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Properties

PIN 71194 - 0044 LT

Description LOT 5, PLAN 135, DONALD MCEDWARDS' PORTION, NORTH OF QUEEN STREET;
TOWNSHIP OF PUSLINCH

Address 69 QUEEN ST
PUSLINCH

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, acting for Signed 2025 03 31
Unit 102 Applicant(s)
Guelph
N1C 0A1

Tel 519-837-2100

Email kthompson@svlaw.ca

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

Submitted By

SMITH VALERIOTE LAW FIRM LLP 245 Hanlon Creek Boulevard, Unit 102 2025 03 31
Guelph
N1C 0A1

Tel 519-837-2100

Email kthompson@svlaw.ca

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

Total Paid \$70.90

File Number

Applicant Client File Number : 076898-0110/KMT/LV

RECEIVED
2025/04/02
(YYYY/MM/DD)
Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 011-2025

Being a by-law to authorize the designation of real property located at 69 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*;

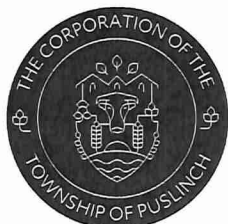
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 69 Queen Street, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. 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 69 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 22nd DAY OF JANUARY 2025.



DocuSigned by:

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James Seeley, Mayor

DocuSigned by:

95537782C92E4F3...
Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 011-2025

69 Queen Street,
Puslinch

PIN: 71194-0044

Legal Description: LOT 5, PLAN 135 , DONALD MCEDWARDS' PORTION, NORTH OF QUEEN
STREET

Schedule "B"
To
By-law Number 011-2025

69 Queen Street,
Puslinch

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

The property located at 69 Queen Street, Morriston, 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 at 69 Queen Street Morriston includes a blacksmith shop built c.1866 to replace a previous shop on the same site that was destroyed by fire in 1865. The property retains cultural heritage value in its stone architecture which is a function of the building's purpose for blacksmithing, a historical craft industry that is now redundant. The property stands as one of the last extant purpose-built industrial buildings from the 19th century in Morriston and is contextually connected to the Queen Street streetscape and other properties in the Village.

Design Value:

The property's single storey, low pitched, front-gabled roof and deep rectangular form reflect its original function as a blacksmith shop; a once significant and vital craft industry in the communities in Puslinch. The building is constructed of local fieldstone with lime tapping and features a wide central entrance at the front facade designed to allow for horses and wagons. This entrance has single windows on each side. One of these windows has since been altered to create a doorway. Windows are spaced evenly along each side facade to allow light into the building. An original doorway is intact on the north-west side of the structure and all fenestrations have stone voussoirs. Presently the building is a residence.

Historical/ Associative Value:

The origin and evolution of this building is directly associated with the changing technology and commerce of Morriston. Blacksmiths were essential services in the Township's villages during the 1800s and early 1900s and formed either the primary industry or were one of the core industries of the community. These craft industries were gradually subsumed by foundries. The property located at lot 5 (PLAN 135) 69, Morriston, Ontario, holds significant historical value dating back to its ownership by the McEdwards family until 1865 when it was destroyed by fire. Following this event, George Elfner bought and rebuilt the blacksmith shop on the property, where he operated it until 1890.

Subsequently, the property transitioned to a gristing business until 1898 when it was acquired by R. A. Butchart, who converted it into a Cooperage. In 1922, the property saw a transformation when Albert Huether, the son of German blacksmith John Huether, established Heuther's Garage. This family-operated garage became a cornerstone of the community for two generations, with Albert's son, William (Bill) Huether, continuing its operation until 1964, when the business relocated to a new location down the street.

Over the years, the property has witnessed various commercial endeavors, including its last known business, Morriston Lock and Key. Despite its commercial history, the property has undergone renovations and now serves as a residential dwelling.

The historical narrative of the property encapsulates the evolution of Morriston's economic landscape and the contributions of its inhabitants to the community's development. As such, the property holds significant cultural and contextual value, representing a tangible link to Morriston's past. The property is also associated with many of the early settler families in the area, including the McEdwards and the Huether families.

Contextual Value:

The property is contextually significant to the main street of Morriston. It is a vestige of the mixed industrial, commercial and residential streetscape that characterized Queen Street for a century. Since these stores and industries have become redundant, like this structure, many of these properties have been adaptively reused as residences. The property reflects the changes in required services as carriages gave way to cars, and wood barrels were replaced by mass manufactured plastic containers. As such, the property stands as a defining feature of both the landscape and the area's physical history, reminiscent of the initial drive to establish settlement in Morriston.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 69 Queen St:

- All original fenestration
- Original foundation
- Stone exterior walls
- Stone voussoirs
- Height, scale and massing of the original one storey component.