



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 29, 2024

Report No: DS-004-24

Subject: Recommendation Report - Notice of Intention to Designate 346 Pearl Street - Kenney Family House

**Recommendation:** THAT Staff Report DS-004-24 entitled: "Notice of Intention to Designate 346 Pearl Street - Kenney Family House be received and;  
THAT Council recognizes the historic house at 346 Pearl Street in the Town of Milton as being of heritage significance;  
THAT 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 is brought forward for Council adoption.

## EXECUTIVE SUMMARY

- 346 Pearl Street is a three-bay, one-and-a-half storey board and batten house built in the Gothic Revival cottage style by Mary and Matthew Kenney in 1909.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- This historic home is a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act to protect this built heritage resource. (See Appendix '1')
- This significant heritage resource fulfils more than two of the evaluation criteria 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

The historic Kenney Family House at 346 Pearl Street was built circa 1909. Its cultural heritage value lies in its physical, historical and contextual value. Physically, it is a contributing example of an Ontario Gothic Revival cottage-style house. It has historical significance, as it is the house of the Kenney family. It is of contextual importance as this property contributes to the historical character of the Teetzel Survey Plan 9 neighbourhood.

### Discussion

346 Pearl Street is a three-bay, one-and-a-half storey board and batten house built in the Gothic Revival cottage style by Mary and Matthew Kenney in 1909.

Historically, the lot was first registered to Charles F. Tezel in 1854. It went through several owners until it was sold to Matthew and Mary Kenney in April 1909. It remained with the Kenney family until 1995.

Physically, the original house is a simple rectangular one-and-a-half-storey cottage. A two-storey addition and a garage were first added in 2012, and a second one-storey addition was made in 2018. The historical portion of the house was restored, and its visual appearance has dramatically improved while keeping its significant heritage attributes in place. It features a notable central open porch entrance with wooden posts on masonry plinths. The original single-leaf entrance door has three glass panels over one long panel. The original windows have been replaced with new three-over-one windows with moulded trims. One of the most notable features is its gothic-shaped window, now retrofitted with a three-over-one panel design. Several large maple trees remain at the front side and rear of the property, enhancing the cultural heritage and character of the neighbourhood.

Contextually, the original location of the historic house continues to contribute to the heritage character of the Teetzel Survey neighbourhood of 1854.

This significant heritage resource fulfils more than two of the evaluation criteria 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.

The Kenney Family House is a significant heritage resource that conforms to the criteria for designation and is further described in Appendix 1: Reasons for Designation.

Key character-defining elements/heritage attributes vital to the preservation of this house at 346 Pearl Street are the following: (see also Appendix 3: Photos of Heritage Attributes):

## Discussion

- Original massing of the historic house with a medium gable roof and central façade gable.
- Three bay, one-and-a-half storey board and batten house, built in the Gothic Revival cottage style.
- Single leaf three glass panels over one long panel entrance door.
- Three over-one windows with plain wood trims and slip sills.
- Three over one Gothic window at central façade gable.
- Historical home of the Kenney family.
- Contextual value as contributing to the heritage character of the 1855 Teetzel Survey Plan 9 neighbourhood.

## 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



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#### • Attachments

- Appendix '1'\_Reasons for Designation for 346 Pearl Street\_ Kenney Family House
- Appendix '2'\_CHVI Evaluation\_ 346 Pearl Street
- Appendix '3'\_Photographic Record Heritage Attributes\_ 346 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.





## Legal Description

Plan 9 Block 9 Lot 12 Teetzel Survey, Town of Milton

## Description of Property

346 Pearl Street is a three-bay, one-and-a-half storey board and batten house built in the Gothic Revival cottage style by Mary and Matthew Kenney in 1909.

## Statement of Cultural Heritage Value and Interest

### Physical Value

Physically, the original house has a simple rectangular one-and-a-half-storey cottage. A two-storey addition and a garage were first added in 2012, and a second one-storey addition was made in 2018. The historical portion of the house was restored, and its visual appearance has dramatically improved while keeping its significant heritage attributes in place. It features a notable central open porch entrance with wooden posts on masonry plinths. The original single-leaf entrance door has three glass panels over one long panel. The original windows have been replaced with new three-over-one windows with moulded trims. One of the house's best features is its gothic-shaped window, now retrofitted with a three-over-one panel design. Several large maple trees remained at the front side and rear of the property, conserving the heritage character and age of the neighbourhood.

### Historical Value

The Lot was first registered to Charles F. Teetzel in 1854. The property went through several owners until it was sold to Mary and Matthew Kenney by the Andrew Tock estate. The Kenney's built this home in 1909 when they demolished their old home on Commercial St.

Later, David and Mary (nee Clarkson) Kenney became the new owners in 1922, raising four daughters and two sons. They are interred in Palermo Cemetery. Mary was the last of many Dutch settlers who came to Grimsby in 1798. In 1964, the property was sold to Cliff and Jessie (nee Kenney) Lewington. Jessie was David and Mary's granddaughter.

Cliff and Jessie worked at the Milton Spinning Mill, and Jessie later worked at the Five and Dime (Stedmans) and Pure Food Bakery. Cliff later was a Press Drill Operator at the PL Roberson plant and later worked for Canada Post as a letter carrier having the distinction of becoming one of Milton's 1st carriers in 1968. Both are very active members of Grace Church. Cliff was a member of St. Clair Masonic Lodge and held the position of secretary and treasurer for Evergreen Cemetery, where they are interred.

The property was passed on to their son, Charles George Arthur Lewington, in 1995.

### Contextual Value

Contextually, the original location of the historic house continues to contribute to the heritage character of the Teetzel Survey neighbourhood of 1854

### Character Defining Elements/Heritage Attributes

- Original massing of the historic house with a medium gable roof and central façade gable.

## Appendix 1\_Reasons for Designation\_ 346 Pearl Street \_ Kenney Family House

- Three bay, one-and-a-half storey board and batten house, built in the Gothic Revival cottage style
- Single leaf three glass panels over one long panel entrance door.
- Three over-one windows with plain wood trims and slip sills.
- Three over one Gothic window at central façade gable
- Historical home of the Kenney's family
- Contextual value as contributing to the heritage character of the 1855 Teetzel Survey Plan 9 neighbourhood.

### Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

**Table 6: Evaluation of the Cultural Heritage Value of 346 Pearl Street**

The property has design value or physical value because it,		
	Criteria	Evaluation
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	The property is an excellent example of a the popular three bay, one-and-a-half storey board and batten house Gothic Revival cottage style
ii	displays a high degree of craftsmanship or artistic merit	The property does not displays a high degree of craftsmanship or artistic merit
iii	demonstrates a high degree of technical or scientific achievement	The property does not demonstrate a high degree of technical or scientific achievement
The property has historical value or associative value because it,		
i	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	This is the home of the Kenney’s family who built and lived here from 1909 to 1995
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	This property provides some information of the first settlers of Milton and their contributions to the community.
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property does not demonstrate or reflect that the subject property is associated with any known architect, builder or designer.
The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Contextually, the original location of the historic house continues to contribute to the heritage character of the Teetzel Survey neighbourhood of 1854
ii	is physically, functionally, visually or historically linked to its surroundings	The property contributes to a historical link to its surroundings.

iii	is a landmark	The property is not a landmark.
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Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*.





Appendix 3  
Photographic Record \_ Heritage Attributes \_ 346 Pearl Street

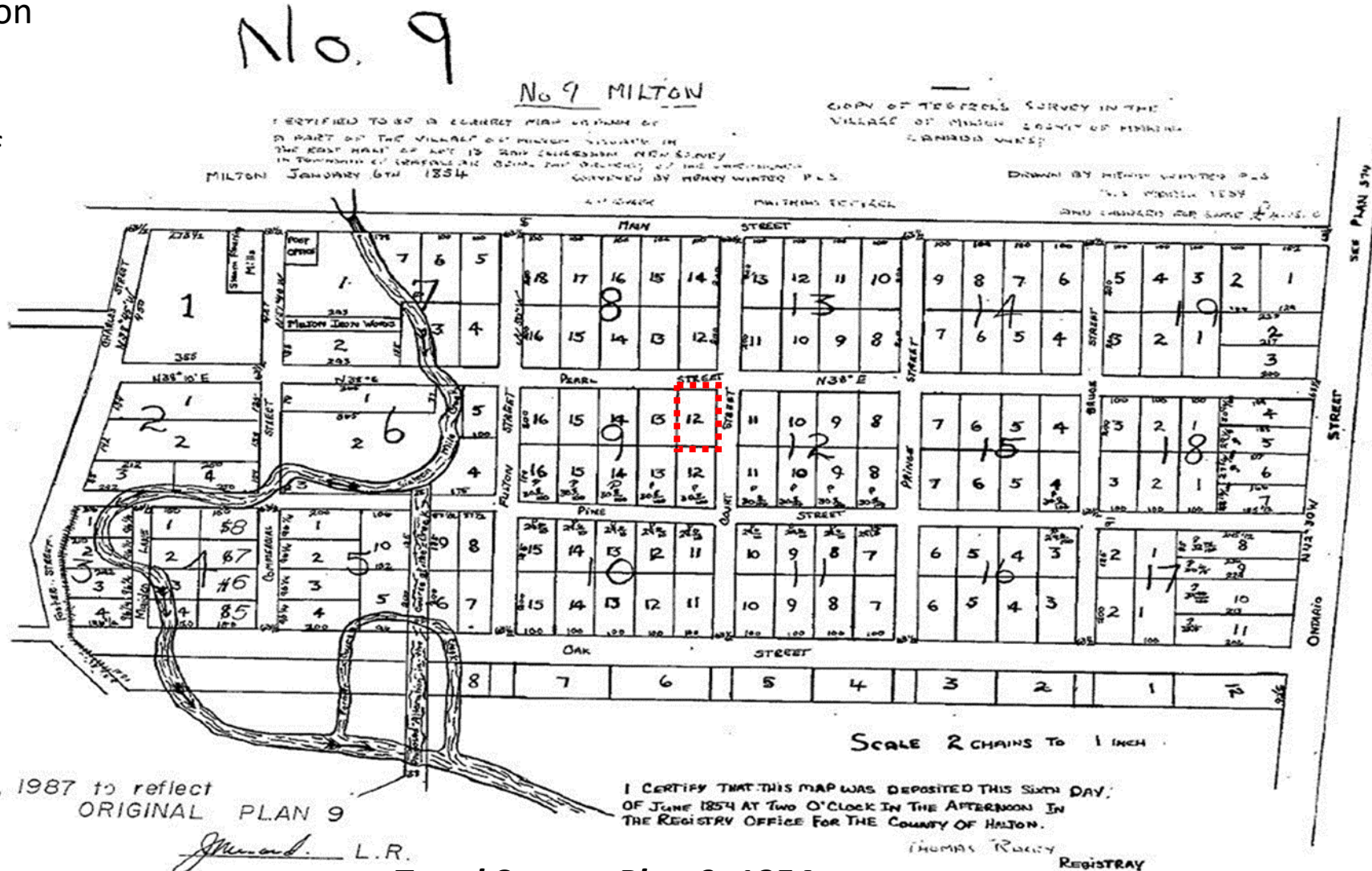


# Contextual Heritage Attributes

- Context of the location of the original house contributing to the heritage character of the Teetzel Survey neighbourhood of 1854

## TEETZEL SURVEY

- PLAN 9
- BLK 9
- LOT 12
- 8,712 SF
- 66.00 FR
- 132.00 D



**Tetzel Survey, Plan 9, 1854**



## Contextual Attributes

Context of the location of the original lot contributing to the heritage character of the Tetzels Survey, Plan 9, 1854 as depicted in the 1858 Livingston Map



Map of the Town of Milton, County of Halton, Canada West, T.C. Livingston P.L.S. 1858 Map





Location Map\_ 346 Pearl Street\_ Kenney's House



## 346 Pearl Street

Plan 9, Lot 12 Block 9

Tetzel Survey

### Built 1909

## Kenney Family House

The Lot was first registered to Charles F. Teetzel in 1854. The property went through several ownership until it was sold to Mary and Matthew Kenney by the Andrew Tock estate. The Kenny's built this home in 1909 when they demolished their old home on Commercial St.

Later David and Mary (nee Clarkson) Kenney became the new owners in 1922, raising 4 daughters and 2 sons. They are interred in Palermo Cemetery. Mary Clarkson has some neat family history as she was the last of a long line of Dutch settlers who came to Grimsby in 1798. In 1964 the property was sold to Cliff and Jessie (nee Kenney) Lewington. Jessie was the granddaughter of David and Mary.

Cliff and Jessie worked at the Milton Spinning Mill, Jessie later worked at the Five and Dime (Stedmans) and Pure Food Bakery. Cliff later was a Press Drill Operator at PL Roberson plant and later work for Canada Post as a letter carrier having the distinction of becoming one of Milton's 1st carriers in 1968. Both very active members of Grace Church. Cliff was a member of St. Clair Masonic Lodge and also held the position of secretary and treasurer for Evergreen Cemetery, where they are both interred.

The property was then passed on to their son Charles George Arthur Lewington in 1995.

Although not registered until 1919, the Kenny's actually took possession from Andrew Tock in 1909. The Kenny family built this house in 1909 after demolishing the old one on Commercial Street (back of Charles hotel). Jessie Lewington is a granddaughter of David and Mary Kenny.

346 PEARL ST.

LOT 12 BLOCK 9 TEETZEL PLAN 9

Nov. 28, 1854 Reg. to Charles F. Teetzel  
Jan. 19, 1854 Teetzel to Robt. Stewart Jr.  
Feb. 6, 1855 Stewart to Clarkson Freeman M.D.  
Mar. 8, 1856 Freeman to Jas. Cobban  
Feb. 24, 1882 Cobban est. to Sarah & Robt. Hawthorne  
Feb. 24, 1882 Hawthorne to Mary Clarkson, spinster  
Jan. 9, 1904 Thos. Michie est. to Geo. Michie  
May 30, 1904 Geo. Michie to Andrew Tock ✓  
Apr. 28, 1909 Tock est. to Matthew & Mary Kenney  
Jan. 3, 1922 Kenney to David & Mary Kenney  
Sept. 3, 1931 Kenney to Kenney  
Oct. 19, 1964 Kenney to Cliff & Jessie Lewington

#### NOTES

Jessie (Lewington) Kenney a granddaughter of David & Mary Kenney

This is the house the Kenney family built about 1909 when they demolished the old one on Commercial St. (Hydro Garage later) back of Charles Hotel.

Aug. 13, 1885 CC-Married. Kenney-Clarkson. At the residence of John Kenney. Acton. Mr. David Kenney to Mary S. Clarkson.

#### Abstract Index Répertoire par lot

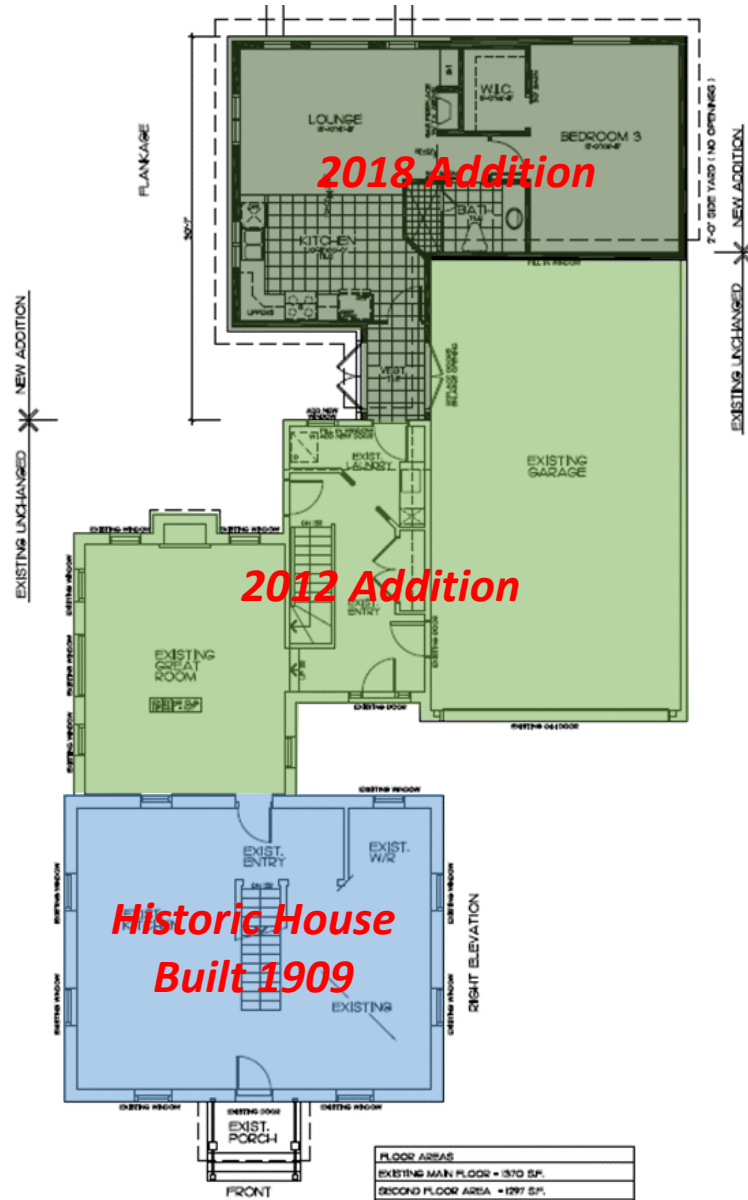
Lot 12 BLOCK 9 Plan/Consession 9 MILTON




174573

Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie
834711	Transfer	95 02 09	LEWINGTON, Jessie Wilhelmina	LEWINGTON, Jessie Wilhelmina LEWINGTON, Charles George Arthur JT	
841250	Transfer	95 08 04	LEWINGTON, Charles George Arthur	LEWINGTON, Helen Luella LEWINGTON, Charles George Arthur JT	

# Built History of the Property



MILTON L.A.C.A.C. HERITAGE INVENTORY	
BUILDING TYPE: Residential	INVENTORY #:
ADDRESS: 346 Pearl St.	
BUILDING NAME:	
ORIGINAL USE: Housing	CONSTRUCTED: 1909
PRESENT USE: Housing	
DESIGNATION:	DATE:
HISTORY	
This house was built by the Kenny family around 1909.	
ARCHITECTURAL COMMENTS	
<p><b>WALLS:</b> A single one and a half storey metal siding house with a stone foundation and a chimney.</p> <p><b>ROOF:</b> A medium gable roof with facade gable, projecting eaves, verges, plain fascia, soffit and moulded frieze.</p> <p><b>WINDOWS:</b> Windows are flat with plain metal trim, plain slip sills, double-hung and upper level window has a pointed lintel head, plain side trim, single leaf with three glass panels that are shaped.</p> <p><b>DOORWAYS:</b> Central door with flat head, plain side trim, single leaf with three glass panels that are shaped.</p> <p><b>PORCHES:</b> Straight steps with a open metal railing.</p> <p><b>OTHERS:</b></p>	
	



## Physical or Design Attributes

- Original massing of the historic house with a medium gable roof and central façade gable.
- Three bay, one-and-a-half story board and batten house, built in the Gothic Revival cottage style



Pearl Street Elevation 2009



Pearl Street Elevation 2020



Pearl Street Elevation 2023



Court Street Elevation 2018



Court Street Elevation 2023  
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Court Street Elevation 2023



# Physical or Design Attributes

- Single leaf three glass panels over one long panel entrance door.
- Central entrance porch with timber pilaster on stone plinth (not historic).
- Straight stone steps (not historic)



- **Physical or Design Attributes**

- Three over-one windows with plain wood trims and slip sills.
- Three over one Gothic window at central façade gable



Ground Floor Window



Upper Floor Window



Windows along Court Street



Windows along Pearl



Central Gable Gothic Window





# Historical Books record

Land Registry Office

- Halton County (LRO 20)
- PLAN 9
- Block 9
- Lot 12

BLOCK 9 LOT 12 PLAN 9

No.	INSTRUMENT	DATED	REGISTERED	FROM	TO	ACRES	DESCRIPTION, &c.	CONVEYANCE BY REPLY OF MARRIAGE
<del>5455</del>	<del>Mortgage</del>	<del>26 Oct 1922</del>	<del>28 Oct 1922</del>	<del>Matthew Charles Kenny, Bachelor and Mary Louise Kenny, Married women trustees for Geo. William Kenny</del>	<del>Rebecca Jane Cook, Widow</del>	<del>1/2</del>	<del>Lot 12, subdivided 7/8 interest to</del>	<del>None</del>
5455 X	Deed (to wife)	2 Jan 1922	3 Jan 1922	Matthew Charles Kenny and George William Kenny, unmarried and the said Mary L. Kenny	David Kenny and Mary Ann Kenny his wife	1/2	Lot 12, subdivided 7/8 interest to be held to grantee during their natural lives then to grantor.	None
<del>5710</del>	<del>Deed of gift</del>	<del>26 Dec 1923</del>	<del>26 Dec 1923</del>	<del>Rebecca Jane Cook, Widow</del>	<del>Matthew Charles Kenny and Geo. William Kenny</del>	<del>1/2</del>	<del>Lot 12, subdivided 7/8 interest to</del>	<del>None</del>
5711	Quit Claim Deed	26 Dec 1923	26 Dec 1923	George William Kenny, Unmarried	Matthew Charles Kenny	1/2	Lot 12.	None
6361	Grant	1 Sept. 1931	5 Sept. 1931	Matthew Charles Kenny	Matthew Charles Kenny, grantor and Eva Kenny, his wife	1/2	Lot 12.	None
174573	Grant	13 Aug 1964	17 Oct 1964	Matthew Charles Kenny & Eva Kenny his wife	Blufford George Stennington & Jessie Stennington his wife as joint tenants	1/2	Lot 12 held as joint tenants.	None
<del>174574</del>	<del>Mortgage</del>	<del>13 Aug 1964</del>	<del>17 Oct 1964</del>	<del>Blufford George Stennington &amp; Jessie Stennington through his wife</del>	<del>Matthew Charles Kenny &amp; Eva Kenny his wife</del>	<del>1/2</del>	<del>Lot 12</del>	<del>None</del>
234307	Deed	25 Apr 1966	2 Dec 1966	Matthew Charles Kenny & Eva Kenny his wife	Blufford George Stennington & Jessie Stennington his wife	1/2	Lot 12	None

# Historical Books record

## Land Registry Office

- Halton County (LRO 20)
- PLAN 9
- Block 9
- Lot 12



174573

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/ Observations
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841250	Transfer	95 08 04	LEWINGTON, Charles George Arthur	LEWINGTON, Helen Luella LEWINGTON, Charles George Arthur JT		
				<p><b>NOTICE</b></p> <p>The land in this abstract index is designated as of</p> <p><b>MAY 27 1996</b></p> <p>under part II of the Land Titles Act pursuant to Sec. 32. All Registrations subsequent to that date are recorded in the part of register set out in Subsection 141(5) of the Land Titles Act.</p>		

10321 (88)

FORM 1

Continued on/Suite à la page.....