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The City of
Niagara Falls
Canada



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Doug Darbyson
Director of Planning &
Development

March 6, 1998

REGISTERED MAIL

Richard Moorhouse
Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Mr. Moorhouse:

**Re: Notice of Intention to Designate
6172 Buchner Place
Niagara Falls, Ontario**

The Council of the Corporation of the City of Niagara Falls intends to designate the above-noted land and building as property of historic and architectural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990. The enclosed notice provides information on the significance of the property and the manner in which objection to the designation may be served. This public notice is being published in the local newspaper in accordance with the requirements of the Ontario Heritage Act on Saturday, March 7, 1998.

Should you have any questions or require further information, please contact the Planning and Development Department.

Yours truly,

Alex Herlovitch
Deputy Director of Planning & Development

AH/am
Encl.

c: E. C. Wagg, City Clerk

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NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls intends to designate the land and building at:

6172 Buchner Place

as a property of historic value and architectural interest under Part IV of the Ontario Heritage Act, R.S.O. 1990.

The property is located on the south side of Buchner Place, east of Drummond Road and is described as Parts of Lots 5 and 6, Plan 653 in the City of Niagara Falls in the Regional Municipality of Niagara.

HERITAGE SIGNIFICANCE

The property is part of a larger holding purchased by Christopher Buchner from his father-in-law, James Forsyth, in 1799. The lands were central to the fighting of the Battle of Lundy's Lane on July 25, 1814. A house belonging to Christopher and Sarah Buchner on the southwest slope of Drummond Hill was recorded in military papers which recorded the battle proceedings. Christopher Buchner was a lieutenant in the 2nd Lincoln Militia and was standing, with his son John, only a few hundred yards from his house when the first skirmishes began. The extent of damage, if any, which the house sustained during the battle is unknown. Buchner was an early entrepreneur in the City and, among other things, operated an early ferry service across the Niagara River.

The property was transferred to John Buchner in 1819 and then to Samuel Street in 1824. The year in which the property came into the possession of Donald and Catherine MacKenzie is not clear, but was subject to a quit claim deed settled in their favour in 1851. The Mackenzie's built and operated the observation tower on their lands south of Lundy's Lane in 1846. Theirs was the second observation tower erected in the City, thus the Mackenzies were an early part of the City's early tourism business. Donald Mackenzie was a carpenter and may have been responsible for some alterations to the house which give it a mid-nineteenth century form. Following the death of Donald MacKenzie, his wife Catherine subdivided the property, transferring ownership of this house and additional lands to her children. In 1919, Jennie and John MacKenzie sold the lands to Ernest Pickard. Pickard immediately sold the rear lands containing the dwelling to Merrill S. Zavitz. It may have been during this period that many of the design details associated with the Craftsman Style ideas were introduced into the building. The house is a storey and a half design with additions to the east side. Door and window details from the various periods of improvement blend successfully to create a unified appearance associated with 19th century architecture. The house is known as the Buchner House after the first owners.

The involvement of the lands in the Battle of Lundy's Lane, the ownership by the people responsible for the early economic development of the City and an association with the many historical architectural periods of the City make the property worthy of designation.

Notice of Objection to the designation of the above-noted property may be served on the City Clerk within 30 days after the date of this notice.

For further information regarding the proposed designation, please contact Alex Herlovitch, Planning and Development Department at 356-7521, ext. 4231.

Dated this 7th day of March, 1998.

E. C. Wagg
City Clerk