

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2025-53

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS 4235 QUEEN STREET, 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:

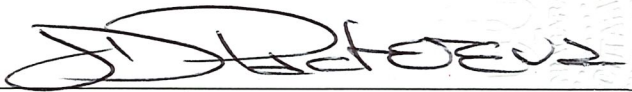
1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of the municipality to enact by-laws to designate a property, including all buildings and structures, thereon, to be of cultural heritage value or interest; and
2. In order for a municipality to designate 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. 4235 Queen Street 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-17-25: Notice of Intention to Designate – 4235 Queen Street, Beamsville, on September 9, 2025; 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 4235 Queen Street, 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 September 25, 2025; 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:

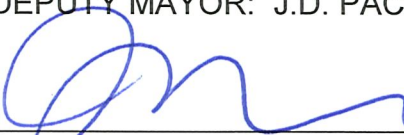
1. To designate under the authority of Section 29, Part IV of the Ontario Heritage Act, as being of cultural heritage value or interest, the property known as 4235 Queen Street, in the Town of Lincoln, in the Province of Ontario, more particularly described in Appendix "A" hereto.
2. That a copy of the 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 27th day of October 2025.

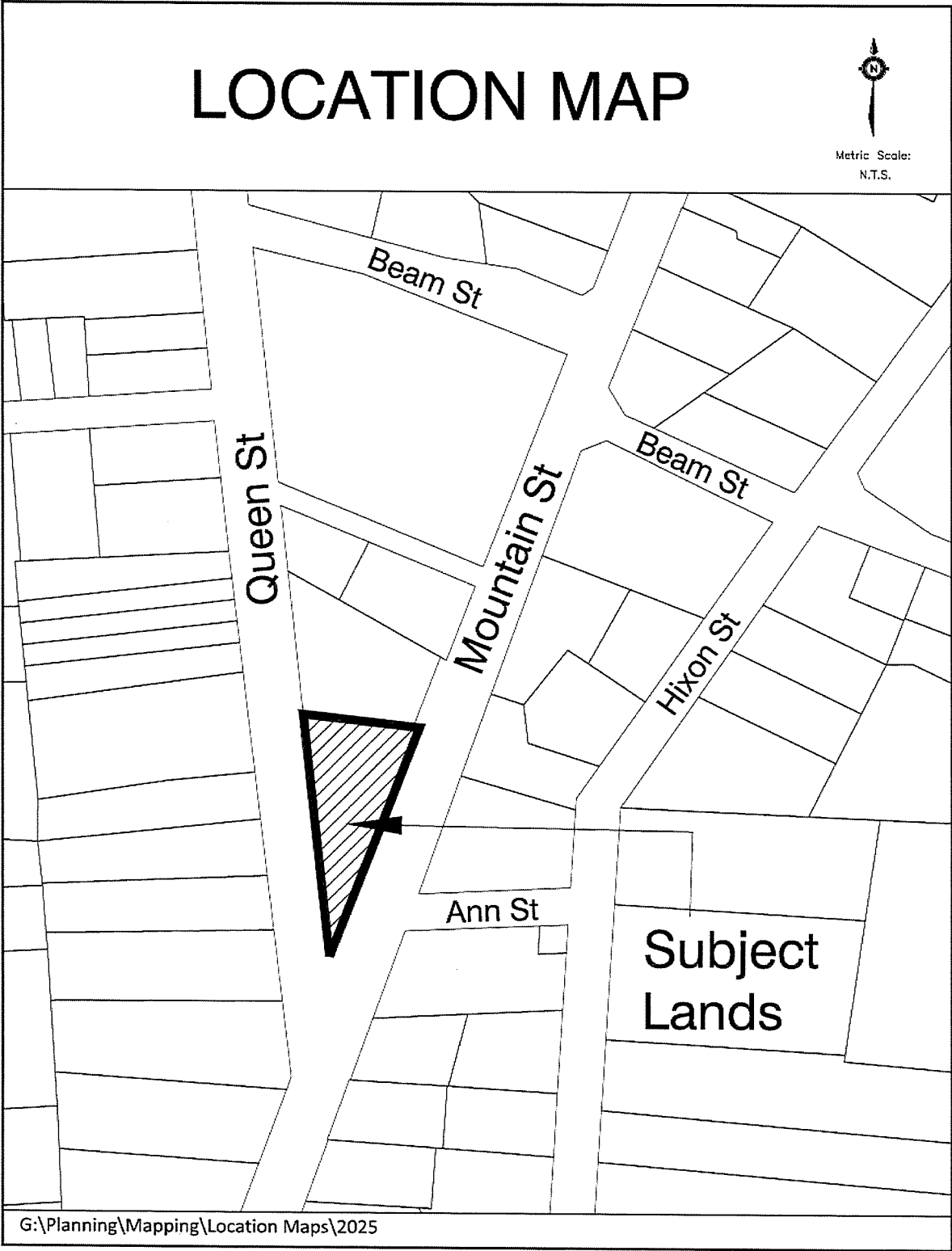


DEPUTY MAYOR: J.D. PACHEREVA



CLERK: JULIE KIRKELOS

4235 Queen Street, Lot 264 and part Lot 265, Corporation Plan 3, Beamsville, in the Town of Lincoln.



Description of Property

4235 Queen Street is a 2-storey residential building located on the corner of Mountain Street and Queen Street, east of Queen Street, west of Ann Street, and south of Beam Street in Beamsville, Town of Lincoln, Regional Municipality of Niagara.

Historical Value

The home was constructed by a builder significant to the local community, and the red pressed bricks used for the home were supplied by the Beamsville Pressed Brick Company. The company was established in 1872, and by 1890 it had become the largest manufacturer of architectural terra cotta in Canada.

As the property was located in the religious core of Beamsville at the time of its construction, the home became the parsonage for the Wesleyan Methodist Church of Beamsville and remained in the care of the trustees of Trinity United Church until 1957.

Architectural Value

The home, completed in 1899, has good architectural value as a rare and notable example of a red-pressed brick home constructed from locally made bricks in the Queen Anne Revival architectural style, made popular in the Victorian Era.

Exterior elements of the home that contribute to its cultural value include its original red brick façade and field stone foundation, as well as its rough brick frieze, stone windowsills, fish scale shingles and fish scale gables located along the building's hipped roof.

The home contains half-moon windows in two side gables and a triangular pediment above the window in the front gable, with inset terra cotta panels on all four sides of the house, and corbeled chimney also containing inset terra cotta panels.

The home's 2-storey bay contains decorative terra cotta panels located between the first and second storey windows. The home's wrap-around verandah and accompanying dentil crown cornice bed molding, fretwork spandrels and open railing square wood balusters, contribute to the overall cultural value of the building.

On the interior, the home contains the original entry door and stained glass transom window, as well as the original staircase and pocket doors.

Additionally, the home includes segmental arched windows with rough brick voussoirs, as well as two semi-circular windows with rough brick voussoirs, and one half-moon window with rough brick voussoirs.

Contextual Value

The property has contextual value as it supports the historical character of the Central Mixed-Use Area. At the time of the property's development, Beamsville had become an incorporated village and was successfully rebuilding its commercial core after a fire at the end of the 19th century.

This area contains the nineteenth and early twentieth century support buildings that were necessary for the establishment of a village, including the former civic structures like the Clinton Town Hall, Beamsville Town Hall, and post office. Places of worship include the First Baptist Church and Cemetery, where many of Beamsville's earliest residents are buried.

The property is physically, functionally, visually and historically linked to its surroundings. The residential neighbourhood has eclectic landscape appeal with modest lot sizes and varied architectural styles from a range of time.

Description of Heritage Attributes

Heritage attributes include the following:

Exterior Elements

- 2.5-storey Queen Anne Revival style residence
- Original structure materials, including red brick façade on a fieldstone foundation, rough brick frieze, stone windowsills, and fish scale shingles
- Hipped roof with three fish scaled gables
- Half-moon windows in two side gables and a triangular pediment above the window in the front gable
- Inset terra cotta panels on all four sides of the house
- Corbeled chimney with inset terra cotta panels
- Segmental arched windows with rough brick voussoirs
- Two semi-circular windows with rough brick voussoirs
- One half-moon window with rough brick voussoirs
- All windows have stone sills
- Two-story bay with bay windows on first and second floors and decorative terra cotta panels between them
- Wrap-around verandah with dentil crown cornice bed molding, fretwork spandrels and open railing square wood balusters

The exterior of the 2.5-storey brick house has remained generally unchanged since its build circa 1899. The main change has been the exterior removal of a second chimney on the north side of the building and the rebuilding of the wraparound porch on the front and east side.

Interior Element

- Original Entry Door and Stained-Glass Transom Window
- Original Staircase and Pocket Doors