

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 01-40

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE WILLIAM D. KITCHEN HOUSE, LOTS 22 AND 23, CONCESSION 2, FORMER CLINTON TOWNSHIP, NOW TOWN OF LINCOLN AS BEING A STRUCTURE OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST

WHEREAS:

Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of the municipality to enact by-laws to designate real property including all buildings and structures thereon to be of architectural or historical value or interest.

The Council of the Corporation of the Town of Lincoln has caused to be served on the owners of the lands and premises known as 5600 King Street W, in the Town of Lincoln, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the Grimsby/Lincoln News, a newspaper having general circulation in the municipality in its publication of March 21st, 2001.

The reasons for the designation are set out in Schedule "B" attached hereto, and forming part of this by-law.

No notice of objection to the proposed designation has been served on the Clerk of the municipality.

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF LINCOLN ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value or interest the real property known as The William D. Kitchen House, 5600 King Street W, Beamsville, Lots 22 and 23, Concession 2, former Clinton Township, now Town of Lincoln, more particularly described in Schedule "A" attached hereto, for the reasons as described in Schedule "B" attached hereto and forming part of this by-law.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto and forming part of this by-law.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the Grimsby/Lincoln News, a newspaper having general circulation in the municipality.

BY-LAW read a FIRST time this 7th day of May, 2001.

BY-LAW read a SECOND time this 7th day of May, 2001.

BY-LAW read a THIRD time and FINALLY PASSED this 7th day of May, 2001.

Original signed by:
MAYOR: RAY A. KONKLE

Original signed by:
CLERK: TROY J. McHARG

Schedule 'A' to By-law No. 01-40

In the Town of Lincoln, in the Regional Municipality of Niagara (formerly in the Township of Clinton) being composed of:

FIRSTLY: Part of Lot No. 23 in the Second Concession of the said Township, described as follows:

COMMENCING at the southwest angle of said Lot No. 23;

THENCE North 00 degrees, 23 minutes West in the Westerly limit of Lot No. 23, 439.5 feet to the stump of a maple tree;

THENCE North 27 degrees, 37 minutes East, 2354.0 feet to an iron pin; THENCE North 51 degrees, 53 minutes West, 60.0 feet to an iron pin; THENCE North 26 degrees, 15 minutes East, 736.8 feet to an iron pin in the Easterly limit of said Lot No. 23 distant therein 57.9 feet on a course South 00 degrees, 27 minutes West from the Southerly boundary of King's Highway No. 8 as shown on Highway plan No. 116;

THENCE South 00 degrees, 27 minutes West in the said Easterly limit of Lot No. 23, 851.4 feet to an iron pin;

THENCE South 32 degrees, 38 minutes West, 322.1 feet to an iron pin; THENCE South 14 degrees, 33 minutes West, 2098.8 feet to a point in the Southerly boundary of said Lot No. 23;

THENCE South 84 degrees, 10 minutes West, 660.4 feet to the place of beginning.

SECONDLY: part of Lot No. 23 in the Second Concession of the said Township, described as follows:

COMMENCING at the Southwest angle of said Lot No. 23;

THENCE North 84 degrees, 10 minutes East in the Southerly boundary of said Lot No. 23, 660.4 feet to the place of beginning of the herein described property;

THENCE North 84 degrees, 10 minutes East continuing in said last mentioned boundary, 483.4 feet more or less to an iron pin in the Westerly boundary of the Thirty Mountain Road;

THENCE North 28 degrees, 12 minutes East, 73.6 feet to a point; THENCE North 21 degrees, 14 minutes East, 206.1 feet to a point;

THENCE North 39 degrees, 43 minutes East, 153.3 feet to a point in the Easterly boundary of said Lot No. 23;

THENCE North 0 degrees, 27 minutes East in the Easterly boundary of Lot No. 23, 1880.6 feet to an iron pin;

THENCE South 32 degrees, 38 minutes West, 322.1 feet to an iron pin; THENCE South 14 degrees, 33 minutes West, 2098.8 feet more or less to the place of beginning

FIRSTLY AND SECONDLY: as previously described in No. 752418.

THIRDLY: Part of the road allowance between Township Lots 22 & 23, Concession 2 of former Township of Clinton designated as Part 1 30R-9551.

FOURTHLY: Part of Lot 22, Concession 2 Clinton designated as Part 2 30R- 5252.

FIFTHLY: Part of road allowance between Township Lots 22 & 23, Concession 2 Clinton designated as Part 1 30R-9863.

Schedule 'B' to By-law No. 01-40

Reasons for Designation

The property on which the house sits was a Crown Grant of 52 acres to a loyalist from New Jersey named William D. Kitchen around 1790. He married Alice Beam and together they had nine children. William and Alice's youngest son, Jacob married Jane Dennis. Their only son, William Dennis Kitchen married Margaret Henry and built the house in 1885 on the bench of the escarpment, just west of Thirty Mile Creek.

Purchased by the Longwell family in the 1920's, Doug and Jean Longwell continued to live there until the 1980's. Since 1999, the house has been owned and restored by Norman and Sherry Beal, who have transformed the property into an estate winery.

The house was built in the Queen Anne style with red bricks-running bond at front, common 6th course flemish header at back. There is an impressive turret with square and rounded cedar singles, topped with a finial on the northeast side, two tall corbeled chimneys, and a hipped roof with flat belvedere. The gables have carved brackets and bargeboard with tall bay windows, all topped with segmental arches and decorative keystones. The front porch has an overhead balcony, and like the side porches, features turned posts, balustrades, spandrels and brackets.

The front interior foyer features a pair of french doors with beveled glass in the upper sash, a glassed-in pocket door, a cherrywood staircase with carved stringer decorations, turned balusters, newel post and cap, corner balustrades and a curved handrail. Throughout the home are grained red pine floors, baseboards, fluted window and door frames with corner rosettes.