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THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1994-43


A by-law to designate 1054 Third Line as a property of historical, architectural and contextual value and interest.

OCT 25 1994

THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 1054 Third Line is hereby designated as a property of historical, architectural and contextual value and interest pursuant to the Ontario Heritage Act for reasons set out in Schedule "A" to this By-law.
2. The property designated by this by-law is the property described in Schedule "B" attached to this by-law.

PASSED by the Council this 18th day of April, 1994.




MAYOR



CLERK

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Certified True Copy

ASSISTANT CLERK

SCHEDULE "A" TO BY-LAW 1994-43

HISTORICAL SIGNIFICANCE

The house at 1054 Third Line, being Lot 26, Concession 2, S.D.S. in the nineteenth century, was built circa 1858 by the Hilton family who were farmers on the southern half of the property.

Charles Hilton moved onto Lot 26 in 1831. The assessment roll for that year shows that he resided on a 100 acre lot, none of which was cultivated at that time. By the assessment of 1833, Hilton had cleared 5 acres of his land. At this time, the property on which the Hilton family settled belonged to King's College, as part of their original grant from the Crown issued in the 1820's. It was not until 1854 that Hilton registered the purchase of the south half of Lot 26 from the University of Toronto. Meanwhile, he had established a prosperous farming operation on the land.

The clearing of the property was a slow process which has been documented in the Trafalgar Township Assessment Rolls. Within 3 years of settling on the property, Hilton had 14 acres under cultivation. By 1840, 30 acres were cultivated and it was not until 1848 that Hilton had cleared half of his 100 acre property. Throughout much of this period the family was fortunate enough to have 2 oxen to assist with the clearing and the ploughing.

Charles was 32 when he first settled on Lot 26. His wife, Rebecca was 23. In 1831, there were also three other persons "under sixteen" living on the property - 1 male and 2 females. There is no indication whether or not these were Hilton's children. The assessment roll of 1848 shows that the Hilton's were living in a frame house, under 2 storeys.

The 1851 Census of Trafalgar Township is incomplete, leaving the 1861 Census as the first available detailed information for the Hilton family. In 1861, Charles was 64 years old, a farmer who listed his birthplace as "England", and his religion as "Wesleyan Methodist". His wife Rebecca, age 53, was also born in England. In this census, seven children were recorded - Henry, laborer, 28; Ann, 26; Martha, 24; Charles E., laborer, 21; John, laborer, 19; Rebecca, 17; and Eliza, 15. By 1861, the four persons "under 16" who were counted in the 1833 assessment roll would have been older than Henry, who was 28, but there is no evidence of their whereabouts in this record.

By 1861, there were nine members of the Hilton family living in a 1 1/2 storey house. The stone residence which was built in 1858. This is the same dwelling which appears in the 1877 atlas of Halton County, and which is still standing on Lot 26 today.

The agricultural census of 1861 indicates that the Hilton farm was prospering. There were 80 acres under cultivation, 30 in crop, 48 in pasture and 2 in orchard. The value of the farm was \$7,000. The farm machinery was worth \$442.

It was between 1861 and 1871 that the Hilton's planted the apple orchard which would come to characterize their farm. According to the 1871 census, one quarter of the farm (25 acres) was under orchard. Charles E., age 34, was the only Hilton offspring living with his parents that year. In keeping with the nature of the farming operation, this son gave his occupation as "Fruit Grower".

In the Illustrated Atlas of Halton County, published in 1877, the south half of Lot 26, Concession 2, S.D.S., is shown in the name of Charles Hilton. There is a house marked just south of the creek which cuts across the property. The land south of the house is covered by a large orchard. There is no other orchard of its size marked on the map in the surrounding area.

By 1881, the orchard had reached its maximum size of 35 acres. The farm was operated then by Henry Hilton, who had inherited his father's property. Henry was 34 and lived with his mother, his sister Anne Harrison, 47, who had been widowed, and Frank Curtis, age 22, who was probably a hired farm hand. Henry was still residing on this farm in 1899. This is the last year for which records of Lot 26, Conc. 2 S.D.S. are available.

ARCHITECTURAL SIGNIFICANCE

The Hilton house at 1054 Third Line is a 1 1/2 storey structure, rectangular with a central hall plan.

It is a vernacular design incorporating elements of various architectural styles, including Neoclassical and Gothic Revival. The building has a 3 bay facade, with a central gable and projecting front porch. The front facade is adorned with bracketed cornice.

The house is constructed in rubble stonework using the colorful local fieldstone, a rare feature in Oakville. There are well-cut stone voussoirs over the windows and upper floor door, and rusticated stone quoins on the corners and on the projecting central bay.

There have been several alterations to the house. These include the replacement of the original wood shingles with asphalt, the addition of porches to the south, north and west, the application of stucco to the north (rear) facade, the addition of a dormer to the rear, and the attachment of aluminum storm windows (although most of the original 6 over 6 sash windows have been retained). An unusual feature in the central gable is the existence of a doorway instead of the more typical window. Although compatible with the symmetry of the facade, this is most likely a later alteration.

The design of the house has incorporated varied architectural features into a form which is well balanced, and of pleasing proportions.

Although there have been alterations to the house at 1054 Third Line, these do not significantly detract from its heritage character.

CONTEXTUAL SIGNIFICANCE

Although it is in the vicinity of the Q.E.W., Third Line and North Service Road, the immediate setting of the Hilton house today appears much as it did over 100 years ago. It is situated just south of a branch of Fourteen Mile Creek and much of the surrounding land used by the Hilton's as orchard is still covered by trees.

SCHEDULE "B" TO BY-LAW 1994-43

Part of Lot 26, Concession 2, South of Dundas Street, Town of Oakville, Regional Municipality of Halton, more particularly described as follows:

PREMISING that the bearing for the road allowance between Lots 25 and 26, Concession 2, South of Dundas Street (Third Line), is North 44 degrees, 38 minutes, 30 seconds West and relating all bearings herein thereto;

COMMENCING at an iron bar planted, being distant 775.80 feet on a course of North 44 degrees, 38 minutes, 30 seconds West along the westerly limit of the road allowance between Lots 25 and 26, Concession 2, South of Dundas Street, from the most easterly angle of Lot 26, Concession 2, South of Dundas Street;

THENCE continuing along the said road allowance on a course of North 44 degrees, 38 minutes, 30 seconds West, a distance of 434.26 feet to a point;

THENCE South 29 degrees, 13 minutes, 30 seconds West, a distance of 709.77 feet to a point;

THENCE South 05 degrees; 48 minutes, 30 seconds West, a distance of 695.29 feet to a point;

THENCE South 77 degrees, 02 minutes East, 29.33 feet to a point;

THENCE South 50 degrees, 56 minutes East, 394.00 feet to a point in the northwesterly limit of Department of Highways of Ontario Registered Plan Number 861;

THENCE North 38 degrees, 43 minutes East along the last mentioned limit 120.56 to a point;

THENCE continuing along the last mentioned limit on a course of North 43 degrees, 07 minutes East, 326.02 feet to a point;

THENCE North 33 degrees, 12 minutes East, 197.20 feet to a point;

THENCE North 03 degrees, 11 minutes East, 207.82 feet to a point;

THENCE North 26 degrees, 49 minutes, 30 seconds West, 235.53 feet to a point;

THENCE North 37 degrees, 54 minutes West, 140.00 feet to a point;

THENCE North 04 degrees, 22 minutes, 30 seconds West, 83.36 feet to a point;

THENCE North 29 degrees, 09 minutes East, 79.13 feet to a point;

THENCE North 07 degrees, 45 minutes West, 79.98 feet to the point of commencement.

As described in Instrument No. 328312.