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Ontario Heritage Trust

**PUBLIC
NOTICE**

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990. CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 4881 KING STREET, PART LOT 161, CORPORATION PLAN 3, BEAMSVILLE, PARTS 1 TO 3 ON 30R-7905 IN THE TOWN OF LINCOLN, IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

PURSUANT TO THE ONTARIO HERITAGE ACT, R.S.O. 1990

TAKE NOTICE that the Town Clerk of the Corporation of the Town of Lincoln intends to designate the following real property, including the lands and building, as a property of cultural heritage value or interest, pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Part IV, Section 29.

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

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- 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

Additional information relating to the full particulars of the reasons for designation is available in the Clerk's Office located in the Town Hall, 4800 South Service Road, Beamsville.

NOTICE OF OBJECTION to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served to the Town Clerk before the 20th day of December 2025.

DATED at the Town of Lincoln this 20th day of November 2025.
Julie Kirkelos, Town Clerk