



MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
April 11, 2023
7:00 PM

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Absent	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

March 21, 2023 Minutes

RESULT:	APPROVED [UNANIMOUS]
AYES:	Palmer, Waterman-Kulpa, Kensy, Swartz, Hirschey
ABSENT:	Mancuso

NEW BUSINESS

OLD BUSINESS

1. 22 CHATEAU TERRACE - LANDMARK DESIGNATION APPLICATION March 21, 2023

Jessica Black, 79 Fruehauf, presented the landmark designation application for 22 Chateau Terrace. She said that the property meets local landmark criterion (i) and (ii) due to its development by Suor & Suor, a key firm in developing first generation of suburban development in the region, and its distinctive early 20th century Craftsman-style characteristics. Ms. Black also presented an overview of the Chateau Terrace neighborhood, a cohesive residential enclave consisting of homes built between 1910 and 1920 featuring a variety of early twentieth-century architectural styles. She also presented a variety of photos, news clippings, maps and photographs.

Ms. Palmer reviewed the Commission's role of researching and making recommendations to the Town Board, who ultimately have the final say. Mr. Quinn clarified that the application was submitted as an individual landmark. Ms. Waterman-Kulpa made note that the application talks about the significance of the neighborhood, which was also mentioned in the Reconnaissance Survey, and that the applicant had mentioned she would ultimately like to see the neighborhood recognized as a local historic district.

Ms. Palmer made a motion to adjourn in order to further review materials and complete additional research. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

April 11, 2023

Ms. Palmer said Jessica Black submitted a list of citations from the presentation she made at the March meeting. She also mentioned a Certificate of Designation for the Chateau Terrace Study Area from SHPO while also mentioning that it did not have anything specific to 22 Chateau Terrace itself. Ms. Palmer stated that she had reached out to SHPO with a couple questions and hopes to have a response before the May meeting. Ms. Palmer also mentioned that while the owner of the property is not required to appear, she believes they plan on presenting at the next HPC meeting and, if not, the Commission would continue the process without that presentation.

RESULT:	ADJOURNED	Next: 5/9/2023 7:00 PM
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2. UPDATE ON CLG GRANT SUBMISSION/PRESERVATION DAY
Ms. Palmer invited Commission members and staff to a Zoom training on April 26 from 6-8pm.
3. PROPOSAL FOR REVISION OF THE TOWN OF AMHERST HISTORIC PRESERVATION LAW
Ms. Demopoulos said she had made changes and will circulate them to the Commission. Ms. Palmer said the latest draft was sent to SHPO for review.
4. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING
No update.
5. EDUCATION PLAN - WEBSITE, PRESENTATIONS
Ms. Palmer said they have one HPC training session remaining, which will be held closer to the end of the year.
6. ST. PAULS & ST. BENEDICTS - POSSIBLE LANDMARK

Ms. Palmer said she plans on setting up a call with SHPO regarding both St. Pauls and St. Benedicts, as well as a few other properties, to explore the possibility of moving forward with a designation.

MISCELLANEOUS

The Historical Preservation Commission entered an executive session to discuss membership.

ADJOURNMENT

The Historic Preservation Commission meeting of April 11, 2023 was adjourned at 7:45pm.



**MINUTES
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March 21, 2023
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
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Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Present	
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Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Ann Demopoulos	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

February 21, 2023 Minutes

RESULT:	APPROVED [5 TO 0]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Jennifer D. Kensy, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSTAIN:	Palmer

NEW BUSINESS

1. **ST. MARY'S MOTHERHOUSE, 400 MILL STREET - CERTIFICATE OF APPROPRIATENESS February 21, 2023**

Julie Still, Whitney Management Corp., accompanied by Patrick Byrne, Weaver Metal & Roofing, presented the Application for Certificate of Appropriateness for a full roof replacement of St. Mary's Apartments at 400 Mill Street. The property was purchased in 2003, was redeveloped as affordable senior apartments, and has had numerous roofing repairs totaling roughly \$75k to address leaks and deterioration issues. Last year, they began the process of determining long-term viability of the existing slate roof and had multiple professionals recommend a full replacement versus on-going repairs. Asphalt roofing material was selected to replace the existing slate for a number of reasons, including urgency to repair active leaks that were causing interior damage, falling slate, material availability due to supply chain issues, economic impact on property operations and long-term maintenance of selected materials. Ms. Still also cited several historic properties in Western New York with asphalt roofing. Work on the roof replacement began in November 2022 before it was stopped by the Town of Amherst in January of 2023 due to questions pertaining to work permits.

Ms. Waterman-Kulpa said that slate roofs can last for many years with proper care and maintenance, and inquired what specific repairs had been made over the years. Ms. Still said that they had been doing repairs that were necessary over time, but the amount of repairs intensified in over the last two years, leading them to look into other options. Mr. Byrne supported this, saying that they originally made various slate repairs and replacement in kind, but that it was determined that it was no longer an option. Ms. Waterman-Kulpa stated that the building is on the State and National Registers of Historic Places and that there are specific steps that should have been followed. However, since the proper steps were not taken and it was being brought to their attention after the full replacement of the roof has already begun, the Commission was playing catch-up. Ms. Still said that when the building was purchased, it was their understanding that there was only a 10-year period of compliance, and that based on the letter provided by Gary Browne, The Browne Company, the decision for a full replacement rather than repair would have been the same. She also mentioned that any delay in work or options besides a full replacement with asphalt materials would be a significant hardship for both the residents and the owners. The Commission decided to adjourn to the March 21st HPC meeting so that additional information could be provided, including a full existing conditions report, estimates for other materials considered, and photos of the interior damage, in order to determine what the next step should be. Ms. Still and Mr. Bryne also agreed to arrange a time in the coming weeks for Commission members to go out to the property to view the roof.

Ms. Waterman-Kulpa made a motion to adjourn the matter until the March 21 HPC meeting. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

March 21, 2023

Thomas Granville, Whitney Capital Company, stated that they did not having anything additional to present besides what was previously submitted to the Commission. Ms. Waterman-Kulpa read a statement, which included a summary of the project scope, the recent timeline of developments, as well as the principles and factors the Commission considered in making their decision. She concluded that slate roofs are more durable and have longevity compared to synthetic roofing options, and that the Historic Preservation Commission would like to see the building protected for another 100 years with a new slate and copper roofing system.

Ms. Waterman-Kulpa made a motion to deny the Certificate of Appropriateness for the replacement of the existing slate roof system at St. Mary's Apartments with an architectural slate roof system. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to request the Town Board to take action pursuant to Section 121-14(c) of Town Code to require restoration of the property as put forth by that section. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Susan M. Palmer, Chairman
AYES:	Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey

2. 22 CHATEAU TERRACE - LANDMARK DESIGNATION APPLICATION

Jessica Black, 79 Fruehauf, presented the landmark designation application for 22 Chateau Terrace. She said that the property meets local landmark criterion (i) and (ii) due to its development by Suor & Suor, a key firm in developing first generation of suburban development in the region, and its distinctive early 20th century Craftsman-style characteristics. Ms. Black also presented an overview of the Chateau Terrace neighborhood, a cohesive residential enclave consisting of homes built between 1910 and 1920 featuring a variety of early twentieth-century architectural styles. She also presented a variety of photos, news clippings, maps and photographs.

Ms. Palmer reviewed the Commission's role of researching and making recommendations to the Town Board, who ultimately have the final say. Mr. Quinn clarified that the application was submitted as an individual landmark. Ms. Waterman-Kulpa made note that the application talks about the significance of the neighborhood, which was also mentioned in the Reconnaissance Survey, and that the applicant had mentioned she would ultimately like to see the neighborhood recognized as a local historic district.

Ms. Palmer made a motion to adjourn in order to further review materials and complete additional research. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT:	ADJOURNED	Next: 4/11/2023 7:00 PM
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3. HPC MEMBERSHIP

The Commission held an executive session to discuss various candidates for the open seat and will review in April.

4. HARLEM ROAD COMMUNITY CENTER PLAQUE

Ms. Palmer presented that the Commission recently approved allocation of funds to have four plaques made for landmarks and would now be purchasing the plaques for Harlem Road Community Center and Street Furniture.

OLD BUSINESS

5. UPDATE ON CLG GRANT SUBMISSION/PRESERVATION DAY

Continuing to work on Preservation Day.

6. PROPOSAL FOR REVISION OF THE TOWN OF AMHERST HISTORIC PRESERVATION LAW

Ms. Palmer said that a small working group worked on the first draft and that some changes had been made based on feedback from Preservation Buffalo Niagara. Ms. Demopoulos explained that anything crossed out was old language being removed and anything underlined in red was going to be added. The Commission discussed adding language pertaining to defining scenic landmarks, which the members agreed could be beneficial. Ms. Bucki said she would like to retain references to cemeteries and ethnic and religious groups in §121-6. Ms. Palmer said that the changes would be made and the new draft would be circulated to members before being sent to SHPO for their review.

7. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING

No update.

8. EDUCATION PLAN - WEBSITE, PRESENTATIONS
Ms. Palmer said their second training of the year is this Thursday and mentioned that they had been invited to attend Explore Buffalo event on August 12th.
9. ST. PAULS & ST. BENEDICTS - POSSIBLE LANDMARK
No update.

MISCELLANEOUS

ADJOURNMENT

The Historic Preservation Commission meeting of March 21, 2023 was adjourned at 8:56pm.

LANDMARK DESIGNATION APPLICATION FORM TOWN OF AMHERST, NEW YORK

Town of Amherst Historic Preservation Commission
Town of Amherst Planning Department – (716) 631-7051

FOR USE OF
BLDG. DEPT. ONLY

REC'D BY _____

DATE _____

TIME _____

Your name: Jessica Black Telephone: (716) 713-4047 Date: _____

Your address: 79 Fruehauf Avenue Amherst NY 14226

Organization (if any): _____

A. PROPERTY IDENTIFICATION

1. Building's common or current name: 22 Chateau Terrace

2. Building's historic name, if known: _____

3. Street location: 22 Chateau Terrace SBL# 68.17-6-19

4. Present owner & address: 570 DAB 3 LLC Benderson Development

[list all owners of record and 7978 COOPER CREEK BOULEVARD C/O JOSEPH P. KEIFFER

their addresses – use UNIVERSITY PARK FL 34201

additional sheet if necessary] _____

B. DESCRIPTION OF CRITERIA FOR DESIGNATION OF HISTORIC LANDMARK, SITE, OR DISTRICT

Applicants must clearly and thoroughly identify the criteria which is the basis for designation of a historic landmark, site or district. Applications will not be considered by the Commission unless completed with all information deemed necessary by the Commission.

Applicants must:

- Indicate the criteria which is the basis of this application with a check box below
- Provide a supporting written narrative explaining how this property meets EACH criteria indicated.
- Attach supporting documentation for each criteria
- Provide such additional documentation required by the Commission

The HPC may recommend designation of an individual property as a HISTORIC LANDMARK if it:

- ____ 1. Is associated with the lives of individuals, or of people, or of events significant in the national, state or local history.
- ☒ 2. Embodies the distinctive characteristics of a type, a period, or a method of construction.
- ____ 3. Represents the work of a master architect or designer, or possesses high artistic values.
- ____ 4. Represents a significant or distinguished entity whose components may lack individual or special distinction.
- ____ 5. Because of a unique location or singular physical characteristic, it represents an established and familiar visual feature of the neighborhood.

The HPC may recommend designation of a property or a group of properties as a HISTORIC SITE if it/they:

- ____ 1. Contain(s) significant historical or cultural sites where buildings or structures no longer exist such as a battlefield, cemetery, or former transportation facility; or sites which may yield information important to area history or prehistory.

The HPC may recommend designation of a group of properties as an HISTORIC DISTRICT if they:

- ____ 1. Contain properties which meet one or more of the criteria for designation as a landmark; or
- ☒ 2. Are an area that represents several periods or styles of architecture typical of different areas of history; or
- ____ 3. Are an area that has several buildings of the same architectural period or style, and thus constitute unified architectural streetscape consistency, or a significant community uniformity of style; or
- ____ 4. Are an area connected with significant events or cultural happenings or developments involving ethnic, religious groups, or other groups of special historical interest; and
- ____ 5. By reason of possessing such qualities, they constitute a distinct section of the Town of Amherst.

C. PROPERTY DESCRIPTION

5. **Building material(s):** ___ clapboard ☒ stone ☒ stucco
 ___ shingles ___ cobblestone ___ board and batten
 ___ brick ___ logs ___ other: _____

6. **Structural system:** (if known) ___ wood frame: heavy timber ___ plank
 ___ wood frame: light members ___ metal (explain): _____
 ___ masonry load-bearing walls _____
 ___ log ___ other: _____

7. **Condition/ Integrity:** ___ excellent ___ deteriorated Check one: ___ good ☒ unaltered Check one: ___ original site
 ___ fair ___ ruins ___ altered ___ moved
 ___ unexposed date: _____

List major alterations and dates (if known): _____

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles. _____

Source of this information: Commonwealth Heritage Group Documentation Report, June 2022

8. **Threats to building:** ___ none known ☒ development ___ deterioration
 ___ zoning ___ roads ___ fire
 ___ other/comments: _____

9. **Related outbuildings and property:** ___ barn ___ carriage house ___ shop ___ well
☒ garage ___ greenhouse ___ gardens ___ other
 ___ shed ___ privy ___ stables _____
 Landscape feature: _____
 Other: _____

10. **Surroundings:** (check all that apply) ___ open land ___ densely build-up ☒ residential
 ___ woodland ___ commercial ___ other: _____
 ___ scattered buildings ___ industrial _____

11. Interrelationship of building and surroundings: _____

12. Other notable features of building and site (i.e. style, details, interior features if known):

Description of Exterior.

~~The residence at 22 Chateau Terrace is a frame, two-story Craftsman style building with a front gabled roof with asphalt shingles, stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights. The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular ...~~



Signed at:
2023-02-02 11:45:44

02/02/2023

Signature of Applicant

Date

Print Name

Two (2) copies of this form and all supporting documents must arrive by 4:00 pm (end of day) two weeks prior to the monthly Historic Preservation Commission meeting. Upon submission of the complete application, one complete PDF shall be emailed to the Town of Amherst. Email address shall be provided at the time of submission.

Attachment: Landmark Application - Jessica Black (27242 : 22 Chateau Terrace)

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion:

[illegible]

Chairpersons Signature_____

Date _____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

Attachment: Landmark Application - Jessica Black (27242 : 22 Chateau Terrace)

Address: 22 Chateau Ter
Section, Block & Lot (SBL): 68.17-6-19
Owner Name: 570 DAB 3 LLC

Property Inventory

Bedrooms: 3
Baths (Full, Half): 1, 0
Fire Places: 0
Town or Village: Town of Amherst
School District: Amherst Central
NY State School Tax Code: 719
Fire District: Snyder
Frontage x Depth: 80.00 ft x 73.34 ft
Property Type: Residential

Description: One Family
 Year-Round Residence
Building Style: Old style
Year Built: 1920
Sq Footage: 1727 sqft
Exterior Wall Material: Stucco
Improvement(s):
 RG4, Gar-1.0 det, 360 Sq FT
 RP2, Porch-covered, 35 Sq FT



Figure 1. The property at 22 Chateau Terrace, Town of Amherst, Erie County, New York (Commonwealth 2022).

“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.”

Richard Moe

President, National Trust for Historic Preservation

Delivered at the First Church of Christ, Scientist, Berkeley, CA March 27, 2008

Neighborhood Context & Overview

Amherst

European-American settlement of the Niagara Frontier dates from the end of the American Revolution in 1783. During the next decade large grants of land in western New York would be sold to private investors who attempted to open the land to settlement. The land's initial purchasers, a syndicate of speculators headed by Oliver Phelps and Nathaniel Gorham, forfeited their obligations, and the rights to the unsurveyed portion of the area were sold to Robert Morris in 1791. Reserving a portion of the land for his own purposes, Morris sold the remainder, including all of present-day Erie County, to a consortium of Dutch investors, called the Holland Land Company, in 1792-1793 (Turner 1974 [1850]; Silsby 1961).

Joseph Ellicott was contracted in July 1797 to survey the company's land in western New York and divide it into townships. The process began in the spring of the following year. The current path of Main Street (NY Route 5), completed in 1803, was known as the Buffalo-Batavia Road to the early settlers. This road and the future City of Buffalo were laid out by Ellicott (White 1898). Once townships had been surveyed and roads in the area cut, settlement and growth followed quickly. The first land sales in Amherst were made in the autumn of 1803 to Samuel Kelsey, Henry Lake, Benjamin Gardner, and William Lewis, among others. The earliest settlers arrived the following year and included Timothy and Orlando Hopkins, John Hershey, Samuel McConnell, Alexander Logan, Caleb Rogers, Stephen Colvin, John King, and Joel Chamberlain. By 1808 Ellicott Creek (then known as Eleven Mile Creek) had been dammed and a grist mill was operating in what was then called Williams Mill. Erected by Jonas Williams, the mill was joined by a sawmill and later a tannery (Glover 1972:2). Niagara County (consisting of what are now Erie and Niagara counties) was formed from Genesee County in 1808.

The War of 1812 stunted growth in Western New York which served as one of the primary theaters of that conflict, and areas near the border with Upper Canada (the current province of Ontario) were ravaged by attacks and counterattacks. After the war, Eleven Mile Creek (Ellicott Creek) offered a prime power source for nascent industrial growth, which in turn attracted settlers to the area. With increased population, new political divisions were made. The Town of Amherst was separated from the Town of Buffalo in April 1818 and named for Sir Jeffrey (or Geoffrey) Amherst, Commander of British forces in America in 1759 and 1760 and an early advocate of biological warfare (i.e., blankets infected with small-pox) against the Indians (White 1898: I:493-494; Fenn 2000:1573-1579). Erie County was created when all the land south of Tonawanda Creek was removed from Niagara County in 1821. The Town of Amherst achieved its present size in 1839 when the Town of Cheektowaga was created (White 1898: I:493-494).

The area received a tremendous economic boost when one terminus of the Erie Canal was located at the village of Buffalo. Begun in 1817, the Erie Canal linked Buffalo and Lake Erie with New York City when it opened on October 26, 1825. The completion of the canal attracted additional settlers to the region, including many German-speaking Alsatians, who began to populate the largely agricultural and unoccupied northern portions of

the Town of Amherst in the early 1830s (Young 1965:260). Progress was slow since Ellicott Creek flooded regularly, and the nearby land had to be drained before it could be cultivated (Smith 1884: I:400). Despite these endeavors, the center of settlement in the Town of Amherst remained at Williamsville near the creek. Homesteaders focused on growing grain, notably wheat, and grazing cattle. The town's numerous creeks supported a variety of rural industries, including grist mills, a carding mill, sawmills, a tannery, a shoe-and-boot factory, a broom factory, a slaughterhouse, and two furnaces for processing iron needed by area blacksmiths (Glover 1972:2-3; League of Women Voters 1985:6; Amherst Museum 1997). The Fogelsonger limestone quarry was located between Snyder and Williamsville near what is now the entrance to the New York State Thruway. The population of the town increased during the middle decades of the nineteenth century from 4,153 in 1850 to 4,807 in 1875 (Beers 1880:18-19).

First completed to Buffalo in the 1840s, railroads played an important part in the development of western New York as an economic power during the nineteenth and twentieth centuries. As part of the effort "to connect the Hudson River and Lake Erie with a 'ribbon of rails'" the Batavia branch of the New York Central Railroad passed through the central part of the Town of Amherst (Eberle and Grande 1987:52; Stone and Stewart 1866; Beers 1880). This line was abandoned in the twentieth century, and the tracks were pulled up. The New York West Shore & Buffalo Railroad ran passenger service along this route, stopping at Transit Station and Getzville beginning in 1884 (White 1898: I:539; USGS 1905). By 1896, a branch of the Lehigh Valley Railroad ran diagonally through the town, west and south of the project area (Young 1965: 264; USGS 1905, 1948).

During the late nineteenth century, the Town of Amherst underwent a period of infrastructure improvements, including the widening and paving of streets and roadways, and the erection of bridges. The first telephone was installed in 1879 (although dial service did not begin until 1949) and the first water system was created in 1895. After the turn of the nineteenth century, other public services began to improve living conditions in the town: water-power generated by Niagara Falls was used to provide the town's electricity as electric lights were erected along Main Street in 1901; a natural-gas franchise was granted in 1902; the first water meters were installed in 1919 (League of Women Voters 1985:7; Young 1965:264- 265).

Industry in the town at that time centered on processing grain. Large and active flour mills ground wheat grown in the town as well as grain brought to Williamsville from the docks of Buffalo. By the 1890s, however, "electric power from Niagara Falls became available in unlimited quantities. [As a result,] except for the Chalmers gelatine factory [in Williamsville], founded in the 1872, industry disappeared, and Amherst turned toward developing itself as a residential area" (Glover 1972:6-7; see also Young 1965:116- 117). Improvements and developments in transportation networks during the 1890s into the twentieth century, as well as the prosperity of the cities of Buffalo and Tonawanda facilitated the trend toward creating residential communities. In 1892, an electric trolley system connected Williamsville to Buffalo, which operated until 1930, when gasoline buses and cars proved more popular with commuters (Glover 1972: 6; Young 1965:263). These transportation improvements offered suburban living opportunities for urban workers.

Agriculture remained prominent in the town well into the twentieth century although the trend of subdividing former farms or unproductive areas into residential developments accelerated after World War I (Dunn 1972:212; Eberle and Grande 1987:202).

The town of Amherst was historically a farming community. From a marginal agricultural community at the end of the nineteenth-century, Amherst's population grew dramatically during the first three decades of the twentieth-century: 10% between 1900-1910, 36% between 1910-1920, and 110% between 1920-1930 (Bain 1974, 23). In the late decades of the nineteenth-century, and early decades of the twentieth-century the area north of the city of Buffalo was viewed as the prime location for suburban development, removed from, while remaining connected to the city. The development continued to move farther into the rural landscape of the town of Amherst, facilitated initially by the electric trolley line along Main Street, which would connect residents in these newly developed neighborhoods to the city of Buffalo. Suburban growth in Amherst began in small

speculative developments located off Main Street in the southern part of town. The movement of people out of the city to suburban neighborhoods defined, and continues to define attitudes toward architectural design and neighborhood planning. This movement can be traced through a study of historic maps, specifically in the planning of new roads, which in essence define suburban growth. In the early 1920s the town transferred the responsibility for road construction to commercial developers. This set the stage for speculative, residential suburban development. The buildings constructed on the existing, and newly constructed roads, resulted in the town of Amherst containing a selection of nineteenth- and early twentieth-century farm houses and farm complexes in areas to the north, and architecture representing recognizable American styles in areas close to Main Street, and the village of Williamsville. After World War II Amherst population growth and suburban expansion was typical of other areas in the country. Existing infrastructure directed intensive building adjacent to established arterial neighborhoods. The areas to the north of town that have been historically agricultural or wetlands have remained essentially undeveloped. As a result, the town of Amherst is composed of a diverse selection of early and mid-twentieth century residential properties, and a selection of rural agricultural farmhouses and complexes juxtaposed against commercial and residential growth that occurred primarily after World War II, and again after 1970. Other building types, including commercial, institutional, ecclesiastic and recreational, necessary to support these developing neighborhoods were also constructed. Amherst is a rich study in the development of a rural agricultural town into a suburban community characteristic of nineteenth-and twentieth-century America.

Snyder

The hamlet of Snyder appeared as “Snyderville” on the historic maps until at least 1901, at which point the name was shortened to Snyder. The hamlet is centered on the intersection of Main Street and Harlem Road, where Snyder’s business district was historically located. *The intersection is devoid of any remnants of its nineteenth-century commercial built form.*

To the west of William’s Mill, a small community formed in the future Snyder area when in 1804 Timothy Hopkins purchased a large farm on Main Street which extended west from Washington Highway (approximately three blocks west of Harlem Road) to Amherstdale Road (Fiddler-Woite 1998:11). Settlement progressed slowly in the Snyder area during the early nineteenth century. The Schenck family moved to the area from Pennsylvania in 1821. Two years later, Abraham Snyder and his family also moved from Pennsylvania and settled near their cousins, the Schencks.

Other early families include Schenck, Freuhauf, Helfer, LeBrun, Miller, Fisher, Schuler, Cable, Witmer, Beck, Crout, Harrison, Kern, Frick, and Fogelsanger (Fiddler-Woite 2009:63,65). In 1830, the Hopkins sold their property to the Schenk family (Fiddler-Woite 2009:14). Abraham Snyder, his wife Veronica, and their two sons (Michael and Jacob) lived in a log cabin on Main Street near Harlem Road. In 1832, Mr. Snyder mysteriously disappeared leaving the burden of supporting the family on young Michael (Fiddler- Woite 2009:20). Within 5 years, Michael Snyder moved the family into a plank house on the northeast corner of Main Street and Harlem Road. He opened a mercantile with John Schenk in the front room of the house. He later expanded the house and opened Snyder’s Inn to cater to travelers on the Buffalo Road. He established a U.S. Post Office, according to Snyder family records, as early as the late 1840s (Fiddler-Woite 2009:23). The first post office stood on the northwest corner of Main Street and Harlem Road. However, Michael Snyder was not formally listed as the postmaster of the Snyderville Post Office until 1882 (Fiddler- Woite 2009:24).

An unnamed crossroads community centered on Main Street and Harlem Road is depicted on the 1855 atlas map of Erie County (Geil 1855). The area near Chateau Terrace along Main Street was lined with structures, one of which was a school house. One map-documented structure was a property owned by Mrs. Snyder, which would later be adjacent to the side of Chateau Terrace. A log and brick school house (District #18) was also located near the future site of the Chateau Terrace development (Grande 2000:51). In 1860, Michael Snyder acquired additional property to the east on Main Street near present Chateau Terrace. Snyderville is first identified on the 1866 map of Erie County (Stone & Stewart 1866). M. Snyder’s Store and Post Office are

depicted on the northeast corner of the intersection on Lot 13.

Tobias Witmer, surveyor, carried out the original survey of Farm Lot 13, the future location of Chateau Terrace, in 1852 (Holland Company Land Title & Abstract Company 2017). Mid-to late nineteenth-century land owners of the Chateau Terrace section of Lot 3 (east section) included Michael Shenk, Michael Shenk Jr., and Philip J. Ferkel. By 1880, Lot 13 had been further subdivided, and G. Demerest owned the largest tract with 61 acres on the east side of Lot 13. (Beers 1880; Figure 6). John and Jacob Snyder owned adjacent parcels on Lot 12, to the east. In 1896, a branch of Lehigh Valley Railroad was constructed through Amherst (Young 1965:264) to the north and east of Snyder. An 1898 map depicts the Lehigh Valley Railroad and the Buffalo & Williamsville Electric Railroad on Main Street extending through Snyder (The Matthews- Northrup Co. 1898). Lot 13, the future location of 22 Chateau Terrace, remained undeveloped. The first residential development in the Snyder vicinity was laid out along Getzville Road and Main Street by this time.



Figure 6. The general location of 22 Chateau Terrace on the 1880 map of the Town of Amherst (Century Map Co. 1915).

Twentieth-Century Development in Snyder. Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electric Railway (aka Toonerville Trolley in 1893 and the advent of the automobile (Grande 200:145; Fiddler-Woite 2009:38). Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments (Fiddler-Woite 2009:93). In operation until 1930, the trolley provided access for middle class families to purchase a home in Snyder.

In 1911, brothers William Charles Taylor Suor (1873-1959) and Arthur M. Suor (1874-1936) purchased 99 acres of the Kabel family's farm for the College Hill neighborhood development, which they first called "Amherst Heights" (Grande 2000:149). Formed in 1894, Suor & Suor were initially engaged in real estate business development projects near the Central Park and Parkside neighborhoods of Buffalo (White 1898:439). The brothers developed a few one-block streets near some of the main thoroughfares of Central Park, including Starin and Vorhees Avenues (Moriarty 2017). Their developments on Revere Place, Taft Place, and Sagamore Terrace were speculatively built homes erected on modest lots (Moriarty 2017). Suor & Suor offered affordable single-family homes with modern amenities which appealed to middle class consumers (Moriarty 2017).

Suor & Suor had been previously involved in more traditional real estate interests of acquiring and selling farm houses (Grande 2000:149). Within a few years the firm would further expand development in Snyder with the College Hill - Chateau Terrace subdivision. A third brother, John Russell Suor (1882-1959), was also involved in the development of Snyder (Buffalo Evening News [BEN] 1953:25). He started his real estate career in Buffalo and later moved to Snyder. For roughly 25 years, John Suor was associated with the Erie County Real Estate Department and the county attorney's office as an appraiser (BEN 1953:25).

In Snyder, the Suors envisioned a new type of residential development on the south side of Main Street between Getzville and Harlem roads. Washington Highway formed the central point of what became known as the College Hill (Fiddler-Woite 2009:93). Suor & Suor's College Hill Office was erected on the southwest corner of Main Street (#4363) and Washington Highway (Fiddler-Woite 2009:94). The company built middle-class-sized homes which typically consisted of a two-story building with four bedrooms, a den, and a bathroom on each floor (Fiddler-Woite 2009:95). In February 1917, there were 40 homes in College Hill (BEN 1917). Suor & Suor advertised their new modern homes in local Buffalo newspapers to attract potential buyers to relocate to Snyder (Figures 7 and 8).

The brothers continued to acquire more tracts of land for their development in Snyder. Suor & Suor purchased an additional 65-acres of the Tobias Witmer farm south of College Hill by 1919 (Fiddler-Woite 2009:95). Named College Hill Terrace, the new 331-lot development extended toward Kensington Avenue. It was laid out with large lots for more upscale homes with landscaping and street furniture (Fiddler-Woite 2009:95). The Suors also endeavored in commercial development. In 1920, the Town of Amherst's population had increased by 36 percent from 4,629 in 1910 to 6,286 with much of the increase in the Snyder- Eggertsville area (Grande 2000:145). This rise in population included both new owners of large estates as well as an increased migration of middle-class commuters who purchased homes in the new subdivisions (Grande 2000:146).

By early 1920s, new residential neighborhoods were established west of Williamsville along Main Street which included the following: Rosedale Park, College Hill, Chateau Terrace, Audubon Terrace, and Amherst Estates. From 1923 to 1930, a town committee on building construction approved 73 major subdivisions (Grande 2000:189). The 1920s building boom in Amherst contributed to a 110 percent increase in population from 6,286 in 1920 to 13,181 in 1930 (Grande 2000:183). This growth is evident on a 1927 aerial photograph of the Snyder area (see Figure 14). The 1938 map of Snyder shows extensive residential subdivisions on the north and east sides of Main Street west of Harlem Road and on the south side of Main Street west of Harlem Road (Niagara Frontier Planning Board 1938a, 1938b).

Chateau Terrace Area

Chateau Terrace Study Area was first recommended as a potential historic district in the 1997 Reconnaissance Level Survey of Historic Resources, Town of Amherst (Bero 1997:Appendix F-6). ***The residence at 22 Chateau Terrace was identified as a contributing resource to a proposed historic district.*** In 1997, Chateau Terrace consisted of approximately 73 houses (52 contributing; 21 non-contributing). It included the following properties: 121 Chateau Terrace North; 7-65 and 10-42 Chateau Terrace South, 11-69 and 20-80 Chateau Terrace East 1-121 and 22-120 Chateau Terrace. In the 2011 Survey, 47 were contributing and 23 were non-contributing.

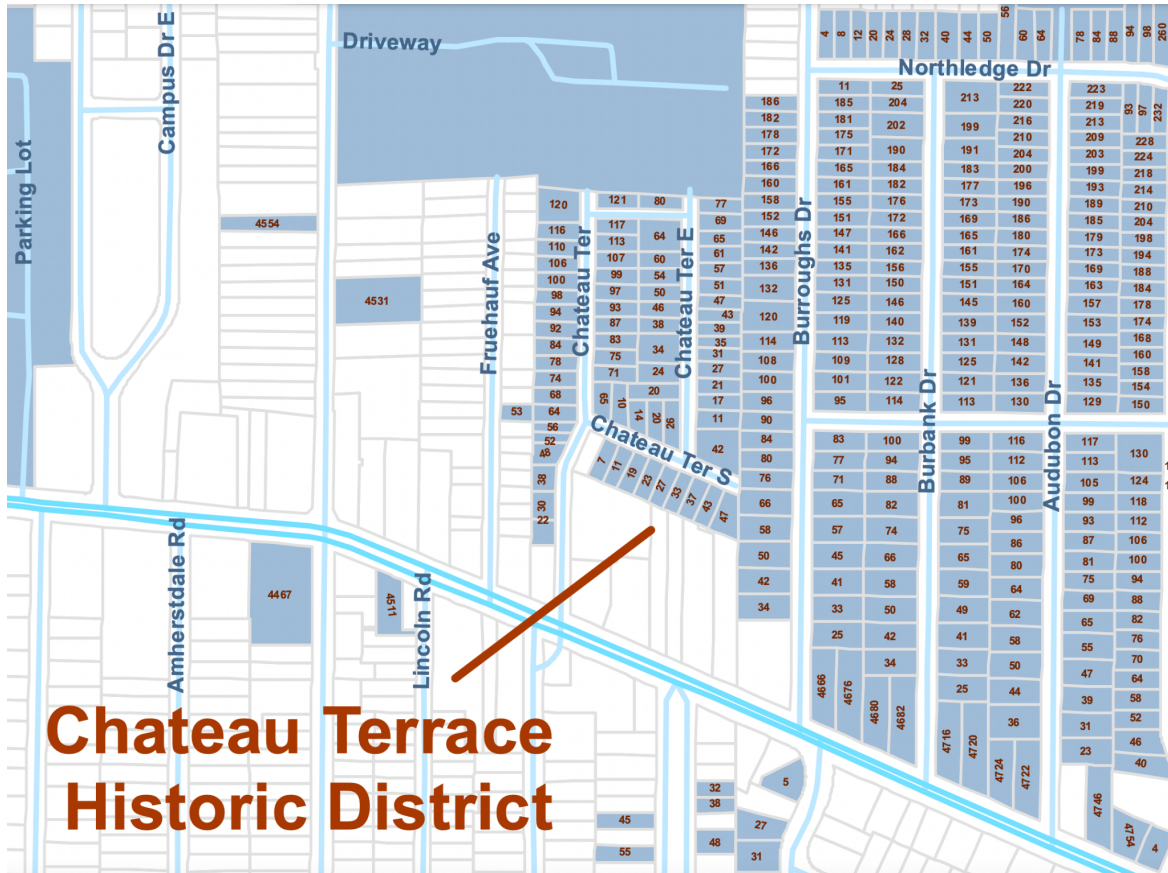
Chateau Terrace Historic District was characterized as a distinct, cohesive residential enclave featuring winding streets, early twentieth-century styles of modestly scaled homes in close proximity to the trolley line. Chateau Terrace residences were primarily built during the 1920s and 1930s. A variety of popular residential architectural styles are represented in the neighborhood including Bungalow, Craftsman, American Foursquare, Colonial Revival, and Dutch Colonial Revival (Figure 4). Other features of Chateau Terrace include a winding street pattern with mature street trees. The 1997 survey also noted Chateau Terrace's significance at the local level for its association with Amherst's early twentieth-century suburban development.

The Colonial Revival style was the dominant style for domestic architecture during the first half of the twentieth-century. It refers to a revival in the interest of early Dutch and English (Georgian and Adam styles) houses from the Atlantic seaboard. The Centennial Exhibition of 1876, and the Chicago World's Fair in 1893 sparked a renewed interest in colonial architecture, and the colonial period in general. In the last two decades of the nineteenth century, the Colonial Revival influenced the Queen Anne style, producing classical details such as Palladian windows. A number of publications including *The American Architect and Building News* and *Ladies Home Journal* promoted the style to both the professional and private sector. Typically, the style tends to be eclectic with the free combination from two or more of these early precedents. Common elements associated with the style include regular massing, symmetrically balance façades, embellishment of front entrances with pedimented porches and classical surrounds, multi-light double-hung wood sash, brick or wood clapboard walls and gabled roof dormers. 22 Chateau Terrace is an example of the Colonial Revival style.

The 1997 survey assigned a "yellow" color code for Chateau Terrace, which is the third level of color coding for properties in the reconnaissance survey's Annotated List (Bero 1997: Appendix F-6). A "yellow" designation for a property represents a property with moderate architectural and/or historical significance (Bero 1997: 101). Chateau Terrace was one of nine historic districts in Amherst recommended for the intensive level survey. However, the historic districts were not included in the 1998 intensive level survey (Bero 1998:2).

In 2011, Chateau Terrace was reassessed in the Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst (KTA 2011: Appendix 1-6). The 2011 survey determined Chateau Terrace Historic District met the criteria for a "blue rated" property. The definition of a "blue rated" property is presented below:

BLUE: *Extremely high architectural and/or historic significance. These properties would likely also meet the criteria for it to be considered National Register eligible. A locally significant district. A resource that is rare and lacks individual distinction. All districts are considered Blue as are most farmsteads.*



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Main St., over Buffalo City
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Name

Address

NEW HOMES OUT MAIN STREET.
College Hill and College Hill Terraces.
200 Washington Highway, large
rooms, 4 bedrooms, 2d floor, one
3d floor; lot 50x155\$12,500.00
30 Chateau Terrace, 4 bedrooms,
wide lot 80 feet 9,000.00
65 Chateau Terrace, 3 bedrooms,
lot 50x132 9,500.00
SUOR & SUOR, Main Street and Chateau
Terrace. Call Crescent 1048. 31t10

Figures 7 and 8. Suor & Suor real estate advertisements in 1921 (left) and 1923 (right) (Reproduced from *The Buffalo Times* 1921 and *Buffalo Courier* 1923b).

The land east of Harlem Road, north of Main Street, remained as large tracts of privately owned land until after 1915. By 1923 the individual tracts had been sold, and developed as individual lots. Park School buffers the neighborhood to the north, as do residential lots lining Main Street to the south. In 1923 only the lots on Fruehauf Avenue show houses were constructed. By 1932 houses had been constructed on Chateau Terrace South, and Chateau Terrace East, with some construction on Chateau Terrace.

In 1909, G. Demert was identified with the east portion of Lot 13, which would become the future site of Chateau Terrace subdivision (Century Map Co. 1909 [Figures 9 and 10]). The southern portion of Lot 13 consisted of a residential-width parcel consistent with the other lots along Main Street. It would later become the entrance road to Chateau Terrace. J. Freuhaut [sic] owned the adjacent properties on the west side of the southern portion of Lot 13. The south end of the street that became Fruehauf Avenue is shown between the two Frauhaut parcels fronting Main Street in 1909. A parcel owned by A. Snyder is adjacent to the east side of the south section of Lot 13, which became the Chateau Terrace entrance. Five other parcels on Main Street bordered the south boundary of Lot 13, one of which included the 1900 two-story brick school house (District 18). The rectangular-shaped north section of Lot 13 was bound to the west by residences on Harlem Road.

The 1915 Century Atlas map contains a discrepancy in property ownership of Lot 13. Chauncey Hamlin was identified on the Snyder sub plan as the owner of the G. Demert property on Lot 13, while the 1915 map of the Town of Amherst documents G. Demert as the owner of the 61-acre parcel (Century Map Co. 1915a, 1915b [Figures 11 and 12]). Hamlin's country estate stood on a separate parcel that fronted Harlem Road. Adjacent to the west side of the property was "J.C. Fruehaups Sub Div.," which consisted of 23 home sites with eleven frame buildings. Other subdivisions documented in Snyder at this time included Meadow Crest on the west side of Harlem Avenue north of Main Street and College Hill south side of Main Street along Washington Highway. According to the results of the title search, Chauncey Hamlin had the parcel surveyed in November 1917 (Holland Company Land Title & Abstract Company 2017: Table 1).

In 1920, The Park School of Buffalo purchased 100 acres on the east side of Harlem Road from the Hamlin Estate for the location of their new school campus which bordered the north boundary of the new Chateau Terrace subdivision (The Park School of Buffalo 2022; Fiddler-Woite 2009:126). In 1922, the Burkhardt Company purchased the Tobias Witmer farm on the east side of Chateau Terrace for the Audubon Terrace subdivision (Fiddler-Woite 2009:148).

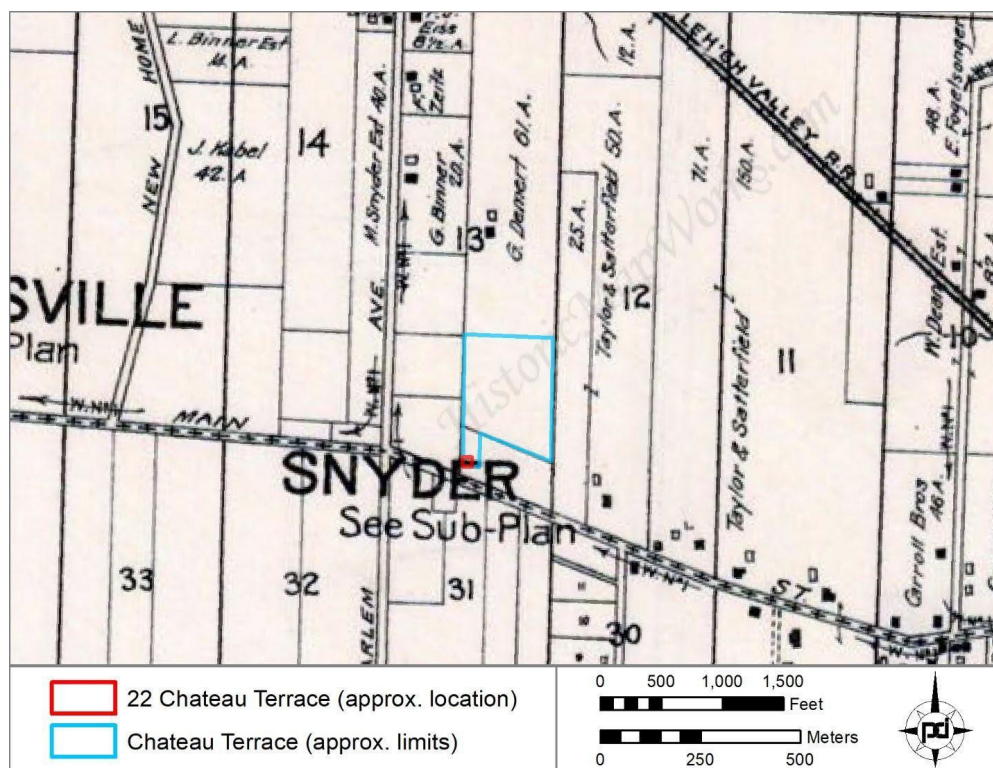


Figure 9. The general location of 22 Chateau Terrace on the 1909 map of the Town Amherst (*Century Map Co. 1909a*).

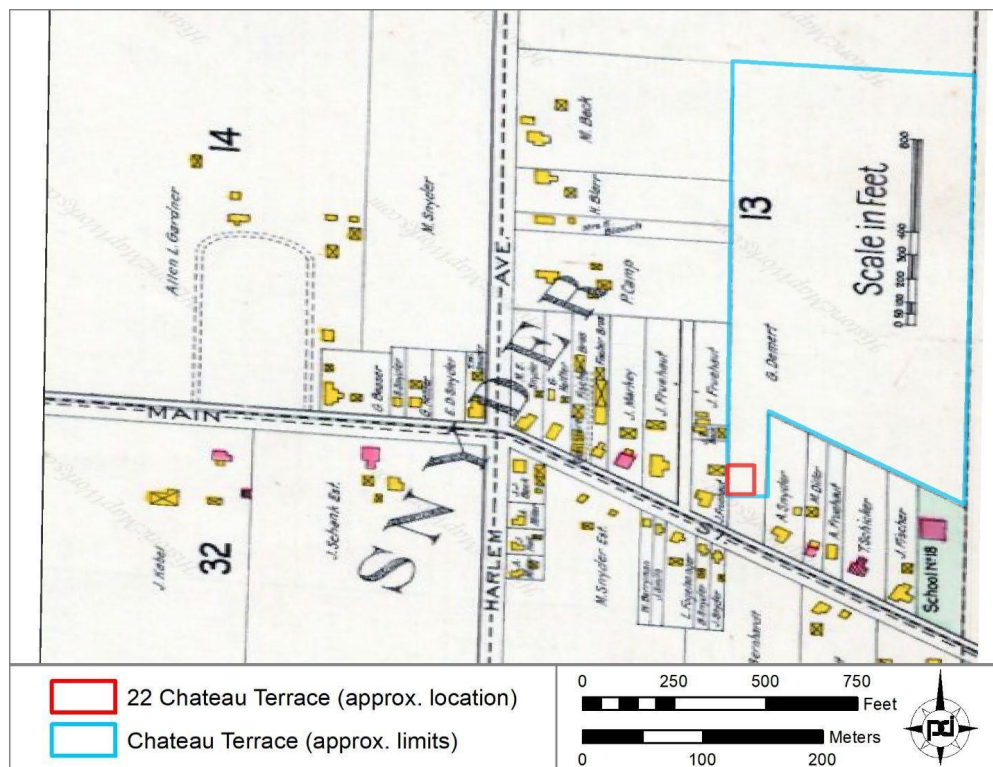


Figure 10. The general location of 22 Chateau Terrace on the 1909 sub-plan of Snyder (*Century Map Co. 1909b*).

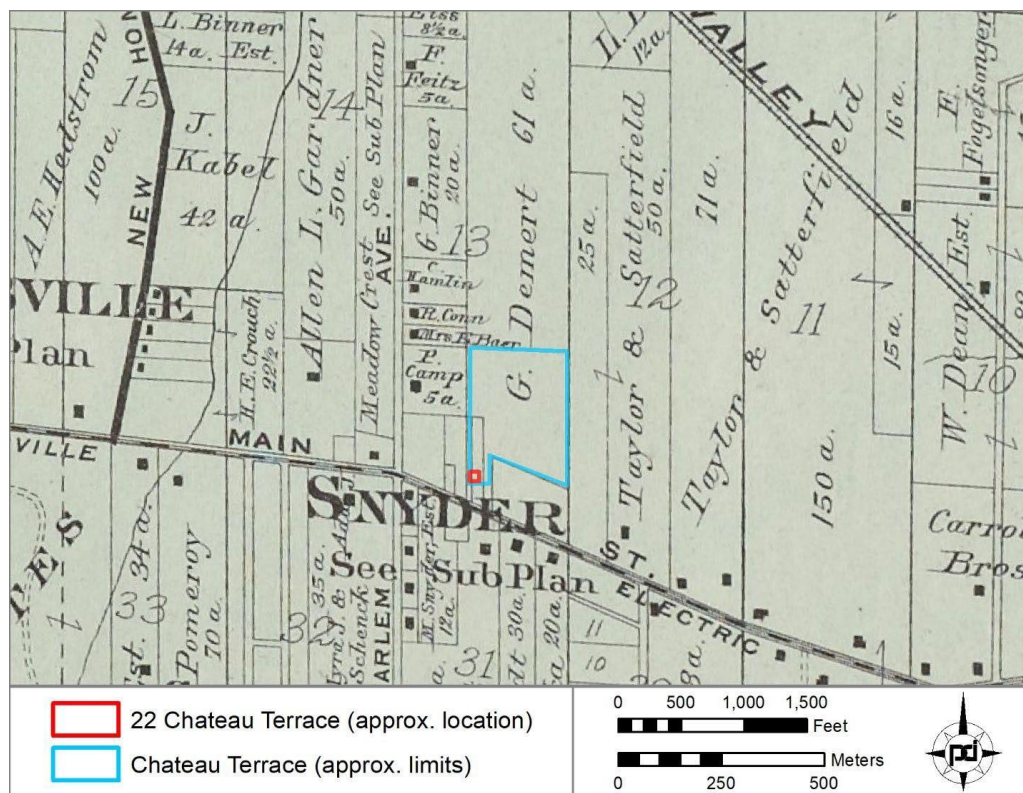


Figure 11. The general location of 22 Chateau Terrace on the 1915 Town of Amherst map (*Century 1915a*)

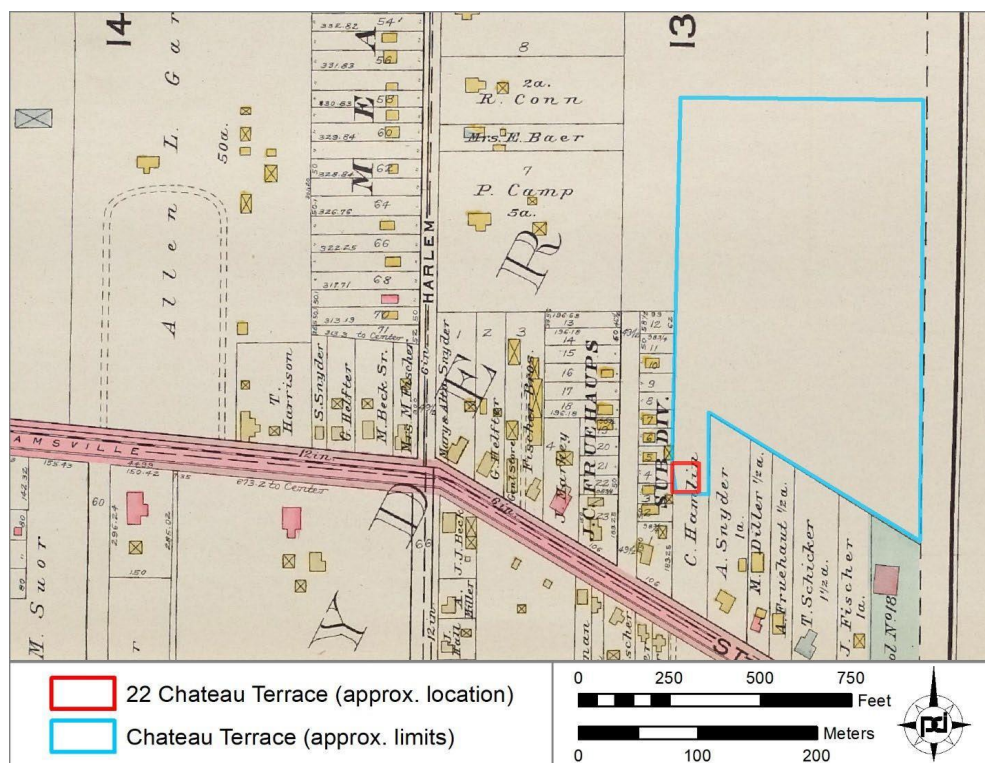


Figure 12. The general location of 22 Chateau Terrace on the 1915 sub-plan of Snyder (*Century 1915b*).

In July 1919, William C.T. Suor and Arthur M. Suor purchased land from Chauncey J. and Emily G. Hamlin for their new College Hill-Chateau Terrace development (Liber 1423 of Deeds, page 240). Louis W. & Josephine E. Ball purchased the parcel at 22 Chateau Terrace on September 1, 1920 (Liber 1555 of Deeds, page 138). The lot was subject to building restriction for a period of 25 years from July 1, 1919. By March 1921, Suor & Suor were listing new homes in the Chateau Terrace development (Buffalo Courier 1921). The house at 30 Chateau Terrace, on the adjacent lot to the north of 22 Chateau Terrace, was advertised with four bedrooms on an 80-foot-wide lot at a list price of \$9,000. At 65 Chateau Terrace, the company built a three-bedroom house on a 50-ft by 132-ft lot which listed for \$9,500.

By 1923, Chateau Terrace subdivision was platted and sparsely developed with only 13 residences, three of which were on the west side of Chateau Terrace just north of Main Street (Sanborn 1923 [Figure 13]). Individual lot numbers in Chateau Terrace do not appear on the 1923 map. Nos. 22, 30, and 38 Chateau Terrace along the south entrance to the subdivision had been constructed by this time. The Craftsman-style detached garage at 22 Chateau Terrace had yet to be constructed. Roads within the subdivision were 50 ft wide. The Park School campus is documented on the north side of Chateau Terrace for the first time in 1923. By this time, Fruehauf subdivision had acquired additional land extending north to the school property. The properties south of Chateau Terrace South included four dwellings with detached garages and School House No. 18. In 1924, District #18 School moved from the two-story brick schoolhouse to a new location on Harlem Road (Fiddler-Woite 2009:110).

Charles S. Burkhardt Co., developer of the adjacent Audubon Subdivision, also built homes in Chateau Terrace. In April 1923, Burkhardt advertised two new homes in Chateau Terrace featuring all modern conveniences, garages, and large lots. Ranging in price between \$14,000 and \$14,500, each house included three bedrooms and tile baths (Buffalo Courier 1923a).

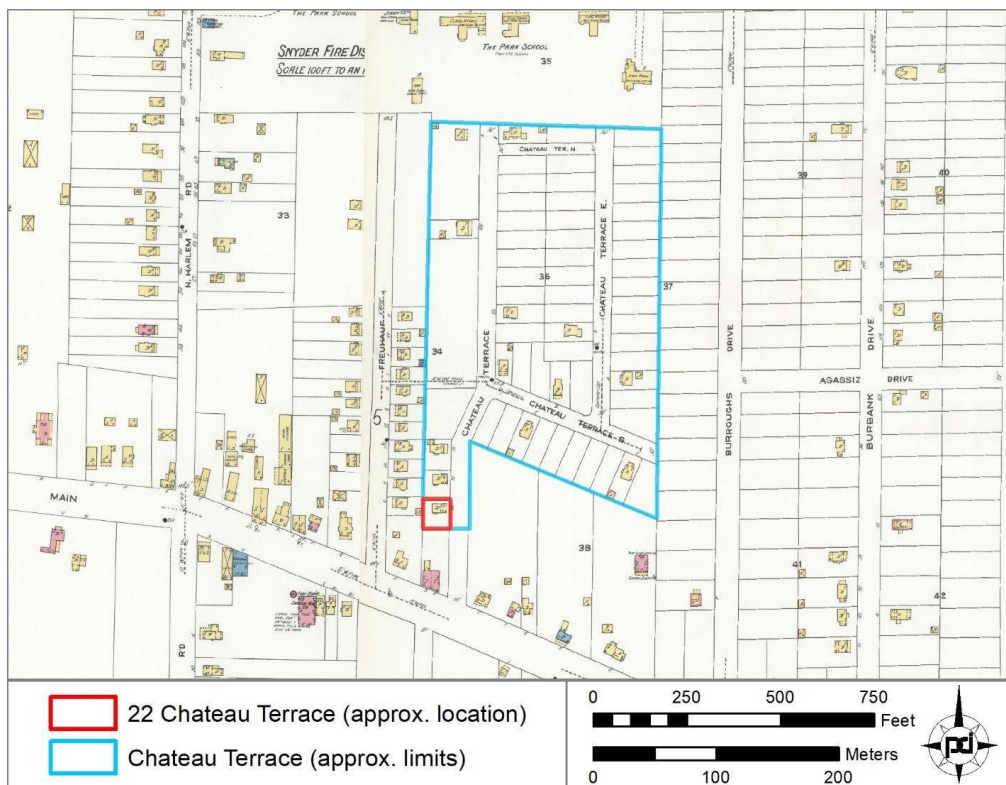


Figure 13. The location and footprint of the house at 22 Chateau Terrace as documented on the 1923 Sanborn Fire Insurance Map (Sanborn 1923).

Chateau Terrace was laid out off Main Street serving as the only entrance road to the subdivision. In 1927, Chateau Terrace remained a partially developed subdivision (ECDPW 1927 [Figure 14]). The three residences depicted on the 1923 map on west side of Chateau Terrace, south of the where the road bends, are visible in the aerial photograph. The southernmost of which is 22 Chateau Terrace. By 1932, homes were erected on Chateau Terrace South and Chateau Terrace East along with some construction on Chateau Terrace (KTA 2011: Area 6-9).

On the 1938 map of Snyder, Chateau Terrace consisted of 74 numbered lots. The west side of Chateau Terrace was divided into 20 lots with the lots 1 through 4 located between Main Street and the bend south of Chateau Terrace South (Figure 15). **The residence at 22 Chateau Terrace was constructed on Lot #2.** The three houses noted on the 1927 aerial had 80 frontages on Chateau Terrace. The other parcels were laid out with 50-ft frontages along Chateau Terrace to the north, the south side Chateau Terrace East, and the south side of Chateau Terrace South. A 1951 aerial view shows additional development in Snyder (Figure 16).



Figure 14. A 1927 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*Erie County Department of Public Works [ECDPW] 1927*).

The former Abram L. Snyder house on the northeast corner of Main Street and Chateau Terrace was demolished in 1957 (Fiddler-Woite 2009:148). A new U.S. Post Office branch (now occupied by the Bornhava school) was erected across the street from 22 Chateau Terrace on the site of the old homestead tract. William C.T. Suor died at 85 years old in January 1959. An editorial on his passing credited the Suor brothers for beginning the trek to the North Buffalo suburbs with their Central Park development and continuing with the suburban development in Snyder (BEN 1959).

Lewis Ball died on August 20, 1968. His widow, Josephine E. Ball, sold the property in July 1971 to Edmund Karnofsky (Liber 7812 of Deeds, page 1). In 1975, the former school building on Main Street was demolished,

and the adjacent property to the south of Chateau Terrace was subdivided into parcels (Snyder- Eggertsville Library and Ascension Lutheran Church [Fiddler-Woite 2009:110]). Karnofsky owned the property for 15 years, later selling it to E/K Realty Group LLC in September 2008. The subsequent owner 570 DAB 3 LLC purchased the property in March 2018. Table 1 presents a summary of deed information for Subdivision Lot 2 (22 Chateau Terrace/Parcel B).



Figure 15. The property at 22 Chateau Terrace in 1938 (Niagara Frontier Planning Board 1938).

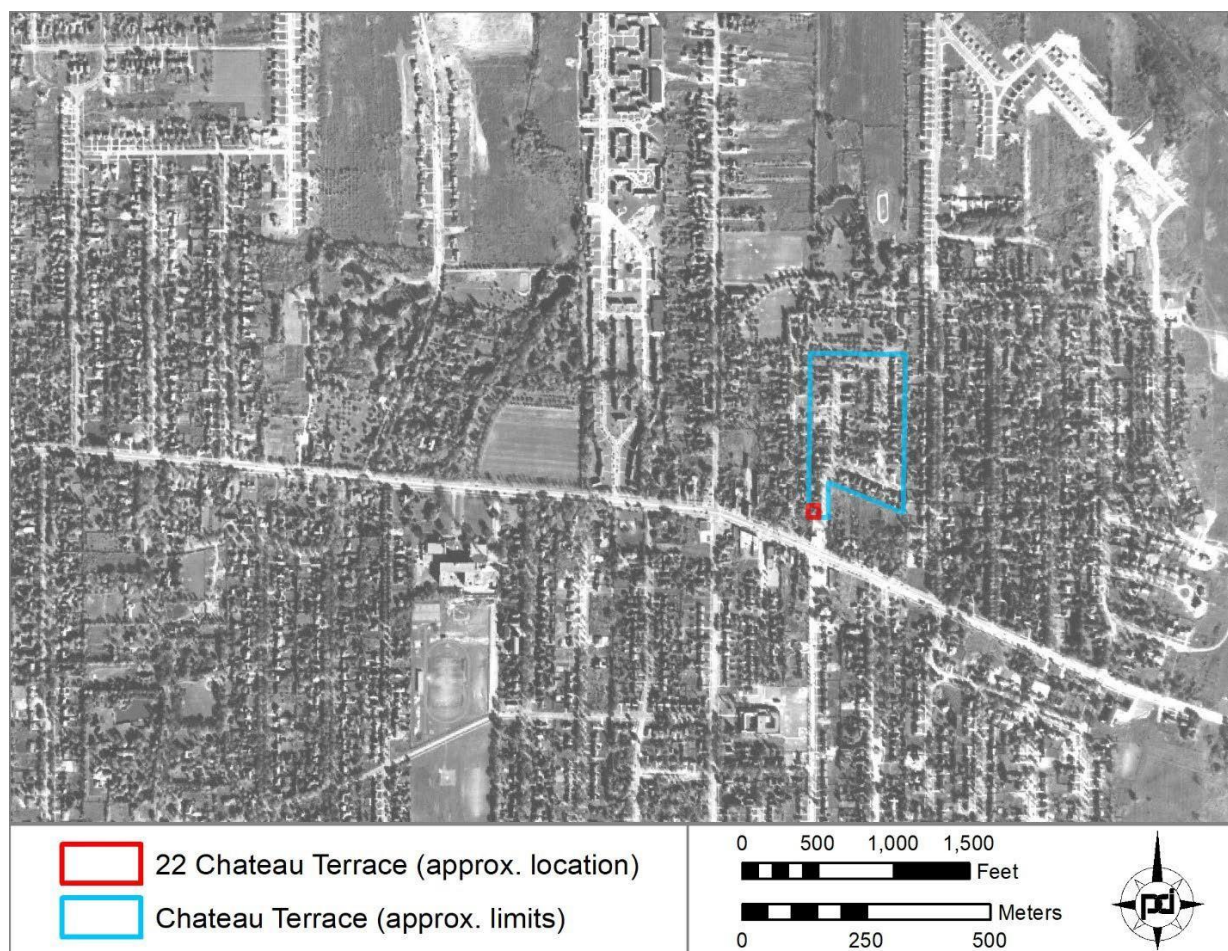


Figure 16. A 1951 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*ECDPW 1951*).

William Charles Taylor Suor and Arthur M. Suor. The Suor brothers were the sons of Charles and Anna (Taylor) Suor (White 1898:439). Their grandfather Joseph Suor was a native of Germany (White 1898:439). Charles Suor operated a wood turning establishment on the corner of Clinton and Oak streets in Buffalo and served as supervisor of the old Eleventh ward (White 1898:439). He died in 1887 when the boys were teenagers.

Arthur M. Suor was educated in public schools and the College of Commerce in Buffalo. He was first employed for three years with the T. C. Tanke's jewelry store and later in the Western Transit Company for a short time. In 1890, he accepted a position with the real estate firm of Thorne & Angell. He was associated with the firm until 1894, when he formed a partnership with his brother, William C. T. Suor (White 1898:439). In 1896, he married Ida Clare Heeb of Buffalo. They had one son, Arthur M., Jr. He was a member of Parish Lodge No. 292, F. & A. M., and of Trinity Lodge, I. O. O. F.

Table 1. Summary of Deed information: Subdivision Lot 2 (22 Chateau Terrace/Parcel B).

Date	Grantor	Grantee	Notes
n/a	Holland Land Company (Part of Lot #13, Township 12, Range 7)	Michael Shenk	Liber 7 of Deeds, page 48. Conveyed into two parcels East Parcel to Michael Shenk, Jr., Liber 53 of Deeds, page 103. West parcel to John Shenk, Liber 48 of Deeds, page 144.
1852	n/a	n/a	Original survey of Farm Lot 13 by Tobias Witmer, surveyors.
n/a	Michael Shenk, Jr (?)	Philip J. Ferkel	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	Philip J. Ferkel	George Demert & Heirs	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	George Demert & Heirs	Chauncey J. & Emily G. Hamlin	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
November 12, 1917	n/a	n/a	Chauncey Hamlin had land surveyed.
July 12, 1919 REC. July 15, 1919	Chauncey J. & Emily G. Hamlin	Wm. C.T. Suor & Arthur M. Suor	Liber 1423 of Deeds, page 240. Subject to easement for water & sewer drainage.
September 1, 1920 Rec. October 7, 1920	Wm. C.T. and Jessie M. Suor & Arthur M. and Ida H. Suor	Louis W. & Josephine E. Ball	Liber 1555 of Deeds, page 138. Subject to building restriction for a period of 25 years from July 1, 1919.
July 1, 1971	Josephine E. Ball as survivor of Lewis W. Ball	Edmund Karnofsky	Liber 7812 of Deeds, page 1 Lewis died August 20, 1968
July 23, 1923 Rec. August 23, 1993	Edmund Karnofsky	New York Telephone Company	Easement. Liber 10727 of Deeds, page 240
August 9, 2008 Rec. Sept. 8, 2008	Edmund Karnofsky	E/K Realty Group LLC	Liber 11149 of Deeds, page 6267
March 16, 2018	E/K Realty Group LLC	570 DAB 3 LLC	Liber 11326 of Deeds, page 9012

Architectural Summary

Setting. Chateau Terrace on the north side of Main Street east of Harlem Road is nestled between two early-to-mid-twentieth-century residential subdivisions, Fruehauf to the west and Audubon Terrace to the east. Chateau Terrace was laid out to serve as the entrance road for the development. The subdivision was designed with four roads that form a near rectangular-shaped central plan. These include two north-south roads (Chateau Terrace & Chateau Terrace East), one northwest-southeast road (Chateau Terrace South), and one east-west road (Chateau Terrace North). The south end of Chateau Terrace has a bend to the northeast just south of Chateau Terrace South. Street trees were planted throughout Chateau Terrace. Trees lining the entrance road, and the road's winding alignment were designed to provide screening as well as privacy. Chateau Terrace was originally designed with three dead end roads. The north end of Chateau Terrace East is open for access to the Park School of Buffalo Campus. Commercial properties, a school, medical offices, and a public library border the south boundary of the subdivision.

Site. Located on the west side of the street, the single-family residence and detached garage at 22 Chateau Terrace is the first residential property in the subdivision north of Main Street. The parcel measures 80 ft wide by 73.34 ft deep. The house has a narrow 9.77-ft setback and a small, enclosed backyard measuring roughly 22 ft wide by 20 ft deep. A mature 24-inch green ash tree is centered in front of the house on the road verge. Other mature trees include are on the south side of the driveway and along west edge of the parcel. Concrete walkways (2.5 ft-2.6 ft) are on the north and west sides of the house. A low concrete retaining wall stretches across the south property line. Parking lots associated with commercial properties fronting Main Street (Nos. 4558-4560 & 4548) border the south, southwest, and west perimeters of the parcel. Residential properties are adjacent to the north (20 Chateau Terrace) and northwest (23 Fruehauf).

Description of Exterior. The residence at 22 Chateau Terrace is a frame, two-story Craftsman-style building with a front-gabled roof with asphalt shingles, stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights.

The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular knee brackets, beveled windows, and paneled and glazed doors.

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles.

Description of Interior. The open first-floor layout consists of a sunroom, dining room, living room, kitchen, and basement/side entrance hall. Three bedrooms, a bathroom, and a hall closet are on the second floor. It has an unfinished basement. The interior has painted plaster walls. Floor finishes include carpeting, hardwood, linoleum, and tile. Hardwood floors are covered on the first floor and primary bedroom. Interior windows are accented with simple wood trim. Extant interior doors are wood with six panels.

The living room has a central brick fireplace with a wood mantel supported by three brick corbels, built-in wood shelving, and Craftsman-style staircase (quarter turn stairs) with corner pier along the north wall. The Craftsman-type living room entrance door has a single panel and four lights. An original push button switch panel is on right side of front door. A Craftsman-type beveled glass window is in the north wall of the living room and west wall of the dining room. Original wooden baseboards and metal baseboard registers are

intact. The kitchen has built-in cabinets. Original cabinet doors have been removed from the upper cabinet shelves on the west wall and a new sink with cabinets has been installed on the east wall. The side entrance/basement hall is on the north side of the house.

The primary bedroom on the second floor is in the upper front (east) of the house. It features two closets and window seat. The other two bedrooms have a single window and closet. The bathroom retains its white hexagonal floor tile, built-in closet, and built-in medicine cabinet.

The basement retains its original door and wood stairs. It has exposed stone walls and a row of built-in cabinets along the west wall. The chimney has a basement clean.

Interior alterations include the following: removal of portions of built-in kitchen cabinets and sink; removal of original light fixtures; drop ceiling in the dining room; new kitchen flooring; removal of a few original doors; and removal of original bathroom sink and tub.

Garage. A detached, frame, two-bay Craftsman-style garage is on the southwest side of the house. The 3.66.5 sq ft garage (18.35 ft wide by 20.15 ft deep) has a hipped roof with overhanging eaves, and asphalt roof shingles, and wood exterior siding. Garage doors feature multiple pane fixed windows and wood panels. The garage is presently structurally unstable. A section of the roof has partially collapsed on the south slope (Photograph 14 in Appendix A).

Conclusions

The ca. 1920 residence with garage at 22 Chateau Terrace retains much of its original materials and stylistic elements, it is a representative example of a modest single- family home type constructed in the first quarter of the twentieth century in Buffalo and suburban neighborhoods. Previous historic resources surveys have also identified the building at 22 Chateau Terrace as a contributing resource to a Chateau Terrace Historic District (Chateau Terrace Study Area in CRIS).

As previously recognized in the historic resources survey, Chateau Terrace Study Area is historically significant at the local level for its association with the suburban development of the Town of Amherst during the early to mid-twentieth century.

Annotated List of Potentially Significant Historic Resources Town of Amherst, NY

Name of Resource/Address	Photo Number	Area (ID Number)	Approx Date of Construction	Resource Type/Description	Reason for Inclusion	Color Code
Chateau Terrace Historic District Includes the following: 11 to 77 Chateau Terrace East and 20 to 80 Chateau Terrace East; 7 to 47 Chateau Terrace South and 10 to 42 Chateau Terrace South; 22 to 120 Chateau Terrace and 65 to 121 Chateau Terrace. 70 properties, 47 contributing; 23 noncontributing.	6-45	Area 6 (6DB45)	Majority of houses built ca. 1920s-30s	Early 20th century residential district featuring a variety of styles including Bungalow, Craftsman, American Foursquare, Colonial Revival, Dutch Colonial Revival. Modest scale houses. Winding street pattern with mature street trees.	Cohesive residential district; early 20th century styles. Association with history of suburban development. Proximity to trolley line.	Blue
53 Fruehauf Avenue	6-56	Area 6 (6BY56)	ca. 1930	2 1/2-story hip roof frame foursquare residence with Prairie style influences. Wood clapboard siding at first floor and wood shingled walls above. Broad overhanging eaves. Rafter tails have been removed. Tapered, paneled porch posts. Contributing garage.	Early 20th century American Foursquare residential architecture	Yellow +

Attachment: 22Chateau.docx (27242 : 22 Chateau Terrace)

Architectural Definitions

Colonial Revival

The Colonial Revival style was the dominant style for domestic architecture during the first half of the twentieth century. As it is used here it refers to a revival in the interest of early Dutch and English (Georgian and Adam styles) houses from the Atlantic seaboard. The Centennial Exhibition of 1876, and the Chicago World's Fair in 1893 sparked a renewed interest in colonial architecture, and the colonial period in general. In the last two decades of the nineteenth century, the Colonial Revival influenced the Queen Anne style, producing classical details such as Palladian windows. A number of publications including *The American Architect and Building News* and *Ladies Home Journal* promoted the style to both the professional and private sector. Typically, the style tends to be eclectic with the free combination from two or more of these early precedents. Common elements associated with the style include regular massing, symmetrically balanced façades, embellishment of front entrances with pedimented porches and classical surrounds, multi-light double-hung wood sash, brick or wood clapboard walls and gabled roof dormers. Examples of the Colonial Revival style can be found in the Chateau Terrace Historic District (ca. 1920s-30s; Photos 6-45).

American Foursquare

The American Foursquare style refers more to a massing typology than it does to a stylistic ornamental language. American Foursquare houses are defined by cubic massing, hipped roofs, overhanging eaves, dormers, and full-width front porches. The ornament can reference Craftsman, Prairie, or Colonial Revival styles. The style first appeared in ca. 1890, and was promoted by builder's magazines and catalogue companies who sold house "kits". The simplified ornamental language gave the buildings a clean, dignified appearance, which appealed to the budget and aesthetic sensibilities of the modern homeowner. The simple massing lent itself to a variety of cladding materials including brick, stucco, clapboard and shingle. Examples in Amherst include 53 Fruehauf Avenue (ca. 1930; Photo 6-56).



AREA 6

6-46. 21 Chateau Terrace East,
Chateau Terrace Historic
District



AREA 6

6-45. 120 Chateau Terrace,
Chateau Terrace Historic
District



AREA 6

6-56. 53 Fruehauf Avenue

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NAME OF RESOURCE, ADDRESS, & SBL #	APPROX. DATE	PROPERTY TYPE	APPLICABLE LOCAL LANDMARK CRITERIA	POTENTIAL THREATS
22 Chateau Terrace (68.17-6-19)	ca. 1920	Early 20th century suburban estate: Craftsman-style residence.	Criterion (i): association with the early history of suburban development in Amherst and representative house of one of Amherst's first major residential subdivisions, College Hill-Chateau Terrace, developed by Suor & Suor, as well as its association with the trolley line and Main Street. Local Landmark Criterion (ii): embodies the distinctive characteristics of the Craftsman style.	Developers

INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The Chateau Terrace neighborhood features many early twentieth-century houses (Bungalows, Craftsman, Colonial Revivals, American Foursquares), as well as some surviving nineteenth-century houses, and a few early 1940s and post World War II houses. Period architectural levels in the neighborhood are moderate.

Chateau Terrace on the northside of Main Street east of Harlem Road is nestled between two early-to-mid-twentieth-century residential subdivisions, Fruehauf to the west and Audubon Terrace to the east. Chateau Terrace was laid out to serve as the entrance road for the development. The subdivision was designed with four roads that form a near rectangular-shaped central plan. These include two north-south roads (Chateau Terrace & Chateau Terrace East), one northwest-southeast road (Chateau Terrace South), and one east-west road (Chateau Terrace North). The south end of Chateau Terrace has a bend to the northeast just south of Chateau Terrace South. Street trees were planted throughout Chateau Terrace. Trees lining the entrance road, and the road's winding alignment were designed to provide screening as well as privacy. Chateau Terrace was originally designed with three dead end roads. The north end of Chateau Terrace East is open for access to the Park School of Buffalo Campus. Commercial properties, a school, medical offices, and a public library border the south boundary of the subdivision.

Located on the west side of the street, the single-family residence and detached garage at 22 Chateau Terrace is the first residential property in the subdivision north of Main Street. The parcel measures 80 ft

wide by 73.34 ft deep. The house has a narrow 9.77-ft setback and a small, enclosed backyard measuring roughly 22 ft wide by 20 ft deep. A mature 24-inch green ash tree is centered in front of the house on the road verge. Other mature trees included are on the south side of the driveway and along the west edge of the parcel. Concrete walkways (2.5 ft-2.6 ft) are on the north and west sides of the house. A low concrete retaining wall stretches across the south property line. Parking lots associated with commercial properties fronting Main Street (Nos. 4558-4560 & 4548) border the south, and west perimeters of the parcel. Residential properties are adjacent to the north (20 Chateau Terrace) and northwest (23 Fruehauf).

OTHER NOTABLE FEATURES OF BUILDING AND SITE *(including interior features if known):*

Description of Exterior

The residence at 22 Chateau Terrace is a frame, two-story Craftsman-style building with a front-gabled roof with asphalt shingles, smooth stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights.

The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular knee brackets, beveled windows, and paneled and glazed doors. The Craftsman character defining features it exhibits are exposed roof rafters, decorative bracing and bracing under gables.

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles.

Description of Interior

The open first-floor layout consists of a sunroom, dining room, living room, kitchen, and basement/side entrance hall. Three bedrooms, a bathroom, and a hall closet are on the second floor. It has an unfinished basement. The interior has painted plaster walls. Floor finishes include carpeting, hardwood, linoleum, and tile. Hardwood floors are covered on the first floor and primary bedroom. Interior windows are accented with simple wood trim. Extant interior doors are wood with six panels.

The living room has a central brick fireplace with a wood mantel supported by three brick corbels, built-in wood shelving, and Craftsman-style staircase (quarter turn stairs) with corner pier along the north wall. The Craftsman-type living room entrance door has a single panel and four lights. An original push button switch panel is on right side of front door. A Craftsman-type beveled leaded glass window is in the north wall of the living room and west wall of the dining room. Original wooden baseboards and metal baseboard registers are intact. The kitchen has a large portion of its original built-in cabinets. Original cabinet doors have been removed from the upper cabinet shelves on the west wall and a new sink with cabinets has been installed on the east wall. The side entrance/basement hall is on the north side of the house.

The primary bedroom on the second floor is in the upper front (east) of the house. It features two closets and window seat. The other two bedrooms have a single window and closet. The bathroom retains its white hexagonal floor tile, built-in closet, and built-in medicine cabinet.

The basement retains its original door and wood stairs. It has exposed stone walls and a row of built-in cabinets along the west wall. The chimney has a basement clean.

Interior alterations include the following: removal of portions of built-in kitchen cabinets and sink; removal of original light fixtures; drop ceiling in the dining room; new kitchen flooring; removal of a few original doors; and removal of original bathroom sink and tub.

Garage

A detached, frame, two-bay Craftsman-style garage is on the southwest side of the house. The 3.66.5 sq ft garage (18.35 ft wide by 20.15 ft deep) has a hipped roof with overhanging eaves, and asphalt roof shingles, and wood exterior siding. Garage doors feature multiple pane fixed windows and wood panels. The garage is presently structurally unstable. A section of the roof has partially collapsed on the south slope.

SIGNIFICANCE:

DATE OF INITIAL CONSTRUCTION: ca. 1920

ARCHITECT: Unknown

BUILDER: Suor & Suor

HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house is architecturally significant as an example of the Craftsman style of the early twentieth century. It meets Local Landmark Criterion (ii) for embodying the distinctive characteristics of this style. The house retains a relatively high degree of integrity of design, materials, and craftsmanship. It also meets Local Landmark Criterion (i) for its association with early 20th century planned residential developments as well as its association with the trolley line and Main Street. The developer of this home was Suor & Suor who made their name originally in the City of Buffalo for building affordable homes for the middle class and contributed to upward mobility and local suburban development in the early 20th century.

Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electric Railway (aka Tonawanda Trolley in 1893 and the advent of the automobile (Grande 200:145; Fiddler-Woite 2009:38). Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments (Fiddler-Woite 2009:93). In operation until 1930, the trolley provided access for middle class families to purchase a home in Snyder.

In 1911, brothers William Charles Taylor Suor (1873-1959) and Arthur M. Suor (1874-1936) purchased 99 acres of the Kabel family's farm for the College Hill neighborhood development, which they first called "Amherst Heights" (Grande 2000:149). Formed in 1894, Suor & Suor were initially engaged in real estate business development projects near the Central Park and Parkside neighborhoods of Buffalo (White 1898:439). The brothers developed a few one-block streets near some of the main thoroughfares of Central Park, including Starin and Vorhees Avenues (Moriarty 2017). Their developments on Revere Place, Taft Place, and Sagamore Terrace were speculatively built homes erected on modest lots (Moriarty 2017). Suor & Suor offered affordable single-family homes with modern amenities which appealed to middle class consumers (Moriarty 2017).

Suor & Suor had been previously involved in more traditional real estate interests of acquiring and selling farm houses (Grande 2000:149). Within a few years the firm would further expand development in Snyder with the College Hill - Chateau Terrace subdivision. A third brother, John Russell Suor (1882-1959), was also involved in the development of Snyder (Buffalo Evening News [BEN] 1953:25). He started his real estate career in Buffalo and later moved to Snyder. For roughly 25 years, John Suor was associated with the Erie County Real Estate Department and the county attorney's office as an appraiser (BEN 1953:25).

In Snyder, the Suors envisioned a new type of residential development on the south side of Main Street between Getzville and Harlem roads. Washington Highway formed the central point of what became known as the College Hill (Fiddler-Woite 2009:93). Suor & Suor's College Hill Office was erected on the southwest corner of Main Street (#4363) and Washington Highway (Fiddler-Woite 2009:94). The company built middle-class-sized homes which typically consisted of a two-story building with four bedrooms, a den, and a bathroom on each floor (Fiddler-Woite 2009:95). In February 1917, there were 40 homes in College Hill (BEN 1917). Suor & Suor advertised their new modern homes in local Buffalo newspapers to attract potential buyers to relocate to Snyder.

The brothers continued to acquire more tracts of land for their development in Snyder. Suor & Suor purchased an additional 65-acres of the Tobias Witmer farm south of College Hill by 1919 (Fiddler-Woite 2009:95). Named College Hill Terrace, the new 331-lot development extended toward Kensington Avenue. It was laid out with large lots for more upscale homes with landscaping and street furniture (Fiddler-Woite 2009:95). The Suors also endeavored in commercial development. In 1920, the Town of Amherst's population had increased by 36 percent from 4,629 in 1910 to 6,286 with much of the increase in the Snyder- Eggertsville area (Grande 2000:145). This rise in population included both new owners of large estates as well as an increased migration of middle-class commuters who purchased homes in the new subdivisions (Grande 2000:146).

By early 1920s, new residential neighborhoods were established west of Williamsville along Main Street which included the following: Rosedale Park, College Hill, Chateau Terrace, Audubon Terrace, and Amherst Estates. From 1923 to 1930, a town committee on building construction approved 73 major subdivisions (Grande 2000:189). The 1920s building boom in Amherst contributed to a 110 percent increase in population from 6,286 in 1920 to 13,181 in 1930 (Grande 2000:183).

The craftsman style was popular between 1905 through the early 1920s. The style was inspired by the Greene brothers who designed simple Craftsman-style bungalows in Pasadena, California. Influences on this style include the English Arts and Crafts Movement (particularly in America the philosophy of Gustav Stickley) and an interest in oriental wooden structures. The style was promoted in periodicals such as *Western Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Ladies Home Journal*, and *The Craftsman magazine*. Stickley promoted the "honest" expression of structure through the use of simple or rustic building materials. The Craftsman philosophy also emphasized high quality design and workmanship, with a special value placed on hand-crafted detailing. The "Craftsman Home Builder's Club" provided subscribers with free sets of blueprints for featured house designs, which could be customized to suit individual needs and tastes. The style is characterized by low-pitched, gabled roofs; hipped roofs; wide, unenclosed eave overhangs and exposed rafters; decorative beams or knee braces beneath overhangs; full or partial width porches with square-tapered columns that sometimes extend to the ground level. The exterior wall is sometimes broken up by the use of different materials. Dormers are common, with exposed rafters and braces.

The house is located in one of Amherst's first major suburban residential subdivision, College Hill-Chateau Terrace, developed by Suor and Suor in the 1920s. This local company had shifted from traditional real estate transactions to large-scale planned suburban development.

THEME: Residential: Craftsman

CONCLUSIONS:

The ca. 1920 residence with garage at 22 Chateau Terrace retains much of its original materials and

stylistic elements, it is a representative example of a modest single-family home type constructed in the first quarter of the twentieth century in Buffalo and suburban neighborhoods. Previous historic resources surveys have also identified the building at 22 Chateau Terrace as a contributing resource to a Chateau Terrace Historic District (Chateau Terrace Study Area in CRIS).

As previously recognized in the historic resources survey, Chateau Terrace Study Area is historically significant at the local level for its association with the suburban development of the Town of Amherst during the early to mid-twentieth century.

22 Chateau Terrace

Historic Preservation Commission
March 21, 2023



Attachment: 22 Chateau Terrace Presentation (27242 : 22

*“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are **well designed**, that **link us with our past** in a meaningful way, and that have **plenty of good use left in them.**”*

*Richard Moe
President, National Trust for Historic Preservation
March 27, 2008*

Year Built: 1920

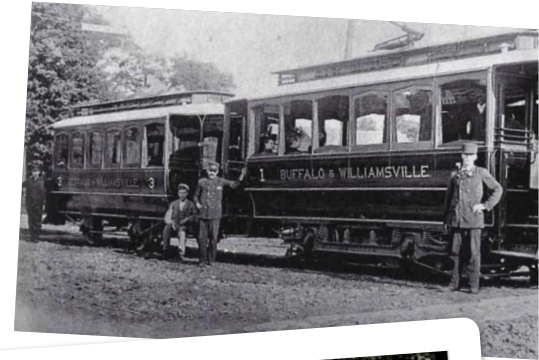
Exterior Wall Material: Stucco, Wood

Developed by Suor & Suor

- Meets **Local Landmark Criterion (i)** for association with early 20th century planned residential developments – Suor & Suor known for major contribution to upward mobility and local suburban development in Amherst and Snyder in the early 20th century
 - Key firm developing first generation of suburban development in the greater Buffalo region, specifically Snyder
- Meets **Local Landmark Criterion (ii)** for embodying the distinctive characteristics of transitional Craftsman style – retains a high degree of integrity of design, materials, and craftsmanship
 - Features exposed roof rafters, and decorative bracing and bracing under gables
 - Smooth stucco exterior is a characteristic shared by many revival and eclectic styles of the early 20th century, especially in suburban developments

Chateau Terrace Neighborhood

- Cohesive residential enclave featuring early twentieth-century styles
- Close proximity to Buffalo & Williamsville Electronic Railway
- Winding street with mature street trees
- Built primarily during 1910-1930
- Architectural styles include: Bungalow, Craftsman, American Foursquare, Colonial Revival, Dutch Colonial Revival
- College Hill Chateau Terrace – Amherst's early suburban development
- Developed by Suor & Suor and Charles S. Burkhardt



Suor & Suor

22 Chateau Terrace was constructed on Lot #2, the first home leading into the subdivision at a time when Snyder was mostly still undeveloped farmland

SNYDER—Chateau Terrace (adjoining Park school); large Colonial house with open and enclosed porches, 3 sleeping rooms, fireplace, hot water heat, large lot and 2-car garage; investigate today. Chas. S. Burkhardt.

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3d floor; lot 50x155\$12,500.00
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wide lot 80 feet 9,000.00
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Add to the list of those houses
you are going to inspect, No. 33
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three bedrooms, tile bath, fine
large attic, sunroom, fireplace,
bookcases, etc.; 50 foot lot; twin
garage. Most desirable location
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COLLEGE HILL IS IDEAL HOME SITE

The back-to-the-farm movement has taken a firm hold in Buffalo and rapid development of the Country Club and Williamsville districts has been the natural outcome. Many beautiful homes have been built along the Williamsville road and improved street car service has attracted to this section a great number of people who wanted to live in the suburbs, but had been compelled to remain in the city because of the inaccessibility of the beauty spots along the Williamsville road.

One of the most attractive developments in that vicinity is College Hill, which was opened by Suor & Suor. The homes at College Hill have found great favor among men of moderate means who preferred the suburbs, and they seized this opportunity to acquire suburban homes, at the same time enjoying all the advantages of city life.



WILLIAM C. T. SUOR
Picture Made in 1947

William C. T. Suor Is Dead at Age 85; 67 Years a Realtor

William C. T. Suor, whose 67-year real estate career flowered with the development of the Snyder area, died Sunday (Jan. 4, 1959) in his home at 6 Washington Hwy., Snyder. He was 85. He had been ill several years.

Mr. Suor and his brother, the late Arthur M. Suor, opened up Charleston Rd., Chateau Ter., Concord Dr., Coolidge Dr., Hamilton Dr., Hancock Ter., Kings Hwy., Liberty Ter., Mt. Vernon Rd., Saratoga Rd., Westmoreland Rd. and Yorktown Rd. in Snyder. All streets were part of a 200-acre farm they had acquired.

Before that, the two brothers had opened Sagamore Ter., Taft Pl., Revere Pl., and Brewster St., in Buffalo's Central Park area.

William Suor was the last member of the Central Park Methodist Church's original Board of Trustees. He was a founding trustee of the Amherst Community Church.

Served in Fire Board

Born in Buffalo, his first job was with the old Third National Bank, but in 1892 he switched to the real estate. Suor & Suor was the name he and his brother adopted for their realty firm. After Arthur Suor's death in 1936, Mr. Suor organized the Suor Realty Corp., at 4361 Main St., Snyder.

He belonged to the Buffalo Real Estate Board and served as vice president and director. He also belonged to the National Association of Real Estate Dealers.

He was a president of Snyder's Board of Fire Commissioners and sat on the Amherst Zoning Board of Appeals for 20 years.

Mr. Suor helped found Amherst Lodge 981, F&M, and was a member of the Buffalo Consistory and Ismailia Temple of the Shrine.

Long Active in Rotary

He also belonged to the Buffalo Trap & Field Club and the Buffalo Athletic Club. Mr. Suor served as a member of BAC's holding organization, the Ellicott Club.

For years Mr. Suor participated in Amherst Rotary affairs, first as a member of the Williamsville Club and later with the Eggertsville-Snyder unit.

Surviving are his wife, the former Jessie M. Smith; a son, William A., of Snyder; a daughter, Mrs. Thomas Butterworth of Reading, Pa., a stepson Walter T. Bull of Hollywood, Calif., and a sister, Mrs. Charles H. Thomas of Snyder.

Masonic services will be conducted tomorrow evening at 8 in the Leo Sauer Funeral Home, 1933 Kensington Ave.

The Rev. Carl Stoll, first pastor of Amherst Community Church, and the Rev. Olin B. Tracy, current pastor, will conduct the service Wednesday at 2 in the funeral home. Burial will be in Acacia Park.

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COUPON.

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Address

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Hope the little touch of French you: attention because we want to you a little story about the homes are offering at

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52 CHATEAU TERRACE—A Color type with hot water heat, a delight home, cleverly planned and beautiful executed. Price \$11,700.00.

56 CHATEAU TERRACE—Center plan, with sun room and breakfast room, Holland heating system with thermostatic control. Also \$11,700.

110-116 CHATEAU TERRACE—Very commodious bungalows, with fireplaces, large sun rooms and 50 lots. Priced at \$12,500.00 at present.

30 CHATEAU TERRACE EAST—Square plan, fireplace, sun room, three bed rooms, tile bath and ample closet space.

17 CHATEAU TERRACE—Unique of bungalow type, something different unusually charming. Price \$11,500.

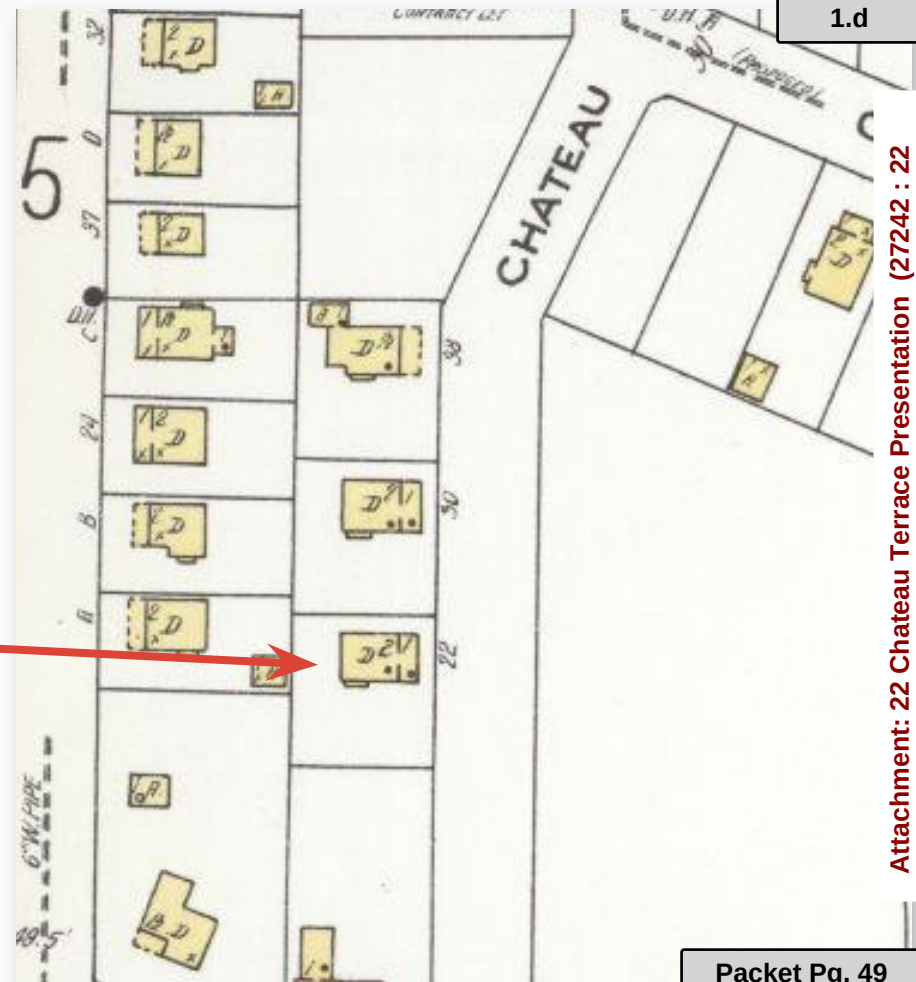
11 CHATEAU TERRACE—As sweet bungalow as you ever saw, in a charming setting. Price \$9,500.00.

33 CHATEAU TERRACE SOUTH—Square shingled home on 50 foot lots are all unusually large, tile bath. Price \$11,500.00.

All these homes are within from or four minutes walk from Main St. all have two-car garages. Call us Crescent 5700 if you wish us to see our for you, or stop at our office 4385 Main Street.

SUOR & SUOR,
COLLEGE HILL

1923 Sanborn Map



1.d

Attachment: 22 Chateau Terrace Presentation (27242 : 22





1.d



Attachment: 22 Chateau Terrace Presentation (27242 : 22

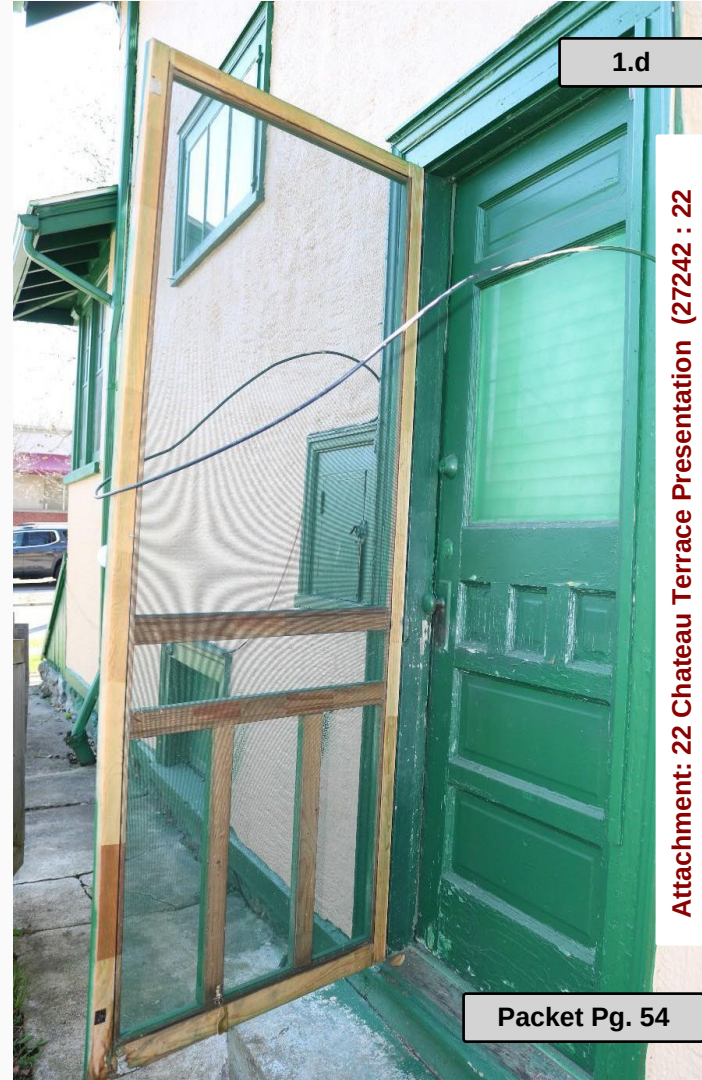
Packet Pg. 52



1.d

Attachment: 22 Chateau Terrace Presentation (27242 : 22

Packet Pg. 53



1.d

Attachment: 22 Chateau Terrace Presentation (27242 : 22

Packet Pg. 54









570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P :: 716.886.1026.F

March 15, 2023

Members of the Historic Preservation Commission
Amherst Town Hall
5583 Main Street
Williamsville, NY 14221

RE: 22 Chateau Terrace Amherst, NY 14226 (BDP # 5202)

Dear Members of the Historic Preservation Commission:

We have been advised that the Town of Amherst Historic Preservation Commission (HPC) has received a Landmark Designation application for the property located at 22 Chateau Terrace Amherst, NY 14226. The property is under the ownership of Benderson Development LLC. As the owner of the property, Benderson opposes designation of this property.

As the HPC is aware, the Town of Amherst, after undertaking a full review pursuant to the State Environmental Quality Review Act, as well as holding numerous public meetings and hearings, rezoned this property from residential zoning to TI -2.5 which allows, as-of-right a mixed-use development. The property is the subject of an active site plan application before the Town of Amherst Planning Board. As part of that application, Benderson retained Commonwealth Heritage Group to provide a report on 22 Chateau Terrace which we understand has been provided to the HPC. The report concludes "the ca. 1920 residence with garage at 22 Chateau Terrace does not appear to meet the State/National Register Places (S/NRHP) criteria for individual eligibility."

The request by the neighbors for designation of this property is nothing more than an effort to weaponize the HPC to otherwise stop a code-compliant mixed-use project that complies with the TI-2.5 zoning and has addressed all agency comments received to date.

Thank you in advance. We are unable to attend the HPC meeting on March 21, 2023 as we have other previously scheduled meetings that night. If you require our attendance we ask that you table this matter to your April meeting. If you have any questions please do not hesitate to contact me.

Thank you,
BENDERSON DEVELOPMENT COMPANY, LLC

James A. Boglioli

James A. Boglioli, Esq.
Director, Right to Build – Northeast US

Cc: Town of Amherst Planning Board
Town of Amherst Town Board

Attachment: 5202 - HPC letter 03-15-2023 (27242 : 22 Chateau Terrace)

**NEW YORK OFFICE**

2390 Clinton Street
Buffalo, NY 14227
(716) 821-1650

HEADQUARTERS

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Dexter, MI 48130
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Memphis, TN
Milwaukee, WI
Minneapolis, MN
Ogden, UT
Tarboro, NC
Traverse City, MI
Tempe, AZ
Tucson, AZ
West Chester, PA

DOCUMENTATION REPORT:

**22 CHATEAU TERRACE,
TOWN OF AMHERST,
ERIE COUNTY, NEW YORK**

Prepared for:

**BENDERSON DEVELOPMENT COMPANY, LLC
570 Delaware Avenue
Buffalo, New York 14202**

Prepared by:

**COMMONWEALTH HERITAGE GROUP, INC.
New York Regional Office
2390 Clinton Street
Buffalo, New York 14227-1735
(716) 821-1650**

June 2022



**DOCUMENTATION REPORT: 22 CHATEAU TERRACE,
TOWN OF AMHERST, ERIE COUNTY, NY**

Prepared for:

**BENDERSON DEVELOPMENT, LLC
570 Delaware Avenue
Buffalo, NY 14202**

Prepared by:

**Christine M. Longiaru, M.A., Senior Architectural Historian
Mark A. Steinback, M.A., Project Director**

CHG# NY-0179

**COMMONWEALTH HERITAGE GROUP, INC.
New York Regional Office
2390 Clinton Street
Buffalo, New York 14227-1735
(716) 821-1650**

June 2022

Attachment: 22 Chateau Terrace structure documentation (27242 : 22 Chateau Terrace)

Management Summary

Involved Agencies: Town of Amherst, Historic Preservation Committee

Survey Type: Building documentation and S/NRHP eligibility assessment

Location Information:

Location: 22 Chateau Terrace, Snyder, Town of Amherst

County: Erie

Parcel: SBL: 68.7-6-19

USGS 7.5-Minute Quadrangle Maps: Buffalo NE, NY

Report Author(s): C. Longiaru, M. Steinback

Date of Report: June 2022

Attachment: 22 Chateau Terrace structure documentation (27242 : 22 Chateau Terrace)

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Project Summary

Commonwealth Heritage Group, Inc. (Commonwealth) prepared this documentation report for the property at 22 Chateau Terrace in the Snyder area of the Town of Amherst, Erie County, New York, under contract to Benderson Development Company, LLC (Figures 1 and 2).¹ This documentation report includes a State and National Registers of Historic Places (S/NRHPs) eligibility assessment of the ca. 1920 residence at 22 Chateau Terrace. It was prepared for submittal to the Town of Amherst Historic Preservation Commission to comply with the "Historic Preservation Law of the Town of Amherst." The study included exterior and interior photographic documentation (see Appendix A), historical research, and an architectural investigation of the building. On-site field investigation was conducted in April 2022. Christine M. Longiaru, M.A., served as Principal Investigator and Senior Architectural Historian. Mr. Mark A. Steinback, M.A., New York Regional Director/ Senior Historian, was the Project Director. Ms. Longiaru and Mr. Steinback exceed the professional qualifications requirements (36 CFR 61) for their respective disciplines.



Figure 1. The property at 22 Chateau Terrace, Town of Amherst, Erie County, New York (*Commonwealth 2022*).

¹ Note, Commonwealth's New York Regional Office in Buffalo was formerly Panamerican Consultants, Inc. The Buffalo office has conducted 50 cultural resources investigations in the Town of Amherst.

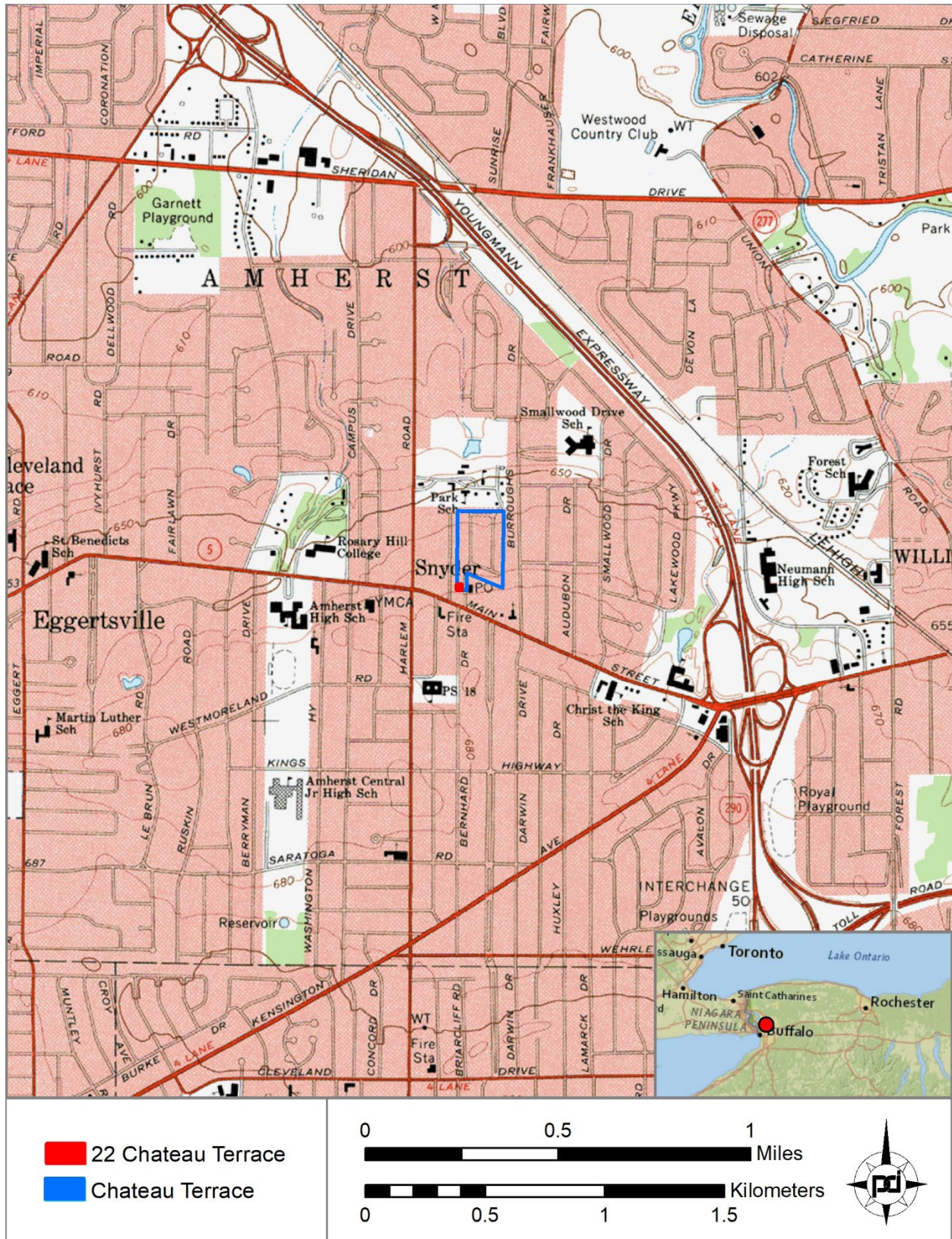


Figure 2 Location of the property at 22 Chateau Terrace, Town of Amherst, Erie County, New York (USGS Buffalo Northeast, 1965).

Current State-level Inventory Status. The residence at 22 Chateau Terrace is in the Chateau Terrace Study Area (New York State Office of Parks, Recreation, and Historic Preservation [NYS OPRHP] Unique Site Number [USN] 02902.001453), which has not been formally evaluated for listing on the State and National Registers of Historic Places (New York State Cultural Resources Information System (CRIS 2022). A general boundary for the study area is delineated in CRIS, though individual residences in the Chateau Terrace Study Area have not been assigned USNs (Figure 3). Audubon Terrace Study Area adjacent to Chateau Terrace (USN 02902.001454) to the east is also a contemporary unevaluated subdivision.

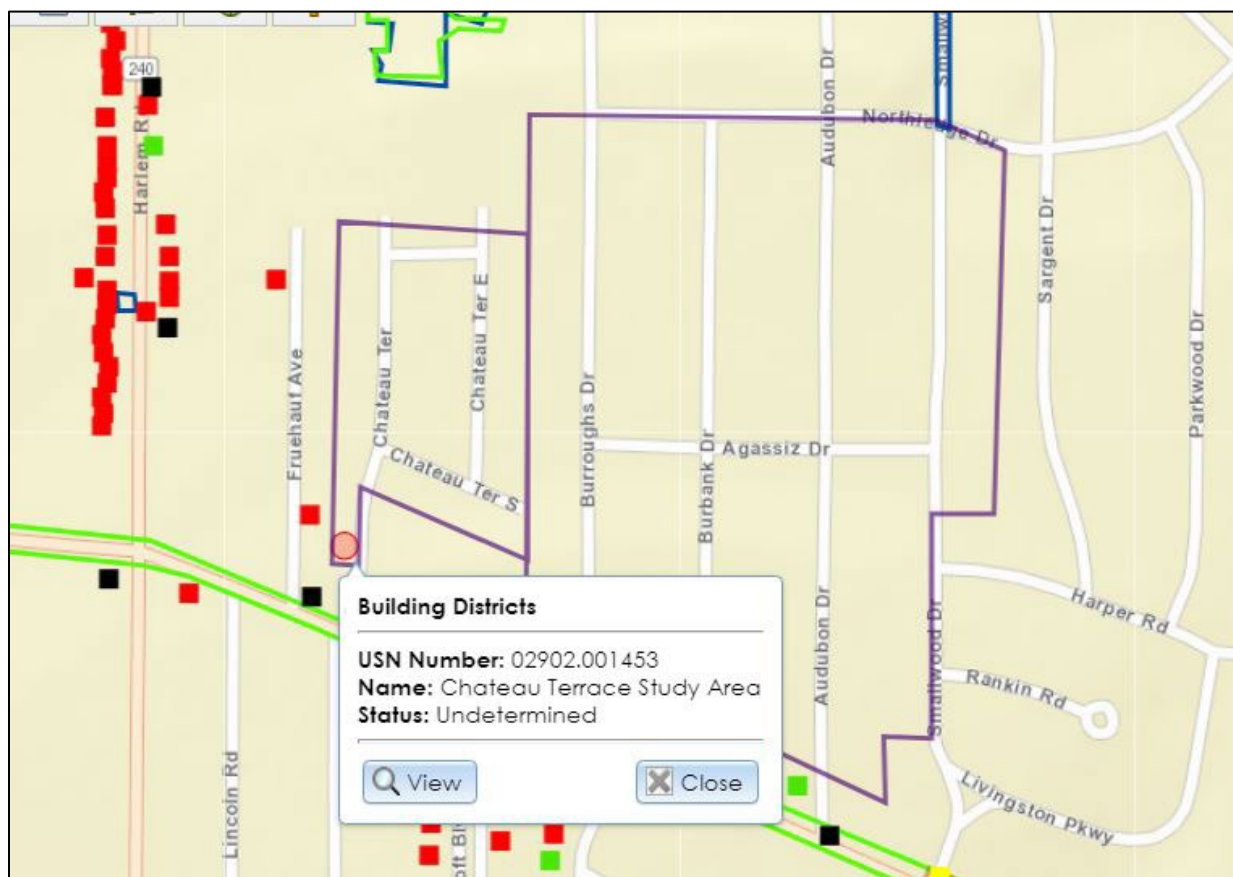


Figure 3. Chateau Terrace Study Area at left as delineated by the NYS OPRHP. The general location of 22 Chateau Terrace is depicted by the red-shaded circle. Note, the adjacent Audubon Terrace Study Area boundary at right (CRIS 2022).

Previous Surveys

Local-level Historic Resources Survey Documentation. Chateau Terrace Study Area was first recommended as a potential historic district in the 1997 *Reconnaissance Level Survey of Historic Resources, Town of Amherst* (Bero 1997:Appendix F-6). The residence at 22 Chateau Terrace was identified as a contributing resource to a proposed historic district. In 1997, Chateau Terrace consisted of approximately 73 houses (52 contributing; 21 non-contributing). It included the following properties: 121 Chateau Terrace North; 7-65 and 10-42 Chateau Terrace South, 11-69 and 20-80 Chateau Terrace East 1-121 and 22-120 Chateau Terrace.

As initially reported, Chateau Terrace Historic District was characterized as a cohesive early twentieth-century residential district consisting of modest scale houses. Chateau Terrace residences were primarily built during the 1920s and 1930s. A variety of popular residential architectural styles are represented in the neighborhood including Bungalow, Craftsman, American Foursquare, Colonial Revival, and Dutch Colonial Revival (Figure 4). Other features of Chateau Terrace include a winding street pattern with mature street trees. The 1997 survey also noted Chateau Terrace's significance at the local level for its association with Amherst's early twentieth-century suburban development.

The 1997 survey assigned a "yellow" color code for Chateau Terrace, which is the third level of color coding for properties in the reconnaissance survey's Annotated List (Bero 1997: Appendix F-6). A "yellow" designation for a property represents a property with moderate architectural and/or historical significance (Bero 1997: 101). Chateau Terrace was one of nine historic districts in Amherst recommended for the intensive level survey. However, the historic districts were not included in the 1998 intensive level survey (Bero 1998:2).



Figure 4. A representative view of 27, 23, and 19 Chateau Terrace in 1997 (Reproduced from Bero 1997: Photo No. 52).

In 2011, Chateau Terrace was reassessed in the *Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst* (KTA 2011: Appendix 1-6). The 2011 survey determined Chateau Terrace Historic District met the criteria for a "blue rated" property. The definition of a "blue rated" property is presented below:

BLUE: Extremely high architectural and/or historic significance. These properties would likely also meet the criteria for to be considered National Register eligible. A locally significant district. A resource that is rare and lacks individual distinction. All districts are considered Blue as are most farmsteads.

Seventy properties were identified in Chateau Terrace in 2011; 47 contributing and 23 noncontributing (KTA 2011: Appendix 1-6). The residence at 22 Chateau Terrace is included as a contributing resource (KTA 2011: Area 6-9). Chateau Terrace consists of the following properties: 11 to 77 Chateau Terrace East and 20 to 80 Chateau Terrace East; 7 to 47 Chateau Terrace South and 10 to 42 Chateau Terrace South; 22 to 120 Chateau Terrace and 65 to 121 Chateau Terrace (Figure 5).



Figure 5. Chateau Terrace Historic District and the adjacent Audubon Terrace District in 2011 (*Reproduced from KTA 2011: Area 6*).

Methodology

Methodologies, historic overviews, and recommendations presented in previous historic resources surveys of the Town of Amherst informed this S/NRHP eligibility assessment for the individual subject property at 22 Chateau Terrace. To assess the historic significance of 22 Chateau Terrace further research was conducted on the development history of the Chateau Terrace Study Area and its surrounding area in the Snyder community. In April 2022, an online Freedom of Information Law (FOIL) request was made with the Town of Amherst Building Department and Planning Department for the following: 1) subdivision files for Chateau Terrace (Suor & Suor Building Company) and 2) building permit records for 22 Chateau Terrace (Online FOIL Request: 2134). The FOIL request did not yield any relevant historical information about the residence or the subdivision.²

A research inquiry for Chateau Terrace subdivision was also made with the The Niederlander Research Library of Buffalo Niagara Heritage Museum.³ The library does not presently hold records specific to Chateau Terrace. Research was conducted at the Eggertsville-Snyder Branch Library and The Grosvenor Room-Special Collections department at the Central Library of the Buffalo & Erie County Public Library. Other research included online searches of relevant genealogical and newspaper web sites.

² Online FOIL Request #2134, Town of Amherst, NY (April 28, 2022). FOIL responses were received on May 4 and June 8, 2022.

³ Rachel Ravago (Deputy Director for Collections and Interpretation, Buffalo Niagara Heritage Museum) in discussion with the author, May 2022.

On-site documentation of the property was conducted on April 28, 2022. As noted above, the investigation included digital photography of the property's setting and the existing conditions of exterior and interior of the building (see Appendix A). Intact architectural details and the overall condition of the building were noted as were any changes to the building. A cursory drive through of the Chateau Terrace development was also carried out to support the S/NRHP eligibility assessment. The National Register Criteria for Evaluation was applied only to the individual property at 22 Chateau Terrace (National Park Service 2002).

Criterion A: (Event) Properties that are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: (Person) Properties that are associated with the lives of persons significant in our past; or

Criterion C: (Design/Construction) Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: (Information Potential) Properties that have yielded, or may be likely to yield, information important in prehistory or history (*NPS Bulletin 15*, referencing 36 CFR 60).

A property is not eligible if it cannot be related to a particular time period or cultural group and thereby lacks any historic context with which to evaluate the importance of the cultural resource. The cultural property (e.g., historic structure or landscape) must also retain the historic integrity of those features necessary to convey its significance. Seven aspects or qualities of integrity recognized by the National Register are location, design, setting, materials, workmanship, feeling, and association. Actual determinations of eligibility for the S./NRHPs are made by the NYS OPRHP.

Historical Overview

Early Development of Town of Amherst. European-American settlement of the Niagara Frontier dates from the end of the American Revolution in 1783. During the next decade large grants of land in western New York would be sold to private investors who attempted to open the land to settlement. The land's initial purchasers, a syndicate of speculators headed by Oliver Phelps and Nathaniel Gorham, forfeited their obligations, and the rights to the unsurveyed portion of the area were sold to Robert Morris in 1791. Reserving a portion of the land for his own purposes, Morris sold the remainder, including all of present Erie County, to a consortium of Dutch investors, called the Holland Land Company, in 1792-1793 (Turner 1974 [1850]; Silsby 1961).

Joseph Ellicott was contracted in July 1797 to survey the company's land in western New York and divide it into townships. The process began in the spring of the following year. The current path of Main Street (NY Route 5), completed in 1803, was known as the Buffalo-Batavia Road to the early settlers. This road and the future City of Buffalo were laid out by Ellicott (White 1898). Once townships had been surveyed and roads in the area cut, settlement and growth followed quickly. The first land sales in Amherst were made in the autumn of 1803 to Samuel Kelsey, Henry Lake, Benjamin Gardner, and William Lewis, among others. The earliest settlers arrived the following year and included Timothy and Orlando Hopkins, John Hershey, Samuel McConnell, Alexander Logan, Caleb Rogers, Stephen Colvin, John King, and Joel Chamberlain. By 1808 Ellicott Creek (then known as Eleven Mile Creek) had been dammed and a grist mill was operating in what was then called Williams Mill. Erected by Jonas Williams, the mill was joined by a sawmill and later a tannery (Glover 1972:2). Niagara County (consisting of what are now Erie and Niagara counties) was formed from Genesee County in 1808.

The War of 1812 stunted growth in Western New York which served as one of the primary theaters of that conflict, and areas near the border with Upper Canada (the current province of Ontario) were ravaged by attacks and counterattacks. After the war, Eleven Mile Creek (Ellicott Creek) offered a prime power source for nascent industrial growth, which in turn attracted settlers to the area. With increased population, new political divisions were made. The Town of Amherst was separated from the Town of Buffalo in April 1818 and named for Sir Jeffrey (or Geoffrey) Amherst, Commander of British forces in America in 1759 and 1760 and an early advocate of biological warfare (i.e., blankets infected with small-pox) against the Indians (White 1898:I:493-494; Fenn 2000:1573-1579). Erie County was created when all the land south of Tonawanda Creek was removed from Niagara County in 1821. The Town of Amherst achieved its present size in 1839 when the Town of Cheektowaga was created (White 1898:I:493-494).

The area received a tremendous economic boost when one terminus of the Erie Canal was located at the village of Buffalo. Begun in 1817, the Erie Canal linked Buffalo and Lake Erie with New York City when it opened on October 26, 1825. The completion of the canal attracted additional settlers to the region, including many German-speaking Alsatians, who began to populate the largely agricultural and unoccupied northern portions of the Town of Amherst in the early 1830s (Young 1965:260). Progress was slow since Ellicott Creek flooded regularly, and the nearby land had to be drained before it could be cultivated (Smith 1884:I:400). Despite these endeavors, the center of settlement in the Town of Amherst remained at Williamsville near the creek. Homesteaders focused on growing grain, notably wheat, and grazing cattle. The town's numerous creeks supported a variety of rural industries, including grist mills, a carding mill, sawmills, a tannery, a shoe-and-boot factory, a broom factory, a slaughterhouse, and two furnaces for processing iron needed by area blacksmiths (Glover 1972:2-3; League of Women Voters 1985:6; Amherst Museum 1997). The Fogelsonger limestone quarry was located between Snyder and Williamsville near what is now the entrance to the New York State Thruway. The population of the town increased during the middle decades of the nineteenth century from 4,153 in 1850 to 4,807 in 1875 (Beers 1880:18-19).

First completed to Buffalo in the 1840s, railroads played an important part in the development of western New York as an economic power during the nineteenth and twentieth centuries. As part of the effort "to connect the Hudson River and Lake Erie with a 'ribbon of rails'" the Batavia branch of the New York Central Railroad passed through the central part of the Town of Amherst (Eberle and Grande 1987:52; Stone and Stewart 1866; Beers 1880). This line was abandoned in the twentieth century, and the tracks were pulled up. The New York West Shore & Buffalo Railroad ran passenger service along this route, stopping at Transit Station and Getzville beginning in 1884 (White 1898:I:539; USGS 1905). By 1896, a branch of the Lehigh Valley Railroad ran diagonally through the town, west and south of the project area (Young 1965:264; USGS 1905, 1948).

During the late nineteenth century, the Town of Amherst underwent a period of infrastructure improvements, including the widening and paving of streets and roadways, and the erection of bridges. The first telephone was installed in 1879 (although dial service did not begin until 1949) and the first water system was created in 1895. After the turn of the nineteenth century, other public services began to improve living conditions in the town: water power generated by Niagara Falls was used to provide the town's electricity as electric lights were erected along Main Street in 1901; a natural-gas franchise was granted in 1902; the first water meters were installed in 1919 (League of Women Voters 1985:7; Young 1965:264-265).

Industry in the town at that time centered on processing grain. Large and active flour mills ground wheat grown in the town as well as grain brought to Williamsville from the docks of Buffalo. By the 1890s, however, "electric power from Niagara Falls became available in unlimited quantities. [As a result,] except for the Chalmers gelatine factory [in Williamsville], founded in the 1872, industry disappeared, and Amherst turned toward developing itself as a residential area" (Glover 1972:6-7; see also Young 1965:116-117). Improvements and developments in transportation networks during the 1890s into the twentieth

century, as well as the prosperity of the cities of Buffalo and Tonawanda facilitated the trend toward creating residential communities. In 1892, an electric trolley system connected Williamsville to Buffalo, which operated until 1930, when gasoline buses and cars proved more popular with commuters (Glover 1972:6; Young 1965:263). These transportation improvements offered suburban living opportunities for urban workers.

Agriculture remained prominent in the town well into the twentieth century although the trend of subdividing former farms or unproductive areas into residential developments accelerated after World War I (Dunn 1972:212; Eberle and Grande 1987:202).

Synderville. To the west of William's Mill, a small community formed in the future Snyder area when in 1804 Timothy Hopkins purchased a large farm on Main Street which extended west from Washington Highway (approximately three blocks west of Harlem Road) to Amherstdale Road (Fiddler-Woite 1998:11). Settlement progressed slowly in the Snyder area during the early nineteenth century. The Schenck family moved to the area from Pennsylvania in 1821. Two years later, Abraham Snyder and his family also moved from Pennsylvania and settled near their cousins, the Schencks.

Other early families include Schenck, Freuhauf, Helfer, LeBrun, Miller, Fisher, Schuler, Cable, Witmer, Beck, Crout, Harrison, Kern, Frick, and Fogelsanger (Fiddler-Woite 2009:63,65). In 1830, the Hopkins sold their property to the Schenck family (Fiddler-Woite 2009:14). Abraham Snyder, his wife Veronica, and their two sons (Michael and Jacob) lived in a log cabin on Main Street near Harlem Road. In 1832, Mr. Snyder mysteriously disappeared leaving the burden of supporting the family on young Michael (Fiddler-Woite 2009:20). Within 5 years, Michael Snyder moved the family into a plank house on the northeast corner of Main Street and Harlem Road. He opened a mercantile with John Schenck in the front room of the house. He later expanded the house and opened Snyder's Inn to cater to travelers on the Buffalo Road. He established a U.S. Post Office, according to Snyder family records, as early as the late 1840s (Fiddler-Woite 2009:23). The first post office stood on the northwest corner of Main Street and Harlem Road. However, Michael Snyder was not formally listed as the postmaster of the Snyderville Post Office until 1882 (Fiddler-Woite 2009:24).

An unnamed crossroads community centered on Main Street and Harlem Road is depicted on the 1855 atlas map of Erie County (Geil 1855). The area near Chateau Terrace along Main Street was lined with structures, one of which was a school house. One map-documented structure was a property owned by Mrs. Snyder, which would later be adjacent to the side of Chateau Terrace. A log and brick school house (District #18) was also located near the future site of the Chateau Terrace development (Grande 2000:51). In 1860, Michael Snyder acquired additional property to the east on Main Street near present Chateau Terrace. Snyderville is first identified on the 1866 map of Erie County (Stone & Stewart 1866). M. Snyder's Store and Post Office are depicted on the northeast corner of the intersection on Lot 13.

Tobias Witmer, surveyor, carried out the original survey of Farm Lot 13, the future location of Chateau Terrace, in 1852 (Holland Company Land Title & Abstract Company 2017). Mid-to late nineteenth-century land owners of the Chateau Terrace section of Lot 3 (east section) included Michael Shenk, Michael Shenk Jr., and Philip J. Ferkel. By 1880, Lot 13 had been further subdivided, and G. Demerest owned the largest tract with 61 acres on the east side of Lot 13. (Beers 1880; Figure 6). John and Jacob Snyder owned adjacent parcels on Lot 12, to the east. In 1896, a branch of Lehigh Valley Railroad was constructed through Amherst (Young 1965:264) to the north and east of Snyder. An 1898 map depicts the Lehigh Valley Railroad and the Buffalo & Williamsville Electric Railroad on Main Street extending through Snyder (The Matthews-Northrup Co. 1898). Lot 13, the future location of 22 Chateau Terrace, remained undeveloped. The first residential development in the Snyder vicinity was laid out along Getzville Road and Main Street by this time.

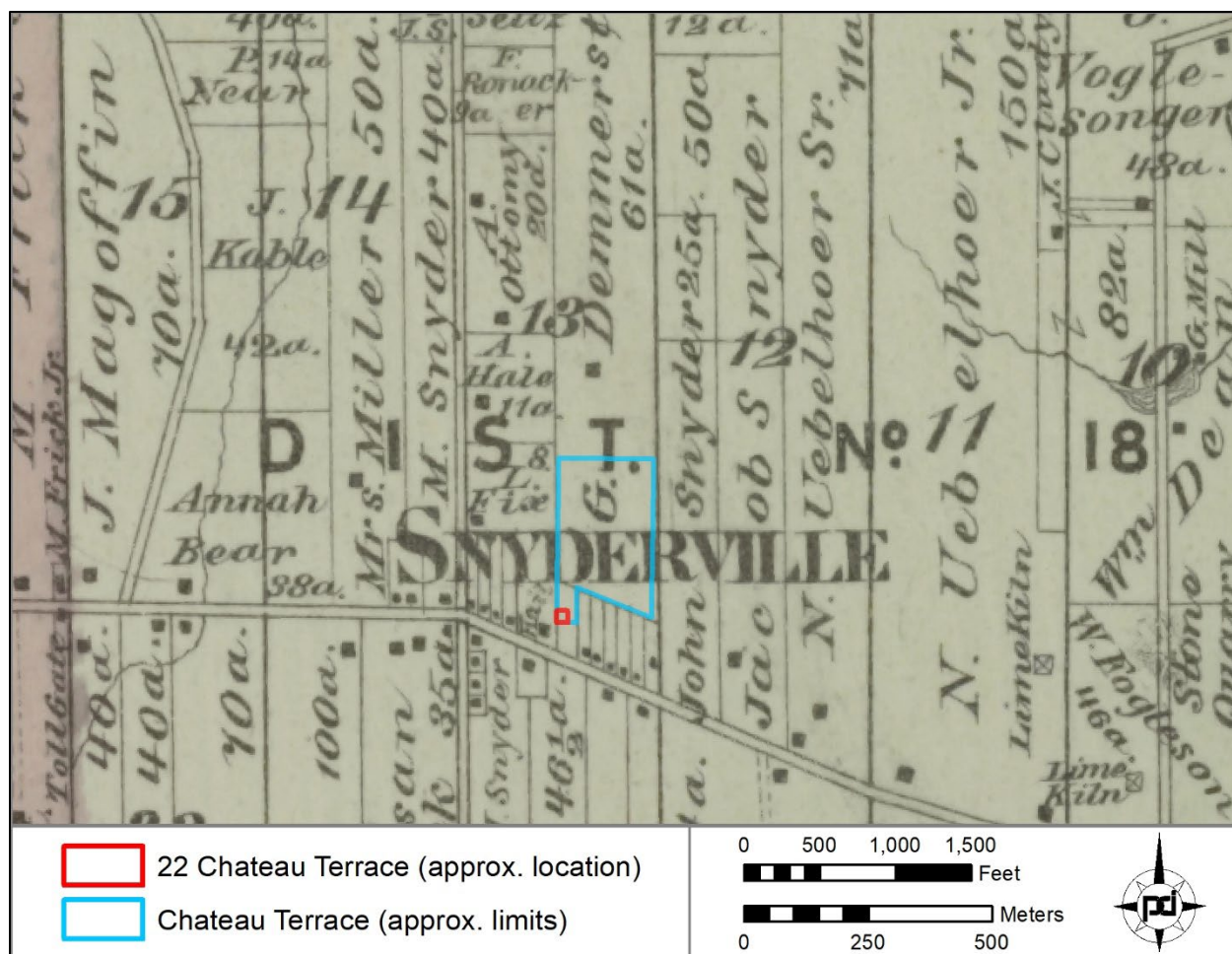


Figure 6. The general location of 22 Chateau Terrace on the 1880 map of the Town of Amherst (Century Map Co. 1915).

Twentieth-Century Development in Snyder. Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electronic Railway (aka Toonerville Trolley in 1893 and the advent of the automobile (Grande 200:145; Fiddler-Woite 2009:38). Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments (Fiddler-Woite 2009:93). In operation until 1930, the trolley provided access for middle class families to purchase a home in Snyder.

In 1911, brothers William Charles Taylor Suor (1873-1959) and Arthur M. Suor (1874-1936) purchased 99 acres of the Kabel family's farm for the College Hill neighborhood development, which they first called "Amherst Heights" (Grande 2000:149). Formed in 1894, Suor & Suor were initially engaged in real estate business development projects near the Central Park and Parkside neighborhoods of Buffalo (White 1898:439). The brothers developed a few one-block streets near some of the main thoroughfares of Central Park, including Starin and Vorhees Avenues (Moriarty 2017). Their developments on Revere Place, Taft Place, and Sagamore Terrace were speculatively built homes erected on modest lots (Moriarty 2017). Suor & Suor offered affordable single-family homes with modern amenities which appealed to middle class consumers (Moriarty 2017).

Suor & Suor had been previously involved in more traditional real estate interests of acquiring and selling farm houses (Grande 2000:149). Within a few years the firm would further expand development in Snyder with the College Hill - Chateau Terrace subdivision. A third brother, John Russell Suor (1882-1959), was also involved in the development of Snyder (Buffalo Evening News [BEN] 1953:25). He started his real estate career in Buffalo and later moved to Snyder. For roughly 25 years, John Suor was associated with the Erie County Real Estate Department and the county attorney's office as an appraiser (BEN 1953:25).

In Snyder, the Suors envisioned a new type of residential development on the south side of Main Street between Getzville and Harlem roads. Washington Highway formed the central point of what became known as the College Hill (Fiddler-Woite 2009:93). Suor & Suor's College Hill Office was erected on the southwest corner of Main Street (#4363) and Washington Highway (Fiddler-Woite 2009:94). The company built middle-class-sized homes which typically consisted of a two-story building with four bedrooms, a den, and a bathroom on each floor (Fiddler-Woite 2009:95). In February 1917, there were 40 homes in College Hill (BEN 1917). Suor & Suor advertised their new modern homes in local Buffalo newspapers to attract potential buyers to relocate to Snyder (Figures 7 and 8).

The brothers continued to acquire more tracts of land for their development in Snyder. Suor & Suor purchased an additional 65-acres of the Tobias Witmer farm south of College Hill by 1919 (Fiddler-Woite 2009:95). Named College Hill Terrace, the new 331-lot development extended toward Kensington Avenue. It was laid out with large lots for more upscale homes with landscaping and street furniture (Fiddler-Woite 2009:95). The Suors also endeavored in commercial development. In 1920, the Town of Amherst's population had increased by 36 percent from 4,629 in 1910 to 6,286 with much of the increase in the Snyder-Eggertsville area (Grande 2000:145). This rise in population included both new owners of large estates as well as an increased migration of middle-class commuters who purchased homes in the new subdivisions (Grande 2000:146).

By early 1920s, new residential neighborhoods were established west of Williamsville along Main Street which included the following: Rosedale Park, College Hill, Chateau Terrace, Audubon Terrace, and Amherst Estates. From 1923 to 1930, a town committee on building construction approved 73 major subdivisions (Grande 2000:189). The 1920s building boom in Amherst contributed to a 110 percent increase in population from 6,286 in 1920 to 13,181 in 1930 (Grande 2000:183). This growth is evident on a 1927 aerial photograph of the Snyder area (see Figure 14). The 1938 map of Snyder shows extensive residential subdivisions on the north and east sides of Main Street west of Harlem Road and on the south side of Main Street west of Harlem Road (Niagara Frontier Planning Board 1938a, 1938b).



Figures 7 and 8. Suor & Suor real estate advertisements in 1921 (left) and 1923 (right) (Reproduced from *The Buffalo Times* 1921 and *Buffalo Courier* 1923b).

Chateau Terrace Area. In 1909, G. Demert is identified with the east portion of Lot 13, which would become the future site of Chateau Terrace subdivision (Century Map Co. 1909 [Figures 9 and 10]). The southern portion of Lot 13 consisted of a residential-width parcel consistent with the other lots along Main Street. It would later become the entrance road to Chateau Terrace. J. Freuhaut [sic] owned the adjacent properties on the west side of the southern portion of Lot 13. The south end of the street that became Fruehauf Avenue is shown between the two Fruehauf parcels fronting Main Street in 1909. A parcel owned by A. Snyder is adjacent to the east side of the south section of Lot 13, which became the Chateau Terrace entrance. Five other parcels on Main Street bordered the south boundary of Lot 13, one of which included the 1900 two-story brick school house (District 18). The rectangular-shaped north section of Lot 13 was bound to the west by residences on Harlem Road.

The 1915 Century Atlas map contains a discrepancy in property ownership of Lot 13. Chauncey Hamlin was identified on the Snyder sub plan as the owner of the G. Demert property on Lot 13, while the 1915 map of the Town of Amherst documents G. Demert as the owner of the 61-acre parcel (Century Map Co. 1915a, 1915b [Figures 11 and 12]). Hamlin's country estate stood on a separate parcel that fronted Harlem Road. Adjacent to the west side of the property was "J.C. Fruehaufs Sub Div.," which consisted of 23 home sites with eleven frame buildings. Other subdivisions documented in Snyder at this time included Meadow Crest on the west side of Harlem Avenue north of Main Street and College Hill south side of Main Street along Washington Highway. According to the results of the title search, Chauncey Hamlin had the parcel surveyed in November 1917 (Holland Company Land Title & Abstract Company 2017: Table 1).

In 1920, The Park School of Buffalo purchased 100 acres on the east side of Harlem Road from the Hamlin Estate for the location of their new school campus which bordered the north boundary of the new Chateau Terrace subdivision (The Park School of Buffalo 2022; Fiddler-Woite 2009:126). In 1922, the Burkhardt Company purchased the Tobias Witmer farm on the east side of Chateau Terrace for the Audubon Terrace subdivision (Fiddler-Woite 2009:148).

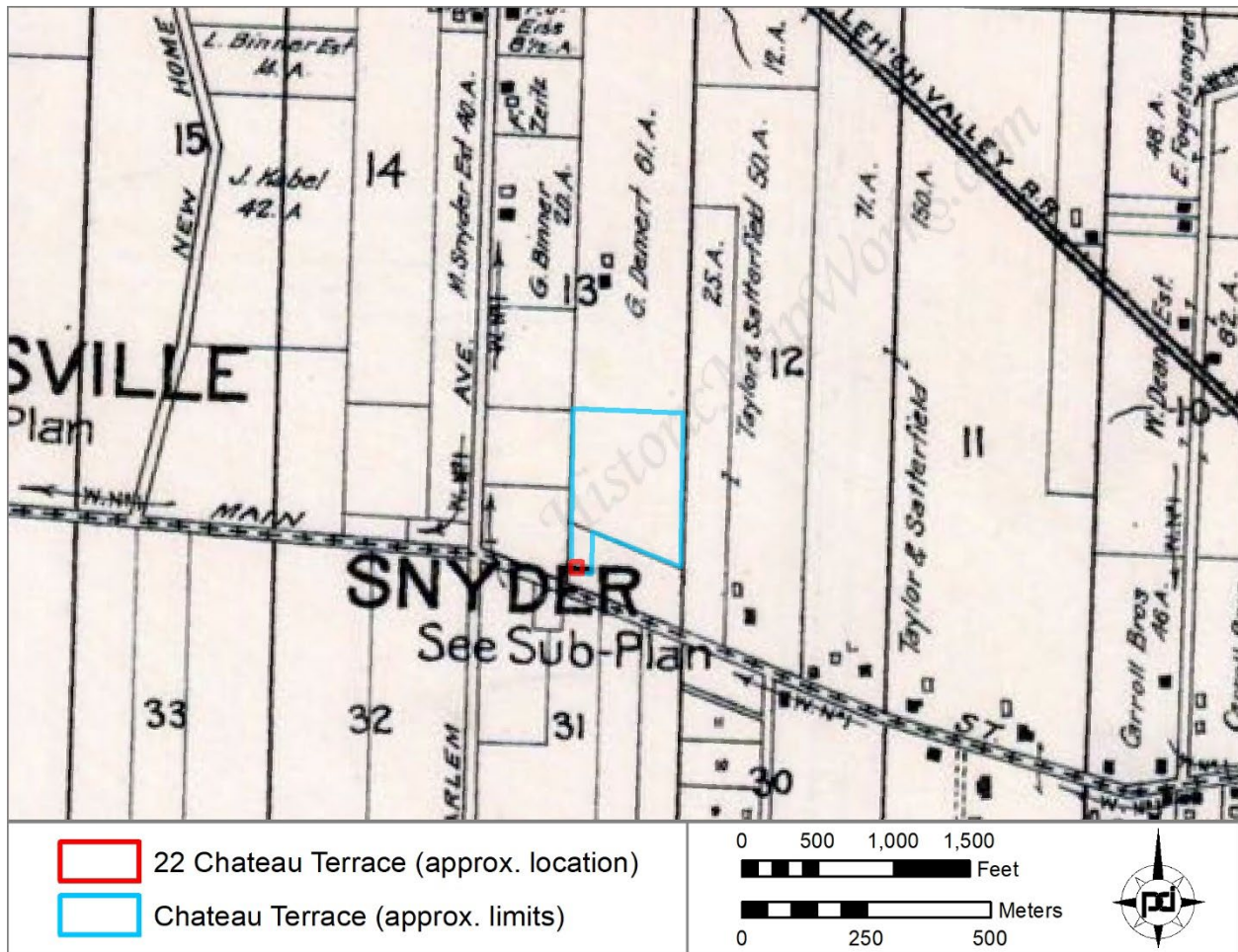


Figure 9. The general location of 22 Chateau Terrace on the 1909 map of the Town Amherst (*Century Map Co. 1909a*).

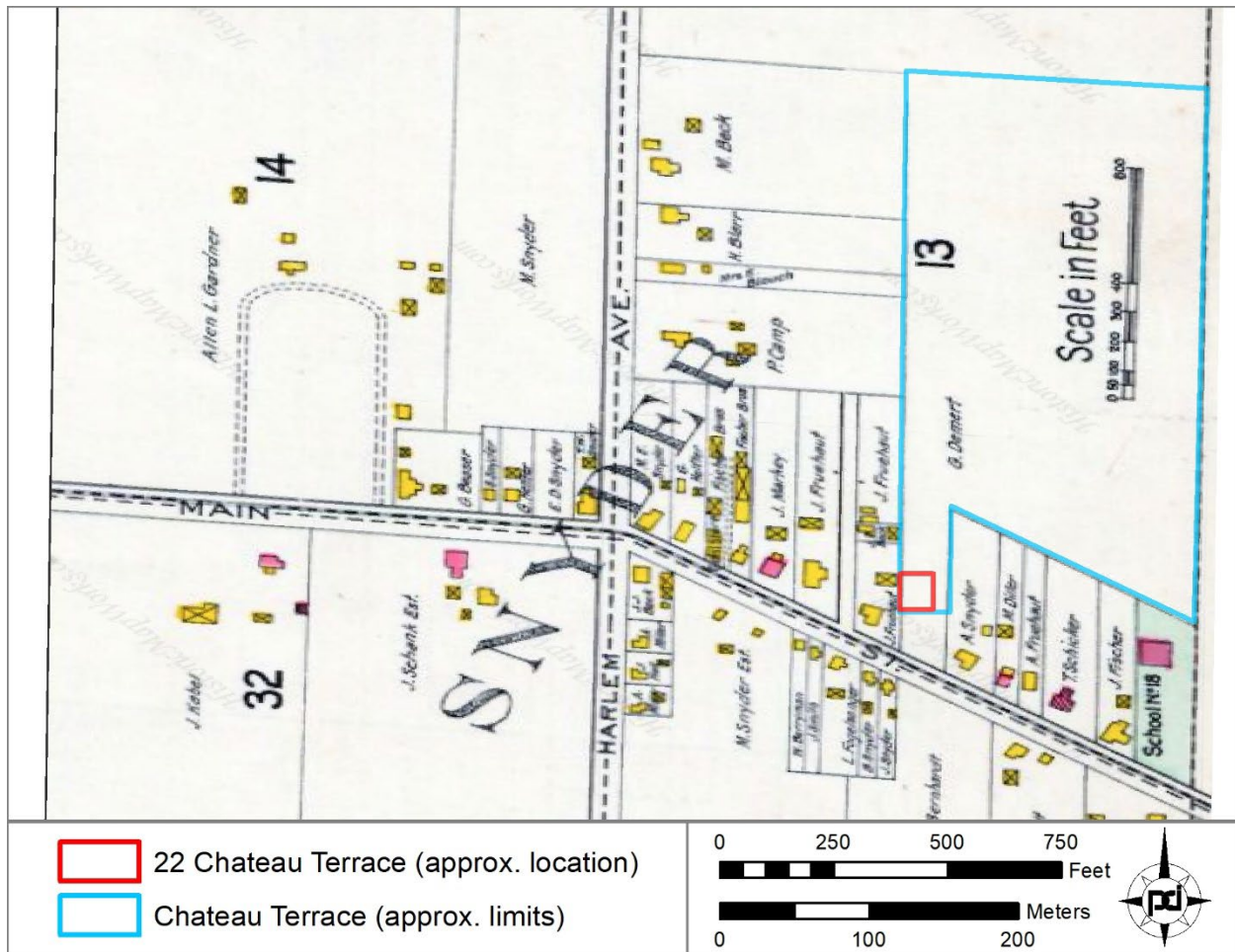


Figure 10. The general location of 22 Chateau Terrace on the 1909 sub-plan of Snyder (*Century Map Co. 1909b*).

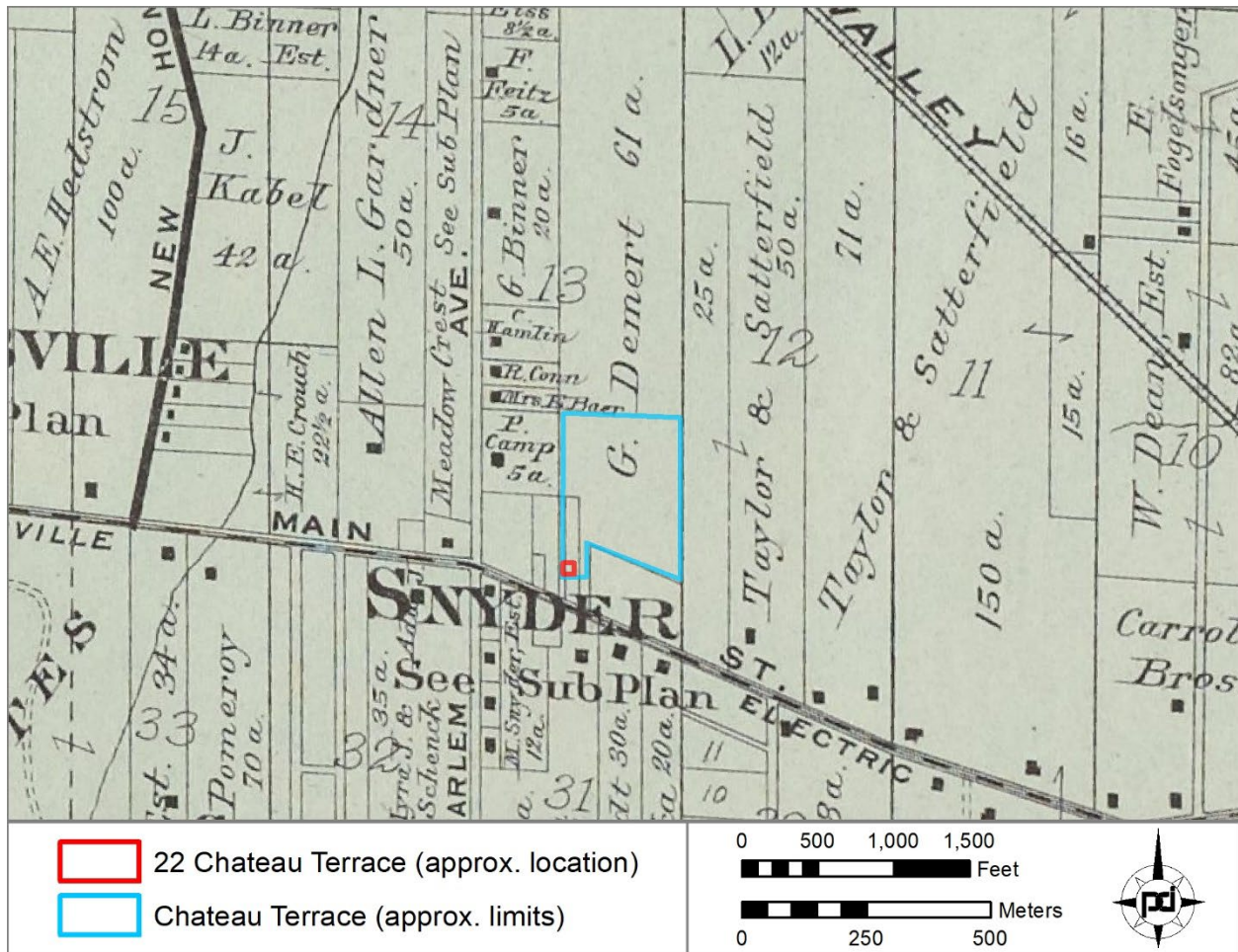


Figure 11. The general location of 22 Chateau Terrace on the 1915 Town of Amherst map (Century 1915a).

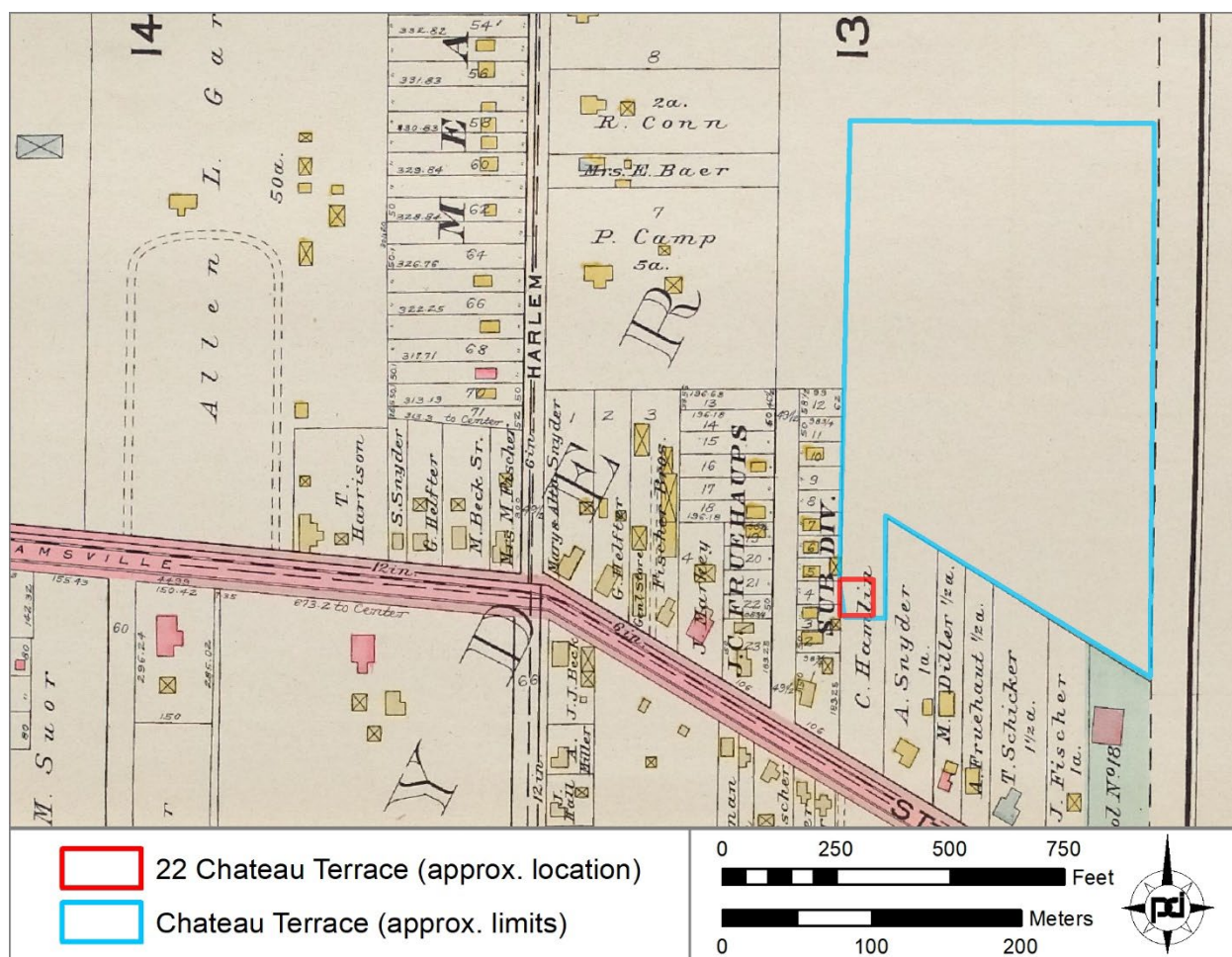


Figure 12. The general location of 22 Chateau Terrace on the 1915 sub-plan of Snyder (*Century 1915b*).

In July 1919, William C.T. Suor and Arthur M. Suor purchased land from Chauncey J. and Emily G. Hamlin for their new College Hill-Chateau Terrace development (Liber 1423 of Deeds, page 240). Louis W. & Josephine E. Ball purchased the parcel at 22 Chateau Terrace on September 1, 1920 (Liber 1555 of Deeds, page 138). The lot was subject to building restriction for a period of 25 years from July 1, 1919. By March 1921, Suor & Suor were listing new homes in the Chateau Terrace development (*Buffalo Courier* 1921). The house at 30 Chateau Terrace, on the adjacent lot to the north of 22 Chateau Terrace, was advertised with four bedrooms on an 80-foot-wide lot at a list price of \$9,000. At 65 Chateau Terrace, the company built a three-bedroom house on a 50-ft by 132-ft lot which listed for \$9,500.

By 1923, Chateau Terrace subdivision was platted and sparsely developed with only 13 residences, three of which were on the west side of Chateau Terrace just north of Main Street (Sanborn 1923 [Figure 13]). Individual lot numbers in Chateau Terrace do not appear on the 1923 map. Nos. 22, 30, and 38 Chateau Terrace along the south entrance to the subdivision had been constructed by this time. The Craftsman-style detached garage at 22 Chateau Terrace had yet to be constructed. Roads within the subdivision were 50 ft wide. The Park School campus is documented on the north side of Chateau Terrace for the first time in 1923. By this time, Freuhauf subdivision had acquired additional land extending north to the school property. The properties south of Chateau Terrace South included four dwellings with detached garages and School House No. 18. In 1924, District #18 School moved from the two-story brick schoolhouse to a new location on Harlem Road (Fiddler-Woite 2009:110).

Charles S. Burkhardt Co., developer of the adjacent Audubon Subdivision, also built homes in Chateau Terrace. In April 1923, Burkhardt advertised two new homes in Chateau Terrace featuring all modern conveniences, garages, and large lots. Ranging in price between \$14,000 and \$14,500, each house included three bedrooms and tile baths (Buffalo Courier 1923a).

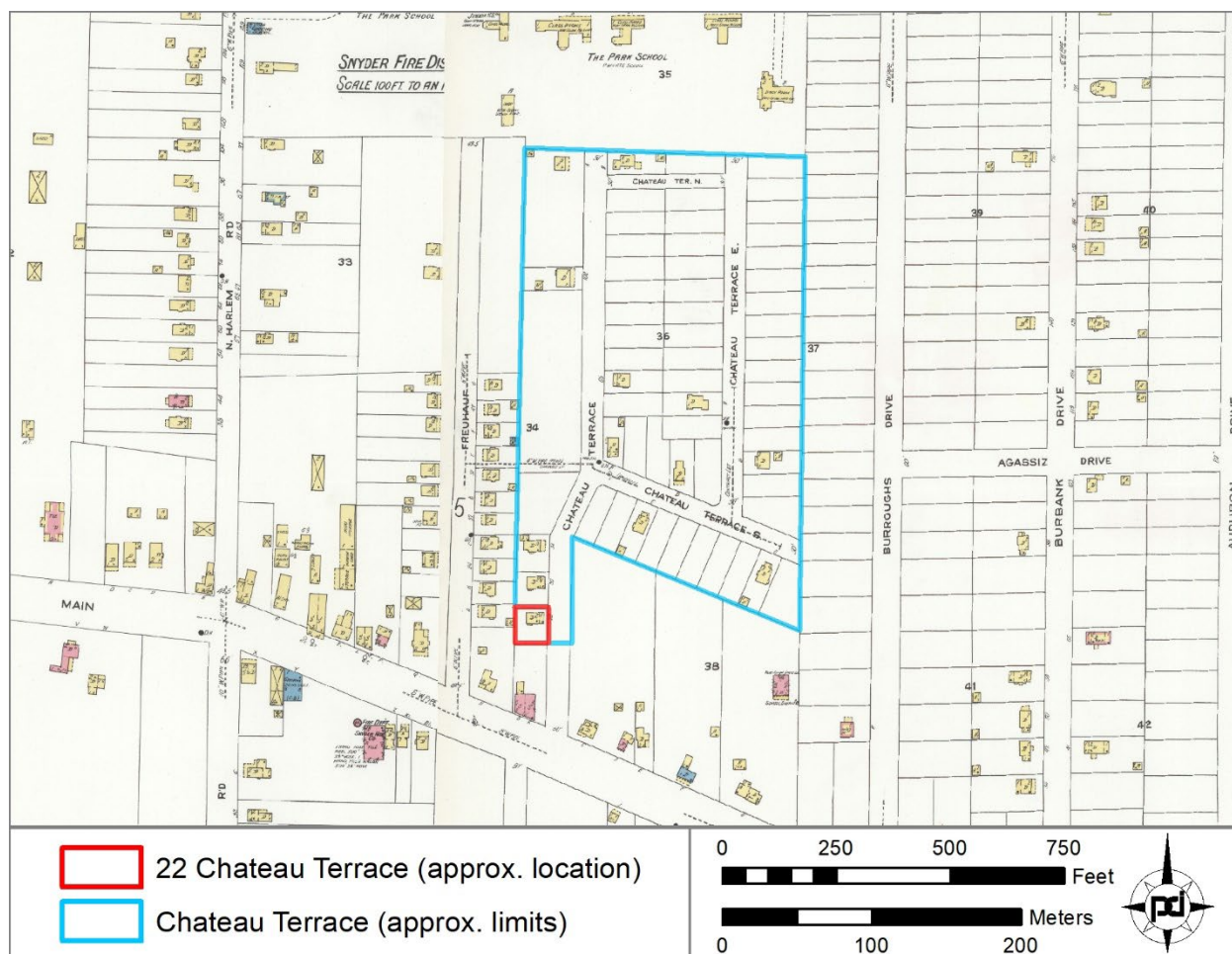


Figure 13. The location and footprint of the house at 22 Chateau Terrace as documented on the 1923 Sanborn Fire Insurance Map (Sanborn 1923).

Chateau Terrace was laid out off Main Street serving as the only entrance road to the subdivision. In 1927, Chateau Terrace remained a partially developed subdivision (ECDPW 1927 [Figure 14]). The three residences depicted on the 1923 map on west side of Chateau Terrace, south of the where the road bends, are visible in the aerial photograph. The southernmost of which is 22 Chateau Terrace. By 1932, homes were erected on Chateau Terrace South and Chateau Terrace East along with some construction on Chateau Terrace (KTA 2011: Area 6-9).

On the 1938 map of Snyder, Chateau Terrace consisted of 74 numbered lots. The west side of Chateau Terrace was divided into 20 lots with the lots 1 through 4 located between Main Street and the bend south of Chateau Terrace South (Figure 15). The residence at 22 Chateau Terrace was constructed on Lot #2. The three houses noted on the 1927 aerial had 80 frontages on Chateau Terrace. The other parcels were laid out with 50-ft frontages along Chateau Terrace to the north, the south side Chateau Terrace East, and the south side of Chateau Terrace South. A 1951 aerial view shows additional development in Snyder (Figure 16).

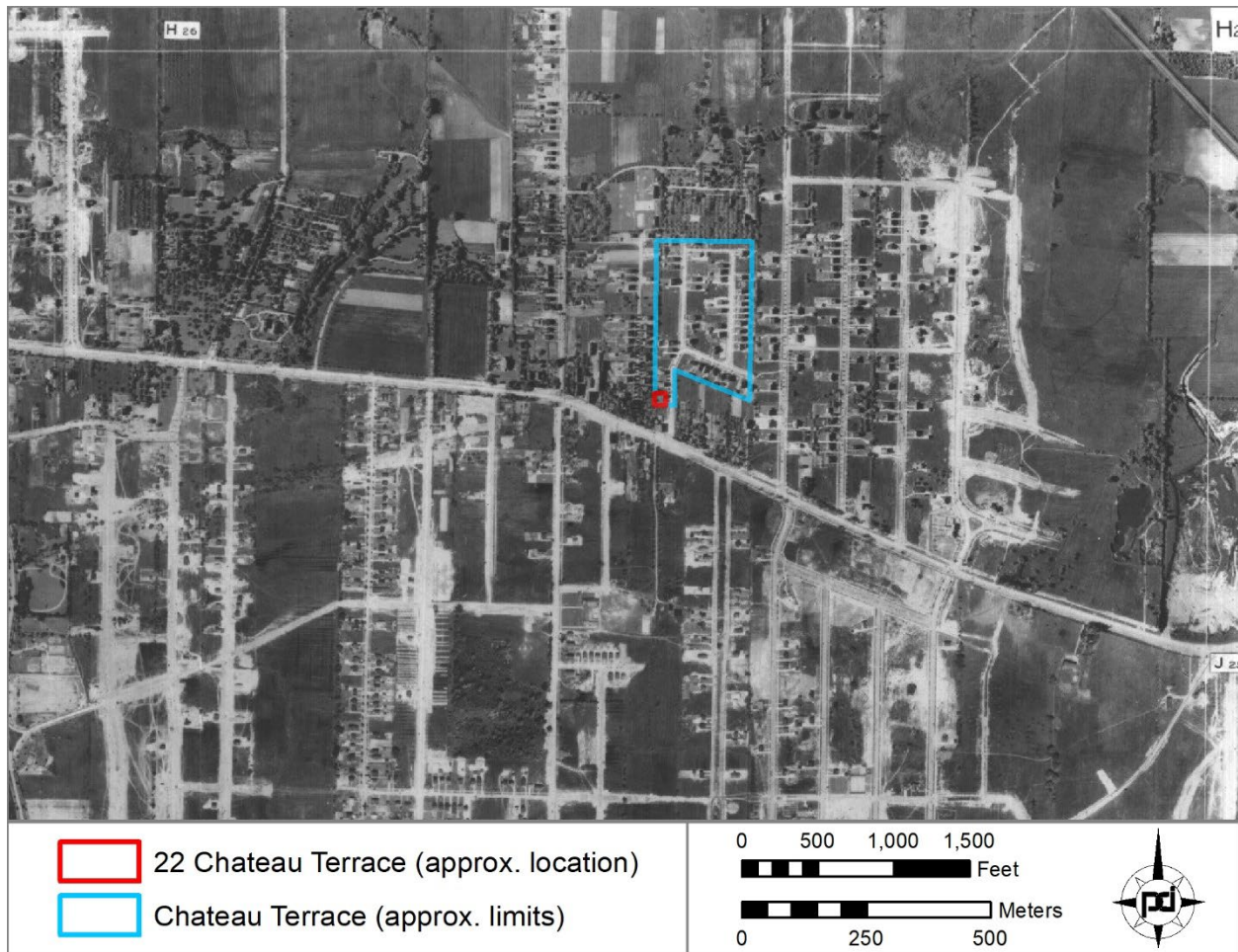


Figure 14. A 1927 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (*Erie County Department of Public Works [ECDPW] 1927*).

The former Abram L. Snyder house on the northeast corner of Main Street and Chateau Terrace was demolished in 1957 (Fiddler-Woite 2009:148). A new U.S. Post Office branch (now occupied by the Bornhava school) was erected across the street from 22 Chateau Terrace on the site of the old homestead tract. William C.T. Suor died at 85 years old in January 1959. An editorial on his passing credited the Suor brothers for beginning the trek to the North Buffalo suburbs with their Central Park development and continuing with the suburban development in Snyder (BEN 1959).

Lewis Ball died on August 20, 1968. His widow, Josephine E. Ball, sold the property in July 1971 to Edmund Karnofsky (Liber 7812 of Deeds, page 1). In 1975, the former school building on Main Street was demolished, and the adjacent property to the south of Chateau Terrace was subdivided into parcels (Snyder-Eggertsville Library and Ascension Lutheran Church [Fiddler-Woite 2009:110]). Karnofsky owned the property for 15 years, later selling it to E/K Realty Group LLC in September 2008. The subsequent owner 570 DAB 3 LLC purchased the property in March 2018. Table 1 presents a summary of deed information for Subdivision Lot 2 (22 Chateau Terrace/Parcel B).



Figure 15. The property at 22 Chateau Terrace in 1938 (*Niagara Frontier Planning Board 1938*).

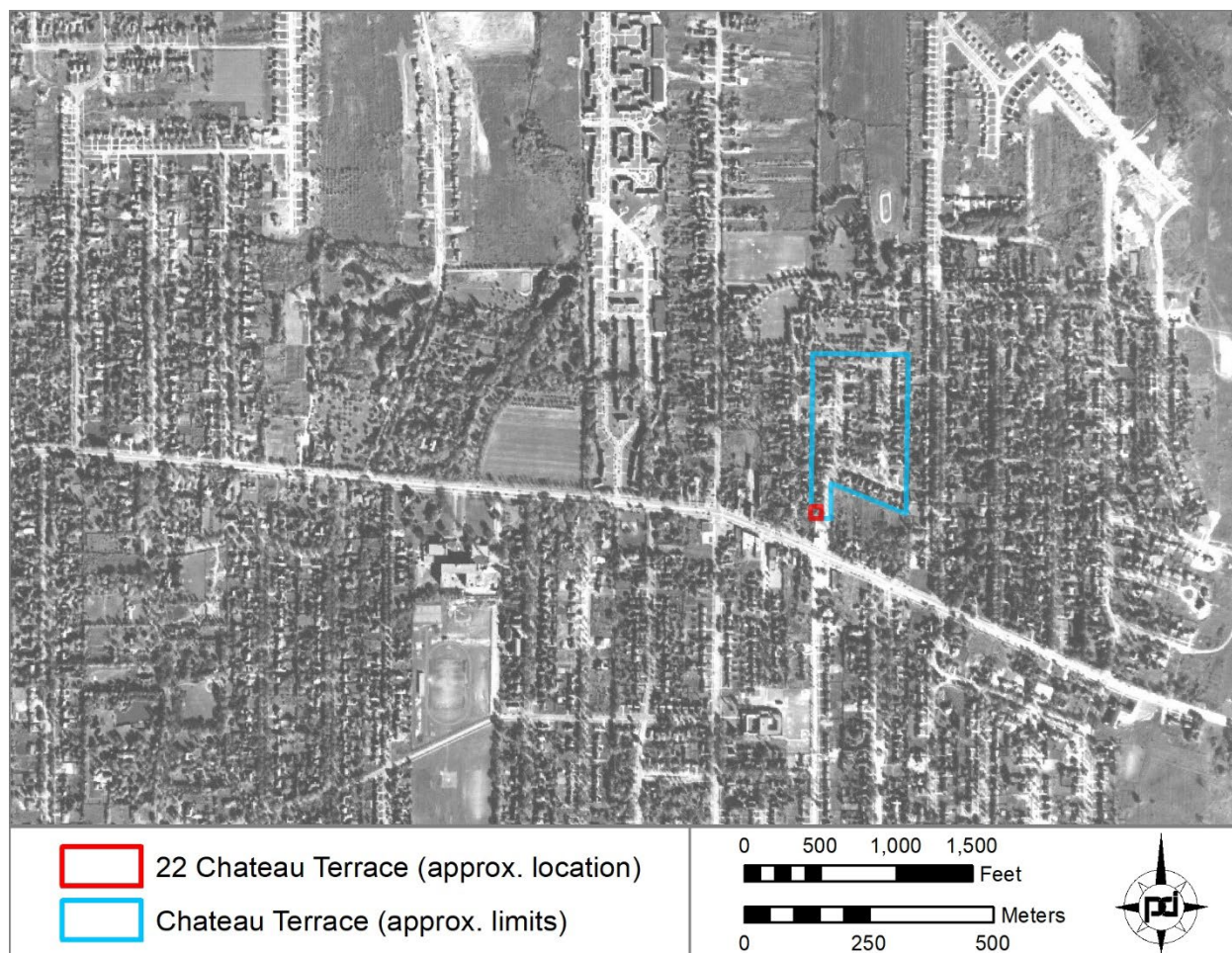


Figure 16. A 1951 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder (ECDPW 1951).

William Charles Taylor Suor and Arthur M. Suor. The Suor brothers were the sons of Charles and Anna (Taylor) Suor (White 1898:439). Their grandfather Joseph Suor was a native of Germany (White 1898:439). Charles Suor operated a wood turning establishment on the corner of Clinton and Oak streets in Buffalo and served as supervisor of the old Eleventh ward (White 1898:439). He died in 1887 when the boys were teenagers.

Arthur M. Suor was educated in public schools and the College of Commerce in Buffalo. He was first employed for three years with the T. C. Tanke's jewelry store and later in the Western Transit Company for a short time. In 1890, he accepted a position with the real estate firm of Thorne & Angell. He was associated with the firm until 1894, when he formed a partnership with his brother, William C. T. Suor (White 1898:439). In 1896, he married Ida Clare Heeb of Buffalo. They had one son, Arthur M., Jr. He was a member of Parish Lodge No. 292, F. & A. M., and of Trinity Lodge, I. O. O. F.

Table 1. Summary of Deed information: Subdivision Lot 2 (22 Chateau Terrace/Parcel B).

Date	Grantor	Grantee	Notes
n/a	Holland Land Company (Part of Lot #13, Township 12, Range 7)	Michael Shenk	Liber 7 of Deeds, page 48. Conveyed into two parcels East Parcel to Michael Shenk, Jr., Liber 53 of Deeds, page 103. West parcel to John Shenk, Liber 48 of Deeds, page 144.
1852	n/a	n/a	Original survey of Farm Lot 13 by Tobias Witmer, surveyors.
n/a	Michael Shenk, Jr (?)	Philip J. Ferkel	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	Philip J. Ferkel	George Demert & Heirs	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
n/a	George Demert & Heirs	Chauncey J. & Emily G. Hamlin	East side of Farm Lot No. 13. According to affidavit by Jacob W. Snyder.
November 12, 1917	n/a	n/a	Chauncey Hamlin had land surveyed.
July 12, 1919 REC. July 15, 1919	Chauncey J. & Emily G. Hamlin	Wm. C.T. Suor & Arthur M. Suor	Liber 1423 of Deeds, page 240. Subject to easement for water & sewer drainage.
September 1, 1920 Rec. October 7, 1920	Wm. C.T. and Jessie M. Suor & Arthur M. and Ida H. Suor	Louis W. & Josephine E. Ball	Liber 1555 of Deeds, page 138. Subject to building restriction for a period of 25 years from July 1, 1919.
July 1, 1971	Josephine E. Ball as survivor of Lewis W. Ball	Edmund Karnofsky	Liber 7812 of Deeds, page 1 Lewis died August 20, 1968
July 23, 1923 Rec. August 23, 1993	Edmund Karnofsky	New York Telephone Company	Easement. Liber 10727 of Deeds, page 240
August 9, 2008 Rec. Sept. 8, 2008	Edmund Karnofsky	E/K Realty Group LLC	Liber 11149 of Deeds, page 6267
March 16, 2018	E/K Realty Group LLC	570 DAB 3 LLC	Liber 11326 of Deeds, page 9012

Attachment: 22 Chateau Terrace structure documentation (27242 : 22 Chateau Terrace)

Architectural Summary

Setting. Chateau Terrace on the north side of Main Street east of Harlem Road is nestled between two early-to-mid-twentieth-century residential subdivisions, Freuhauf to the west and Audubon Terrace to the east. Chateau Terrace was laid out to serve as the entrance road for the development. The subdivision was designed with four roads that form a near rectangular-shaped central plan. These include two north-south roads (Chateau Terrace & Chateau Terrace East), one northwest-southeast road (Chateau Terrace South), and one east-west road (Chateau Terrace North). The south end of Chateau Terrace has a bend to the northeast just south of Chateau Terrace South. Street trees were planted throughout Chateau Terrace. Trees lining the entrance road, and the road's winding alignment were designed to provide screening as well as privacy. Chateau Terrace was originally designed with three dead end roads. The north end of Chateau Terrace East is open for access to the Park School of Buffalo Campus. Commercial properties, a school, medical offices, and a public library border the south boundary of the subdivision.

Site. Located on the west side of the street, the single-family residence and detached garage at 22 Chateau Terrace is the first residential property in the subdivision north of Main Street. The parcel measures 80 ft wide by 73.34 ft deep. The house has a narrow 9.77-ft setback and a small, enclosed backyard measuring roughly 22 ft wide by 20 ft deep. A mature 24-inch green ash tree is centered in front of the house on the road verge. Other mature trees include are on the south side of the driveway and along west edge of the parcel. Concrete walkways (2.5 ft-2.6 ft) are on the north and west sides of the house. A low concrete retaining wall stretches across the south property line. Parking lots associated with commercial properties fronting Main Street (Nos. 4558-4560 & 4548) border the south, southwest, and west perimeters of the parcel. Residential properties are adjacent to the north (20 Chateau Terrace) and northwest (23 Freuhauf).

Description of Exterior. The residence at 22 Chateau Terrace is a frame, two-story Craftsman-style building with a front-gabled roof with asphalt shingles, stucco exterior, wood belt course, and stone foundation. It has a rectangular plan and measures approximately 24.20 ft wide by 40.66 ft deep. Window openings are single, paired, and triple groupings. These openings feature simple molded wood surrounds and wood double-hung sash (1/1 and 9/1). Original basement windows have two lights.

The east façade has an enclosed entry porch with a wood stoop in the north bay, a one-story sunroom with a low-pitched gabled roof, and a triple window grouping with bracketed pent. The entrance door features six lights over two lights and two panels. It is flanked by sidelights of four over one, a wood panel, and a single corner pilaster. Six lights over one light windows are on the north side of the entry porch. Stylistic details include wide overhanging eaves with single triangular knee brackets, beveled windows, and paneled and glazed doors.

Exterior alterations include a few replacement windows, a replacement wood rail on the front stoop, and asphalt roofing shingles.

Description of Interior. The open first-floor layout consists of a sunroom, dining room, living room, kitchen, and basement/side entrance hall. Three bedrooms, a bathroom, and a hall closet are on the second floor. It has an unfinished basement. The interior has painted plaster walls. Floor finishes include carpeting, hardwood, linoleum, and tile. Hardwood floors are covered on the first floor and primary bedroom. Interior windows are accented with simple wood trim. Extant interior doors are wood with six panels.

The living room has a central brick fireplace with a wood mantel supported by three brick corbels, built-in wood shelving, and Craftsman-style staircase (quarter turn stairs) with corner pier along the north wall. The Craftsman-type living room entrance door has a single panel and four lights. An original push button switch panel is on right side of front door. A Craftsman-type beveled glass window is in the north wall of the living room and west wall of the dining room. Original wooden baseboards and metal baseboard registers are

intact. The kitchen has built-in cabinets. Original cabinet doors have been removed from the upper cabinet shelves on the west wall and a new sink with cabinets has been installed on the east wall. The side entrance/basement hall is on the north side of the house.

The primary bedroom on the second floor is in the upper front (east) of the house. It features two closets and window seat. The other two bedrooms have a single window and closet. The bathroom retains its white hexagonal floor tile, built-in closet, and built-in medicine cabinet.

The basement retains its original door and wood stairs. It has exposed stone walls and a row of built-in cabinets along the west wall. The chimney has a basement clean.

Interior alterations include the following: removal of portions of built-in kitchen cabinets and sink; removal of original light fixtures; drop ceiling in the dining room; new kitchen flooring; removal of a few original doors; and removal of original bathroom sink and tub.

Garage. A detached, frame, two-bay Craftsman-style garage is on the southwest side of the house. The 3.66.5 sq ft garage (18.35 ft wide by 20.15 ft deep) has a hipped roof with overhanging eaves, and asphalt roof shingles, and wood exterior siding. Garage doors feature multiple pane fixed windows and wood panels. The garage is presently structurally unstable. A section of the roof has partially collapsed on the south slope (Photograph 14 in Appendix A).

Conclusions

The ca. 1920 residence with garage at 22 Chateau Terrace does not appear to meet the State/National Register of Historic Places (S/NRHP) criteria for individual eligibility. Though the building retains much of its original materials and stylistic elements, it is a representative example of a modest single-family home type constructed in the first quarter of the twentieth century in Buffalo and suburban neighborhoods. Previous historic resources surveys have also identified the building at 22 Chateau Terrace as not individually eligible for listing on the S/NRHP (Bero 1997; KTA 2011), but instead they recommended the property as a contributing resource to a Chateau Terrace Historic District (Chateau Terrace Study Area in CRIS). Note, Chateau Terrace was not included in the NRHP Multiple Documentation Form for Multiple Resources Associated with the Suburban Development of Buffalo.

As previously recognized in the historic resources survey, Chateau Terrace Study Area is historically significant at the local level for its association with the suburban development of the Town of Amherst during the early to mid-twentieth century. A S/NRHP eligibility assessment for the entire Chateau Terrace Study Area is beyond the scope of this documentation report. Further survey work and documentation of the neighborhood, as well as additional research, would be required to provide an informed S/NRHP recommendation for Chateau Terrace Study Area. The NRHP Multiple Documentation Form for *Multiple Resources Associated with the Suburban Development of Buffalo, New York* (2015) and guidance provided in *Historic Residential Suburbs Guidelines For Evaluation And Documentation For The National Register Of Historic Places* (Ames and Flint 2002) would also need to be applied for an NRHP eligibility recommendation.

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Appendix A

Photographs

Attachment: 22 Chateau Terrace structure documentation (27242 : 22 Chateau Terrace)

22 CHATEAU TERRACE: EXTERIOR VIEWS



1. Setting view of 22 Chateau Terrace, facing northwest (*Commonwealth 2022*).



2. Setting view along Chateau Terrace (Nos. 22, 30, and 38) looking toward Main Street, facing southwest (*Commonwealth 2022*).



3. Oblique view of south and east elevations, facing west-northwest (*Commonwealth 2022*).



4. Direct view of east elevation, facing west (*Commonwealth 2022*).



5. Oblique view of east and north elevations, facing southwest (*Commonwealth 2022*).



6. Detail view of front entrance, facing west (*Commonwealth 2022*).



7. Detail view of brackets and eaves, facing northwest (*Commonwealth 2022*).



8. Detail view of entrance on north elevation, facing southeast (*Commonwealth 2022*).



9. Direct view of west elevations of the house and garage, facing southeast (*Commonwealth 2022*).



10. Oblique, partial view of the west elevation facing northeast (*Commonwealth 2022*).



11. View of backyard and north elevation of the garage, facing south (*Commonwealth 2022*).



12. Direct view of south elevation, facing north (*Commonwealth 2022*).



13. Direct view of north elevation of garage, facing west (*Commonwealth 2022*).



14. Direct view of south elevation of garage, facing west (*Commonwealth 2022*).

22 CHATEAU TERRACE: INTERIOR VIEWS



15. Detail of vestibule showing original front door, facing northeast (*Commonwealth 2022*).



16. View of first floor living room, facing southeast (*Commonwealth 2022*).



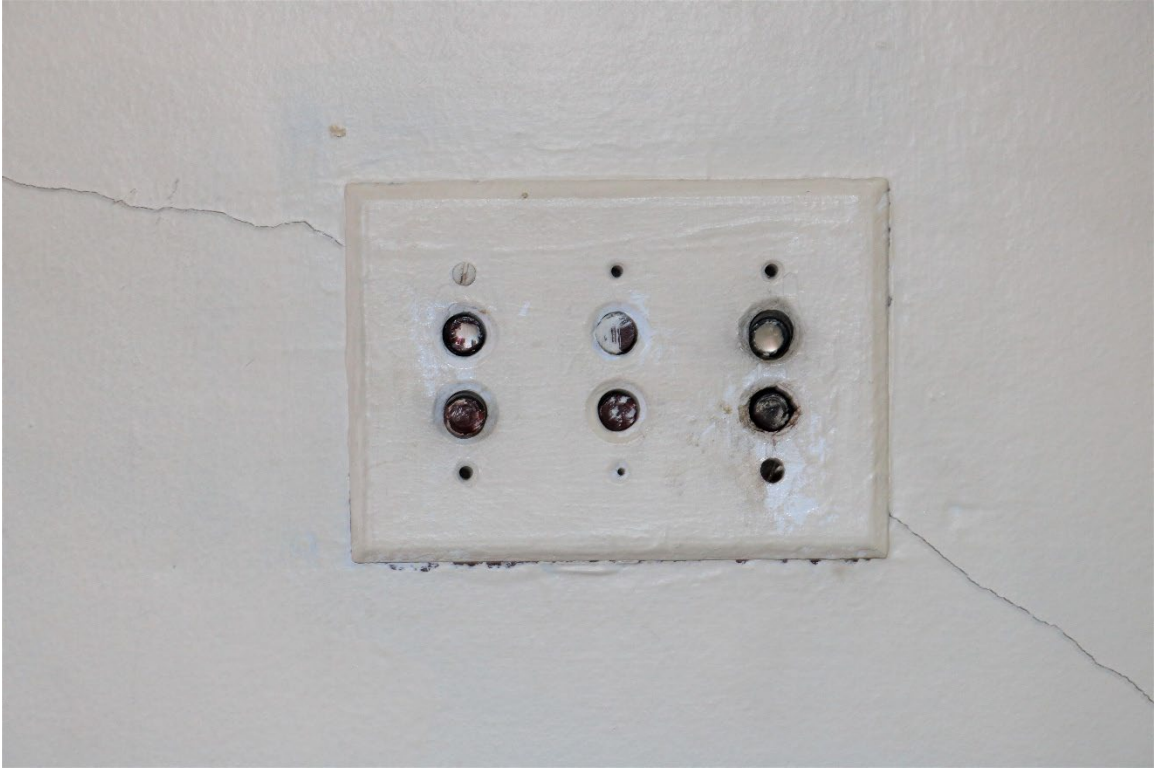
17. View of living room looking toward the dining room at left and kitchen at right, facing west (*Commonwealth 2022*).



18. View of living room looking toward built-in shelves and stairs, facing northwest (*Commonwealth 2022*).



19. View of living room looking toward front entrance, sunroom, and metal baseboard register, facing northeast (*Commonwealth 2022*).



20. Detail of push button switches on right side of front door, facing east (*Commonwealth 2022*).



21. View of first floor sunroom, facing south (*Commonwealth 2022*).



22. View of dining room, facing west (*Commonwealth 2022*).



23. View of dining room with living room and sunroom in background, facing east-northeast (*Commonwealth 2022*).



24. View of east wall of first floor from dining room, facing southeast



25. View of kitchen doorway from dining room, facing north (*Commonwealth 2022*).



26. View of west wall in kitchen, facing northeast (*Commonwealth 2022*).



27. View of built-in kitchen cabinets on west wall of kitchen, facing northeast (*Commonwealth 2022*).



28. View of east wall in kitchen, facing east (*Commonwealth 2022*).



29. View of side entrance hall with basement door at right, facing north (*Commonwealth* 2022).



30. View of staircase to second floor, facing west (*Commonwealth 2022*).



31. View of 2nd floor hall from staircase landing with bathroom at left and closet at right, facing south (*Commonwealth* 2022).



32. View of master bedroom on second floor, facing southeast (*Commonwealth 2022*).



33. View of master bedroom on second floor, facing southwest (*Commonwealth 2022*).



34. View of west wall in master bedroom on second floor, facing west (*Commonwealth 2022*).



35. View of second floor bathroom, facing southeast (*Commonwealth* 2022).



36. View of second floor bathroom, facing southwest (*Commonwealth 2022*).



37. View of southwest bedroom on second floor, facing west (*Commonwealth 2022*).



38. Detail of wood floor in southwest bedroom on second floor (*Commonwealth 2022*).



39. View of northwest bedroom on second floor, facing northwest (*Commonwealth 2022*).



40. View of northwest bedroom on second floor, facing southeast (*Commonwealth 2022*).



41. Detail of basement stairs, facing northwest (*Commonwealth* 2022).



42. View of basement, facing south (*Commonwealth 2022*).



43. Detail of west basement wall, facing southwest (*Commonwealth 2022*).



44. View of basement, facing north (*Commonwealth 2022*).



45. View of basement, facing west-northwest (*Commonwealth 2022*).



New York State
Parks, Recreation and
Historic Preservation

Resource Evaluation
USN: 02902.001453
Report Created: 1/30/2023

Resource Information:

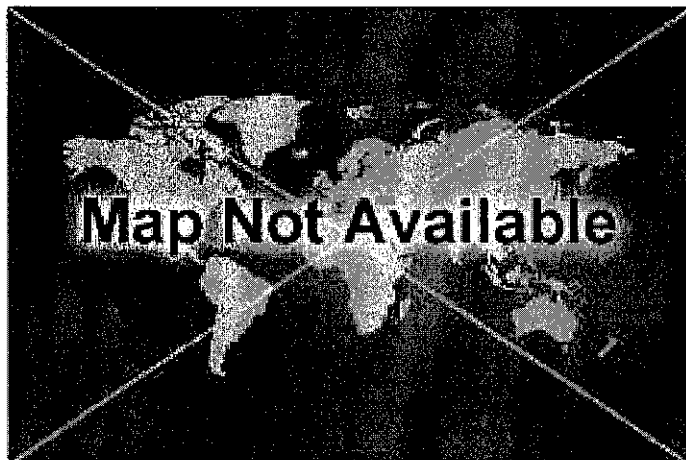
Date: January 30, 2023
Staff: Jennifer Walkowski
Name: Chateau Terrace Study Area
Location: No Location Available

Resource Status:

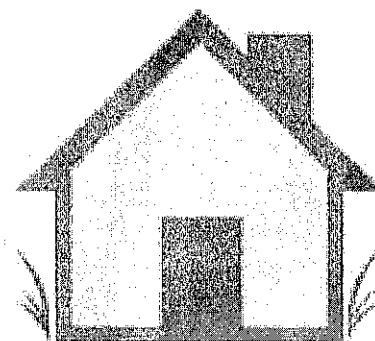
1. **Determination:** Determined SR/NR eligible by the Commissioner of the Office of Parks, Recreation and Historic Preservation on the date noted above.
2. **Contributing:** Not Determined

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.



No Photo Available



Summary Statement:

Based on the available information, the Chateau Terrace Historic District, located just north of Main Street west of Harlem Road in the hamlet of Snyder, town of Amherst, Erie County, NY, appears eligible for the State and National Registers. This historic district appears eligible under criterion A in the area of Community Planning and Development as an example of an early 20th century residential subdivision, and also under criterion C in



n the area of Architecture. Buildings within the district reflect various popular architectural styles from the first half of the 20th century, primarily containing Arts and Crafts bungalows, Craftsman style houses, Colonial Revival examples, and a few post-World War II Minimal Traditional houses. The subdivision was largely developed by the real estate development firm of Suor and Suor in the 1920s and into the 1940s on land which had historically been the 60-acre farm of G. Demert. The district also appears to meet the registration requirements of the MPDF "Multiple Resources Associated with the Suburban Development of Buffalo, New York."

Early twentieth-century growth of the Snyder area has been attributed to the opening of Buffalo & Williamsville Electronic Railway (aka Toonerville Trolley) in 1893 and the advent of the automobile. Running along the north side of Main Street, the trolley line connected Buffalo and Williamsville. Efficient and dependable transportation attracted the interest of future homebuyers in new housing developments. In operation until 1930, the trolley provided access for middle class families to purchase a home. This development spurred numerous residential subdivisions to be established along Main Street in the town of Amherst in the early 20th century, as developers bought and developed large farm tracts.

The Chateau Terrace Historic District fits this development model. In July 1919, William C.T. Suor and Arthur M. Suor purchased land from Chauncey J. and Emily G. Hamlin for their new College Hill-Chateau Terrace development. Louis W. & Josephine E. Ball purchased the parcel at 22 Chateau Terrace on September 1, 1920. The lot was subject to building restriction for a period of 25 years from July 1, 1919. By March 1921, Suor & Suor were listing new homes in the Chateau Terrace development. The house at 30 Chateau Terrace, on the adjacent lot to the north of 22 Chateau Terrace, was advertised with four bedrooms on an 80-foot-wide lot at a list price of \$9,000. At 65 Chateau Terrace, the company built a three-bedroom house on a 50-ft by 132-ft lot which listed for \$9,500. By 1923, Chateau Terrace subdivision was platted and sparsely developed with only 13 residences, three of which were on the west side of Chateau Terrace just north of Main Street. Individual lot numbers in Chateau Terrace do not appear on the 1923 Sanborn map. Nos. 22, 30, and 38 Chateau Terrace along the south entrance to the subdivision had been constructed by this time. The Craftsman-style detached garage at 22 Chateau Terrace had yet to be constructed. Roads within the subdivision were 50 ft wide. The Park School campus is documented on the north side of Chateau Terrace for the first time in 1923. The properties south of Chateau Terrace South included four dwellings with detached garages and School House No. 18. In 1924, District #18 School moved from the two-story brick schoolhouse to a new location on Harlem Road.

Chateau Terrace was laid out off Main Street serving as the only entrance road to the subdivision. In 1927, Chateau Terrace remained a partially developed subdivision. The three residences depicted on the 1923 map on west side of Chateau Terrace, south of the where the road bends, are visible in the aerial photograph. The southernmost of which is 22 Chateau Terrace. By 1932, homes were erected on Chateau Terrace South and Chateau Terrace East along with some construction on Chateau Terrace. On the 1938 map of Snyder, Chateau Terrace consisted of 74 numbered lots. The west side of Chateau Terrace was divided into 20 lots with the lots 1 through 4 located between Main Street and the bend south of Chateau Terrace South. The residence at 22 Chateau Terrace was constructed on Lot #2. The three houses noted on the 1927 aerial had 80 frontages on



n Chateau Terrace. The other parcels were laid out with 50-ft frontages along Chateau Terrace to the north, the south side Chateau Terrace East, and the south side of Chateau Terrace South. A 1951 aerial view shows additional development in Snyder, and that the Chateau Terrace subdivision was largely developed by this time.