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Notice of Passing of Designation By-law – 84 Queen Street, Morriston

NOTICE OF PASSING OF DESIGNATION BY-LAW 021-2024

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 021-2024 on March 20, 2024, which designates the lands, buildings and structures located at Part Lot 32, Concession 7, Township of Puslinch, known municipally as 84 Queen Street 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 April 4, 2024, which is May 6, 2024.

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.

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THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 021-2024

Being a by-law to authorize the designation of real property located at 84 Queen Street, Morriston, 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 84 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 84 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 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

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 021-2024

84 Queen Street,
Morrison

PIN: 71194-0015

Legal Description: PT LOT 32, CONCESSION 7 , TOWNSHIP OF PUSLINCH, AS IN
ROS392434 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 021-2024

84 Queen Street,
Morriston

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

The property situated at 84 Queen St, Morriston, holds significant cultural heritage value due to its historical connection with the Morlock family; one of the three founding families of the village of Morriston. This value is retained in the 1882 stone residence on the property that was built by Christian Morlock, the son of the family's pioneer settler, John Christian Morlock. The property's noteworthy architecture shows outstanding local craftsmanship. Moreover, the property stands beside several adjacent Morlock houses, collectively forming a distinctive and noteworthy section of the Township. 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 features an exceptionally well-crafted one-and-a-half-storey stone Victorian villa-style residence, built in 1884 by local stonemason Otto Rappolt. This villa architecture is representative of a type with few examples found in Puslinch Township, and none with this level of craftsmanship. The residence form is a T-plan: a side gabled entrance wing meets a front gabled wing at right angles. The entrance wing faces Brock Road. A veranda joins the two wings of the house and covers the main entrance.

The residence is built in random coursed ashlar limestone. The upper story has a Gothic sash dormer window above the entrance wing and a matching window on the front-gabled wing. Elegant, pentagonal cut-stone voussoirs over these windows have grapevine motifs in the keystones. The dormer keystone is an 1882 datestone, while the motif on the other Gothic window is floral. These motifs were crafted in mortar and stone by another Morriston stonemason, Herbert Leitch. The Gothic window gables are trimmed with decorative bargeboards in a fleur de lis pattern with an ornate fleur de lis gable drop at each peak. The first floor has original sash-style windows. All windows have original shutters. The veranda runs the full length of the front entranceway. This entranceway has a single door with a transom that would have led into a kitchen, and another single side door with transom leading into the wing. The veranda features extensive decorative woodwork: a spooled spandrel with pierced edging supported by turned and moulded posts with horizontal fan brackets and vertical scroll brackets. The architecture and decorative detailing is carefully preserved, and highlights the property's outstanding craftsmanship and attention to detail on this farm property.

Historical/Associative Value:

The property, situated at Lot 32, Rear Concession 7, was originally owned and settled by John Morlock and his family, one of the three founding families of Morriston. Over time, several Morlock houses were constructed on this Lot. The Morlocks came to the area from Germany in 1832 in company with the Calfas family. Together with the Winer family, they created a settlement of continental Germans and established the local German Evangelical church. The present residence, named "Stoneleigh," was erected by John's son, Christian, in 1882, with Otto Rappolt, his son-in-law, as the appointed stonemason.

Contextual Value:

84 Queen Street forms part of a streetscape of four adjacent Morlock family homes built between 1854 and 1910 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

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and the remains of the Johannes Calfas family residence and homestead are to the north on Lot 31.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 84 Queen St:

Christian Morlock House:

- Height, scale, and form of the original one and a half storey house
- Ashlar stone exterior walls
- Fenestration on front and side facades
- Original exterior doors and windows
- Pentagonal cut-stone voussoirs with carved grapevine motifs
- Stone sills
- Datestone
- Bargeboards in fleur de lis pattern
- Verandah and spool spandrel, carved posts and fan and scroll brackets.