

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2026-11

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 4881 KING 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. 4881 King 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-25-25: Notice of Intention to Designate – 4881 King Street, Beamsville, on November 3, 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 4881 King 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 November 20, 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 4881 King 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.

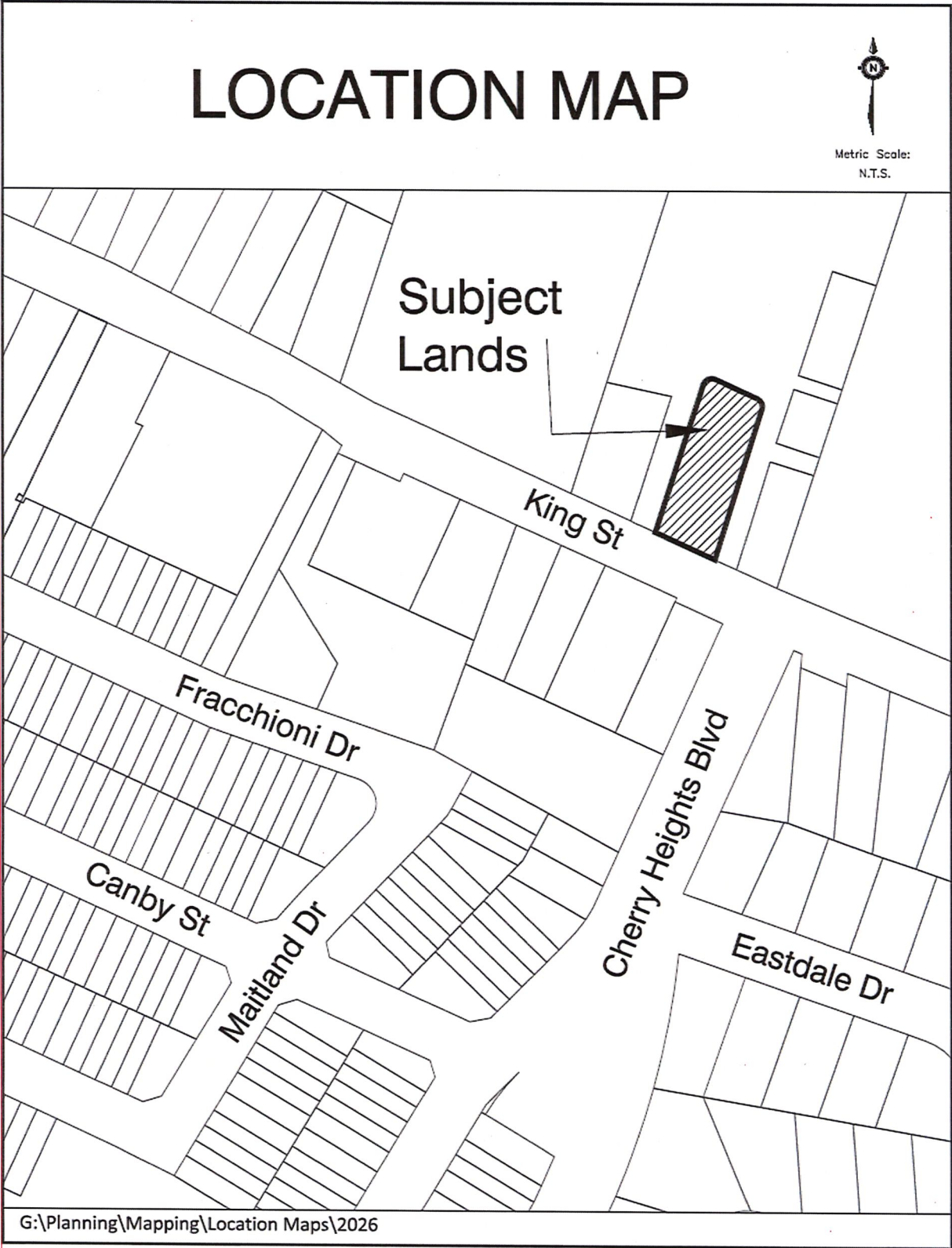
5. This By-law shall come into force and take effect on the date of its final passing.

**PASSED AND ENACTED** on the 2nd day of February 2026.

  
MAYOR: SANDRA EASTON

  
CLERK: JULIE KIRKELOS

4881 King Street, Part Lot 161, Corporation Plan 3, Beamsville, Parts 1 to 3 on 30R-7905, in the Town of Lincoln.



### **Description of Property**

4881 King Street contains a 2.5-storey residential building and is located on the north side of King Street, east of East Street and west of Bartlett Road in Beamsville, Town of Lincoln, Regional Municipality of Niagara. The property is adjacent to Great Lakes Christian College.

### **Historical Value**

The property has historical value for its association with prominent individuals. Prior to 1886, the lands on which the property is located were acquired by John Henry Smith and his wife Rosetta. John Henry Smith is the grandson of John Smith, one of Grimsby's earliest settlers, who arrived in 1787. John Henry's wife Rosetta was also from the well-known Prudhomme family. The Smiths sold the property to Hugh Sinclair who was responsible for the construction of the house circa 1905.

Hugh Sinclair had an active interest in the public life of the town. He was one of the first directors of the Mechanics' Institute which was formed in 1884 and continued to fill the position up to December 1897. He was also elected to the Board of Education in 1886 and held office for many years. Sinclair was, for several years, village auditor and a director of the Clinton, Louth and North Grimsby Agricultural Society. He also served as a confidential secretary to Senator William Gibson, and as the Beamsville Postmaster.

### **Architectural Value**

The dwelling has architectural value because it is a rare and notable example of a red pressed brick house; an amalgam of Queen Anne Revival and Edwardian Classicism architecture built in the early 20th century. This was a pivotal time in the economic and population growth of Beamsville, which had just become an incorporated village and was successfully re-building the commercial core after a great fire in about 1891. Successful industries included the Beamsville Pressed Brick Company and a significant carriage factory. Queen Anne style architecture represents only 4% and Edwardian Classicism 6% of all the architectural styles in the Town of Lincoln's proposed Heritage Conservation district.

The property also demonstrates or reflects the work of a builder significant to a community. The house is a fine example of red pressed bricks and rough brick voussoirs that were supplied by the Beamsville Pressed Brick Company which started in 1875.

### **Contextual Value**

The property has contextual value as it supports the heritage character of the East End Mixed-Use Corridor area. This area generally begins east of Academy Street with modest setbacks. The area is mostly nineteenth-century buildings, physical reminders of prosperous Beamsville industries such as stonecutting, brick pressing and fruit growing and residences associated with prominent merchants.

The property is physically, functionally, and visually linked to its surroundings. The landscaping of private properties adds to the pedestrian experience while travelling along the concrete sidewalks. West of Great Lakes Christian College this area includes residential properties with shallow front yards and residential foundation plantings. Great Lakes Christian College consists of residential and institutional buildings with broad lawns and major setbacks. Bartlett Creek runs north-south through this area. East of the watercourse, the area is characterized by a more open streetscape consisting of larger residential properties and greater setbacks on the south side of King Street with commercial and industrial uses on the north side.

## **Description of Heritage Attributes**

Heritage attributes of the property include the following:

### **Exterior Elements**

- 2.5-storey red brick Queen Anne Revival and Edwardian Classicism style residence on a stone foundation with lime mortar and red mortar ribboning
- Asymmetrical front façade enhanced by decorative features and finishes
- Hipped roof with two parapeted gables and stone cap stones
- Two tall brick chimneys, one corbeled and both with rough brick decoration
- Segmental arched windows with rough brick voussoirs and stone keystones and stone sills
- Front façade with arcade of triple windows, stone keystones and projecting brick window outlines
- Overhanging eaves and open soffits with brackets at the roof line
- Victorian style wrap-around verandah with sets of 3 square columns and paired porch brackets

### **Interior Elements**

- Coffered ceiling with wooden beams in dining room
- Original wood main entrance door, staircase, stained glass window over staircase and green tiled fireplace