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Notice of Passing of Designation By-law: 6103 Culp Street

Part Lot 12 N/S Culp Street Plan 653 abstracted as Block 21 Village of Niagara Falls as in RO560834; Niagara Falls (64354-0085 LT).

TO: Ontario Heritage Trust
The Ontario Heritage Centre
10 Adelaide Street East
Toronto ON M5C 1J3
registrar@heritagetrust.on.ca
Attention: Provincial Heritage Registrar

RECEIVED
2025/09/02
(YYYY/MM/DD)
Ontario Heritage Trust

In the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 in the City of Niagara Falls, in the Province of Ontario.

Take notice that the Council of the Corporation of the City of Niagara Falls has passed By-law # 2025-101, dated August 26, 2025, to designate the property known as 6103 Culp Street as being of cultural heritage value or interest under Part IV Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

As per Section 29 (Subsection 11) of Part IV of the Ontario Heritage Act, any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT) by giving the Tribunal and the City Clerk (within 30 days after the date the notice of the by-law passing is published) a notice of appeal setting out the objection to the by-law and the reasons in support of the application accompanied by the fee charged by the Tribunal. The appeal forms and fees are available from the OLT website: www.olt.gov.on.ca.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Designation By-law may be made by filing a notice of appeal with the City Clerk either via:

- The Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> and by selecting the City of Niagara Falls as the Approval Authority and paying the appeal fee on-line; or,
- In person or by mail to the Clerk, City of Niagara Falls, 4310 Queen Street, Niagara Falls Ontario L2E 6X5 or by email clerk@niagarafalls.ca . The appeal fee may be paid by cheque/money order made out to the Minister of Finance, Province of Ontario

Notices of appeal to the by-law must be received by the Ontario Land Tribunal or by the City of Niagara Falls before 4:30 p.m. on **Monday, October 6, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

Dated: Saturday, September 6, 2025

CITY OF NIAGARA FALLS

By-law No. 2025-101

A by-law to designate the property known as 6103 Culp Street, being PIN 64354-0085 (LT) and being further described as Part Lot 12 N/S Culp Street Plan 653 abstracted as Block 21 Village of Niagara Falls as in RO560834; Niagara Falls to be of cultural heritage value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Part IV, Section 29, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and/or structures thereon, within the municipality to be of cultural heritage value or interest;

AND WHEREAS the Corporation of the City of Niagara Falls has caused to be served upon the owner(s) of the property, as described in Schedule “A” hereto, and upon the Ontario Heritage Trust, Notice of Intention to Designate the property on July 5, 2025 and has caused such Notice of Intention to Designate to be published in the Niagara Falls Review, a newspaper having general circulation in the municipality on July 5, 2025;

AND WHEREAS the reasons for designation are set out in Schedule “B” hereto;

AND WHEREAS no objections to Council’s Notice of Intention to Designate were received by the City Clerk;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That the property, more particularly described in Schedule “A” hereto, known as 6103 Culp Street, is hereby designated to be of cultural heritage value and interest.
2. That the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” hereto in the property Land Registry Office.
3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner(s) of the property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in a newspaper having general circulation in the municipality.

Read a First, Second and Third time; passed, signed and sealed in open Council this 26^h day of August, 2025.

.....
WILLIAM G. MATSON, CITY CLERK

.....
JAMES M. DIODATI, MAYOR

SCHEDULE "A" to BY-LAW NO. 2025-101

Part Lot 12 N/S Culp Street Plan 653 abstracted as Block 21 Village of Niagara Falls as in RO560834; Niagara Falls (64354-0085 (LT))

SCHEDULE "B" to BY-LAW NO. 2025-101

Description of Property—6103 Culp Street

6103 Culp Street is located on the north side of Culp Street, east of Drummond Road, and is within the Drummond neighbourhood.

Statement of Cultural Heritage Value and Interest

The subject property is worthy of designation under Part IV Section 29 of the *Ontario Heritage Act* because it meets two of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06, as amended.

Historical/Associative Value

The dwelling has historical value as it is indicative of the economic prosperity of the community during the period of its construction as brick and stone structures were expensive and labourious to construct.

The property is associated with numerous prominent residents in the City. In 1798, the Crown granted extensive land holdings to James Forsyth, a loyalist from northeast Pennsylvania, who later gifted a portion of his land holdings, on which the current dwelling was later constructed, to William Forsyth, an early tourism operator in the City.

Neither Forsyth is associated with the current dwelling which is estimated to have been constructed in the 1840s.

William Lowell, who co-operated a store at Main and Ferry streets, and who funded the construction of Drummond Presbyterian Church (1887) resided in the dwelling for a brief period in the 1870s.

Design/Physical Value

6103 Culp Street is a representative example of a residence built during the 1840s-1850s in the Regency Cottage style.

The one storey brick with stone foundation house has a rectangular floor plan and a low hip roof. Later additions have been constructed to the rear of the dwelling.

There is one symmetrical two-over-two sash window with a stone lintel and sill on either side of the central door. On each side of the door there are four vertical side windows. The door's lintel has a row of plain moulding with a row of dentils underneath above which are three transom windows.

It is noted that the door is not original to the house.

In the later half of the twentieth century, a small-covered portico, with a plain curved pediment, supported on each side by three columns at the front, and one and a half columns at the rear, was added at the front entrance.

Previously, there was a covered porch that extended the length of the front of the dwelling which is typical of the Regency Cottage style.

Contextual Value

The property has contextual value due to its location on Culp Street since c.1840s.

Description of Heritage Attributes

Key elements that embody the heritage value and are important to the preservation of 6103 Culp Street including the following exterior heritage attributes:

- Overall height, scale, and massing.
- Symmetrical façade and side elevations.
- One storey red brick framed rectangular floorplan in Regency Cottage style house.
- Cut stone foundation.
- Two-over two sash window with a stone lintel and stone sill on either side of the central door.
- Two two-over-two sash windows with stone lintels that are on each side elevation.
- Three transom windows above the lintel and four vertical side windows on either side of the central door.
- The lintel has a row of plain moulding with a row of dentils underneath.

It is intended that non-original features may be returned to the documented earlier designs or their documented original without requiring Council to amend the heritage designation by-law.