Street North) to the east.

The City Directory records the occupants of a property by address and often by name, and can be a more easily accessed resource in identifying the date of construction for a residential building (see Appendix C). City Directory research identified Charles F. Warren as the occupant for 36 Pegler Street in 1898-1899 City Directory. There is no previous entry for 36 Pegler Street prior. In the 1896-1897 City Directory, Charles F. Warren is listed as living at 127 Rectory Street.

Charles Frederick Warren was born on January 19, 1832 in England. He was a locomotive engineer. Charles F. Warren died on June 26, 1920 and is buried in Woodland Cemetery. Mary Ann (Gibson) Warren, wife of Charles Frederick Warren, was born in 1838 and died on November 10, 1910 while living in the house at 36 Pegler Street. Mary Ann (1838-1910) and Charles Warren had a large family, with twelve children. None of the Warren family children were born while living at 36 Pegler Street,

although several of their adult children lived there and are recorded in the City Directory entry (see Appendix C).

While Charles Warren was the head of the household, as recorded in the City Directory, the property at 36 Pegler Street was purchased by his son, William Warren from John Pegler on August 12, 1897. The 1898 Tax Assessment Rolls (with work undertaken in 1897) identifies the property as vacant. In the 1899 Tax Assessment Rolls, the property jumps in value from \$50 to \$750 (see Appendix C). Therefore, per the Tax Assessment Rolls, the dwelling at 36 Pegler Street was constructed between August 12, 1897 and May 12, 1898.

William Melville Warren was born in 1871 and died in 1961. With his brothers Philip and Edward, he established Warren Bros., a machinist shop first established at 90 York Street in about 1902 and later relocating to 314 Talbot Street in about 1904. William Warren lived with his family at 36 Pegler Street from its construction in 1897 until the property at 35 Pegler Street, across the street, was constructed and occupied by him in 1914. William Warren later came to own several properties in the Hamilton Road area, including 86 Anderson Street. William Warren retained ownership of the property at 36 Pegler Street after his father's death in 1920, and appears to have rented the property (see City Directory information in Appendix C).

The property remained in the estate of William Warren until it was sold to Kenneth and Elizabeth A. Kelly in 1974 for \$14,500 (see Appendix C). Kenneth Kelly operated Kelly Jewellers, as well as several other sales jobs. The Kelly's owned the property at 36 Pegler Street until 2001.

### **1.5 Queen Anne Revival Architectural Style**

The Queen Anne Revival architectural style is one of London's most popular historic architectural styles. It is considered to be a decorative variant on general Victorian architectural styles. Often, but not exclusively, characterized by irregular outlines and silhouettes, frequently with gables, two-storey bays, tall and decorated chimneys, and often including a variety of building materials.

The Queen Anne Revival architectural style is particularly demonstrated in the detailing of the building at 36 Pegler Street. Specifically, some of the windows include the characteristic Queen Anne Revival style with a rectangular frame of small squares around the edges of a window frame with a large glass centre panel. Additionally, the multitude of wood detailing, particularly on the gable ends, demonstrates the exuberance of detailing that is characteristic of the Queen Anne Revival architectural style. The specific details of the property at 36 Pegler Street suggest an East Lake School influence.

#### **1.5.1 East Lake School**

The East Lake School, named for Charles L. Eastlake (1833-1906), was popular in the later part of the nineteenth century and prior to World War I. It is characterized by a distinctive type of ornament that was developed using specific tools and also the manner in which those details culminate. These details include perforated, carved, and embossed wooden details, beaded spindles and spandrels, and latticework, for example. Technological advancements, such as power lathes, allowed the details to be produced more quickly than previous hand tools would allow, resulting in a profusion included on Victorian homes.

## **2.0 Legislative and Policy Framework**

### **2.1 Provincial Policy Statement**

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

"Significant" is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our

understanding of the history of a place, and event, or a people.”

The *Provincial Policy Statement (2014)* defines “conserved” as: “means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is maintained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

## **2.2 Ontario Heritage Act**

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council until changes to the *Ontario Heritage Act* arising from Bill 108 come into force and effect.

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of O. Reg. 9/06.

### **2.2.1 Ontario Regulation 9/06**

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573\_ of *The London Plan*. These criteria are:

1. Physical or design value:
  - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii. Displays a high degree of craftsmanship or artistic merit; or,
  - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
  - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
  - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
  - i. Is important in defining, maintaining or supporting the character of an area;
  - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
  - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

## **2.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “the quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572\_ and 573\_ of *The London Plan* enable the

designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

#### 2.4 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural Heritage Resources that it “believes to be of cultural heritage value or interest” pursuant to Section 27(1.2) of the *Ontario Heritage Act*. These properties are not designated, but are considered to have potential cultural heritage value or interest. Property at 36 Pegler Street is considered to have potential cultural heritage value or interest as a heritage listed property.

The Register states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

### 3.0 Request for Designation

In November 2018, the property owner of 36 Pegler Street called the Heritage Planner to inquire about the history of her property and the area. As the conversation unfolded, the property owner requested that her property be evaluated for designation pursuant to Part IV of the *Ontario Heritage Act*. Working with the Stewardship Sub-Committee and in consultation with the property owner, the Heritage Planner undertook research and evaluation of the property at 36 Pegler Street.

### 4.0 Cultural Heritage Evaluation

#### 4.1 Evaluation

The property at 36 Pegler Street was evaluated using the criteria of O. Reg. 9/06 (see Section 2.2.1, above). A summary of the evaluation is included below.

Table 1: Evaluation of property at 36 Pegler Street using the criteria of Ontario Heritage Act Regulation 9/06.

Cultural Heritage Value	Criteria	Evaluation
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	The property at 36 Pegler Street is a representative example of the Queen Anne Revival architectural style, with expression of influences from the East Lake school, in East London. The Queen Anne Revival architectural style is demonstrated in the form, massing, and detailing of the home at 36 Pegler Street. While the Queen Anne Revival architectural style is common in London, the execution of the detailing of the building, particularly its demonstrated expression of influence from the East Lake school, distinguishes the property at 36 Pegler Street from other examples of the Queen Anne Revival architectural style.

<b>Cultural Heritage Value</b>	<b>Criteria</b>	<b>Evaluation</b>
	Displays a high degree of craftsmanship or artistic merit	A concentration of decorative elements applied to the home at 36 Pegler Street demonstrates the high degree of craftsmanship and artistic merit, particularly as it executes the Queen Anne Revival architectural style, with expression of influences from the East Lake school. In particular, the applied wooden details of the gable, the fretwork of the porch, and the stained glass windows (particularly the front window) demonstrate a high degree of craftsmanship and artistic merits with excellent integrity. The property at 36 Pegler Street also demonstrates a higher degree of applied detail than found on comparable properties of the same vintage.
	Demonstrates a high degree of technical or scientific achievement	The property at 36 Pegler Street is believed to demonstrate the most up-to-date building models and practices of the mid-1890s in London, however it is not believed to demonstrate a high degree of technical or scientific achievement.
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	<p>The property is not known to have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.</p> <p>Charles F. Warren and his family were the first occupants of the house at 36 Pegler Street, as recorded by the City Directory. No significant historical associations were identified with this family.</p> <p>Pegler Street is named for the Pegler family; either George Pegler, former owner of the historic White Ox Inn (located at 495 Hamilton Road; built c. 1854 and demolished 1982) or John Pelger (1815-1901), operator of the Star Pottery near Rectory Street and Trafalgar Street. John Pegler lived at 445 Hamilton Road, just west of Pegler Street, in the 1890s. His son, Anthony Pegler, operated a (floral) greenhouse at the foot of Pegler Street at Trafalgar Street.</p>

Cultural Heritage Value	Criteria	Evaluation
	<p>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	<p>The property at 36 Pegler Street has the potential to yield information related to an understanding of the history and evolution of East London and the Hamilton Road area as it relates to Victorian period development that characterizes the area's development.</p> <p>The Hamilton Road area is underrepresented in number of heritage listed and designated properties within the City of London.</p>
	<p>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</p>	<p>The property at 36 Pegler Street is not known to demonstrate or directly reflect the work or ideas of an architect, artist, builder, designer, or theorist.</p>
<p>The property has contextual value because it,</p>	<p>Is important in defining, maintaining, or supporting the character of an area</p>	<p>The property at 36 Pegler Street maintains the character of Pegler Street, particularly as a relic of the historic residential character of the east side of Pegler Street near Hamilton Road. When Pegler Street was first developed, residential dwellings occupied both sides of the street. This has transitioned, over time, with the property at 36 Pegler Street located between a gas station (487 Hamilton Road) and former bakery/industrial property (22 Pegler Street). The property at 36 Pegler Street is important in maintaining the historic residential character of Pegler Street.</p>
	<p>Is physically, functionally, visually, or historically linked to its surroundings</p>	<p>The property at 36 Pegler Street is historically linked to the nearby properties at 23 Pegler Street (built 1908) and 35 Pegler Street (built 1908), as the buildings located on these properties were constructed for children of Charles Warren who lived at 36 Pegler Street prior to their construction.</p>
	<p>Is a landmark</p>	<p>The property at 36 Pegler Street is not believed to be a landmark.</p>

### 4.3 Comparative Analysis

Comparative analyses were undertaken from the perspective of cultural heritage resources within the Hamilton Road area and with other one-and-a-half storey, gable-end, buff brick, side hall plan cottages in London (see Appendix D).

The comparative analysis supported the identification of the cultural heritage resource at 36 Pegler Street as a representative example of the Queen Anne Revival architectural style, with East Lake School influences. The comparative analysis also supported the determination that the cultural heritage resource at 36 Pegler Street has a high degree of craftsmanship, when compared to similar properties.

The comparative analysis also found that Hamilton Road area is underrepresented in terms of heritage listed and designated properties (see Appendix D). Recognizing

properties in under-represented areas of the City of London through designations pursuant to the *Ontario Heritage Act* is important to reflecting the diversity of cultural heritage resources that are valued by Londoners.

#### **4.4 Integrity**

While integrity is not a measure of originality, there is a high degree of retention of original elements of the cultural heritage resource at 36 Pegler Street. This can particularly be found in the exterior woodworking details through and the windows, particularly the stained glass, of the building. The limited amount of change to the property at 36 Pegler Street has preserved its integrity. What change has occurred has been generally sympathetic to the cultural heritage values of the property, particularly its most recent alterations/maintenance. The physical features represent the property's integrity as a representative example of the Queen Anne Revival architectural style, with East Lake School influences, and a high degree of craftsmanship in an authentic manner.

#### **4.5 Consultation**

As a property owner requested designation, the property owner was involved throughout the research and evaluation process. The property owner facilitated a site visit with the Heritage Planner and a member of the Stewardship Sub-Committee. The property owner has reviewed and concurred with the Statement of Cultural Heritage Value or Interest for her property at 36 Pegler Street.

### **5.0 Conclusion**

The property at 36 Pegler Street is a significant cultural heritage resource that merits designation under Part IV of the *Ontario Heritage Act*. While a common architectural expression in the general sense, the cultural heritage resource at 36 Pegler Street is a representative example of the Queen Anne Revival architectural style, with East Lake School influences, and a high degree of craftsmanship in an area that is underrepresented in London's heritage designated properties. The property at 36 Pegler Street is worthy of conservation.

#### **Acknowledgments**

Special thanks to the property owner, Andrea Johnson, for her interest in the history of her property and her efforts to conserve its heritage attributes. Acknowledgments to Hilary Bates Neary for her assistance in land registry records research, Bridgette Somers for providing access to tax assessment rolls, and Maggie Whalley on her work identifying the architectural details of the property.



<b>Prepared by:</b>	<b>Kyle Gonyou, CAHP Heritage Planner</b>
<b>Submitted by:</b>	<b>Gregg Barrett, AICP Manager, Long Range Planning and Sustainability</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

November 5, 2019

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Appendix A	Location
Appendix B	Images
Appendix C	Historical Documentation
Appendix D	Comparative Analysis
Appendix E	Statement of Cultural Heritage Value or Interest – 36 Pegler Street
Appendix F	Heritage Attributes

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# Appendix A – Location



Figure 1: Property location of 36 Pegler Street.

Appendix B – Images



*Image 1: Photograph of the property at 36 Pegler Street in circa 1988.*





*Image 2: Photograph of the property at 36 Pegler Street in circa 1988.*



*Image 3: Photograph of the property at 36 Pegler Street in 2018, courtesy of A. Johnson.*





*Image 4: Detail photograph of the wood shingle imbrication adjacent to the window openings in the second storey. Note the embossed foliage motif on the wood shingles, exposed during the restoration of the exterior woodwork. Photograph courtesy of A. Johnson.*



*Image 5: Detail of the interior versatile door, with the Queen Anne style glass which corresponds to the Queen Anne style windows on the exterior of the dwelling. Photograph courtesy of A. Johnson.*

**Appendix C – Historical Documentation**

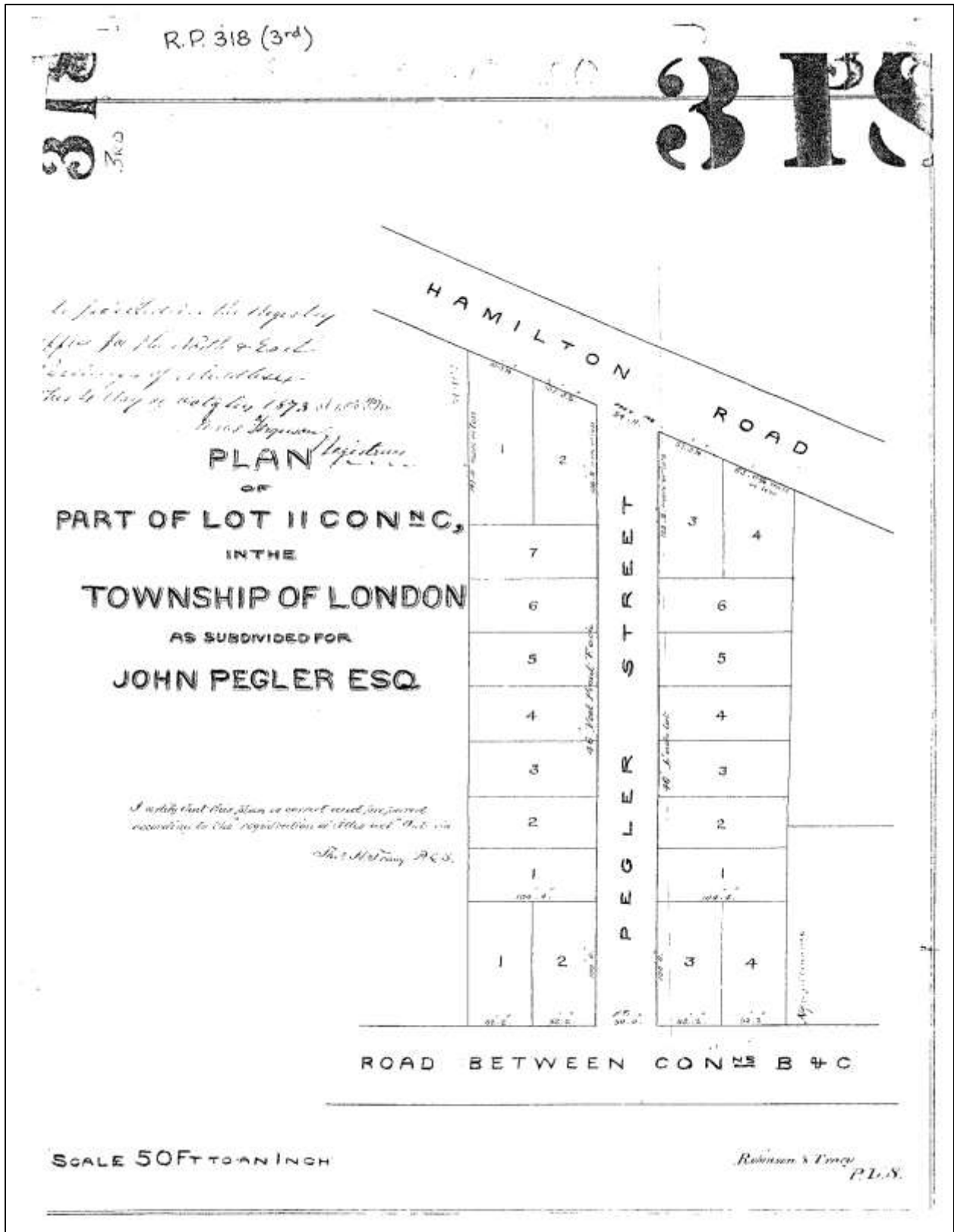


Figure 2: Registered Plan 318 (3<sup>rd</sup>) was registered on October 4, 1873 which subdivided the property of John Pegler, including the subject property at 36 Pegler Street (forming part of lots 3, 4, and 6 south of Hamilton Road on the east side of Pegler Street).

BOOK 192  
FOLIO 6

SHEET NO. 0  
LOT NO. 0  
PLAN 318

From London Jurveybook II Page 161

RANGE NO. X, Pegler St.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AMOUNT	LAND AND REMARKS
378 DIV. 4222	R.S.S.	10 Aug. 1897	12 Aug. 1897	John Pegler et ux	William H. Warren	110.00	All
re-rolled and compared 1 July 1974							
168782	C. F. R.	24 June 1974	27 June 74	re Estate of William Melville Warren-Deed.			All
168783	Grant	11 June 1974	27 June 74	Mary Taylor	Kenneth Kelly and Elizabeth A. Kelly his wife	14,500.00	All GE 15666 See Recitals C. T. P. Att'd.
168784	Grant	11 June 74	27 June 1974	Kenneth Kelly and Elizabeth A. Kelly his wife	Mary Taylor	Discharged by v 669657	28-06-74 Asst. Dep.
413751	C.F.R.	29 July 1974	30 Oct 1974	Re estate of Mary J Taylor		Discharged by v 669657	28-06-74 Asst. Dep.
418552	C.F.R.	16 Dec 1974	16 Dec 1974	Donald W Taylor et ux	Donald W Taylor	Discharged by v 669657	28-06-74 Asst. Dep.
510524	C.F.R.	21 June 1974	1 July 1974	re estate of Donald W Taylor		Discharged by v 669657	28-06-74 Asst. Dep.
515129	C.F.R.	20 Apr 1974	27 May 1974	Louise X Hanks et ux	Louise X Hanks	9,861.57	All G.S.
168784				Underhill, Exec. of Donald W Taylor		Discharged by v 669657	28-06-74 Asst. Dep.

AUG 2 1993

**NOTICE**  
The land in this journal register is designated as of  
JUN 21 1993  
COMPART 23 OF REGULAR, 1984 and all special provisions are registered under the Land Titles Act pursuant to the 20th Regulations subsequent to that date are recorded in the journal register and not in Volume 191 of the Land Titles.

Previous 26 of 247 Next

Figure 3: Land Registry records for the subject property at 36 Pegler Street were accessed using ONLand. Book 192, Bolio 6 includes information for Lot 6, E. Pegler on Plan 318 – the subject property. Note: the Land Registry records were converted to the land titles system in 1993.

ASSESSMENT ROLL FOR THE FIFTH WARD				OF THE CITY OF LONDON FOR 1899			
No.	Name	Value	Rate	No.	Name	Value	Rate
15554	John Pegler	750	10.00	15554	John Pegler	750	10.00
15555	John Pegler	50	10.00	15555	John Pegler	50	10.00
15556	John Pegler	50	10.00	15556	John Pegler	50	10.00
15557	John Pegler	50	10.00	15557	John Pegler	50	10.00
15558	John Pegler	50	10.00	15558	John Pegler	50	10.00
15559	John Pegler	50	10.00	15559	John Pegler	50	10.00
15560	John Pegler	50	10.00	15560	John Pegler	50	10.00
15561	John Pegler	50	10.00	15561	John Pegler	50	10.00
15562	John Pegler	50	10.00	15562	John Pegler	50	10.00
15563	John Pegler	50	10.00	15563	John Pegler	50	10.00
15564	John Pegler	50	10.00	15564	John Pegler	50	10.00
15565	John Pegler	50	10.00	15565	John Pegler	50	10.00
15566	John Pegler	50	10.00	15566	John Pegler	50	10.00
15567	John Pegler	50	10.00	15567	John Pegler	50	10.00
15568	John Pegler	50	10.00	15568	John Pegler	50	10.00
15569	John Pegler	50	10.00	15569	John Pegler	50	10.00
15570	John Pegler	50	10.00	15570	John Pegler	50	10.00
15571	John Pegler	50	10.00	15571	John Pegler	50	10.00
15572	John Pegler	50	10.00	15572	John Pegler	50	10.00
15573	John Pegler	50	10.00	15573	John Pegler	50	10.00
15574	John Pegler	50	10.00	15574	John Pegler	50	10.00
15575	John Pegler	50	10.00	15575	John Pegler	50	10.00
15576	John Pegler	50	10.00	15576	John Pegler	50	10.00
15577	John Pegler	50	10.00	15577	John Pegler	50	10.00
15578	John Pegler	50	10.00	15578	John Pegler	50	10.00
15579	John Pegler	50	10.00	15579	John Pegler	50	10.00
15580	John Pegler	50	10.00	15580	John Pegler	50	10.00
15581	John Pegler	50	10.00	15581	John Pegler	50	10.00
15582	John Pegler	50	10.00	15582	John Pegler	50	10.00
15583	John Pegler	50	10.00	15583	John Pegler	50	10.00
15584	John Pegler	50	10.00	15584	John Pegler	50	10.00
15585	John Pegler	50	10.00	15585	John Pegler	50	10.00
15586	John Pegler	50	10.00	15586	John Pegler	50	10.00
15587	John Pegler	50	10.00	15587	John Pegler	50	10.00
15588	John Pegler	50	10.00	15588	John Pegler	50	10.00
15589	John Pegler	50	10.00	15589	John Pegler	50	10.00
15590	John Pegler	50	10.00	15590	John Pegler	50	10.00
15591	John Pegler	50	10.00	15591	John Pegler	50	10.00
15592	John Pegler	50	10.00	15592	John Pegler	50	10.00
15593	John Pegler	50	10.00	15593	John Pegler	50	10.00
15594	John Pegler	50	10.00	15594	John Pegler	50	10.00
15595	John Pegler	50	10.00	15595	John Pegler	50	10.00
15596	John Pegler	50	10.00	15596	John Pegler	50	10.00
15597	John Pegler	50	10.00	15597	John Pegler	50	10.00
15598	John Pegler	50	10.00	15598	John Pegler	50	10.00
15599	John Pegler	50	10.00	15599	John Pegler	50	10.00
15600	John Pegler	50	10.00	15600	John Pegler	50	10.00

Figure 4: The 1899 Tax Assessment Roll for Ward 5 includes the first entry for the dwelling at 36 Pegler Street (Line 15554; highlighted), which records the value of the property at \$750 (an increase from \$50 in the 1898 Tax Assessment Roll). The 1899 Tax Assessment Roll was surveyed on May 12, 1898.





## Charles Frederick Warren

**BIRTH** 19 JAN 1832 • Brixham, Devon, Eng.  
**DEATH** 26 JUN 1920 • London, Middlesex Co., Ont., Can.

### Facts

#### Age 0 — Birth

19 Jan 1832 • Brixham, Devon, Eng.

#### Age 19 — Residence

1851 • Brixham, Devon, England

#### Age 19 — Residence

1851 • Brixham, Devon, England

#### Age 21 — Arrival

1853

#### Age 29 — Residence

1861 • Guelph, Wellington, Canada West

Age: 22; Marital Status: Married; Relation to Head of House: Head

#### Age 39 — Residence

1871 • London, East Middlesex, Ont., Can.

Age: 37; Marital Status: Married

#### Age 49 — Residence

abt 1881 • Middlesex East, Ontario, Canada

#### Age 59 — Residence

1891 • London East, Middlesex East, Ont., Can.

Marital Status: Married; Relation to Head of House: Head

#### Age 79 — Residence

1911 • London City, Middlesex Co., Ont., Can.

#### Age 88 — Death

26 Jun 1920 • London, Middlesex Co., Ont., Can.

#### Burial

28 June 1920 • London, Middlesex Co., Ont., Can.  
 Woodland Cemetery

### Family

#### Parents


 **John Charles Warren**  
 1800-1869

 **Maria Fewins** 1804-



#### Spouse & Children


 **Mary Ann Gibson** 1838-1910


 **Emma Warren** 1857-1932


 **Sarah Alice Warren**  
 1860-1921


 **Eliza Jane Warren** 1862-1938


 **Christopher Warren** 1863-  
 **Charles Frederick Warren**  
 1865-1953

 **John James Warren**  
 1867-1932


 **Henrietta Eleanor Warren**  
 1870-

 **William Melville Warren**  
 1871-1961

 **Philip Barnabas Warren**  
 1875-1962

 **Edward Norman Warren**  
 1878-1936

 **Ethel Winifred Warren**  
 1881-

 **Florence Marion Warren**  
 1883-1970

### Sources

#### Ancestry Sources

-  1851 England Census
-  1861 Census of Canada
-  1871 Census of Canada
-  1881 Census of Canada
-  1891 Census of Canada
-  1911 Census of Canada
-  Ancestry Family Trees
-  New Brunswick, Canada, Marriages, 1789-1950
-  Ontario, Canada Census Index, 1871
-  Ontario, Canada Marriages, 1801-1928
-  Ontario, Canada, Deaths, 1869-1936 and Deaths Overseas, 1939-1947
-  Passenger and Immigration Lists Index, 1500s-1900s

Figure 5: Genealogical information on the Warren family, accessed via [www.ancestry.ca](http://www.ancestry.ca).



Table 2: City Directory listings for the property at 36 Pegler Street

Year	Address	Name , Occupation
1897-1898	Pegler Street	No entry for 36 Pegler
1898-1899	36 Pegler Street	Charles S. Warren
		Edward N., car bldr GTR, lvs 36 Pegler
		Ethel W., mach., lvs 36 Pegler
		Melville W., mach., lvs 36 Pegler
		Philip B., boilermaker, lvs 36 Pegler
1900	36 Pegler Street	Charles S. Warren
		Edward, car bldr, lvs 36 Pegler
		Ethel, opr John Marshall & Co, lvs 36 Pegler
		Florence, ttrs, lvs 36 Pegler
		Philip B., brass fnshr, lvs 36 Pegler
		W. Melville, mach, lvs 36 Pegler
1901	36 Pegler Street	Charles S. Warren
		Edward N., carp, lvs 36 Pegler
		Ethel W., lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		W. Melville, mach, lvs 36 Pegler
1902	36 Pegler Street	Charles Warren
		Edward N., carp, lvs 36 Pegler
		Ethel W., lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		Melville (M. Warren & Co.), lvs 36 Pegler
		Philip B (M Warren & Co), lvs 36 Pegler
1903	36 Pegler Street	Charles Warren
		Edward N., carp, lvs 36 Pegler
		Ethel W., lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		Melville (Warren Bros), lvs 36 Pegler
		Philip (Warren Bros), lvs 36 Pegler
1904	36 Pegler Street	Charles Warren
		Edward (Warren Bros), lvs 36 Pegler
		Ethel W., lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		Melville (Warren Bros), lvs 36 Pegler
		Philip (Warren Bros), lvs 36 Pegler
1905	36 Pegler Street	Charles Warren
		Edward (Warren Bros), lvs 36 Pegler
		Ethel W., lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		Melville (Warren Bros), lvs 36 Pegler
		Philip (Warren Bros), lvs 36 Pegler
1906	36 Pegler Street	Charles Warren
		Edward (Warren Bros), lvs 36 Pegler
		Ethel W., lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		Melville (Warren Bros), lvs 36 Pegler
		Philip (Warren Bros), lvs 36 Pegler
1907	36 Pegler Street	Charles Warren
		Edward (Warren Bros), lvs 36 Pegler
		Florence M., drsmkr, lvs 36 Pegler
		Melville (Warren Bros), lvs 36 Pegler
		Philip (Warren Bros), lvs 36 Pegler
1907-1908	36 Pegler Street	Charles Warren
		Edward N. (Warren Bros), 36 Pegler
		Melville W. (Warren Bros), 36 Pegler

		Philip B. (Warren Bros), 36 Pegler
1908-1909	36 Pegler Street	Charles Warren
		Edward N. (Warren Bros), 36 Pegler
		Melville W. (Warren Bros), 36 Pegler
		Philip B. (Warren Bros), 36 Pegler
1909-1910	36 Pegler Street	Charles Warren
		Edward N. (Warren Bros), 36 Pegler
		Melville W. (Warren Bros), 36 Pegler
1910-1911	36 Pegler Street	Charles F. Warren
		Edward N. (Warren Bros), 36 Pegler
		Wm. M. (Warren Bros), 36 Pegler
1912	36 Pegler Street	Charles F. Warren
		Edward N. (Warren Bros), 36 Pegler
		W. Melville (Warren Bros), 36 Pegler
1913	36 Pegler Street	Charles F. Warren
		W. Melville (Warren Bros)
1914	36 Pegler Street	Charles F. Warren
1915	36 Pegler Street	Mrs. Etta Coleman, b 36 Pegler
		Charles F. Warren
1916	36 Pegler Street	Etta Coleman (wid Harvey B), 36 Pegler
		Charles F. Warren
1917	36 Pegler Street	Charles F. Warren
		Etta Coleman (wid Harvey B), 36 Pegler
1918	36 Pegler Street	Charles F. Warren
		Etta Coleman (wid Harvey B), 36 Pegler
1919	36 Pegler Street	Charles F. Warren
		Ettie, cook, 36 Pegler
1920	36 Pegler Street	Charles F. Warren
		Mrs. E. Coleman, b 36 Pegler
		Philip Warren (Warren Bros)
1921	36 Pegler Street	Charles F. Warren
		Etta (wid N B), b 36 Pegler
		Philip B. Warren (Warren Bros)
1922	36 Pegler Street	P. B. Warren
		Etta (wid N B), b 36 Pegler
1923	36 Pegler Street	Walter Ariss, boilermaker GTR
1924	36 Pegler Street	George Slyford ( G. F. Slyford & Co., quality grocers, cooked meats, fruits in season, 406 Hamilton Road, Phone 193), h 36 Pegler
1925	36 Pegler Street	Mrs Clara (wid Fred C) Prest, h 36 Pegler
1926	36 Pegler Street	Fred Prest, carpenter, h 36 Pegler
1927	36 Pegler Street	Fred Prest, carpenter, John Hayman & Sons, h 36 Pegler
1928	36 Pegler Street	Lester Small, baker, Canadian Bread Co.
1929	36 Pegler Street	Lester (Martha) Small, baker
1930	36 Pegler Street	Edward Price, bkr
1931	36 Pegler Street	Fred Struckett (Annie), h 36 Pegler
1932	Pegler Street	Fred Struckett (Annie), h 36 Pegler
1933	36 Pegler Street	E. J. Lafave, musician
1938	36 Pegler Street	W. J. Kew, operator, St Ry
1943	36 Pegler Street	E. A. Kolpin, porter, Post Office
1948	36 Pegler Street	E. A. Kolpin, porter, Post Office
1953	36 Pegler Street	unlisted
1958	36 Pegler Street	Frederick Johnson, works for CNR
		R. G. Bowman, works for CNR
1963	36 Pegler Street	Kenneth Kelly, Kelly Jewellers
1968	36 Pegler Street	Kenneth Kelly

1973	36 Pegler Street	Kenneth Kelly, installer
1978	36 Pegler Street	Kenneth Kelly, salesman, Goodwill Sales Ltd.
1983	36 Pegler Street	Kenneth Kelly (Eliz A), slsmn Goodwill Sls Ltd, h 36 Pegler, f
1988	36 Pegler Street	Kenneth Kelly (Eliz A), h 36 Pegler
1993	36 Pegler Street	Kenneth Kelly (Eliz A), ret, h 36 Pegler
1998	36 Pegler Street	Kenneth Kelly (Elizabeth A), ret, h 36 Pegler
2003	36 Pegler Street	J. Norris (owner since 2001)
2008	36 Pegler Street	J. Norris
2013	36 Pegler Street	No return

## Appendix D – Comparative Analysis

Comparative analyses were undertaken from the perspective of cultural heritage resources within the Hamilton Road area and with other one-and-a-half storey, gable-end, buff brick, side hall plan cottages in London.

### **One-and-a-Half Storey, Gable-End, Buff Brick, Side Hall Plan Cottages**

The general one-and-a-half storey side hall plan cottage form is common in London, however the specific execution of the home and its details are of significant quality to be considered representative.

The following properties were identified as comparison properties (some pictured in Appendix D):

- 10-26 Redan Street (1904) – listed
- 57-99 Smith Street (1908) – listed (97 Smith Street – Part IV designated)
- 846-858 Lorne Avenue (1903-1904) – Old East Heritage Conservation District
- 803 Queens Avenue (1901) – Old East Heritage Conservation District
- 905 Queens Avenue (1905) – Old East Heritage Conservation District
- 291-317 Pall Mall Street (c.1900) – listed
- 4 Christie Street
- 512 St. James Street (1901)
- 772 Hellmuth Avenue (1903) – Bishop Hellmuth Heritage Conservation District
- 787 Waterloo Street (c.1898) – Bishop Hellmuth Heritage Conservation District
- 799 Waterloo Street (1897) – Bishop Hellmuth Heritage Conservation District
- 230-238 St. George Street (1898-1904) – listed
- 182 Cromwell Street (1905) – listed
- 111 Forward Avenue (1910) – listed
- 87 Tecumseh Avenue East
- 89 Tecumseh Avenue East
- 91-97 Tecumseh Avenue East
- 177 Tecumseh Avenue East (1900) – listed
- 126 Wortley Road (1896) – Wortley Village-Old South Heritage Conservation District

When compared to other one-and-a-half storey, gable-end, buff brick, side hall plan houses, the property at 36 Pegler Street displays a high degree of craftsmanship. It can also be considered to be representative of its Queen Anne Revival, with East Lake School influences, architectural style as it retains a high degree of integrity from its construction in 1897.

Some of the properties noted above are pictured below.



*Image 6: Property at 126 Wortley Road, Wortley Village-Old South Heritage Conservation District.*



*Image 7: Property at 772 Hellmuth Avenue, in the Bishop Hellmuth Heritage Conservation District.*





*Image 8: Property at 97 Smith Street, designated pursuant to Part IV of the Ontario Heritage Act. Note: this property is the geographic closest to the subject property at 36 Pegler Street.*



*Image 9: Property at 846 Lorne Avenue, "double designated" under Part IV of the Ontario Heritage Act and as part of the Old East Heritage Conservation District. This is a characteristic form of residential dwelling particularly found in the Old East Heritage Conservation District.*





*Image 10: Property at 230 St. George Street, a heritage listed property in the future Great Talbot Heritage Conservation District.*



*Image 11: Property at 182 Cromwell Street, a heritage listed property located within the future Gibbons Park Heritage Conservation District.*

### **Cultural Heritage Resources in the Hamilton Road Area**

The Hamilton Road area is under represented in heritage listed and designated properties when compared to other historic areas in the City of London (see Appendix D). Between Adelaide Street North, the Canadian National Railway, Highbury Avenue North, and the south branch of the Thames River, and area with thousands of properties that are predominately historic in construction, there are only five properties designated under the *Ontario Heritage Act*:

- 75 Dillabough Street
- 97 Smith Street
- 78 Smith Street
- 88 Egerton Street
- 77 Price Street

Recognizing properties in under-represented areas of the City of London through designations pursuant to the *Ontario Heritage Act* is important to reflecting the diversity of cultural heritage resources that are valued by Londoners.





Figure 6: Heritage listed properties (yellow) and heritage designated properties (red) near 36 Pegler Street.

## Appendix E – Statement of Cultural Heritage Value or Interest

### Legal Description

Part Lots 3 and 4, s/s Hamilton Road and Lot 6, e/s Pegler Street, Plan 318(3<sup>rd</sup>), designated as Part 1, 33R-17045, London

### Description of Property

The property at 36 Pegler Street is located on the east side of Pegler Street just south of Hamilton Road. The property includes a house, located to the southern portion of the property with a driveway at the north. The house was constructed in 1897 and was first occupied by the Warren family.

### Statement of Cultural Heritage Value or Interest

The property at 36 Pegler Street is of significant cultural heritage value or interest because of its physical/design values, its historical/associative values, and its contextual values.

The property at 36 Pegler Street is a representative example of the Queen Anne Revival architectural style, with expression of influences from the East Lake School, in East London. The Queen Anne Revival architectural style is demonstrated in the form, massing, and detailing of the home at 36 Pegler Street. While the Queen Anne Revival architectural style is common in London, the execution of the detailing of the building, particularly its demonstrated expression of influence from the East Lake School, distinguishes the property at 36 Pegler Street from other examples of the Queen Anne Revival architectural style. The property at 36 Pegler Street demonstrates a high degree of authenticity as a representative example of a Queen Anne home in London as its heritage attributes are accurately displayed. The property at 36 Pegler Street has a high degree of integrity, as the property's heritage attributes have been preserved and continue to support the cultural heritage value of the property.

A concentration of decorative elements applied to the home at 36 Pegler Street demonstrates the high degree of craftsmanship and artistic merit, particularly as it executes the Queen Anne Revival architectural style. In particular, the applied wooden details of the gable, the fretwork of the porch, and the stained glass windows (particularly the front window) demonstrate a high degree of craftsmanship and artistic merits with excellent integrity. The property at 36 Pegler Street also demonstrates a higher degree of applied detail than found on nearby properties of the same vintage.

The property at 36 Pegler Street has the potential to yield information related to an understanding of the history and evolution of East London and the Hamilton Road area as it relates to Victorian period development that characterizes the area's development.

The property at 36 Pegler Street defines the character of Pegler Street, particularly as a relic of the former residential character of the east side of Pegler Street near Hamilton Road.

The property at 36 Pegler Street is historically linked to the nearby properties at 23 Pegler Street and 35 Pegler Street, as the buildings located on these properties were constructed for children of Charles Warren who lived at 36 Pegler Street prior to their construction.

### Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Form, scale, and massing of the one-and-a-half storey L-plan residential building
- The setback of the building from Pegler Street
- Steeply pitched cross-gable roof
- Buff brick veneer exterior cladding, with voussoirs above the window and door openings in the façades

- Entry doorway set in an umbrage with the gable roof projecting above, supported by a decorated fluted wood post set on a base of buff brick masonry with brackets and fretwork in an off-set rectangular pattern
- East Lake style painted wood entrance door with glass lights framed in scroll with trim and dentil below, a brass ringer/door bell and mail slot, and nine recessed panels below with nail head detail, and transom with water glass texture
- Wood windows and storm windows, including:
  - Large plate glass window on the front of the building, set in a segmental arched opening with pierced line and dot detail, with a curved, oblong transom, carved floral motif in the spandrel of the transom, and stained glass with coloured and textured glasses in a scroll motif with floral accents, a painted stone sill
  - Queen Anne style windows in the front gable, with plain lower sashes and coloured glass in small squares surrounding a plain centre lights in the upper sash
  - Wood sash windows and storm windows
- Decorated front (west) and north (side) gables, including wood details:
  - Bargeboard with naturalistic foliated scroll motif at terminal points
  - Raised panels with accented squares with daisy/floral or sunburst patera
  - Pierced or perforated details in the corbels/consols
  - Bracket course below the window openings with East Lake style brackets below the two windows, as well as above and between the windows to flank the window frame or stile
  - An enlarged or exaggerated bracket course above the window openings
  - Alternating courses of square or scalloped wood shingle imbrication
  - Ribbed or reeded parallel convex projecting mouldings (with the appearance of timber) in the apex of the gable
- Wood tongue and groove soffits
- Buff brick chimney at the rear
- The following interior heritage attributes:
  - The vestibule door with Queen Anne style stained glass with textured glass centre panel



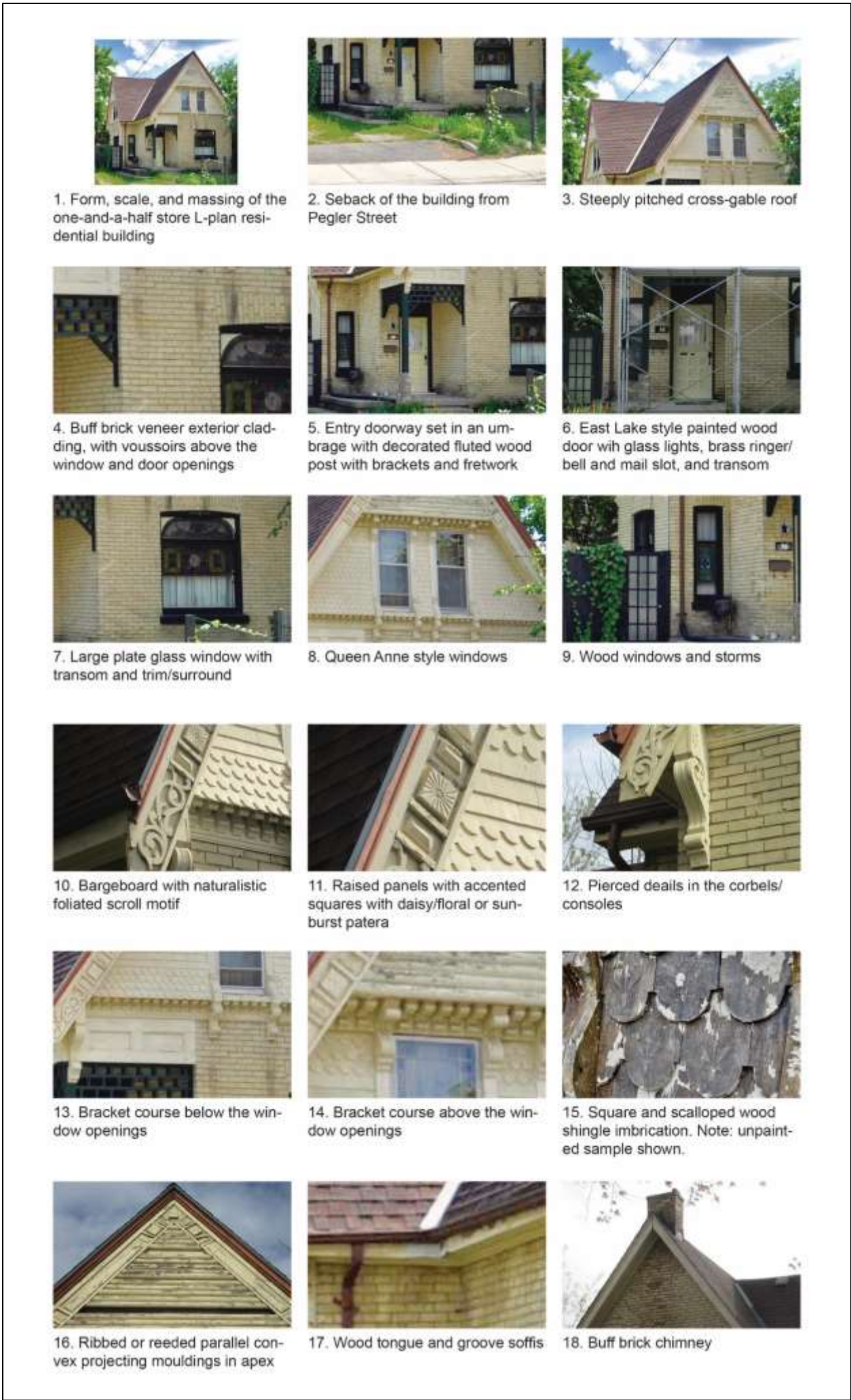
Appendix F – Heritage Attributes



19. Vestibule door (interior)

Image 12: Heritage attributes of the property at 36 Pegler Street (page one of two).





1. Form, scale, and massing of the one-and-a-half store L-plan residential building



2. Setback of the building from Pegler Street



3. Steeply pitched cross-gable roof



4. Buff brick veneer exterior cladding, with voussoirs above the window and door openings



5. Entry doorway set in an umbrage with decorated fluted wood post with brackets and fretwork



6. East Lake style painted wood door with glass lights, brass ringer/bell and mail slot, and transom



7. Large plate glass window with transom and trim/surround



8. Queen Anne style windows



9. Wood windows and storms



10. Bargeboard with naturalistic foliated scroll motif



11. Raised panels with accented squares with daisy/floral or sunburst patera



12. Pierced details in the corbels/consols



13. Bracket course below the window openings



14. Bracket course above the window openings



15. Square and scalloped wood shingle imbrication. Note: unpainted sample shown.



16. Ribbed or reeded parallel convex projecting mouldings in apex



17. Wood tongue and groove soffits



18. Buff brick chimney

Image 13: Heritage attributes of the property at 36 Pegler Street (page two of two).