

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2017-79

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 4317 CENTRAL AVENUE, LOCATED IN BEAMSVILLE, BEING PART OF LOTS 34 TO 37 ON PLAN 82 AND PART OF LOTS 132, 134, & 135 ON CORPORATION PLAN 3. FORMER TOWNSHIP OF CLINTON, NOW TOWN OF LINCOLN, AS BEING A PLACE OF ARCHITECTURAL, HISTORICAL AND/OR CONTEXTUAL VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of the municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Lincoln has caused to be served on the owner of the lands and premises located at 4317 Central Avenue, in Beamsville in the Town of Lincoln, and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid 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 August 10, 2017;

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

AND WHEREAS 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 HEREBY ENACTS AS FOLLOWS:

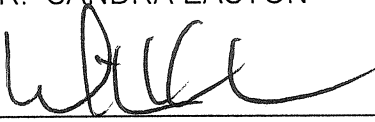
1. There is designated, as being of architectural, historical and/or contextual value or interest, the property located at 4317 Central Avenue in Beamsville, being Part of Lots 34 to 37 on Plan 82 and Part of Lots 132, 134, & 135 on Corporation Plan 3, former Township of Clinton, now Town of Lincoln 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. For greater certainty, this designation shall recognize the architectural, historical and/or contextual value and interest of the Beamsville District Secondary School 1917 and 1924 buildings located thereupon.
3. 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.
4. 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 Trust 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 18th day of September, 2017.

BY-LAW read a SECOND time this 18th day of September, 2017.

BY-LAW read a THIRD time and FINALLY PASSED this 18th day of September, 2017.

  
MAYOR: SANDRA EASTON

  
CLERK: WILLIAM J. KOLASA

SCHEDULE "A" TO BY-LAW NO. 2017-79

Located at 4317 Central Avenue in Beamsville, being Part of Lots 34 to 37 on Plan 82 and Part of Lots 132, 134 & 135 on Corporation Plan 3, in the former Township of Clinton, now in the Town of Lincoln.

SCHEDULE "B" TO BY-LAW NO. 2017-79

REASONS FOR DESIGNATION

BEAMSVILLE DISTRICT SECONDARY SCHOOL  
Circa 1917 & 1924

4317 Central Avenue, Beamsville, Part of Lots 34 to 37 on Plan 82 and Part of Lots 132, 134 & 135 on Corporation Plan 3, in the former Township of Clinton, now in the Town of Lincoln.

The subject property is located on the east side of Central Avenue, north of Maple Avenue in the heart of Beamsville. The property is comprised of the heritage buildings, which include, the original 1917 building and the Annex (Wing 1) built in 1924, as well as additions to these buildings not to be designated, built in 1956, 1969 and Wings 2 and 3 built in 1958 and 1963.

The original façade and pillars of both the 1917 and 1924 buildings create the landmark aspect of this property. It is an imposing force on the rest of the street and is unique to the residential surroundings.

The 1917 staircase and pillars are unique features, not discounting the other items that identifies the 1917 and 1924 buildings as excellent examples of American Beaux-Arts and Neoclassical architecture or the building materials used in the construction of the building from the Gibson Quarry and Beamsville Brick and Tile.

**Statement of Cultural Heritage Value or Interest**

Beamsville District Secondary School has been the only high school in the Town of Lincoln since 1888. Originally Beamsville High School was located on King and William Street. In 1895, the Ontario Department of Education selected Beamsville as the centre of training for its Normal or Model School program which was designed to prepare future teachers. In 1912 the small High School could not keep up with the increase in children and so property was purchased from A.D. Fleming. The building was designed by Walter William LaChance (a Canadian architect who gained a variety of working experience designing, schools, jails in several American states, and credited with the invention of the LaChance patent electric locking device for prison doors) and was built by local contracting firm L.E. Huntsman. In 1924 an addition to the high school was built which included a community hall/gymnasium capable of seating 700 people which would make it the largest community hall in the community for many years. The hall would be used as a site for political rallies, local entertainment, and other social functions thus creating a closer bond between the community and the school. Throughout the years, Beamsville District Secondary School has changed with the communities needs creating laboratories, music, art, computer and communication rooms, machine, woodworking, auto and welding shops, teaching theatre, robotics, autocad, and gymnasiums and sport facilities were built. The building materials of the original structure also are important to the community as the stone and brick was obtained locally.

Beamsville District Secondary School from its erection to present day has involved the community and has acted as one of a few focal points in the Town of Lincoln. From educating youth to the dominance of its structure around the surrounding area, it could be considered to be one of the cornerstones of not only Beamsville but the Town of Lincoln as a whole.

### **Description of Heritage Attributes**

Key attributes of the American Beaux-Arts architecture in the 1917 building and of the Neoclassical architecture in the 1924 building that reflect its value as an important link to the history of Beamsville include:

- Four imposing columns at the front of the buildings that stand out on the front façade of the school. These columns are smooth (not fluted) and have an Ionic capital (scroll-shape). The base of each column is unornamented and round in shape and is supported on a rectangular plinth. These massive columns are unlike anything else in the town.
- Flat roof with four decorative features complimenting the columns protruding skyward (1917).
- Brick front façade.