

Town hall scenarios cost



\$40,000 to over \$440,000

Six scenarios for the fate of the town hall ranging in cost from \$40,000 for demolition to over \$440,000 for complete restoration as an historical building and community centre were presented by consultants to Halton Hills general committee Monday night.

None of the six alternate plans looked at in the draft report from the Kleinfeldt consultants included leasing the building to Actario and the Restoration Committee or selling it to Leathertown.

There will be a public meeting tonight (Wednesday) dealing with the draft report in the Watson Room of Acton Library from 7 to 9 p.m.

Besides outlining the six scenarios the consultants, who will submit their final report December 7, also presented a lengthy slide show detailing the damages to the building and remedial actions needed.

Following is a brief outline of each of the six scenarios:

1. Restore the outside of the building for \$32,900, but do nothing with the interior until some later date and no future use is determined yet. Both Wintario and the Heritage Foundation won't give grants for this plan.

2. Both the interior and exterior are restored for public use, but not from an historical or heritage standpoint. Costing \$400,000 plus architects fees and furnishings, finishes and equipment, up to \$75,000 or 25 per cent of costs for the second floor from the Community Recreation Centres Act might be available, plus a variety of Wintario grants but no Heritage grant. The first floor would be used as open concept town and region offices and the second floor for community functions and activities.

3. Without regard to historical or heritage aspects the exterior and interior would be restored for use by the public with a community centre on the first floor and rented private offices on the second. There would be no grants for this alternative but operating costs would be reduced by rents. This plan would cost \$390,000 plus furnishings, finishing and equipment and architectural fees.

4. Restoration of the exterior and interior for public use from an historical or heritage perspective with the first floors as municipal offices and the second floor as a community centre. Heritage and Wintario are interested in giving grants for this alternative and there might be Community Recreation Centres' Act funds available too. Cost

would be \$440,000 plus furnishings, finishes and equipment and architectural fees.

5. Restoring the interior and exterior for public use from an historical perspective with the first floor used as a community centre and the second floor rented as private offices. Heritage funds and Wintario grants would be available for the exterior only and there would be no Community Recreation Centres' Act money available for this plan, but the town would reduce operating costs with office rents. Restoration costs would be \$420,000 plus furnishings, finishes and equipment and architectural fees.

6. Demolition would cost about \$40,000 and a new building could be built on the site for less money. Consultant Ivor David described the building as a monument downtown which has been allowed to

deteriorate. He said it is a simple building with no really outstanding features but it is attractive because it is well proportioned. The foundation hasn't been damaged and while the building is structurally sound it isn't adequate for public use.

Brick is deteriorating on the front and both sides and cracks must be repaired and pointing is needed. A window arch keystone is missing from the front, but a replacement is available, Ivor said. Near the base on the north side water damage has resulted in bricks falling away and crumbling. An entrance will be needed in the north east corner and an enclosed second floor entrance on the south side with a lift for the handicapped is required. Front door steps must be replaced and a handicapped ramp built and hydro wires across the front detract from the town hall, according to the consultant, who suggested hydro to the town hall be relocated.

Insulation is needed and thicker window glass which is more heat efficient would allow the entire building to be heated by one furnace which is in the building and looks to be in pretty good shape.

The fire hall on the back detracts from the town hall and limits restoration options. If the fire hall is moved the color of the large doors could be changed, but David said dressing it up to blend with the town hall won't fool anyone.

The east side of the roof isn't in bad shape but the rest must be replaced or repaired and it can't meet snow load requirements the way it is now. Chimneys have either been removed and must be replaced and don't meet the building code.

The tower and belfry must be repaired and parts replaced, birds have gotten into the interior and their droppings are causing fungus and rot in the attic and belfry.

The fire hall wall has ruined the old stage arch so it might as well be removed and a door and a frame should be moved even though it is in excellent condition because it leads nowhere. There is considerable wall and ceiling damage and the interior needs complete redecorating. The floors aren't structurally sound and don't meet building code requirements. The stairs inside don't meet fire code regulations.

Councillor Mike Armstrong expressed concern the consultants were trying to paint a "rosy picture" and making a "silk purse out of a sow's ear".

He urged the consultants give council recommendations since restoration will cost about a half a million dollars. (Continued on page B7)

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Noise bylaw charges dismissed, Yugoslavians to be re-charged

Noise bylaw violation charges against Nick Cajic, president of the Canadian-Yugoslavia Cultural Association, stemming from picnics on July 19 and August 16 at their recreation centre, just south of Acton on Highway 25, were dismissed yesterday (Tuesday) morning in provincial court, Milton.

Prosecutors, Halton Regional Police Sergeant Jason Fields and Halton Hills Bylaw Enforcement Officer John Lusty, called several witnesses on both charges who testified about excessive noise on several Sundays this past summer.

Justice of the Peace M.H. Allen agreed in both cases that violation of the noise bylaw had been proved, but it hadn't been established to the "court's satisfaction" that Cajic, one of six owners of the

site, was responsible for the noise levels of the public address system at the time of the infractions.

Fields told the court the other three charges against Cajic for July 5, July 12 and August 9 were being withdrawn but they would be laid again later.

Outside the court Lusty said the municipality lost because of technicalities. He said the town had difficulty placing Cajic on the site of the Yugoslav Centre at the exact time of the infractions. However, with other evidence which can be produced, but wasn't available Tuesday, he feels the Halton Hills case can be proved.

It is hard to establish which of the six owners of the centre is in charge at any one time and he didn't rule out charging all six owners. The statute of

limitations on the noise bylaw is six months so the town has plenty of time to lay the charges again.

A number of RR 4, Acton neighbors, some of whom testified, were obviously upset with the outcome. Gerald Brockelsby said they will be assessing a number of options, including retaining their own lawyer. He and others petitioned council to do something about the noise problem at the Yugoslav Centre and also called police on several Sundays during the summer about the problem.

The charge by police from July 5 didn't come up in court because it wasn't properly referred from a previous court appearance. The other four charges were made by Halton Hills.

Kathy and Gerald Brockelsby both testified that they knew the noise was coming from the Yugoslav Centre. On July 19 they called the police because of the noise of recorded and live music and public address system announcements which were becoming steadily louder. Later they saw Cajic and another person in the police officer's cruiser on the Third Line near their home and eventually talked to police about having a charge laid.

Only July 24 Cajic came to their home to discuss the problem and the accused told them he was the president of the group and was trying to keep the speaker volume down.

They said the music and announcements were so loud they couldn't even talk while outside. When she returned to the stand Mrs. Brockelsby testified she couldn't escape the noise inside her home on August 2.

Under cross-examination by defence attorney Paul Wallinga, Mrs. Brockelsby allowed she has heard of no complaint from residents living on Highway 25 near the Yugoslav Centre. Both of the Brockelsbys said they haven't seen the camp from their property because there is a dense tree area in between. They were very disturbed by the noise at the Yugoslav Centre on the two dates in question and other Sundays, too.

According to Mr. Brockelsby, when they met with Cajic on July 24, the club president said the wind was carrying the noise over to homes on the Third Line. He described Cajic as "nervous". Cajic, the witness told the court, was concerned about his personal investment and stated they wouldn't have

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Ho, Ho, Ho! See you at the parade this Saturday afternoon

Santa here soon

Santa Claus is coming to town Saturday. Again this year the Acton Y's Men are sponsoring the Santa Claus parade in Acton. The theme this year is the sights and sounds of Christmas.

This year's parade promises to be more musical, but may not be as large as last year's edition.

Organizer Bev Jones reports there will be one more band than last year—four this year—Acton Citizens' Band, Georgetown Legion Pipe Band, Mississauga Drum and Bugle Corps and the St. Catharines Junior Drum and Bugle Corps will all march and play in the parade. In addition the Georgetown Air Cadets will march and may bring a small band.

So far float entries are down, Jones reports. Some clubs and a church have registered floats, but there have been more registered from business. Last year there were 15 floats and there's still time for floats to sign up, or even

show up a little early at the marshaling spot on Saturday and be tacked onto the parade. Float judges are Terry Grubbe, Ron McKnight and Chip Petrillo.

The Georgetown Elkettes baton group will march and the ActiVan will appear in the parade. Community groups may assemble and march in the parade. Of course Santa and his sleigh will be a parade highlight.

The parade forms up at 1 p.m. at the latest, at McKenzie-Smith School on Acton Blvd. and will start out down Mill St. East at 1:30 p.m. Moving down Mill St. and over Main St. to Park Ave., the parade will end at Main St. and Knox Ave.

Following the parade Santa will meet children at the Y Building Eileen Dix says. A craft, bake and rummage sale will be held in aid of the Mug downstairs at the Y, the sale runs from 2:30 to 4 p.m. Children participating in the parade will be given hot chocolate and cookies at the Scout Hall.



The live Wintario show with hosts Fay Dance and Greg Beresford will run from 9 to 9:30 p.m. and broadcast over the Global Television Network.

Win Wintario fun in Acton

Prizes of up to \$3 million will be up for grabs at Acton High School tomorrow night (Thursday) when the excitement of the live Wintario draw show comes to town.

Tickets for the show are still available at many stores in Acton, as well as at the door. Admission is \$3 and includes a Wintario ticket at the door.

Doors open at 7 p.m. and there will be a variety show from 7:30 to 8:30 p.m. The Robert Little School choir will entertain along with Halton-Burlington MPP Julian Reed who will sing and play the banjo with a piano player Andres Thiel. Thiel is replacing former Acton resident and Peel region chairman Frank Bean who was unexpectedly called out of the country. In addition because of preparations for Saturday's Santa Claus parade the Citizens' Band won't be able to play, but ballet dance star Liz Chalmers has been added to the program. An early bird Actario draw is on tap for the variety show too.

Thursday's draw will be Wintario's 224th and there will be as many as 283,000 prizes (based on five million tickets sold) worth over \$3 million available, including five grand prizes of \$100,000.

Father Speagle Kitchener bound

Father Leo Speagle is leaving St. Joseph's Roman Catholic Church in Acton and will be taking up duties as parish priest at St. Joseph's in Kitchener.

Father Speagle came to Acton in July 1978 from Hamilton.

Replacing Father Speagle as of December 4 will be Father Ralph Diodati from St. Patrick's in Cambridge-Galt. This will be the first time he has served as parish priest. Father Diodati was ordained in 1968, the same time Father Michael Bennett, a former Actonian, was ordained.

Father Speagle came to Acton as a replacement for Father James Smye who was transferred to Winona.

In 1966 Father Speagle was ordained in Hamilton at Cathedral Christ the King. He served three years at St. Eugene's, four years at St. Patrick's and five years at St. Peter and Paul, all in Hamilton, as associate pastor.



Father Leo Speagle is leaving Acton for his new parish in Kitchener.

Aim open Jack Tanner's Table in 9 days

The new Jack Tanner's Table in the Hide House will hopefully open December 4.

Jack Tanner's was one of over 100 names for the smorgasbord restaurant suggested by people who entered the recent name the restaurant contest.

Don Dawkins, spokesperson for the Hide House said the name was selected by the operators of the smorgasbord, Norsemen Dining Lounges, because the name Jack reflects a rural atmosphere, Tanner's has an obvious leather connection and Table is a unique way of expressing the food aspect. He noted there were many other excellent name entries.

The liquor licence hearing is set for December 3 in Brampton and the owners hope the renovations for the restaurant will be completed in time for an opening the day after the hearing. When they applied for the licence the name the Hide House Restaurant was used but later discarded because of fears it would be confused with Beardmore, referred to locally as the tannery.

Renovations of the dining area and kitchen are progressing well, Dawkins reports, adding equipping of the kitchen has begun. A lounge was planned for an elevated portion of the restaurant but now the lounge will be beside the huge fireplace while the elevated area will be for dining. The restaurant will be smorgasbord at certain times and full service menu at other hours. Seating for diners will be between 175 and 200 people. Prime rib of beef will be the speciality of the house.

Because time is running out before the opening it was decided a fashion show in aid of Leathertown won't be held, however special events to support Leathertown are being considered for January.

The restaurant will open just a few weeks past the Hide House's first anniversary.

For the Hide House it has been quite a year, a year of almost constant growth and expansion. The firm opened in November and by March another part of the building had been opened adding 4,000 more square feet to the original 8,000 square feet. By fall an additional 1,200 square feet had been added for a gift shop and fur loft.



Sheena Johnstone grooms fur hats in the fur loft of the Hide House opened this fall. The Hide House has been in operation just a little over a year.

The first year has gone pretty much as the owners expected, Dawkins reports. "We always knew we had to make this a big operation and would have to develop it as fast as we could." It has been something of a gamble, a gamble which because of the considerable capital outlays this year, will be a long time paying off. "Anyone who thinks we are making a killing is out in left field. With a lot of management and attention everything will turn out, but we aren't to home base yet." The Hide House operates at a profit, he explained, but the investment has been so great there hasn't been any real return yet.

As expected the bulk of business has come from out of town, about 92 per cent of sales are to people living outside the Acton area.

Many people with an historic connection to the building under Heiler's or Mason Knitting have re-

turned to town this year to look over the Hide House.

"I doubt there has been less than 100,000 people through here this year. Right now we're drawing about 4,500 a week." And Dawkins expects the restaurant, with seven or eight bus tours through the building already and as many as 500 a year "not out of the question", will double the traffic at the Hide House.

The comments in the guest books signed by 4,000 to 5,000 shoppers predominantly are glowing: lovely place, quality merchandise, beautiful, very nice, they got me, interesting, tantalizing, fabulous, we'll be back, "luv" it, outstanding, super buys; are just a sampling of the compliments. There's been some raps of course, and a few funny ones, like someone expressing concern for the animals which lost their hides for a coat.

Now with a year of tremendous growth behind them the Hide House owners plan a period of "consolidation" though there are some new expansion plans in their infancy for the future.

inside

Residents in two Acton apartment buildings are upset about proposed rent hikes of 50 per cent. Turn to page 5.

Over \$2,000 raised for the family of Colleen Oates. More on page 3.

Acton's population can grow by another 3,000 people. Details on page 3.

December 17 is the date for appeal of the sentence of a Burlington man convicted of careless driving in connection with an accident which claimed the lives of three women, including a former resident. See page 2.

Layoff 175 Beardmore workers

About 175 workers in the upper leather manufacturing division of Beardmore will be off work for five days during this week or next week.

Personnel manager Donald Rankin says the shutdown in the upper leather division is "gradual".

Set hotel fire trial tentative March 8

A tentative date of March 8 has been set for the second degree murder trial of Cosmo Mercuri, Mike McCristall and Leonard Cripps.

The trio are charged in connection with the death of a Dominion Hotel resident, Thomas Gibbons, after fire completely destroyed the historical landmark in August, 1979. Gibbons perished in the blaze.

part of that area of operation won't be in production this week, another part won't be operating next week.

Every worker in the upper leather division will be off for five days sometime during the two week period. Some are off this week, but the bulk will be off work next week.

Rankin explained tanners in Canada have been waiting since last January for a decision from Ottawa on an extension of shoe import quotas. Because of this uncertainty manufacturers are hesitant about placing orders. The general deterioration of the Canadian economy is another factor, Rankin said.

He said he doesn't expect this rotating lay-off problem will spread to other areas of Acton's largest employer, but allowed it is hard to say what will happen in the future. He expects worker strength will be back to normal by December 7, but again pointed out it is difficult to predict the future.