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THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 46 Queen St, Morriston

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate 46 Queen St, Morriston, as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18. as authorized by Township of Puslinch Council through Resolution No. 2023-392.

Description of the Property

The subject property is described as being PLAN 135 Part Lot 3, municipally known as 46 Queen St.



(Key Map Showing Location of 46 Queen St, Morriston)

Short Statement of Cultural Heritage Value or Interest

The property situated at 46 Queen St, Morriston, holds significant cultural heritage value due to its rich association with hostelry history in the Township. This value is retained in the finely crafted stone structure built as a hotel in 1860. Over time, this establishment became known as the renowned "Morriston Hotel," catering to the needs of numerous residents and visitors in and around the Morriston area. Moreover, the property played a pivotal role in shaping the thriving Morriston downtown during the mid to late 19th century,

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contributing to the area's rapid growth and prosperity. Its architectural and historical significance, both intertwined, have cemented its status as a true landmark within the community. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

The property consists of a significant 1860 two-storey fieldstone building with coursed Aberdeen bond masonry and lime tapping, a style practiced by Scottish masons. Built in the Neoclassical architectural style for the purpose of a hostelry, it presents common elements of the Neoclassic style: a side gabled roof with wide paired chimneys on each end, symmetrical sash-style windows, and elaborate entrances. Two large windows frame the central entranceway with sidelights and a transom. This central entrance design is replicated directly above on the second floor. The building's windows, with replaced glazing, are topped by solid plain stone lintels, with cut keystone lintels above the main floor and second floor entrances. A secondary entrance is placed to the (face-on) right of the central main entrance offsetting the symmetry of the window and door placement on the facade's first floor. Capped stone parapets run the full width of the roof gable at both ends. Subsequent renovations made to the structure include a new roof plus storm windows and doors. An original balcony with wood railings that ran across the front of the second storey has been replaced by several smaller wrought-iron railings, but the original doors with transoms have been preserved behind the new storm doors.

Historical/ Associative Value:

The property, situated at PLAN 135, Part Lot 2-3, dates back as a hostelry prior to the construction of the 1860 building presently on site. Donald McPherson constructed this hotel following the destruction of an earlier one on the same site, built by Alexander Ochs and ravaged by fire in 1860. To complement the hotel, a combined woodshed and ice house were added at the rear of the property. During winter, blocks of ice from Morriston Pond would be cut and stored in the ice house, ensuring the hotel's kitchen and bar remained well-chilled throughout the warmer months.

In 1905, John Vogt, originally from Copenhagen, Denmark, purchased the hotel and gave it the name "Morriston Hotel." Over time, the property transitioned to a private home.

Contextual Value:

The property is located along Queen St, making it an integral part of the Morriston downtown area. Notably, it shares its surroundings with other significant heritage properties, including the residences of the three founding families of Morriston: Calfas, Morlock, and Winer. Moreover, the property's close proximity to the R.B. Morrison commercial block showcases the concerted efforts made to provide various essential services to the community within a convenient distance. This purpose-built hotel also illustrates the important role of Morriston as a stopover for horse-drawn conveyance along the Brock Road from Lake Ontario to Guelph. It is physically paired with another early stone hotel opposite at 51 Queen Street, built in the same style, and operated by

Alexander Ochs. Given its original purpose and prime location, the hotel has earned landmark status, due to its connection with both the community and visitors over generations.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 46 Queen St:

- Height, scale, and form of original two storey building
- Exterior stone walls with Aberdeen bond masonry
- Original door and window fenestrations on front facade
- Door and window stone lintels, and stone sills on front facade
- Extant original doors
- Paired chimneys
- Parapets and coping

Notice of Objection

Any person may send a notice of objection to this proposed designation, before 4:00 p.m. on February 9, 2024. The Township is providing a six-week commenting period due to the holiday season. This notice must be sent by registered mail or delivered to the Clerk of the Township of Puslinch, and must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Township of Puslinch shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

Dated December 14, 2023

Justine Brotherston
Interim Municipal Clerk
Township of Puslinch
7404 Wellington Road 34, Puslinch, ON N0B 2J0

CC: Property Owner
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