

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning
From: Kevin Edwards, RPP, MCIP
Manager, Community Planning
Subject: Heritage Easement Agreement for 39 Carfrae Street, Ward 11
Date: Wednesday, February 14, 2024

Summary of Recommendation

Approval of the proposed updated Schedule “C” and Schedule “D” for the Heritage Easement Agreement pursuant to Section 37 of the *Ontario Heritage Act* for the property at 39 Carfrae Street is being recommended. It being noted that the Owner is requesting to resolve outstanding concerns with the remainder of the Heritage Easement Agreement, with the intent to bring forward that portion of the easement agreement at a later date.

Executive Summary

The property at 39 Carfrae Street is a very significant cultural heritage resource designated pursuant to Part IV of the Ontario Heritage Act and protected by a Heritage Easement Agreement.

In July 2023, Council directed staff to work with the owner of the property to resolve concerns with Schedule “C” and Schedule “D” of the Heritage Easement Agreement. Since then, staff have met and collaborated with the owner to provide further clarity on the heritage attributes that demonstrate the cultural heritage value of the property, and have updated site photographs, documenting the existing conditions of Carfrae Cottage. These updates are attached as Appendix C to this report.

Analysis

1.0 Background Information

1.1 Property Location

The property at 39 Carfrae Street, known as Carfrae Cottage, is located on the south side of Carfrae Street between Ridout Street South and Carfrae Crescent (Appendix A).

1.2 Cultural Heritage Status

The property is designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-2978-65 passed in 1988. It was designated for its “historical and architectural value” per the requirements of the *Ontario Heritage Act* at the time of designation.

In 2021, a Heritage Easement Agreement was entered into to protect the significant cultural heritage value of Carfrae Cottage. Heritage Easement Agreements are intended to provide the highest level of protection for significant cultural heritage resources under the *Ontario Heritage Act*. The agreement is registered on the title of the property and is binding on future owners.

Heritage easement agreements establish requirements for maintaining a property, or specific features or attributes of a property. Pursuant to Section 37(5) of the *Ontario Heritage Act*, in the event of a conflict between a heritage easement agreement and a heritage designating by-law, a heritage easement agreement prevails.

1.3 Description

In 1834, Robert Carfrae received a grant of 24 acres of land along the south branch of the Thames River off Wortley Road in Westminster Township in compensation for his

assistance in the construction of the London District Court House (399 Ridout Street North). While he continued to reside north of the Thames River, Robert Carfrae and his family eventually moved to this plot of land. The existing house, Carfrae Cottage, was constructed in circa 1848.

Over time, portions of the property were sold. The Carfrae Cottage property remained in the ownership of the Carfrae family (and their descendants) until 1944. The property has been owned by several subsequent owners since its sale in 1944.

Carfrae Cottage is an early example of traditional Ontario Cottage architecture in both style and type. It demonstrates elements of the Gothic Revival architectural style with a high degree of craftsmanship that reflects the property's historical value.

1.4 Previous Reports Related to this Matter

March 10, 2021, Report to London Advisory Committee on Heritage, Heritage Easement Agreement, 39 Carfrae Street: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=78271>.

July 17, 2023, Report to Planning and Environment Committee, Application Pursuant to the Heritage Easement Agreement, 39 Carfrae Street, Ward 11: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=100685>

At its July 25, 2023 meeting Municipal Council resolved the following:

- a) *the Civic Administration BE DIRECTED to work with the applicant to resolve outstanding concerns with Schedule "C" and Schedule "D" of the Heritage Easement Agreement and bring back an update within 6 months on the status; it being noted that staff are directed to suspend enforcement measures on the existing fireplace matters until further direction from Council on the Heritage Easement Agreement.*

As such, this report is focused on the outcomes of addressing the outstanding concerns with Schedule "C" and Schedule "D" of the Heritage Easement Agreement for the property at 39 Carfrae Street. Noting, the Owner has requested a to resolve concerns associated with the remainder of the agreement.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2020) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Policy 2.6.1, *Provincial Policy Statement* 2020).

"Significant" is defined in the *Provincial Policy Statement* (2020) as, "resources that have been determined to have cultural heritage value or interest." Further, "processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*."

Additionally, "conserved" means, "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained."

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the Ontario Heritage Act are based on real property, not just buildings.

The *Ontario Heritage Act* also enables other tools to protect and conserve cultural heritage resources, including Heritage Easement Agreements.

Section 37 of the *Ontario Heritage Act* states,

37(1) Despite subsection 36(1), after consultation with its municipal heritage committee, if one is established, the council of a municipality may pass by-laws providing for the entering into of easements or covenants with owners of real property or interests in real property, for the conservation of property of cultural heritage value or interest. 2002, c. 18, Sched. F, s. 2 (19).

(2) Any easement or covenant entered into by a council of a municipality may be registered, against the real property affected, in the proper land registry office. R. S. O. 1990, c. O. 18, s. 37 (2).

(3) Where an easement or covenant is registered against real property under subsection (2), the easement or covenant shall run with the real property and the council of the municipality may enforce such easement or covenant, whether positive or negative in nature, against the owner or any subsequent owners of the real property, and the council of the municipality may enforce such easement or covenant even where it owns no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (3).

(4) Any assignment or covenant entered into by the council of the municipality under subsection (2) may be assigned to any person and such easement or covenant shall continue to run with the real property and the assignee may enforce the easement or covenant as if it were the council of the municipality and it owned no other land which would be accommodated or benefitted by such easement or covenant. R. S.O. 1990, c. O. 18, s. 37 (4).

(5) Where there is conflict between an easement or covenant entered into by a council of a municipality under subsection (1) and section 33 or 34, the easement or covenant shall prevail. R. S.O. 1990, c. O. 18, s. 37 (5).

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in."

554_2 In all of the planning and development we do, and the initiatives we take as a municipality we will: conserve London's cultural heritage resources so they can be passed on to our future generations.

570_5 For the purposes of cultural heritage protection and conservation, City Council may adopt a number of specific strategies and programs including: Heritage easements.

583_ To ensure a greater degree of protection to designated properties of cultural heritage value or interest, City Council may enter into agreements with property owners or may attempt to secure conservation easements in order to protect those features deemed to have heritage value. Council may also consider the application of zoning that includes regulations to further protect the property.

587_ *Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act.*

589_ *- A property owner may apply to alter the cultural heritage attributes of a property designated under the Ontario Heritage Act. The City may, pursuant to the Act, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the municipality may delegate approvals for such permits to an authority.*

2.1.4 Management of Heritage Easement Agreements

Heritage Easement Agreements provide the ability to set out requirements for maintaining a property, or heritage attributes for a property. In addition, the agreement provides the opportunity identify a specific process for contemplating changes or alterations to the property or its heritage attributes. Much like a heritage designating by-law, the intention of a Heritage Easement Agreement is to protect and conserve the cultural heritage value of a property but also to manage change to a property over time.

Importantly, for both heritage-designated properties and for properties subject to a Heritage Easement Agreement, heritage attributes are not frozen in time. For heritage-designated properties, the Heritage Alteration Permit (HAP) process is an application process by which the City manages change – or alterations – to properties in a manner that protects the overall cultural heritage value of the property.

Though the HAP process is not directly used for change management processes for Heritage Easement Agreements, a similar process is used for alterations sought pursuant to a Heritage Easement Agreement. In general, best practice principles and standards for heritage conservation are used for contemplating and reviewing approvals sought under the Heritage Easement Agreement. This may include but not be limited to review of best practice documents such as Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the Province of Ontario's *Eight Guiding Principles in the Conservation of Built Heritage Properties*, and the *Ontario Heritage Toolkit*. Together, these documents provide a framework for heritage conservation and change management.

Heritage Easement Agreements may vary based on the content included within the agreement. Where alterations or changes to the property are contemplated for future developments or alterations, it is possible to include and incorporate a Conservation Plan or conservation strategy into a Heritage Easement Agreement. This approach provides the opportunity to effectively “pre-approve” alterations.

Heritage Easement Agreements, and decisions made pursuant to easement agreements are not appealable to the Ontario Land Tribunal.

3.0 Key Issues and Considerations

3.1 Management of Heritage Easement Agreement for 39 Carfrae Street

Under the current ownership, the City has received numerous requests for alterations to the property at 39 Carfrae Street. The requests have included landscaping for the property as well as alterations to the building.

As set out in Section 2.1 (Normal Repairs and Alterations) of the Heritage Easement Agreement, alterations have primarily been sought by the owner in the form of written requests to the City, with the City required to reply within timelines set out in the agreement. When requests are supported by staff, written approval has been provided administratively by the Manager of Heritage and Urban Design, or Manager of Community Planning, similar to HAP approvals processed pursuant to the Delegated Authority By-Law.

Where approval has not been recommended by staff, a similar process to the HAP process has been followed in bringing the request to the Community Advisory Committee on Planning (CACP), Planning and Environment Committee (PEC), and to Council for decision.

3.2 Alterations to Property Since 2021

Following the registration of the Heritage Easement Agreement in 2021, and subsequent purchase by the current owner, the property has been subject to various alterations. See below for a summary of the alterations. These include, but are not limited to:

- Installation of a new perimeter fence around the property (approved by Staff);
- Removal of Scotch Thistle from gable peak (for repair; re-installed in Fall 2023);
- Removal/alteration of interior fireplaces in east and west room;
- Replacement of roofing material (approved by Council);
- Removal of plantings in front yard of the property (approved administratively);
- Removal of storm-windows (replaced in kind);
- Exterior painting of wood trim and detailing (not subject to easement);
- Exterior painting of stucco (not subject to easement);
- Removal of shutters.

3.3 Review of Heritage Attributes in Schedule C and Schedule D of HEA

The owner of the property at 39 Carfrae Street has identified concerns associated with the content of the Heritage Easement Agreement for the property. In July 2023, Council directed staff to “work with the applicant to resolve outstanding concerns with Schedule ‘C’ and Schedule ‘D’ of the Heritage Easement Agreement.”

- Schedule “C” includes the Statement of Cultural Heritage Value of Interest for 39 Carfrae Street,
- Schedule “D” includes the accompanying photographs.

Since the July 2023 Council resolution, staff have met on several occasions and worked collaboratively with the owner to revise these Schedules.

Many of the concerns identified by the property owner with Schedule “C” are focused on the “Heritage Attributes” of the property. A heritage attribute, as defined by the Provincial Policy Statement (2020) “means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).”

It is important to note that heritage attributes do not need to be original building elements to be identified as heritage attributes. As noted within the *Ontario Heritage Toolkit (Heritage Property Evaluation)*: “A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.” For instance, exterior physical features or elements (heritage attributes) such as porch details, exterior cladding, or roofing materials often have finite lifespans, especially in climates with varying conditions or extremes such as ours. It is understandable that these features may need to be replaced or altered over time. Provided that the replacement or altered element continues to support the cultural heritage value of the property, the replacement item can continue to be identified as a heritage attribute. Alteration processes such as the HAP process play an important role in managing the changes or alterations, so that the cultural heritage value of the property is conserved.

This perspective has been important in reviewing and considering the heritage attributes included in Schedule “C” of the Heritage Easement Agreement for 39 Carfrae Street.

While it is inevitable that many of the materials have been replaced or altered since the construction of Carfrae Cottage around 1848, the important consideration is whether the heritage attribute in question continues to support the cultural heritage value of the property.

Heritage staff have worked closely with the property owner to revise the list of Heritage Attributes included in Schedule “C” and have revised Schedule “D” with updated site photographs that document the existing conditions of Carfrae Cottage. Appendix B includes the proposed updated Schedules “C” and “D” for the Heritage Easement Agreement for 39 Carfrae Street. Mutual agreement between the City and the owner may be required to amend or enter into a new agreement for the purposes of implementing the proposed updated Schedules.

These updates would resolve outstanding concerns the Owner has with Schedules “C” and “D”.

For next steps, the Owner has requested to work with staff to resolve outstanding concerns associated with the remainder of the Heritage Easement Agreement. Staff will continue to work with the Owner regarding this request and anticipate bringing forward any amendments for Council approval at a future date.

Conclusion

The property at 39 Carfrae Street is a significant cultural heritage resource designated pursuant to Part IV of the Ontario Heritage Act and protected by a Heritage Easement Agreement

In July 2023, Council directed staff to work with the owner of the property to resolve concerns with Schedule “C” and Schedule “D” of the Heritage Easement Agreement. Since then, staff have met and collaborated with the owner on an update to Schedule “C” and “D” of the Heritage Easement Agreement, attached as Appendix B to this report. Staff recommend that the updated Schedule “C” and Schedule “D” be approved.

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Appendices

Appendix A Property Location
Appendix B Proposed Updates to Schedule “C” and Schedule “D”

Sources

Corporation of the City of London. *2023-2027 Strategic Plan*.
Corporation of the City of London. Property file.
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.
Corporation of the City of London. *The London Plan*. 2022 (consolidated).

Appendix A – Property Location

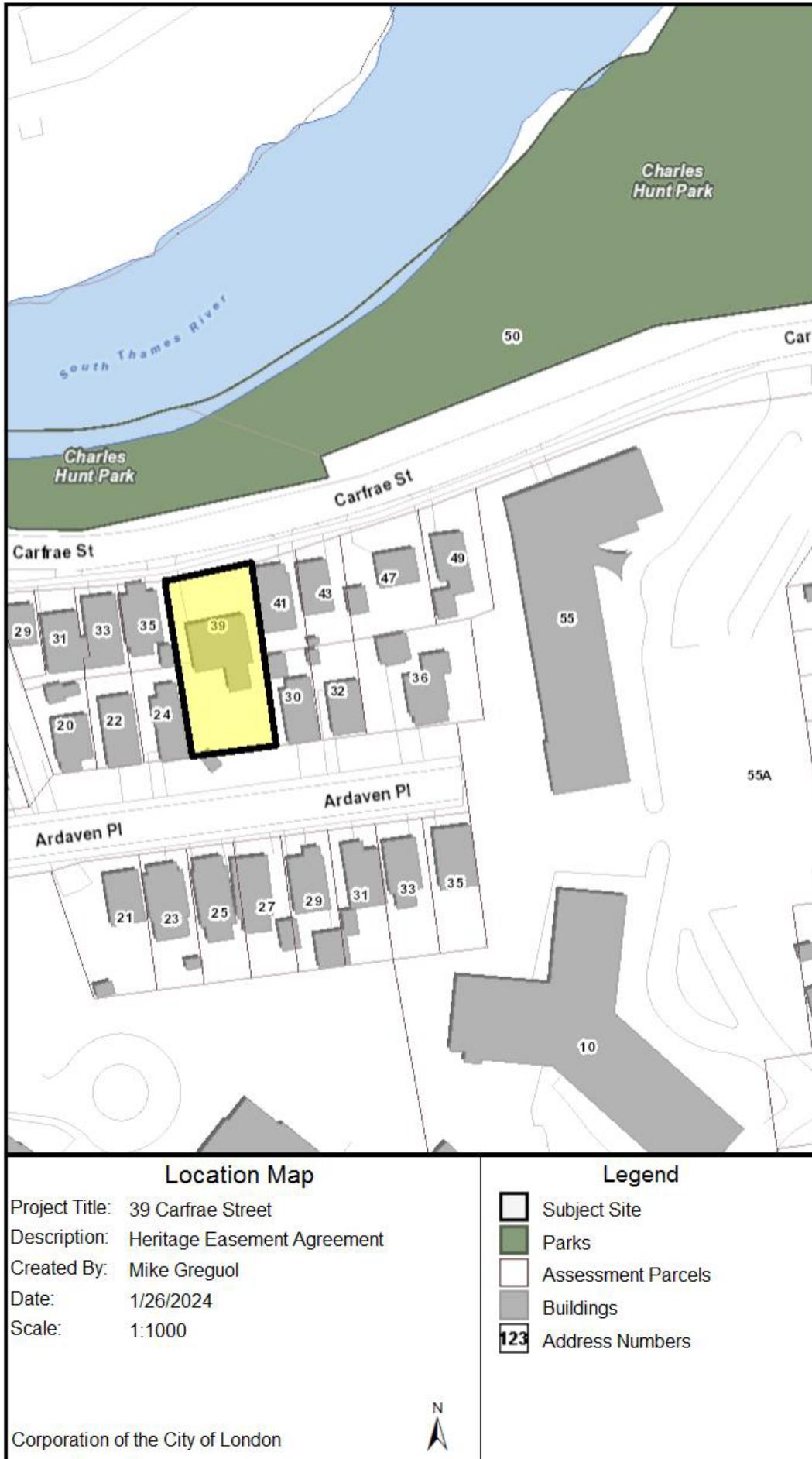


Figure 1: Location Map showing the property located at 39 Carfrae Street.

Appendix B – Proposed Updates to Schedule “C” and “D” of HEA

SCHEDULE “C” – Cultural Heritage Value or Interest

Description

The property at 39 Carfrae Street, the Building known as Carfrae Cottage, is located on the south side of Carfrae Street between Ridout Street South and Carfrae Crescent. Carfrae Street is the first street south of the South Branch of the Thames River, with views of the river from the property's doorstep. The rear of the property fronts Ardaven Place.

The property is located in the former Westminster Township, now City of London. The property is in the Old South neighbourhood.

Statement of Cultural Heritage Value or Interest

Carfrae Cottage property, 39 Carfrae Street, is of significant cultural heritage value or interest for its physical or design values, its historical and associative values, and its contextual values.

Built circa 1848, Carfrae Cottage is an early example of traditional Ontario Cottage architecture in both style and type. The Ontario Cottage type is demonstrated in the well proportioned, balanced composition of the building with its central doorway flanked by evenly spaced windows, a hipped roof accented by a gable dormer over the front doorway. The classic simplicity of the three-bay design is a type that is replicated throughout southern Ontario but well executed at Carfrae Cottage. Carfrae Cottage demonstrates elements of the Gothic Revival architectural style, in a modest and subdued way reflecting its context and period, particularly in the window labels, pierced decorative bargeboard, and primitive pointed attic window. These elements demonstrate a high degree of craftsmanship reflective of the property's historical or associative values.

Carfrae Cottage was built by Robert Carfrae (1804-1881), who was born in Leith, Scotland and trained as a carpenter. He came to London from Toronto (York) in 1827 to help build the old London District (Middlesex County) Court House. In 1834, Robert Carfrae received a grant of 24 acres on the east side of Wortley Road, which included much of the area of present Carfrae Street and Carfrae Crescent, from the Crown. At the time of his death, Robert Carfrae was the oldest inhabitant of London. The property went to his wife, Sara, who lived there until her death in 1902. Although the size of the property was much reduced, the house remained with the family descendants until 1944. The property has direct associations with Robert Carfrae, who is significant to the early building and development of London. The property also demonstrates the work of Robert Carfrae, a builder, who is significant to London through his role in the construction of the Court House.

As one of the earliest extant buildings in the area, Carfrae Cottage is important in defining the character of the area. The original land grant to Robert Carfrae provide the namesake of Carfrae Street, Carfrae Crescent, and Carfrae Park - East which demonstrate the historical links of the property to its surroundings. As an early building, it differs from nearby and adjacent structures in material, form, style and siting on the property which distinguishes the heritage character of the property.

Heritage attributes which contribute to the cultural heritage value or interest of the property at 39 Carfrae Street, Carfrae Cottage are:

- The form, scale, and massing of the one-and-a-half storey cottage building
- The location of the building on the property, contrasting to adjacent properties and emphasizing the setback of the north façade from Carfrae Street
- Rectangular in footprint of the dwelling with a rear kitchen wing or ell
- Rubble stone foundation
- Hipped roof
- Sloped, painted soffit of the roof
- Pair of reconstructed chimneys with parged finish; one on the east slope and one on the west slope of the roof
- Traditional stucco parging (cementitious smooth textured exterior 'stucco' finish) over double brick wall construction
- On the north façade,
 - Symmetrical arrangement of the front (north) façade, with a central doorway flanked by two windows
 - Single leaf, altered painted wood door with two long panels, set in a rectangular opening with rectangular sidelights to both sides, a panelled dado below, and a

rectangular transom. The sidelights and transom feature a reconstructed leaded stained glass window in repetitive geometric patterns with coloured and textured glass. The doorway is recessed in the façade with a plain reveal. The door opening is framed by pilasters with entablature supporting the architectural framework of the doorway

- The simple form of the painted wood porch over the front doorway, a later addition
- The porch base that connects to a path which leads to the sidewalk of Carfrae Street and is flanked to both sides by lawn/garden and parallel to the single width driveway along the westerly property line
- The painted wood double hung front (north) façade windows with six-over-six glazing pattern
- The painted wood labels over the front (north) façade windows and wood sills
- Central gable dormer on the front (north) façade with a primitive Gothic pointed wood window
- Replicated decorative wood bargeboard on the central gable dormer
- The Scotch thistle, affixed at the top of the gable
- On the west façade
 - The painted wood French doors and painted wood storm doors in the western opening of the former verandah of Carfrae Cottage.
 - The painted wood six-over-six single hung window
- On the east façade
 - Six-over-six double hung painted wood window
 - Six-over-six double hung painted wood window with wood sill
- On the interior,
 - The plan of the Centre hallway with equally proportioned east and west rooms
 - The hallway, accessed via the front doorway, with painted wood baseboards, painted wood casing, and crown moulding
 - The east room with fireplace, painted wood baseboard, painted wood window and door casings, and painted wood panelling below the windows
 - The west room with fireplace, painted wood baseboard, painted wood window and door casings, and painted wood panelling below the window
- Paint colour is not regulated.

SCHEDULE "D" – Photographs

Photographs



Image 1: Photograph of Carfrae Cottage in 1988 at the time of its designation pursuant to Section 29 of the Ontario Heritage Act.



Image 2: Photograph of Carfrae Cottage on July 21, 2015.



Image 3: Photograph of Carfrae Cottage on November 29, 2023.



Image 4: View of the property at 39 Carfrae Street, looking south to the front (north) facade of Carfrae Cottage (2021).



Image 5: View of Carfrae Cottage, looking southeast from the northwest corner of the property at 39 Carfrae Street (2021).



Image 6: View of Carfrae Cottage, looking southeast from the northwest corner of the property at 39 Carfrae Street (2023).



Image 7: View to the east of the property at 39 Carfrae Street, showing the properties at 41 Carfrae Street and 43 Carfrae Street (2021).



Image 8: View to the west of the property at 39 Carfrae Street, showing the property at 35 Carfrae Street (2021).



Image 9: Photograph showing an example of the rubble stone foundation construction of Carfrae Cottage, as seen in the basement (2021).



Image 10: Photograph of the west chimney, as seen from Carfrae Street (2021).



Image 11: Photograph of the east chimney, as seen from Carfrae Street (2021).



Image 12: Photograph showing the sloped soffit of the roofline (2021).



Image 13: Photograph showing the sloped soffit of the roofline (2023).

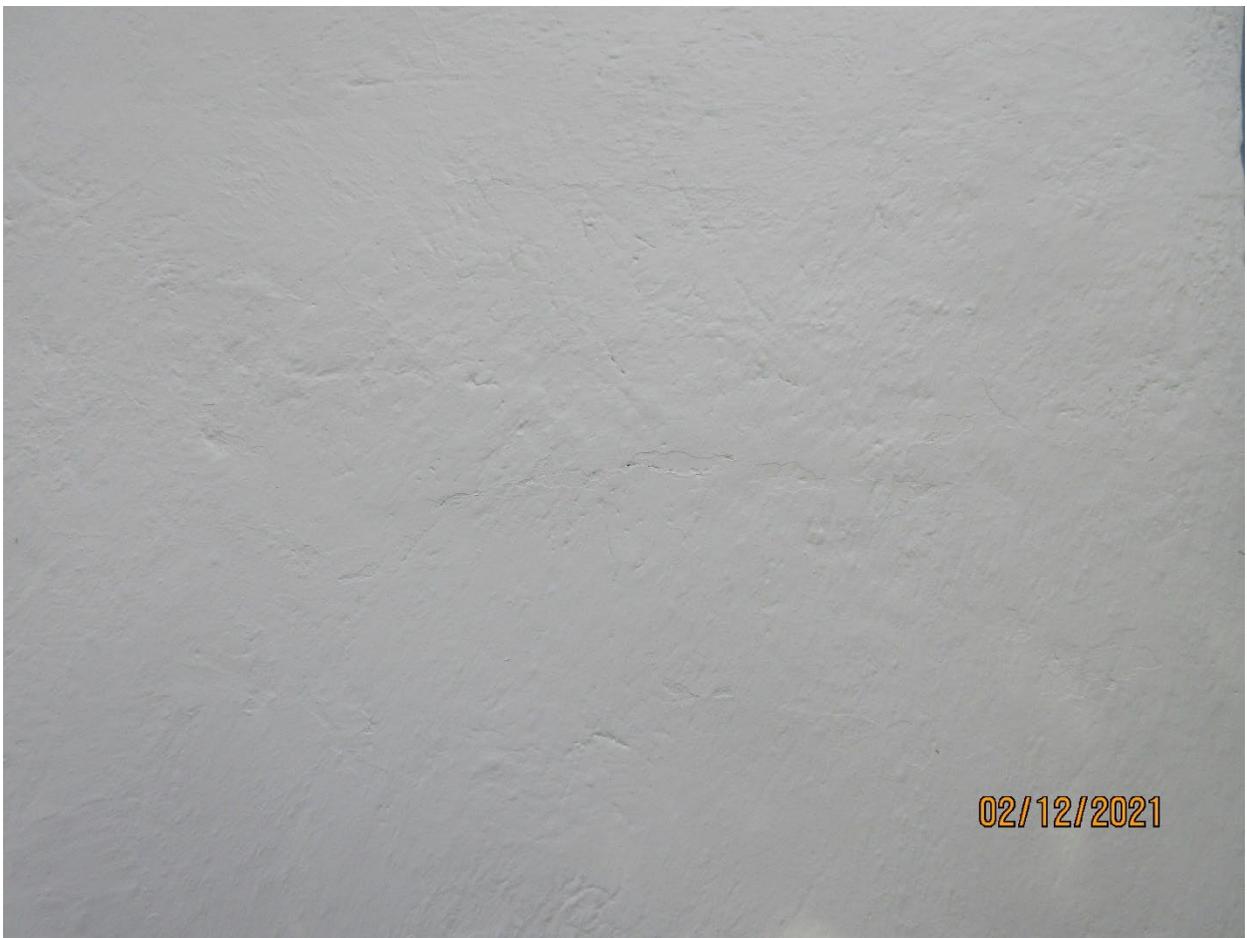


Image 14: Photograph, showing a representative example, of the traditional stucco parging (cementitious smooth textured exterior 'stucco' finish) over the double brick construction of Carfrae Cottage (2021).



Image 15: Photograph showing the front doorway with single leaf, painted wood door with two long panels, set in a rectangular opening with rectangular sidelights to both sides, a panelled dado below, and a rectangular transom. The sidelights and transom feature reconstructed leaded and stained glass in repetitive geometric patterns with coloured and textured glass. The doorway is recessed in the façade with a plain reveal. The door opening is framed by pilasters, with entablature supporting the architectural framework of the doorway (2021).



Image 16: Photograph showing the front doorway with single leaf, painted wood door with two long panels, set in a rectangular opening with rectangular sidelights to both sides, a panelled dado below, and a rectangular transom. The sidelights and transom feature reconstructed leaded and stained glass in repetitive geometric patterns with coloured and textured glass. The doorway is recessed in the façade with a plain reveal. The door opening is framed by pilasters, with entablature supporting the architectural framework of the doorway (2023).



Image 17: Detail photograph showing the entablature of the doorway with pilaster, as well as a detail of the stained glass transom (2021).



Image 18: Detail photograph showing the entablature of the doorway with pilaster, as well as a detail of the stained glass transom (2023).



Image 19: Photograph showing the simple form of the painted wood porch over the front doorway with a shingle gable roof, supported by a plain frieze and boxed piers with simple capital and base details (2021).



Image 20: Photograph showing the simple form of the painted wood porch over the front doorway with a shingle gable roof, supported by a plain frieze and boxed piers with simple capital and base details (2023).



Image 21: View showing the easterly window, sill, and label on the front (north) façade of Carfrae Cottage (2021).



Image 22: View showing the easterly window, sill, and label on the front (north) façade of Carfrae Cottage (2023).



Image 23: Photograph showing the westerly front window, label, and sill of the front (north) façade of Carfrae Cottage (2021).



Image 24: Photograph showing the westerly front window, label, and sill of the front (north) façade of Carfrae Cottage (2023).



Image 25: View of the central gable dormer on the front (north) facade of Carfrae Cottage with a primitive Gothic pointed wood window. The decorative wood bargeboard of the central gable dormer is also shown, as well as the Scotch thistle (2021).



Image 26: View of the central gable dormer on the front (north) facade of Carfrae Cottage with a primitive Gothic pointed wood window. The decorative wood bargeboard of the central gable dormer is also shown, as well as the Scotch thistle (2023).



Image 27: View of the west and south facades of Carfrae Cottage, and showing the driveway along the westerly property boundary (2021).



Image 28: Photograph of the painted wood French doors and painted wood storm doors in the opening of the west façade, sill as an indication of the former verandah of Carfrae Cottage (2021).



Image 29: Photograph of the painted wood French doors and painted wood storm doors in the opening of the west façade, sill as an indication of the former verandah of Carfrae Cottage (2023).



Image 30: Photograph of the painted wood six-over-six shingle hung wood window on west façade (2021).



Image 31: Photograph of the painted wood six-over-six shingle hung wood window on west façade (2023).



Image 32: Photograph of the six-over-six painted wood window on east façade (2021).



Image 33: Photograph of the painted wood six-over-six shingle hung wood window on west façade (2023).



Image 34: Photograph of the six-over-six double hung painted window on east façade and wood sill on the east façade (2021).



Image 35: Photograph of the six-over-six double hung painted window on east façade and wood sill on the east façade (2023).

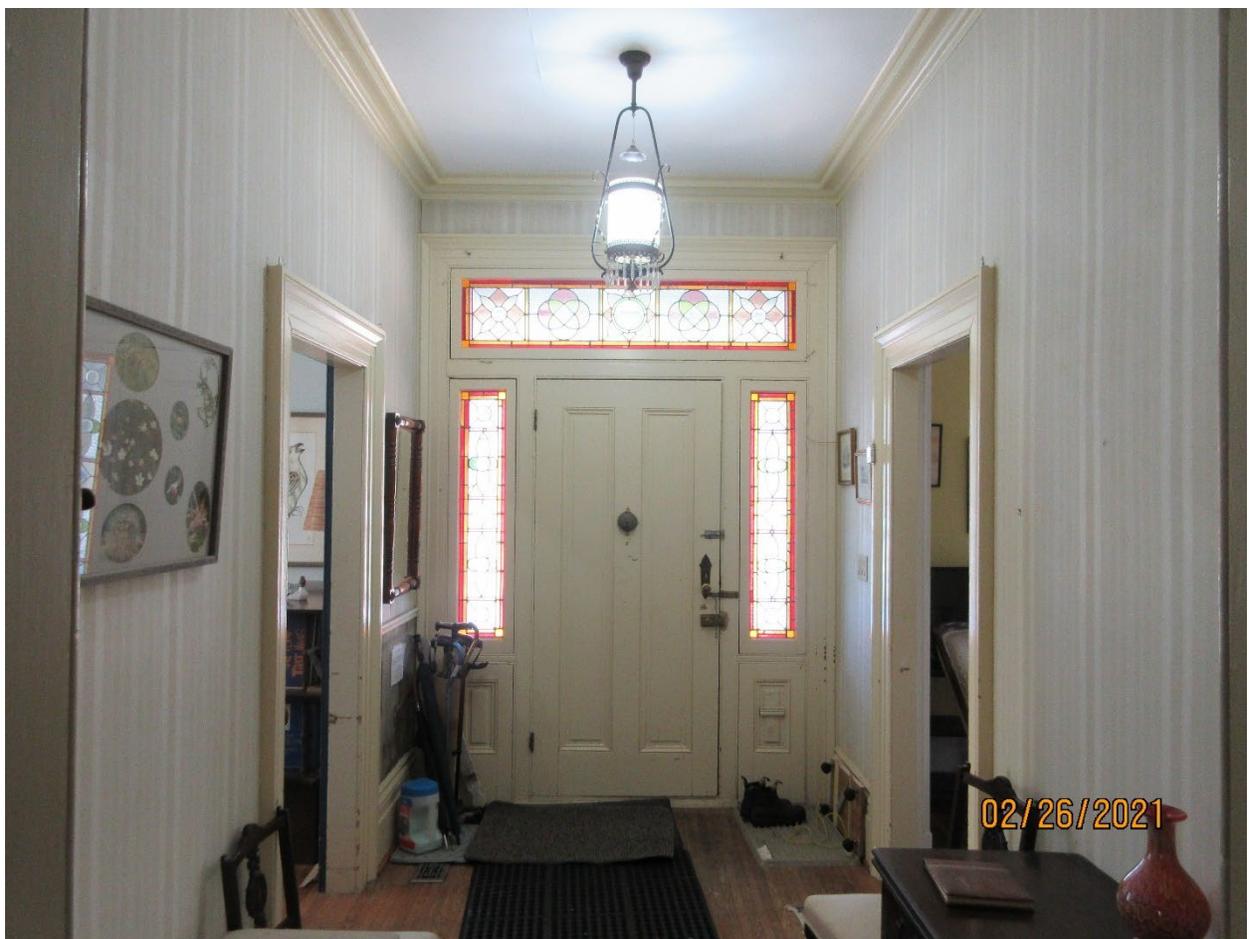


Image 36: Photograph showing the Centre hall, looking towards the front doorway of Carfrae Cottage. Note the baseboards, casing, and crown moulding (2021).