

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2024-54

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS 3292 SIXTH AVENUE, IN THE TOWN
OF LINCOLN, AS BEING OF CULTURAL HERITAGE
VALUE OR INTEREST PURSUANT TO THE ONTARIO
HERITAGE ACT, R.S.O. 1990, CHAPTER. O. 18.

WHEREAS:

1. 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, including all buildings and structures, thereon, to be of cultural heritage value or interest; and
2. In order for a municipality to designate a property under Section 29, Part IV of the Ontario Heritage Act, it must be demonstrated that a property meets two or more of the criteria as prescribed under Ontario Regulation 9/06; and
3. 3292 Sixth Avenue was evaluated against said criteria, and it was determined that the property has cultural heritage value or interest; and
4. The Town of Lincoln Committee of the Whole approved Report PD-12-24 on April 2, 2024; and
5. The Council of the Corporation of the Town of Lincoln has caused to be served on the owner of the lands and premises known as 3292 Sixth Avenue, in the Town of Lincoln, in the Province of Ontario, 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 St. Catharines Standard and Grimsby/Lincoln News, newspapers having general circulation within the municipality in their publication of May 9, 2024; and
6. No notice of objection to the proposed designation was served to the Clerk of the Town of Lincoln; and
7. The reasons for the designation being the Statement of Cultural Heritage Value or Interest as set out in Appendix "B" hereto.

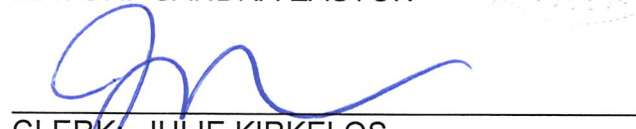
NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN
OF LINCOLN ENACTS AS FOLLOWS:

1. To designate under the authority of Section 29, Part IV of the Ontario Heritage Act, as being of cultural heritage value or interest, the property known as 3292 Sixth Avenue, in the Town of Lincoln, in the Province of Ontario, more particularly described in Appendix "A" hereto.
2. That a copy of the Designating By-law shall be registered against the property affected in the proper land registry office.
3. The Town Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the lands described in Appendix "A" hereto and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper with general circulation within the municipality.
4. That the Town of Lincoln reserves the right to install a designated property plaque(s) or interpretative panel.

5. This By-law shall come into force and take effect on the date of its final passing.

PASSED AND ENACTED on the 2nd day of July 2024.


MAYOR: SANDRA EASTON


CLERK: JULIE KIRKELOS

Appendix "A" to By-law No. 2024-54

3292 Sixth Avenue, also known as Ball's Falls Conservation Area, Concession 5, Part Lots 18, 20, 21, 22 and 23; Concession 6, Part Lots 20, 21, 22 and 23 located in the former Township of Louth.



Description of Property

Ball's Falls Conservation Area known municipally as 3292 Sixth Avenue is located between Victoria Avenue and Glen Road in Vineland and is positioned between the downtown core of Vineland, Jordan and Campden, in Town of Lincoln, Regional Municipality of Niagara.

Historical Value

The property has historic value or associate value because the buildings and features have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community. The property and the original buildings on the property which include the Grist Mill, Woollen Mill ruins, Outbuildings, Big Barn, Field Centre, and Ball Home are associated with the Ball Family were among the earliest settlers in the area and were members of the Butler's Rangers. The property has a 160-year association with the Ball family who were industrialist that tried to establish the village of Glen Elgin. The Grist Mill on the property also was significant to British troops during the War of 1812.

Members of the Ball family were Reeves for the Township of Louth, helped in the establishment of the Louth and Jordan Harbour Companies, the building of St. John's Anglican Church, provided grain to many of the long standing members of the community, and Mortimer Ball was a lawyer to many of the influential and long standing families in the area. Additionally, the property has a connection to the Butler family of the Butler's Rangers also was the original owners of the property before selling it to the Ball family. Additionally in modern times the property is now closely associated with the Niagara Peninsula Conservation Authority who owns the property and runs many events like the Thanksgiving Festival, education programs, and weddings. The recommended buildings and features show that the property has historic value or associate value because they can yields or has the potential to yield information that contributes to an understanding of a community or culture. The property can yield information about the early period of settlement in the Louth area, the rise of industry, and the effect of technology and advancements on a community (the establishment of the railroad and highway that had a hand in the downfall of Glen Elgin).

The recommended buildings and features show that the property has historic value or associate value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. The Ball family designed and built most of the original properties on the land. They also laid out plans for the creation of Glen Elgin and mapped out how the community would unfold. Even with nature retaking much of the area you can still see the glimpses in old wells, paths, or ruins on the hiking trails that was originally planned by George Peter Mann Ball.

Architectural Value

All the recommended buildings and features show that the property has design or physical value because they are all rare, unique, representative, or early example of a style, type, expression, material or construction method. The Ball Home is a brick two-storey Georgian style house that is in excellent shape. The interior of the building has been restored to how it would have looked like in 1927. The Grist Mill is a three-storey flour mill that was built in 1809 and still operates to this day. The structure has pretty much stayed unchanged since 1880 when 29-feet of the mill was removed because of structural weakness. While the exterior wood has been replaced it was using wood and techniques used in the original construction of the building. One of only a few flour mills in the area due to the combustible nature of the flour that was being milled. The brick fruit drying shed is representative of early fruit drying sheds in the area. As are the outbuildings surrounding the Ball Home as they are all representative of industrial, commercial, and residential buildings of the time. The Fairchild Cabin is a good example of an early 1800's log cabin. The Furry Cabin is an example of an old log cabin. St. George Anglican Church is a small board and batten church with neo-gothic pointed six

leaded glass windows and is a typical example of what small community churches looked like. The Field Centre is representative of circa 1850 agricultural farm building. The Big Barn is an excellent condition 1882 barn. The Display Barn is representative of early barns in the area, it is comprised of beams from an original barn. The ruins of the Woollen Mill help represent the Woollen Mill and the foundation that it once sat upon. The Lime Kiln is representative of early Lime Kilns in the area.

The Ball Home and Grist Mill show that the property has design or physical value because they display a high degree of craftsmanship or artistic merit. The Ball home shows a high degree of craftsmanship for the Georgian style building and its many roles that it played over the years from industrial/commercial store to primary residence of the Ball family. The building itself is still in excellent condition. The Grist Mill and all of its internal machinery show off a high degree of craftsmanship and the various changes it has undergone over the last 200 years.

The Grist Mill shows that the property has design or physical value because they all demonstrate a high degree of technical or scientific achievement. The building (especially the still functioning interior) demonstrates a high degree of technical and scientific achievement and helps tell the story of the change in milling over 200 years.

Contextual Value

The property has contextual value because it is important in defining, maintaining or supporting the character of an area. This property is important in defining the character of the area. It also helped in the establishment of other communities in the area like Campden, Jordan, and Vineland.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. The Grist Mill, Ball Home, Big Barn, Field Centre, Outhouse, Meat Smoking Shed, Woollen Mill ruins, and Gardening Shed on the property have stood in their location, in some instances, for over 200 years. While some elements of these buildings have changed over time the property tells the story of an industrial village in the area as well as the Ball family who is fundamentally connected to the area. St. George Anglican Church, the Lime Kiln, Display Barn, Carriage Shed, Furry Cabin, Fairchild Cabin, Bake Oven, and Fruit Drying Shed while not original to the property also help demonstrate the story of the Ball family and early settlers more generally in the area which help to tell the story of early agriculture, industry, and community in the area. Additionally, the recommended buildings that have been relocated to the property have become fundamentally linked to the major events and education of the property since the Niagara Peninsula Conservation Authority took over.

The property has contextual value because it is a landmark. Ball's Falls Conservation Area is a landmark in the Town of Lincoln. The historical former industrial buildings attract many people every year to the park. The Conservation Area also attracts many people for their annual events like the Thanksgiving Festival, Children's Water Festival, and Holiday Trail. The park also attracts people for weddings, school trips, hiking trails, demonstrations, camps, nature school, and many more activities in the park. It has become a tourist destination for the community.

Description of Heritage Attributes

Ball Home

- The eastern facing brick façade in the Georgian style
- Wooden sash windows (or provide justification as to why authentic windows cannot be used)
- Covered front porch and columns
- The double chimney

The Grist Mill

- Stone foundation in a style that is consistent with its use as a mill
- Cedar wood façade similar to the style of the wood available in 1880

- Wooden sash windows (or provide justification as to why authentic windows cannot be used)
- Roof consistent with cedar shingle style.

The Fruit Drying Shed

- Stone Foundation in a style that is consistent with use as a fruit drying shed
- Exposed brick walls consistent with use as a fruit drying shed
- Roof consistent with cedar shingle style.

Fairchild Cabin

- Squared log façade
- Stone foundation in a style that is consistent with use as an 1800s cabin
- Fireplace consistent with use as an 1800s cabin
- Interior chimney consistent with use as an 1800s cabin

Furry Cabin

- Façade made out of logs
- Roof consistent with cedar shingle style.
- Stone foundation in a style that is consistent with use as a one storey log cabin.
- Wooden sash windows (or provide justification as to why authentic windows cannot be used)

St. George Anglican Church

- Interior wood frame
- Open bell tower consistent with use as a board and batten church
- Wooden sash windows (or provide justification as to why authentic windows cannot be used)
- Cornerstone of church is inscribed "St. George's Anglican Church - built 1864, Hannon, Ontario - moved to Ball's Falls 1974"

The Field Centre

- Timber framed, wood clad, two-storey structure with gables
- Wooden sash windows (or provide justification as to why authentic windows cannot be used)

Big Barn

- Stone foundation in a style consistent with use as a barn
- Timber framing, cladding, gable and double bay doors

Display Barn

- Wood façade consistent with use as a 1970s barn

Woollen Mill Ruins

- Stone foundation

Lime Kiln

- Stone foundation consistent with use as a reproduction of a kiln

Outbuildings

- Bake Oven façade consistent with use as reproduction of a commercial sized oven
- Outhouse façade consistent with a use as an outhouse
- Carriage shed façade consistent with use as reproduction of carriage shed
- Smokehouse façade consistent with use as a smokehouse
- Gardening shed façade consistent with use as a gardening shed

Note: The Center for Conservation, upper and lower falls and blacksmith shop are not included in the designation.