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April 27, 2015

[REDACTED]  
6151 Culp Street  
Niagara Falls, ON L2G 2B6

Dear [REDACTED]:

**Re: James Ingles House  
6151 Culp Street**

Please find attached a copy of the updated Designating By-law that was registered on title to the above noted property.

The updated By-law replaces the original designating by-law and will continue to act as a guide for any future restoration work as it sets out the important features of the property in the Heritage Attributes section of the by-law.

If you have any questions, please let me know.

Yours truly,

Peggy Boyle  
Assistant Planner

PB:mb  
Attach.

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*Working Together to Serve Our Community*

Planning, Building, &  
Development  
Ext 4334 Fax 905-356-2354  
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**NOTICE OF  
AMENDING BY-LAW NO. 2014-149**

**PURSUANT TO THE PROVISIONS OF  
THE ONTARIO HERITAGE ACT R.S.O. 1990, SECTION 30.1,**

**AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS**

**James Ingles House  
6151 Culp Street**

**TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 2003-89 on the 11th day of November, 2014.**

**PURPOSE AND EFFECT OF THE AMENDMENT**

The amendment to the designating by-law has updated the legal description contained in Schedule A and the Reasons for Designation contained in Schedule B.

**EXPLANATION OF AMENDMENT**

The 2003 by-law described the heritage attributes of the property in general terms. Schedule B, Reasons for Designation has been revised to describe the associative and architectural value of the property including the setting and also updated to reflect a more detailed description of the property and the heritage attributes contained within.

Dated at the City of Niagara Falls this 12th day of December, 2014.

A handwritten signature in dark ink, appearing to read "Alex Herlovitch", written over a horizontal line.

Alex Herlovitch  
Director of Planning, Building & Development  
City of Niagara Falls  
4310 Queen Street, P.O. Box 1023  
Niagara Falls, ON L2E 6X5



## CITY OF NIAGARA FALLS

### **By-law No. 2014 - 149**

A by-law to amend By-law No. 2003-89, being a by-law to designate 6151 Culp Street, known as the James Ingles House, to be of cultural heritage value and significance.

**WHEREAS** By-law No. 2003-89 designated the John C. Ingles House located at 6151 Culp Street to be of cultural heritage value and interest;

**AND WHEREAS** pursuant to Section 30.1 (2) (a) , the council of a municipality may by by-law amend a by-law designating property under Section 29 of the *Ontario Heritage Act* to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;

**AND WHEREAS** the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) has been fulfilled;

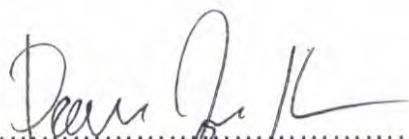
**AND WHEREAS** The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

**AND WHEREAS** no objections have been filed with the Clerk of the Municipality;

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

1. That By-law 2003-89 be amended by deleting Schedule "B" thereto and substituting Schedule "B" attached hereto.
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 of the property and upon the Ontario Heritage Trust.

Passed this eleventh day of November, 2014.



DEAN IORFIDA, CITY CLERK



JAMES M. DIODATI, MAYOR

First Reading:	November 11, 2014
Second Reading:	November 11, 2014
Third Reading:	November 11, 2014

**SCHEDULE "A" to By-law No. 2014 - 149**

Part Lot 13 N/S Culp St Plan 653 abstracted as BLK 21 Village of Niagara Falls, as in  
RO763735; Niagara Falls



## **SCHEDULE "B" to By-law No. 2014 - 149**

### **Description of Property – John C. Ingles House, 6151 Culp Street**

The John Ingles House is a simple one and a half storey dwelling located at Culp Street and Corwin Avenue. The house could date from as early as 1850, but stylistically the steep angle of the centre gable reaching the main roof is closer to a building form found in the 1870's. The house is of the simple Gothic Revival Cottage style, popular during that time across Ontario, a form of picturesque architecture made popular in the mid-19<sup>th</sup> century.

### **Statement of Cultural Heritage Value or Interest**

Charles Leycester Ingles first came to the Niagara District as a traveling missionary in 1847. He had been educated at Kings College in Windsor, Nova Scotia and at the Theological College in Coburg, Ontario. He was ordained by Bishop Strachan of Toronto in August of 1847. The following year, he took charge of the Parish of Chippawa during the illness of Rev. William Leeming, eventually staying on as his assistant and curate. Ingles married Jemima Murray in 1851 and together they had three sons and two daughters. His son, John Chamberlayne Ingles, became an engineer, Harry Ingles a Barrister, and Charles Ingles Jr. the Archdeacon of York. It was Jemima Murray's mother who donated the land on which All Saints Anglican Church was built. In 1863, upon Rev. William Leeming's death, Ingles became the Rector of the parish of All Saints Church in Niagara Falls, and St. John's Church in the former Township of Stamford.

In 1886, John Ingles purchased Lot 13 on the north side of Culp Street for a total of \$1,450. The price of the lot in comparison to other properties in the area suggests that the house was most likely built prior to Ingle's purchase. The Ingles sold Lot 13 on Culp Street to Frank H. Perry in 1909, who then sold the house to Mary Davy in 1910. Mary Davy then sold part of Lot 13, (100 foot frontage) to Harry G. Acres. It was on this property that H.C. Acres built his home in 1924, and which part of this house became the offices of H.G. Acres Consulting and subsequently became the offices for the Y.W.C.A.

The John Ingles House is a one and half storey structure with a symmetrical three bay façade. It rests on a limestone foundation and has a stucco exterior. In the centre of the south (front) façade is an open porch, supported by paired columns, and topped by a broken pediment. The ceiling of the porch is arched within the pediment. Within the porch is the building's front entrance, featuring sidelights, a glazed transom, recessed panels and drip mold. Two, 2 over 2 sash windows with drip molds, larger size than those on the side façades, make up the rest of the balanced three bay façade. In the peaked central gable end is a 1 over 1 sash window with plain trim and drip mold.



The building's simple rectangular form, Jerkin head roof, and central peaked gable are characteristics of Gothic Revival style. Currently, the roof is clad in asphalt shingles, while its gables ends are clipped 'suggesting' earlier thatched roof styles.

A large outset brick chimney is placed on the east façade of the building, flanked on either side by 2 over 2 sash windows with plain trim and simple drip molds.

A one storey square addition projects from the rear of the house. This elevation also features two 2 over 2 sash windows with similar surrounds.

### **Description of Heritage Attributes**

Key exterior features that embody the heritage value and are important to the preservation of 6151 Culp Street includes the following heritage attributes:

- one and half storey Gothic Revival Cottage style
- symmetrical three bay façade
- limestone foundation
- stucco exterior
- Jerkin head roof style with central peaked gable and clipped gable ends
- open porch supported by paired columns, topped by a broken pediment and an arched ceiling
- central front entrance, with sidelights, transom, recessed panels
- 2 over 2 sash windows with plain trim and drip molds
- 1 over 1 sash window with plain trim and drip mold located in the central gable
- connected to the city's Anglican community and the history of All Saint's Church
- connection to the Ingles family, prominent figures in the city's development