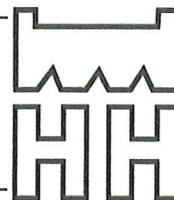


Heritage Haldimand Designated Property Alteration Request Form

Application Reference #

Property: Cook-Peart House

Date Received: Oct. 1, 2021

Please complete the information and attach all necessary documentation to your alteration request application. The accuracy and completeness of this form is the responsibility of the applicant. Failure to complete the form may result in delays.

1. Owner Information

The estate of Alfie Peart by his executors Ted Day and Albert and Matt Marshall purchasers.

Last Name _____ First Name _____

Address: _____

Town/City: _____ Province: ON Postal: _____

Phone Number: () - - Cellular Number: () -

E-Mail: _____

2. Agent acting on behalf of Owner (if any)Company Name: _____ Agent Name: Albert and Matthew Marshall

Address: _____

Town/City: _____ Province: ON Postal Code: _____

Phone Number: () - - Ext. # _____

Cellular Number: () - E-Mail: _____

3. Property InformationHeritage Property: Cook-Peart House

Address: _____

Town/City: Caledonia Postal Code: _____**4. Project Classification**

Please indicate the type of action you wish to perform on your property

☒ check all that apply.**Interior****Exterior**

New Construction	X	Demolition/Removal		Alteration	X
Repairs/Maintenance	X	Landscaping/Excavating	X	Lighting	x
Refinishing /Repainting	X	Mechanical/Electrical	X	Other	x

5. Pre-Application Advice

Did you receive any advice from Heritage Haldimand prior to filling out this application?

Yes



No



To process your application more efficiently please complete as much as possible below.

Heritage Haldimand Committee or member: Anne Unyie, Ann Baldwin

Date Advised: 22 09 21
Day Month Year

Details of advice received: Suggested we apply for a single, all-encompassing approval to save the house.

6. Project Details

Please indicate the affected features/elements and describe the proposed work to be performed on them.

Walls	SEE ATTACHED LETTER
Roof	
Ceiling	
Chimney	
Doors	
Windows	
Floors	
Lighting	
Landscaping	
Other	

7. Project Reasoning

Please describe the reason for the alteration:

The south east wall of this house is at risk of collapsing. The house is open

to the elements. The roof is open in places to the attic and water runs into the second floor

during rain. What this house needs is not repairs but a rescue.

8. Consultants and Contractors

If the work is to be performed by a consultant or contractor, please provide their contact information below.

Architect:

Name: _____ Organization _____ Phone _____

Engineer

Name _____ Organization _____ Phone _____

General Contractor

Name **Frank Armstrong** Organization _____ Phone **see attached letter**

Consultant

Name _____ Organization _____ Phone _____

Other

Name _____ Organization _____ Phone _____

9. Proposed Schedule

Estimate the project start and completion dates

Start date: **ASAP** Completion date: **4 years from the granting of this permission**
Day Month Year Day Month Year

10. Additional Material

Please select which documents will be included in this application. The more supporting documents are included, the more efficient the application process will be.

Photographs	<input type="radio"/>	Elevations	<input type="radio"/>	Site Plan(s)	<input type="radio"/>
Condition reports	<input checked="" type="radio"/>	Floor Plan(s)	<input type="radio"/>	Specifications	<input type="radio"/>

11. Application Checklist

Please ensure you have completed all parts of this form and included all required material before submitting your application.

Have you:

- Completed your full address and property information?
- Classified the type of work you wish to perform on your property?
- Proposed a timeline in which the project is estimated to be completed?
- Included additional materials as necessary?
- Indicated the nature and reasoning of the work to be performed on specific parts of the building?
- Provided contact information of any other parties involved in the project?

12. Declaration

I/We hereby apply for alteration approval as described in this form and the accompanying plans/drawings and additional information.

Heritage Haldimand expects that the owner is in full compliance with the easement agreement at the time of submission.

Signed - Owner(s):

Date: 24 09 21
Day Month Year

Name: Ted Day, executor for Alfie Peart

Signed - Agent(s):
(if any)

Date: 24 09 21
Day Month Year

Name: Albert Marshall & Matthew Marshall

Please note - this application is used by Heritage Haldimand only. It does not cover matters of other applicable law. It is the applicant's responsibility to address any requirements under the Planning Act or Building Code Act, public as well as environmental safety and other bylaws or regulation.

Personal information on this form is collected under the authority of the Ontario Heritage Act, R.S.O. 1990, C.O.18, sect.7, and will be used to evaluate proposed projects for approval. The information will be held in our files and may be subject to a freedom of information request. For further information, please contact Heritage Haldimand c/o Haldimand County 53 Thorburn Street South, Cayuga, Ontario, N0A 1E0 or email: heritage@haldimandcounty.on.ca.

Please mail Requests for Alteration to the following address:

Clerk

Haldimand County

53 Thorburn Street South

Cayuga, ON N0A 1E0

Schedule to the Request for Alteration form

made by the estate of Alfie Peart by his executor Ted Day and Albert and Matthew Marshall (purchasers).

Summary

The house is in very poor shape. It is no longer financially advisable to repair this house. Notwithstanding that, the intention is to rescue the house. The cost to repair the house will be great. There are many items that need repair or replacement. It is likely that as the repairs progress that more (unexpected) problems will arise. In order to prevent the owner needing to return multiple times for permission and delaying the repairs and adding costs we are asking for blanket permission to repair and replace.

Specifically we are asking for permission as follows:

"The owner shall be entitled to repair, remove and/or replace all designated elements, subject only to their undertaking to do so with an eye to maintaining the spirit and character of the designated elements."

There is some confusion regarding the items that are designated. We ask for the following clarifications around the designations.

The designation.

- The north, east and west elevations including the front door with curved fanlight and glass side lights
- Window detail 12 over 12 glazing on the first floor and 8 over 12 glazing on the second floor.

Clarification

We ask that council confirm the following:

"In the designation "north elevation" means the elevation facing River Rd. The designation does not include the brick or wood additions on the south side of the main house. References to "elevation" do not include the roof, fascia and soffits."

Details

This home has fallen into a state of disrepair. Over the years there has been significant damage to the foundation, brickwork, roofing, and interior features such as trim and flooring. We have been advised by our contractor that the only viable approach is to demolish the building and start from scratch. However, we have a passion for trying to save historic homes & restoring them to their former splendour. Our own home in Haldimand was built in the early 19th century and was in a similar state when we took it over like the Cook Peart house. Much of the roof and most of the windows had been destroyed, leaving the interior open to the elements. We took it upon ourselves to restore that home in a way that respected its historical value, and would like to do the same with the Cook-Peart House.

We are concerned that if we are required to return to council for multiple permissions as more issues arise during the renovation it will make the restoration much more costly and will add years to the timetable. Due to the extent of the damage the structure has suffered, a large portion of the 2nd story has come apart from the joists and is now free-floating. The south east corner brick wall from ground level to the roof is cracking and in danger of falling away from the structure. The extent of the issues is detailed in the letter from our contractor, hereto attached, however these are only the problems that are currently apparent. In the course of restoring our home, we came across problems that were hidden from view and we expect the same with this project too.

For this reason, we are requesting a blanket approval to repair/replace in order to expedite the process of rescuing the home from decay. While there is an economic aspect to this request due to the nature of the construction market making it extremely difficult to procure a contractor for such a job, this is also aimed at preventing further damage to the structure. If we are unable to start, carry on, and complete work on the Cook-Peart house in an urgent fashion, it would suffer further damage that would be beyond the scope of our budget and ability to address. We believe that this request, if granted, will allow us to preserve the historic value and interest that the property brings to the community and is in the best interest of all.