



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2009-166

A by-law to designate 55 Chisholm Street as a property of historical, architectural and/or contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

55 Chisholm Street
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to **55 Chisholm Street** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

55 Chisholm Street
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 7th day of December, 2009

Rob Burton

MAYOR

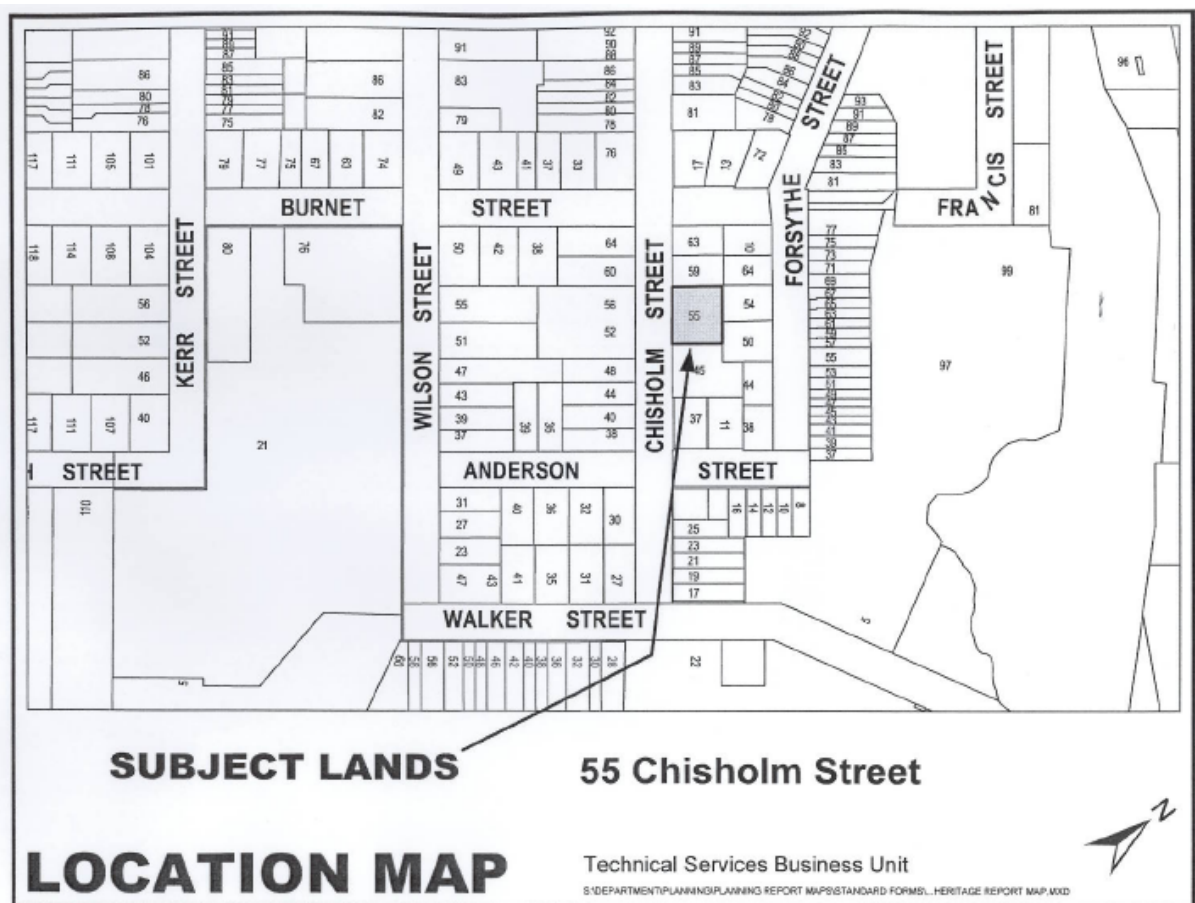
Vicki Tytaneck

A/CLERK

SCHEDULE "A" TO BY-LAW 2009-166

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

55 Chisholm Street, PLAN 1 BLK 72 PT LOTS 6,8, OAKVILLE
Town of Oakville, Regional Municipality of Halton



SCHEDULE "B" TO BY-LAW 2009-166

STATEMENT OF SIGNIFICANCE

The property at **55 Chisholm Street** is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Design or Physical Value

The house on the subject property has design and physical value as a representative and rare remaining example of a vernacular workers' cottage with saltbox design in Oakville. Constructed c.1870, the house is a vernacular 1 ½ storey frame and stucco clad building with non-historic 1-storey rear and side additions. The simple construction and materials of the house reflect the practicality of this structure as a workers' house for employees of nearby industries.

Despite some modern alterations to the exterior of the house, the original form of the building remains and continues to contribute to the structure's architectural and historical significance. Other remaining heritage elements of the house include two segmentally-arched 2/2 wood windows on the north wall, wood trim and wood cornices.

Historical or Associative Value

This property has historical and associative value because of its direct associations with the Marlatt & Armstrong Leather Company, at one time the town's largest factory.

According to land registry records for 55 Chisholm Street, the property was sold by Honourable John Forsythe, William Walker, Thomas B. Anderson, William Forsythe and James B. Forsythe to Willet Green Miller in 1847. It was then sold in 1854 to George Brown, who likely had the current house built. Thirty years later in 1884, the property was sold from the estate of Brown to John McCallum.

After this, the property passed hands several times until it was sold to Herbert and Emma Chisholm in 1902. They sold it several years later to the Marlatt & Armstrong Company Limited in 1911. The company likely used the building as a tenant house for its many employees. Despite its failure in 1924, the company continued to own the property until 1943, at which time it was sold to A.R. Clarke & Company Limited and other subsequent owners.

According to *Oakville and the Sixteen* by Hazel C. Mathews, the tannery was established in 1856 under the name Joseph Milbourne & Company. It was located on the north side of Walker Street near the creek, southeast of 55 Chisholm Street. Smith sold the property to Milbourne after converting the buildings, previously part of a distillery, into a tannery. The business became very successful and by 1861, was turning three thousand hides into specialty patent leathers.

The company was bought out in the late 1880s by Stafford Marlatt who ran the tannery with his sons Wilbur and Cecil. By this time, only the foundations of the original tannery building remained. Under the name Marlatt & Armstrong Leather Company, the tannery continued to operate in several structures along the east side of Forsythe Street, north of the earlier tannery buildings and east of the subject property. The company produced numerous leather goods such as purses, gloves, collar and cuff boxes, cricket balls, footballs, and other novelty items, as well as leather products for automobiles.

During its operation, this tannery was the largest factory in Oakville and employed many residents of the town. The closure of the tannery in 1924 was seen as a major tragedy, and many families and businesses were strongly impacted by the loss.

Contextual Value

The property at 55 Chisholm Street is located within the historic urban area of the Town of Oakville on the west side of Sixteen Mile Creek. The property has contextual value because it is important in defining and maintaining the early vernacular character of the area which was once home to the tannery and numerous tannery workers' homes. The subject property, in conjunction with the historic house directly to the north, forms a historic grouping of 19th century cottages which continue to tell an important story of Oakville's early industrial heritage.

Description of Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all facades, together with construction materials of wood, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements of the House:

- o The 1 ½ storey form and structure of the historic main portion of the house
- o Historic 2/2 wood windows and wood trim on north elevation
- o Wood cornice, wood corner trim and wood base trim on historic main portion of the house
- o Stucco cladding on historic main portion of the house
- o Orientation of the house to Chisholm Street

Explanatory Note

Re: Heritage Designation By-law No. 2009-166

By-law Number 2009-166 the following purpose and effect:

To designate the property at 55 Chisholm Street as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.