

# Town of Lincoln Heritage Conservation District (HCD) Study

Public Information Centre #1  
November 2, 2022



# Meet our Project Team at AECOM



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## Town of Lincoln

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# Agenda

- Opening Remarks
- Part 1: Presentation
  1. What is a Heritage Conservation District?
  2. What does the process involve?
  3. How can participants get involved?
- Part 2: Break
- Part 3: Questions and Answers
- Part 4: Breakout Discussion Groups



King Street, circa 1900



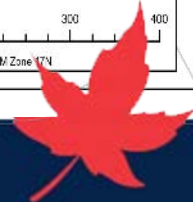
King Street, 2022

# Purpose of the Heritage Conservation District Study

Evaluate the heritage character of the King Street Corridor study area to see if all or part should be designated under Part V of the *Ontario Heritage Act* as a Heritage Conservation District.



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# 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, views and vistas, and even local events and traditions.
- May include residential, commercial, and industrial areas, rural landscapes or even entire villages.



King Street 1950s



King Street 2022



# Heritage Conservation District Designation - A Two Step Process

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

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

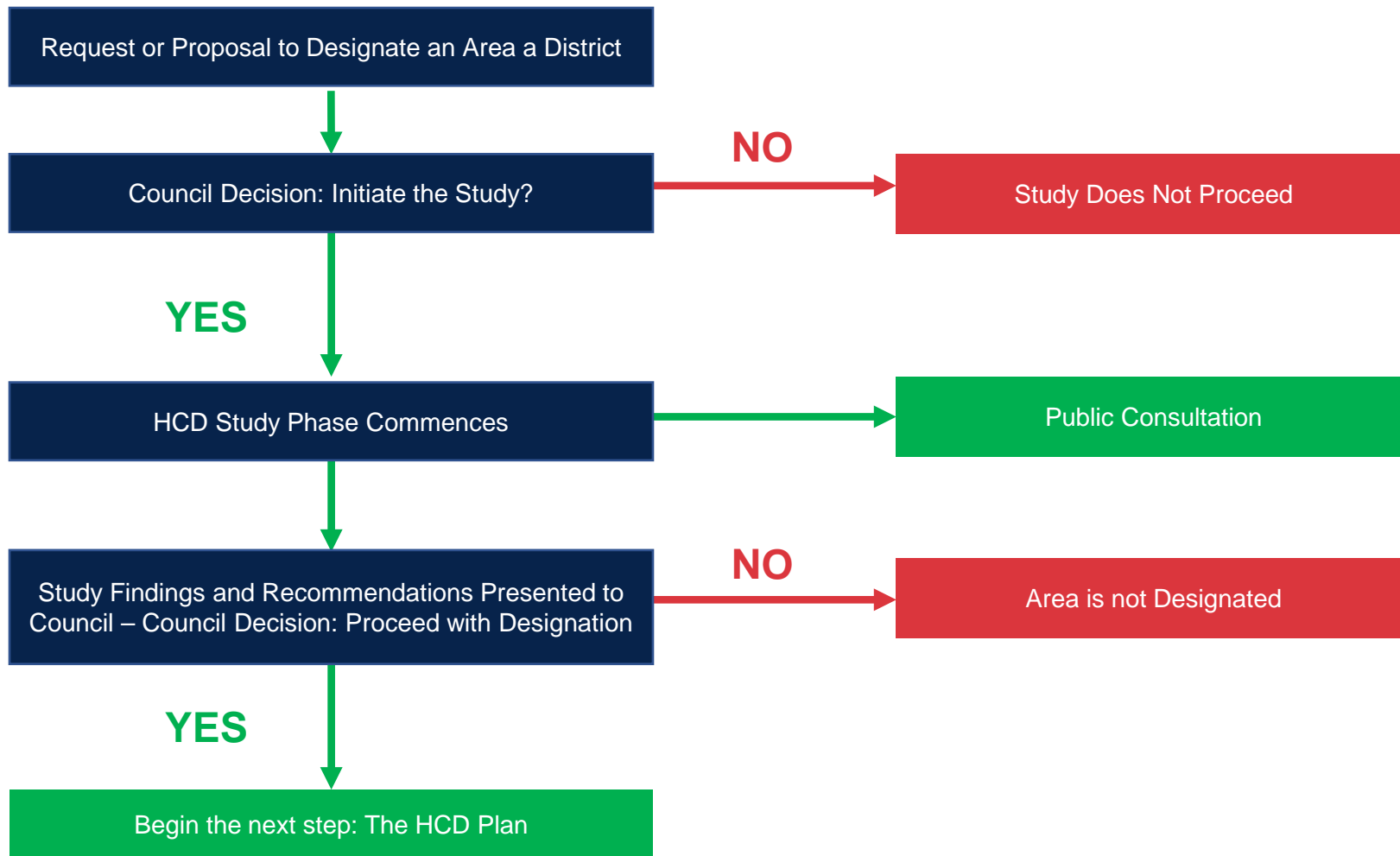
- To determine if the study area merits designation

## 2. The Plan

- To develop policies and to conserve and protect what is significant in the HCD boundary, and to guide new development to be compatible with the character of the district.
- 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.



# Do HCD's Stop Development? **NO!**

- HCD Plans provide policies and guidelines so municipalities have the tools to help appropriately manage change within a historic area.
- HCD policies and guidelines can encourage development, allowing for compatible design of new buildings.
- The policies and guidelines of an HCD will ensure new development will not erase or overshadow the history of Beamsville.



4992 – 5000 King Street



# Example of New Infill in a Heritage Conservation District

Sketch showing the recommended façade composition for new infill – St. Thomas HCD (Stantec, 2018)



4990 King Street – Vacant lots with view of the church tower in background



# Examples of HCD Policies

- Pre-Application - Municipal Planner will decide whether a Heritage Permit is required or not

Type of Work		Contributing Properties	Non-Contributing Properties
Windows	Replacement with different material where the window is visible from the public realm (i.e. King Street)	Minor permit- requires staff approval	No heritage alteration permit
Porch	Removal of an original porch visible from the public realm (i.e., King Street)	Major permit- requires Council approval	No heritage alteration permit
Demolition	Removal of an existing house	Major permit- requires Council approval (when it is demonstrated there is no other viable option)	No heritage alteration permit
New Construction	Construction of a new building such as a house on King Street	N/A	Major permit- requires Council approval



# Benefits of a Heritage Conservation District in Beamsville

## HCD's help manage change happening in a community:

- ✓ District designation is one of the best ways to ensure that a community's identity is conserved.
- ✓ Helps identify what is significant about a district's heritage
- ✓ Creates policies and guidelines to conserve what is significant
- ✓ Outline policies and guidelines for new development to be compatible with the HCD character.
- ✓ Real estate value in HCDs generally rise more consistently than surrounding areas

## Enhanced quality of life and sense of place

- ✓ Designation allows a community to recognize and commemorate what is valued within a defined area, that contributes to its sense of place.
- ✓ Provides a process for sustaining its character-defining elements, creating a legacy for future generations.
- ✓ Encourages citizens to get involved in their community and play a role in education about the district.
- ✓ Creates an attractive area for commercial, residential and mixed-use investment.
- ✓ Potential economic spin-offs and tourism generation.



# HCD Study Steps

## 1. Research (Fall 2022)

- Task 1: Historical Research
- Task 2: Property and Landscape Inventory
- Task 3: Public Information Centre #1
- Task 4: Land Use and Policy Review

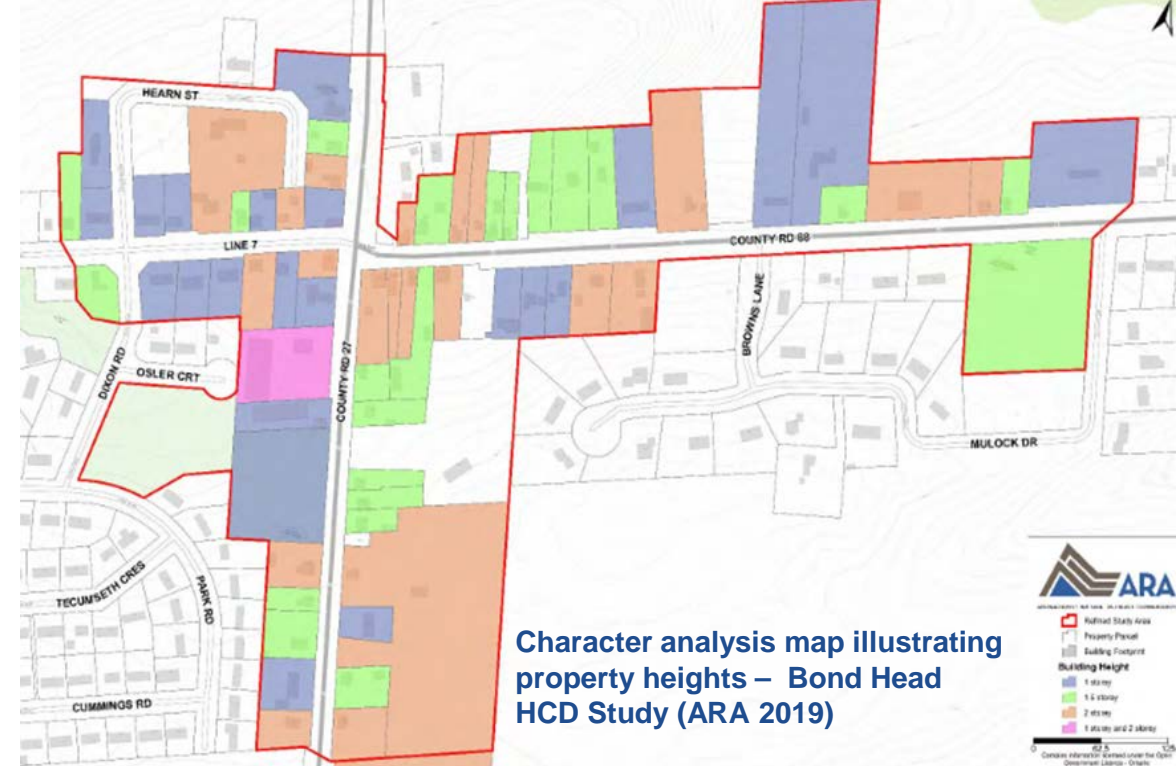
## 2. Evaluation (Winter 2022)

- Task 5: Character Analysis
- Task 6: Evaluation of the area following the Ontario Heritage Toolkit

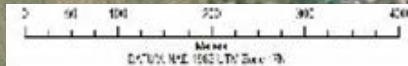
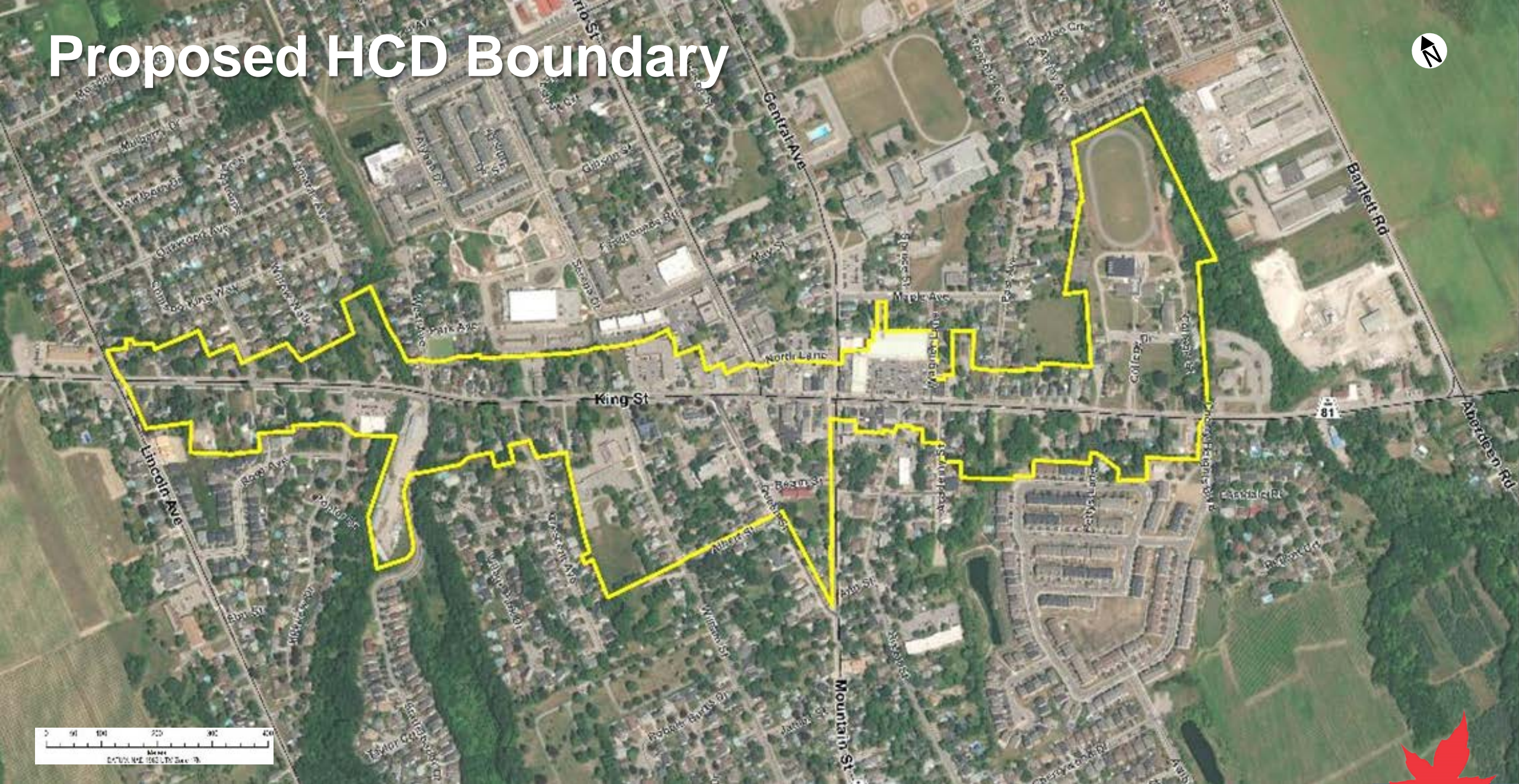
## 3. Recommendations (Spring 2023)

- Task 7: Statement of Significance and Recommended Boundary
- Task 8: Develop HCD Plan objectives and recommend any changes to the Official Plan or other municipal by-laws, including zoning by-laws

## 4. Draft and Final Study Report (Spring 2023)



# Proposed HCD Boundary



# Research: Area History

- Prepare general history of the area
- A review of archival documents, historical maps and images etc.
- Develop a thematic history based on patterns of settlement
- Notable residents
- Important events
- Recognize key industries
- Major changes



1876 Plan of Beamsville

# History of Beamsville – 18<sup>th</sup> and 19<sup>th</sup> centuries



**17<sup>th</sup> century-**  
Attawandaron  
Indigenous  
settlement

**1790s-** Settlement of  
Beamsville begins; Jacob  
Beam receives the first Crown  
Patent for land in Beamsville  
and builds a schoolhouse  
(1798)

**1830s-** First post  
office opens, first  
sawmill and first small  
implements foundry



**1850s-** Clinton Town Hall  
constructed in Beamsville  
(1851); Great Western  
Railway opens on the  
outskirts of Beamsville (1853);  
First Fall fair (1857); the  
Alanson Harris farm  
implements machine shop  
opens on Ontario Street  
(1857); Beamsville est. as a  
police village (1858/59)

**1880s-**  
Infrastructure  
improvements;  
Gibson's quarry  
industry booming

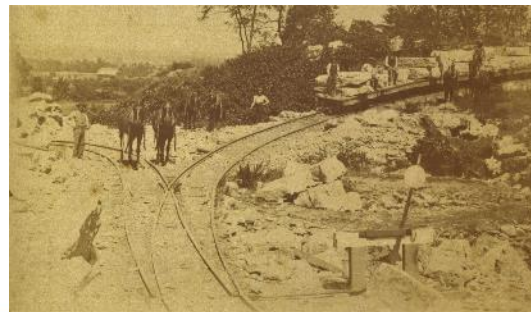
**1894/95-** Major fire in  
Beamsville (1894);  
*Beamsville Express*  
Newspaper established  
(1895); population  
around 820

**1780s-**  
European's  
arrive to Clinton  
Township,  
including Jacob  
Beam in 1788;  
establishes fruit  
industry



**1798-1820s-** Jacob  
Beam lays out the  
village lots centred on  
King Street (1798-  
1801); first tavern  
opens; Beam and  
William Kitchen plant  
grapes (prior to 1812)

**1840s-** Beamsville  
reaches a population  
of 337 and had  
become the nexus of  
Clinton Township



**1864-** Major fire  
in Beamsville

**1870s-** Harris manufacturing  
closed (1872); Senator Wm  
Gibson established his quarry  
(1875); Village population of  
600 (1876); Fair grounds  
established; Beamsville  
becomes incorporated village  
(1879)

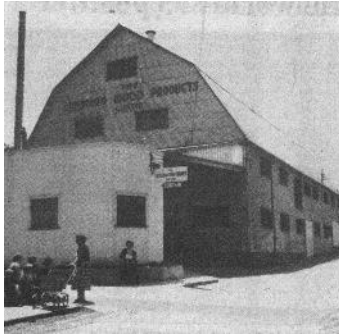
**1896-** Hamilton, Grimsby &  
Beamsville Electric Railway  
completed to Beamsville



# History of Beamsville – 1900 to Present

**1906-**  
Gibson's  
quarry  
closes

**1909-** Beamsville Basket and  
Veneer Company opens



**1930s-** Bartlett  
Cannery opens;  
Hamilton, Grimsby  
& Beamsville  
electric railway is  
abandoned

**1940s-** Chamber of  
Commerce is formed  
(1947); sewer system and  
water treatment plant  
installed (1949); shift away  
from an importance in  
manufacturing

**1950s-** Challenges in  
infrastructure  
improvements; first  
modern pump truck  
in Beamsville (1953)

**1970-** Beamsville  
amalgamates with Clinton  
Township and part of  
Louth Township to form  
the Town of Lincoln;  
population around 4,000

**1905-**  
Beamsville  
Preserving  
Company  
opens

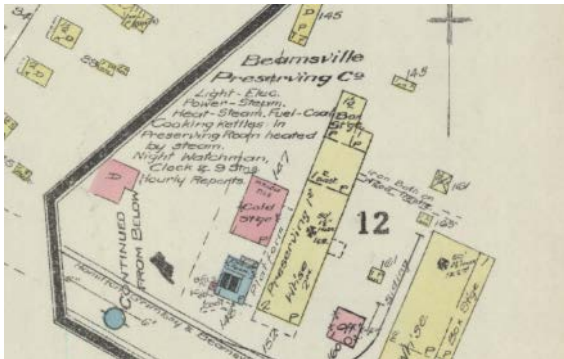


**1920s-** Manufacturing  
companies thrive  
including the Premier  
Tire Rubber Company;  
commercial core is  
well established on  
King Street between  
Ontario St. and East  
Ave.



**1963-**  
Beamsville  
attains town  
status

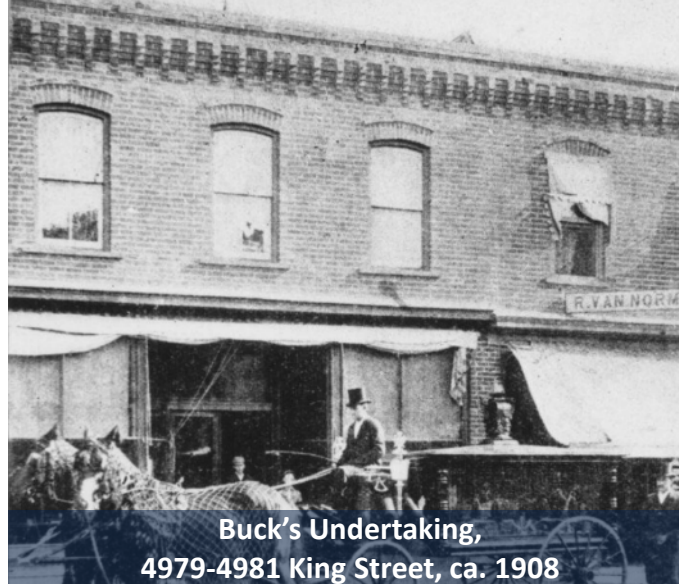
**1980s to present-**  
Beamsville  
surrounded by  
world-class  
wineries and  
orchards



# Research: Built Form and Landscape Survey

## On the Ground Survey of:

- Building styles
- Heights
- Massing
- Architectural types and features
- Materials
- Views
- Natural features
- Open Spaces



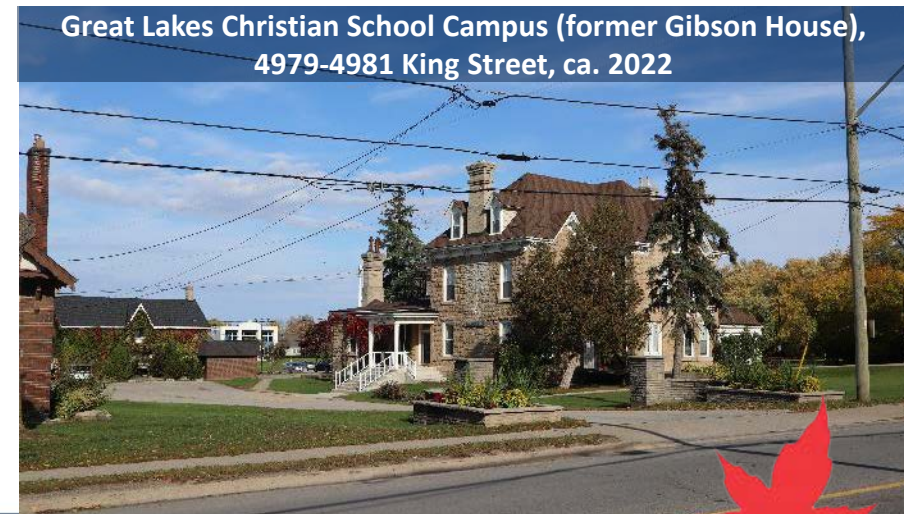
Buck's Undertaking,  
4979-4981 King Street, ca. 1908



Gibson House, 4979-4981 King Street, ca. 1908



4979-4981 King Street, ca. 2022



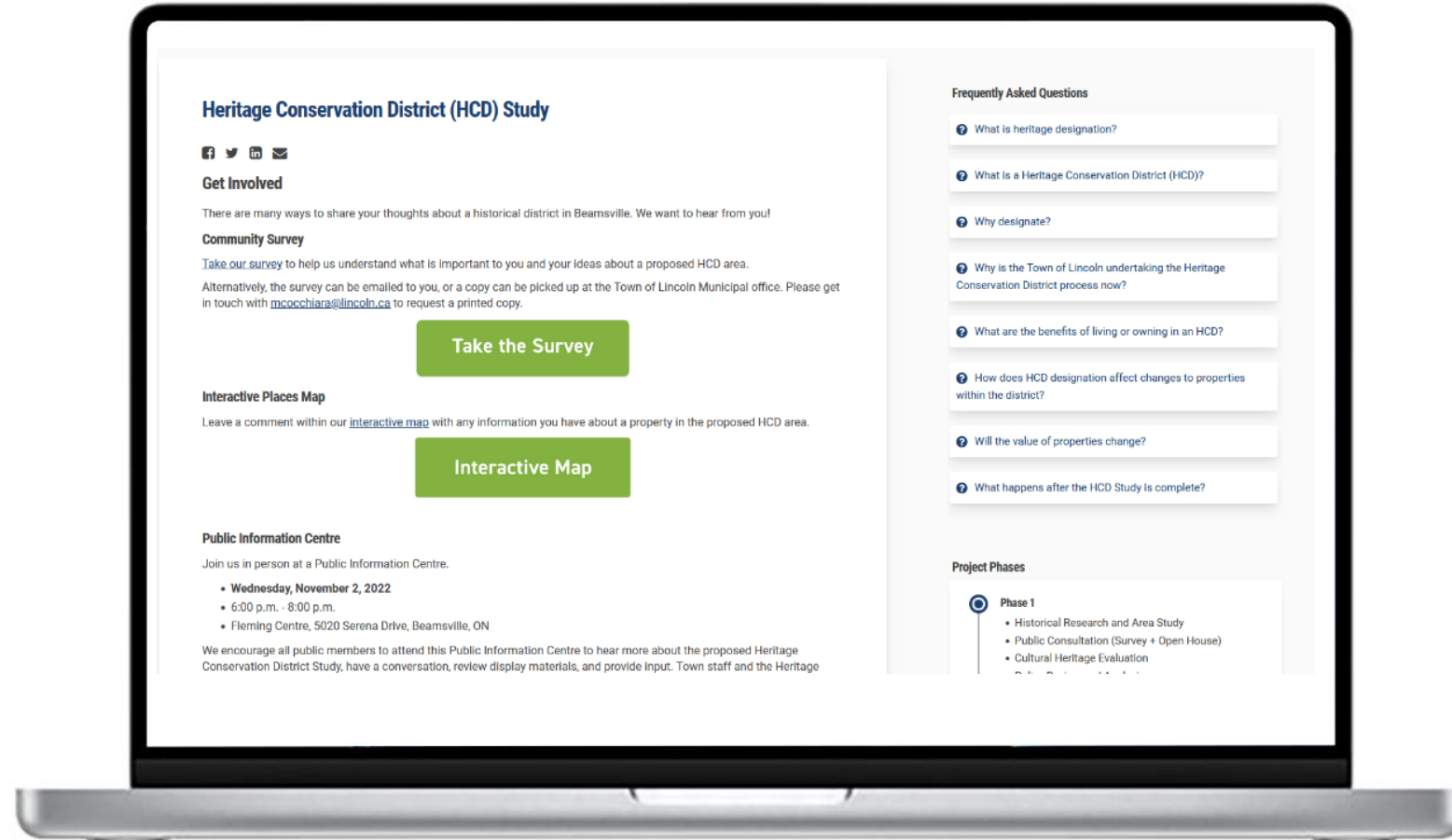
Great Lakes Christian School Campus (former Gibson House),  
4979-4981 King Street, ca. 2022



# Research: Community Engagement

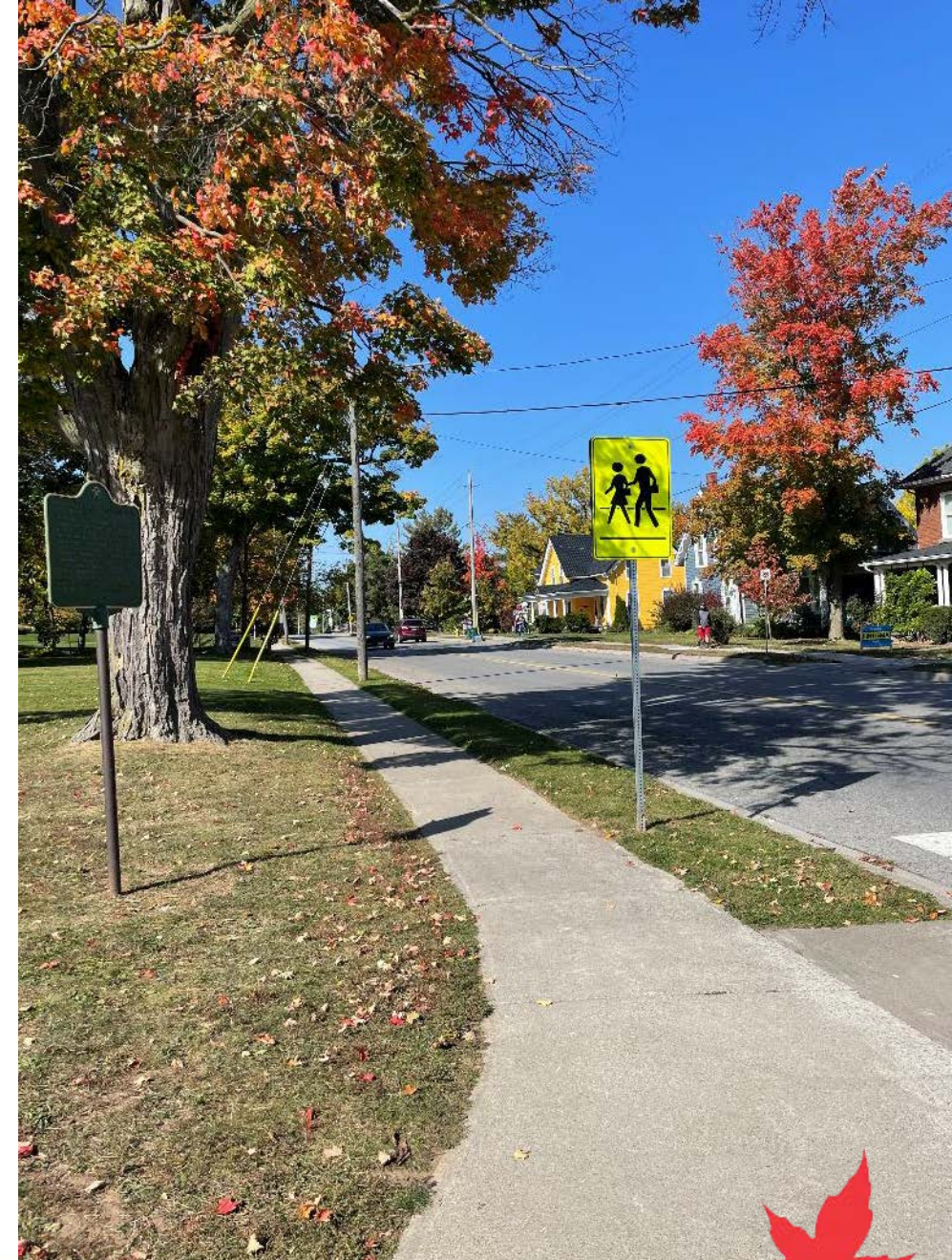
- To learn what Beamsville values and what you would like to see conserved and protected for future generations.
- Held an introductory meeting with the Municipal Heritage Committee (July 14, 2022) and Council (August 12, 2022)
- SpeakUpLincoln website
- Interactive GIS map that allows for property-specific public comments
- Information Letter to property and business owners, heritage sector

Community input helps shape the HCD Study's recommendations



# Where are we today?

- Area History – Drafted
- Property Inventory – Complete
- Policy Review – In Progress
- Character Analysis – In Progress



# Break

## Do you have any questions about...?

- ✓ Heritage Conservation Districts
- ✓ The work conducted during the Study phase
- ✓ The process for recommending an HCD
- ✓ Developing an HCD Plan



# Questions and Answers



# Breakout Session 1

## 1. Community Character Discussion

- **Mark Strengths in the King Street Corridor study area:**
  - Special places, parks, streets, events, buildings, views, landmarks
- **Mark Weaknesses in the King Street Corridor study area:**
  - Elements, buildings, and streetscapes that do not speak to/reflect Beamsville's historical character and charm
  - Buildings that currently negatively impact the character
- **Mark Opportunities in the King Street Corridor study area:**
  - The properties, sites, buildings, streetscapes and open spaces that strengthen Beamsville's character within the study area.



# Breakout Session 2

## 2. Boundary Discussion

- Draw what you see as being the boundary of the King Street Corridor HCD.
  - o The place that tells the story of Beamville's past and give it a unique character.
  - o The place essential to manage appropriately into the future as the community changes through intensification.

