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Properties

PIN 71194 - 0067 LT
Description PT LOT 1, PLAN 135 , COLFA'S SURVEY, SOUTH OF QUEEN ST, AS IN ROS380910;
T/W RO774378 ; TOWNSHIP OF PUSLINCH
Address 42 QUEEN ST
MORRISTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
Address for Service 7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

This document is being authorized by a municipal corporation James Seeley, Mayor and Justine Brotherston, Interim Municipal Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Kevin Michael Thompson	245 Hanlon Creek Boulevard, Unit 102 Guelph N1C 0A1	acting for Applicant(s)	Signed	2024 05 09
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Tel 519-837-2100

Fax 519-837-1617

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

SMITH VALERIO TE LAW FIRM LLP	245 Hanlon Creek Boulevard, Unit 102 Guelph N1C 0A1	2024 05 09
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Tel 519-837-2100

Fax 519-837-1617

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Total Paid	\$69.95

File Number

Applicant Client File Number : 106461/PP

Received

MAY 16 2024

Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 016-2024

Being a by-law to authorize the designation of real property located at 42 Queen Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

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 value or 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, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 42 Queen Street to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

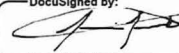
AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

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

1. That the property located at 42 Queen Street, Puslinch, 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 or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
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 bylaw, 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 bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 20th DAY OF MARCH 2024



DocuSigned by:


9F3AUABBD61844F...

James Seeley, Mayor

DocuSigned by:


93337762C32E4F3...

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 016-2024
42 Queen Street, Morriston

PIN: 71194-0067

Legal Description: PT LOT 1, PLAN 135 , COLFA'S SURVEY, SOUTH OF QUEEN ST, AS IN
ROS380910; T/W RO774378 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 016-2024

42 Queen Street, Morriston

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

The property located at 42 Queen St, Morriston, has cultural heritage value due to its association with the commercial history of the Township, and especially within the Village of Morriston. This value is retained in the property's 1860 Italianate commercial block. It bears design significance in its representative and elaborate architectural features, and fine craftsmanship. The property is also directly associated with R.B. Morrison, who had the store built and was the individual after which the Village of Morriston was named. Since its construction, the building's central location at the main crossroads of the village has served the community as a commercial centre and landmark. 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 includes a three storey yellow brick commercial block constructed in 1860 in an Italianate style. Italianate design was the hallmark of commercial buildings in Ontario between 1860 and 1880, and this structure provides an excellent and early example, with a rear-sloping roof and many decorative elements. Constructed of local Morriston yellow brick laid by Karl Beese in a common bond pattern, the block facade is vertically divided into two halves by a brick firewall. Identical, symmetrical elements on either side of the firewall include: large framed street level display windows with centred doors all of which are fitted with distinctive and extremely rare ogee wood muntins, with the exception of the (face-on) centre door in the left side window. In each half on the second floor are three segmented sash windows with soldier lintels, topped with iron labels and bracket stops. On the top floor above each of these windows are smaller, ocular windows with brick soldiering. The (face-on) left side of the building facade is extended to accommodate a single door on the first floor, a smaller segmented sash window on the second floor, and a smaller ocular window above. The brickwork includes string coursing in yellow brick above the second storey and the top storey.

The north side facade shows brick dentillation across the width under the roof cornice. Toward the rear of this facade are two segmented sash windows on the first and second floor. An entry door under a segmented arch is between the windows on the first floor. A recently built entrance on the side of the north facade near the front of the building repeats the ogee muntin pattern in the door and sidelights.

Notable original architectural elements that were removed sometime after 2011 when the building was re-roofed, include a wide wood roof cornice that spanned the width of the front facade, with Italianate paired "C" brackets with finials. This cornice and bracketing could be replicated, should an attempt be made to restore the original facade.

Historical/Associative Value:

The property, along with its commercial building, is situated on the PLAN 135 Calfas Survey, Part Lot 1. Constructed in 1860, the building was commissioned by R.B. Morrison, a Scottish immigrant who settled in the Township during the 1840s. This construction followed a fire that had destroyed Morrison's previous store on the east side of Brock Road. Opting for a new yellow brick building with bricks from the local brickyard, Morrison chose to build it on the west side of Brock Road, enlisting the services of local German stone mason, Karl Beese.

During its prime, the building accommodated various trades and crafts, employing tailors, shoemakers, milliners, and more, and was the main commercial structure in the village, and the largest between Dundas and Guelph. In 1869, Morrison sold the property to Wes Binkley and repurchased it a decade later. Over time, the commercial building earned the moniker "Bank Building" due to the Toronto Dominion bank branch located on its first floor.

Contextual Value:

The property holds a prominent location along Queen Street, at the main crossroads in the heart of Morriston. Its strategic placement places it in close proximity to several significant and historic Morriston family properties and residences, such as those built by the Calfas', Morlock, and Winer families.

The property stands as a tangible representation of the village's commercial endeavors during the mid-19th century and has continued to serve as a commercial space since its inception. The use of yellow brick in its construction ties it closely to its immediate surroundings, since these bricks were sourced from the Morriston Brickyard.

Given its vital role in the growth and sustenance of downtown Morriston, the property and its commercial block have earned the status of a landmark in the Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 42 Queen St:

R.B. Morriston Commercial Block

- Height, scale, and form of original two and a half storey property
- Exterior yellow brick walls
- Original door and window fenestration and wood window framing
- Sash, ocular and ogee windows and door on front facade
- Original lintels on front facade
- Stone sills
- Iron stops and labels on front façade