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D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION 2079 HURON STREET PUBLIC PARTICIPATION MEETING ON: MONDAY, NOVEMBER 5, 2012: NOT BEFORE 4:15. P.M.

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the following report **BE RECEIVED** and that Municipal Council **ADVISE** the Chief Building Official that it does not object to the request for demolition for the Priority 2 listed property at 2079 Huron Street and further, that it does not wish to issue a notice of Intent to Designate this property under Section 29 of the *Ontario Heritage Act* ; it being noted that the London Advisory Committee on Heritage has been consulted on this request for demolition.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The property at 2079 Huron Street contains a former farm residence and associated outbuildings, known collectively as Kernohan Orchards. The residence is a two storey brick clad structure built c. 1865. It is listed in the *Inventory of Heritage Resources* as a Priority 2 property.

In 1997, the property, a parcel containing 17 acres, was acquired by the City in preparation for the development of an industrial park which would include the land on which the current farm buildings are sited. For a period of time, the property was a rental property but has been vacant since 2011. It is zoned for both Light and Heavy industrial development.

As a listed property, the request for demolition requires both consultation with the London Advisory Committee on Heritage and discussion at a public participation meeting of the Planning and Environment Committee following public notice of the request to demolish. Should municipal Council determine the building is worthy of preservation, notice of its intent to designate the property under the Ontario Heritage Act may be provided.

At its meeting on October 10, 2012 the LACH did not recommend designation for this Priority 2 property. It did request that a full photo documentation be carried out and that salvageable heritage materials be reclaimed for reuse elsewhere.

Planning staff does not recommend designation. In terms of the three main areas for which designation may be pursued, the building may meet some of the criteria established in Regulation 09 of the Ontario Heritage Act but not, in the opinion of the heritage planner, in sufficient degree to merit a recommendation to preserve the property. In terms of its architectural and design values, the residential structure retains many features that typify this

Agenda Item #	Page #

D. Menard

style of Ontario Farmhouse with its gable shingle, simple porch millwork, two over two windows and interior wood mouldings. It even features a somewhat more unusual turret, clad with wood shingles. However, as in terms of building style, the *Inventory of Heritage Resources* contains 18 Priority 1 Ontario style farmhouses built between 1850 and 1878 and a further 23 Priority 2 residences in the same general style. Design values are further weakened by the deteriorated condition of the residence both on the exterior and the interior.

As second category for designation is its contextual value. At present, this property retains its original context as a rural farm with a variety of outbuildings. However, proposed redevelopment of the site will see this context disappear as even the former orchards are replaced with industrial oriented structures.

Historically, the property is related to the Kernohan family who had extensive landholdings in this area, formerly London Township. Research from historian Len Strange refers to information that a crown deed was given in 1832 to William Kernohan for 100 acres located on the north half of Lot 3, Second Concession. The research identified William Kernohan as coming from County Antrim, Ulster, typical of a significant Irish emigration to this area at that time. William Kernohan and members of his family are buried in the nearby Grove Cemetery. Following his death, the property passed to his wife, Anne, and was recorded in the Middlesex County Court House in 1838. William Kernohan was a merchant in London and his grandson, George, was a lumber merchant in the City, eventually founding the Kernohan Lumber Company. Another Kernohan family member purchased the property in 1899 and planted 10 acres of apple orchards in 1914 with more plantings later.

Recommendation

Following consultation with the LACH, Planning Staff does not recommend the designation of this property under Section 29 of the Ontario Heritage Act. It is recommended that the Chief Building Official be advised that Council will not issue notice of intent to designate and that a demolition permit may be issued pursuant to required clearances. Further, it is recommended that a detailed photo documentation be carried out prior to demolition and that salvageable heritage materials be reclaimed and offered to Fanshawe Park Pioneer Village for use prior to the normal disposal of salvaged materials. Finally, it is suggested that further research be done with respect to the Kernohan Family in London with the possible result being recognition through naming or interpretive signage.

	SUBMITTED BY:
D. MENARD HERITAGE PLANNER CITY PLANNING & RESEARCH	G. BARRETT, AICP MANAGER CITY PLANNING & RESEARCH
RECOMMENDED BY:	
J.M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

September 30, 2012

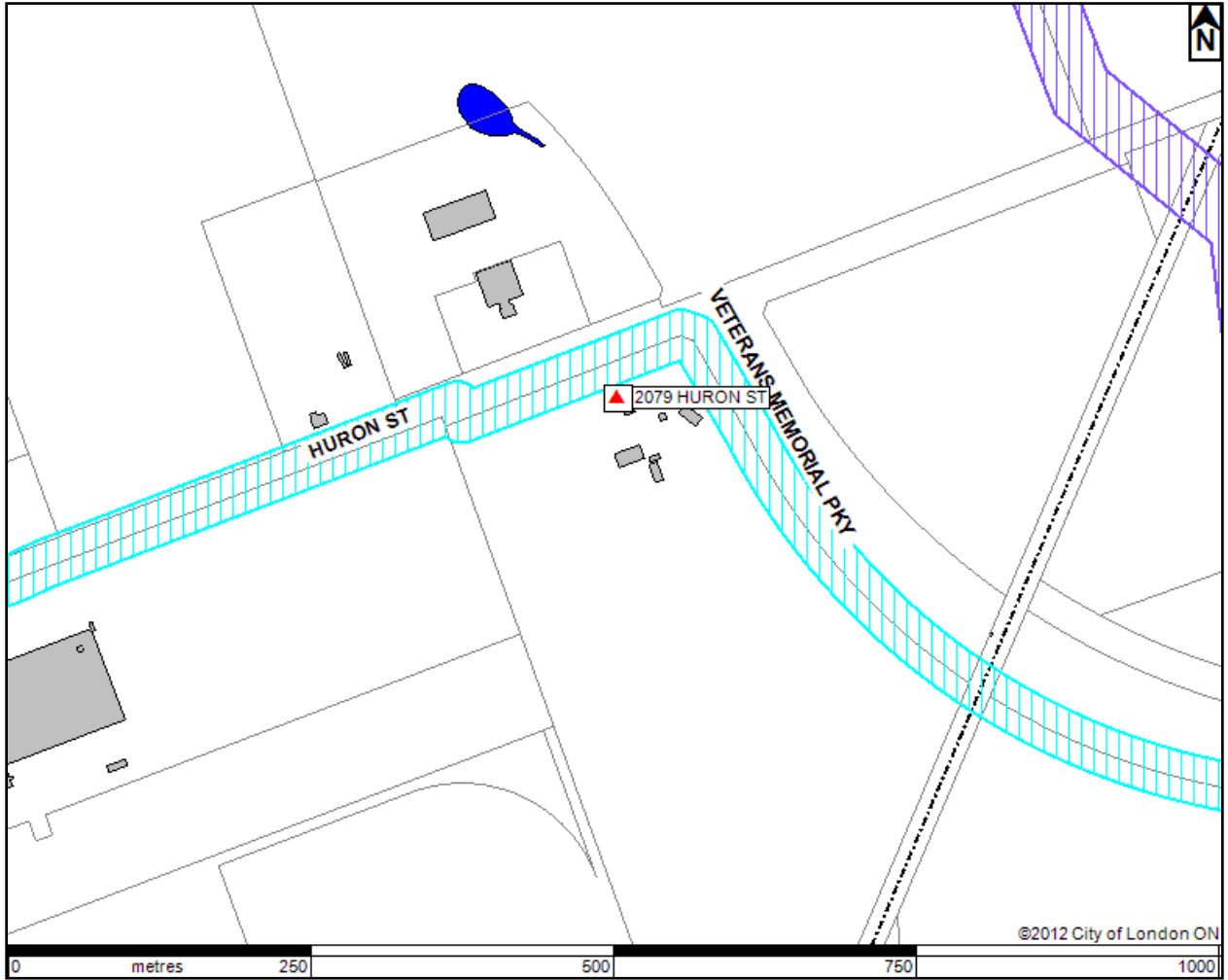
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Attach: Appendix 1- Location Map; Appendix 2- Photos

Agenda Item #	Page #

D. Menard

Appendix 1- Location Map



Agenda Item #

Page #

D. Menard

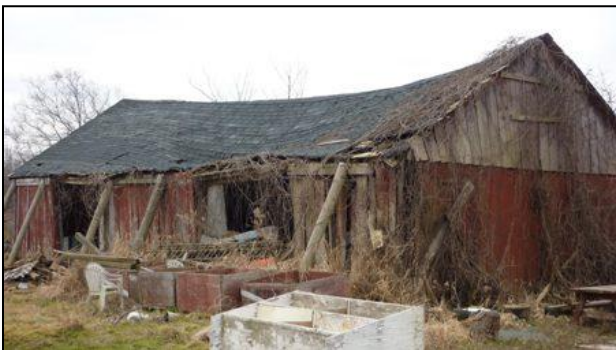
Appendix 2: Photos



Agenda Item #

Page #

D. Menard



Agenda Item #

Page #

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D. Menard

