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THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 42 Queen Street, Puslinch

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate 42 Queens St, as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. 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 1, municipally known as 42 Queen St.



(Key Map Showing Location of 42 Queen St)

Short Statement of Cultural Heritage Value or Interest

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

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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

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

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