Town of Lincoln Heritage Conservation District (HCD) Study- Beamsville's King Street Corridor

Public Information Centre #2

June 7, 2023



Town of Lincoln

Land Acknowledgement

The Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Regional Municipality of Niagara stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

Emergency Evacuations

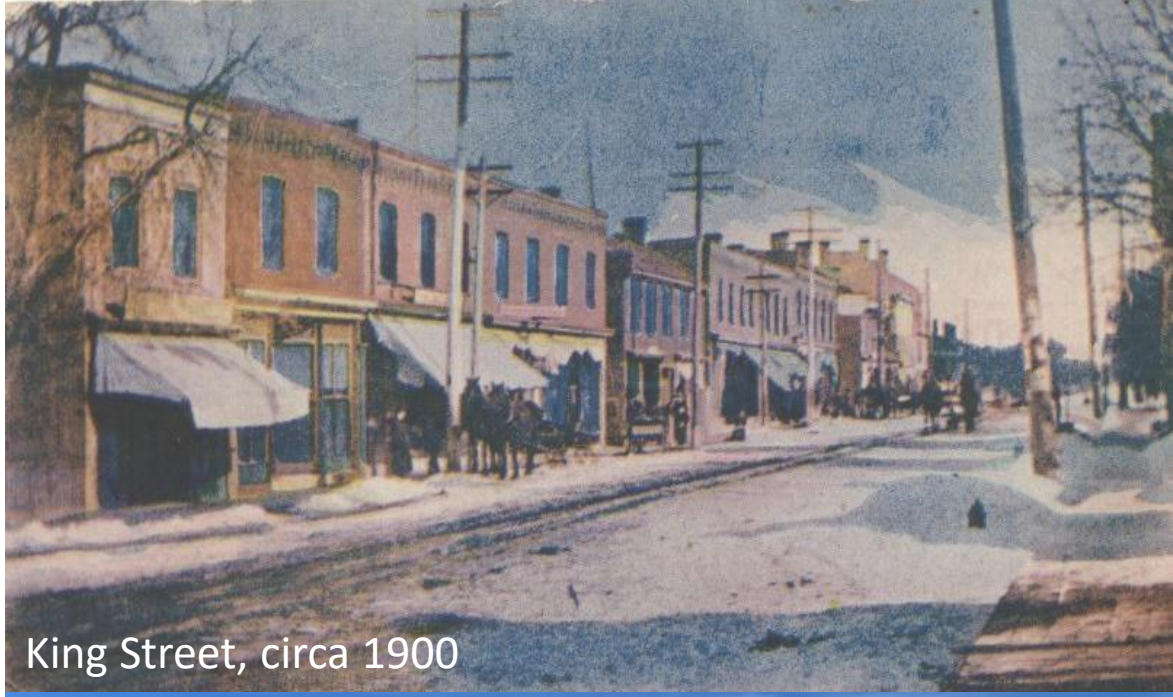
In the event of an emergency please evacuate the room to the nearest exit through the doors and obey all instructions given. If assistance is required, please see one of us. Once you have evacuated the building, please gather in the parking lot on the north side by Rotary Park.

Code of Conduct

We ask that everyone ensure that you place your cellphones on silent or turn off. Washrooms are out the doors and down the hall to the right. We ask that everyone conduct themselves with respect for all and free from intimidation. During the question and answer period, we ask that if you wish to speak, please raise your hand and wait until you are called upon.

Agenda

- Opening Remarks
- Part 1: Presentation
  1. Project Review
  2. Character Analysis Overview
  3. Heritage Evaluation
  4. Recommendations
- Part 2: Break
- Part 3: Questions and Answers
- Part 4: Breakout Discussion Groups



King Street, circa 1900



King Street, 2022

Question and Answer Format

- Please hold your questions until after the presentation
- Cards are available to record your questions
- A facilitated session to address your questions will be held after the break

Meet our Project Team at AECOM



Tara Jenkins, MA, GPCertCHS, CAHP
Role: Project Manager



Erin Huck,
MA, MCP, MCIP, RPP, MPPI
Role: Public Engagement Lead and Policy Review



Don Hester, M.Arch, MCIP, RPP, MPPI, FCSLA, OALA, AALA, BCSCLA, SALA, MALA
Role: Urban Planning/ Landscape Advisor



Michael Magnan,
M.Arch, AALA, BCSCLA, CSLA
Role: Urban Design Advisor



Ben Clark, BA
Role: GIS Lead



Alicia Evans, MSc, CPF
Role: Facilitator



Jake Harper, MA
Role: Heritage Researcher



Liam Smythe, B. URPI
Role: Cultural Heritage Specialist



Liam Ryan, MES
Role: Cultural Heritage Planner



Tracey McKenna, MA
Role: Engagement Support

Town of Lincoln

Monika Cocchiara
Manager of Planning & Development

Matt Bruder
Director of Planning & Development

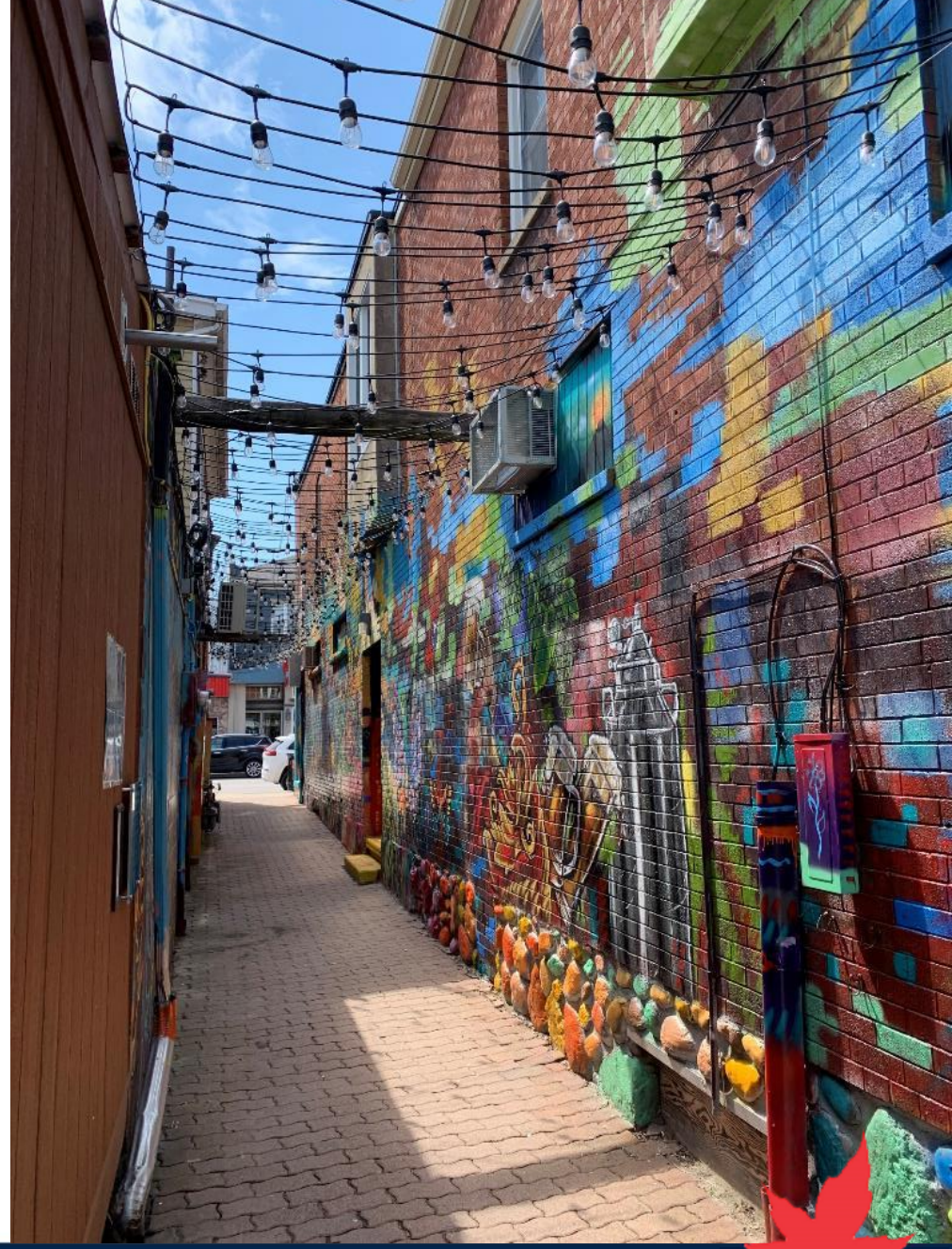
Project Review



Town of Lincoln

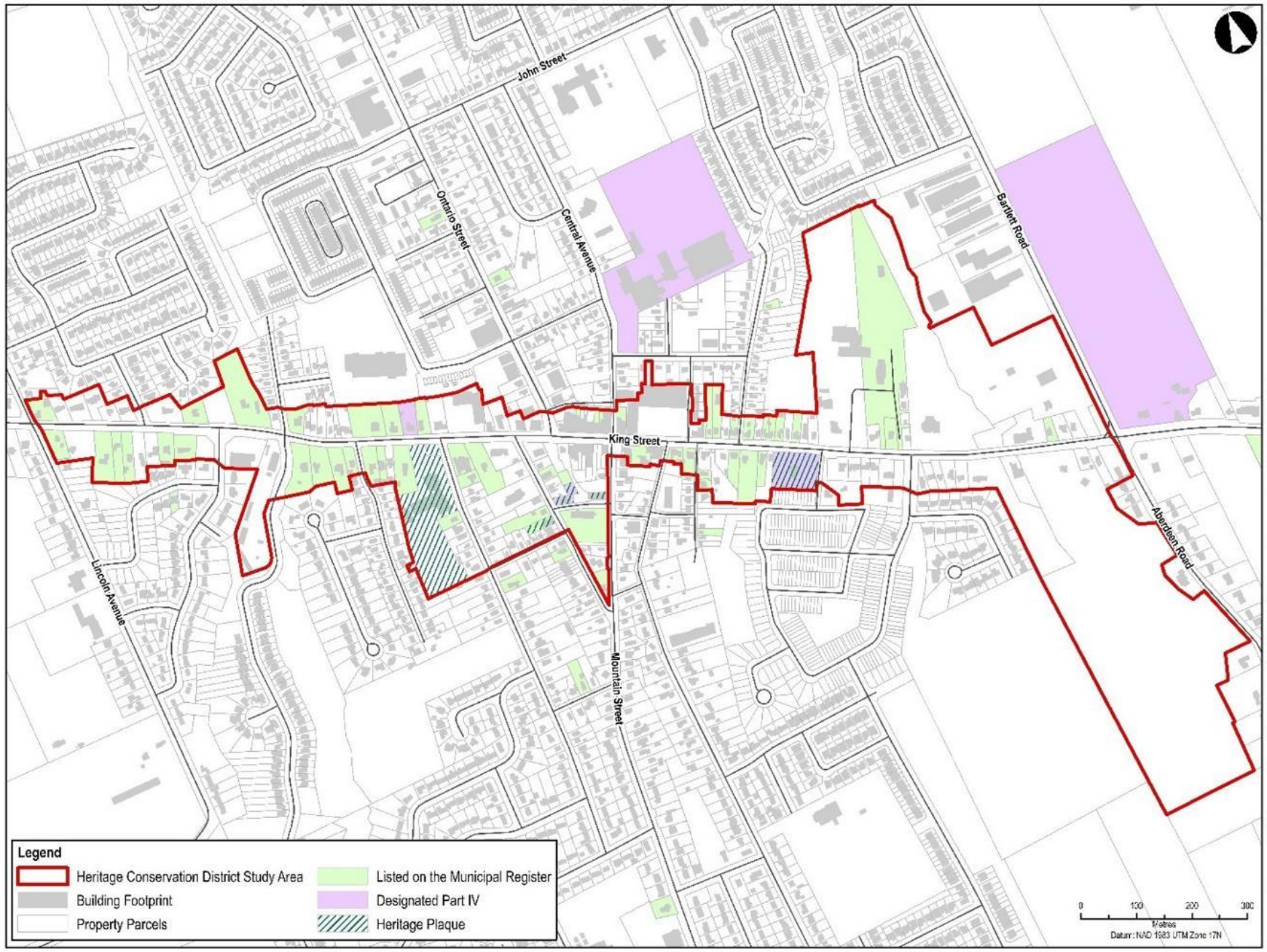
What is a Heritage Conservation District?

- An HCD is a defined geographical area that features a community's unique identity which gives it character and a sense of place.
- An HCD may be defined by a group of buildings and properties, natural features like trees, landscapes, roads, parks, open spaces, views and vistas, and even local events and traditions.
- HCDs may include residential, commercial, and industrial areas, rural landscapes or even entire villages.



Purpose of the Heritage Conservation District Study

To evaluate the heritage character of the HCD Study Area to see if all or part should be designated under Part V of the *Ontario Heritage Act* as a Heritage Conservation District.



Heritage Conservation District Designation - A Two Step Process



Designating an HCD is a **2-step** process:

1. The HCD Study (not all studies lead to plans)

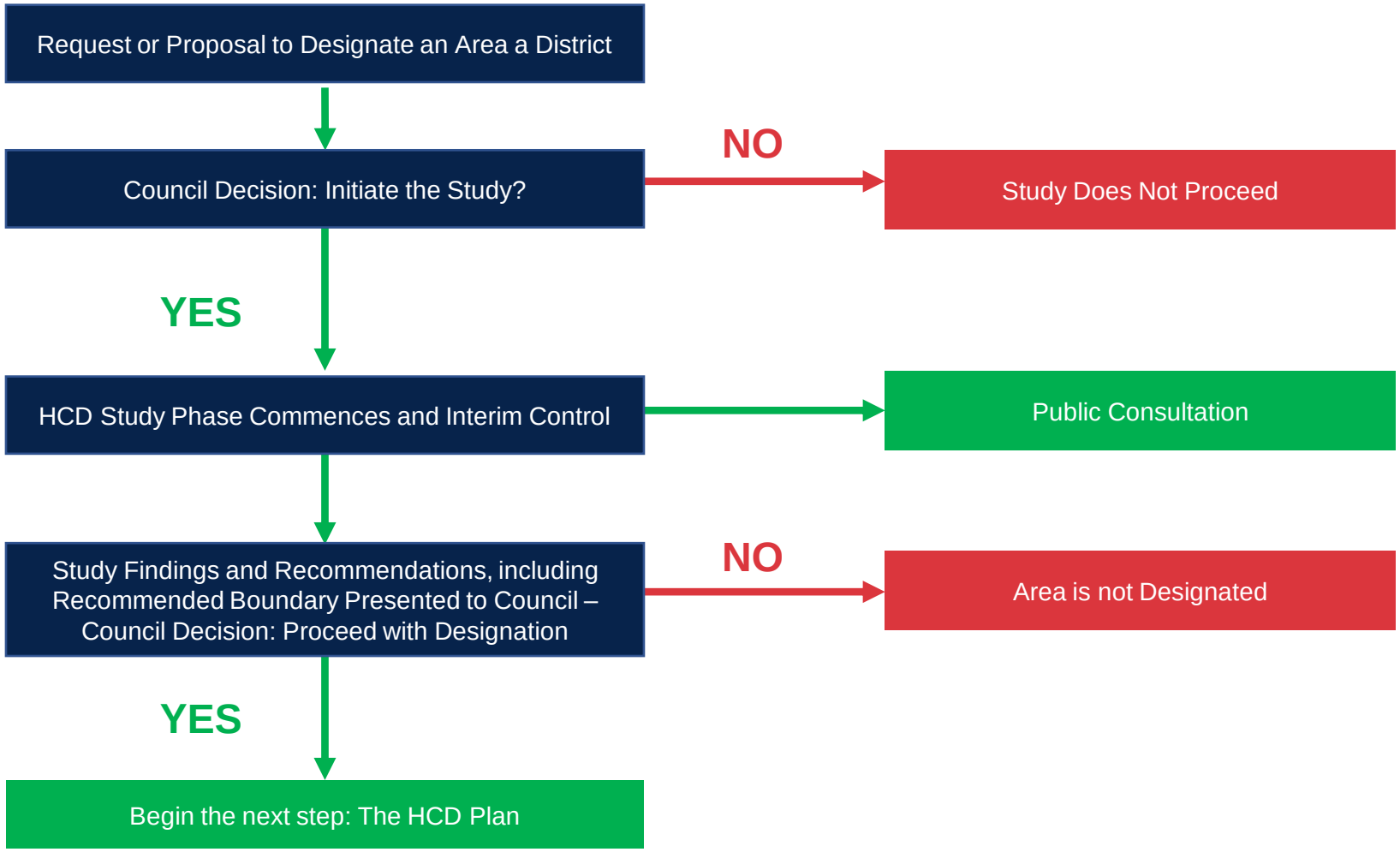
- To determine if the HCD Study Area merits designation

2. The HCD Plan (also referred to as Implementation Phase)

- HCD Plans provide policies and guidelines so municipalities have the tools to help appropriately manage change within a historic area.
- Municipal by-law is passed to designate all properties within the HCD boundary under Part V of the *Ontario Heritage Act.*

❖ Community input is key in the HCD process. Strong community input is required when deciding to use an HCD as a tool to conserve heritage.

HCD Designation Process: The Study Phase



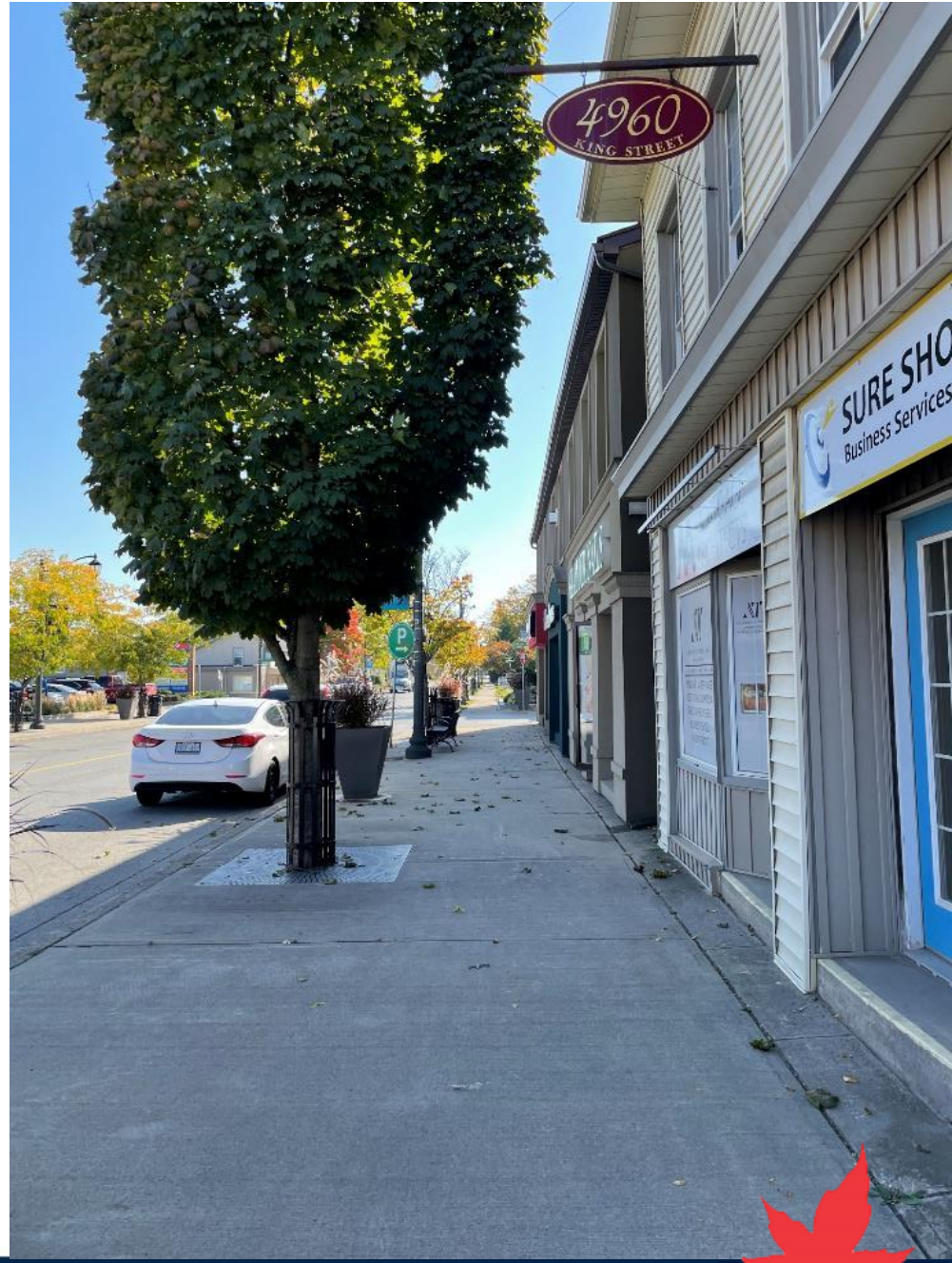
Community input is key in the HCD process.

Where are we today?

- Study Area History – Complete
- Property Inventory – Complete
- Public Information Centre #1 (PIC) – Complete
- Land Use and Policy Review – Complete
- Character Analysis – Complete
- Heritage Evaluation – Complete
- Recommendations – Drafted







Community Engagement To Date

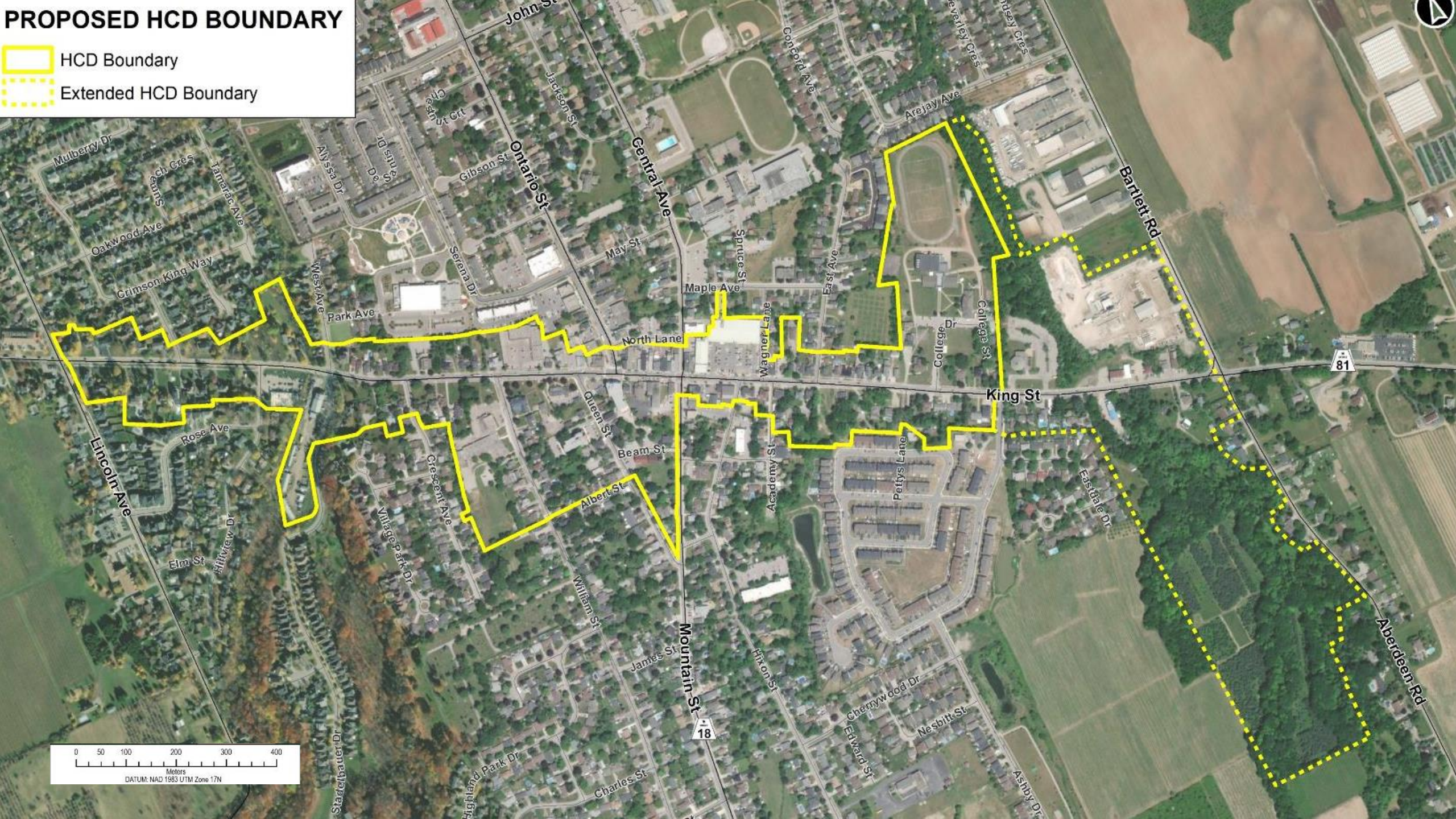
- PIC #1 was held on November 2, 2022
  - Over 40 Beamsville participants attended PIC #1
  - AECOM presented a detailed account of the HCD Study process and key tasks, received input on the proposed boundary
- Other community input included an online survey with 13 questions
  - Received 62 responses to the online survey
- Online mapping tool with comment points
  - Received four comment points
- Municipal Heritage Committee meeting held on July 14, 2022.
- Council meeting held on August 2, 2022.



"small town feel"

"slow relaxed pace"

"small town atmosphere"


PROPOSED HCD BOUNDARY
HCD Boundary
Extended HCD Boundary
John St
Jackson St
Ontario St
Central Ave
Concord Ave
Arejay Ave
Bartlett Rd
Mulberry Dr
Oakwood Ave
Tamarac Ave
Alyssa Dr
Gibson St
Serena Dr
West Ave
Park Ave
May St
Spruce St
East Ave
Maple Ave
North Lane
Wagner Lane
College Dr
College St
King St
81
Crimson King Way
Rose Ave
Lincoln Ave
Elm St
Hillview Dr
Crescent Ave
Village Park Dr
Queen St
Beam St
Albert St
Academy St
Pettys Lane
Eastdale Dr
Aberdeen Rd
William St
Mountain St
18
James St
Hixon St
Cherrywood Dr
Edward St
Nesbitt St
Ashby Dr
Highland Park Dr
Charles St
Stadelhauer Dr
0 50 100 200 300 400
Meters
DATUM: NAD 1983 UTM Zone 17N

Character Analysis



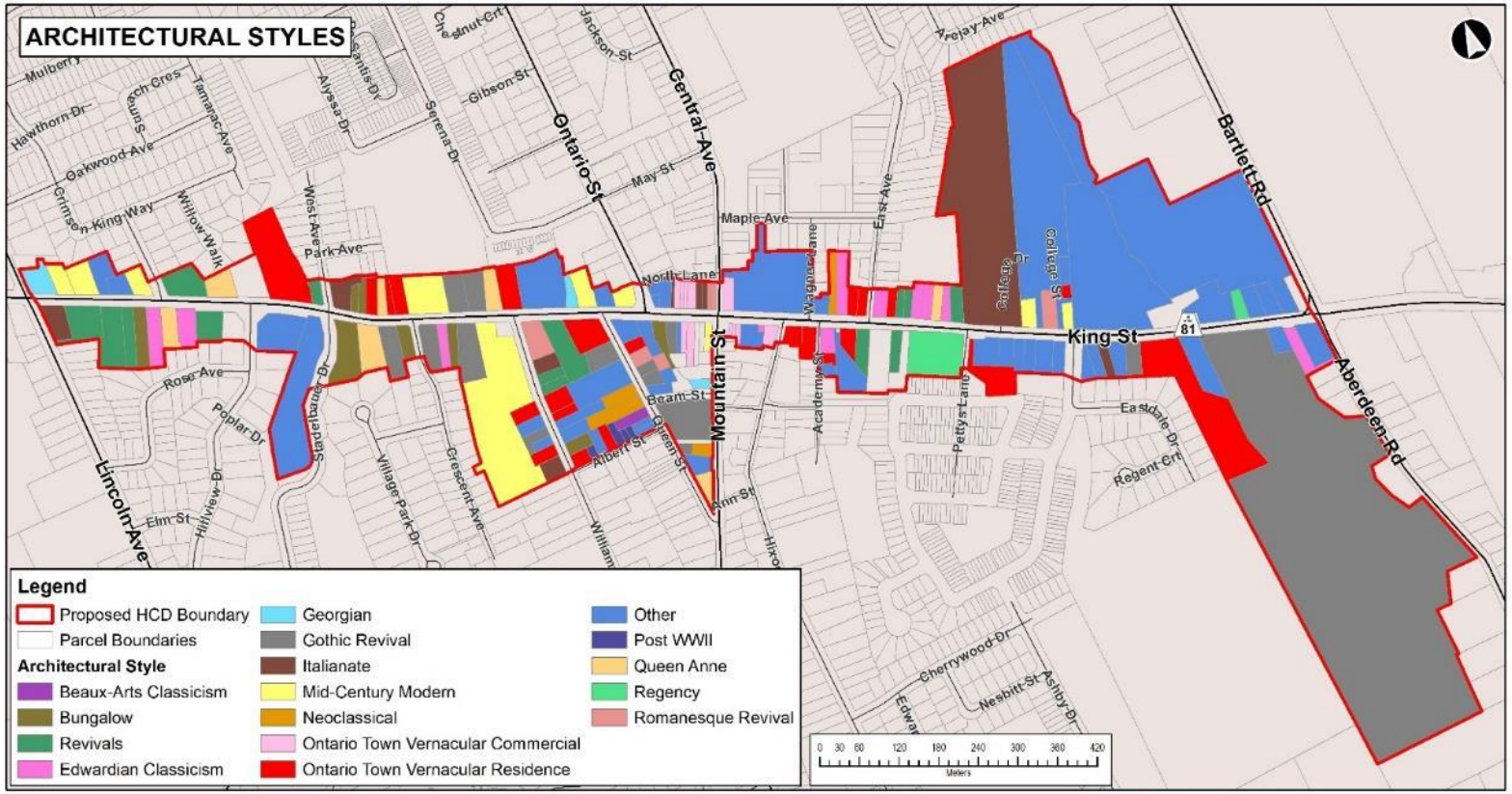
Town of Lincoln

Architectural Styles

- The highest representation of a formal architectural style is Ontario vernacular buildings (20% of buildings) most of which are built between 1870s-1920s







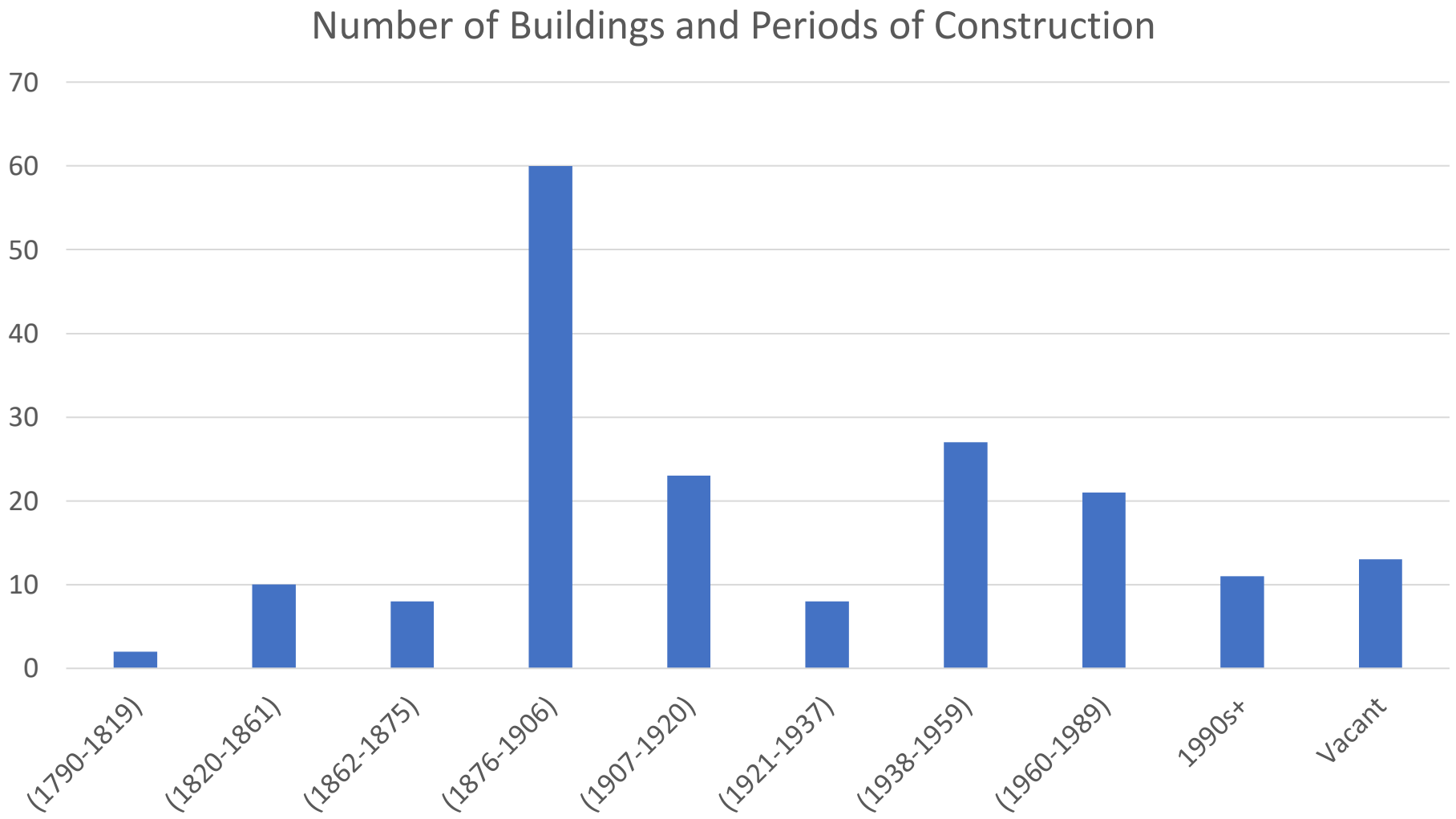
- General high representation of 19th and 20th twentieth building styles

Periods of Construction

Key Results:

- 60.6% or 103 of the 170 buildings were built between 1790-1920
- 48.8% or 83 of the 170 buildings were built between 1876-1920



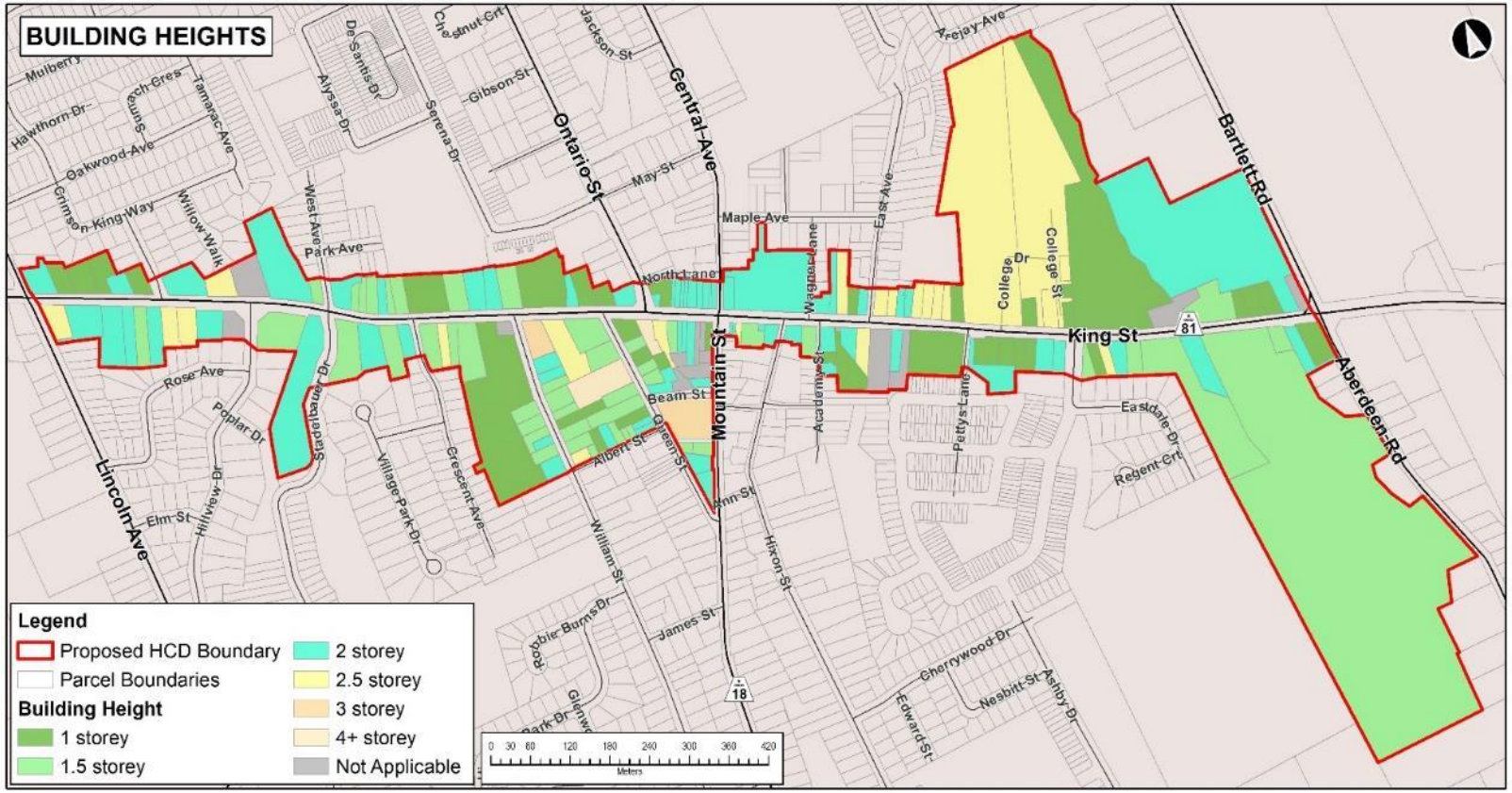

Number of Buildings and Periods of Construction
70
60
50
40
30
20
10
0
(1790-1819)
(1820-1861)
(1862-1875)
(1876-1906)
(1907-1920)
(1921-1937)
(1938-1959)
(1960-1989)
1990s+
Vacant

Distribution of Heights

Key Results

- With exception of two medium rise residential buildings, all buildings within the Study Area are less than 3 storeys in height.
- 145 of the 170 prosperities with buildings, or 84.8% in the Study Area are two storeys or less.
- Predominant uniform height of 2 storeys in the downtown commercial core to create a consistent streetwall profile.

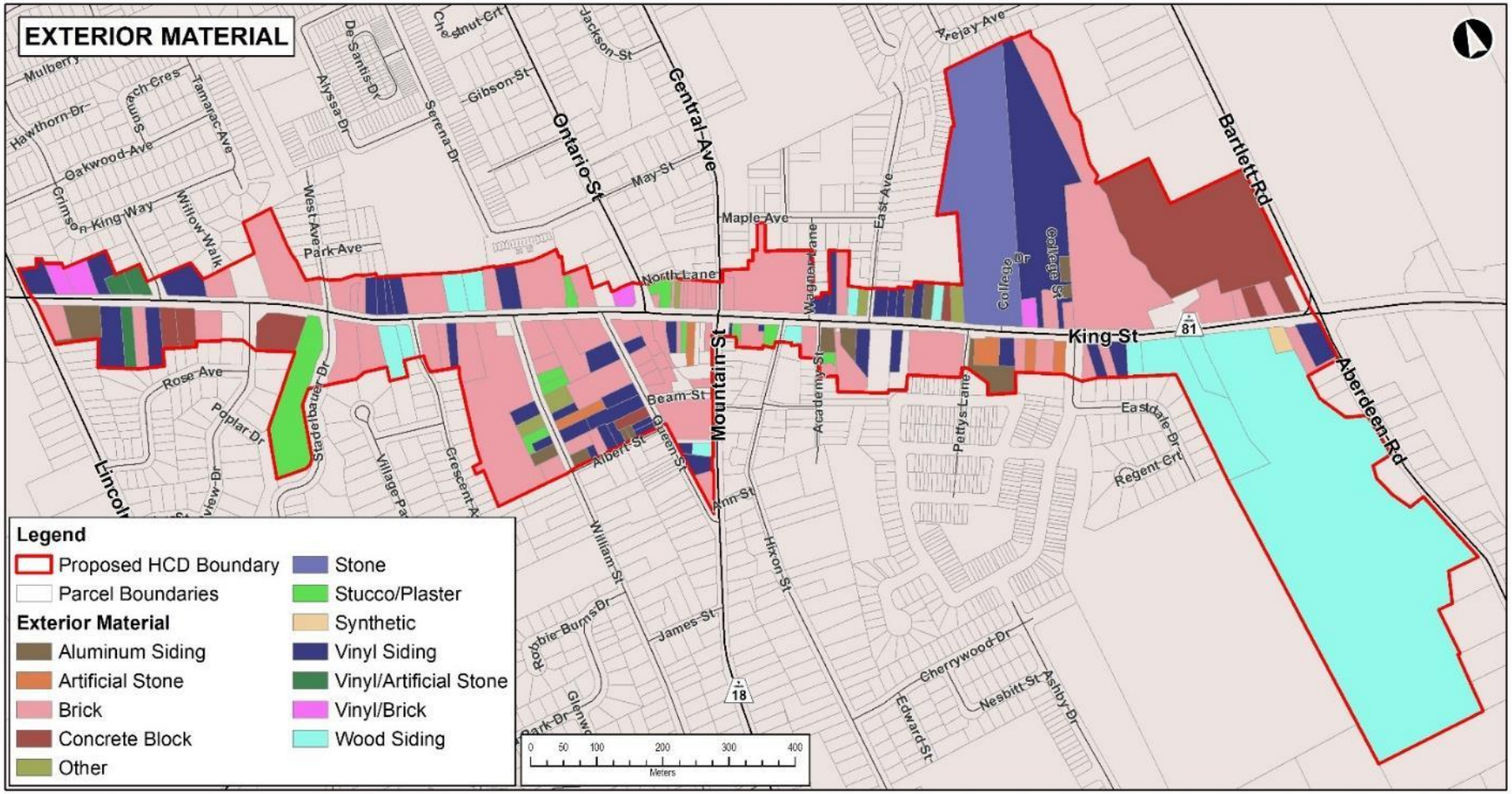




Building Materials

Key Results

- 67 or 56.7% of the buildings in the Study Area were constructed of brick.
- Brick became the favoured construction material beginning in the 1890s
- Several brick buildings with terra cotta details are associated with the Beamsville Pressed Brick Co.



Current Land Use

Key Results

- 115 of the 183 (62.8%) of the properties are residential
- Mixed-use area containing civic, institutional and commercial buildings are near or in the commercial core, associated with the 19th century settlement area.

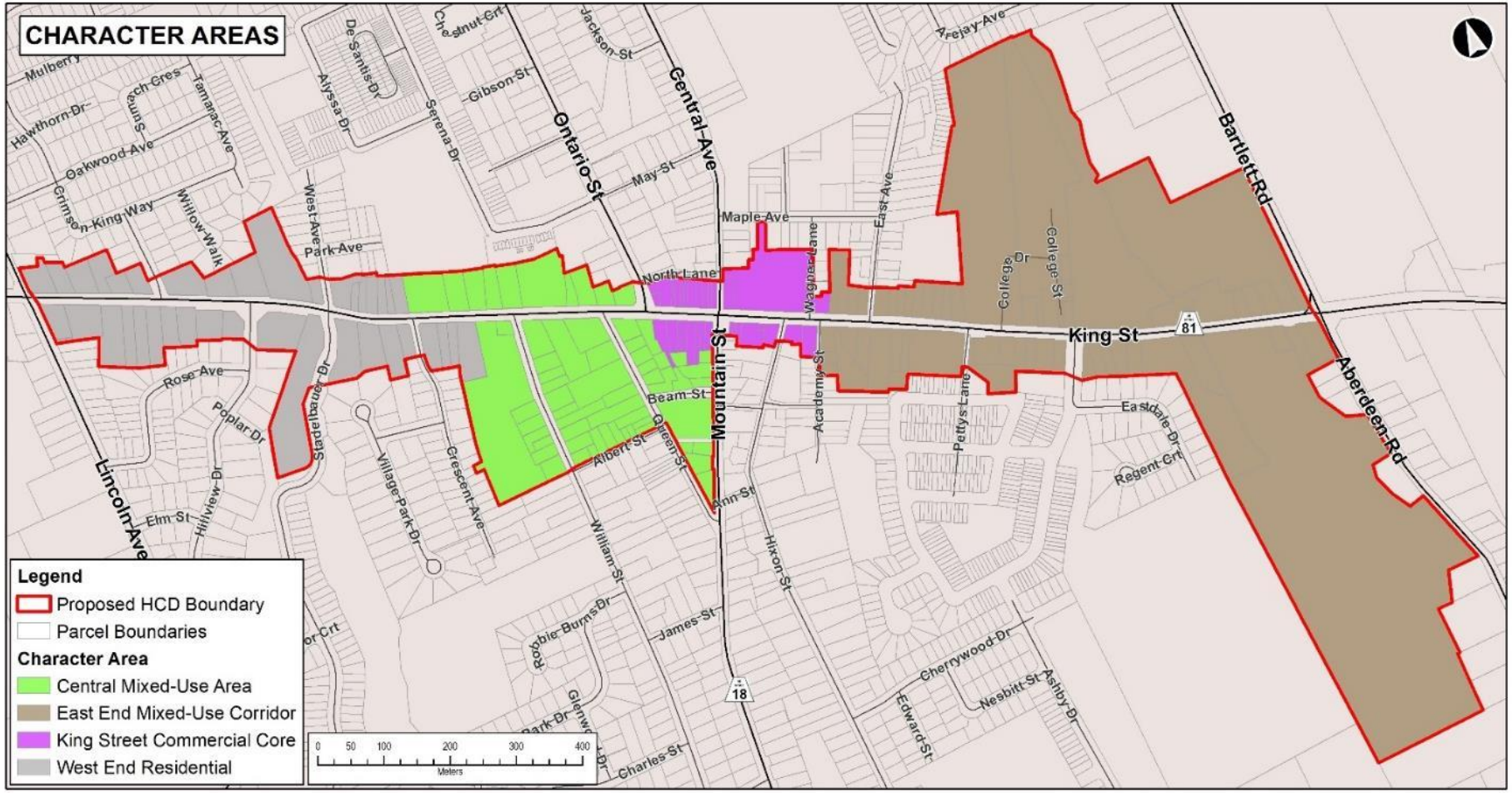


Landscape Analysis

Key Results:

Four character areas:

1. West End Residential (38 properties)
2. Central Mixed-Use Area (60 properties)
3. King Street Commercial Core (30 properties)
4. East End Mixed-Use Corridor (55 properties)



West End Residential (38 properties)

Key Elements:

Built Form:

- Residential buildings are dominant (85%) with some built in the 19th century (27.5%), but most built in the early to mid-20th century (52.5%)
- All buildings less than 2.5 stories in height
- Varied architectural styles

Streetscape/Landscape:

- Gateway function
- Park-like setting and picturesque character
- Buildings setback with wide lot frontages



Central Mixed-Use Area (60 properties)

Key Elements:

Built Form:

- Residential buildings are dominant (65.5%) interspersed predominately with commercial (15.1%) and institutional (8.6%) land uses
- Varied architectural styles with 43.8% of the buildings built in the 19th century
- Most buildings are less than 2-storeys in height (82.8%), but modern residential infill includes buildings up to six stories in height

Streetscape/Landscape:

- Eclectic landscape appeal with modest lot sizes and setbacks from the front lot lines.
- Gently sloping topography ascending to King Street, with many terraced yards or significant slopes to the street in the front yards and driveways, mature trees





King Street Commercial Core (30 properties)

Key Elements:

Built Form:

- Commercial core streetscape with cohesive building setbacks forming a built form edge adjacent to the street (streetwall), materials (predominantly brick), heights (typically 2 storeys with flat roofs), and massing on King Street, which creates a unified heritage visual experience
- High concentration of mixed-use commercial/residential and commercial buildings (83.3%) dating to the late 19th and early 20th century

Streetscape/Landscape:

- Pedestrian scaled with a consistent streetscape to provide a sense of enclosure
- Streetscape elements including historic alleyway with public art that commemorates fruit growing





East End Mixed-Use Corridor (55 properties)

Key Elements:

Built Form:

- Mixed-use character with predominantly residential (76.4%) with commercial (9.1%), institutional (3.6%), and industrial (1.8%) land uses
- Varied exterior materials with heights less than 2.5 storeys on King Street, creating a diverse visual experience
- 19th century buildings are dominant accounting for 41.8% of the properties. Modern mid-20th century buildings represent infill, another major construction period in this area (21.8%);

Streetscape/Landscape:

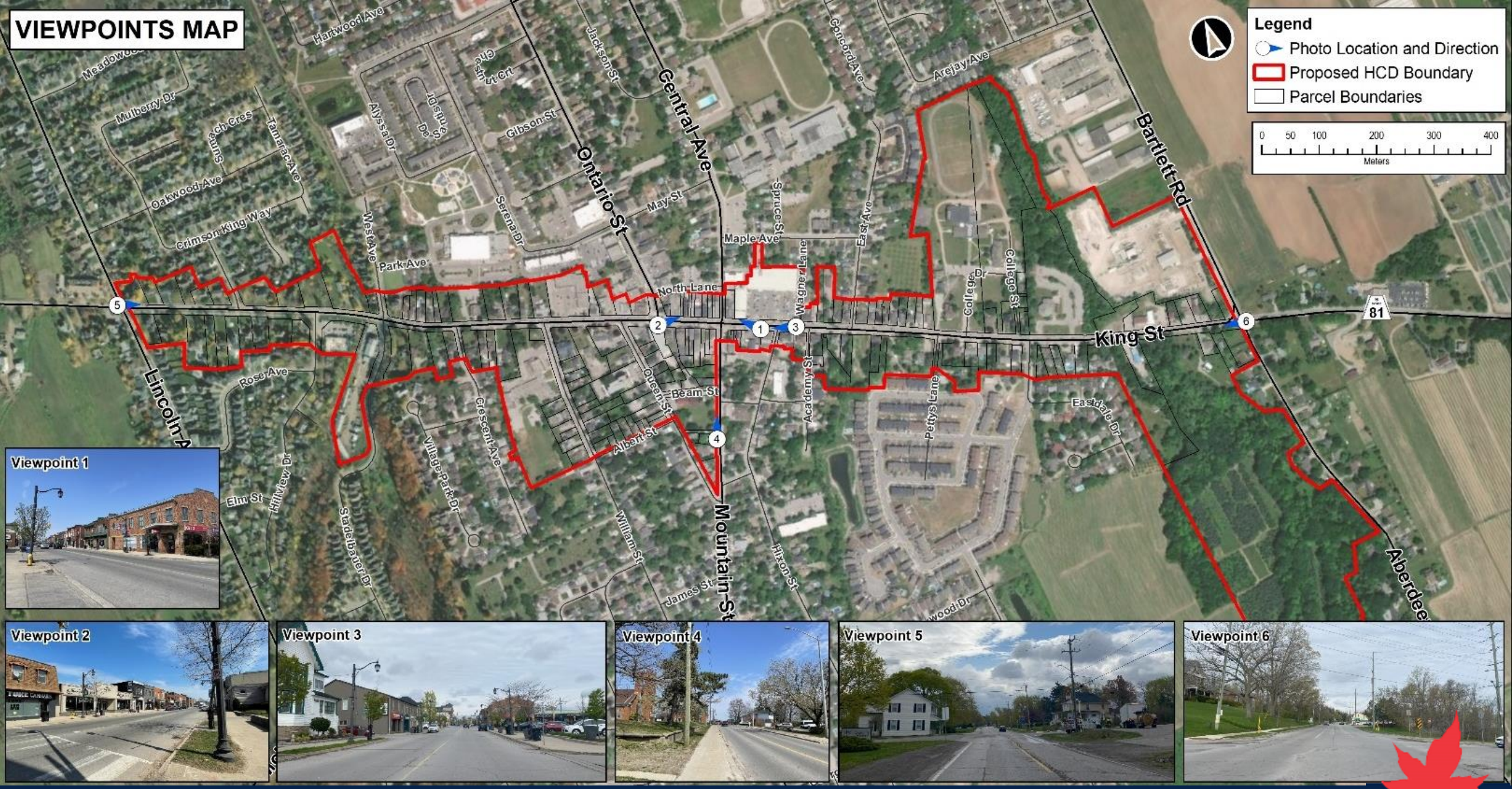
- South side buildings located on land plateau's, often with terraced features such as retaining walls







VIEWPOINTS MAP



LANDMARKS OF BEAMSVILLE


Jacob Beam Jr. House
5053 King Street


Woodburn Cottage
4918 King Street



19th Century Garage
4964 King Street

Legend
- Landmark Location
- Proposed HCD Boundary
- Parcel Boundaries

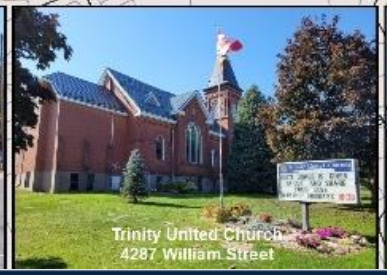
0 50 100 200 300 400
Meters

Jacob Beam Jr.House
Trinity United Church
19th Century Garage
Senator Gibson House
Oldest house in Beamsville
The Howard House
First Baptist Church
Former Town Hall and Masonic Lodge
Woodburn Cottage
Beam Homestead

Lincoln-Ave
Ontario-St
John-St
Central-Ave
Mountain-St
Bartlett-Rd
Aberdeen-Rd
Meadowood-Lane
Mulberry-Dr
Beech-Cres
Tamarac-Ave
Oakwood-Ave
Crimson-King-Way
Hartwood-Ave
Alyssa-Dr
Jackson-St
Gibson-St
Serena-Dr
May-St
West-Ave
North-Lane
Queen-St
Beam-St
Rose-Ave
Crescent-Ave
Village-Park-Dr
Elm-St
Hillview-Dr
Stadelbauer-Dr
William-St
James-St
Hixon-St
Academy-St
Pettys-Lane
Eastdale-Dr
East-Ave
College-Dr
College-St
Concord-Ave
Arejay-Ave
Beverley-Cres
Lindsey-Cres


First Baptist Church
4264 Mountain Street


The Howard House
4271 Queen Street


Trinity United Church
4287 William Street


Woodburn Cottage
4918 King Street


Senator Gibson house and two outbuildings - 4875 King Street


Beam Homestead
4900 King Street


Former Town Hall and Masonic Lodge – 4996 Beam Street

Heritage Evaluation



Town of Lincoln

Bill 23, *More Homes Built Faster Act, 2022*

- Schedule 6 of Bill 23 amends the Ontario Heritage Act (*OHA*).
- When the *More Homes Built Faster Act*, 2022, came into force, so did Ontario Regulation 569/22 which included an amendment to section 41(1) of Part V of the *OHA* for HCDs providing newly developed criteria for evaluating a study area to see if it merits designation under the *OHA*.
- Properties currently Listed on the Heritage Register in Town of Lincoln will require a Notice of Intension to Designate under Section 29 of the *OHA*, or they will be removed by January 1, 2025 and will not be permitted to be readded to the register for 5 years (and meet at least one criteria of the Ontario Regulation 9/06 to be eligible for listing).

Heritage Evaluation

Key Steps to assess heritage evaluation of the Study Area:

- Complete individual property heritage evaluations (O. Reg. 9/06, example shown on this slide)
- Enter property evaluation results into Microsoft Excel for percentage calculation
- Complete a heritage evaluation table for the whole Study Area with statistics from the individual property evaluations (Apply the 25% threshold) (see next slide for Ontario Regulation 9/06 criteria)

Evaluation Sheet #		##
Property Address		#####
Criteria	✓	**Rationale**
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓	This property is a representative example of a 2.5 storey Edwardian Classicism style brick house constructed c. 1909-1920.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.		Does not meet this criterion.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.		Does not meet this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.		Not determined to meet this criterion at this time.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.		Not determined to meet this criterion at this time.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		Not determined to meet this criterion at this time.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓	Supports the heritage character of the East End Mixed-Use Corridor.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓	Is contextually linked to its surroundings.
9. The property has contextual value because it is a landmark.		Does not meet this criterion.

Heritage Evaluation Results

- Complete heritage evaluation of the Study Area using the O. Reg. 9/06 criteria for HCDs (shown on this slide)
- Based on the evaluation of each criterion, the Study Area meets four of the nine criteria. The Study Area has design/physical value, historical associative value, contextual value.

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:	
i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.	✓ **(56.8%, 104 of 183 properties)**
ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.	
iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.	
iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓ **(27.9%, 51 of 183 properties)**
v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	
vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	
vii. The properties have contextual value because they define, maintain or support the character of the district.	✓ **(60.6%, 111 of 183 properties)**
viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.	✓ **(60.1%, 110 of 183 properties)**
ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.	

Preliminary Statement of Cultural Heritage Value Highlights

The HCD Study Area was determined to have design/physical value.

- A representative example of a ‘Main Street’ corridor which comprises of King Street and historic offshoots down William, Queen, and Mountain streets. Collectively, the properties within the HCD Study Area reflect the 19th century settlement area. Individually, the area contains a high representation of buildings that are rare, unique, early, and representative examples of a variety of Ontario architectural styles.









Preliminary Statement of Cultural Heritage Value Highlights

The HCD Study has historical associative value:

- The HCD Study Area has historical associative value due to direct associations within significant individuals that are related to significant historical themes in Beamsville's formative years such as industries related to agriculture and quarrying which are significant the community.
- Red brick buildings with terra cotta associated with the Beamsville Pressed Brick Company (formally Tallman & Sons).



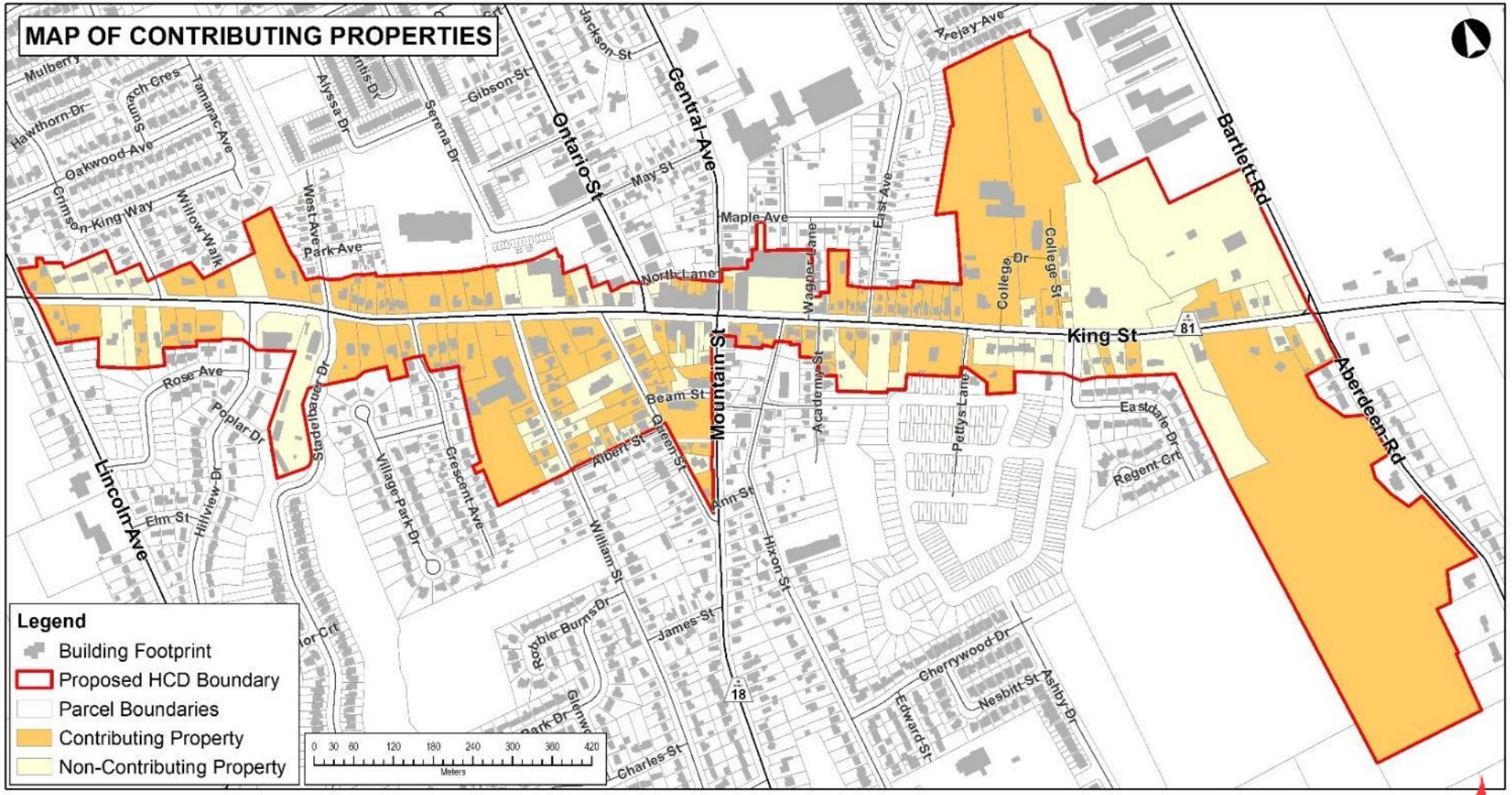
The HCD Study Area has contextual value:

- The HCD Study Area has contextual value, as more than half of the buildings, along with landscape and streetscape elements, collectively define, maintain, and support the character of the proposed district. ;
- Over half of the properties within the boundary have a relationship with and contribute to the character of Beamsville which as a whole, establish its unique heritage character



Contributing and Non-Contributing Properties

- 113 contributing and 70 non-contributing properties were identified with in the HCD Study Area.
- If the HCD is designated, all the properties in the boundary are designated Part V of the Ontario Heritage Act.



Recommendations

- It is recommended that the Town of Lincoln proceed with a HCD Plan and Guidelines for the recommended HCD boundary.
- Considerations for Part IV designations of listed properties outside HCD



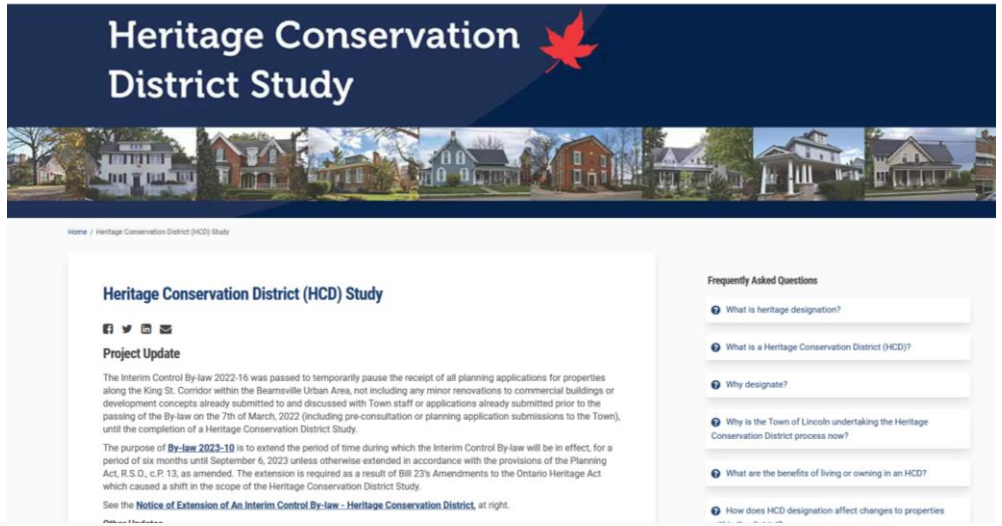
Next Steps

- Incorporate PIC #2 feedback into the Draft HCD Study
- Present to the Municipal Heritage Committee (July 13, 2023)
- Present to the Committee of the Whole (July 31, 2023)
- Present to Council (August 8, 2023)
- Decision to proceed with the HCD Plan or Not



Stay Involved

Visit speakuplincoln.ca!





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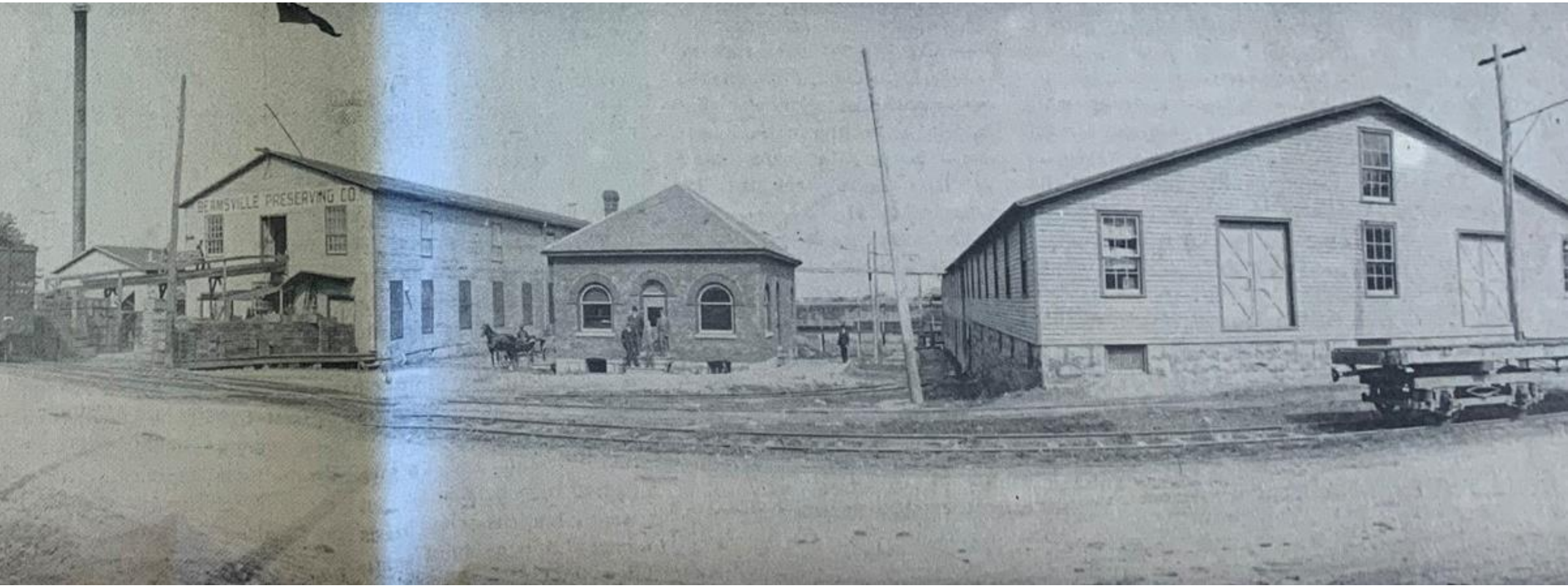
Monika Cocchiara

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Break



Questions and Answers

Breakout Session

- Review the proposed HCD boundary
- Additional viewpoints or landmark properties
- Historical Associations



