




 


## Request for Designation 36 Pegler Street

London Advisory Committee on Heritage  
Wednesday November 13, 2019


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 **36 Pegler Street**



 **36 Pegler Street**

- Same historic property as White Ox Inn (demolished 1982), Pegler family
- Purchased in 1897 by William Warren
- Built between August 12, 1897 – May 12, 1898
- Occupied by Warren family until 1922, sold by Warren family in 1974



 **Architectural Details**

Queen Anne Revival with East Lake influences

- Irregular silhouettes
- Decoration and details
- Floral motifs
- Perforated, carved, embossed wood details
- Stained glass
- Queen Anne style windows



## Ontario Regulation 9/06

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 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.

## Physical or Design Values

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
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.	✔
	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 network 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-1900s in London, however it is not believed to demonstrate a high degree of technical or scientific achievement.	✘

## Historical or Associative Values

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
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	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.	✘
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	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.	✔
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The Hamilton Road area is underrepresented in number of heritage listed and designated properties within the City of London. 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.	✘

## Contextual Values

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has contextual value because it:	Is important in defining, maintaining, or supporting the character of an area	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.	✔
	Is physically, functionally, visually, or historically linked to its surroundings	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.	✔
	Is a landmark	The property at 36 Pegler Street is not believed to be a landmark.	✘

**Contextual Values**

23 Pegler Street      35 Pegler Street

**Comparative Analysis**

**Heritage Attributes**

**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**:

- 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,
- 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.

