

ELIZABETH CORMIER

PROFESSIONAL CORPORATION

Elizabeth K. Cormier, B.A., LL.B., Q.Med.

May 15, 2023

via e-mail to: heritage@london.ca

**The Corporation of the City of London
Planning and Development Department**
300 Dufferin Avenue
P.O. Box 5035
London, ON N6A 4L9

Re: **39 Carfrae Street**
London, ON N6C 1G1
Heritage Easement – ER1375935

We are the solicitors for the registered owners of the above-noted property. We are writing to notify the City that our clients intend to replace the existing pine shake roof at the property. We enclose our clients' Heritage Alteration Permit Application for the proposed work.

We confirm that Schedule "C" of the above-noted Heritage Easement, incorrectly identifies the roof as "a cedar shingle gable roof." The roof was replaced in 2001 by the previous owners, Mr. and Mrs. Beck. Pursuant to the enclosed proposal and invoice from Duo Building Ltd., the previous roof was replaced, and a pine shake roof was installed. Our clients have advised that the current pine shake roof is leaking. Please find attached photos that depict the existing condition of the roof. In accordance with section 2.6 of the Heritage Easement, our clients are required to maintain the property so that no deterioration in the property's condition and appearance takes place.

Our clients have consulted roofing specialists who have advised that the roof cannot be replaced, as pine shakes are generally no longer being installed due to their poor longevity. Our clients have been advised that the cost to install a cedar shake roof, pursuant to the inaccurate Heritage Easement, is approximately \$130,000. Please see the enclosed quote from Heather + Little Ltd., confirming a cost of \$114,622.00 + HST = \$129,522.86. Given this significant replacement cost, our clients submitted an Application to the London Endowment for Heritage Fund. The London Endowment Heritage Fund has only resulted in an offer of a \$1,000 grant. Had our clients been successful in obtaining sufficient funding, they would have different options for material, however, in the circumstances, the enclosed quote is grossly unfeasible.

In light of the foregoing, our clients confirm that they intend to install an asphalt shingle roof with new flashings and valleys as per the enclosed quote from Elgin Roofing dated April 8, 2023. Our clients have advised that the replacement roof will be installed in August 2023.

Elizabeth Cormier Professional Corporation
File No. 221859 - Page 2 of 2

You are hereby notified as required by the terms of the Heritage Easement. All communication regarding this matter, if any, should be directed to the attention of the undersigned.

Yours truly
ELIZABETH CORMIER
PROFESSIONAL CORPORATION

per:

Elizabeth Cormier

Electronically signed by
Elizabeth K. Cormier
Enclosures



**CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM**



Planning and Development
300 Dufferin Avenue, PO Box 5035 London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION A: DESCRIPTION OF THE HERITAGE DESIGNATED PROPERTY

Municipal Address: 39 CARFRAE STREET, LONDON

Heritage Designation: Part IV By-Law L.S.P. - 2978 - 65

Part V Heritage Conservation District _____

SECTION B: PROPOSED CHANGE(S)

Type of Work: alteration addition new building signage other

Related Applications: Building Permit Sign Permit other REPAIR

Brief Description of Proposed Changes(s):
REMOVE EXISTING PINE SHAKE ROOF AND UNDER LAYER OF ASPHALT SHINGLES.

REPLACE ALL FLASHINGS AND VALLEYS AND INSTALL NEW ASPHALT SHINGLES

Reason for the Proposed Change(s):
CURRENT ROOF IS LEAKING IN MULTIPLE LOCATIONS. PINE SHAKES ARE NOT AN

OPTION AS ROOFERS ARE NOT USING, AS PINE DETERIORATES TOO QUICKLY
CEDAR SHINGLES ARE NOT AN OPTION DUE TO COST AND NO FUNDS AVAILABLE
FROM THE CITY OF LONDON AND EXTREMELY LIMITED FUNDS FROM LONDON
FOUNDATION

Potential impact(s) to the Property's Heritage Attributes: _____



**CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM**

Planning and Development
300 Dufferin Avenue, PO Box 5035 London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION C: REQUIRED INFORMATION

- Written specifications, including materials and methodology
- Photographs that depict the existing building(s), structure(s), and heritage attributes that are affected by the proposed change(s) and their condition and context
- Site plan or sketch that illustrates the location of the proposed change(s)
- Dimensioned drawings of the proposed change(s)
- Technical cultural heritage studies:
 - Historical documentation
 - Heritage Impact Assessment
 - Conservation Plan
 - _____

Pages 3 - 8 - Duo Proposal & Invoices, current pine roof installed by Murray Shaw in 2001
Pages 9 - Murray Shaw confirming pine shakes are not available today
Pages 10 - 15 - Photos of current roof where leaking has occurred
Pages 16 - 18 - Proposal for new roof shingles
Pages 19 - 28 - Diagram of roof at 39 Carfrae Street
Pages 29 - 31 - Quote for Cedar Shingles
Pages 32 - 33 - Funds available from the City of London through the London Endowment

Proposal



GST #
R101518165

Page 1 of 3

P.O. BOX 24090, LONDON, ONTARIO N6H 5C4 (519) 434-0960 FAX (519) 660-6481

PROPOSAL SUBMITTED TO

Mr. & Mrs. Beck
39 Carfrae Street
London, Ontario
N6C 1G1

March 27, 2001

Phone - 672-3124

We hereby submit specifications and estimates for:

1. Supply and installation of pine shake roof on main house and modified bitumen membrane roofing in rear upper low slope section.

Remove and reinstall finial

Remove chimney saddles

Install custom pre-finished metal edge in charcoal colour along eaves

Install pre-finished aluminum trim along gable ends. Paint finish to match fascia.

Install 24" wide 26 gauge steel valley in charcoal colour

Install new 24" wide 26 gauge steel "W" valley irons in charcoal colour.

Install pressure treated hard pine shakes with 10" exposure, 18 inch #15 plain felt interlay on top 4" of each course and fastened with galvanized nails.

Double shakes on all valleys and eaves

Install sheet lead at compound conjunctions as required.

Fill in existing vent holes as required to ensure vents will fit in roof.

We Propose hereby to furnish material and labour - complete in accordance with above specifications, for the sum of:

Payment to be made as follows. **TERMS:** Due when rendered, 2% per month interest on overdue accounts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by Workmens Compensation Insurance

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

Proposal



GST #
R101518165

Page 2 of 3

P.O. BOX 24090, LONDON, ONTARIO N6H 5C4 (519) 434-0960 FAX (519) 660-6481

PROPOSAL SUBMITTED TO

Mr. & Mrs. Beck
39 Carfrae Street
London, Ontario
N6C 1G1

March 27, 2001

Phone - 672-3124

We hereby submit specifications and estimates for:

Install capping with ridge running north to south (away from prevailing winds)

Install step and tru-lock counter flashing on chimney and vertical walls with 26 gauge metal in charcoal colour.

Rear parapet wall to have ice and water membrane and cap flashing on parapet wall using 20 gauge pre-finish charcoal metal.

Install new rubber plumbing vent.

Install eight new heavy duty charcoal aluminum roof vents - Five rear existing holes and three on rear.

Seal all nail heads, vents, flashing with silicone.

- 2. Rear upper valley low slope roof
 - Remove old roofing complete
 - Install 180 Polyester base sheet
 - Install permed pre-finished custom eave flashing
 - Install torched on modified bitumen membrane
 - A mechanically fastened along each course and fully adhered.

We Propose hereby to furnish material and labour - complete in accordance with above specifications, for the sum of:

Payment to be made as follows: **TERMS:** Due when rendered, 2% per month interest on overdue accounts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control, Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

Proposal



GST #
R101518165

Page 3 of 3

P.O. BOX 24090, LONDON, ONTARIO N6H 5C4 (519) 434-0960 FAX (519) 660-6481

PROPOSAL SUBMITTED TO

Mr. & Mrs. Beck
39 Carfrae Street
London, Ontario
N6C 1G1

March 27, 2001

Phone - 672-3124

We hereby submit specifications and estimates for:

Inspect roof upon completion
Re-inspect and paint roof with aluminum coating 60 - 120 days later.

Clean site, sweep with magnet, remove all debris due to above.

Warranties

- 50 year warranty by Optimum Roofing Systems on Pine shake roof
- 15 year Manufactures limited warranty of Armour plast Classic plain modified bitumen
- 10 year Comprehensive Workmanship Limited Warranty

16,849 x 1.08 = 18,196.92
1,507 / 10 = 5098.48
(Make it \$9100)

We Propose hereby to furnish material and labour - complete in accordance with above specifications, for the sum of:

Sixteen thousand eight hundred forty-nine dollars (\$16,849.00) G. S. T. extra

Payment to be made as follows: **TERMS:** Due when rendered, 2% per month interest on overdue accounts.

1/2 on start 1/2 on completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



P.O. BOX 24090
LONDON, ONTARIO
N6H 5C4
(519) 434-0960
FAX (519) 660-6481

INVOICE

INVOICE TO

Mr. & Mrs. Beck
39 Carfrae Street
London, Ontario
N6C 1G1

Invoice No: 5351

Date: May 31, 2001

First draw on roof as quoted	\$8,504.68
Add G. S. T. # R 101518165	<u>595.32</u>
TOTAL INVOICE	\$9,100.00

RECEIVED
MAY 15 2001

with thanks Grace

TERMS: Due when rendered. 2% per month
interest on overdue accounts

GST #
R101518165



P.O. BOX 24090
LONDON, ONTARIO
N6H 5C4
(519) 434-0960
FAX (519) 660-6481

INVOICE

INVOICE TO

Mr. & Mrs. Beck
39 Carfrae Street
London, Ontario
N6C 1G1

Invoice No: 5414

Date: August 24, 2001

1.	Re-roof house with new pine shakes as per quote	\$16,849.00
2.	Remove and replace eaves trough as per quote	1,541.00
3.	Rebuild chimney, stucco finish over and paint to match existing as per quote	1,140.00
4.	Remove fascia, supply, install new clear pine fascia, pre-prime as per quote	2,813.00
	Less Invoice No: 5351	(8,504.68)
	Total	<i>RC</i> \$13,838.32
	Add G. S. T. # R 101518165	<u>968.69</u>
	TOTAL INVOICE	\$14,807.01

TERMS: Due when rendered. 2% per month interest on overdue accounts.

GST #
R101518165



P.O. BOX 24090
 LONDON, ONTARIO
 N6H 5C4
 (519) 434-0960
 FAX (519) 660-6481

Mr. & Mrs. Beck
 39 Carfrae Street
 London, Ontario
 N6C 1G1

September 14, 2001

Statement of Account

			Balance
Invoice No: 4988	Jan 31/00	11,098.58	11,098.58
- Cash Paid	June 15/00	5,664.29	5,434.29
- Cash Paid	June 15/00	5,664.29	230.00-
Invoice No: 5247	Jan 31/01	295.32	65.32
- Cash Paid	Mar 8/01	295.32	230.00-
Invoice No: 4988	Jan 31/01 Adjustment	65.32	295.32-
Invoice No: 5351	May 31/01	9,100.00	8,804.68
- Cash Paid	May 31/01	9,100.00	295.32-
Invoice No: 5414	Aug 24/01	14,807.01	14,511.69
✓ Cash Paid	Sept 14/01	14,211.68	300.01

From: Murray Shaw Reception <Info@murrayshaw.ca>
Subject: RE: Contact Request from murrayshaw.ca
Date: April 28, 2023 at 10:20:30 AM EDT
To: "[REDACTED]" <[REDACTED]>

Hello Jeff,

Thank you for contacting our office, unfortunately pine shake is no longer available, Only cedar shake is available now.

Murray Shaw Inc.



From: Jeffrey R Gard [mailto:info@murrayshaw.ca]
Sent: April 27, 2023 7:04 PM
To: Murray Shaw Reception <Info@murrayshaw.ca>
Subject: Contact Request from murrayshaw.ca

From: Jeffrey R Gard
Phone: [REDACTED]
Address: [REDACTED]

Preferred Contact Method: Email
Best time to reach them: Weekdays, Morning, Afternoon

Additional Comments or Questions:
Do you still install Pine Shake roofs? On the website it looks like you only install Cedar. Thanking you in advance.













Authentign ID: 5D8686FE-19F1-ED11-507A-60450201775A

Elgin Roofing Inc.

240 Elm St
 Aylmer ON N5H 2M8
 519-808-4201
 office@elginroofing.ca
 www.elginroofing.ca
 HST (ON) Registration No.:
 833262009RT0001



Estimate

ADDRESS

Jeff Gard
 [REDACTED]
 39 Carfrae St
 London Ontario N6C 1G1

ESTIMATE # 4234

DATE 08/04/2023

EXPIRATION DATE 08/05/2023

SALES REP

Jesse Price

JOB LOCATION

Entire house & shed

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<p>Gaf Timberline HDZ Shingles</p> <p>Remove and recycle old shingles, vents and flashing's.</p> <p>Supply and install GAF Timberline HDZ shingles.</p> <p>Supply and install GAF Timbertex capping on all hips and ridges.</p> <p>Supply and install GAF WBS starter shingles at all eave areas.</p> <p>Supply and install Grace Tri Flex ice and water shield at the eaves, in the valleys, around the chimneys at all the wall flashing areas and along the front of the main house 6' will be installed at the eaves all other eaves will receive 3' of ice and water shield..</p> <p>Supply and install GAF breathable Deck Armor underlayment over the remainder of the roof.</p> <p>Supply and install metal painted drip edge along the eaves, on the gables.</p> <p>Supply and install W metal painted valleys to replace the existing valleys.</p>	1	20,470.00	20,470.00

We accept Credit Card (*up to \$10,000.00*), Cheque, Certified Cheque and E-Transfers (office@elginroofing.ca).
 Credit Card payments over 10k are subject to 5% charge

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	<p>Supply and install a GAF Snow Country II hidden continuous shingle ridge vent along the back lower roof peak.</p> <p>The vents on the main house will be sheeted in and shingled over.</p> <p>New sewer pipe flanges will be installed around the 3 plumbing stack pipes. The caps that are on top of them will be removed and reinstalled to be able to replace the flanges around them.</p> <p>The exhaust fan vent will be replaced. Homeowner will supply the exhaust fan vent.</p> <p>All the wall flashing areas will have ice and water shield from the roof up the base of the wall. New step flashings will be installed where required in all these areas. New wall flashings will then be installed for the finishing look and siliconed where they meet the wall as need be.</p> <p>New chimney flashings will be installed around both chimneys.</p> <p>On the back lower roof new parapit flashings will be installed.</p> <p>The shed will have the same quality products as the house will have.</p> <p>This estimate includes full job site clean up of debris and magnetic roller to collect nails.</p> <p>This estimate includes GAF System plus 50yr warranty as well as Elgin Roofing 10yr workmanship warranty.</p> <p>On the dormer on the back of the house we will remove the existing roof as best as we can. We will install roofing board to the deck. On that we will supply and install a 2 ply peel and stick cap sheet roof for the finishing look. Drip edge will be installed around this roof.</p> <p>If any decking needs replaced owner will be notified and given a price.</p>			

We accept Credit Card (*up to \$10,000.00*), Cheque, Certified Cheque and E-Transfers (office@elginroofing.ca).

Credit Card payments over 10k are subject to 5% charge

DATE	DESCRIPTION	QTY	RATE	AMOUNT
------	-------------	-----	------	--------

.....
Finance options available OAC.
Visit www.elginroofing.ca to apply for
pre-approval.
.....

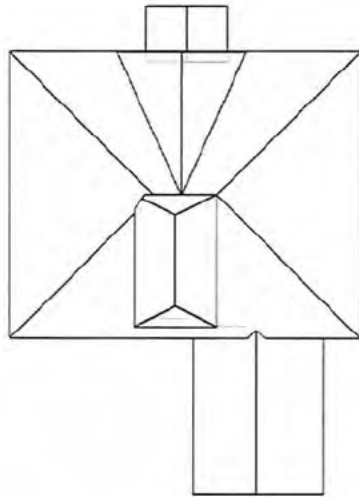
SUBTOTAL	20,470.00
HST (ON) @ 13%	2,661.10
TOTAL	\$23,131.10

TAX SUMMARY

	RATE	TAX	NET
HST (ON) @ 13%		2,661.10	20,470.00

Accepted By

Accepted Date



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Marc Jamieson
Company:	Heather & Little Limited
Address:	3205 14th Ave. Markham, ON L3R 0H1
Phone:	905-475-9763

TABLE OF CONTENTS

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MEASUREMENTS

- Total Roof Area =2,174 sq ft
- Total Roof Facets =15
- Predominant Pitch =6/12
- Number of Stories <=1
- Total Ridges/Hips =180 ft
- Total Valleys =45 ft
- Total Rakes =56 ft
- Total Eaves =234 ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



IMAGES

North Side



South Side



IMAGES

East Side



West Side

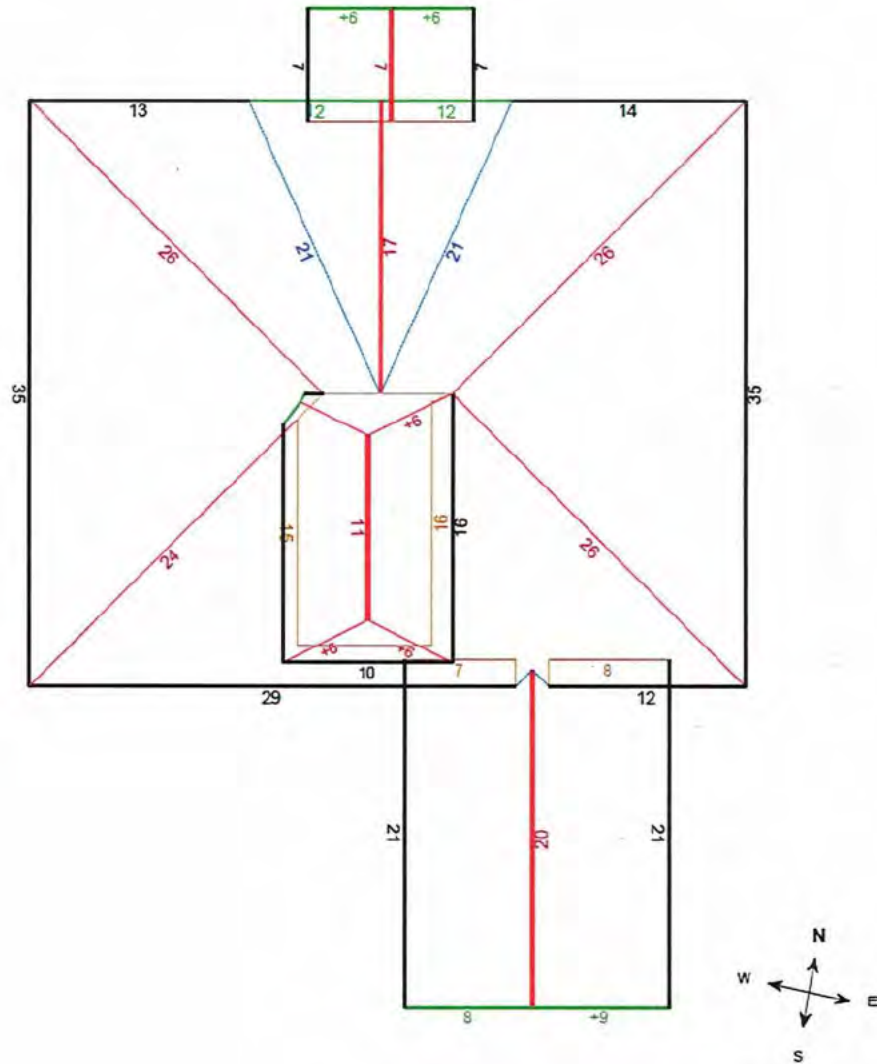


LENGTH DIAGRAM

Total Line Lengths:
Ridges = 56 ft
Hips = 124 ft

Valleys = 45 ft
Rakes = 56 ft
Eaves = 234 ft

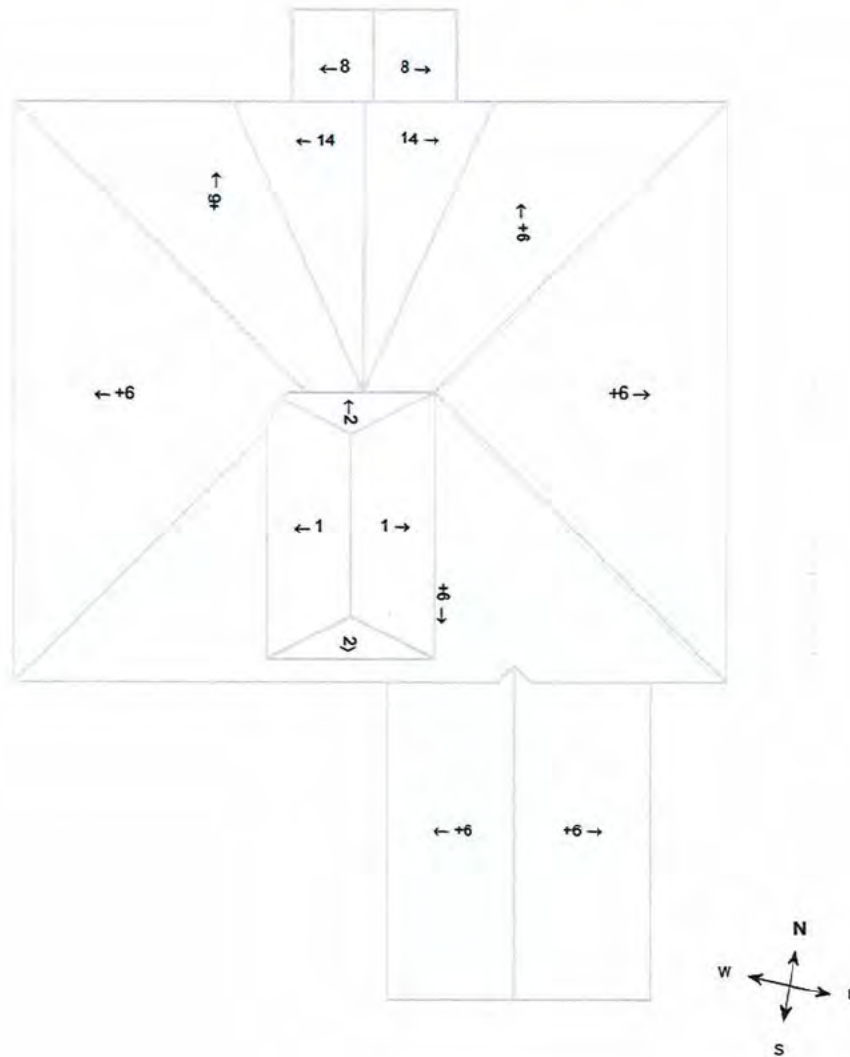
Flashing = 12 ft
Step flashing = 62 ft
Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

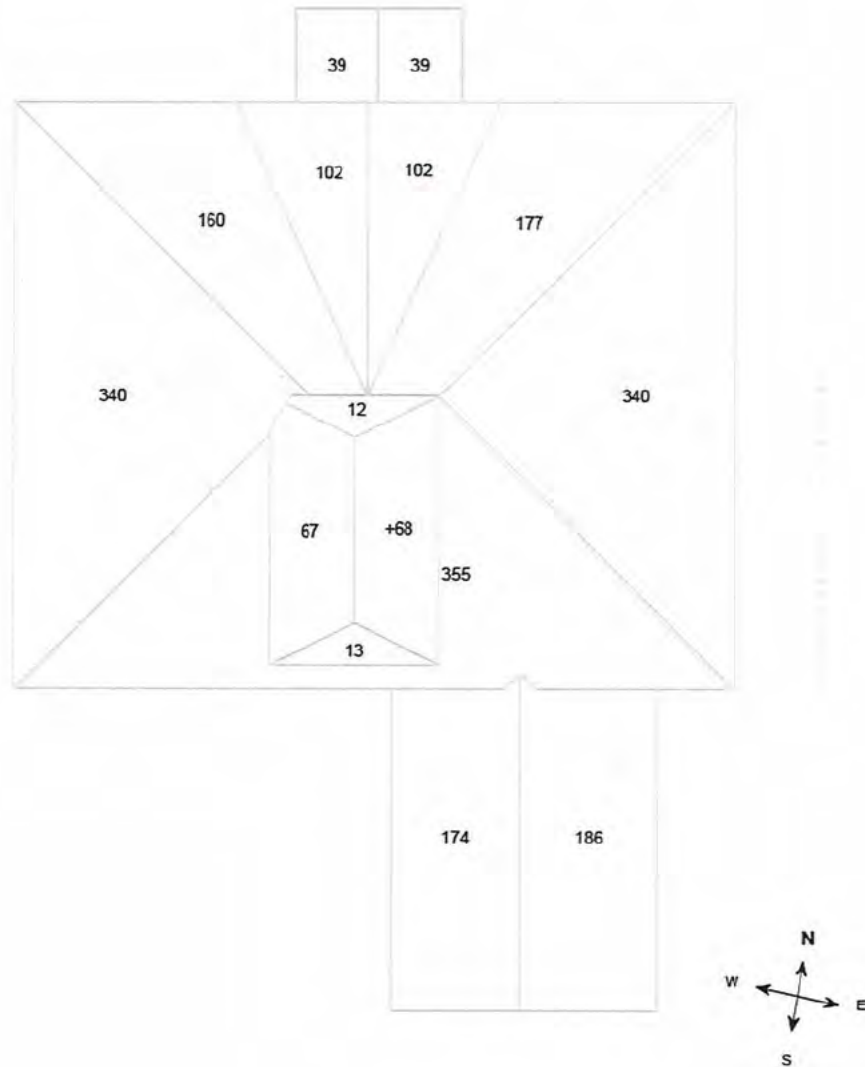
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

AREA DIAGRAM

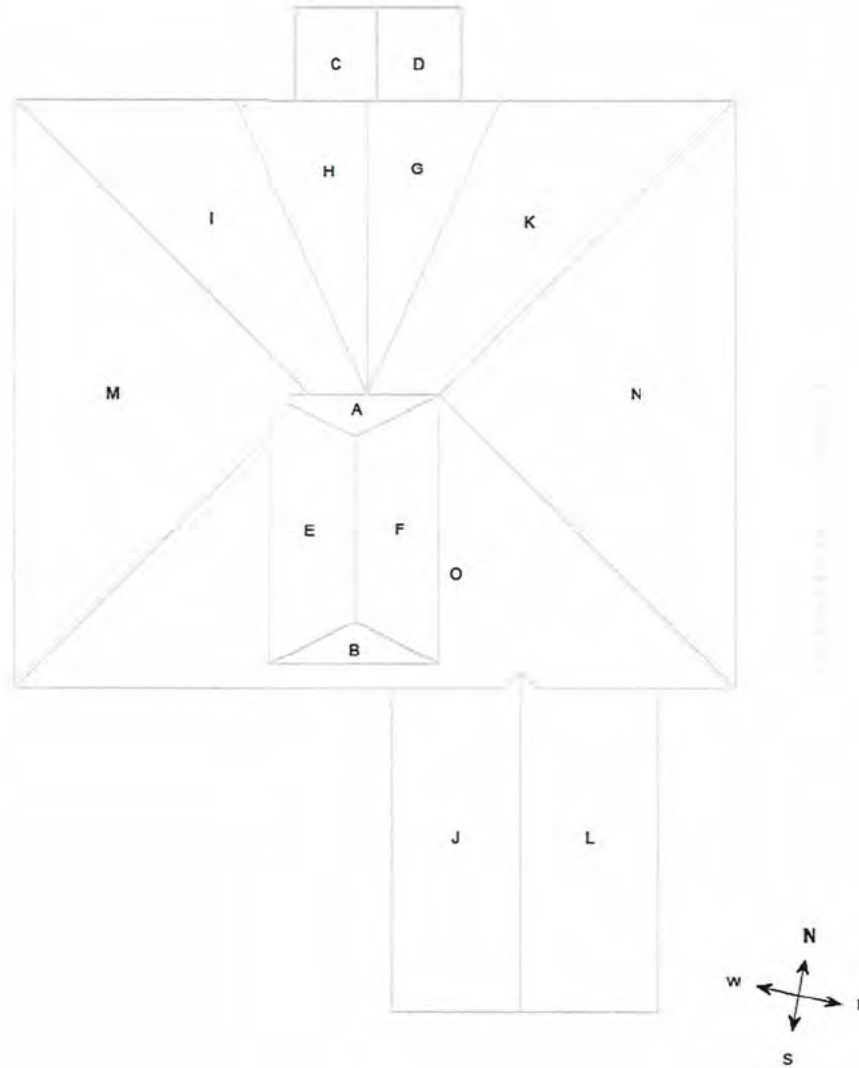
Total Area = 2,174 sq ft, with 15 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



REPORT SUMMARY

All Structures

Areas per Pitch					
Roof Pitches	1/12	2/12	6/12	8/12	14/12
Area (sq ft)	134.5	25.1	1731.0	79.0	204.1
% of Roof	6.2%	1.2%	79.6%	3.6%	9.4%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity		
Simple	Normal	Complex

Waste Calculation

NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.

Waste %	0%	4%	9%	14%	17%	19%	21%	24%	29%
Area (Sq ft)	2015	2096	2197	2298	2358	2398	2439	2499	2600
Squares *	20.33	21.00	22.00	23.00	23.66	24.00	24.66	25.00	26.00
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals

Lengths, Areas and Pitches

- Ridges = 56 ft (4 Ridges)
- Hips = 124 ft (8 Hips)
- Valleys = 45 ft (4 Valleys)
- Rakes† = 56 ft (8 Rakes)
- Eaves/Starter‡ = 234 ft (14 Eaves)
- Drip Edge (Eaves + Rakes) = 290 ft (22 Lengths)
- Parapet Walls = 0 (0 Lengths)
- Flashing = 12 ft (3 Lengths)
- Step flashing = 62 ft (8 Lengths)
- Predominant Pitch = 6/12
- Total Area (All Pitches) = 2,174 sq ft**

Property Location

- Longitude = -81.2473517
- Latitude = 42.9741509

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Total Roof Facets = 15

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

39 Carfrae St, London, ON N6C1G1

Report: 41563374

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=39+Carfrae+St,London,ON,N6C1G1

Directions from Heather & Little Limited to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=3205+14th+Ave.,Markham,ON,L3R+0H1&daddr=39+Carfrae+St,London,ON,N6C1G1



1925 • 2020

HEATHER + LITTLE L.T.E

Celebrating 95 Years of Craftsmanship

ESTIMATE

To: Jeff Gard
39 Carfrae St
London, ON N6C 1G1
Attn.: Jeff Gard
Email: [REDACTED]

Date: May 11, 2022

Tel.: [REDACTED]
Fax: [REDACTED]

Re: 39 Carfrae St, London ON

We are pleased to provide the following estimate for the above project as outlined below.

Scope of Services:

Supply the necessary material and labour to perform the following work:

- Remove and dispose of existing pine shingles and asphalt shingle roofing and underlayment down to the existing roof deck.
- It is assumed that there is only one layer of pine shingles and two layers of asphalt shingles existing. If additional layers are present, there will be additional costs.
- Supply and install one ply of peel & stick waterproofing membrane over the sloped roof area.
- Supply and install cedar breather membrane over the roof area.
- Supply and install cedar shake over the roof area.
- Fabricate and install 16 oz Copper metal flashing where required at all necessary roof terminations.
- Install modified bitumen roofing on rear dormer.

All for the sum of \$114,622.00 + HST

Notes:

- Wood deck replacement is not included in this estimate.
- This is a budget price based on the photos provided. Once we complete site inspection, we will review the estimate and revise if necessary.
- A 25% deposit and a signed quotation is required before commencement of any work.
- This price is based on current labor and material prices which are subject to change.
- This price is valid for a period of 30 days from the date stated above.
- This estimate is subject to the attached General Conditions and Terms.
- Acceptance of this estimate indicates agreement to allowing H&L to photograph/video the project during production and upon completion. Photographs or videos of your project may be used from time to time on our website, social media and in email for marketing purposes.

Please do not hesitate to contact us if we can be of further assistance and thank you for the opportunity to provide our services.

Submitted by:

Accepted by:

Per: _____

Per: _____

HEATHER + LITTLE LTD

Marc Jamieson
Heather & Little Limited

Name:

HEATHER + LITTLE LTD

**HEATHER & LITTLE LIMITED (H&L)
GENERAL CONDITIONS - CANADA**

- I. **TERMS OF PAYMENT:** Except when material and labour covered by this quotation are subcontract of a general contract, terms of payment are Net 30 days after completion of described in this quotation. All work will be progress invoiced and will be due upon receipt of the invoice. All the foregoing is subject to approval by our Credit Department.
- II. **DELAYS:** The Vendor is not responsible for delays resolution in whole or in part from transportation tie-ups or delays, priorities, strikes, accidents, riots, war, acts of God, or other causes beyond the Vendor's control.
- III. **PENALTIES:** The Vendor is not subject to penalties or claims for liquidated damages except as may be specifically provided for in this contract.
- IV. **CONTRACT FORM:** In the event that the Purchaser issues his own purchase order or prepares a contract based on this proposal, the conditions contained herein are hereby deemed part of the said purchase order or contract unless accepted there out in writing signed by the Vendor.
- V. **QUOTATION:** Unless stated elsewhere, quotations are valid for a period of 30 days from the date of writing.
- VI. **SUBLETTING A PORTION OF CONTRACT:** The Vendor reserves the right, at his discretion, to sublet all or part of the work covered by this quotation to a reputable third party.
- VII. **INSURANCE:** The Vendor agrees to carry Workers' Compensation and Public Liability policies, insuring during the progress of the operations such liability, which may by law be imposed upon H&L on account of accidents arising from such operations
- VIII. **UNLOADING & STORAGE:** The Purchaser agrees to furnish storage space for materials at no cost to the Vendor.
- IX. **NOTICE FOR COMMENCEMENT OF WORK:** The Purchaser agrees to give the Vendor at least three days clear notice before buildings are ready for the application of Vendor's material, provided always that the Vendor has obtained approval.
- X. **RECEIPT OF MATERIAL ON SUPPLY PROJECTS:** On receiving the Vendor's shipments, the Purchaser is to note the condition of the Vendor's material, the number of pieces, cases, etc. as being in accordance with the transporting company's receipt and note any variances thereon before accepting shipment on supply projects.
- XI. **LIABILITY FOR DAMAGE TO MATERIAL:** The Purchaser is to indemnify the Vendor for all damage to the Vendor's material and finished work on the job resulting from misuse, fire, water, damage, flood, wind damage direct or indirect, hail, lightning, explosion, riots, impact by aircraft or other vehicles, smoke damage, acts of God, or other hazard or risk not caused by the Vendor's forces.
- XII. **HOURS OF WORK:** Unless otherwise stated in writing, the price quoted herein is based on the prevailing workweek for fabrication and erection crews.
- XIII. **COMPLETION & ACCEPTANCE:** Upon completion, the Purchaser agrees to inspect the Vendor's work immediately and to issue an acceptance to the Vendor provided the work has been completed according to the contract.
- XIV. **INSTALLATION:** In all cases, our method of installation is in keeping with the specifications covering this project. Suitable bearing surfaces are the responsibility of other trades and are specifically excluded from our contract. Our quotation is based on the assumption that installation work, once commenced, may be completed without interruption, and that clear access to all work areas are to be provided by the purchaser or their agents.

Begin forwarded message:

From: Lindsay Ralph [REDACTED] >
Subject: London Endowment for Heritage Fund
Date: April 24, 2023 at 11:34:02 AM EDT
To: [REDACTED] >
Cc: "Gonyou, Kyle" [REDACTED] >

Dear Jeff,

I am pleased to advise the London Endowment for Heritage Fund Advisory Committee has approved a \$1000 grant for "remove and replace pine shakes and install cedar shingles" at 39 Carfrae Street.

Please note: your property is protected by a ***Heritage Easement Agreement***. For more information on this please use the contact email below.

A total of 17 applications valued at over \$300,154.49 were received this year. The Advisory Committee attempted to provide support for projects that conserve existing heritage features or restore features that have been removed. In doing so, it recognized the grants may represent only a fraction of what the full project may cost but wanted to show support for owners of designated properties to complete high quality heritage conservation projects.

How to access the grant:

- Please submit your photographs of the completed project and invoices, marked paid, up to the total of \$1000 to the attention of:

Kyle Gonyou, Heritage Planner, City of London
Mail: City of London – Community Planning, Urban Design, and Heritage
6th Floor, City Hall, 300 Dufferin Avenue, PO Box 5035, London,
ON N6A 4L9

Email: heritage@london.ca

Phone: 519-661-2489 x 5344

- Once the invoice submission is received and processed, a cheque for the grant amount will be issued to you from the Trust account which retains the funds.
- The grant must be used within two years (by April 1, 2025).

Thank you for your stewardship of your heritage property.

Lindsay Ralph

c. Kyle Gonyou, Heritage Planner, Community Planning, Urban Design, and Heritage, City of London

Lindsay Ralph (she/her)

Grants Officer

London Community Foundation

P: 519.667.1600 ext 106

W: www.lcf.on.ca

E: 

Check out our latest Annual Report [here](#)

[Subscribe](#) to be notified of LCF grant opportunities

[Click here](#) and [here](#) to find grant opportunities beyond LCF



**CITY OF LONDON
HERITAGE ALTERATION PERMIT
APPLICATION FORM**

Planning and Development
300 Dufferin Avenue, PO Box 5035 London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

SECTION D: APPLICANT INFORMATION

Property Owner		
Name JEFF GARD AND DAVID CALOREN		Phone [REDACTED]
Address [REDACTED]		City LONDON
Province ON		Postal Code N6A 2B9
E-mail [REDACTED]		
Applicant (complete if Applicant is not the Property Owner)		
Name		Phone
Address		City
Province		Postal Code
E-mail		
Agent Authorized by the Property Owner to Submit the Application		
Name ELIZABETH CORMIER PROFESSIONAL CORPORATION		Phone [REDACTED]
Address 100 - 140 FULLARTON STREET		City LONDON
Province ON		Postal Code N6A 5P2
E-mail [REDACTED]		

Who of the above is the primary contact? Property Owner Applicant Agent



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Tel: 519-930-3500 heritage@london.ca

Property Owner's Authorization

This must be completed by the Property Owner if the Property Owner is not completing the Heritage Alteration Permit application. If there are multiple Property Owners, an authorization letter from each Owner (with dated, original signature) is required or each Property Owner must sign the following authorization.

I, (we) JEFFREY GARD AND DAVID CALOREN, being the
Print name(s) of property owner, individual or company
registered Property Owner(s) of the subject lands, hereby authorize
ELIZABETH CORMIER PROFESSIONAL CORPORATION,
Print name of agent and/or company (if applicable)

to prepare and submit a Heritage Alteration Permit application.

Authentisign
JEFF GARD

Authentisign
DAVID CALOREN

Signature

05/12/23

Date



CITY OF LONDON
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Tel: 519-930-3500 heritage@london.ca

SECTION E: APPLICANT'S DECLARATION

This section must be completed by the person submitting the Heritage Alteration Permit application in the presence of a Commissioner of Oaths.

I, JEFFREY GARD AND DAVID CALOREN of the
Print name of Applicant

LONDON in the Region/County/District of MIDDLESEX
Print name of City, Town Print name of Region/County/District

solemnly declare that all of the statements contained in this application for a Heritage Alteration Permit at:

39 CARFRAE STREET, LONDON ON
Property address of Heritage Alteration Permit application

and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Declared before me at the County of Middlesex, in the Municipality of London,

this day of 05/12/23, 202.

JEFF GARD DAVID CALOREN
Signature of Applicant Commissioner of Oaths

JEFFREY GARD AND DAVID CALOREN
Print name of Applicant



CITY OF LONDON HERITAGE ALTERATION PERMIT APPLICATION FORM

Planning and Development
300 Dufferin Avenue, PO Box 5035 London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

Section F: NOTES FOR DECLARATION


initials

i. The applicant understands that the submission of this application does not guarantee a complete application has been received. Further review of the application will occur, and the applicant may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.


initials

ii. The applicant grants permission for City of London staff to enter onto the property for the purposes of evaluating this applicant and acknowledges that the Corporation of the City of London, or a representative of the City, will keep a photographic record of the site conditions.


initials

iii. The applicant agrees that the proposed work shall be done in accordance with this applicant and understands that the issuance of the Heritage Alteration Permit pursuant to the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the Corporation of the City of London or the requirements of the *Building Code Act, RSO 1980, c.51*.


initials

iv. The applicant acknowledges that in the event that a Heritage Alteration Permit is approved or approved with terms and conditions, any departure from the approval or the term and conditions on the approval as imposed by Municipal Council of the Corporation of the City of London, or its delegated authority, is prohibited and could result in the Heritage Alteration Permit being revoked and charges laid against the property owner for violation of the *Ontario Heritage Act*.


initials

v. The applicant agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-compliance with the said agreements, by-laws, acts, or regulations that, in consideration of the issuance of a Heritage Alteration permit, all claims against the Corporation of the City of London and its employees for any resultant losses or damages is hereby expressly waived.

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of Section 33(2) and Section 42(2.2) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* and will be used to process your heritage alteration application, contact you in relation to your application, and verify property ownership. Your name ~~and home address~~ will form part of a public agenda and report available on the City of London's website. Other information you provide, such as quotes for repairs, drawing, etc., may also form part of the public agenda/report. Questions about this collection should be addressed to the Manager, Heritage at 300 Dufferin Avenue, PO Box 5035, London, ON N6A 4L9. Tel: Tel: 519-930-3500, email: heritage@london.ca







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OFFICE USE ONLY

Complete Application: (date of receipt) _____

Approval Type: Delegated Authority By-law

Municipal Council

Related Applications: Building Permit Sign Permit other _____

Reviewed by: _____ Pre-consultation (date): _____

CACP (date): _____ PEC (date): _____ Municipal Council (date): _____

AMANDA entry: (date): _____

Work completed, Terms & Conditions fulfilled: (date): _____