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April 21, 2015

██████████ ██████████ ██████████  
6172 Buchner Place  
Niagara Falls, ON L2G 1X6

Dear ██████████

**Re: Buchner House  
6172 Buchner Place**

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.

S:\HISTORY\INV\Buchner6172.dp\Designating Bylaw Ltr.docx

*Working Together to Serve Our Community*

Planning, Building, &  
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**NOTICE OF  
AMENDING BY-LAW NO. 2014-85**

**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**

**Buchner House  
6172 Buchner Place**

**TAKE NOTICE** that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 98-85 on the 8th day of July, 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 1998 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 11th day of November, 2014.

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 - 85**

A by-law to amend By-law No. 98-85, being a by-law to designate 6172 Buchner Place, known as the Buchner House, to be of cultural heritage value and significance.

**WHEREAS** By-law No. 98-85 designated the Buchner House located at 6172 Buchner Place 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

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

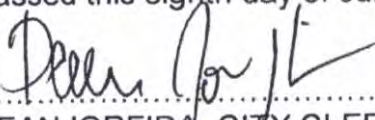
**AND WHEREAS** The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

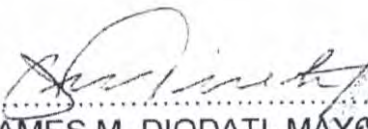
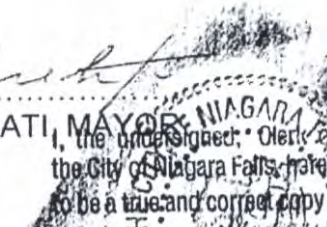
**AND WHEREAS** no objections have been filed with the Clerk of the Municipality;

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

1. That By-law 98-85 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 98-85 be amended by deleting Schedule "B" thereto and substituting Schedule "B" attached hereto.
3. 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.
4. 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 eighth day of July, 2014.

  
.....  
DEAN IORFIDA, CITY CLERK

  
.....  
JAMES M. DIODATI, MAYOR, NIAGARA FALLS CORPORATION  
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: 2014-85  
of the said City. Given under my hand and the seal of the said Corporation this 8th day of July, 2014.  
  
.....  
CI

First Reading: July 8, 2014  
Second Reading: July 8, 2014  
Third Reading: July 8, 2014

## **SCHEDULE "A" to By-law No.:**

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 Part Lot 5 and Part of Lot 6 in Plan 653, abstracted as Block 12, Village of Niagara Falls being identified as PIN 64354-0016 (LT).



## **SCHEDULE 'B' to By-law No. 2014-85:**

### **Description of Property – Buchner House, 6172 Buchner Place**

The Buchner House is a one and a half-storey dwelling located at the end of Buchner Place, across from the Drummond Hill Cemetery. Original portions of the house are said to have been built c. 1799. Due to its proximity to the Lundy's Lane battlefield, the house has substantial historical and contextual value to the community, especially for its involvement in the War of 1812-1814. From the eclectic nature of its architecture, it appears the building has been extensively altered since its construction.

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

The property was 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 noted in military papers which recorded the battle proceedings. Christopher Buchner was a lieutenant in the 2<sup>nd</sup> 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 the 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 MacKenzies built and operated the observation tower erected in the City, thus they were an early part of the City's tourism business. Donald MacKenzie was a carpenter and may have been responsible for some alterations to the house, which give it a mid-19<sup>th</sup> century form. Following the death of Donald, 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.

Throughout the years, the Buchner House has undergone a series of additions, renovations and alterations, exhibiting a blend of vernacular styles ranging from the mid 19<sup>th</sup> to the early 20<sup>th</sup> century. According to notes taken during a Municipal Heritage Committee tour in 1996, the Buchner house was described as initially a two-bay structure. The enclosed porch, extended roof slope and elongated dormer are alterations of the original form. The dwelling is clad in clapboard siding, a more recent change from the house's previous stucco exterior. 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. There have been many



additions and alterations that make it difficult to determine what architectural style or exact period in which the house was built.

The house's medium-pitch gable roof extends towards the east elevation, incorporating several porch additions that are built into the east façade, ultimately forming a continuous sloping roof. The roof is clad in asphalt shingles, and features an elongated gable dormer on the east façade. An inset brick chimney is placed on the building's west façade. An enclosed veranda is on the north (front) façade and a portion of the east façade. The porch features a series of 6 paned windows. An enclosed gable pediment projects from the building, above the off-centre front entrance. Above the veranda on the north (front) façade are three rectangular window openings: two double hung sash windows, and a small square window in the peak of the gable.

The involvement of the lands in the Battle of Lundy's Lane and ownership by the people responsible for the early economic development of the City make the property worthy of designation.

### **Description of Heritage Attributes**

Key exterior features that embody the heritage value and are important to the preservation of 6172 Buchner Place includes the following heritage attributes:

- Proximity to the Lundy's Lane Battlefield
- One and a half storey building clad in clapboard siding
- Medium pitch gable roof
- Inset brick chimney on west side
- Enclosed veranda is a later addition
- Off centre front entrance
- Association with Buchner, Forsyth and Street families