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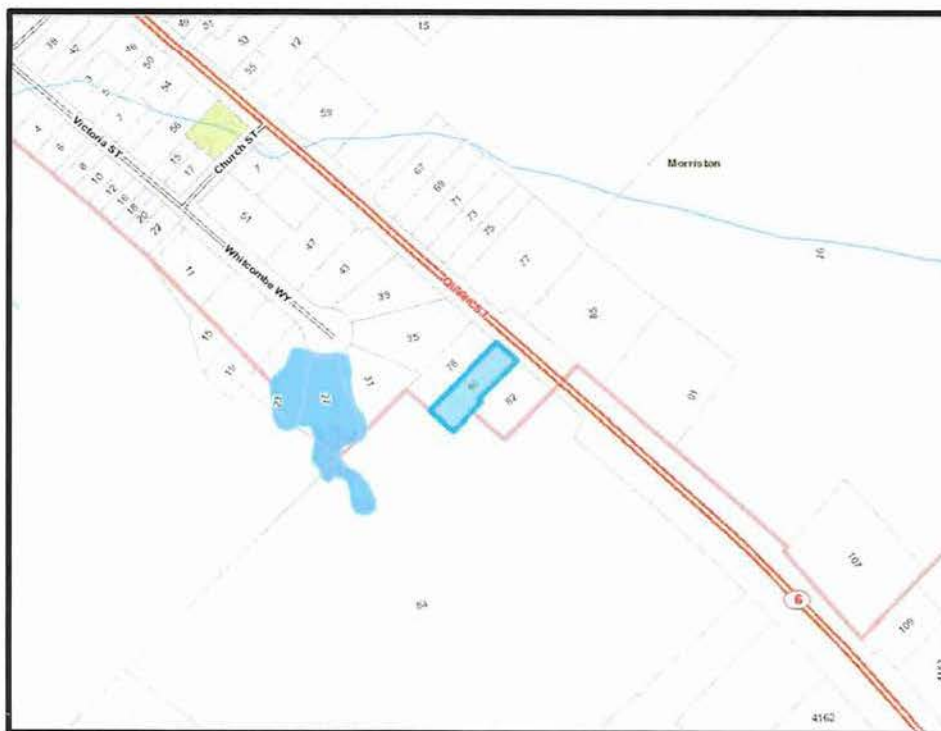


THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 80 Queen Street, Morriston

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate 80 Queen Street, Morriston, as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18. as authorized by Township of Puslinch Council through Resolution No. 2023-392.

Description of the Property

The subject property is described as being Rear Concession 7 Part Lot 32, municipally known as 80 Queen Street.



(Key Map Showing Location of 80 Queen Street, Morriston)

Short Statement of Cultural Heritage Value or Interest

The property located at 80 Queen Street, Morriston, holds significant cultural heritage value due to its association with the Morlock family which was one of the three founding families of Morriston. This value is retained in the 1910 Queen Anne red brick residence on the property that is adjacent to three other Morlock residences. The property is in close proximity to the residences of the other founding families of Morriston, presenting a streetscape of the late 19th and early 20th century. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of

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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 a representative example of a 1910 two-and-a-half-storey late Queen Anne style residence in red brick laid in stretcher bond. The exterior elements of the Queen Anne Revival architecture are prominent, featuring a steeply pitched hipped roof with projecting side and front bay windows, a double-hung wood veranda with decorative "C" brackets, a stained glass window at the entrance, and wood spandrels with finials at the corners of the bay projections. The first floor of each bay projection features a central Romanesque window, while the windows in these bays feature brick segmental arches with a contrasting top row of dark brick dentils. The main door and transom appear to be original, while some of the wood members, especially the balustrade of the double hung porch may be replacements.

Historical/Associative Value:

The property, located at Part Lot 32, Rear Concession 7, was originally settled by the Morlock family, who immigrated from Germany in the 1830s. Together with the Calfas and Winers, the Morlocks are considered the three founding families of the village of Morriston. In 1909, John Christian Morlock, who built the Victorian villa at 84 Queen Street, built this house upon his retirement from farming. Notably, John Christian's brother, Peter Morlock, was responsible for constructing the neighbouring house at 82 Queen St., a beautiful yellow brick house completed in 1910.

Contextual Value:

80 Queen Street forms part of a streetscape of four adjacent Morlock family built 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 and the remains of the Johannes Calfas family 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 80 Queen St:

- Height, scale, and form of original two and a half storey residence
- Exterior red brick walls in stretcher bond
- Original front door and fenestration
- Stained glass window at entrance
- Segmented window fenestrations with segmental brick arches on front and side facades
- Dark brick dentils over bay windows
- Double hung wood veranda form
- Original ornamentation: wood spandrels, finials and brackets
- Stone window sills

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

Justine Brotherston,
Interim Municipal Clerk
Township of Puslinch
7404 Wellington Road 34, Puslinch, ON N0B 2J0

CC: Property Owner
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