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The City of
Niagara Falls
Canada



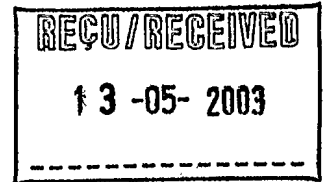
Planning & Development Department

Niagara

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May 9, 2003

RECEIVED
MAY 29 2003
CONSERVATION REVIEW
BOARD

REGISTERED MAIL

Marjorie Mercer
Executive Directors Office
Ontario Heritage Foundation
10 Adelaide Street, East
Toronto, ON M5C 1J3

Dear Ms. Mercer:

**Re: Notice of Passing of By-law - John Ingles House
6151 Culp Street, Niagara Falls**

The Council of the Corporation of the City of Niagara Falls has passed a by-law which designates the above-noted land and building as property of cultural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990. Enclosed is a copy of By-law 2003-89 which includes the reasons for the designation. A public notice advising of the passing of this by-law is being published in the local newspaper in accordance with the requirements of the Ontario Heritage Act.

Should you have any questions or require further information, please contact me at extension 4342.

Yours truly,

William Matson
Assistant Planner
Ext. 4342

WM:gd
Encl.

c. Dean Iorfida, City Clerk

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JR

I, the undersigned, Clerk of the Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of By-law 2003-89, dated April 28, 2003,

CITY OF NIAGARA FALLS

By-law No. 2003 - 89

of the said City. Given under my hand and the seal of the said Corporation this 30th day of April, 2003.

Dean Iorfida Clerk

A by-law to designate the property known as the John Ingles House, 6151 Culp Street, being PIN No. 64354-0088(LT) within the City of Niagara Falls, to be of historic and architectural value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, S. 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 Foundation, notice of intention to designate the property and has caused such notice of intention to designate to be published in a newspaper having general circulation in the municipality on March 8, 2003;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality.

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

1. The property, more particularly described in Schedule "A" hereto, known as the John Ingles House, is hereby designated to be of cultural heritage value and interest.
2. 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 proper Land Registry Office.
3. 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 Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Niagara Falls.

Passed this twenty-eighth day of April, 2003.

Dean Iorfida
DEAN IORFIDA, CITY CLERK

Wayne Thomson
WAYNE THOMSON, MAYOR

First Reading April 28, 2003.
Second Reading April 28, 2003.
Third Reading April 28, 2003.

SCHEDULE "A" to By-law No. 2003-89

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly in the County of Welland, and being composed of the west 60 feet of Lot No. 13 on the north side of Culp Street in the said City of Niagara Falls, according to Plan No. 653 for the Village, now the City of Niagara Falls, identified as PIN No. 64354-0088(LT).

SCHEDULE "B" to By-law No. 2003-89

REASONS FOR DESIGNATION

HERITAGE ATTRIBUTES:

Historical Significance

The property was purchased by John Ingles in 1886 for \$1,450, suggesting that the house was already on the land since similar lots in the area at that time were being purchased for approximately \$200. Previous suggestions were that the house could be dated from the 1850s, but stylistically the roof form of the house is closer to those constructed in the 1870s. John Ingles was an engineer and the son of Reverend Charles Leycester Ingles, second rector of All Saints Church.

John and Helen Ingles sold the house and its 220 feet wide by 238 feet deep property in 1909 to Frank Perry. Mr. Perry and his wife sold the house to Mary Davy in 1910. In 1923, part of the lot (100 foot frontage) was sold to Harry G. Acres for \$300 American.

Architectural Significance

The house is an example of Cottage Gothic, a picturesque style popular in the mid-nineteenth century. This house is one and a half storeys high with a central peaked gable characteristic of the style. The main roof has a jerkinhead form where the end gables are clipped in an imitation of some earlier thatched roofs.

The house is three bays across the front with a central panel door. The doorcase has a transom and side lights. The porch has a central pediment with an arched ceiling. Square posts support the porch roof with a turned component and are arranged in pairs. The window openings have two over two pane window sash with simple hood mould ornament. The house has a stucco (pebble dash) finish, likely applied over the original clapboard siding.

✓ 5/30/83