

Bill No. 29
2020

By-law No. L.S.P.- _____ - _____

A by-law to designate 36 Pegler Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 36 Pegler Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 36 Pegler Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on January 14, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 14, 2020
Second Reading – January 14, 2020
Third Reading – January 14, 2020

SCHEDULE “A”
To By-law No. L.S.P.- _____ - _____

Legal Description

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

SCHEDULE “B”
To By-law No. L.S.P.- _____ - _____

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 for Designation

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