



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

Discussion

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.

Reasons for Designation

359 Pearl Street_ Teetzel House



Legal Description

SURVEY TEETZEL LOT 10 BLK 13

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

Statement of Cultural Value and Interest

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.

Physical 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.

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

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

- 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.

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 359 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	Yes, this house is a unique Vernacular-style one-story structure with symmetrical three bays front facade; a stone foundation, brick chimney, vertical board and batten siding.
ii	displays a high degree of craftsmanship or artistic merit	No, this home does not display a high degree of craftsmanship
iii	demonstrates a high degree of technical or scientific achievement	No, 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,	Historically, this house has fascinating history as the house that moved twice before settling in the current location. It is the Home of Mathias Teetzel who played an important role in the history of Milton as a carpenter, merchant, miller, developer and commission merchant.
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, it provides historical information on the pioneers of Milton in the Teetzel neighbourhood

iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes, the subject property is associated with Mathias Teetzel who purchased 44 acres of land in the Teetzel Survey, which he subdivided and from which he sold the lots.
The property has contextual value because it,		
i	is important in defining, maintaining or supporting the character of an area	Yes, this property contributes to the clusters of historic houses in the Teetzel neighbourhood.
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this property is historically link o to the development of the Teetzel neighbourhood
iii	is a landmark	No, the property is not a landmark.

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*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



Appendix 3
Photographic Record _ Heritage Attributes _ 359 Pearl Street



Location Map_ 359 Pearl Street

Historical Attributes:

A building by Mathias Teetzel who played an important role in the history of Milton as a carpenter, merchant, miller, developer, commission merchant.

MILTON AREA BIOGRAPHIES

T

Teetzel, Mathias

Carpenter, merchant, miller, developer,
commission merchant 1811-1865



Born in 1811 near Palermo, Ont., Mathias Teetzel was the eldest son of Charles F. and Mary (Tufford) Teetzel. He married Jane Lawrence early in 1830 and they had five children, one son and four daughters.

In 1833 Mathias bought from his father, 25 acres on the north side of Dundas Highway at Palermo and, in 1842, he sold the property. In 1847 Mathias and Jane were living in a single storey frame house in Milton. In 1849 he is recorded as having a house and store between Commercial and Foster (Charles) Streets in Milton.

In 1851 Mathias purchased 44 acres of land in the south east 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 on the west by Foster/Charles St.

In 1854 he built a steam flouring mill on the corner of Main and Commercial St. Part of the building is now a hotel. Mr. Teetzel did a large business in flour, feed and wood and had a large storehouse for wheat on this property.

In the Halton Assizes of 1856 Mathias Teetzel was the plaintiff against John White and Edward Martin for non payment of a note. Mathias was, however, found guilty of fraud. After the court case in 1856 Mathias Teetzel and his family left the Milton and Palermo area and went to the village of St. Joseph on the east side of Lake Michigan in the State of Michigan. He purchased several village lots. St. Joseph was the port from which millions of feet of lumber were shipped. Mathias was recognized as a prominent commission merchant and general forwarder in the port. He died there on April 26, 1865.

Research: Alex S. Cooke

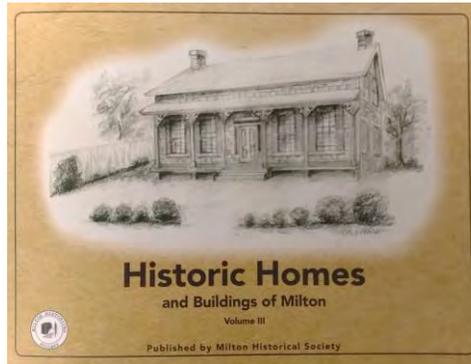
Sources: *Cemetery Recordings*, published by Halton/Peel Branch O.G.S.
Trafalgar Township Census 1851.
Mrs. Clara Rosenbaum, great-great-granddaughter.

Published by Milton Historical Society 1995

359 PEARL ST.

Lot 10, Block 13, Teetzel Plan 9

Built in 1851



Historical Houses of Milton Volume 1, Page 49



Built in 1851 by Mathias Teetzel, this frame dwelling was moved in 1870 from its original site on Main St. between Commercial and Charles St. It was moved to 358 Main St. E. for Jane Sheppard.

The Sheppard family occupied this home in two locations for nearly 72 years. In 1912 they had it moved from its 358 Main St. location to its present site on Pearl St. On the Main St. site they built a two storey brick residence which they sold immediately to Reginald L. Minet, July 19, 1912.

Recollections for the 1849 period, which appeared in *The Canadian Champion* April 7, 1892, noted "and next to that was Teetzel's store and adjoining between that and Foster St. (Charles St.) was the store-keeper's dwelling. The old residence

was afterwards 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."

The removal of the dwelling to Pearl St. is confirmed by Charles Johnson from information his father gave him.

By 1857 Mathias Teetzel had sold all of the lots in the east end and his properties on Main St. and left the area for the United States.

Since 1950 Robert and Adeline Mackay have been the proud owners of this historical gem.

Source: Waldie et al., *Historic Homes and buildings of Milton 2019*

Historical Books Extract

HALTON COUNTY (20), PLAN 9, SURVEY TEETZEL BLK 13, PT LOTS 10

Registered	From	To	Notes
3 July 1852	Mathias Teetzel Wife	Louis Lardie	Lot 10
11 June 1858	Louis Lardie Wife	William Hill	Lot 10
3 April 1856	William Hill Wife	Michael Conway	Lot 10
26 Nov 1875	Michael Conway Wife	Thomas Grahame Sheppard	Lot 10
26 Nov 1875	Thomas Grahame Sheppard	David Watson Campbell	Lot 10
9 Nov 1878	David Watson Campbell	Thomas Graham Sheppard	Lot 10
12 Nov 1878	Thomas Graham Sheppard	Jane Sheppard Widow	Lot 10
25 May 1904	Jane Sheppard Widow	Jane Oliver Sheppard, spinster	Lot 10
Jan 13, 1942	Ann Sheppard Estate	Albert and Mabel Lush	Lot 10
Apr 24, 1955	Lush Estate	Peter Wellington Cooke	Lot 10
Sept 20, 1955	Cooke	Robert and Adeline Mackay	Lot 10

Contextual Attributes: Context of the building in the formation of the Teetzel Neighbourhood, Plan 9, 1854 SURVEY TEETZEL BLK 13 PT LOTS 10

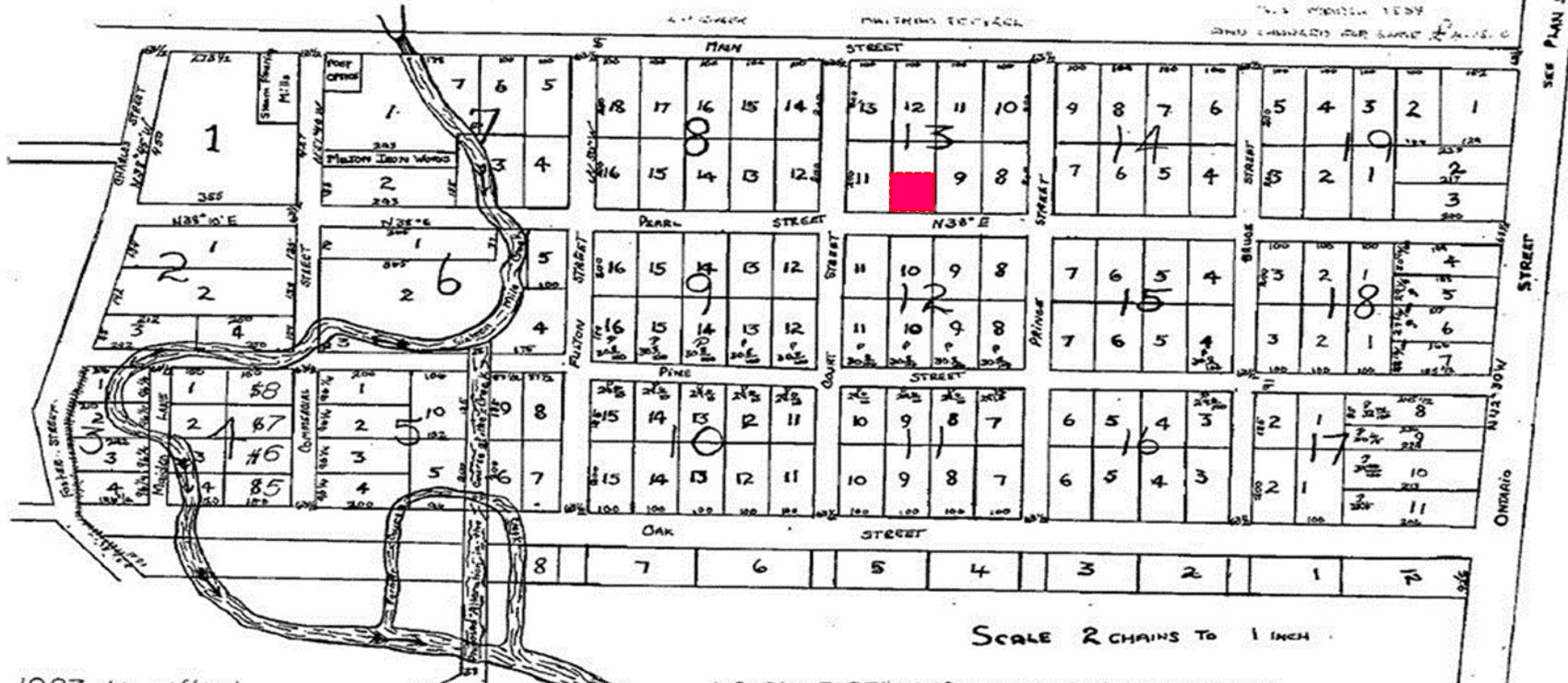
No. 9

No 9 MILTON

CERTIFIED TO BE A CORRECT MAP AND PLAN OF
A PART OF THE VILLAGE OF MILTON SITUATE IN
THE EAST PART OF LOT 13 AND SURROUNDING AREAS
IN TOWNSHIP OF GEORGETOWN COUNTY OF THE PROVINCE
OF ONTARIO JANUARY 6TH 1854
CONVEYED BY HENRY WINTER P.L.S.

COPY OF TEEZEL'S SURVEY IN THE
VILLAGE OF MILTON COUNTY OF BRITAIN
CANADA 1854

DRAWN BY HENRY WINTER P.L.S.
11.3 MARCH 1854
AND CHECKED BY SAID HENRY W.



Amended Dec. 1, 1987 to reflect
ORIGINAL PLAN 9

J. Winter L.R.

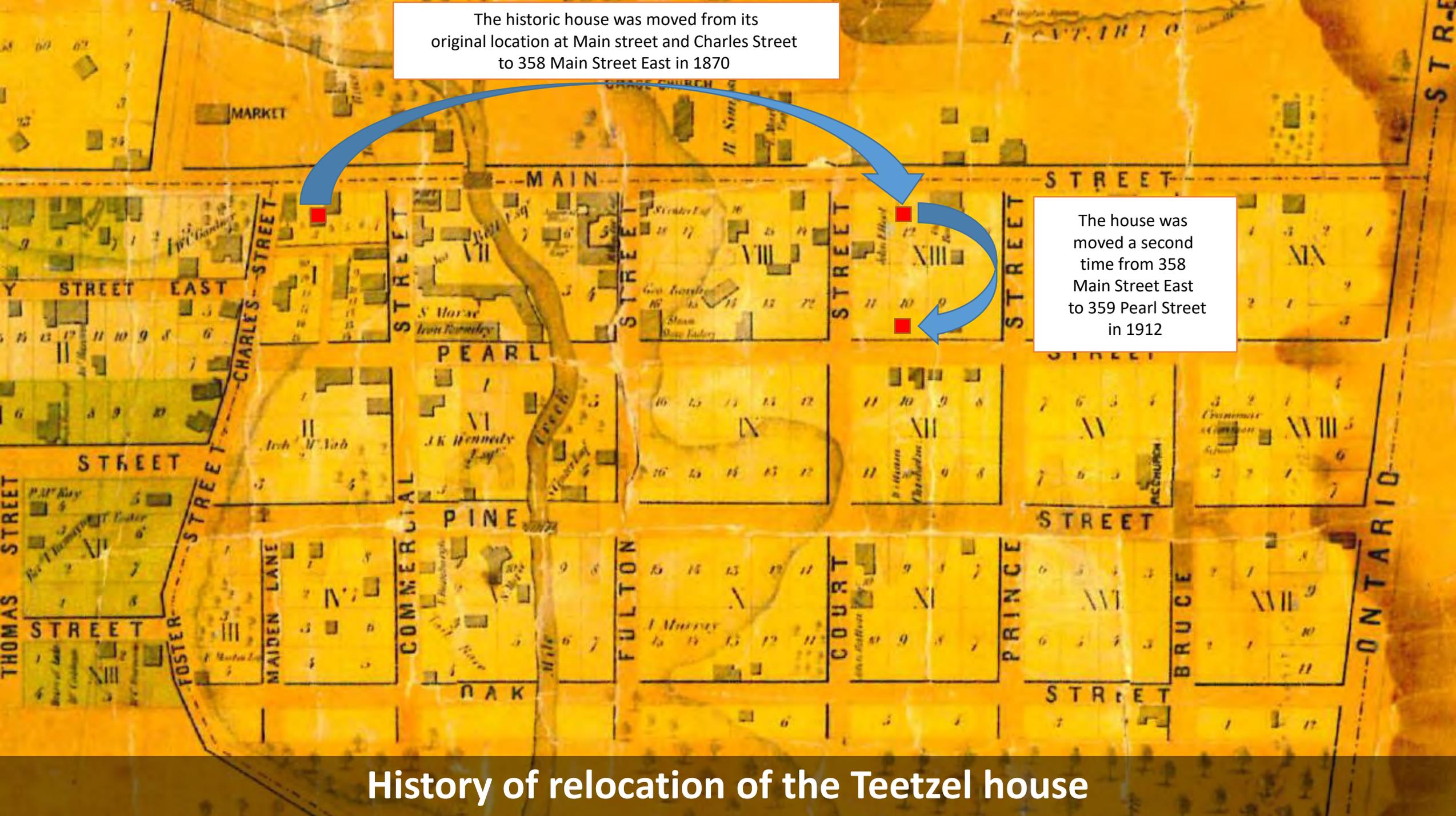
I CERTIFY THAT THIS MAP WAS DEPOSITED THIS SIXTH DAY
OF JUNE 1854 AT TWO O'CLOCK IN THE AFTERNOON IN
THE REGISTRY OFFICE FOR THE COUNTY OF HALTON.

THOMAS RUCKY
REGISTRAR

The historic house was moved from its original location at Main street and Charles Street to 358 Main Street East in 1870

The house was moved a second time from 358 Main Street East to 359 Pearl Street in 1912

History of relocation of the Teetzel house



Comparative Photos 2009-2022



South Elevation 2009



South Elevation 2012



South Elevation 2014



South Elevation 2016



South Elevation 2018



South Elevation 2020

Physical or Design Attributes

- Vernacular-style one-story structure with symmetrical three bays front facade; a stone foundation, brick chimney, vertical board and batten siding.
- Low hip gable roof with projecting eaves, verges, plain fascia and soffit.



South Elevation (front along Pearl Street)

Physical or Design Attributes

- Vertical board and batten exterior cladding



East Elevation View from courtyard

Physical or Design Attributes

- Single leaf two panels central main door with a square pediment surround featuring two pilaster and wood trims
- Two over two windows with plain trims and sills
- Simple raised open entrance porch has straight steps with metal railings.



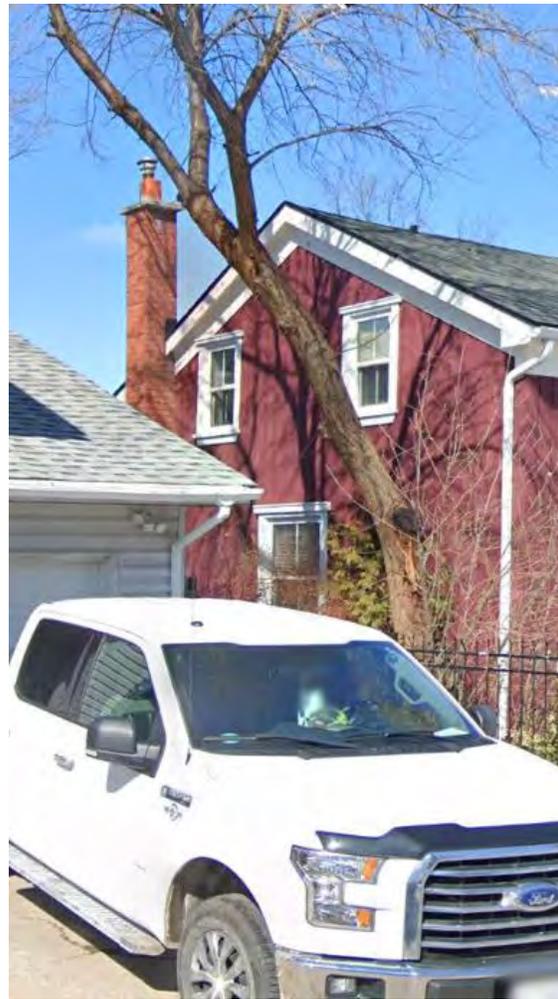
Front Door and Windows

Physical or Design Attributes

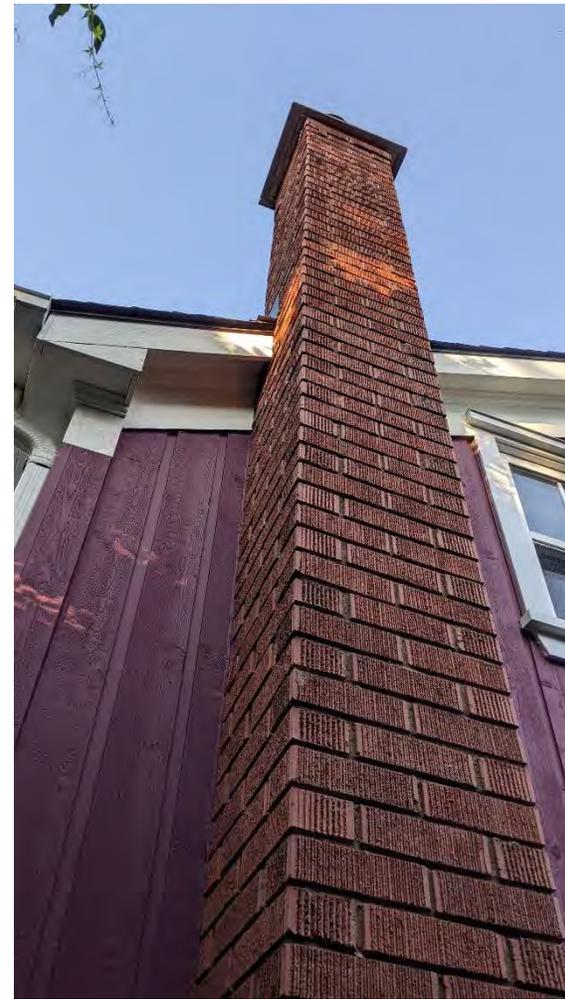
Single flue Brick chimney at west elevation
Bricks at upper portion of chimney has ben replaced with new bricks



Brick Chimney view from interior courtyard



Brick Chimney at West Elevation



Brick Chimney



Brick Chimney Base

Physical or Design Attributes

Two over two windows with plain trim and plain wood header and sills



South Elevation Window



East elevation Window Ground



East elevation Window



East elevation Window

Non Physical or Design Attributes

- Sympathetic Rear Addition



Sympathetic Addition Non Heritage

Non Physical or Design Attributes

- Sympathetic Rear Addition



Sympathetic Rear Addition

Non Physical or Design Attributes

- Garage addition is sympathetic in design but is not a heritage attribute.



Existing Garage Non Heritage View along Pearl Street

Non Physical or Design Attributes

- Garage addition is sympathetic in design but is not a heritage attribute.



Existing Garage Non Heritage View from Interior Courtyard