

Appendix H: Notice of Objection to the Listing of 54 Alfred Street

Notice of Objection to a non-designated, listed property

22-Apr-2022

Sent via e-mail

Patrick Vusir, [CPT](#)
Planner, Long Range
Planning
City of Brantford
519-759-4150 ext 5698

Re: City of Brantford Heritage Register Project, Part 2 Phase B Notice under subsection 27(5) of the Ontario Heritage Act of Property Included on the City of Brantford's Heritage Register as a Non-designated, Listed Property (54 Alfred Street Brantford)

Dear Mr. Vusir:

Please accept the following as my formal notice of objection to the Notice of City of Brantford Heritage Register Project, Part 2 Phase B Notice under subsection 27(5) of the Ontario Heritage Act of Property Included on the City of Brantford's Heritage Register as a Non-designated, Listed Property

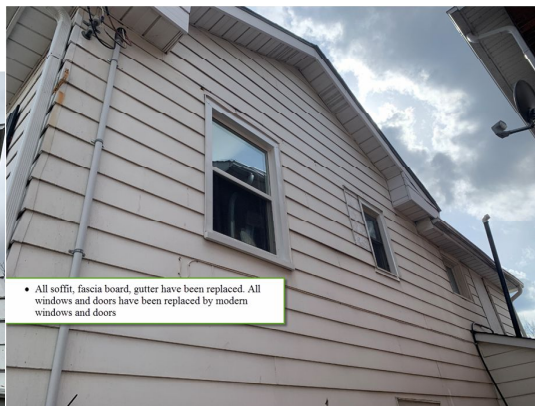
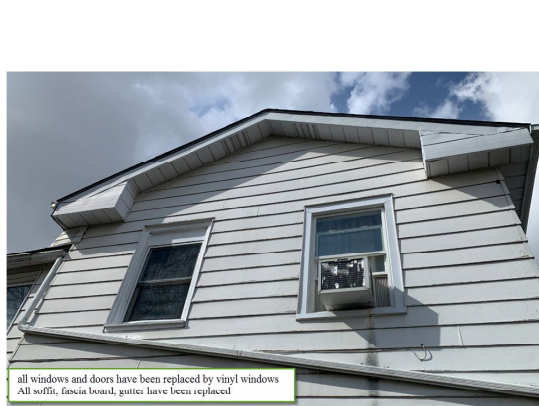
Address: 54 Alfred Street Brantford:

Architectural Style & Typical Characteristics	
Style	Georgian-altered
Original Building Type	Residence
Number of Stories	2
Exterior Surface	Siding-wood
Façade	This three bay two story house has a centre hall plan, a side gabled roof with eave returns, and windows are more square in proportion than they are tall and narrow. There is a front porch with a low hip roof.
	There are two additions across the rear part 1.5 and part 1 storey. The 1919 Fire Insurance maps show there were other buildings at the rear of the house connected to a 2 storey stable
Date of Construction in Existing Inventory	1856
MPAC Date	1856
Lot size	75.08 frontage, irregular
Legle Description	LT 2 W/S ALFRED ST PL CITY OF BRANTFORD, SEPTEMBER 7, 1892 BRANTFORD CITY, BRANTFORD CITY

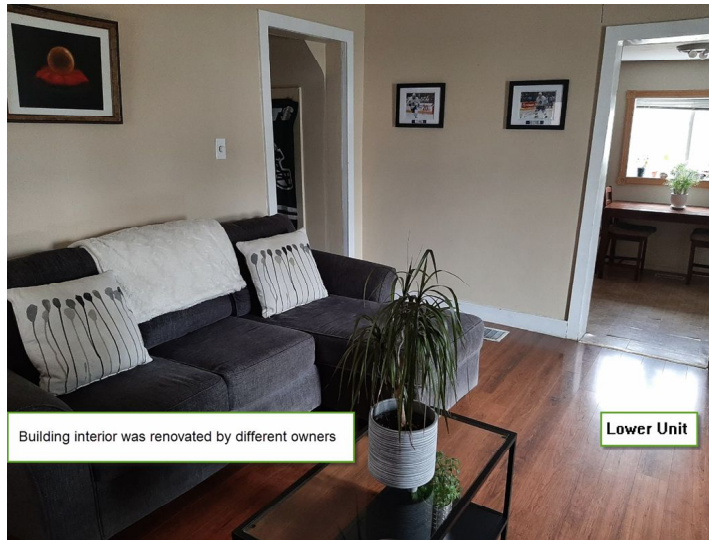
The reason for the objection:

1. The property does not have the design value or physical value:

- it is not rare, it is not unique, it is not representative or early example of a style, material, or construction method: Built in 1856 in the Georgian style, it is not representative of its time architecturally,
- It does not display a high degree of craftsmanship, or artistic merit: It is not a good example of Georgian architecture in Brantford. The property is extensively, changed and architectural features are completely concealed or removed. All soffit, fascia board, gutter have been replaced. All windows and doors have been replaced by modern windows and doors

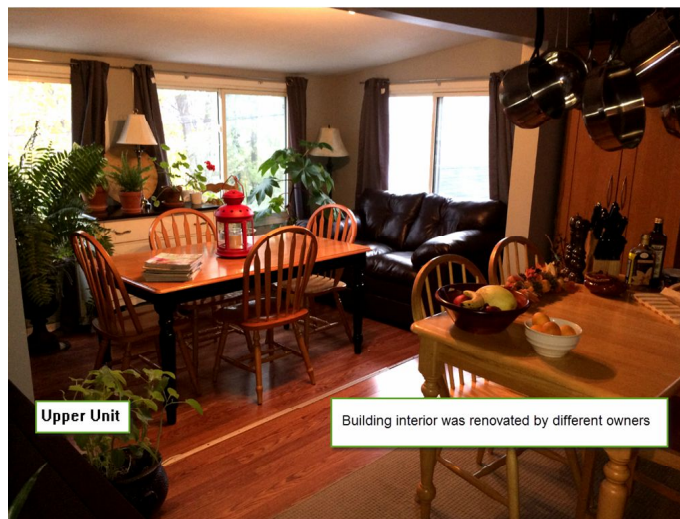


all windows and doors have been replaced by vinyl windows
All soffit, fascia board, gutter have been replaced



Building interior was renovated by different owners

Lower Unit



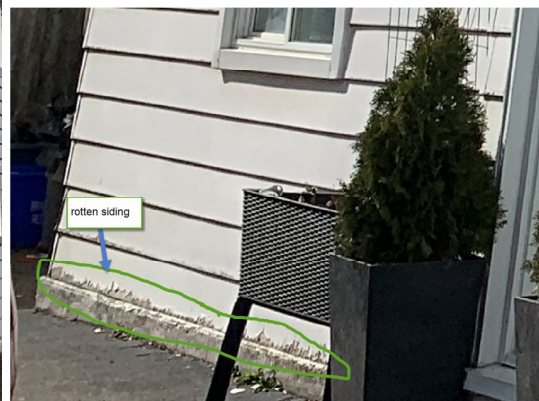
Upper Unit

Building interior was renovated by different owners

- It does not demonstrate a high degree of technical or scientific achievement:
The uneven floors were reinforced from the basement. Sagging front porch will need to be fixed. The cast iron sewer pipe created a few times sewer problems. Poor insulation increases energy cost. Wood siding starts rotten in some area and need to be replaced.



- All soffit, fascia board, gutter have been replaced. All windows and doors have been replaced by modern windows and doors



2. The property does not have historical value or associative value:

- It does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community: no known associations or connections to a significant person or event.
- It does not have the potential to yield information that contributes to an understanding of a community or culture
- It does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community: the building does not demonstrate any unique architectural, construction or design attributes.

3. The property does have contextual value:

- It is not important in defining, maintaining, or supporting the character of an area: the building is physically different from the surrounding buildings and detracts from the environment.
- It is not physically, functionally, visually or historically linked to its surroundings: the building is physically distinct from its surroundings
- It is not a landmark

Please be advised that this letter serves as my official Notice of Objection to the proposed designation, the statement of reasons for the objection, and the relevant facts.

Yours Sincerely

David Lu
226-920-3988