

Mr. Chair and Committee Members of Planning and Environment,

We seek your support in addressing the concerns we have encountered regarding the May 2021 Heritage Easement for our property at [REDACTED], London, Ontario.

Since December 2021, my husband, [REDACTED], and I, Jeff Gard, have been actively navigating the complexities associated with the Heritage Easement. This journey has proven to be emotionally charged, stressful, time-intensive, exceptionally educational, and financially burdensome.

Attached herewith, please find an updated and corrected Heritage Easement with Schedules. We firmly believe that the suggested modifications to the Easement align with the changes in Schedules C and D, serving the interests of both ourselves and the City. These proposed amendments are not only reasonable and appropriate but also enhance the overall Agreement. Implementing these changes will afford both parties a voice in preserving the historical significance of Carfrae Cottage.

We are hoping that PEC can recommend the proposed Easement Agreement, including Schedule C and D, BE ACCEPTED.

Your consideration and support in this matter are greatly appreciated.

Sincerely,

Jeff Gard and [REDACTED]
Owners, [REDACTED], London, Ontario

HERITAGE EASEMENT AGREEMENT

THIS AGREEMENT made this ___ day of ___ between;

Jeffrey R Gard and [REDACTED]
(the "Owner")

-and-

The Corporation of the City of London
(the "City")

WHEREAS the Owner is the owner of certain lands and premises situated in the City of London in the County of Middlesex and Province of Ontario, and municipally known as 39 Carfrae Street (hereinafter called the "Property"), and more particularly described in Schedule "A" attached hereto and which there is a dwelling (hereinafter called the "Building");

AND WHEREAS one of the purposes of the Ontario Heritage Act, R. S. O. , 1990, c. 0.18, is to support, encourage, and facilitate the conservation, protection, and preservation of the heritage of Ontario;

AND WHEREAS by Subsection 37(1) of the Ontario Heritage Act, the City is entitled to enter into easements or covenants with owners of real property, or interests therein, for the conservation of property of cultural heritage value or interest;

AND WHEREAS in accordance with Subsection 37(1) of the Ontario Heritage Act, the City has passed by-law No. LSP-3491-144 authorizing this Agreement, a copy of which is attached as Schedule "B" to this Agreement;

AND WHEREAS by Subsection 37(3) of the Ontario Heritage Act, such covenants and easements entered into by the City when registered in the proper Land Registry Office against the real property affected by them shall run with the real property and may, whether positive or negative in nature, be enforced by the City or its assignee against the owners or any subsequent owners of the real property, even where the City owns no other land which would be accommodated or benefitted by such covenants or easements;

AND WHEREAS the Owner and City desire to conserve the cultural heritage value or interest of the property set out in the "Cultural Heritage Value" attached as Schedule "C" and as may be depicted in the Photographs attached as Schedule "D" to this agreement;

AND WHEREAS to this end, the Owner and the City agree to enter into this heritage easement agreement (hereinafter called the "Agreement");

NOW THEREFORE THIS AGREEMENT WITNESSTH that in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the City to the Owner (the receipt of which is hereby acknowledged), other valuable considerations and the mutual covenants and restrictions hereinafter set forth, the Owner and the City agree to abide by the following covenants, easements, and restrictions which shall run with the Property forever;

1.0 Cultural Heritage Value or Interest

1.1 Statement of Cultural Heritage Value or Interest

The Owner and the City agree that for the purposes of this Agreement the Statement (hereinafter called the "Cultural Heritage Value or Interest") attached as Schedule "C" to this Agreement sets out the reasons why the Property has been identified by the City as having cultural heritage value or interest:

1.2 Photographs Relevant to the Duties of the Owner

The Owner acknowledges that a set of dated photographs, hereinafter referred to collectively as "the Photographs" and attached as Schedule "D", document the state of the Property as of

the date of execution of this Agreement. The photographs will be kept on file at the City's offices or such other locations as the City may determine, and may be examined at any time upon reasonable notice to the City. The Photographs generally depict certain heritage attribute of the appearance or the construction of the Building and Property and the Cultural Heritage Value or Interest and the Photographs shall be referred to in determining the duties of the Owner under this Agreement.

When alterations are made to the Building pursuant to paragraph 2.1 and/or 2.4, the Owner shall within ninety (90) days of completion of such alterations and at the Owner's expense, provide to the City new photographs taken from the same vantage point and identifying the same features of the appearance or construction as the original photographs. Such photographs shall be dated and filed with the City. The City shall number the said photographs which shall supersede the original Photographs and all references in this Agreement to the Photographs shall be deemed to refer to such new replacement photographs.

2.0 Duties of Owner

2.1 Normal Repairs and Alterations

The Owner shall not, except as hereinafter set forth, without the prior written approval of the City, undertake or permit any demolition, construction, alteration, remodelling, or act which would materially affect the attributes, features or the appearance or construction of the Building as set out in the Cultural Heritage Value or Interest and as may be depicted in the copies of the Photographs on file or drawings or other documents attached hereto. The approval required to be obtained from the City herein shall be deemed to have been given upon the failure of the City to respond in writing to a written request for it within ninety (90) days of receiving such request at its address as set out in paragraph 5.1 of this Agreement.

2.2 Insurance

The Owner shall at all times during the currency of this Agreement keep the Building insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building. The Owner shall notify the City immediately, in writing, if such insurance policy is cancelled or terminated for any reason. It is further agreed and understood that while the City has the right to be provided with proof that insurance is in effect, it is the Owner's responsibility to obtain the required insurance, and it is not the City's obligation to ensure that the Owner has done so.

If the Owner fails to so insure the Building, or in any such insurance on the Building is cancelled, the City may effect such insurance as the City deems necessary and any sum paid in so doing shall forthwith be paid by the Owner to the City, or if not shall be a debt due and owing to the City and recoverable from the Owner by action in a court of law. All proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies on the Building shall, on the written demand and in accordance with the requirements of the City, be applied to replacement, rebuilding, restoration, or repair of the Building to the fullest extent possible having regard for the Cultural Heritage Value or Interest, the particular nature of the Building and the cost of such work.

2.3 Damage or Destruction

The Owner shall notify the City of any damage or destruction to the Building within ten (10) days of such damage or destruction occurring. In the event that the Building is damaged or destroyed and the replacement, rebuild, restoration, or repair of it is impractical because of the financial costs involved, or because of the particular nature of the Building, the Owner shall, in writing within forty (40) days of the giving by the Owner of such notice of such damage or destruction, request written approval by the City to demolish the Building, in accordance with paragraph 2.1. If the approval of the City is given or deemed to be given, the Owner shall be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the building.

2.4 Reconstruction by Owner

If the Owner has not requested the approval to demolish referred to in paragraph 2.3 or if the City does not give the approval to demolish referred to in paragraph 2.3, the Owner shall replace, rebuilding, restore, or repair the Building so as to effect the complete restoration of the Building. Before the commencement of such work, the Owner shall submit all plans and specifications for the replacement, rebuilding, restoration, or repair of the Building to the City for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to the Building. A refusal by the City to approve any plans and specifications may be based upon choice of materials, appearance, architectural style, or any other grounds and grounds including, but not limited to, purely aesthetic grounds. The Owner shall not commence or cause restorative work to be commenced before receiving the written approval of the City of the plans and specifications for it. Such approval shall be deemed to have been received upon failure of the City to respond in writing to a written request for it

within ninety (90) days of receipt of such request by the City. The Owner shall cause all replacement, rebuilding, restoration, and repair work on the Building to be commenced within thirty (30) days of the approval by the City of the plans and specifications for it and to be completed within nine (9) months of commencement, or as soon as possible thereafter if factors beyond their control prevent completion within the said nine (9) months, and the Owner shall cause all such work to conform to the plans and specifications approved of and terms and conditions stipulated by the City.

2.5 Failure of the Owner to Reconstruct

In the event that a request to demolish is not submitted or is refused pursuant to the provision of paragraph 2.3 and the Owner fails to submit plans and specifications pursuant to paragraph 2.4 which are acceptable to the City within one hundred and thirty-five (135) days of the damage or destruction occurring to the Building, the City may prepare its own set of plans and specifications. The Owner shall have thirty (30) days from receiving a copy of such plans and specifications to notify the City in writing that they intend to replace, rebuild, restore, or repair the Building in accordance with those plans and specifications.

2.6 Maintenance of the Building

The Owner shall at all time maintain the Building in as good and as sound of a state of repair as a prudent owner would normally do so, so that no deterioration in the Building's condition and appearance shall take place, including, without limiting the generality of the foregoing, taking all reasonable measures to secure and protect the Building from vandalism, fire, and damage from inclement weather.

2.7 Signs, Etc.

The Owner shall not erect or permit the erection on the Building of any signs, awnings, television aerials, or other objects of similar nature without the prior written approval of the City provided, however, the approval of the City shall not be unreasonably withheld, having regard to the Owner's use of the Building, the Cultural Heritage Value or Interest, and the Photographs.

2.8 No Act of Waste

The Owner shall not commit or permit any act of waste on the Property. In particular, the Owner shall not, except with the prior written approval of the City:

- (a) Grant any easement or right-of-way which would adversely affect the easement hereby granted;
- (b) Allow the dumping of soil, rubbish, ashes, garbage, waste, or other unsightly, hazardous, or offensive materials of any type or description;
- (c) Except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands that would negatively affect the Building;
- (d) Allow any activities, actions, or uses detrimental or adverse to water conservation, erosion control, and soil conservation;
- (e) Allow the planting of trees, shrubs, or other vegetation which would cause any damage or a real likelihood of damage to the Building; and,
- (f) Erect or remove or permit the erection or removal of any building, fence, or structure of any type whatsoever on the Property provided, however, that the approval of the City shall not be unreasonably withheld if such erection or removal would not cause any damage or a real likelihood of damage to the Building.

2.9 Breach of Owner's Obligations

If the City is of the opinion that the Owner has neglected or refused to perform any of their obligations set out in this agreement, the City may, in addition to any of its other legal or equitable remedies, serve on the Owner a notice setting out particulars of the breach. Both the City and the Owner agree to have any issue(s) mediated pursuant to the Mediation Rules of the ADR Institute of Ontario. The location of the mediation shall be mutually convenient to both parties. Furthermore, if either party disagrees, each may appeal to the Ontario Land Tribunal.

2.10 Waiver

The failure of the City at any time to require performance by the Owner of any obligations under this Agreement shall in no way affect its right thereafter to enforce such obligations, nor shall the waiver by the City of the performance of any obligations hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

2.11 Extension of Time

Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of both the Owner and the City, but no such extension

of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

2.12 Emergencies

Notwithstanding the provisions of paragraph 2.1, it is understood and agreed that the Owner may undertake such temporary measures in respect of the Building as are:

- (a) In keeping with the intentions of this Agreement;
- (b) Consistent with the conservation of the Building; and,
- (c) Reasonably necessary to deal with an emergency which puts the security or integrity of the Building or occupants of the Building at risk of damage.

Provided that the Building Code Act, 1992, S. O. 1992, c. 23, as amended, or re-enacted from time to time is complied with and, where time permits, the City's Heritage Planner is consulted.

3.0 Use of Property

The Owner expressly reserves for itself, its representatives, heirs, successors, and assigns the right to continue the use of the Property for all purposes not inconsistent with this Agreement.

4.0 Inspection by City

The City or its representatives shall be permitted, upon providing the reason/objective, may enter upon and inspect the Property and the Building upon prior written notice to the Owner of more than twenty-four (24) hours to permit compliance with tenant legislation.

5.0 Notice of Easement

5.1 Plaque

The Owner agrees to allow the City to erect a plaque on the Building or Property, in a tasteful manner and at the City's expense, indicating that the City holds a conservation easement on the Property, provided the City takes full responsibility and all costs for repairing any damage caused to the façade, including any acts of vandalism.

5.2 Publicity

The Owner agrees to allow the City to publicize the existence of the easement. The City will notify the Owner in writing thirty (30) days in advance of any publication.

6.0 Notice

6.1 Address of Parties

Any notices to be given under this Agreement shall be delivered to the parties at their respective addresses. The respective addresses of the parties for such purposes presently are as follows:

Owner

[REDACTED]
London, Ontario
N6A 2B9

E - m a i l :

[REDACTED]

City

The Corporation of the City of London
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

6.2 Method of Notice

Any notices, and communications required by this Agreement, may be delivered by Canada Post and/or electronic communication addressed to each party as per section 6.1 or such other address/e-mails as the parties shall designate.

7.0 Entire Agreement

Except as set out herein, this written Agreement embodies the entire agreement of the parties regarding the matters dealt with herein, and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

8.0 Severability

The Owner and the City agree that all covenants, easements, and restrictions contained in this Agreement shall be severable, and that should any covenant, easement, or restriction in this Agreement be declared invalid or unenforceable, the remaining covenants, easements, and restrictions shall not terminate thereby.

9.0 Binding on Successors

9.1 The covenants, easements, and restrictions set out in this Agreement shall run with the Property and shall enure to the benefit and be binding upon the parties and their respective heirs, executors, administrators, successors, and assigns as the case may be, in accordance with Section 37 of the Ontario Heritage Act, as amended. "Owned" wherever used in this Agreement, is intended and shall be construed to include such subsequent owners, successors and assigns.

9.2 The Owner shall notify the City within ten (10) days of divesting themselves of any legal or beneficial interest in the Property or the Building.

10.0 Termination

Notwithstanding any other provision of this Agreement, this Agreement shall terminate and all covenants, easements and restrictions contained herein shall be released immediately upon the City providing approval to demolish the Building pursuant to paragraph 2.3.

11.0 General

11.1 The Owner hereby agrees to request a postponement which the City Solicitor considers necessary to provide priority of this Agreement over other interests in the Property.

11.2 The headings in the body of this Agreement form no part of the Agreement but shall be deemed to be inserted for the convenience of reference only.


11.3 This Agreement shall be construed with all changes in number and gender as may be required by the context.

11.4 This Agreement shall be governed in accordance with the laws of the Province of Ontario.

- 11.5 The following schedule attached hereto shall be deemed to form a part of this Agreement:
- (a) Schedule "A" - Legal Description of the Lands
 - (b) Schedule "B" - Authorizing By-Law
 - (c) Schedule "C" - Cultural Heritage Value or Interest
 - (d) Schedule "D" - Photographs

IN WITNESS WHEREOF the party hereto has executed this Agreement effective as of the date first written above.

Jeffrey R Gard

_____ 

IN WITNESS WHEREOF The Corporation of the City of London hereto has hereunto caused to be affixed its Corporate Seal attested by the hands of its proper signing officers pursuant to the authority contained in By-law No. _____ of the Council of The Corporation of the City of London passed the _____ day of _____, 2024.

THE CORPORATION OF THE CITY OF LONDON

Josh Morgan, Mayor

Michael Schulthess, City Clerk

SCHEDULE "A" – Legal Description of the Property

Legal Description: LOT 5, PLAN 451 (4TH); LONDON

PIN: 08374-0082 (LT)

LRO No.: 33 (Middlesex County)

Municipal Address: 39 Carfrae Street, London, Ontario

SCHEDULE "B" – COPY OF AUTHORIZING BY-LAW

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).