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Notice of Passing of Designation By-law – 56 Queen St, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 012-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 012-2025 on January 22, 2025, which designates the lands, buildings and structures located at Plan 135 Part Lot 6, Township of Puslinch, known municipally as 56 Queen St, Puslinch, 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 January 27, 2025, which is February 26, 2025.

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.

Schedule "A"
To
By-law Number 012-2025

56 Queen Street,
Puslinch

PIN: 71194-0074

Legal Description: PT LOT 6, PLAN 135 , COLFAS' PORTION, SOUTH OF QUEEN, AS IN
ROS214913, TOWNSHIP OF PUSLINCH

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 012-2025

Being a by-law to authorize the designation of real property located at 56 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 56 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 56 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:

9F3A0A8BD61844F...

James Seeley, Mayor

DocuSigned by:

95537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

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Schedule "B"
To
By-law Number 012-2025

56 Queen Street,
Puslinch

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

The property located at 56 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 retains significant architectural value in the materials, form and mass of the log residence. It has significant historical association to the John Calfass family, one of the three founding families of Morriston. Additionally, the property holds contextual significance in multiple ways with the heritage properties on the Queen, Calfass and Victoria streetscapes.

Design Value:

Log cabins and log house residences were the predominant residential architecture in Puslinch Township from the earliest European settlement until the latter part of the nineteenth century. Their design illustrates the function of environment, technology and community effort on architecture in the settlement period. Despite their ubiquitousness in the mid-1800s, very few of these architectural forms have survived. This property stands as one of the earliest log houses in the Township, and is a rare example of a substantial one-and-a-half storey side-gabled log house built in the early 1830s. The residence is constructed of extremely large square-hewn pine logs laid horizontally with dovetailed corners. This horizontal log construction was initially chinked with moss or plaster. Entrance and window fenestrations were cut into the log walls after they were assembled. The original fenestrations on the front facade have been altered: an early entrance door fenestration was changed into a window and the current front door fenestration was a former window. When constructed, the building had at least two main rooms on the first floor which accounts for the original offset entrance. Otherwise, original window fenestration on the first and second storeys is intact on the front and side facades. Dormers have been added in recent years to the second floor, as has a full elevation addition at the rear. The exposed logs on the south side of the house are intact but now obscured with board siding added in 2023 to manage log deterioration.

Historical/ Associative Value:

The property was originally constructed in the 1830s or early 1840s by John Calfass on his 100 acres of Lot 6 PLAN 135. German immigrants, John Calfass and his family along with the Morlock and Winer families, formed the three settling families in the Morriston area. This property is one of the earliest extant residences in the Township.

In 1854, Calfass built a stone house for his family south of the log house and sold the property to another German immigrant, John (Johann) Stein. Stein operated his cooperage business from the basement at the rear of the house. The back opening of the house also led to a cultivated orchard. His wife Elizabeth was known as a respected healer.

Following John Stein's passing in 1894, his wife and their daughter Mary relocated to Victoria St. in Morriston, engaging in a house exchange with George Finkbeiner. After Elizabeth's demise in 1903, the Finkbeiner family purchased the property.

All three owners of the property, Calfass, Stein, and Finkbeiner, played integral roles in establishing the German Evangelical Church, which still exists today.

Contextual Value:

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The property holds significant importance in defining the character of the area due to its direct association with the early settlement in the Morriston area. It forms an essential part of the streetscape that distinctly represents this early settlement, featuring neighboring residences such as the Morlock's, Schlegel, Caflass cottage and Leitch/Wurtz houses. Moreover, the property's proximity to the German Evangelical church (which was initially a log building adjacent to the residence) serves as a testament to its historical connection with the surrounding community. Its size and frontage on Queen Street have made it a landmark in Morriston and the Township of Puslinch.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 56 Queen Street.

John Calfass/Stein House:

- Height, scale, and massing of original one-and-a-half storey property
- Logs and other original material used in the construction
- Log wall construction with dovetailed corners
- Extant original fenestrations