

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2022-62

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 4175 HIXON 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 one of the criteria as prescribed under Ontario Regulation 9/06; and
3. 4175 Hixon Street was evaluated against said criteria, and it was determined that the property has cultural heritage value or interest; and
4. 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 4175 Hixon 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 Grimsby/Lincoln News, a newspaper having general circulation within the municipality in its publication of August 11, 2022; and
5. No notice of objection to the proposed designation was served to the Clerk of the Town of Lincoln; and
6. 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 4175 Hixon 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 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 19th day of September 2022.

*Original signed by:*

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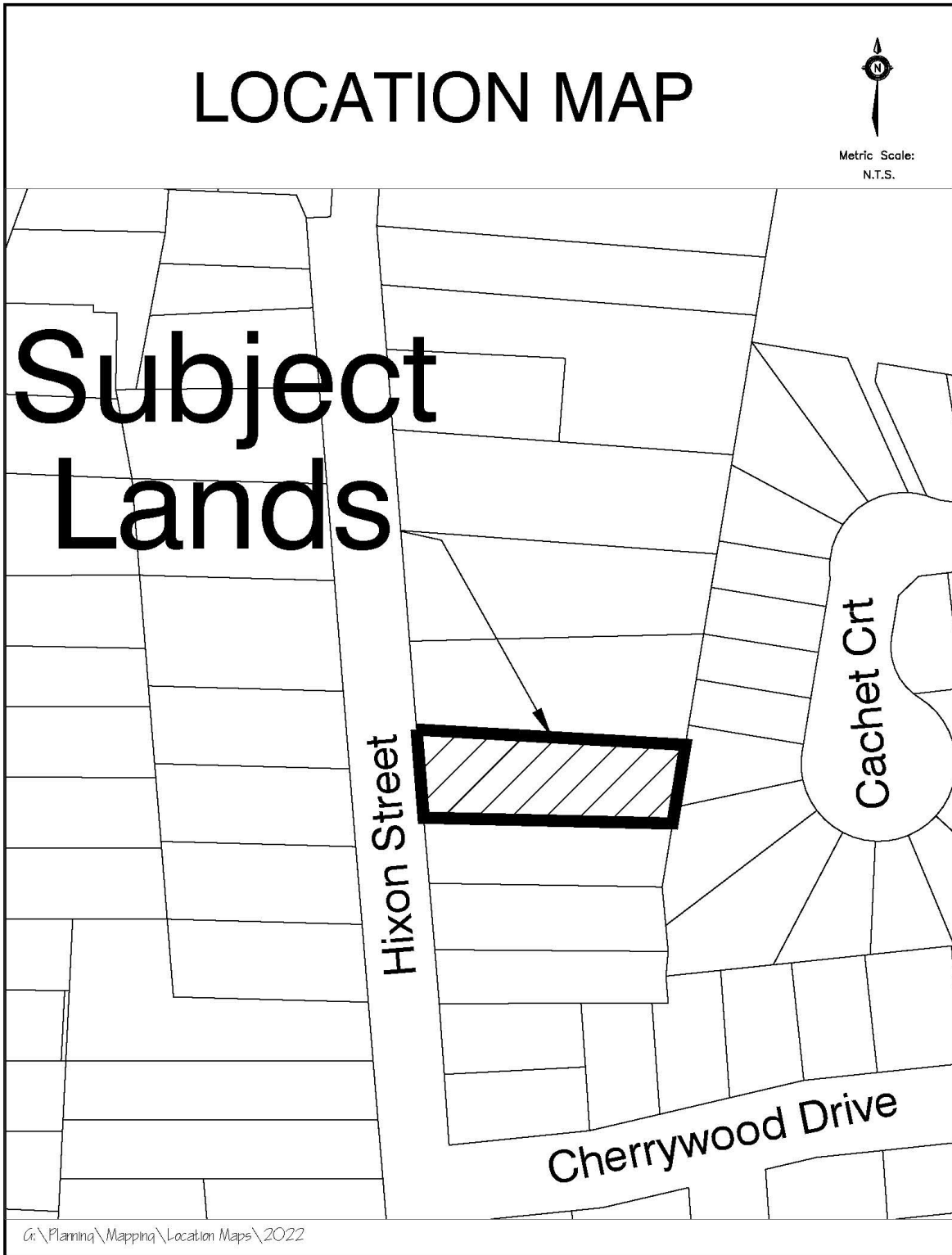
MAYOR: SANDRA EASTON

*Original signed by:*

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CLERK: JULIE KIRKELOS

4175 HIXON STREET (LT 195 CP PL 3 CLINTON; TOWN OF LINCOLN)



### **Description of Property**

Silva Terra or The Woodland House known municipally as 4175 Hixon Street is a 2-storey residential building located on the east side of Hixon Street, south of King Street in the community of Beamsville, Town of Lincoln, Regional Municipality of Niagara.

### **Historical Value**

4175 Hixon Street has historical value for its long association with the Davis and Woodland Families who were prominent in early 20 Century Beamsville.

The house is believed to have been built by David Davis, a well-known local contractor and house builder who also served as a magistrate, Justice of the Peace and an elective Reeve of the Village of Beamsville on six (6) occasions. The house is believed to have been built for his daughter, Mary A. Davis about 1898. Mary was a local schoolteacher and as such is believed to have been one of the earliest women to have a professional occupation in the village.

In 1908, the property was purchased by Martha Woodland, wife of William R. Woodland, and would remain the Woodland family ownership until the early 1970s. The Woodland family gave the home the name “Silva Terra” which is Latin for “forest land”. Both Mr. and Mrs. Woodland were active in the Beamsville Community. Martha Woodland was appointed to serve on the library board in 1924. William Woodland was a manager with the E.L. Jennet Fruit Company and the Niagara Peninsula Growers Limited, a significant part of the main employer in the district, the propagation and export of tender fruit. At age 54, Mr. Woodland was one of the oldest Canadians to enlist as a soldier in the Canadian Army during the First World War. In 1911, Mr. Woodland like many Canadians of the period went west to find his fortune in Winnipeg to work as a manager in the Winnipeg Street Commission, then run by former Beamsville resident Walter F. Tallman, a prominent figure in Manitoba at the time.

### **Architectural Value**

The house located on the property has good architectural value and is a rare and notable example of a wood framed Queen Anne Revival Style Home, built at the end of the 19th Century. Although altered, the house retains its original form with prominent hexagonal turret and full width verandah.

### **Contextual Value**

Silva Terra has contextual value as a landmark of an intact Old Beamsville streetscape of 19th and early 20th century buildings, framed by mature maple trees.

### **Description of Heritage Attributes**

Heritage attributes include the following and applies to all elevations and the roof on the original circa 1898 home including all façades, entrances, window openings, and trim, together with structural construction materials of wood, limestone, their related building techniques, and landscape features:

#### **Exterior Elements**

- Overall form of the original section of the 2-storey frame Queen Anne Style Dwelling
- Front gable with bay window
- Semi-Hexagonal turret with peaked roof
- Window openings on the original (west) part of the house
- Late Victorian Front door with elaborate stained-glass window
- Full Width Veranda, with open railing square wood posts which taper towards the top

- Wood Front steps
- Limestone foundation on the original (west) part of the house)
- Large Maple Tree on the front of the property
- Mature Trees in the rear yard