

Submission to London City Council by Jeff Gard and David Caloren

The owners of 39 Carfrae Street fully support the recommendations made at the July 17, 2023 Planning and Environment Committee meeting.

Please also consider the recommendation by CACP Committee July 12, 2023, that we be granted permission to install a new asphalt shingle roof.

We urge the City of London Council members to approve the following motions:

1. Approve the heritage alteration application to install asphalt shingles or an alternate composite material for the roof replacement of 39 Carfrae Street.
2. Direct staff to collaborate with the applicant to address concerns with Schedule "C" and Schedule "D" of the current Heritage Easement Agreement. Provide an update within 6 months. Note that enforcement measures on existing fireplace matters should be suspended until further direction from Council on the Heritage Easement Agreement.

I am a heritage advocate. I am a member of the local chapter of the Architectural Conservancy of Ontario. I have personally pursued heritage designations for two previous homes that I have owned in the City of London. My husband and property co-owner David Caloren is a Librarian with London Public Library who supervises the London Room (the local history and genealogy department). We both care deeply about London Heritage but believe Heritage must be truthful, accurate and based on documented facts.

This is our retirement home.

The leaking roof needs to be replaced immediately, to ensure no further water damage occurs.

We are asking for permission to to replace a roof that currently consists of two layers of asphalt shingles and a layer of pine shakes.

We have been following City processes: this request was submitted through an Heritage Alteration Permit Application dated May 15, 2023.

In the past, similar requests have been granted to other Heritage homeowners, such as at 836 Wellington Street, where a slate roof was replaced with asphalt shingles.

The 2021 Easement inaccurately describes the roof four times, including the use of the word “cedar”.

As the Beck Estate has pointed out, when purchasing 39 Carfrae Street, we were aware of the pending Heritage Easement. Among other factual inaccuracies, we were led to believe that our home had a cedar shake roof. If indeed we had a cedar shake roof, we would not be in this position. The current roof is leaking in multiple areas because an inferior, much cheaper product was installed. Pine shakes are no longer used as they deteriorate too quickly. The manufacturer of the pine shakes has declared bankruptcy. It is unreasonable and inaccurate to have a home with pine shake roofing over asphalt shingles designated as having cedar shingles.

There is no evidence to demonstrate that a wood shingle roof is even historically correct. The City of London By-Laws enacted after the great fire of April 13, 1845 are strong arguments against the existence of a wood shingle roof. Fire protection By-Laws were passed in 1850, 1855 and again in 1878 banning wood shingle roofs.

The second motion pertains to the Heritage Easement itself. We were initially told that it was based on extensive research and intended to be accurate and truthful. However, we have learned that the Easement is full of mistruths, fanciful stories and inaccuracies which we have documented through photographs, receipts, documents, and communications with both historians and previous owners.

We hope that City Staff will be open, receptive, and willing to work collaboratively to amend the current Easement, ensuring it accurately reflects the unique history of this significant and important heritage property.

Please approve both motions to address the pressing roof issue and rectify the Heritage Easement concerns.

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