

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 01-41

A BY-LAW TO DESIGNATE THE PROPERTY  
KNOWN MUNICIPALLY AS THE OVERHOLDT  
HOUSE, 3150 CULP ROAD, PART LOT 21,  
CONCESSION 3, 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 3150 Culp Road, 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 Overholdt House, 3150 Culp Road, Part Lot 21, Concession 3, 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. 01-41

Part Lot 21, Concession 3, formerly Louth Township, now in the Town of Lincoln, Regional Municipality of Niagara, described as follows:

COMMENCING at a point in the southerly boundary of the road allowance between Concession 2 and 3 distant therein south 88 degrees and 25 minutes east, 455.12 feet from the northwest angle of the said Lot.

THENCE south 88 degrees and 25 minutes east continuing in the said boundary, 200.0 feet.

THENCE south 0 degrees and 28 minutes east, 746.1 feet. THENCE north 89 degrees and 29 minutes west, 232.8 feet.

THENCE north 2 degrees and 03 minutes east, 750.0 feet more or less to the placing of beginning.

CONTAINING by admeasurement 3.71 acres more or less and being the lands described in Instrument No. 0680139.

## Schedule 'B' to By-law No. 01-41

### Reasons for Designation

The house was built in 1900 by a wealthy shipping merchant named Moses Overholdt. He and his wife raised a son and daughter in the house which was to become the site of many social gatherings. The property remained in the family with his son Galen maintaining the house until it was sold in 1960 to Sidney R. and Marilyn Pedley, and then again to Joe and Alice Monaghan in 1974. Current owners, Bert and Maureen Wervers bought the house with 3.7 acres in 1995, and have since taken measures to restore it.

Built in the Queen Anne style, the house features a hipped roof with diamond-shingled gables with palladian windows on the sides, a three-storey hexagonal tower protruding from the northwest corner and topped with a finial, a wrap-around veranda with double piers on large bases, a tall, corbeled chimney, running-bond red brick with segmented, double-hung windows throughout.

The interior features paneled front and side doors with elaborately etched windows in the upper sash, a pocket sliding door, grained oak door frames and baseboards, pine and oak hardwood floors throughout. In the front foyer, there is a paneled staircase and bench with turned banisters, a newel post and cap. Other features include original wall lamps and a carved mantelpiece with turned balustrades around the fireplace in the west parlour, tongue and groove ceilings and a dumb-waiter in the kitchen, plus original corner hot water radiators from the period. The upstairs features a hall cutaway with turned wooden corner-guards, floor-level windows, a walk-up attic, and cathedral ceiling in the turret.