



NOTICE OF INTENTION TO DESIGNATE: 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)

Take notice that the Council of the Corporation of the City of Niagara Falls intends to designate 6103 Culp Street as a property of cultural heritage value or interest under Part IV Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

DESCRIPTION OF THE PROPERTY

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 OR 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.

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.

HISTORICAL/ASSOCIATE 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.

CONTEXTUAL VALUE

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

DESCRIPTION OF HERITAGE ATTRIBUTES

The following elements of the property at 6103 Culp Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 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.

ADDITIONAL INFORMATION

A more detailed description of the property's cultural heritage value may be found in staff's report (PBD-2025-28) to City Council dated May 6, 2025 at <https://niagarafalls.ca/city-hall/council/schedule.aspx#agendas>.

NOTICE OF OBJECTION

Any person may notify the Clerk of the City of Niagara Falls of their objection in writing, which shall include the reasons for their objection and all relevant facts, on or before 4:30 p.m., August 4, 2025, to be sent by registered mail or dropped off in person to:

Bill Matson
City Clerk
City of Niagara Falls
4310 Queen Street
Niagara Falls Ontario L2E 6X5

Objections can also be submitted via email at: clerk@niagarafalls.ca

If a notice of objection is received, the Clerk will refer the matter to Niagara Falls Council for reconsideration.

DATED: Saturday, July 5, 2025