

**THE CORPORATION OF THE TOWN OF MILTON**

**BY-LAW NO. 088-2024**

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 359 PEARL STREET, TOWN OF MILTON, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

**WHEREAS** Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as, 359 Pearl Street in the Town of Milton and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the Town website having general circulation in the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule 'B' attached hereto;

**NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:**

1. **THAT** there is designated as being of cultural heritage value or interest, the real property known as the building located at 359 Pearl Street, Milton, and legally described in Schedule 'A' attached hereto;
2. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

**PASSED IN OPEN COUNCIL ON OCTOBER 7, 2024.**

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Gordon A. Krantz Mayor

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Meaghen Reid Town Clerk

**SCHEDULE 'A' to BY-LAW NO. 088-2024**

**LEGAL DESCRIPTION**

PT LT 10, BLK 13, PL 9 , AKA TEETZEL'S SURVEY, N OF PEARL ST, AS IN  
166174; TOWN OF MILTON

## **SCHEDULE 'B' to BY-LAW NO. 088-2024**

### **Description of Property**

Mathias Teetzel, an early land developer, built this simple vernacular-style structure in 1851. It has a fascinating history as a house that was moved twice before settling at its present 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, carpenter, merchant, miller, developer and commission merchant. Contextually, this property is an essential building that contributes to the Teetzel Neighbourhood Plan 9.

### **Physical Value or Design Value**

Physically, this simple vernacular-style one-story structure has a symmetrical three bay frontage: a stone foundation, a brick chimney and 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. A sympathetically designed garage with a low hip roof that is not part of the original historical house completes the frontage. To the rear of the historic house, a sympathetically design addition complements the composition of the house, forming a side courtyard to the east of the property.

### **Historical Value**

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, the Sheppard had it moved from its 358 Main St. location to its present site on Pearl Street.

Recollections for the 1849 period appeared in The Canadian Champion on April 7, 1892, noting, "and next to that was Teetzel's store and adjoining between that and Foster St. (today Charles St.) was the store-keeper's dwelling. The old residence was moved to a vacant lot on Main St. and now (1892) constitutes the first house you meet on the left-hand side, coming in from the east end of town."

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

## **Contextual Value**

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 and from which he sold the lots. 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/Charles St. This house contributes to the heritage character of the Teetzel Survey neighbourhood (Plan 9) and provides a link to the formation of this neighbourhood.

## **Character Defining Elements/Heritage Attributes**

- One-and-a-half-storey random stone Ontario Cottage Style building
- Vernacular-style one-story structure with symmetrical three-bay front façade; stone foundation, brick chimney, vertical board and batten siding.
- Low hip gable roof with projecting eaves, verges, plain fascia and soffit.
- Simple raised open entrance porch has straight steps with 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 pilaster 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, 1854