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Properties

PIN 71194 - 0013 LT
Description PT LOT 32, CONCESSION 7, TOWNSHIP OF PUSLINCH, AS IN ROS579033 ;
TOWNSHIP OF PUSLINCH
Address 80 QUEEN STREET
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 acting for Signed 2024 05 09
Guelph Applicant(s)
N1C 0A1

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 VALERIOE LAW FIRM LLP 245 Hanlon Creek Boulevard, Unit 102 2024 05 09
Guelph
N1C 0A1

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

MAY 16 2024

Ontario Heritage Trust
Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 020-2024

Being a by-law to authorize the designation of real property located at 80 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 80 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 80 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



DocuSigned by:

James Seeley, Mayor

DocuSigned by:

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 020-2024

80 Queen Street,
Morriston

PIN: 71194-0013

Legal Description: PT LOT 32, CONCESSION 7 , TOWNSHIP OF PUSLINCH, AS IN
ROS579033 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 020-2024

80 Queen Street,
Morrison

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

The property located at 80 Queen Street, Morrison, holds significant cultural heritage value due to its association with the Morlock family which was one of the three founding families of Morrison. 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 Morrison, 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 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 Morrison. 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