



BY-LAW NO. 2024-XXXX

A By-law to designate the Hide House, located at 49 Eastern Avenue, Acton, under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18 authorizes the Council of a municipality to enact a by-law to designate real property, including all of the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by the Council for the Corporation of the Town of Halton Hills to designate the property at 49 Eastern Avenue, Town of Halton Hills, Regional Municipality of Halton, and known as the Hide House as being of cultural heritage value or interest;

AND WHEREAS the Council for the Corporation of the Town of Halton Hills has caused to be served upon the owners of the land and premises known as the Hide House at 49 Eastern Avenue, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property and has caused Notice of Intention to be published on the Town's website per the Town's "Ontario Heritage Act – Alternate Notice Policy";

AND WHEREAS the Reasons for Designation are set out in Schedule "B" of this by-law;

AND WHEREAS on May 27, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-030, dated April 19, 2024, in which certain recommendations were made relating to the designation of the subject property;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT the Hide House located at 49 Eastern Avenue, and further described in Schedule "A", is hereby designated under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached to and forming part of this By-law;
2. THAT a copy of this By-law together with reasons for the designation be registered against the property and served in accordance with Section 29 of the Act;
3. THAT a notice of this By-law be published in accordance with Section 29 of the Act.

BY-LAW read and passed by the Council for the Town of Halton Hills this 26th day of August, 2024.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE "A" TO BY-LAW NO. 2024-00XX

LEGAL DESCRIPTION

PIN: 249990147

PT LT 309, PL 1098, PT 2 20R14597; HALTON HILLS

SCHEDULE “B” TO BY-LAW NO. 2024-00XX

REASONS FOR DESIGNATION

Description of Property

The property at 49 Eastern Avenue is located within the community of Acton in the Town of Halton Hills. The property includes a late-nineteenth-century warehouse building that has been adaptively re-used for commercial purposes. The site is bordered by a paved parking lot to the northwest, the railway line to the northeast, open space to the southeast, and residential and commercial properties to the southwest.

Statement of Cultural Heritage Value or Interest

The Hide House at 49 Eastern Avenue has physical and design value as a rare surviving example of a late-nineteenth century Victorian industrial warehouse, the only one of its kind in Halton Hills and the only remaining building associated with the former Beardmore & Company industrial complex. The building, while primarily utilitarian in its design, features characteristics consistent with late-nineteenth-century architecture including its red brick façade and Classical detailing and has retained much of its original integrity since its construction in 1899, as well as remnant advertisements along the north elevation. The brickwork on the north elevation displays a high degree of craftsmanship, including the basket-weave pattern in the tympanum of the central bay, the brick stringcourses, and the inclusion of a variation of the English Garden Wall bond. The original trusses and roof structure are also extant within the existing building. Construction techniques used within the existing building are typical of its period of construction and therefore the construction of the building would not display a high degree of technical or scientific achievement.

The property at 49 Eastern Avenue has historical and associative value due to its direct association with the development of the tanning industry in Acton and within Ontario, as well its associations with the evolution of railway transportation. The Hide House was built as a warehouse for the Beardmore & Co. Tannery, at the time the largest Tannery in the British Empire and a major employer in the Town of Acton with almost 6,500 people working for the company at its peak. The property is directly associated with the Beardmore Family and with its owner George Beardmore, who established the Beardmore & Co. Tannery. The Beardmore family also built employee housing, operated a co-operative store, tennis courts, a bowling green, a golf course, boathouse, and an outdoor arena on Frederick Street within the community of Acton. Since its adaptive re-use in the 1980s, the site has operated as a tourist destination and commercial outlet, formerly known as the Olde Hide House and now the Hide House. The brickwork on the Hide House was completed by local bricklayer and builder Thomas Maxted, who also undertook work on many other significant buildings in the area including Norval Presbyterian Church and Manse, Acton’s Presbyterian and Baptist churches, Georgetown High School, and Robert Noble’s Flour Mills.

The property at 49 Eastern Avenue has contextual value as it is a significant landmark in the community. The last remaining building associated with the Beardmore & Company Tannery, the Hide House has remained a focal point in the community through its years of industrial use and beyond as a retail outlet, “The Olde Hide House”. The adaptive re-use of the former warehouse as a commercial space for leather goods continues the site’s connection to Acton’s foundational leather and leather-related industries and for many has become a destination with the famous tagline “It’s Worth the Drive to Acton” used in advertisements for the site over decades. Legible still as a former warehouse with its significant industrial form and extant original detailing, the Hide House is physically, functionally, and historically linked to its surroundings along the rail line through Acton. While an isolated remnant of the former industrial landscape, the presence of the Hide House in this location since its construction in 1899 is important in defining the character of the area.

Heritage Attributes

The identified heritage attributes of the property at 49 Eastern Avenue that contribute to its physical and design value include:

- The setback, location, and orientation of the existing building along Eastern Avenue and adjacent to the rail corridor in the community of Acton, Town of Halton Hills;
- The scale, form, and massing of the existing one-to-two-storey building on a rubble stone foundation with butterfly or inverted-pitch roof;
- The materials, including red brick cladding and detailing, brick construction in varied patterns throughout, heavy timber frame construction and wooden trusses on the interior;
- On the north elevation:
 - The three-bay elevation with symmetrically placed former loading bays;
 - Segmentally arched brick voussoirs and brick stringcourses;
 - Basket-weave pattern in the tympanum of the central bay;
 - Brickwork in common bond and a variation of English Garden Wall bond;
- On the east elevation:
 - The original brick exterior wall with brick pilasters where visible beyond existing additions;
- On the south elevation:
 - The loading bay opening (currently infilled) with segmentally arched brick voussoirs centered beneath the gable peak at the east end of the elevation;
 - The brick exterior (currently modified openings along this elevation);
- On the west elevation:
 - The brick exterior with brick pilasters along the elevation; and,
- On the interior, the heavy timber frame internal structure.

The identified heritage attributes of the property at 49 Eastern Avenue that contribute to its historical and associative value include:

- The property's legibility as a late-nineteenth century Victorian industrial warehouse in the community of Acton.

The identified heritage attributes of the property at 49 Eastern Avenue that contribute to its contextual value include:

- The property's legibility as a late-nineteenth century Victorian industrial warehouse in the community of Acton;
- The setback, location, and orientation of the existing one-to-two storey building along Eastern Avenue; and,
- The scale, form, and massing of the existing building with butterfly/inverted-pitched roof.