Attention: Heritage Committee/City Clerk's Office

December 16th, 2025

RE: 234 King Street notice of intention to designate

Hello,

I am the owner of 234 King Street, Cambridge. This property is definitely an old building, however it has been completely gutted over the years and the inside has nothing that would make it worthy of being designated. The brick has been painted many times over the years and it has lost its visual appeal as being a "nice" looking property to maintain the heritage of the downtown. We actually have plans to tear this building down and build something newer here in the next few years and this would have a dramatic impact on our property value, which we will challenge aggressively.

The centre gable is not original and has been altered after rotting away. The decorative spindles have been changed and not in any way reflective of how it once was. The door that opens to the upper gable is actually not to code and is a safety hazard, and has been blocked off on the inside to prevent safety risks. Some of the windows have already been changed and others require updating due to the energy inefficiency of them. The basement leaks, the lot is not ideal for a house and is better suited to other uses. This building is not glamourous and nobody would bat an eye if this property was gone. It is my opinion that this property would add no value to anybody to be designated as a heritage property. There are far more aesthetically pleasing properties in the downtown core that would be worthy of being designated. 612 King Street for example is right in the middle of downtown, it is grand and pleasing to look at, this would be a great property to consider.

234 King is a simple basic house with painted brick, an altered front porch, and offers nothing to the heritage of the city.

I would venture to say that I have lived in Preston my entire life and have never heard of the Fox's Lair, it has no meaning to anybody in my circle and I am in my mid 50's. This designation would also not be in the best interest of the Region of Waterloo being right in the line of the proposed LRT which will run right through the back yard of this property.

The best interests of residents and the city would be to allow this property to not be designated and allow it to be developed in the future to promote density and freshness. Preston is a bit of an eye sore downtown because of buildings like this one, so why not try and improve the look of it and get rid of these buildings that nobody really cares about.

Sincerely,

[redacted] – owner of 234 King Street, Cambridge.