

Memo

To: Heritage Oakville Advisory Committee
From: Carolyn Van Sligtenhorst, Heritage Planner
Date: March 11, 2025
Subject: Heritage Easement Agreements for Tannery Walls

The purpose of this memo is to provide the Heritage Oakville Advisory Committee with an update on the protection of the remnant walls of the former Marlatt & Armstrong Company Limited tannery buildings from 39 to 77 Forsythe Street.

The tannery was a significant part of Oakville's industrial history, with the buildings dating from the 1880s to the 1940s. After the site became vacant by the 1970s, a development company redeveloped the former industrial site with new townhouses, retaining the front (west) and north walls of the tannery buildings as part of the townhouse development.

As part of the Heritage Designation Project, Heritage Planning staff evaluated the remnant tannery walls and completed a Cultural Heritage Research Report for the properties, attached to this memo. The walls were found to be of significant cultural heritage value and worthy of protection under the *Ontario Heritage Act* (OHA). In working with the owners of the 19 properties, it was determined that the overall preference was to protect the walls through a heritage easement agreement (HEA) under section 37 of the OHA rather than a designation by-law under section 29 of the OHA.

Staff has now completed the signing and registration of the HEAs for all 19 properties. The HEAs require that the historic tannery walls be retained and permit regular use and maintenance of the structures. They do not require the retention of the 1980s townhouse buildings. The HEAs will remain on title for each of the properties in perpetuity, even if the properties are sold in the future.

Because HEAs are between the owners and the town, the CHER for the walls was not presented to the Heritage Oakville Advisory Committee or to Oakville Town Council. Staff is therefore providing the attached CHER for the Committee's information. Any questions on the CHER or HEAs can be directed to Heritage Planning staff.

Cultural Heritage Evaluation Report
The Marlatt & Armstrong Company Limited
Remnant Historic Tannery Walls
39-53, 57-77 Forsythe Street, Oakville, Ontario



Remnant walls of the tannery buildings. Source: *Town of Oakville, Planning Services photo*

Town of Oakville
Heritage Planning
Authors: Elaine Eigl, Carolyn Van Sligtenhorst
February 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject properties merit designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of a property based on primary and secondary research and visual inspection of the property, or in this case, the properties. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of the properties' heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The subject properties at 39-53 and 57-77 Forsythe Street are located on the west side of Sixteen Mile Creek, on the east side of Forsythe Street between Burnet Street (on the north) and Anderson Street (on the south). These properties include The Marlatt & Armstrong Company Limited remnant historic tannery walls, which were once part of a vast tannery complex that started operating in the early 19th century. The subject properties are located within the territory covered by Treaty 22, which was signed in February 1820, between the Mississaugas and the British Crown. 57 to 77 Forsythe Street were added as 'listed' properties to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for their potential cultural heritage value due to their association with the historic Oakville tannery (existing tannery walls). The Heritage Register was subsequently updated to include the properties at 37 to 53 Forsythe Street in 2012, with the 20 properties, 37-53 and 57-77 Forsythe Street, being included in recognition of their potential cultural heritage value for their association with the historic Oakville tannery (remaining tannery wall only - townhouse not included).

The findings presented in this report are based on professional guidance and research. The discovery of additional resources or interpretations may affect the conclusions.

This CHER has evaluated the subject properties in accordance with the requirements of the OHA and finds that they meet four of the criteria of Regulation 9/06. It is therefore recommended that the properties be designated under Part IV, section 29 of the OHA.

2. Subject properties

The Marlatt & Armstrong Company Limited remnant historic tannery walls are located at 39-53 and 57-77 Forsythe Street, on the west side of Sixteen Mile Creek, on the east side of Forsythe Street, between Burnet Street (on the north) and Anderson Street (on the south), on Block 107 of the updated Plan 1. The properties are located within the territory covered by Treaty 22, which was signed in February 1820 between the Mississaugas and the British Crown. After settlement, the land was historically a part of Lot 15 in the 4th Concession South of Dundas Street (SDS), also known as the Broken Front Concession. In the late 1970s the properties were known municipally as 45, 51 and 61 Forsythe Street.



Location map: The subject properties are highlighted in blue. November 2023. Source: Town of Oakville GIS

Legal descriptions: 39 Forsythe St: Pt Lt 1, Blk 107, Pl 1, Part 43 to 45, 64, 80 , 20R5111, S/T & T/W 537756 ; OAKVILLE/TRAFALGAR; 41 Forsythe St: Pt Lt 1, Blk 107, Pl 1, Part 40 to 42,63,79 , 20R5111, S/T & T/W 537800 ; OAKVILLE/TRAFALGAR; 43 Forsythe St: Pt Lt 1, Blk 107, Pl 1, Part 37 to 39,62,78 , 20R5111, S/T & T/W 539102 ; OAKVILLE; 45 Forsythe St: Pt Lt 1, Blk 107, Pl 1, Part 34 to 36,61,77 , 20R5111, S/T & T/W 538292 ;; TOWN OF OAKVILLE; 47 Forsythe St: Pt Lt 1, Blk 107, Pl 1, PT LT 2, Blk 107, Pl 1 , PART 31-33, 60, 76 , 20R5111 , S/T & T/W 540603 ; OAKVILLE; 49 Forsythe St: PT LT 2, BLK 107, PL 1 , PART 28 TO 30 , 59, 75 , 20R5111 , S/T & T/W 539467 ; OAKVILLE; 51 Forsythe St: PT LT 2, BLK 107, PL 1 , PTS 25,26,27,58, 74 , 20R5111 , S/T & T/W 538996 ; OAKVILLE AMENDED DESC. DELETED "PT LT 1" FEB 25, 98 J. MENARD; 53 Forsythe St: PT LT 2, BLK 107, PL 1 , PART 22 TO 24, 57, 73 , 20R5111 , S/T & T/W 831243; OAKVILLE; 57 Forsythe St: PT LT 3, BLK 107, PL 1 , PART 15 to 17, 55, 71 , 20R5111 , S/T & T/W 540133 ; OAKVILLE; 59 Forsythe St: PT LT 3, BLK 107, PL 1 , PART 12 TO 14, 54, 70 , 20R5111 , S/T & T/W 540857; OAKVILLE; 61 Forsythe St: PT LT 3, BLK 107, PL 1 , PART 9 TO 11, 53, 69 , 20R5111 , S/T & T/W 539228 ; OAKVILLE; 63 Forsythe St: PT LT 4, BLK 107, PL 1 ; PT LT 3, BLK 1, PL 1 , PART 6 TO 8, 52, 68 , 20R5111 , S/T & T/W 541503 ; OAKVILLE; 65 Forsythe St: PT LT 4, BLK 107, PL 1, PART 3 TO 5, 51 & 67, 20R5111 , S/T & T/W 540601.; OAKVILLE; 67 Forsythe St: PT LT 4, BLK 107, PL 1, PART 2, 49, 50 & 66 , 20R5111 , S/T & T/W 539862 ; OAKVILLE; 69 Forsythe St: PT LT 4, BLK 107, PL 1, PART 9, 25, 26, 27 & 32 , 20R4715 , S/T & T/W 519595 ; OAKVILLE; 71 Forsythe St: PT LT 4, BLK 107, PL 1, PT LT 5, BLK 107, PL 1 , PART 8, 22, 23, 24 & 31 , 20R4715 , S/T & T/W 539191; OAKVILLE; 73 Forsythe St: PT LT 5, BLK 107, PL 1, PART 7, 19, 20, 21 & 30 , 20R4715 , S/T & T/W 541638 ; OAKVILLE; 75 Forsythe St: PT LT 5, BLK 107, PL 1, PART 6, 16, 17, 18 & 29 , 20R4715 , S/T & T/W 539312 ; OAKVILLE; 77 Forsythe St: PT BURNET ST, PL 1 , CLOSED BY 598554; PT LT 5, BLK 107, PL 1, PT 3, 4, 5, 10, 11, 12, 13, 14, 15 & 28 , 20R4715 , S/T & T/W 520777 ; S/T 474707.

3. Background Research

Design and Physical Value

The Marlatt & Armstrong Company Limited remnant historic tannery walls, located at 39-53 and 57-77 Forsythe Street are all that remain of the structures that were once part of Oakville's largest tannery, one of the town's largest and most prominent industries in its history. The walls have design and physical value as remnant representative examples of late 19th and early 20th century industrial construction methods.

The subject properties contains three distinct sections of brick wall remnants, comprised of four original brick buildings, originally built for the Marlatt & Armstrong Tannery, and later used for various industries. This section of the report provides an overview of the site's architecture including the remnant historic tannery walls. More information on the history of the tannery and the residential redevelopment projects is available in the Historical and Associative Value section.

The most southerly section of remnants occupies 39-53 Forsythe Street and is from a circa 1880s two-storey brick building, with a circa 1910-1913 addition, and a circa 1880s one-storey brick building.

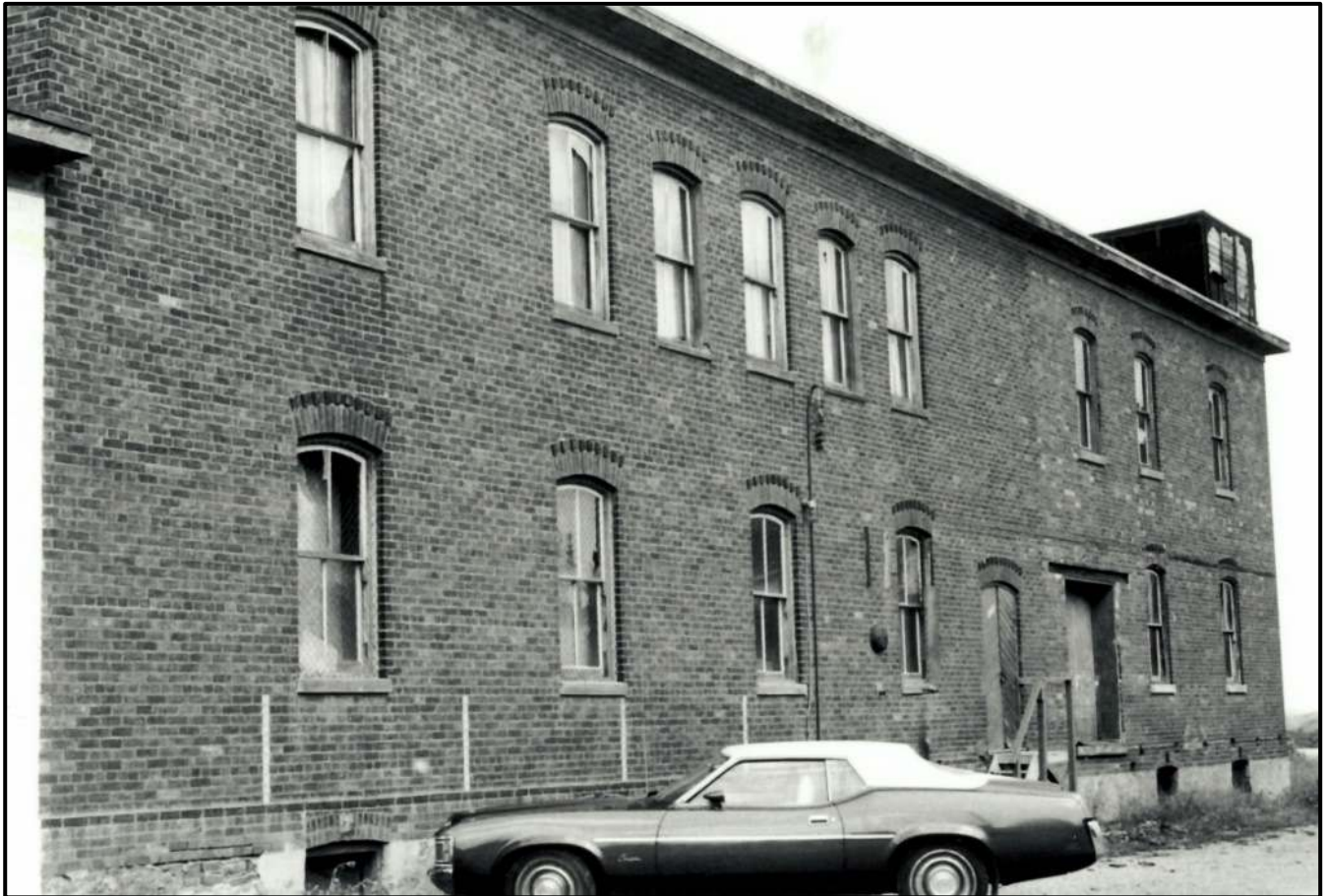


Looking east from Forsythe Street at the most southerly portion of the tannery walls, January 2021. *Source: Google Street View*

The circa 1880s building with a circa 1910-1913 addition, was a two-storey red brick building with a low-sloped gable roof. The brick was finished in a common bond pattern with rows of headers every eight rows. Radiating brick voussoirs were placed above windows and doors, with header bricks protruding from the brick surface to provide a dentil-like design element which also sheds water away from window and door openings. Concrete sills were placed below the windows, which were 2/2 wood sash windows segmentally arched at the top.

The circa 1880s portion was built on a lakestone foundation while the circa 1910-1913 addition had a concrete foundation. The bottom of the walls contained a brick plinth detailing, with bricks protruding from the face of the wall to define the base of the building. Basement windows were also finished with radiating brick voussoirs. The fenestration of the building would have been based on practical needs, with fewer windows on the main floor and more windows on the second floor.

In June 1978, the “Oakville Heritage Community Study: Historic Building Record and Evaluation” report described the south-most, two-storey structure as being “characterized by a flat roof, projecting plain boxed cornice, segmental type window openings, arched radiating voussoirs over the windows & doors with lugsills.”¹



Two-storey section of the south-most tannery building. June 1978 Source: *Town of Oakville, Heritage Planning files*

The remnant walls that remain today are original and still in their historic location, but through the rehabilitation process, new window and door openings were created and some areas were re-bricked or repaired using salvaged bricks. The existing and additional window openings are longer than the originals and now have brick sills.

The new townhouses were designed to be well set back from the remnant historic tannery walls to provide a small courtyard space at the entrances to the new units. To provide structural support to the historic brick walls, and to provide some privacy between units, new garden walls were built perpendicular to the historic walls, connecting them to the new townhouses. These walls, and the townhouses themselves, were constructed of John Price red bricks made from the Don Valley. These bricks were made to match the historic colours and dimensions of historic local bricks used to construct the tannery buildings.² The radiating brick voussoirs with protruding headers were also repeated in the new townhouses, to reference the details of the historic tannery buildings.

¹ Town of Oakville, Heritage Planning files, *Oakville Heritage Community Study: Historic Building Record and Evaluation*, Town of Oakville, Oakville, ON, June 7, 1978. Pg. 3

² Interview with George Farrow, the architect who designed Tannery Cove, 23 January 2024.

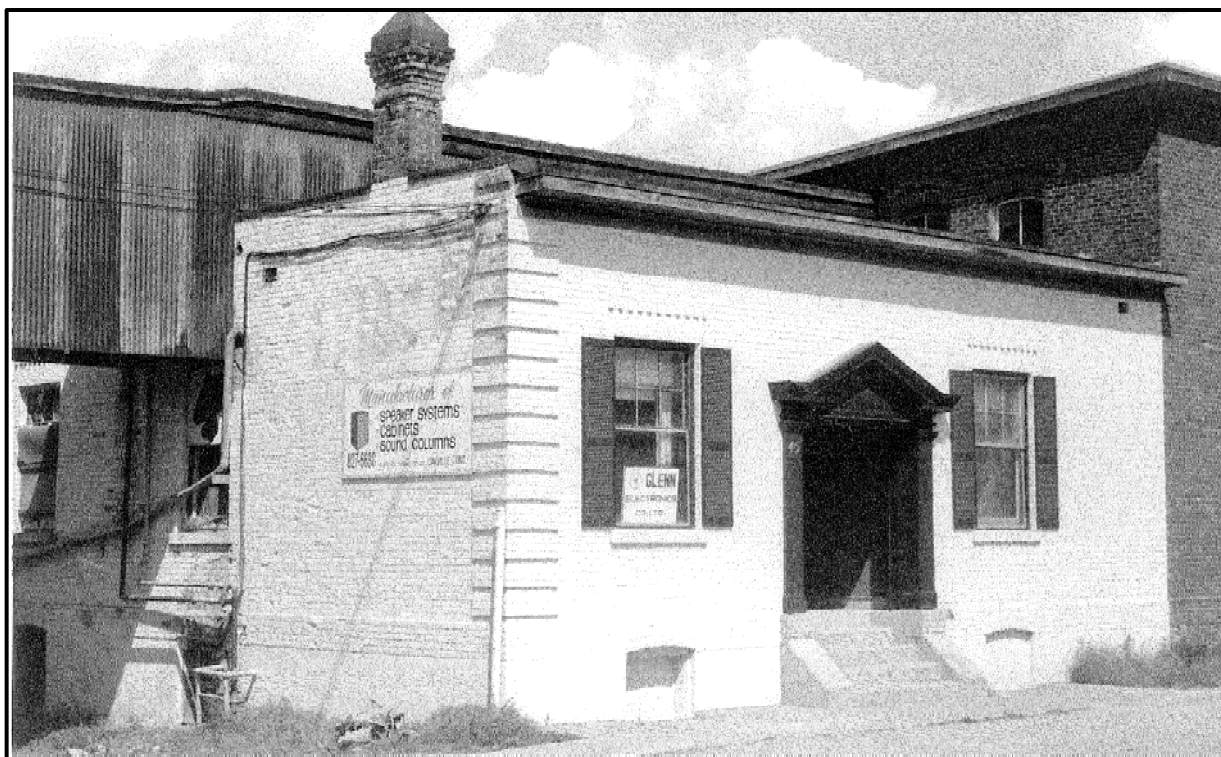


Close-up of windows on the second floor of the circa 1880s building. June 1978 Source: *Town of Oakville, Heritage Planning files*



Remnant tannery walls in the forefront with new townhouses behind at 39 Forsythe Street. Source: *Town of Oakville, Planning Services photo*

The one-storey building, whose remnants also occupy the south section, also appears to have been constructed in the 1880s, though an exact date cannot be confirmed. This one-storey flat-roofed structure had the appearance of a house, with its almost symmetrical front façade with central entrance flanked by two windows. One of its defining features was the brick quoining on its northwest corner, which remains today in the remnant walls at 53 Forsythe Street. The front door surround was quite elaborate for an industrial building, with a decorative gabled pediment with fluted columns on either side of the doorway. These entrance elements were likely not original.



The one-storey brick building, then known as 45 Forsythe Street, June 1978. Source: *Town of Oakville, Heritage Planning files*

Photos of this one-storey building from the 1970s show that the building had been painted white by that time, but it was originally red brick. The paint was removed during the rehabilitation of the walls as part of the new townhouse development. Squared (as opposed to arched) window openings with radiating brick voussoirs once held historic wood windows. To provide consistency with the window and door openings on the rest of this south section, new arched window and door openings were created with the same radiating brick voussoirs.

The middle section of remnant walls is from a three-storey brick building that now occupies 57-67 Forsythe Street. Constructed in 1910, this building would have been the tallest and most prominent building on the site throughout the 20th century.



Remnant tannery walls with brick quoining remaining at 53 Forsythe Street. *Source: Town of Oakville, Planning Services photo*



Tannery buildings with the three-storey building in the centre, June 1978. *Source: Town of Oakville, Heritage Planning files*



This flat-roofed structure was also constructed of red brick, this time in a common bond pattern with rows of header bricks every six rows. Window and door openings were segmentally arched with three rows of flat brick headers above each opening and concrete sills below. Window and door openings were paired up and provided plenty of natural light and air flow into the building.

The three-pane windows shown in the 1970s photos appear to have been replacements from the 1940s or 1950s as they are not arched and have horizontal proportions which reflect a mid-century industrial aesthetic.

The brick pattern and rows of brick headers can still be seen in this section of the walls today. As seen in the south section of remnant walls, some window openings were extended to create doorways, and new brick sills were installed for the window openings. Perpendicular brick walls were also installed here to connect the remnant walls to the new townhouses and to provide a semi-private front courtyard.

The three-storey building in June 1978 *Source: Town of Oakville, Heritage Planning files*



Remnant tannery walls at 61-65 Forsythe Street. *Source: Town of Oakville, Planning Services photo*

Finally, the north section of the remnant historic tannery wall is from a one-storey brick building that now occupies 69-77 Forsythe Street. As the original building was only ever a one-storey building, this section of the redevelopment includes the entirety of the west and north remnant historic tannery walls.

Constructed between 1932 and 1948, this building was the last structure to be constructed for the tannery along Forsythe Street. This building continued the aesthetic of the adjacent three-storey building by pairing up segmentally-arched windows and articulating openings with three rows of header bricks and concrete sills. The flat-roofed building was constructed with a concrete foundation and red brick walls in a running bond pattern, a brick pattern common to the early 20th century.



The one-storey building on the north end of the tannery site, 1978. *Source: Town of Oakville, Heritage Planning files*

While the original basement windows were filled in, the original walls remain intact. On the west elevation, all of the paired window openings were retained, and filled with either new 6/6 style windows or new entry doors with multipaned transom windows above. Concrete sills were replaced with new brick sills, matching the rest of the tannery remnant walls. The entrance shown in the 1970s photo above was replaced with two paired window/door openings to match the fenestration pattern on this wall.

On the north elevation, all of the one-storey brick wall was retained, along with the paired window openings, but with new windows and new brick sills. A new clerestory addition was built onto the roof of the one-storey building, and new additions were constructed to the rear. As is the case with all the townhouse units, there is underground parking below the units, with access to Forsythe Street on the north side of the north section and between the south and middle sections.



Looking southeast on Forsythe Street, at the northwest corner of the remnant historic tannery walls. January 2021.
Source: Google Street View



The north wall of the one-storey tannery building, January 2024. Source: Town of Oakville, Planning Services photo

The tannery complex buildings were large structures that would have been made from materials typically used in industrial buildings, such as concrete, iron, wood, stone, steel, and brick. Although built for function and not for form, the remnant historic tannery walls did include some exterior ornamentation worth conserving, and these were retained in the remnant walls and even repeated in the new townhouses.

There is no known architect associated with the design of these buildings, though that was quite common for industrial buildings in the late 19th and early 20th centuries. The buildings were most likely designed by those who managed and operated the tannery business, in collaboration with the builders. The buildings would have been designed to meet the needs of the tannery, though – as is common with most historic industrial buildings – they would have also been designed with a simple, open-concept format to accommodate changes to the business over time. All of these buildings are square or rectangular, have flat or almost flat roofs, and would have been fairly easy to add onto, either above or to the sides. The open interior construction would have accommodated the many changes in use throughout the 20th century.

Providing light and ventilation into factories, especially tanneries which were known for their strong odours, would have been of upmost importance and this is evident in the volume of window openings in these buildings, many of which remain today in the remnant walls. While today's building and safety standards for industrial buildings result in much different building typologies in the 21st century, the tannery buildings are reflective of the simple architectural devices available at the time, with windows being one of the most important features.

The large footprint, simple square design and sturdy construction of these buildings allowed them to be updated for different uses throughout their time as part of this larger industrial complex. These factors also made them excellent structures to be retained and incorporated into new residential developments in the 1980s, 100 years after the first buildings were constructed. Thanks to the foresight of the developers and town council at the time, we still benefit today by enjoying these physical reminders of this important part of Oakville's history. Because these walls are the only tangible built form that links us to the original tannery, their long-term protection through designation is not only merited, but is essential to continuing the legacy of the site.

Historical and Associative Value

The Marlatt & Armstrong Company Limited remnant historic tannery walls, located at 39-53 and 57-77 Forsythe Street, are located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.³

The creek lands were subsequently ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the proceeds from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks would be used to instruct the Mississaugas in the rudiments of the Christian religion and to provide education for their children.^{4,5} The subject properties lie within the territory ceded as part of Treaty No. 22.⁶

In March 1831, eleven years after the signing of Treaty 22, William Chisholm (1788-1842), a militia officer, farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.⁷

William Chisholm, who is widely recognized as the founder of the Village of Oakville, was born in October 1788, in Nova Scotia to George Chisholm (1752-1842) and Barbara (nee McKenzie) Chisholm (1757-1824). In May 1812, William married Rebecca Silverthorn, and they had eleven children together.⁸ In 1816, William, Rebecca and family were living on a farm on Dundas Street (present day Trafalgar Road), and he was the owner of a profitable general store where he was engaged in the buying and selling of “wheat, timber and oak staves.”⁹

The subject properties are located on land identified in Wilmot’s 1806 plan as part of Lot 15 in the 4th Concession South of Dundas Street (SDS), also known as the Broken Front Concession.

³ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁴ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

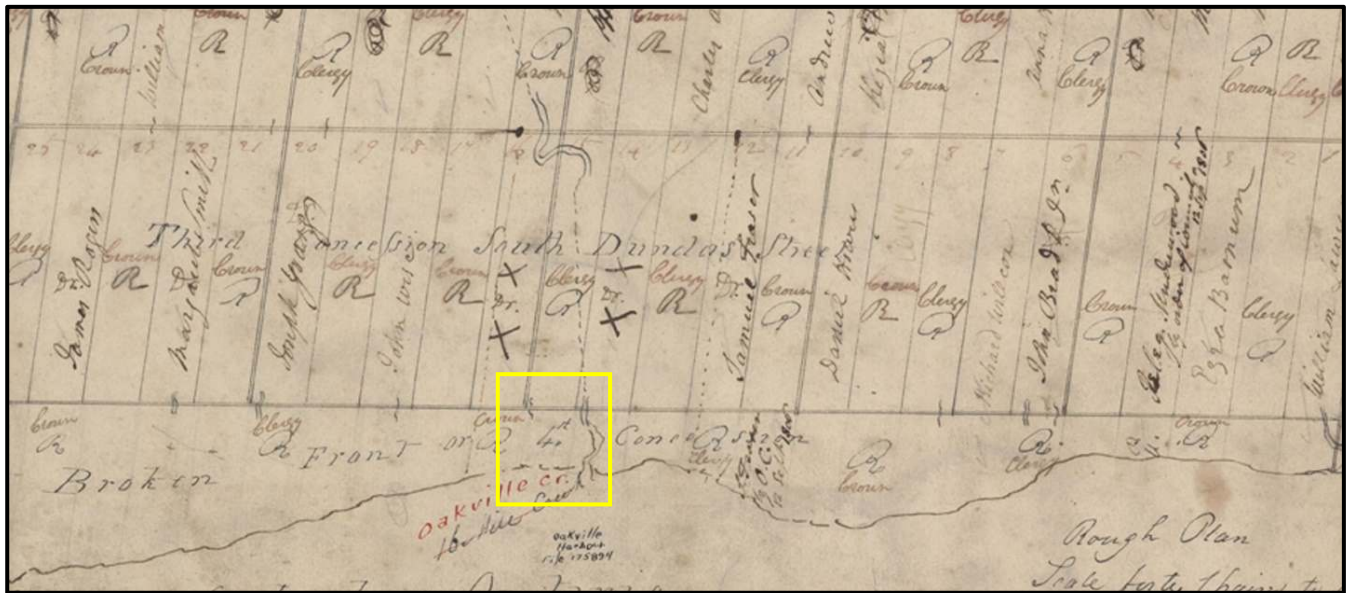
⁵ “Mississaugas of the Credit Treaties and Territory Map - Treaty 22.” *Arcgis.Com*, www.arcgis.com/home/webmap/viewer.html?webmap=59f6027fd6ed4c07a61c7d97e380d582&extent=-82.7315%2C42.244%2C-77.3482%2C44.2523. Accessed 11 Jan. 2024.

⁶ “Mississaugas of the Credit Treaties and Territory Map.” *Arcgis.Com*, ArcGIS, 27 Sept. 2019, www.arcgis.com/home/webmap/viewer.html?webmap=59f6027fd6ed4c07a61c7d97e380d582&extent=-82.7315%2C42.244%2C-77.3482%2C44.2523.

⁷ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

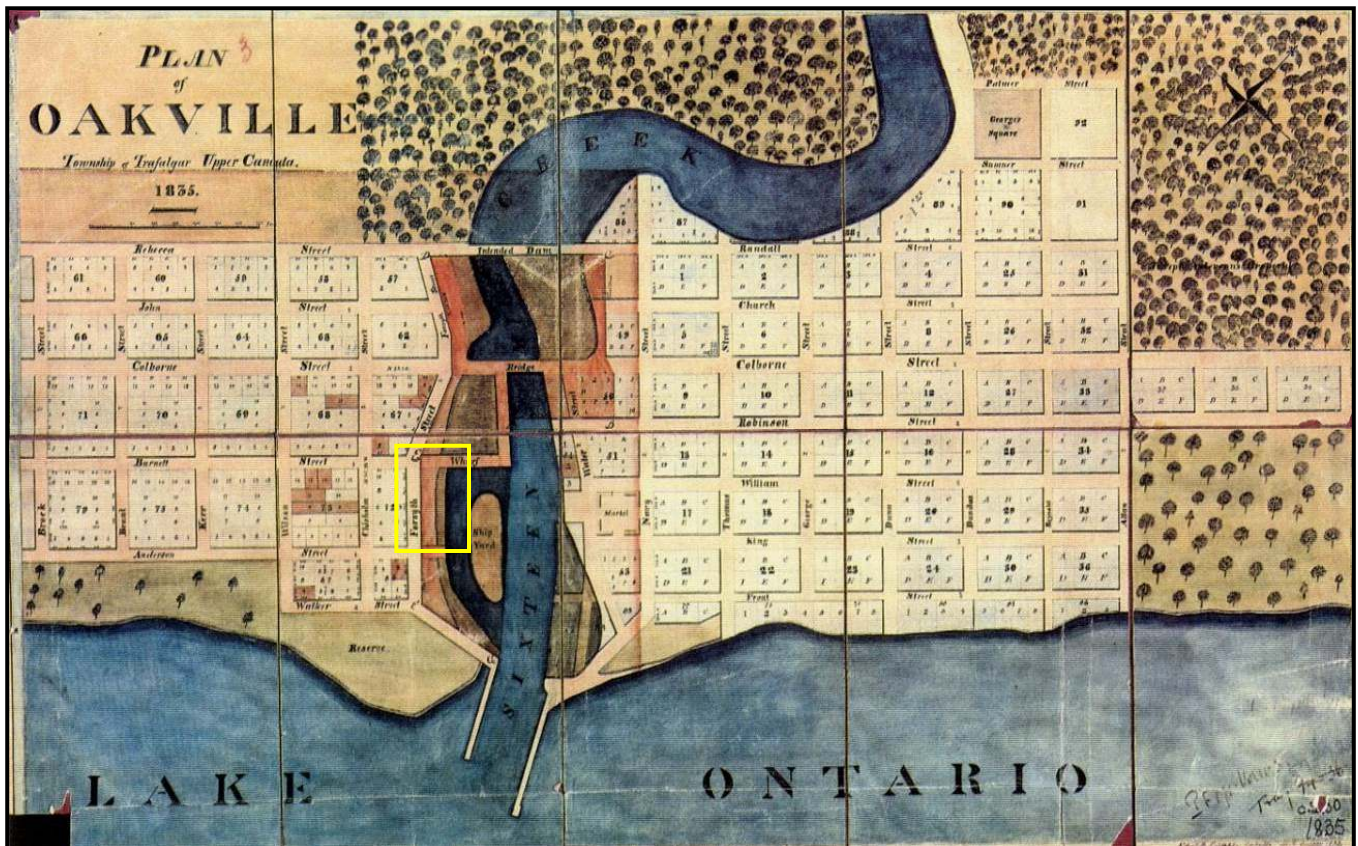
⁸ Walter Lewis, “CHISHOLM, WILLIAM,” in *Dictionary of Canadian Biography*, vol. 7, University of Toronto/Université Laval, 2003–, accessed December 1, 2023, http://www.biographi.ca/en/bio/chisholm_william_7E.html.

⁹ Mathews, Hazel. “Erchless Estate: Erchless and Its Inhabitants: Museums of Ontario.” *Museums of Ontario: Erchless and Its Inhabitants*, <https://vitacollections.ca/museums/2/exhibit/3>. Accessed 1 Dec. 2023.



Detail of Wilmot's Trafalgar Township Survey, 1806, with Lot 15, 4th Concession South of Dundas Street highlighted in yellow.
Source: Archives of Ontario

Four years after his purchase in 1831, Chisholm had the area resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The subject properties are located on the west side of Sixteen Mile Creek, on the east side of Forsythe Street, between Burnet and Anderson Streets.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835". The subject properties lie on the west side of Sixteen Mile Creek, on the east side of Forsythe Street, between Burnet and Anderson Streets, highlighted in yellow.
Source: Oakville Historical Society

Below is a summary of the owners of the properties from the Crown patent to the current owners. Some owners held the properties for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the properties' buildings; on anyone who was significant to the community; or on anyone who lived on the subject properties for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 15, 4 Conc. SDS	1806-1831
William Chisholm	All	1831-1841
The Bank of Upper Canada	Oakville Harbour	1841-1852
Edward C. Thomas, Sheriff		Unknown-1845
George K. Chisholm	All William Chisholm's interest	1845-1859
Robert K. Chisholm and Thompson Smith	All + harbour	1852-1857
Robert K. Chisholm	All + harbour	1857-1858
George K. Chisholm	All + harbour	1858 – 1859
Robert K. Chisholm	Part of Lot 15 + harbour	1859-1859

Lot 15, 4th Concession SDS was subdivided sometime circa 1859. On October 21, 1859, the first land transactions for the five lots in Block 107, Plan 1 are recorded in the Land Registry Office's Abstract Index.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Robert K. Chisholm	Lots 1 & 2, Block 107, Plan 1	1859-1885
Stafford Dean Marlatt, Christopher Armstrong & Cecil Gustavus Marlatt o/a Marlatt & Armstrong	Lots 1 & 2, Block 107, Plan 1	1885-1899
The Marlatt & Armstrong Company Limited	Lots 1 & 2, Block 107, Plan 1	1899-1925
"	Lot 3, Block 107, Plan 1	1906-1925
"	Lots 4 & 5, Block 107, Plan 1	1910-1925
Marlatt Leather Company Limited	Lots 1 - 5, Block 107, Plan 1	1925-1942
A. R. Clarke & Company Limited	Lots 1 - 5, Block 107, Plan 1	1942-1945
William Henry Austill	Lots 1, 2 & 3, Block 107, Plan 1	1945-1946
Robert Earnshaw McMillan	Lots 1, 2 & 3, Block 107, Plan 1	1946-1948
Stor-Aid of Canada Limited	Lots 1, 2 & 3, Block 107, Plan 1	1948-1974
Canada Plastic Coatings	Lots 4 & 5, Block 107, Plan 1	1945-1946
Design Dynamic Limited – formerly operating as Stor-Aid of Canada Limited	Lots 1, 2 & 3, Block 107, Plan 1	1974-1979
Multiple current owners	Lots 1 – 5, Block 107, Plan 1	Circa 1980-present

In 1840, Chisholm and "other Oakville entrepreneurs" incorporated the Oakville Hydraulic Company with the intention of further developing the water power of Sixteen Mile Creek.¹⁰ By 1841, cracks began to appear in William Chisholm's finances. In January of that year, Chisholm sold and released all his interests to the harbour and pier, which he had built at Sixteen Mile Creek, including the right to collect tolls and to take profits, to the Bank of Upper Canada for £500.¹¹ This sale included the lands upon which the subject properties sit.

¹⁰ Walter Lewis, "CHISHOLM, WILLIAM," in *Dictionary of Canadian Biography*, vol. 7, University of Toronto/Université Laval, 2003–, accessed December 1, 2023, http://www.biographi.ca/en/bio/chisholm_william_7E.html.

¹¹ LRO Instrument #130A, being a Deed Poll dated 8 January 1841, between William Chisholm and The Bank of Upper Canada.



In this undated photo, the tannery's chimney stack is visible in the background, on the west side of Sixteen Mile Creek.
 Source: Oakville Historical Society

Chisholm had also invested heavily in the development of the Oakville harbour, in shipping, and the ship building industry.¹² When the Oakville Hydraulic Company failed, so too did Chisholm, his brother George, and their brother-in-law Merrick Thomas.¹³ Chisholm declared bankruptcy in 1842, and died shortly thereafter on 4 May 1842, at the age of 54.¹⁴

After their father's death, George King Chisolm (1814-1874) and Robert Kerr Chisholm (1819-1899), worked hard to recoup some of William's losses. In 1857, the Chisholm sons were able to get the subject properties back under their ownership with control of "All + harbour" granted to George.¹⁵ Over the ensuing years, George undertook

¹² Mathews, Hazel. "Erchless Estate: Erchless and Its Inhabitants: Museums of Ontario." *Museums of Ontario: Erchless and Its Inhabitants*, vitacollections.ca/museums/2/exhibit/2. Accessed 1 Dec. 2023.

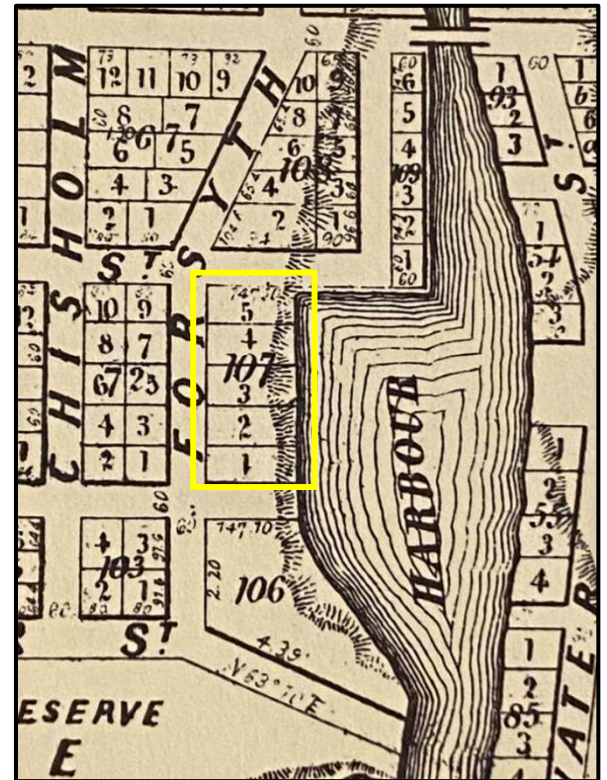
¹³ Walter Lewis, "CHISHOLM, WILLIAM," in *Dictionary of Canadian Biography*, vol. 7, University of Toronto/Université Laval, 2003–, accessed December 1, 2023, http://www.biographi.ca/en/bio/chisholm_william_7E.html.

¹⁴ Mathews, Hazel. "Erchless Estate: Erchless and Its Inhabitants: Museums of Ontario." *Museums of Ontario: Erchless and Its Inhabitants*, vitacollections.ca/museums/2/exhibit/2. Accessed 1 Dec. 2023.

¹⁵ Illegible LRO Instrument #, being an Assignment dated 1 January (or July) 1857, between Thompson Smith and wife; and Robert K. Chisholm.

the sale and redistribution of his father's lands, including the lands located at Lot 15, 4th Concession SDS.

From around 1856 into the mid-20th century, the tannery complex operated on these properties and included several buildings constructed across multiple lots within Blocks 73, 106 and 107; and possibly within Block 72.¹⁶



Left: 1837 Map of Oakville, updated in 1973, showing Blocks 73, 106, and 107, highlighted in yellow, where various tannery complex buildings lay. 39-53 and 57-77 Forsythe Street lie within Block 107. Source: Oakville Public Library

Right: Detail of the 1877 Halton County historical atlas showing Lots 1 through 5 of Block 107, highlighted in yellow. Source: Illustrated Historical Atlas of Halton County, Ont., 1877

The first building associated with the tannery was an 1836 frame building that was built somewhere within Block 106 on Walker Street, south of the subject properties on Forsythe Street.¹⁷ This structure was originally built as part of the Hopkirk and Watson's Oakville Brewing and Distilling Company. The brewery took advantage of its location close to the "grain-producing district such as that surrounding Oakville" which was described as having an "endless amount of grain."^{18, 19} Hopkirk and Watson were just two of the influx of Scottish settlers who came to Upper Canada in the early 19th century who went on to set up distilleries and breweries. Transforming grain that was otherwise useless from having been frozen or rusted, the brewery/distillery was Oakville's leading industry, according to the 1841 census.²⁰

¹⁶ LRO Instrument #4740, Bargain & Sale dated 12 July 1911 between Herbert King and Emma Helen Chisholm, and The Marlatt & Armstrong Co. Ltd., wherein the company purchased Lots 1, 2 and 4 of Block 72.

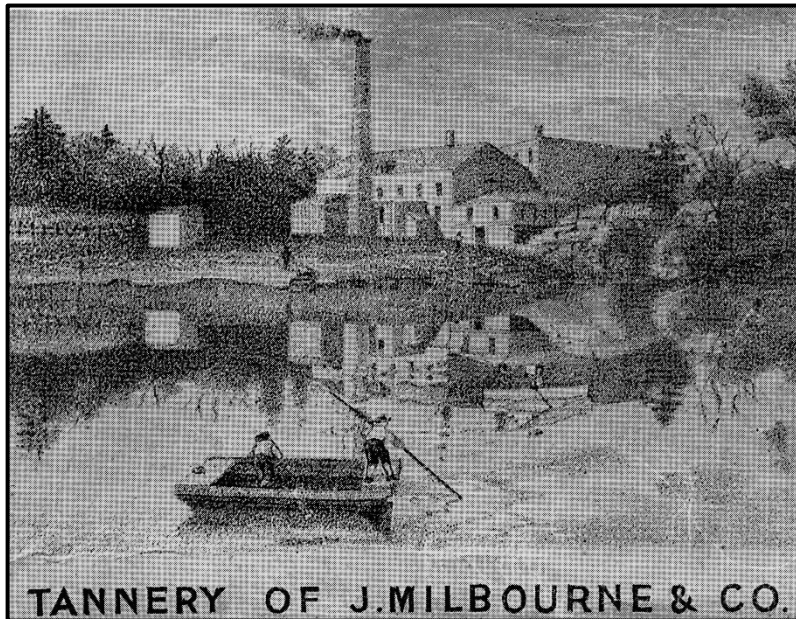
¹⁷ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 76.

¹⁸ Ibid.

¹⁹ "The Oakville Brewery and Tannery: Downtown Oakville's Businesses: A Journey through Time." *Oakville Businesses*, ourontario.ca, images.ourontario.ca/Test21/239/exhibit/7. Accessed 22 Nov. 2023.

²⁰ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 76

In 1854, Thompson Smith purchased the brewery lands and converted the distillery into a tannery and placed Joseph Milbourne, a relative by marriage, in charge of the business.²¹ It opened in 1856, as Joseph Milbourne and Company.²² Thompson Smith, who was said to have a talent for reviving run-down businesses, established three of Oakville's industries: the sawmill, the tannery, and the planing mill.²³ The tannery is said to have succeeded because of its location within "a district where the raising of cattle was steadily increasing."²⁴



1863 drawing of Joseph Milbourne and Company Tannery. Source: Oakville Historical Society.

In 1857, Smith transferred his rights and obligations to the property and the harbour over to Robert K. Chisholm.^{25, 26} However, Smith seems to have retained an interest in the operations, including loaning almost \$30,000 to Robert Chisholm in October 1859; and per the 1871 Census of Canada, Smith was identified as the proprietor of the "tannery and patent leather manufactory" which at the time employed 18 men.^{27, 28}

In September 1885, Robert Kerr Chisholm sold the property to Stafford Dean Marlatt, Christopher Armstrong and Cecil Gustavus Marlatt, who began operating the tannery as Marlatt & Armstrong.²⁹ Under their ownership, the tannery was said to have become one of the largest in the western section of the province.³⁰ It is likely during this time that the original portion of the two-storey south building was constructed (today 43-49 Forsythe Street) as well as the one-storey office building directly to the north (today 51-53 Forsythe Street).

²¹ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 204

²² Town of Oakville, Heritage Planning files, *Oakville Heritage Community Study: Historic Building Record and Evaluation*, Town of Oakville, Oakville, ON, June 7, 1978. Pg. 5

²³ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 354.

²⁴ Ibid.

²⁵ LRO Instrument #175, Memorial dated 27 January 1854, between Thompson and Mary May Smith, of Toronto, York Co.; and William Cawthra.

²⁶ LRO Instrument #169D, Assignment dated 1 January 1857 between Thompson Smith and wife, and Robert K. Chisholm.

²⁷ LRO Instrument #724A, Mortgage, dated 21 October 1859, between Robert K. Chisholm and wife, and Thompson Smith.

²⁸ "Census of Canada, 1871." ARCHIVED - Microform Digitization - Library and Archives Canada, Library and Archives Canada, <https://www.collectionscanada.gc.ca/microform-digitization/006003-119.01-e.php?q2=26&q3=2105&sqn=186&tt=691&PHPSESSID=f0v3thhcgqvau3vslaruumn2a7>. Accessed 20 Nov. 2023.

²⁹ LRO Instrument #1821E, being a Bargain and Sale, dated 18 September 1885, between Robert Kerr Chisholm and Stafford Dean Marlatt, Christopher Armstrong and Cecil Gustavus Marlatt.

³⁰ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 354.



Left to right: Christopher Armstrong, Stafford Dean Marlatt, and Cecil Gustavus Marlatt. C. Armstrong and S.D. Marlatt were featured in "Oakville....By the Lake", a three page informational about Oakville published in July 1893. Sources: *The Saturday Globe and Oakville Historical Society*

Christopher Armstrong (1845-1931) who went by "Christy" was a specialist in the processing of patent and "enameled" leathers. He migrated to Canada from Dublin, Ireland, and after spending a few years in Montreal came to Oakville in the 1860s to work for Joseph Milbourne at his tannery.³¹

Stafford Dean Marlatt (1830-1908) was born at Grimsby in Niagara, Upper Canada, into a family said to have been one of the first to obtain a grant of land in Trafalgar Township. In 1852, Marlatt married Amaranda "Mandana" Elizabeth Triller (1833-1893), who also came from an early Trafalgar Township settler family.³² Stafford Marlatt had farms in both Nelson Township and on the lakeshore west of Bronte. After farming for some years, Marlatt became a general merchant and grain buyer in Bronte.³³ After purchasing an interest in Armstrong's tannery, Marlatt bought a home in Oakville, at 82 William Street (now 214 William Street), renaming the property "Ferndale".³⁴

Cecil Gustavus Marlatt (1854-1928) was the son of Stafford Dean and Mandana Elizabeth (nee Triller) Marlatt.³⁵ Born in Nelson, Canada West, later Burlington, Ontario, he "was an industrialist, civic leader and active yachting enthusiast, and he was remembered as one of the most colourful members in the history of the congregation of Knox Presbyterian Church, Oakville."³⁶ When The Marlatt & Armstrong Co. Ltd., became Marlatt Leather Company in 1925, Cecil Marlatt served as the new company's President.³⁷

³¹ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 354.

³² Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 355.

³³ Ibid.

³⁴ Ibid.

³⁵ Special Dispatch to, T. G. (1928, Jan 21). PROMINENT CITIZEN LOST TO OAKVILLE: LATE CECIL G. MARLATT HAD BEEN ACTIVE FIGURE IN COMMUNITY. *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/prominent-citizen-lost-oakville/docview/1352082752/se-2>

³⁶ Knox Presbyterian Church. "Cecil Gustavus Marlatt, 1854-1928." *Oakville Images*, Oakville Images, images.oakville.halinet.on.ca/29331/data. Accessed 1 Dec. 2023.

³⁷ Special Dispatch to, T. G. (1928, Jan 21). PROMINENT CITIZEN LOST TO OAKVILLE: LATE CECIL G. MARLATT HAD BEEN ACTIVE FIGURE IN COMMUNITY. *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/prominent-citizen-lost-oakville/docview/1352082752/se-2>

The three men were members of the town council and were remembered for taking great interest in the welfare of the town.³⁸ During their ownership, The Marlatt & Armstrong Co. Ltd., manufactured patent and enameled leather, specializing in carriage and saddlery leather. Contemporaneous accounts describe the company's patent leather as being of a superior quality that was well known "all over Canada, and also in foreign markets", and that the business was an old, established company and that trade was "constantly increasing."³⁹

By the late 1880s, the tannery, the basket factory, and the seasonal fruit growing trade were the principal industries in Oakville.⁴⁰ By this time, Hopkirk and Watson's old distillery building on Walker Street, which Thompson Smith converted into the first tannery building, had disappeared except for its foundations, the building having been demolished many years before.⁴¹ In 1899, Marlatt & Armstrong became The Marlatt & Armstrong Company Limited, and continued business under this name until 1925, when it became the Marlatt Leather Company.^{42, 43}



Left: Marlatt & Armstrong's tannery yard, as shown in *Oakville...By the Lake*, July 1893. Source: *The Saturday Globe*

Right: 1900 postcard image of the tannery, with stone piled by stonehookers in the forefront. Source: *Oakville Historical Society*.

By the 1890s, Marlatt & Armstrong had a second location at the southwest corner of Navy Street and Colborne Street (now Lakeshore Road East). The four-storey building's date of construction is inconclusive. Said to have been built as early as the 1820s, or sometime in the mid-1850s, the structure was initially the location of the

³⁸ "Oakville...By The Lake." *The Saturday Globe*, 15 July 1893, p. 3.

³⁹ *Ibid.*

⁴⁰ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Incorporated, 1953), p. 391.

⁴¹ *Ibid.*

⁴² LRO Instrument #3083H, Deed dated 2 February 1899, wherein Stafford Dean Marlatt, Christopher Armstrong & Cecil Gustavus Marlatt, trading under the firm and name of Marlatt & Armstrong, became The Marlatt & Armstrong Company Limited.

⁴³ LRO Instrument #95440, Grant dated 31 March 1931, wherein The Marlatt & Armstrong Co. Ltd., became Marlatt Leather Co. Ltd.

Oakville branch of Gage, Hagaman and Company's general store.^{44, 45, 46} In the late 1890s, Marlatt & Armstrong began making fancy leather for gloves, purses, and other items there.⁴⁷



"Gage Hagaman & Company: General Merchants & Grain Dealers Oakville", at the northwest corner of Navy and Colborne Streets, as shown in the 1858 Tremaine Map. Source: *Oakville Historical Society*.

The tannery played a large role in shaping early Oakville. Cecil G. Marlatt is said to have been responsible for the town getting electric light, water, and sewage service. In the first decade of the 20th century, the tannery was the town's largest industry and as such it "was badly in need of both power and water."⁴⁸ By-laws were passed, and plans were put into place such that in September 1908, work began on the reservoir, near Kerr and Wilson Street on the west side of town, and the *Oakville Water and Light Commission* was formed, with Cecil G. Marlatt serving as its first chairman.⁴⁹

In 1906, the Marlatt & Armstrong Company Limited, was expanded to include Lot 3 of Block 107. The final purchase occurred in 1910, when The Marlatt & Armstrong Company Limited bought the rest of the block, being Lots 4 and

⁴⁴ "Photo Record." *Gage Hagaman & Co. Building*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/Photo/E0580CDE-88BB-4CCA-AD15-599588889111#. Accessed 8 Dec. 2023.

⁴⁵ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 224.

⁴⁶ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 391.

⁴⁷ Ahern, Frances Robin. "Sounds of Oakville." *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 132.

⁴⁸ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 428.

⁴⁹ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), p. 428-429.

5, from Frank Anton and Mary Barbary Hashek.^{50, 51, 52} In 1910, the company constructed the middle three-storey brick building whose wall remnants still stand today at 57-67 Forsythe Street.⁵³



The circa 1880s structures include the two-storey building on the far right and the one-storey building painted in white in this 1978 photo.
Source: Town of Oakville, Heritage Planning files

⁵⁰ LRO Instrument #3083H, Deed, dated 2 February 1899, between Stafford Dean Marlatt, Christopher Armstrong and Cecil Gustavus Marlatt, under the firm name of Marlatt & Armstrong; and The Marlatt & Armstong Company Limited.

⁵¹ LRO Instrument #3693I, Bargain and Sale, dated 1 March 1906, between Flora Matilda Chisholm, the widow of Robert Kerr Chisholm, and The Marlatt & Armstrong Company Limited.

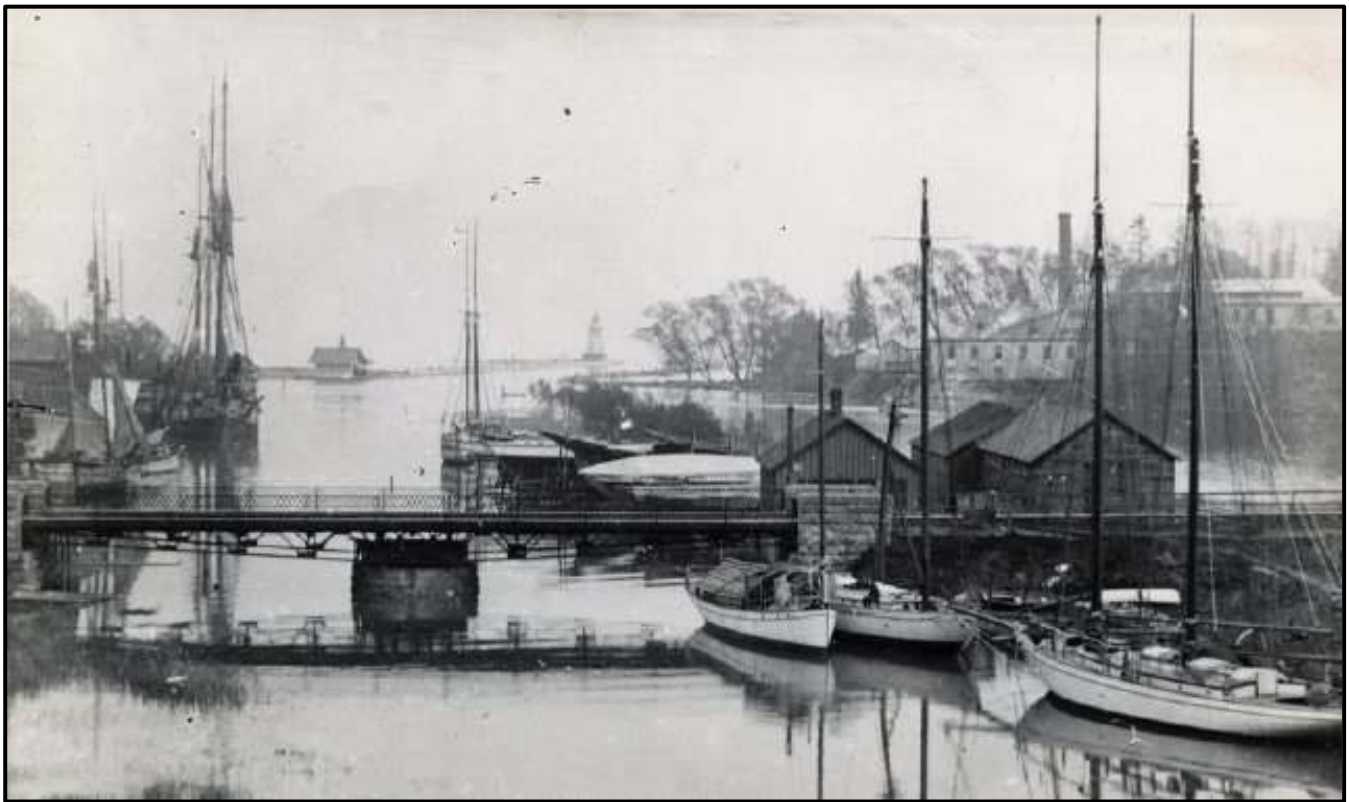
⁵² LRO Instrument #4364K, Bargain and Sale, dated 6 April 1910, between Frank Anton Hashek and his wife Mary Barbary Hashek; and The Marlatt & Armstrong Company Limited.

⁵³ 1910 Fire Insurance Plan, *Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1910*.



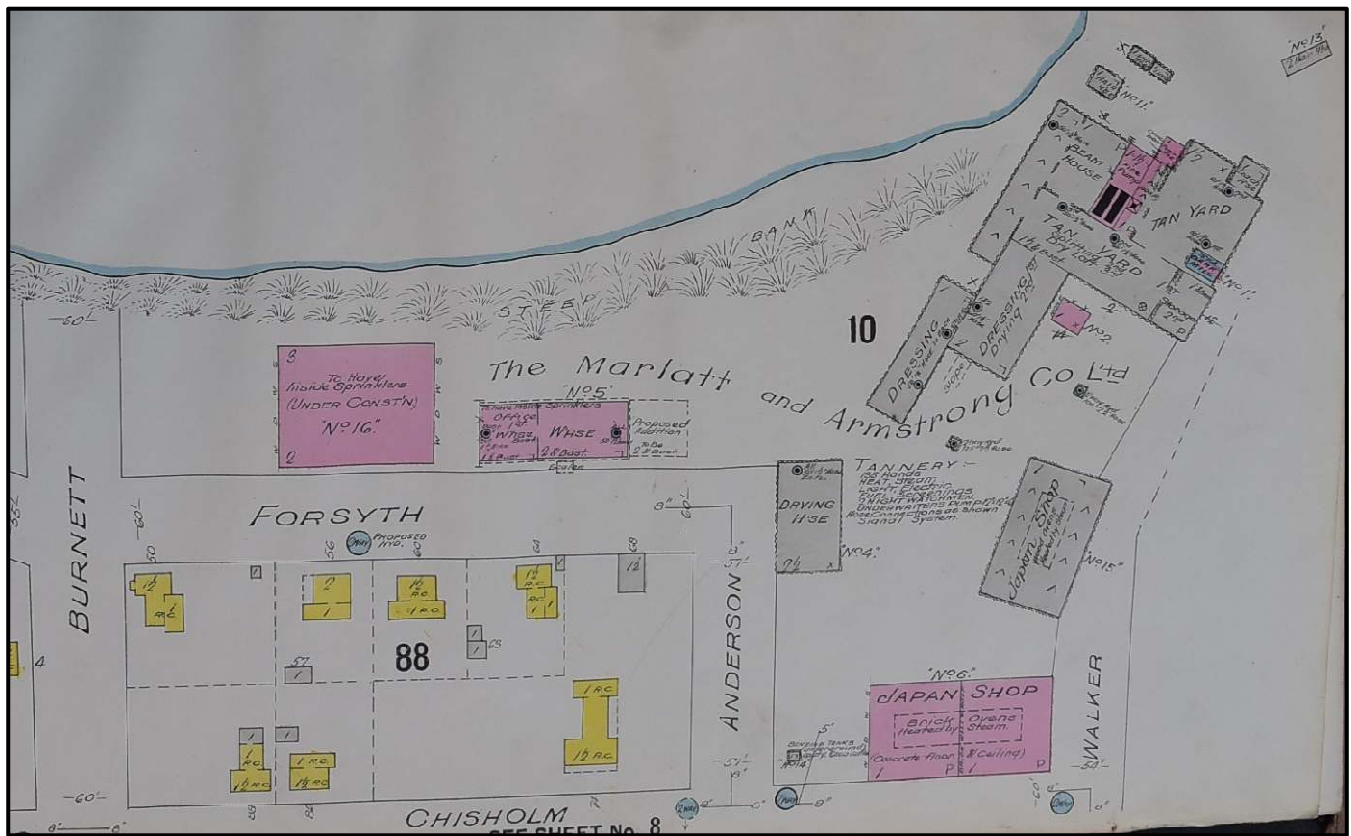
Left: The 1924 fire insurance plan shows the new, circa 1908, water reservoir located east of Kerr Street and west of Wilson Street. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville, 1924*.

Right: 1913 postcard image of the reservoir with pumping station in the rear. Source: *Oakville Historical Society*



1906 view of Oakville harbour with the tannery complex in the background to the right. Source: *Oakville Historical Society*.

By 1910, the tannery complex east of Forsythe Street and south of Anderson Street included nine separate structures comprised of a warehouse with an attached office; a beam house; two Japan, or enameling, shops – including a replacement shop that was rebuilt after one was lost to fire in 1905; the tanning yard, and dressing and drying buildings.^{54 55}



1910 Fire insurance plan showing The Marlatt & Armstrong Co. Ltd.'s industrial complex on the east side of Forsythe Street and south of Anderson Street. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1910.

The 1910 fire insurance plan (below) shows that The Marlatt & Armstrong Co. Ltd., had expanded to include land on the west side of Chisholm Street, in Blocks 73 and 104, which at the time were owned by various Milbourne family members.⁵⁶ This location included lumber sheds, a bark shed, and other accessory buildings that were used to store varnish and paints.⁵⁷

In 1911, more land was purchased on Block 72.⁵⁸ Block 72 encompassed the area bounded by Burnet Street to the north, Forsythe Street to the east, Anderson Street to the south, and Chisholm Street to the west.

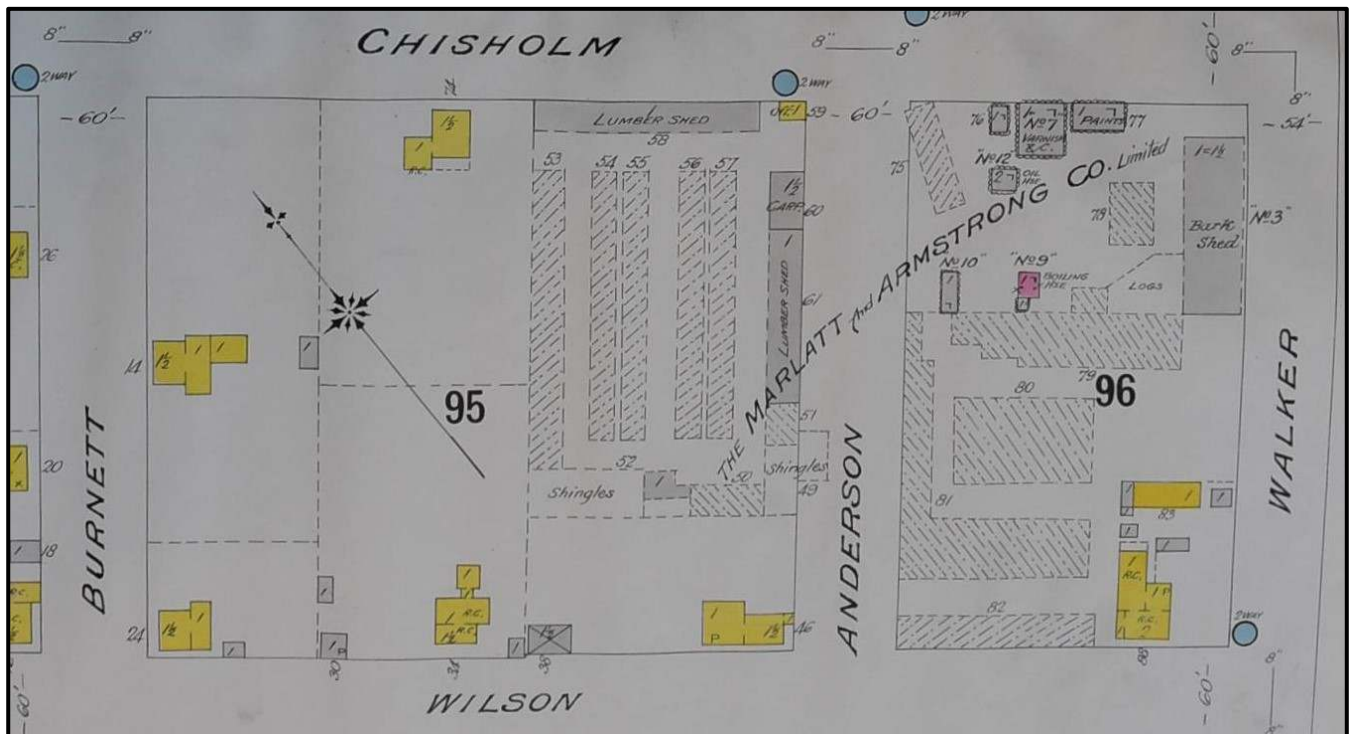
⁵⁴ 1910 Fire Insurance Plan, Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1910.

⁵⁵ THE FIRE RECORD: THIBADEAU BLOCK AT PEMBROKE DESTROYED FIRMS OF GROVE BROA., R. GOODY, PEMBROKE ELECTRIC LIGHT, R. B. HARRISON AND MARTIN & COMPANY BURNED OUT-- BLAZE AT OAKVILLE. (1905, Jan 28). *The Globe* (1844-1936) Retrieved from <https://www.proquest.com/historical-newspapers/fire-record/docview/1323680455/se-2>

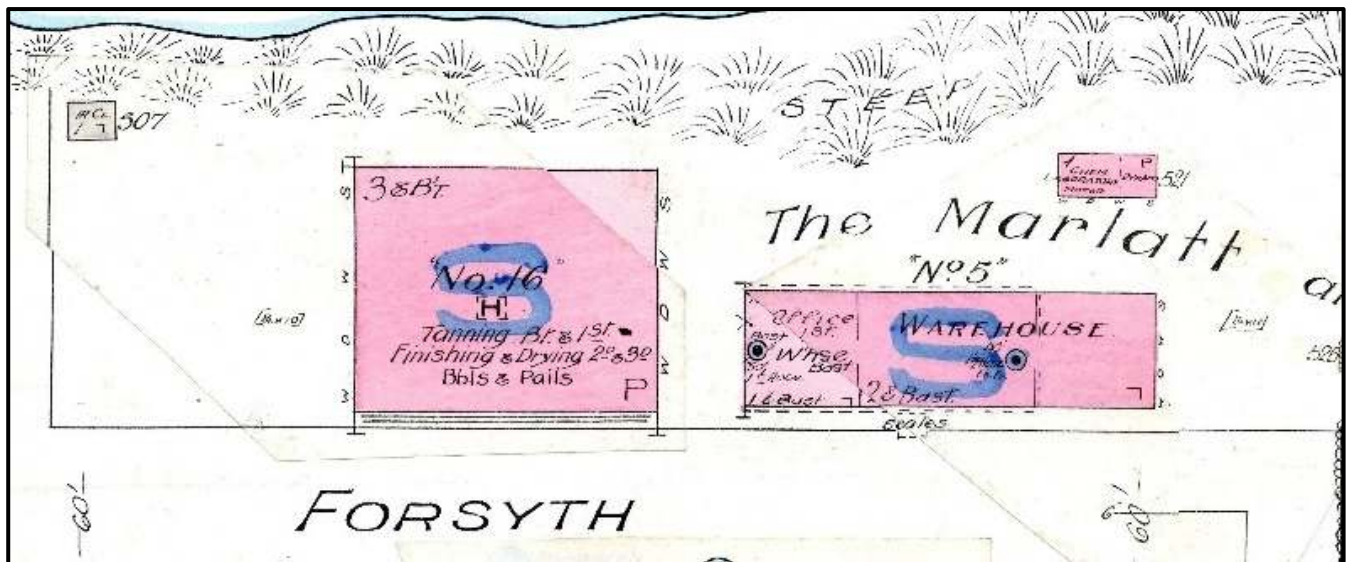
⁵⁶ ONLAND, various Land Registry Office Abstract Index records.

⁵⁷ LRO Instrument #7414, Quit Claim Deed between William Sinclair Davis, his wife and The Marlatt & Armstrong Co. Ltd.

⁵⁸ LRO Instrument #4740, Bargain & Sale dated 12 July 1911 between Herbert King and Emma Helen Chisholm, and The Marlatt & Armstrong Co. Ltd., wherein the company purchased Lots 1, 2 and 4 of Block 72.

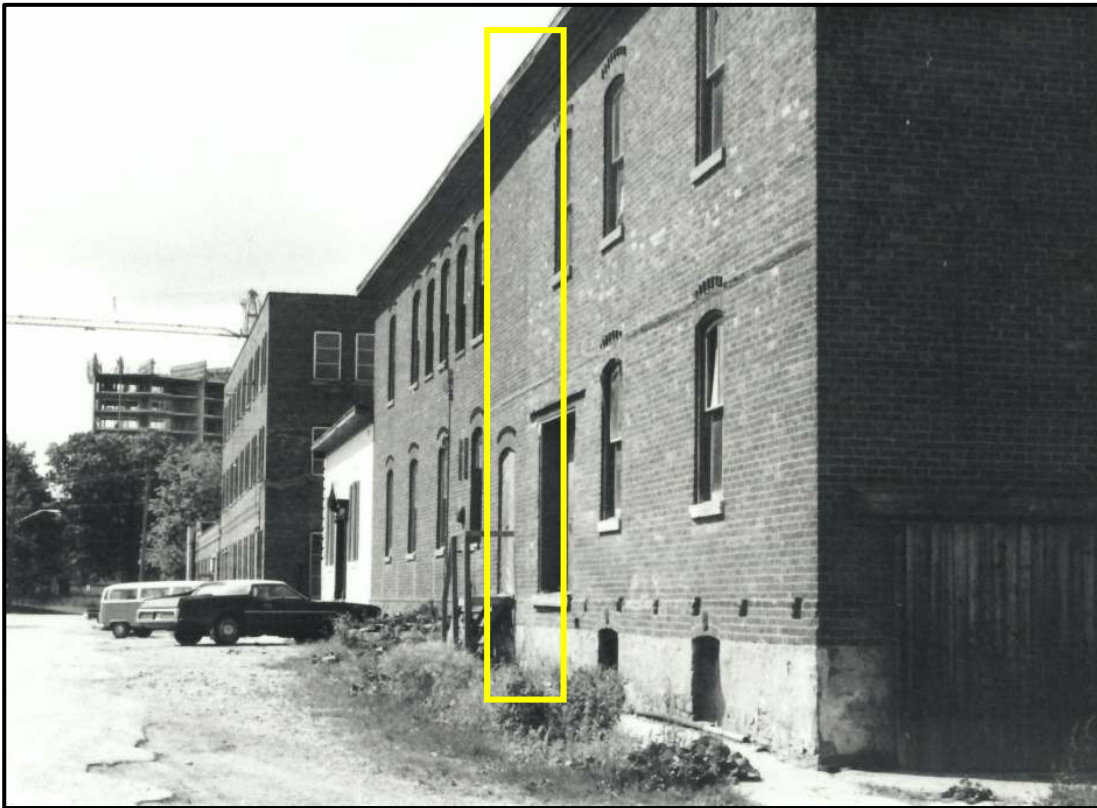


1910 Fire insurance plan showing part of The Marlatt & Armstrong Co. Ltd.'s operation on the west side of Chisholm Street, within Blocks 73 and 104. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1910.



By 1913, the 1910 Fire insurance plan – revised in 1913 - shows that the proposed addition to the two-storey building had been completed. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1910.

The 1910 fire insurance plan, which was updated in 1913, shows that sometime between 1910 and 1913, the south-most, two-storey building, the remnants of which are visible today at approximately 43-49 Forsythe Street, had an addition constructed on the south wall of the building. The photo below shows the almost imperceptible join line between the two sections of the building. The remnants of this addition are located today at 39-41 Forsythe Street.



The join line between the earlier section and the circa 1913 section of the south-most, two-storey tannery building is just visible in this 1978 photo. Source: *Town of Oakville, Heritage Planning files*

In the early 1900s, the Marlatt & Armstrong Co. Ltd., “was the town’s largest factory, employing a great number of townspeople in its operations, from the tanning of raw hides through to the completion of finished products.”⁵⁹ The tannery specialized in patent leather, but also manufactured “fine quality leathers for auto and carriage tops and soft leather to cover the seats of the “new” motor cars,” as well as other lines of leather products such as gloves and purses, satisfying a great demand.⁶⁰

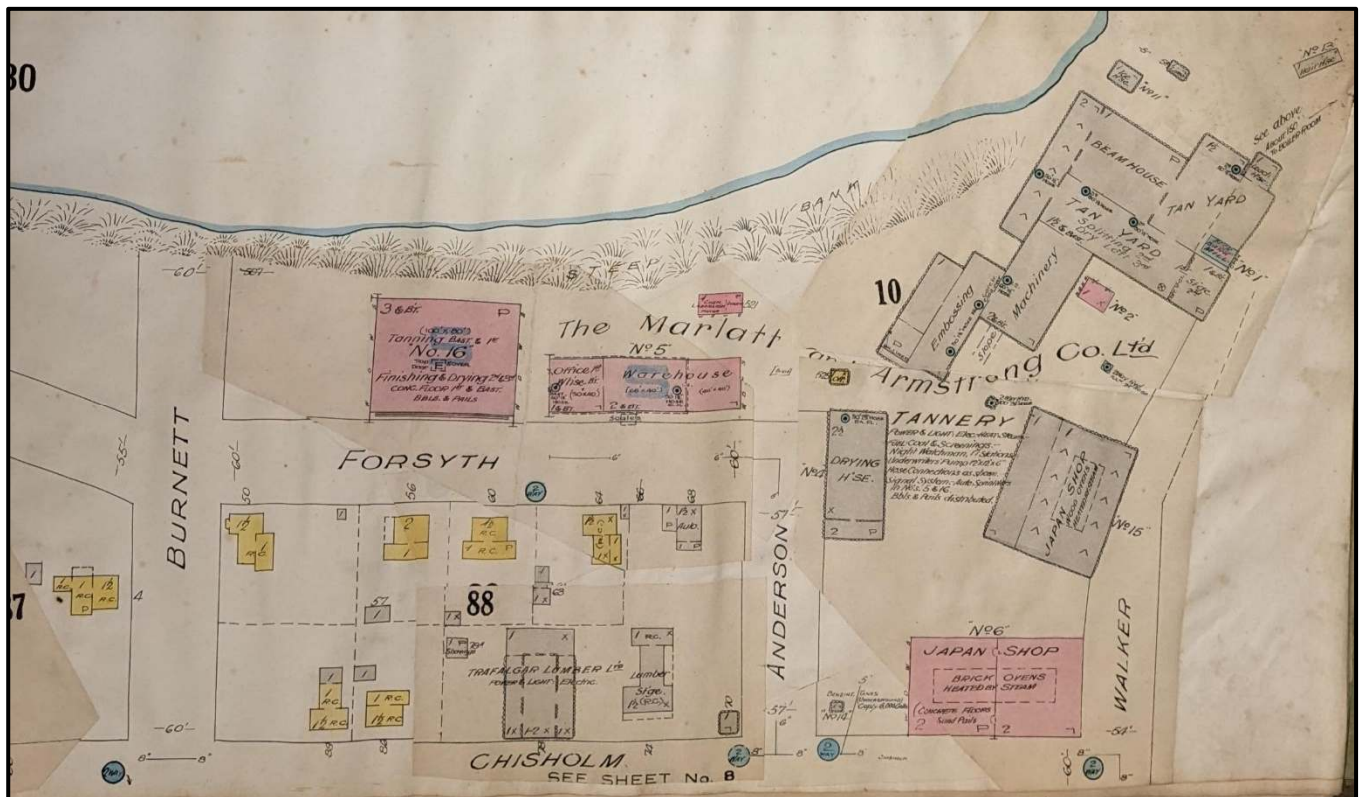
The tannery employed many of the town’s residents. So much so that when it failed in December 1924, somewhere between 250 and 500 workmen, who had depended upon the Tannery for their livelihood, lost their jobs and a sense of doom spread over the town.⁶¹ Many people were forced to move away to find employment wherever possible. And it wasn’t just families who suffered, other businesses in the town suffered as well. To add to the sense of doom, the sad state of the affairs was constantly brought to mind because of the unnatural silence of the tannery’s familiar steam whistle, “by which, either consciously or subconsciously, everyone had been guided for so many years.”⁶²

⁵⁹ Ahern, Frances Robin. “Sounds of Oakville.” *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 38.

⁶⁰ Ibid.

⁶¹ OAKVILLE ASSURED OF GREAT TANNERY: GROUP OF BUSINESS MEN REORGANIZE WELL-KNOWN MARLATT ESTABLISHMENT GEN. GUNN’S STATEMENT. (1925, Mar 14). *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/oakville-assured-great-tannery/docview/1316353214/se-2>

⁶² Ahern, Frances Robin. “Sounds of Oakville.” *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 38



1924 Fire insurance plan showing part of the tannery complex, located on Blocks 72, 103, 106 and 107, around the time it went bankrupt. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1924.

Thankfully, the tannery's closure was relatively short-lived, as in March 1925, new investors were found.⁶³ A group of investors from Toronto and Montreal decided that as the name of Marlatt had "enjoyed an unusual reputation in the markets of the world", the town would retain its largest industry.⁶⁴ Several hundred thousand dollars were made available to modernize the business, with the intention of specializing in patent leathers, as the company had run into difficulties "due to the automobile and carriage leather section of the business."⁶⁵ These 'difficulties' were likely the fact that the Ford Motor Company, a major client of the tannery, switched from leather to Naugahyde (artificial leather) around this time.⁶⁶

By September 1925, Kenneth Marlatt, the President of Marlatt Leather Company, reported the company's "biggest business in its history," with employees working overtime.⁶⁷ And by July 1931, Marlatt Leather Company Ltd., purchased Blocks 73 and 104 from the extended Milbourne family, who had rented the land to the tannery in 1910.⁶⁸ However, although the operations continued for some years under new management, it "never regained its former importance."⁶⁹

⁶³ OAKVILLE ASSURED OF GREAT TANNERY: GROUP OF BUSINESS MEN REORGANIZE WELL-KNOWN MARLATT ESTABLISHMENT GEN. GUNN'S STATEMENT. (1925, Mar 14). *The Globe* (1844-1936) Retrieved from <https://www.proquest.com/historical-newspapers/oakville-assured-great-tannery/docview/1316353214/se-2>

⁶⁴ Ibid.

⁶⁵ Ibid.

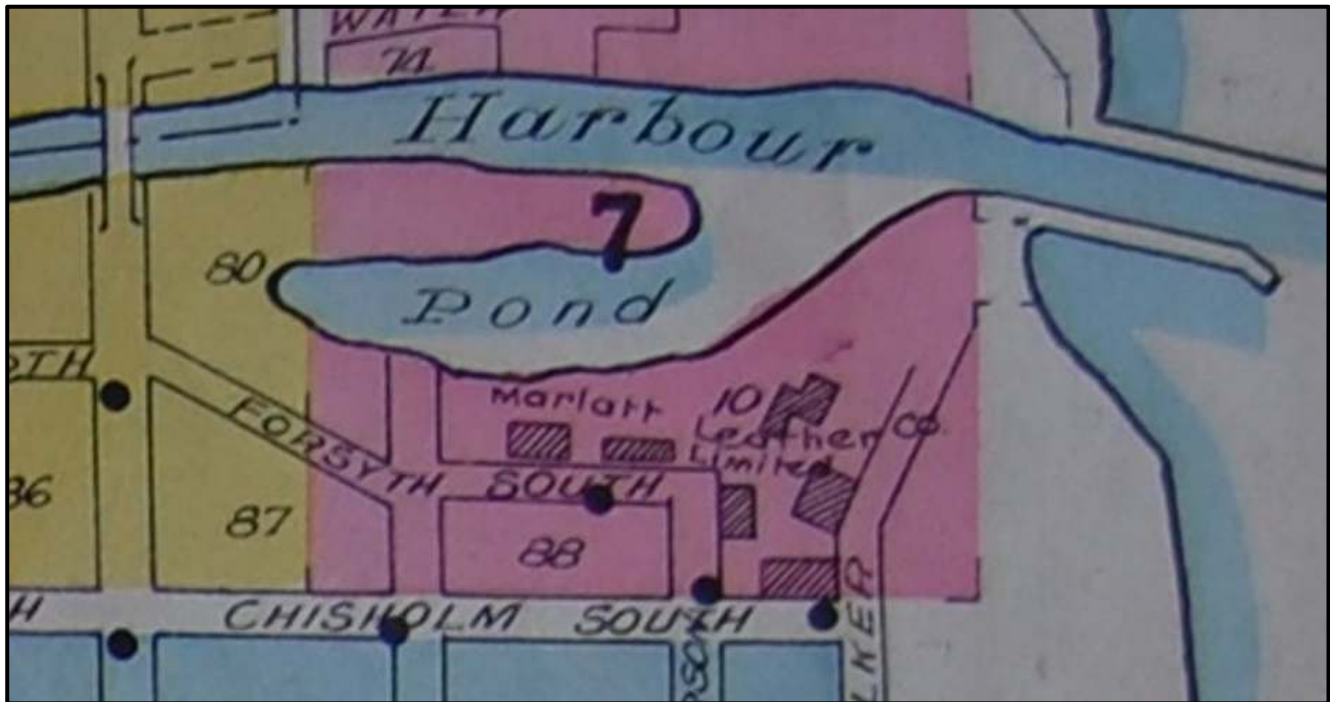
⁶⁶ Interview with George Farrow, the architect who designed Tannery Cove, 23 January 2024.

⁶⁷ Page 17. (1925, Sep 30). *Toronto Daily Star* (1900-1971) Retrieved from <https://www.proquest.com/historical-newspapers/page-17/docview/1437157218/se-2>

⁶⁸ ONLAND, various Land Registry Office Abstract Index records

⁶⁹ Town of Oakville, Heritage Planning files, *Oakville Heritage Community Study: Historic Building Record and Evaluation*, Town of Oakville, Oakville, ON, June 7, 1978. Pg. 5 (continued)

While it was thought that the north building was likely constructed during this time of new investment and growth, the building is not shown in the 1932 fire insurance map, shown below.⁷⁰ This could be an error, or this building was constructed sometime after 1932. Photographic evidence shows it had been built by 1948. Given the architectural details of the building, and the evidence of the maps, a mid-1930s date of construction is likely.



1932 Fire insurance plan showing the tannery complex and the reservoir on Kerr Street. *Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1932.*

⁷⁰ 1932 Fire Insurance Plan, *Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1932*.



The circa 1930s one-storey building is on the left of this 1978 photo. Source: *Town of Oakville, Heritage Planning files*

In December 1942, Marlatt Leather Company Limited was sold to A.R. Clarke & Company Limited, another tanning company which started out in 1852 in Peterborough, Ontario, and later operated in Toronto.^{71, 72}

In January 1948, Lots 1 through 3 in Block 107 were purchased by Stor-Aid of Canada Limited.⁷³ It is around this time that the tanning operations were transferred to Toronto, and “the buildings given over to other uses.”⁷⁴

⁷¹ LRO Instrument #12952R, being a Grant dated 10 December 1942, between Marlatt Leather Company Limited and A.R. Clarke & Company Limited.

⁷² Leslieville Historical Society. “Ew! On Eastern Ave.” *Leslieville Historical Society*, 9 Mar. 2017, <https://leslievillehistory.com/2017/03/09/ew-on-eastern-ave/>.

⁷³ LRO Instrument #15450, being a Grant, dated 9 January 1948, between Robert E. McMillan and wife; and Stor-Aid of Canada Ltd.

⁷⁴ Town of Oakville, Heritage Planning files, *Oakville Heritage Community Study: Historic Building Record and Evaluation*, Town of Oakville, Oakville, ON, June 7, 1978. Pg. 5 (continued)



A few months later, in August 1948, Marlatt & Armstrong's former Colborne and Navy Streets location was lost to what was described as a "landmark fire".⁷⁵ At the time of the fire, the building was the location of James R. Kendall's Leather Manufacturing operation. Kendall had come to Oakville in 1907 to work as the Superintendent of the Marlatt & Armstrong tannery, a position he held until 1921.⁷⁶ In 1925, he branched out on his own establishing the Kendall Leather Co.⁷⁷

While it has often been noted that the tannery business ended in 1925, this research report has shown that tanning remained on the subject properties on Forsythe Street until around 1945, when A.R. Clarke and Co. Ltd., started selling off parts of Block 107, including Lots 4 and 5 which were sold to Canada Plastic Coatings.⁷⁸ By 1947, United Carr Fastener Co. of Canada Ltd., had purchased part of Lot 5, which was located in the north building constructed on the east side of Forsythe Street.

James R. Kendall Leather Manufacturing, at the corner of Navy and Colborne Streets. Undated. Source: *Oakville Historical Society*

⁷⁵ Ahern, Frances Robin. "Sounds of Oakville." *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 132.

⁷⁶ Page 22. (1953, Sep 24). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-22/docview/1433992525/se-2>

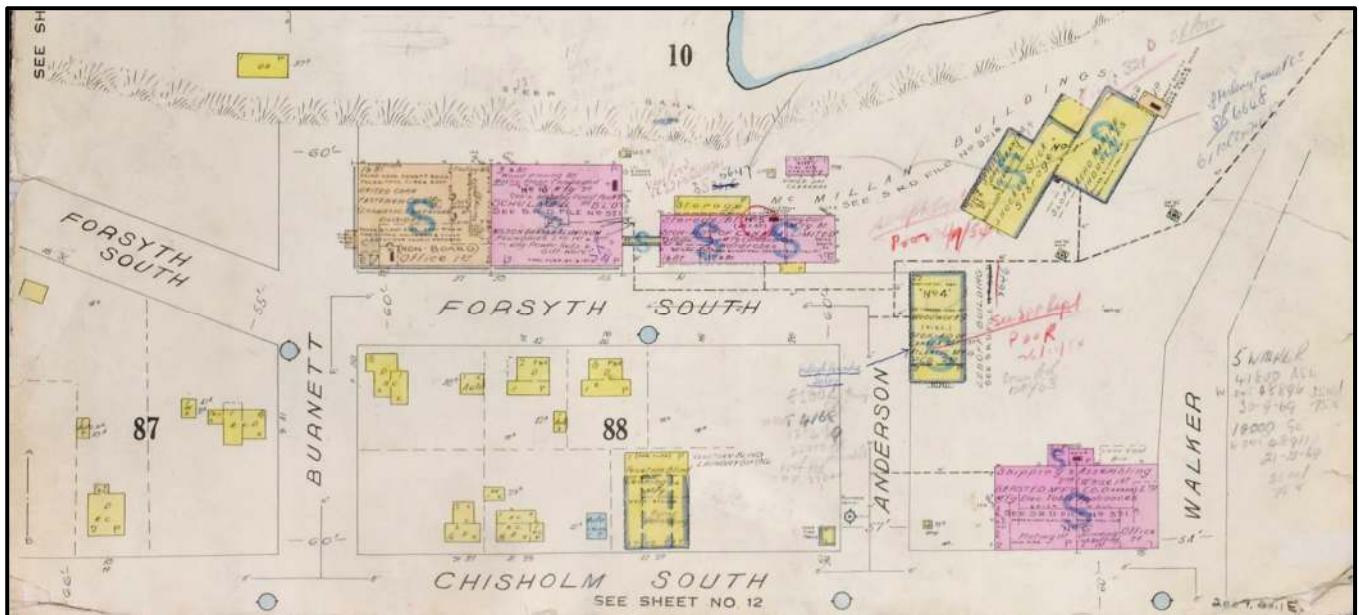
⁷⁷ Ibid.

⁷⁸ LRO Instrument #13900, dated 25 July 1945, being a Grant between A.R. Clarke and Co. Ltd., and Canada Plastic Coatings Ltd.



West harbour and downtown Oakville, 1948.

Source: Oakville Historical Society



1949 Fire insurance plan showing the tannery complex when it had started to transition away from tanning to being the location of a number of other small business unrelated to tanning. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville, 1949*.

The 1949 fire insurance plan reveals that also operating on the site in the late 1940s, were Wilson Brass & Aluminum Foundries Ltd., manufacturers of power tools and giftware; a hockey stick storage facility; and Bersted Manufacturing Co. of Canada Ltd., who manufactured tabletop appliances.

It was also the location of Aero Marine Industries, whose principals Lawrie Mackintosh and Hugh A. Dodds produced wood furniture including the Dodds Stacking Chair, a chair believed to have been widely supplied to Ontario school boards between 1952 and 1972. The company later branched out into the production of plastic

bathtubs, washbasins, and even plastic and fiberglass flagstones that Dodds used on his own patio. However, their most intriguing creation must have been the *Phillips Saucercraft hovercraft*, which was described by The Calgary Herald, in a March 1961 newspaper article, as a “prototype flying saucer” that was “shaped like a bowler hat, will carry 5 passengers in a cabin and is about 20 feet [6 metres] long.”⁷⁹



The Phillips Saucercraft hovercraft, under cover in Mount Hope, ON. Attributed to The Calgary Herald, 2 March 1961. Source: *Ingenium Channel*

In August 1961, Sterling Faucet Canada Ltd., bought the north-most, one-storey building from United Carr Fasteners to establish a facility for the manufacturing of plumbing brass products.⁸⁰ The image below shows A.F. McKay, of Sterling Faucet, on the left, accepting the keys from R.M. Healy, President of United Carr Fastener Co. of Canada Ltd.⁸¹

By 1965, Stor-Aid of Canada Ltd., manufacturers of foam cushions and mattresses, was on site.⁸² Stor-Aid eventually became Design Dynamics Inc., manufacturers of plastics, specifically closet accessories.^{83, 84, 85}

⁷⁹ Fortier, Rénaud. “Phillips Saucercraft Hovercraft Aéroglisseur.” *Phillips Saucercraft Hovercraft Aéroglisseur | The Channel*, 28 Mar. 2021, ingeniumcanada.org/channel/tag/phillips-saucercraft-hovercraft-aeroglisser.

⁸⁰ “Sterling Plumbing.” *Wikipedia*, Wikimedia Foundation, 10 Feb. 2024, en.wikipedia.org/wiki/Sterling_Plumbing#cite_note-19.

⁸¹ “Photo Record.” *A.F. McKay Accepts Keys from Mr. R.M Healey*, Oakville Historical Society, oakvillehistory.pastperfectonline.com/Photo/2C143E20-0B09-4282-BFCE-093965549500. Accessed 5 Feb. 2024.

⁸² LRO Instrument #14756, dated 7 January 1947, being a Grant between Norman Bell Keevil & wife; and United Carr Fastener Co. of Canada Ltd.

⁸³ “DESIGN DYNAMICS LIMITED.” *Opencorporates.Com*, opencorporates.com/companies/ca/0602507. Accessed 10 Jan. 2024.

⁸⁴ “Plastics Fabricators, N.E.S. 1965.” *47-208 PLASTICS FABRICATORS, N.E.S. 1965*, Government of Canada Publications, https://publications.gc.ca/collections/collection_2018/statcan/47-208/CS47-208-1965-eng.pdf. Accessed 6 Dec. 2023.

⁸⁵ COMPANIES IN THE NEWS: FOUNDATION GETS RESOURCES TOWER WITH LOWEST BID AT \$9.27 MILLION. (1972, Jan 13). *The Globe and Mail (1936-)* Retrieved from <https://www.proquest.com/historical-newspapers/companies-news/docview/1240419063/se-2>



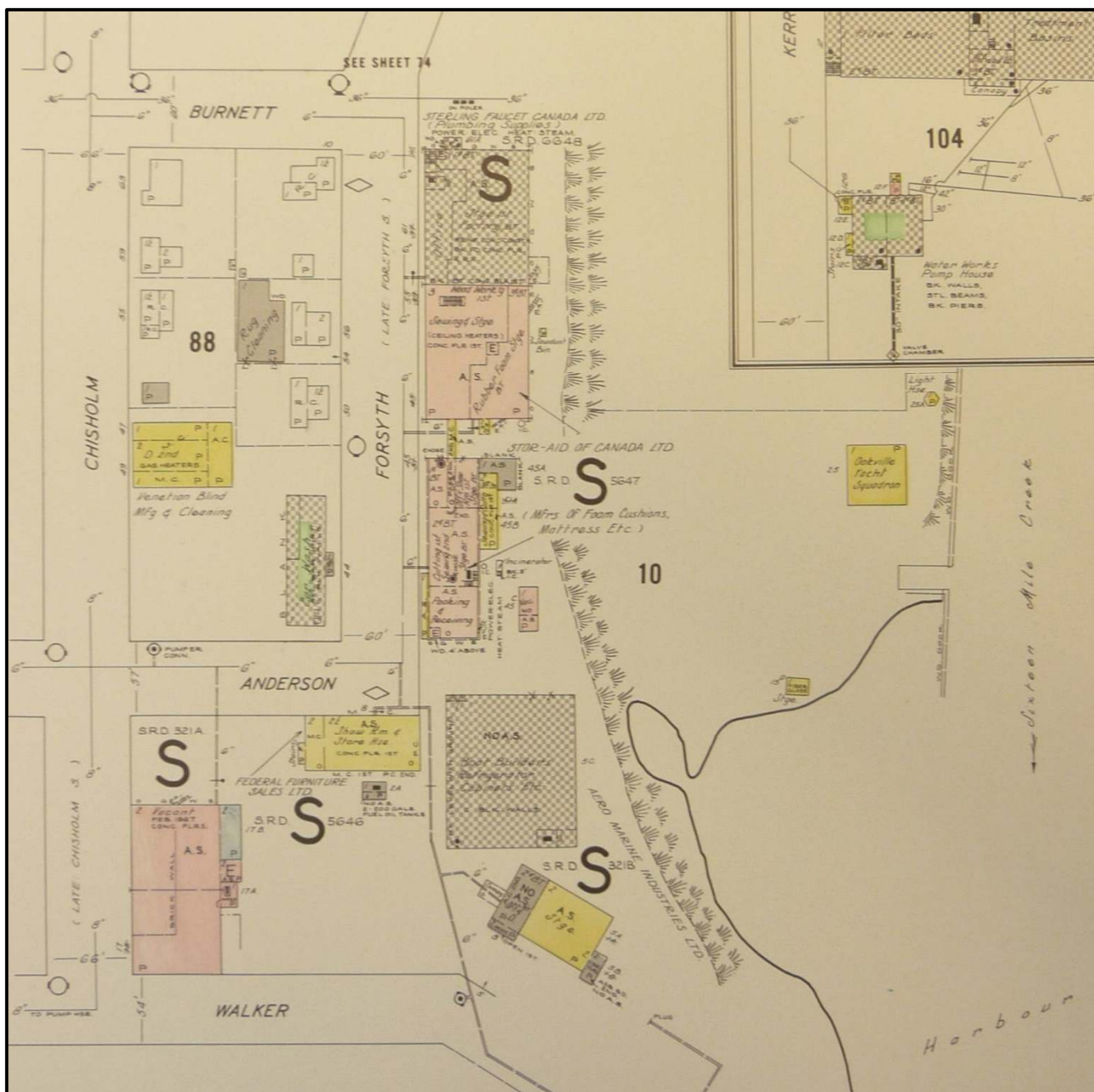
In 1967, Sterling Faucet was still on site, as was Federal Furniture Sales Ltd., which had started out as Atlantic Manufacturing, and later seems to have become Dominion Furniture Factory.⁸⁶ The furniture factory is the yellow structure at the intersection of Anderson and Forsythe Streets shown below in the 1967 fire insurance plan.

A.F. McKay and R.M. Healy in front of the north-most circa 1930s building. August 1961. Source: Oakville Historical Society



Undated view of the west harbour industrial complex, likely in the 1960s or 1970s. Source: Oakville Historical Society

⁸⁶ "Obituary for Reg C. Wanamaker." *Obituary | Reg C. Wanamaker | Kopriva Taylor Community Funeral Home*, Kopriva Taylor Community Funeral Home, Mar. 2022, www.koprivataylor.com/obituary/reg-wanamaker.



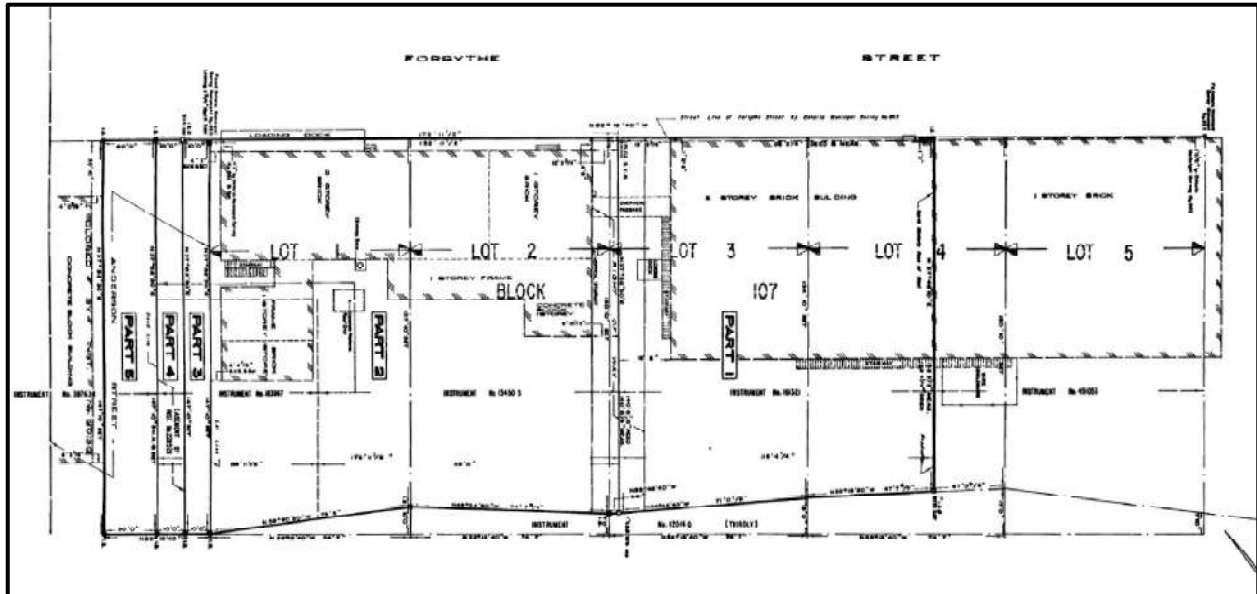
The 1967 fire insurance plan shows multiple businesses still on site, however some vacant buildings have begun to be noted, including one at the northeast corner of Walker and Forsythe Street. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville, 1967*.

By the late 1970s, the complex was the location of a variety of small businesses involved in a number of different trades such as Glenn Electronics Co. Ltd., and Rockwell International of Canada Ltd., a manufacturer of wood and metal working machinery.^{87,88} It was also the location of manufactures of consumer products, including mattresses, foam and blinds.

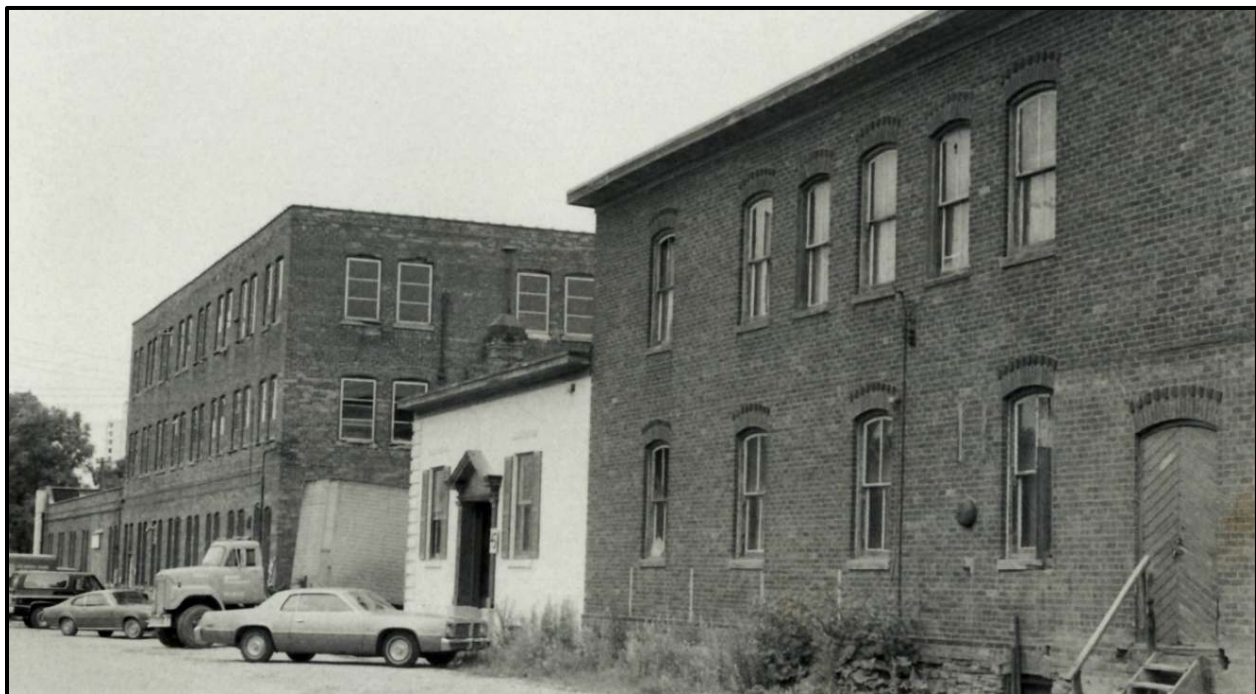
⁸⁷ Town of Oakville, Heritage Planning files, *Oakville Heritage Community Study: Historic Building Record and Evaluation*, Town of Oakville, Oakville, ON, June 7, 1978. Pg. 2

⁸⁸ "Delta/Rockwell of Canada Ltd. - History." *Delta/Rockwell of Canada Ltd. - History | VintageMachinery.Org*, VintageMachinery.org, vintagemachinery.org/mfgindex/detail.aspx?id=1191. Accessed 15 Jan. 2024.

A survey from 1977 shows the final configuration of the buildings on Block 107. Lot 1 and part of Lot 2 was the location of a two-storey brick building with a couple of one-storey rear additions that were constructed in a variety of materials. To the north of this building, on Lot 2, was the one-storey brick building with a one-storey, concrete block section. On Lot 3, and part of Lot 4 there was a three-storey brick building, with a small loading dock area on the south side of the structure. Running between these two building was an overhead passageway. The north part of Lot 4, and all of Lot 5 was the location of another one-storey brick building.⁸⁹



Detail of the May 1977, Plan 20R-03117, showing the various buildings on site before their demolition a few years later. Lots 1 through 5 run from left to right. *Source: Town of Oakville, GIS files.*



An early 1970s photo showing the various buildings. Lots 1 to 5 run from right to left, mirroring the layout of Plan 20R-03117 above. *Source: Town of Oakville, GIS files.*

⁸⁹ Town of Oakville files, Plan 20R-03117, dated 2 May 1977.

Between the one-storey white brick building and the three-storey brick building was an overhead passageway and on the south side of the three-storey building there was a small loading dock area. The passageway was there by 1949, as shown in the fire insurance maps.



In the late 1970s the overhead passageway sat atop of 45 Forsythe Street and a small loading dock was attached to the three-storey brick building. It is visible in the photo on the right and is highlighted in yellow. *Source: Town of Oakville, Heritage Planning files*

The image below shows the partial rear elevation of the structures including, from left to right, the smaller frame, brick, and concrete block additions or building sections.



Rear elevations of 51-53 Forsythe Street, when the buildings were part of Stor-Aid of Canada Ltd. Image taken as part of the Canadian Inventory of Historic Building project, 1971. *Source: Town of Oakville, Heritage Planning files*

In her book, *Oakville, A Small Town: 1900-1930*, Frances Ahern described early Oakville's soundscape, which included the distinctive rather low-pitched, hollow tone of the tannery's steam-whistle that sounded "early each week-day morning calling company employees to work; again at the noon-hour; and again at five o'clock in the evening."⁹⁰ Because of its ability to carry to all parts of the town, regardless of the wind's direction, the tannery's whistle was used as the town's official fire alarm. After the tannery closed temporarily in December 1924, the Basket Factory whistle became the town's "official fire-alarm."⁹¹



A. R. Clark [sic] Tannery, Bad odor pix at A.R. Clark [sic] Tannery, 1970, Toronto Telegram fonds. Eastern Avenue, Toronto, Ontario
Source: York University

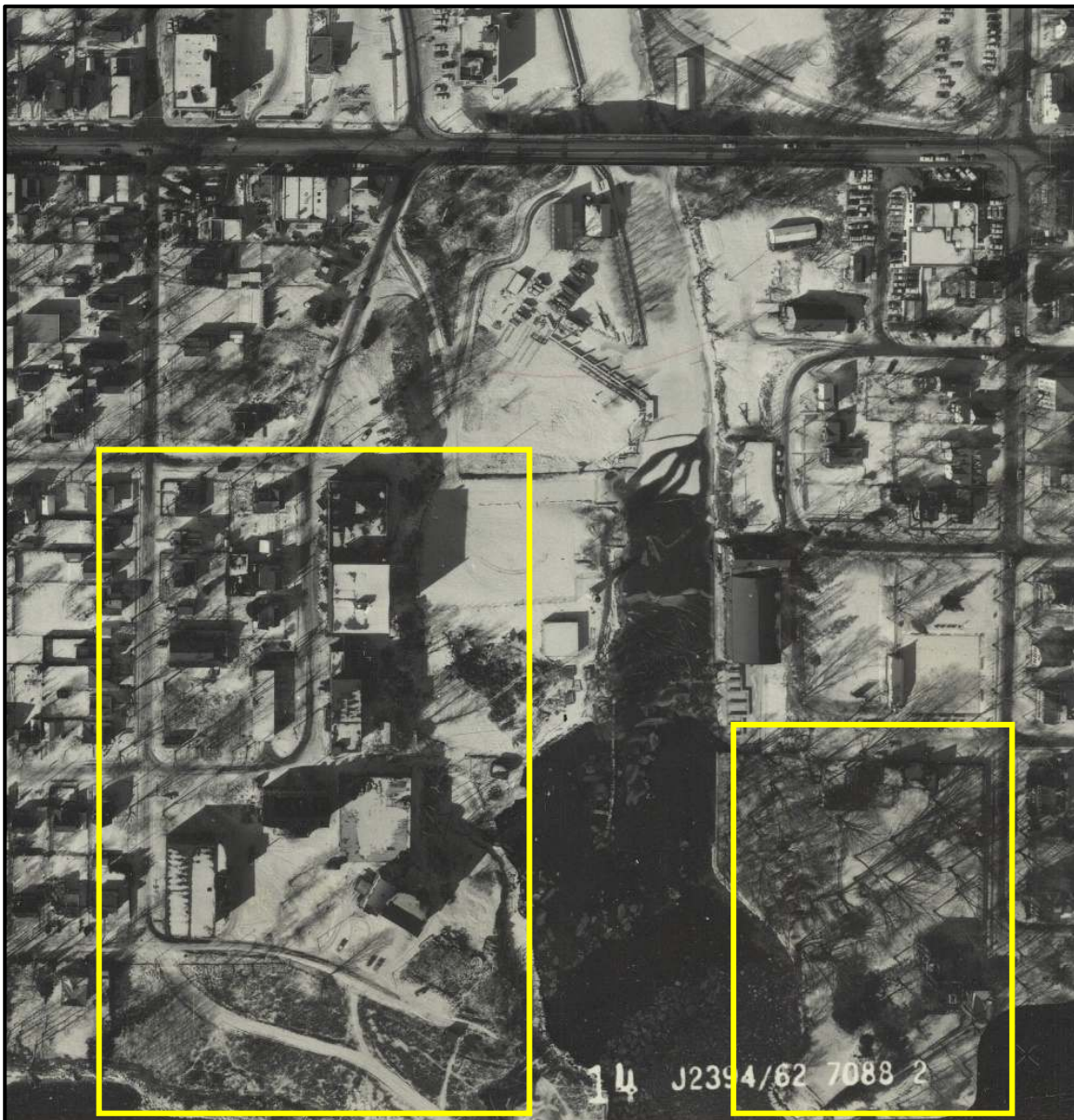
The tannery would have been one of the town's more odorous factories. It was so bad that the residents even had a name for the smell. Called "the Tannery smell", the odour was described as being a "much stronger smell" than the "rather sour garbage smell" emitted by the nearby town garbage dump."⁹² Tanneries were notorious for their noxious or "odoriferous trade". Decomposition, dirt, and the use of various waste products in the processing of the animal hides meant that tanneries were usually relegated to the outskirts of town.⁹³ This image above succinctly depicts one of the downsides of having a tannery operating in the neighbourhood.

⁹⁰ Ahern, Frances Robin. "Sounds of Oakville." *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 25.

⁹¹ Ibid.

⁹² Ahern, Frances Robin. "Lakeshore Road & Colborne Street." *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, p. 117.

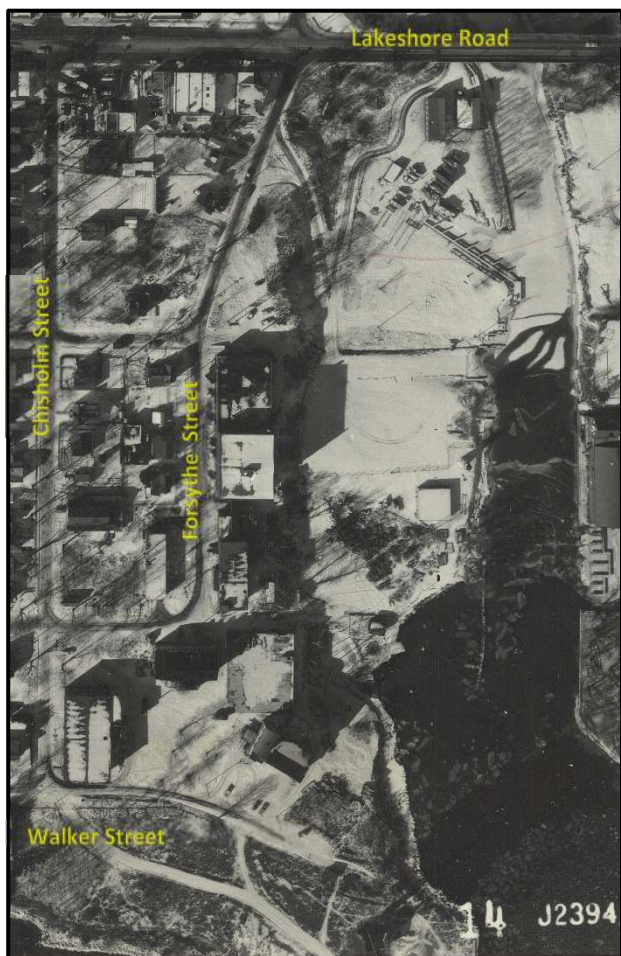
⁹³ "Tanning (Leather)." *Wikipedia*, Wikimedia Foundation, 28 Nov. 2023, [en.wikipedia.org/wiki/Tanning_\(leather\)](https://en.wikipedia.org/wiki/Tanning_(leather)).



Detail of a 1962 aerial photograph, showing Erchless Estate on the right (east) bank of Sixteen Mile Creek, and the tannery lands on the left (west) bank of the creek. Source: McMaster University Library, Digital Archives

The tannery complex east of Forsythe Street was substantially intact in this 1962 stereoscopic aerial photo.⁹⁴ However, there is little evidence of tannery operations on Block 72, on the land west of Block 107, on the west side of Chisholm Street.

⁹⁴ "[Queen Elizabeth Way and Highway 2 Corridor, 1962] : [Flightline J2394-Photo 14]." *Digital Archive @ McMaster University Library*, Unknown, digitalarchive.mcmaster.ca/islandora/object/macrepo%3A80071. Accessed 15 Nov. 2023.



From left to right: the tannery lands in 1962 and 2021. Sources: McMaster University Library, Digital Archives and Town of Oakville, GIS

By the late 1970s, some of the former tannery complex buildings were vacant, and the buildings which had once served the tannery were identified as being used for storage, warehousing, and a variety of other businesses. Photo documentation was done by town staff in 1978, documenting the remaining buildings. In around 1979, or early 1980, demolition began on the tannery buildings on Forsythe Street.⁹⁵ Valentine Development Ltd. began construction in September 1980, and by the spring of 1981 “Tannery Cove”, a new townhouse development that incorporated the majority of the remnants of the tannery walls, was completed.⁹⁶

George Farrow, an award-winning Oakville architect, and one of the partners at Dunlop Farrow Aitken, designed the townhouse development in such a way as to ensure that some of the original tannery was retained. This included the project’s frontispiece, which was composed of the original brick. The tannery’s first storey front walls were retained, and new perpendicular brick walls were built to provide stability to the remnant historic tannery walls, and to link the front facades of the new townhouses.

The new development also maintained the original vehicular entrance that once led to the loading docks to the north of the white one-storey building. The unit at 55 Forsythe Street is elevated above the driveway, which leads from Forsythe Street to underground parking. This unit references the elevated passageway that once connected the historic brick buildings in this location.

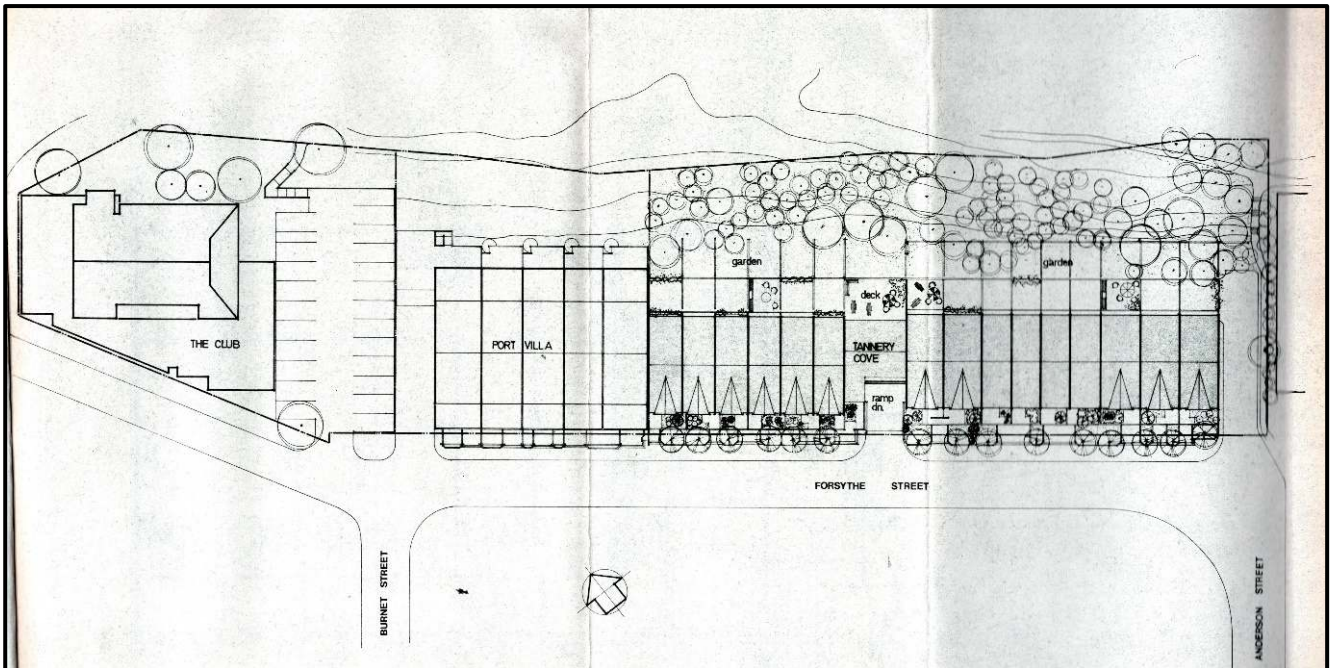
⁹⁵ Interview with George Farrow, the architect who designed Tannery Cove, 23 January 2024.

⁹⁶ Kolle, Gord. “Rehabilitation Project A SUCCESS: Tannery Gets New Life.” *Oakville Newspapers*, Oakville Beaver, news.oakville.halinet.on.ca/1537990/data?n=1. Accessed 23 Jan. 2024.



Dunlop Farrow Aitkens' Tannery Cove design concept. Undated.

Source: Courtesy of George Farrow



Dunlop Farrow Aitkens' Tannery Cove site plan drawing showing the extent of the Tannery Cove development, and "Port Villa" to the north of the sixteen units designed by Dunlop Farrow Aitkens. Undated. Source: Courtesy of George Farrow

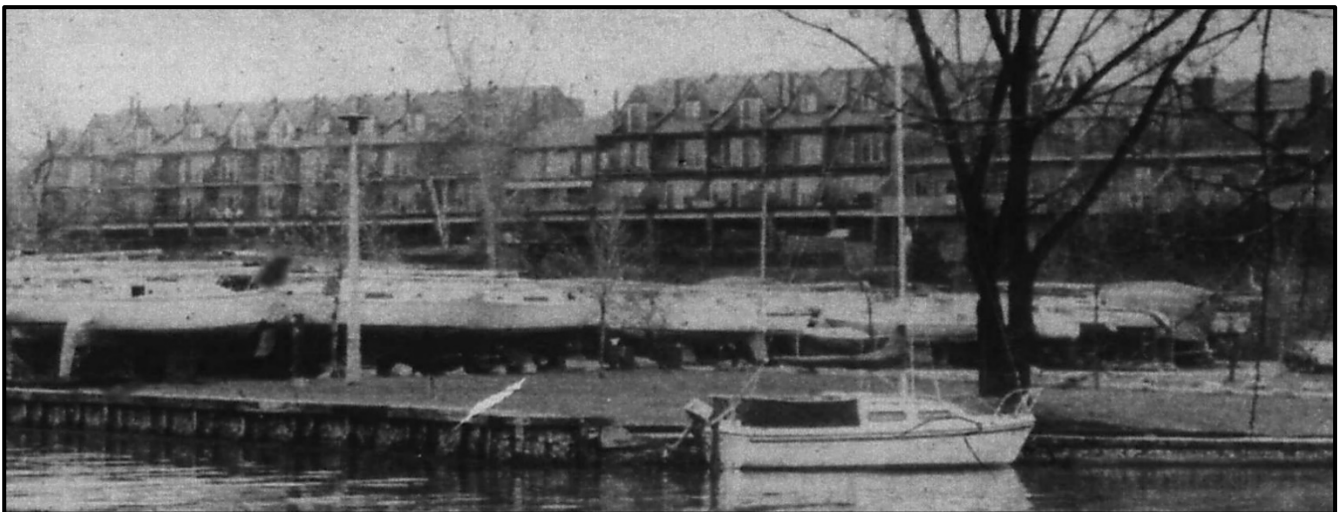


In November 1983, the Tannery Cove portion of the development won the Canadian Housing Design Council's residential design award. The council was said to have been "particularly pleased with the frontispiece."⁹⁷

In 1984, shortly after the development was completed and the design award was conferred, George Farrow was interviewed by the *Oakville Beaver*. In the article, Mr. Farrow indicated that he had grown up on Forsythe Street and that his father had worked at the tannery and he, George, had "wanted to do something with that place for a long time."⁹⁸

Farrow explained that historically, because of the nature of the area being the location of light, and some not-so-light industry, the west side of the creek had traditionally been considered to be on "the other", or the wrong side of the tracks. With the redevelopment of the properties, the development "changed [the] whole area eventually."⁹⁹ When designing the new townhouse complex, Mr. Farrow explained that "the sweeping view of the harbour and [the] lake beyond" was "the one thing the site had going for it."¹⁰⁰

Front façade view touting the architectural details that were retained to form a focal point for "the imaginative development.", 15 June 1984. Source: *The Oakville Beaver*, via Oakville Public Library



Tannery Cove and Port Villa's rear elevations, 15 June 1984. Source: *The Oakville Beaver*, via Oakville Public Library

⁹⁷ Kolle, Gord. "Rehabilitation Project A SUCCESS: Tannery Gets New Life." *Oakville Newspapers*, Oakville Beaver, news.oakville.halinet.on.ca/1537990/data?n=1. Accessed 23 Jan. 2024.

⁹⁸ Ibid.

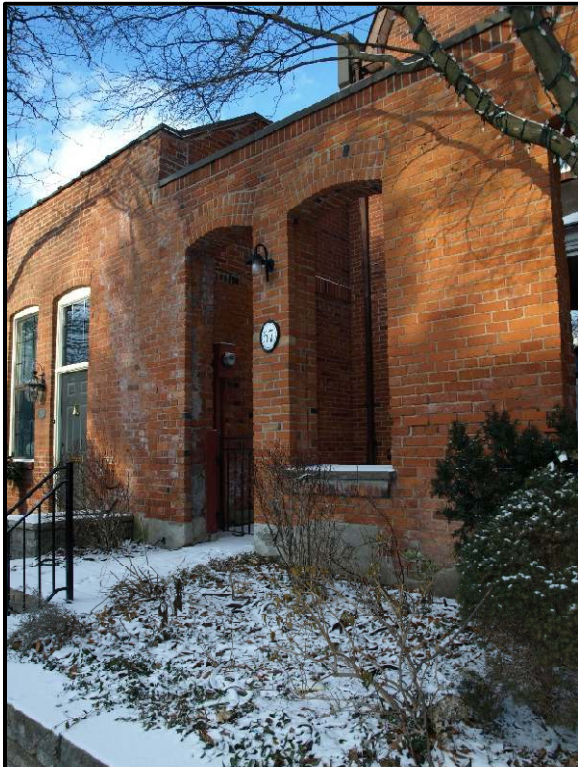
⁹⁹ Interview with George Farrow, the architect who designed Tannery Cove, 29 January 2024

¹⁰⁰ Kolle, Gord. "Rehabilitation Project A SUCCESS: Tannery Gets New Life." *Oakville Newspapers*, Oakville Beaver, news.oakville.halinet.on.ca/1537990/data?n=1. Accessed 23 Jan. 2024.

Not long after the Tannery Cove townhouses were completed, the Port Villa development was completed directly to the north, rehabilitating the circa 1930s one-storey building into additional townhouse units. This project retained the existing north and west walls and provided each unit with a terraced area on the flat roof of the first storey remnant historic tannery walls. Additional living space was constructed on the second floor and to the rear, facing the harbour. Access to underground parking is through a driveway where Burnet Street once ended.



Tannery Cove on the right and Port Villa on the left. January 2024. *Source: Town of Oakville, Planning Services photo*



The junction between the two redevelopment projects, Tannery Cove and Port Villa, falls between 67 and 69 Forsythe Street. January 2024. *Source: Town of Oakville, Planning Services photo*

Today the tannery's significant history is remembered through the remnant walls of the former tannery complex, as well as the town-owned Tannery Park.



View of Tannery Park, 2024. Source: Town of Oakville, Planning Services photo



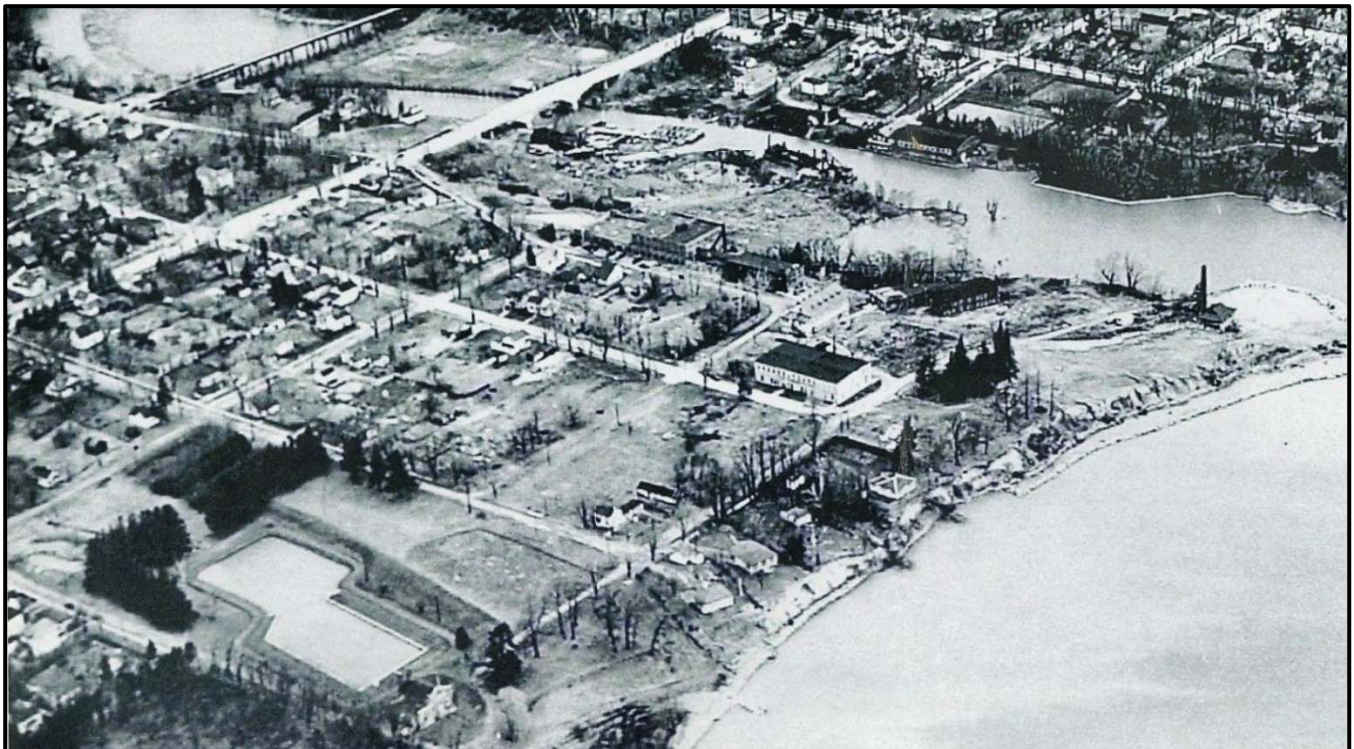
Commemorative plaque about the tannery located in Tannery Park, 2024. Source: Town of Oakville, Planning Services photo

Contextual Value

The Marlatt & Armstrong Company Limited remnant historic tannery walls are significant as they define, maintain and support the historic character of the area. As all that remains of the vast tannery complex, the walls provide a tangible link to the area's historic past and its former industrial land use.

The remnant historic tannery walls also have cultural heritage value because they are physically, functionally, visually and historically linked to their surroundings. The red brick walls are physical evidence of The Marlatt & Armstrong Company Limited's vast, 19th and early 20th century industrial complex located in the heart of Oakville's historic industrial area on the west side of Oakville harbour. This area of town has been defined by this industrial complex since it was inhabited by European settlers in the early 19th century. Workers' cottages, many of which remain today, sprang up to provide housing for employees of these industries. While historically not as affluent as downtown Oakville and southeast Oakville, the area has always been a significant driving force of Oakville's development as a town and manufacturing centre with its small industries and well-used harbour.

As physical remnants of this industrial era, the remnant tannery walls play a significant role in providing context to the history and cultural heritage value of the west harbour area and the former tannery site.



West harbour, 1948.

Source: Oakville Historical Society



Looking east towards Sixteen Mile Creek at the north-most elevation of the remnant historic tannery walls of The Marlatt & Armstrong Co. Ltd., building at the intersection of Forsythe and Burnet Streets. January 2021. *Source: Google Street View*



Looking northeast on Forsythe Street, at the west façade of the one-storey Marlatt & Armstrong remant historic tannery walls. November 2020. *Source: Google Street View*



Looking northeast on Forsythe Street, at the west façade of the one-storey Marlatt & Armstrong remant historic tannery walls. November 2020. *Source: Google Street View*



Looking southeast on Forsythe Street, at the west façade of the one-storey Marlatt & Armstrong remnant historic tannery walls. This was the location of the overhead passageway between the two buildings. November 2020. *Source: Google Street View*



Looking at part of the west façade of the townhouse complex on Forsythe Street. The one-storey Marlatt & Armstrong remnant historic tannery walls begin in front of 39 Forsythe Street. November 2020. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject properties is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The remnant historic tannery walls are representative examples of 19 th and early 20 th century industrial construction methods.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The walls do not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The walls do not demonstrate a high degree of technical or scientific achievement.	N
2. 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;	The remnant historic tannery walls have cultural heritage value for their direct association with Oakville's earliest industrial development, particularly the Marlatt and Armstrong Tannery. The properties also have cultural heritage value for their direct association with several local families who played significant roles in the development of early Oakville including the Chisholm, Smith, Marlatt and Armstrong families.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The walls do not yield any significant information about a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The walls do not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The remnant historic tannery walls are important in defining the historic industrial character of the area.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The remnant historic tannery walls are physically, functionally, visually, and historically linked to their surroundings. As the only remaining physical attribute of the area's past industrial use, the remnant historic tannery walls provide context to the area's history.	Y
iii. is a landmark.	The walls are not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject properties have been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the properties' cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Properties

The subject properties at 39-53 and 57-77 Forsythe Street are located on the west side of Sixteen Mile Creek, on the east side of Forsythe Street between Burnet Street and Anderson Street. These properties include the Marlatt & Armstrong Company Limited remnant historic tannery walls, which were once part of a vast 19th and early 20th century tannery complex.

Design Value or Physical Value:

The Marlatt & Armstrong Company Limited remnant historic tannery walls have design and physical value as representative examples of 19th and early 20th century industrial construction methods. The remnant walls retain many of their original features, including: red brick construction in common bond and running bond patterns; radiating brick voussoirs above window and door openings; fenestration reflective of original window and door openings; and brick quoins. The buildings were most likely designed by those who managed and operated the tannery business, in collaboration with the builders. The buildings would have been designed to meet the particular needs of the tannery while retaining a simple, open-concept plan to accommodate changes to the business over time. The remnant walls remain an important physical reminder of these significant buildings that once dominated the local landscape west of the harbour.

Historical Value or Associative Value:

The Marlatt & Armstrong Company Limited remnant historic tannery walls have cultural heritage value for their direct association with Oakville's earliest industrial development, specifically the former tannery on the site. The walls also have cultural heritage value for their direct association with several local families who played significant roles in the development of early Oakville. These include various Chisholm family members, Oakville's founding family; Thompson Smith a successful businessman known for reviving failing businesses; various Marlatt family members who were farmers, grain merchants, an industrialist, and civic leaders; and also with Christopher Armstrong, an experienced tanner who specialized in the processing of patent and "enameled" leathers. The remnant historic tannery walls yield, or have the potential to yield, information about the early industrial development of Oakville.

Contextual Value:

The Marlatt & Armstrong Company Limited remnant historic tannery walls are significant as they define, maintain and support the historic character of the area. As all that remains of the vast tannery complex, the walls provide a tangible link to the area's historic past and its former industrial land use. The remnant historic tannery walls also have cultural heritage value because they are physically, functionally, visually and historically linked to their surroundings. The red brick walls are physical evidence of the tannery's vast, 19th and early 20th century industrial complex located in the heart of Oakville's historic industrial area on the west side of Oakville harbour. This area of town has been defined by this industrial complex since it was inhabited by European settlers in the early 19th century. As physical remnants of this industrial era, the remnant tannery walls play a significant role in providing context to the history and cultural heritage value of the west harbour area and the former tannery site.

Description of Heritage Attributes

Key heritage attributes of the Marlatt & Armstrong Company Limited remnant historic tannery wall at 39-53 Forsythe Street, which exemplify its cultural heritage value as a representative example of late 19th and early 20th century industrial construction methods, include:

- Historic one-storey flat brick wall that runs parallel to Forsythe Street;
- Red brick construction in common bond pattern with rows of headers generally located every eight rows;
- Segmentally-arched 'door' and 'window' openings with radiating brick voussoirs with protruding headers;
- Brick quoin pattern on the north end of the wall; and
- The existing and original location of the wall.

Key heritage attributes of the Marlatt & Armstrong Company Limited remnant historic tannery wall at 57-67 Forsythe Street, which exemplify its cultural heritage value as a representative example of early 20th century industrial construction methods, include:

- Historic one-storey flat brick wall that runs parallel to Forsythe Street;
- Red brick construction in common bond pattern with rows of headers generally located every six rows;
- Fenestration of the paired 'door' and 'window' openings;
- Segmentally-arched 'door' and 'window' openings with three rows of radiating header brick voussoirs;
- The existing and original location of the wall.

Key heritage attributes of the Marlatt & Armstrong Company Limited remnant historic tannery walls at 69-77 Forsythe Street, which exemplify its cultural heritage value as a representative example of early 20th century industrial construction methods, include:

- Historic one-storey flat brick wall that runs parallel to Forsythe Street;
- Historic first storey portion of the flat brick wall on the north elevation of the building along the vehicular entrance;
- Red brick construction in running bond pattern.
- Fenestration of the paired door and window openings on the north and west walls;
- Segmentally-arched door and window openings with three rows of radiating header brick voussoirs;
- The existing and original location of the walls.

For the purpose of clarity, the cultural heritage value and heritage attributes do not include the following for any of the above walls at 39-53 and 57-77 Forsythe Street:

- The 1980s townhouse structures to the rear of, and above, the remnant tannery walls, including any walls that connect to the remnant tannery walls; and
- Any planters or landscape elements that connect to the remnant tannery walls.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including historical/associative value and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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