



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 15, 2024

Report No: DS-055-24

Subject: Recommendation Report - Notice of Intention to Designate - 359 Pearl Street - Teetzel House

Recommendation: **THAT** Staff Report DS-055-24 entitled: “Notice of Intention to Designate - 359 Pearl Street be received and;
THAT Milton Council recognizes the historic house at 359 Pearl Street in the Town of Milton as being of heritage significance;
THAT Milton Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;
AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;
AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law will be brought forward for Council adoption.

EXECUTIVE SUMMARY

- The Teetzel House at 359 Pearl Street in the Town of Milton is a unique one-storey vernacular-style structure with a brick chimney, vertical board, and batten siding.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')
- This significant heritage resource fulfils more than two of the evaluation criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

Mathias Teetzel, an early land developer, built this simple vernacular-style structure in 1851. It has a fascinating history as the house was moved twice before settling in the current location.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is an excellent example of a vernacular-style vertical board-and-batten siding building with a low hip roof. Historically, it was the Home of Mathias Teetzel, who also developed the Teetzel Survey. Contextually, this property is an important building that contributes to the Teetzel Neighbourhood Plan 9.

Discussion

Historically, Mathias Teetzel built this frame dwelling in 1851. It was moved in 1870 from its original site on Main St. between Commercial and Charles Street to 358 Main St. E. for Jane Sheppard. In 1912, Sheppard had it moved from its 358 Main St. location to its present site on Pearl Street.

Mathias played an important role in Milton's history as a carpenter, merchant, miller, developer, and commission merchant. In 1854, he built a steam-flouring mill on the corner of Main and Commercial Street. Mr. Teetzel operated a large flour, feed and wood business and had a large storehouse for wheat on his property. Mathias and his family moved to the State of Michigan, where he became a prominent commission merchant and general forwarder. He died in 1865.

Physically, this simple, vernacular-style, one-storey structure has symmetrical three bay front facade: a stone foundation, a brick chimney, a vertical board, and batten siding. The low hip gable roof has projecting eaves, verges, plain fascia and soffit. Windows are two over two flat with plain trims and sills. The single-leaf two panels central main door comprises a square pediment surrounded by two pilasters and wood trims. The simple raised open entrance porch has straight steps with metal railings. The detached garage with a low hip roof is not part of the original historic, but complements the style and appearance of the house frontage. A rear addition to the historic home, sympathetically completes the composition of the house and forms a side courtyard to the east of the property.

Contextually, in 1851, Mathias purchased 44 acres of land in the southeast area of the Milton town site from Henry Huffman. It was known as the Teetzel Survey, which he subdivided into lots for sale. This survey is bounded on the north by Main St., on the south by Oak St., on the east by Ontario St. and the west by Foster and Charles St. This house contributes to the

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heritage character of the Teetzel Survey neighbourhood (Plan 9) and provides a link to the formation of this neighbourhood.

Key attributes that reflect the cultural heritage value of the property include:

- Vernacular-style one-storey structure with symmetrical three bays front facade; a stone foundation, brick chimney, vertical board and batten siding.
- A low hip gable roof with projecting eaves, verges, plain fascia and soffit.
- Simple raised open entrance porch with straight steps and metal railings.
- Two over two windows with plain trims and sills.
- Single-leaf, two panels central main door with a square pediment surround featuring two pilasters and wood trims.
- A building by Mathias Teetzel, who played an essential role in Milton's history as a carpenter, merchant, miller, developer, and commission merchant.
- Context of the building in forming the Teetzel Neighbourhood, Plan 9.

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy
Planner

Phone: Ext. 2565



Attachments

- Appendix '1'_Reasons for Designation for 359 Pearl Street
- Appendix '2'_CHVI Evaluation_ 359 Pearl Street
- Appendix '3'_Photographic Record Heritage Attributes_ 359 Pearl Street

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.