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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
4175 HIXON STREET (LOT 195, CORPORATION PLAN 3, BEAMSVILLE, PART 2 OF
30R-3889, PART OF LOT 16, CONCESSION 4, TOWNSHIP OF CLINTON) 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 buildings, 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.

4175 Hixon Street, also known as Silva Terra or the Woodland House, Lot 195, Corporation Plan 3, Part 2 of 30R-3889 Beamsville, Part of Lot 16, Concession 4, located in the former Township of Clinton.

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 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

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 12th day of September 2022.

DATED at the Town of Lincoln this 11th day of August 2022.

J. Kirkelos, Town Clerk

