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Notice of Passing of Designation By-law – 82 Queen Street

NOTICE OF PASSING OF DESIGNATION BY-LAW 2022-055

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 2022-055 on December 21, 2022, which designates the lands, buildings and structures located at Part Lot 32, Concession 7, Township of Puslinch, known municipally as 82 Queen Street, Morriston, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the Municipal Clerk, Township of Puslinch 7404 Wellington Road 34, Puslinch, Ontario, N0B 2J0; Email: admin@puslinch.ca within thirty days of January 5, 2023, which is February 6, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>

Who Can File An Appeal:

Any persons who objected to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the designation is available for public inspection by contacting the Administration Department at admin@puslinch.ca.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 055-2022

Being a by-law to authorize the designation of land located at 82 Queen Street, Morriston, as a property of cultural historical value.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c. O.18 authorizes a municipality to designate a property within the municipality to be of cultural heritage interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the Ontario Heritage Act;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 82 Queen Street to be of cultural heritage interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch received and considered one notice of objection as required by subsection 29(5) of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 82 Queen Street, Morriston, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this by-law, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this by-law, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21st DAY OF DECEMBER 2022.

James Seeley, Mayor

Courtenay Hoytfox, Clerk



Schedule "A"
To
By-law Number 055-2022

82 Queen Street,
Morriston

PIN: 71194-0014 (LT)

Legal Description: PT LOT 32, CONCESSION 7, TOWNSHIP OF PUSLINCH, AS IN RO699191;
TOWNSHIP OF PUSLINCH



Schedule "B"
To
By-law Number 055-2022

82 Queen Street,
Morrison

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

Short Statement of Cultural Heritage Value or Interest

The property at 82 Queen Street, Morrison, has cultural heritage value due to its direct association with the one of the three founding families of the community of Morrison. The property forms part of a unique collection of four adjacent Morlock family houses built between 1854 and 1910 on the original John Christian Morlock Lot 32, Rear Lot, Concession 7. As a collection these residences demonstrate evolving local architectural styles and building construction associated with this founding family. In addition the property is directly associated with the religious history of the Township, having served as the manse for the Duff's Presbyterian Church from 1919 to 1983. 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.

Design Value

The property is an excellent example of a two and one half-storey residence built in the late Queen Anne/Edwardian style. Exterior elements of this style include a high pitched roof, ornate gable trim, decorative brickwork, stained glass windows, front door to the side of the facade, and double hung front porch with wood columns and balusters.

Historical/Associative Value

This property is one of four adjacent Morlock family homes built between 1854 and 1910 on the lot settled by the John Christian Morlock family in 1830; one of three founding families of what is now the village of Morrison. The residence has the most detailed construction information of any presently (2022) listed property on the Municipal Register of Heritage Properties in Puslinch Township.

In the winter of 1909-10 David Morlock had a 2-storey house built on the front of the Morlock farm of wire-cut yellow brick produced in Elmira, Ontario. His father John Christian Morlock Jr., now retired and living in the new brick house north of this site, sold David the lot. Simon Morlock and his brother Will were living in the stone farmhouse at this time. Simon Morlock wrote a history of the village of Morrison.

David's brother Peter Morlock was the contractor for the yellow-brick house. Their brother, Ethelbert, dug out the cellar, mixed mortar and aided in the construction. Frank Kistenmacher of Morrison did the lathing, Oliver Gingrich's team from Hespeler did the carpentry work, and Louie Gregor dug and laid pipes to the water storage tank at the main house on the farm. There was no well on David's property at first. The house was shingled with British Columbia cedar shakes. It has a two-tiered front porch, popular in the late 1890s and early 1900s, and a full attic. The upper third of the windows were finished in the arts-and-crafts style of the period with stained glass. Two diamond windows in stained glass are featured on the porches. The brick layers added soldier lintels in brick over each window, outlining these and the diamond windows with rough-cast bricks.

David and his family moved to Hamilton in 1916 and rented the house to his sister and brother-in-law. In 1919 the latter purchased the house and turned around and sold it to the Duff's congregation within just days. The Rev. Stuart Woods and his wife Desta moved here

with their two children. The house remained Duff's Manse until the end of the 20th Century when the practice of providing accommodation for the minister was changed.

Contextual Value

82 Queen Street forms part of a streetscape of four adjacent Morlock family homes built between 1851 and 1910 built on the original lot settled by John Christian Morlock. This extant built heritage family streetscape is unique to the Township. It is positioned between Lots 31 and 33 of the other two founding families. The intact Paul Winer family homestead is to the south on Lot 33 and the remains of the Johannes Calfas family homestead are to the north on Lot 31.

Description of Heritage Attributes

Key heritage attributes associated with 82 Queen Street, Morriston include:

- Height, scale and massing of the original two and one half-storey structure circa 1909-1910.
- All original doors and windows, including stained glass windows.
- Original stone foundation
- Exterior wire-cut yellow brick walls

It is intended that non-original features may be returned to document earlier designs or to their document original without requiring Council to amend the designating by-law.