MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
May 9, 2023
7:00 PM

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Absent	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Carrie Stiver	Town of Amherst	Resource Personnel	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	
Martin A. Polowy	Town of Amherst	Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

April 11, 2023 Minutes

Ms. Waterman-Kulpa made a motion to approve the April 11, 2023 minutes. The motion was seconded by Ms. Kensy and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Jennifer D. Kensy, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT:	Palmer

NEW BUSINESS

1. 4548 MAIN STREET (SQUIRE SHOP) - LANDMARK DESIGNATION APPLICATION
   May 9, 2023

Lisa Drdul, 92 Chateau Terrace, presented an overview of the property and its history, and listed ways the building meets local landmark criterion. She noted that the building was built in 1956 in the Colonial Revival style and was designed by notable local architect George G. Pearlman, who designed many commercial structures and suburban mid-century residences. She also reviewed the importance of the Squire Shop's original owner, Edmund Karnofsky, who originated the modern use of buffalo branded clothing with the introduction of the Buffalo tie in 1967.

James Boglioli, Benderson Development, presented an overview of 4548-4564 Main Street and 22 Chateau Terrace, and said that they oppose the landmark designation. He referenced a letter from SHPO dated April 17, 2023, that said 4548 Main Street appears eligible for listing, but Mr. Boglioli said that it did not involve any assessment of the building's current condition. He summarized presented interior photos of 4548 Main Street and said that an analysis by Commonwealth Heritage Group concluded that 4548 Main Street does not appear to meet National Register of Historic Places criteria for individual eligibility due to alterations, present conditions and loss of architectural integrity. He also stated that 4564 Main Street and 22 Chateau Terrace do not appear to meet National Register of Historic Places criteria for individual listing, to which SHPO agrees. Mr. Boglioli also said that Benderson had redesigned the site plan so that 22 Chateau Terrace will remain and that they will be applying to demolish the garage. He said they intend to submit an application to designate Chateau Terrace Historic District, which includes 22 residential properties on Chateau Terrace and Fruehauf, including 22 Chateau Terrace, listed on the State and National Registers of Historic Places. They hope to have the materials ready for the June 6 HPC meeting.

Ms. Waterman-Kulpa asked Mr. Quinn if he had received a request in writing, to which Mr. Quinn replied that he had not. Attorney Daniel Spitzer, who said that he had been requested to be present, advised Ms. Waterman-Kulpa to clarify what she was referring to. She stated that the Planning Board had asked the Historic Preservation Commission for recommendations regarding the properties in order to assist in their site plan approval process. She also said that the Commission would go back to deliberate and read over information as they customarily do when they receive new materials.

Ms. Waterman-Kulpa made a motion to adjourn the item to the June HPC meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

RESULT:	**ADJOURNED**	**Next: 6/6/2023 7:00 PM**

2. ST. MARY'S MOTHERHOUSE @ 400 MILL STREET - CERTIFICATE OF APPROPRIATENESS
May 9, 2023

Thomas Granville, Whitney Capital Company and Whitney Management Company, reviewed St. Mary's Apartments current need to replace the failing slate roof while staying within budget parameters. He introduced Gary Browne, The Browne Company, who presented the proposal to use CertainTeed Grand Manor shingles. Mr. Browne presented a photo of Orchard Park Town Hall, whose roof was replaced using the Grand Manor shingles 13 years ago. He said that the Grand Manor shingles have a similar appearance to slate, have a high wind resistance, and can last 40-50 years. He also said that the material is more expensive than what had been proposed previously while still being more affordable compared to slate.

Ms. Waterman-Kulpa said she had recently visited Orchard Park Town Hall and said she was disappointed with the visual aesthetics of the roof compared to slate. Mr. Browne proposed installing the Grand Manor shingles on a small section of St. Mary's roof so the Commission could view the site and compare. He also noted that the roof was tentatively covered with other materials and that they would be replaced once they received final approval regarding the newly proposed shingles.

Ms. Waterman-Kulpa made a motion to adjourn to the June meeting so the owner can install a mockup of the CertainTeed Grand Manor shingles. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

RESULT:	**ADJOURNED**	**Next: 6/6/2023 7:00 PM**

OLD BUSINESS

3. 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.

May 9, 2023

Ms. Waterman-Kulpa said that during his presentation for 4548 Main Street, Mr. Boglioli, Benderson Development, mentioned that 22 Chateau Terrace will remain, that they plan to submit for demolition of the garage, and that they will be submitting an application for the Chateau Terrace Historic District to be listed in the State and National Registers of Historic Places. He also said that the application will not include 4548 and 4564 Main Street. Ms. Waterman-Kulpa mentioned a State and National Register nomination does not come with the same restrictions as a local landmark and that the local landmark designation was recommended by the Town's consultants. Mr. Boglioli said they are willing to do a local landmark nomination instead.

Ms. Waterman-Kulpa made a motion to adjourn to collect additional information for a local landmark nomination for the Chateau Terrace Historic District. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

RESULT:	**ADJOURNED**	**Next: 6/6/2023 7:00 PM**

4. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY
5. PROPOSAL FOR REVISION OF THE HISTORIC PRESERVATION LAW OF THE TOWN OF AMHERST

Mr. Polowy said that he did not believe that the latest draft had been sent to SHPO yet and Ms. Waterman-Kulpa asked for the Attorney's Office to keep the Commission updated.

6. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING
No update.

7. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
Ms. Waterman-Kulpa asked members to RSVP for the HPC Roundtable Session #2 on Wednesday, May 17th.

8. ST. PAULS & ST. BENEDICTS - POSSIBLE LANDMARK
No update.

MISCELLANEOUS

ADJOURNMENT

The Historic Preservation Commission meeting of May 9, 2023 was adjourned at 8:10pm.

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

Attachment: HPC Minutes 041123 (27478 : April Minutes)

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**

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

Attachment: HPC Minutes 041123 (27478 : April Minutes)

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.

Attachment: HPC Minutes 041123 (27478 : April Minutes)

LANDMARK DESIGNATION APPLICATON FORM
TOWN OF AMHERST, NEW YORK

FOR USE OF BLDG. DEPT. ONLY

REC'D BY _____
DATE _____
TIME _____

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

Your name: Lisa Drdul Telephone: (716) 472-1251 Date: _____

Your address: 92 Chateau Terrace Amherst NY 14226

Organization (if any): _____

A. PROPERTY IDENTIFICATION

1. Building's common or current name: The Squire Shop

2. Building's historic name, if known: The Squire Shop

3. Street location: 4548 Main Street SBL# 68.17-6-21

4. Present owner & address: [list all owners of record and their addresses – use additional sheet if necessary]

570 DAB 3 LLC
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK FL 34201

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

Attachment: 1_04-12-2023_4548 Main Street_ Application (27480 : 4548 Main St - Squire Shop)

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.

Attachment: 1_04-12-2023_4548 Main Street_ Application (27480 : 4548 Main St - Squire Shop)

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
◎ good ___ ruins
___ fair ___ unexposed

Check one:
◎ unaltered
___ altered

Check one:
◎ original site
___ moved
date: _____

List major alterations and dates (if known):_____
The exterior of the building appears to retain a good level of integrity to its historic appearance. While the ground floor commercial spaces have been altered and updated, this is not uncommon in retail stores which constantly change and update their interiors to reflect the latest design trends. Despite some holes punched into the walls, it appears that the divisions between the historic commercial spaces are largely retained. The former frame shop commercial space appears to retain some historic Colonial Revival details around the main entry door. The second floor appears to retain a higher level of integrity, retaining historic double-loaded corridors and office spaces, including office partitions. One space retains a historic fireplace with a Colonial Revival motif and wood paneled wainscot. The building appears to retain most if not all of its historic ...
Source of this information: Jennifer Walkowski, 4548 Main Street Resource Evaluation Report, New York State Office of ...

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:_____
4548 Main Street has 106 feet of frontage on Main Street and 160 feet of frontage along Fruehauf Avenue. The building fronts the south property line on Main Street. A narrow landscaped strip, two locust trees and a utility pole are in front of the building. Access to the asphalt parking lot in the north section of the parcel is from Fruehauf Avenue. A 12-inch brick retaining wall is on the west side of the parking lot, and a 12-inch-wide concrete block retaining wall is on the east side. Concrete steps in the west wall provide access to the adjacent property at 4564 Main Street. A wood planter is in the north section of the parking lot. Two maple trees are on Fruehauf Avenue side of the property.

Attachment: 1_04-12-2023_4548 Main Street_ Application (27480 : 4548 Main St - Squire Shop)

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

As detailed in the March 2023 Resource Evaluation report issued by NYSOPRHP, 4548 Main Street is a fine example of a Colonial Revival treatment from the mid-20th century, combining the simplified, streamlined forms that were common in that era with Colonial Revival touches such as split pediments, contrasting red brick and white trim, and flared copper bay shop windows.

The two-story brick-clad building is a typical example of the commercial and mixed-use structures which were common along Main Street in the mid-20th century, especially after the creation of a trolley line between Buffalo and Williamsville and increased automobile usage along Route 5.

Other surviving examples of this type of Colonial Revival architecture includes the Amherst Municipal Building (5583 Main St, ca. 1965), Williamsville Village Hall (5565 Main St, ca. 1965), and a bank building located at 5554 Main Street in the ...

Signed at:
2023-04-12 12:18:21

04/11/2023

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: 1_04-12-2023_4548 Main Street_ Application (27480 : 4548 Main St - Squire Shop)

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion:

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Chairpersons Signature_____

Date_____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

Attachment: 1_04-12-2023_4548 Main Street_ Application (27480 : 4548 Main St - Squire Shop)

Landmark Nomination
4548 Main Street, Amherst NY
The Squire Shop

Built: 1956
Architect: George C. Pearlman
Style: Colonial Revival
Period of Significance: 1956-c.1995

4548 Main Street was built in 1956 by Edmund K. Karnofsky as the home of his upscale men's clothing shop, the Squire Shop. While buffalo branded clothing is somewhat ubiquitous now, Squire Shop is the original home of the "buffalo tie," created in 1967 by Karnofsky. The embroidered buffalo patterned tie was the first of its kind, inspiring generations of local retailers. 4548 Main Street is a fine example of mid-20th century Colonial Revival style commercial structure. Exhibiting the simplified, streamline forms of the mid-century modern with Colonial Revival touches such as split pediments, contrasting red brick and white trim, and flared cooper bay shop windows.

Provided this significance, 4548 Main Street is eligible for local landmarking as provided in Amherst Town Code, Chapter 121-6 criteria for the designation of historic landmarks, sites and districts, Under Criteria 1, 2, and 3:

Criteria 1: **Is associated with the lives of individuals or of people or events significant in the national, state or local history.**

4548 Main Street was built in 1956 by Edmund K. Karnofsky for his business the Squire Shop. Karnofsky, a longtime Amherst resident and businessman originally opened his store in 1953 at nearby 4545 Main Street. The Squire Shop was mainstay upscale men's clothing shop till c.1995 when the business closed. The Squire Shop originated the modern use of buffalo branded clothing with the introduction of the "buffalo tie" in 1967. The embroidered buffalo patterned tie was the first of its kind, inspiring generations of local retailers.

Edmund K. Karnofsky was a professional and commercial artist. A graduate of the Albright Art School in 1943, Karnofsky received a Bachelor of Fine Arts from Syracuse University in 1946 and his master's degree in art education from the University of Buffalo in 1949. He was an art teacher at several area schools including Amherst Central High School and Buffalo's Technical High School, now known as Hutchinson Central Technical High School. In between completing his degrees, Karnofsky worked as a commercial mural artist in Syracuse.

Criteria 2: **Embodies the distinctive characteristics of a type, a period or a method of construction.**

4548 Main Street is a fine example of mid-20th century Colonial Revival style commercial structure. Exhibiting the simplified, streamline forms of the mid-century modern with Colonial Revival touches such as split pediments, contrasting red brick and white trim, and flared cooper bay shop windows. Mid-

Attachment: 2_4548 Main Street Squire Shop Nomination Narrative (27480 : 4548 Main St - Squire Shop)

20th century mixed-use structures similar to 4548 Main Street once dominated the commercial corridor along Route 5 between Buffalo and Williamsville.

Criteria 3: **Represents the work of a master architect or designer or possesses high artistic value.**

4548 Main Street was designed by George C. Pearlman. A graduate of Cooper Union, he graduated the School of Architecture at Carnegie Mellon University. In September 1957 he formed the firm Nichols & Pearlman with partner Arthur D.N. Whitcher setting up their offices at the newly completed 4548 Main Street. He was a notable local architect who designed many commercial structures, as well many suburban mid-century residences, including 409 LeBrun Road and 862 LeBrun Road in Amherst, and 6 The Paddock, in Williamsville.

Attachment: 2_4548 Main Street Squire Shop Nomination Narrative (27480 : 4548 Main St - Squire Shop)

Site and Building History

4548 Main Street was constructed in the fall of 1956 by Edmund K. Karnofsky. The building was to house his business, the Squire Shop, and also have additional storefronts and office space for rent. Karnofsky, who lived around the corner at 10 Chateau Terr South, had originally opened his shop at the nearby 4545 Main Street. But after several fires and break-ins during 1954 and 1955, it was necessary for him to find a new location for his business.[1]

Karnofsky purchased the property in the spring of 1956 from the Ashland Oil and Refining Co.[2] and in October of that year transferred the property to a newly created corporation, 4548 Main St. Inc., which he owned with relatives Hyman Karnofsky and Louis Karnofsky. Previously there had been a gas and car service station on the site, but that was demolished in 1954.[3]

Karnofsky secured his permit in October 1956 and began construction on the 13,000 square foot building which "cost more than $100,000, the equivalent of just over $1.1 million in 2023."[4] While Karnofsky initially had retained architect John Kushin, Karnofsky later retained architect George C. Pearlman to prepare the final designs. The exterior of 4548 Main Street featured a simplified, streamline form with contrasting red brick and white trim, and flared copper bay shop windows. On the interior the Squire Shop featured "hand-rubbed oak merchandise cases, wood-beamed ceilings, a salvaged fireplace from a mansion in Buffalo, and a circular staircase salvaged from the original Schoellkopf power plant in Niagara Falls."[5]

George C. Pearlman graduated the School of Architecture at Carnegie Mellon University. In September 1957 he formed the firm Nichols & Pearlman with partner Arthur D.N. Whitcher setting up their offices at the newly completed 4548 Main Street.[6] He was a notable local architect who designed many commercial structures, as well many suburban mid-century residences, including 409 LeBrun Road and 862 LeBrun Road in Amherst, and 6 The Paddock, in Williamsville.[7]

The Squire Shop originated the modern use of buffalo branded clothing with the introduction of the "buffalo tie" in 1967. Karnofsky was a trained artist. In 1943 he graduated the Albright Art School, in 1946 he obtained a Bachelor of Fine Arts Syracuse University, and in 1949 earned his master's degree in art education from University of Buffalo.[8] Putting his talents to work, he designed the embroidered buffalo pattern based on the original Buffalo nickel. This tie and it's pattern were the first of its kind, inspiring generations of local retailers.

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[1] "$16,000 Worth of Clothing Taken," *Buffalo Courier-Express,* May 21, 1955; "Fire Leaves 11 Homeless," *Buffalo Courier-Express,* January 17, 1956;

[2] Deed from Ashland Oil and Refining Co to Edmund K. Karnofsky, April 27, 1956, Eire County Clerk, Buffalo, NY, deed book 5979, page 60.

[3] Town of Amherst, Parcel History report, generated March 28, 2023.

[4] Jennifer Walkowski, 4548 Main Street Resource Evaluation Report, New York State Office of Parks, Recreation, and Historic Preservation, March 23, 2023.

[5] Walkowski, 4548 Main Street Resource Evaluation Report.

[6] "Form Architectural Firm," *Buffalo Evening News,* September 6, 1957.

[7] Christiana Limniatis Preservation Buffalo Niagara, personal interview, March 28, 2023.

[8] "Tech Art Teacher Wins Recognition in French Circles," *Buffalo Evening News,* September 13, 1950.

Attachment: 2_4548 Main Street Squire Shop Nomination Narrative (27480 : 4548 Main St - Squire Shop)

With the success of the buffalo tie, Karnofsky quickly developed dozens of other embroidered patterns for both ties and other clothing items. His many custom designs included the Canisius Griffin tie, the Buffalo Philharmonic tie, and the Niagara Eagle tie for Niagara University.[9] Karnofsky would mail "out dozens of those ties to variety of celebrities;" Merv Griffin wore the Canisius College Griffin tie on his afternoon talk show in September 1976 and President Ford wore a Buffalo tie during a tv appearance in September 1975.[10]

Edmund K. Karnofsky continued to own and operate the Squire Shop until 1986 when the business was purchased by Carlton M. Waggoner, "a former advertising executive who had once worked as a stock boy and salesman in the store."[11] Waggoner continued to operate the store until about 1995 when the store was closed.[12] Later the space formerly occupied by the Squire Shop hosted a series of different restaurants, including Bistro Vite, Brodo, and Squire on Main.[13]

In 2018 4548 Main St. Inc. sold the property to 570 DAB 3 LLC, a subsidiary of Benderson Development Co.

Architecture

As detailed in the March 2023 Resource Evaluation report issued by NYSOPRHP, 4548 Main Street is a fine example of a Colonial Revival treatment from the mid-20th century, combining the simplified, streamlined forms that were common in that era with Colonial Revival touches such as split pediments, contrasting red brick and white trim, and flared copper bay shop windows.

The two-story brick-clad building is a typical example of the commercial and mixed-use structures which were common along Main Street in the mid-20th century, especially after the creation of a trolley line between Buffalo and Williamsville and increased automobile usage along Route 5.

Other surviving examples of this type of Colonial Revival architecture includes the Amherst Municipal Building (5583 Main St, ca. 1965), Williamsville Village Hall (5565 Main St, ca. 1965), and a bank building located at 5554 Main Street in the Village of Williamsville (ca. 1940s).

[9] "Eagles Gain a Tie on Pattern Play," *Buffalo Courier-Express,* October 25, 1978.
[10] "Merv Adds Verve: A Griffin Tie," *Buffalo Courier-Express,* September 29, 1975; Mike Healy, "Science Museum Bug Expert Warns Spiders Can Be A Pain," *Buffalo Courier-Express,* September 3, 1975.
[11] "Former Ad Executive Buys the Squire Shop," *The Buffalo News,* February 7, 1986.
[12] "Trying to Get Shoppers to Stop in Snyder," *The Buffalo News,* December 20, 2000.
[13] Stephen T. Watson, "Former Squire Shop buildings in Snyder eyed for Demolition," *The Buffalo News,* June 30, 2021.

Attachment: 2_4548 Main Street Squire Shop Nomination Narrative (27480 : 4548 Main St - Squire Shop)

Bibliography

Deed from Ashland Oil and Refining Co to Edmund K. Karnofsky, April 27, 1956, Eire County Clerk, Buffalo, NY, deed book 5979, page 60.

"Eagles Gain a Tie on Pattern Play," Buffalo Courier-Express, October 25, 1978.

"Fire Leaves 11 Homeless," Buffalo Courier-Express, January 17, 1956.

"Form Architectural Firm," Buffalo Evening News, September 6, 1957.

"Former Ad Executive Buys the Squire Shop," Buffalo Evening News, February 7, 1986.

Healy, Mike, "Science Museum Bug Expert Warns Spiders Can Be A Pain," Buffalo Courier-Express, September 3, 1975.

Limniatis, Christiana of Preservation Buffalo Niagara, personal interview, March 28, 2023.

"Merv Adds Verve: A Griffin Tie," Buffalo Courier-Express, September 29, 1975.

"$16,000 Worth of Clothing Taken," Buffalo Courier-Express, May 21, 1955

"Tech Art Teacher Wins Recognition in French Circles," Buffalo Evening News, September 13, 1950.

"Trying to Get Shoppers to Stop in Snyder," The Buffalo News, December 20, 2000.

Town of Amherst, Parcel History report, generated March 28, 2023.

Walkowski, Jennifer, 4548 Main Street Resource Evaluation Report, New York State Office of Parks, Recreation, and Historic Preservation, March 23, 2023.

Watson, Stephen T. "Former Squire Shop buildings in Snyder eyed for Demolition," The Buffalo News, June 30, 2021.

Attachment: 2_4548 Main Street Squire Shop Nomination Narrative (27480 : 4548 Main St - Squire Shop)

George Gerson Pearlman, *AIA Member Emeritus*

The examples provided on the local landmark application are the only examples listed because they were easily found through previous research and newspaper searching. While the recent past is more, for lack of a better word — recent, it's more difficult to research the early- to mid-century time period because the information was too "modern" to be archived in all the aggressive microfilm production in the 70s and 80s, but now too "old" to go back and inventory in a proper way. After speaking with Preservation Buffalo Niagara, they've found that mid-century articles noting the construction of new buildings don't mention the architect as much as they did in the previous era. That may be a regional thing, or a broader style of journalism in that time period.

We were able to confirm with certainty that the buildings listed in the landmark application were designed by George G. Pearlman. There were several commercial projects mentioned in various newspaper articles in the 1960s, but ironically those projects were never completed because the Town of Amherst denied the permits stating that the buildings didn't look "early American or colonial in design."[1] In articles for those rejected buildings and in a few profiles of the residences he designed, he's either directly referred to as a prominent architect or the subtext implies that. The fact that he designed not one, but two masterpiece mid-century mansions in the style of Frank Lloyd Wright on LeBrun Road alone confirms that he was popular within a certain class.[2] [3] [4]

PEARLMAN, GEORGE G(ERSON). AIA 57. Buffalo-Western New York Chapter
Nichols & Pearlman, 4548 Main St, Buffalo 21, New York.
b. New York City, N.Y, July 18, 28. Educ: Pratt Inst, B. Arch, 54. Present Firm: Nichols & Pearlman, Archts, org. 58, Part. Reg: D. C, N. Y. Gen. Types: 1,2,3,4,5,6,7,9,17,18. Prin. Wks: H. & H. Bowling Lanes, 58, N & P; Squire Shop Bldg & Interiors, 59; Rosenfeld Res, 60, N & P; Aurora Vil Shop Ctr, 60, N & P. Gov Serv: Corps of Engrs, SP3, 54-56.

1962 American Architects Directory[5]

PEARLMAN, GEORGE GERSON. AIA 57. Buffalo-Western New York Chapter
† George G. Pearlman, 5813 Main St, Buffalo, N.Y. 14221.
Home Add: 52 Dan Troy Dr, Williamsville, N.Y. 14221.
b. N.Y.C, July 18, 29. Educ: Cert.Arch, Cooper Union, 51; B.Arch, Pratt Inst, 54. Prev. Firms: Partner, Nichols & Pearlman, 57-60. Pres. Firm: George G. Pearlman, org, 60. Reg: D.C, N.Y. Prin. Wks: Nativity of Our Lord Convent & Parish House, 60, 68; W.T. Grant Co. Retail Facil, 67; Sisters of St. Francis Retreat House & Chapel, 68; Cooper Warehouse & Off. Bldg, 69; Temple Beth Am Master Plan, 69.

1970 American Architects Directory[6]

[1] https://www.newspapers.com/clip/123914651/
[2] https://www.newspapers.com/clip/123879851/
[3] https://www.newspapers.com/clip/123880018/
[4] https://www.newspapers.com/clip/123917481/
[5] American Architects Directory, p 540, Second edition, R.R. Bowker LLC. https://content.aia.org/sites/default/files/2018-09/Bowker_1962_P.pdf
[6] American Architects Directory, p 703, Third edition, R.R. Bowker LLC. https://content.aia.org/sites/default/files/2018-09/Bowker_1970_P.pdf

Attachment: 3_George G Pearlman (27480 : 4548 Main St - Squire Shop)

Williamsville Board Rejects Plans for Office Building

A building permit for a four-story contemporary-styled office building was denied Tuesday evening by the Williamsville Village Board because the structure failed to conform to a colonial exterior design.

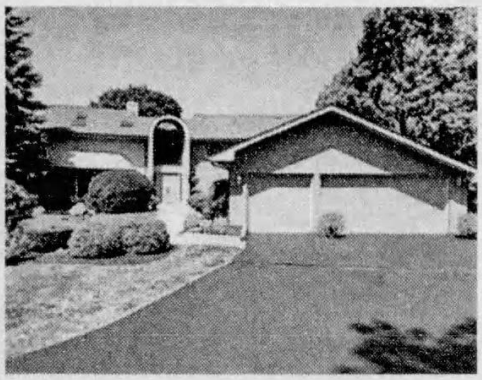
It was the first application of the village's new Zoning Ordinance and it is expected to provoke a court dispute.

The denial was on the application of the JV Equipment Corp. to build a structure at Main and Pfohl Sts. The Village Board acted after its newly constituted Architectural Review Board had recommended against granting the permit.

Architect George G. Pearlman of 5845 Main St., Williamsville, argued the desired colonial design was not functional for his client. His structure features exposed steel pillars and large areas of glass.

Mayor Neil W. Frank invited Mr. Pearlman to redesign the exterior and to meet with village officials to discuss modifications that would satisfy the village ordinance.

The Village Board granted another building permit to William E. Caldwell for another eight-unit apartment in the Georgetown development off Evans St. Its value put at $60,000.



Contemporary Architectural Gem!

This Contemporary architectural gem is only equaled by the extraordinary escarpment views of Lake Ontario & Toronto! Designed by noted architect George Pearlman, this home has every amenity that would suit the most discriminating buyer. All mechanics are updated. Kit. w/maple cabinetry, granite counters, ss appliances. Liv. rm. & din. rm. boast exquisite hdwd. flrs., stunning fplc., handsome built-ins. Elegant master suite. Finished lower level has full bath, fplc. & great finished space. This is truly a home for all seasons! $899,000.

703 Mountain View Dr.
LEWISTON

Hunt Real Estate ERA
861-1879
631-4800
Barbara Baker

On the Cover

762841

409 LeBRUN RD.: $699,900. 5000 sq. ft. "George Pearlman" designed, based on Frank Lloyd Wright. Brick home w/12 ft. ceilings, 1+ acre w/tennis ct., terraces, waterfalls.

58 THE HAMLET "George Pearlman" designed 1.8 acre E. Amherst, mini estate w/tennis court, exceptional grounds. 1st flr. master suite, 4 bdrms., 5½ baths, Great rm., 2 librarys, cherry library, wine cellar, hdwds, 2 way fplc.

Attachment: 3_George G Pearlman (27480 : 4548 Main St - Squire Shop)

W T Grant Co Retail Facility, 1967

"William Thomas Grant, Sebastian Spering Kresge, Franklin Winfield Woolworth and many others once competed for business on America's main streets via their small retail stores. Like his competitors, W.T. Grant transformed his small stores into larger ones after World War II."

"In the late 1960's, the W.T. Grant company followed Kresge's K-Mart concept, and began to open Grant City shopping centers across the country."[7]

"When my family moved from South Buffalo to suburban Williamsville, the desire to shop at Park Edge was a no-brainier. The store was new, modern, and fresh, while at the same time the store was very familiar. Since the store was less than two miles from our house, we went there often. The store was located next to Grant City (with the Bradford Room Restaurant) in a strip shopping center with a White Cross Drug Store (later Rite-Aid), Brennan's Bowery Bar, a Dunlop Tire Store, Marine Midland Bank (later a Liquor store), some smaller stores that I cannot place at the moment, and on the corner of Main St & Transit Road were an ARCO gas station (with what looked like the world's largest ARCO sign on poles next to and above the gas station), plus a Kentucky Fried Chicken location. Several years after the Clarence "Mall" was built. Child World opened a store next to the Bradford Room and M&T Bank built a small office building in the parking lot. The parking lot seemed huge at the time. In fact, when the Dodge dealer across the street needed to renovate their facility, they would park their new cars on the Clarence Mall lot.

Also, to an 8-year old, the Grant City store looked like the facade went all the way up to the sky."[8]

"Grant City, the fourteenth store in the W.T. Grant chain, was by far the largest at 135,000 square feet when it opened."[9]

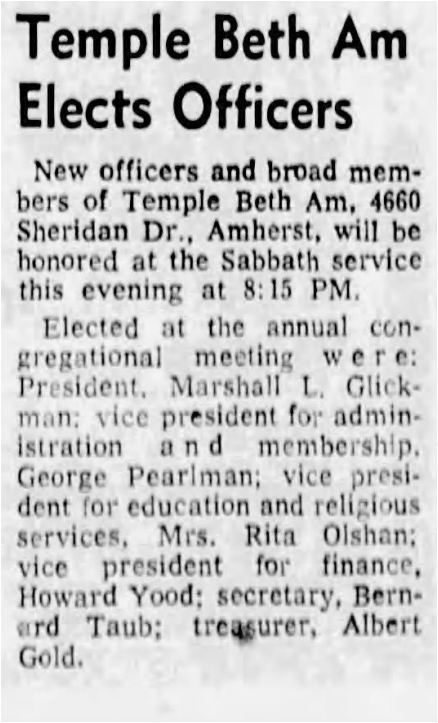
[7] https://www.chattanoogan.com/2008/11/9/138667/Remembering-Grant-City.aspx
[8] https://www.groceteria.ca/board/viewtopic.php?t=3395
[9] http://blog.buffalostories.com/tag/park-edge-supermarket/

Attachment: 3_George G Pearlman (27480 : 4548 Main St - Squire Shop)

Temple Beth Am Master Plan, 1959
"After the appointment of Rabbi Daniel Kerman in 1958, the congregation met at the new suburban site of Temple Beth Zion on Sweet Home Road. The following year, the congregation broke ground to construct its own purpose-built sanctuary at Sheridan Drive in Amherst designed by George Pearlman. Renamed Temple Beth Am, the congregation spent the next decade engaged in considerable fundraising efforts as the building expanded to offer more member services, including a kitchen, school, extra meeting space and a sanctuary.

Throughout the 1960s and 1970s, Beth Am developed joint synagogue activities with Temple Sinai and Temple Beth Zion, and broadened its interfaith activities and civic involvement"[10]

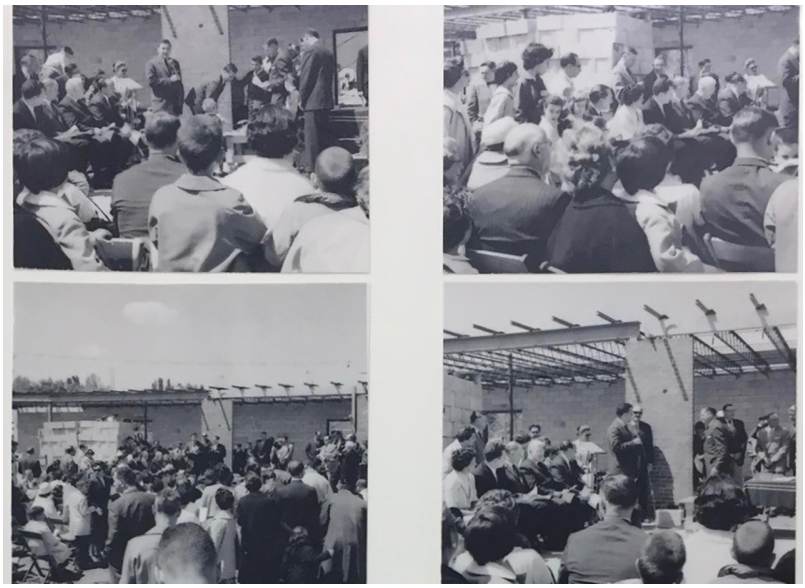
The world's first jointly constituted Reconstructionist-Reform congregation was formed in 2011.[11]



Temple Beth Am Elects Officers

New officers and broad members of Temple Beth Am, 4660 Sheridan Dr., Amherst, will be honored at the Sabbath service this evening at 8:15 PM.

Elected at the annual congregational meeting were: President, Marshall L. Glickman; vice president for administration and membership, George Pearlman; vice president for education and religious services, Mrs. Rita Olshan; vice president for finance, Howard Yood; secretary, Bernard Taub; treasurer, Albert Gold.

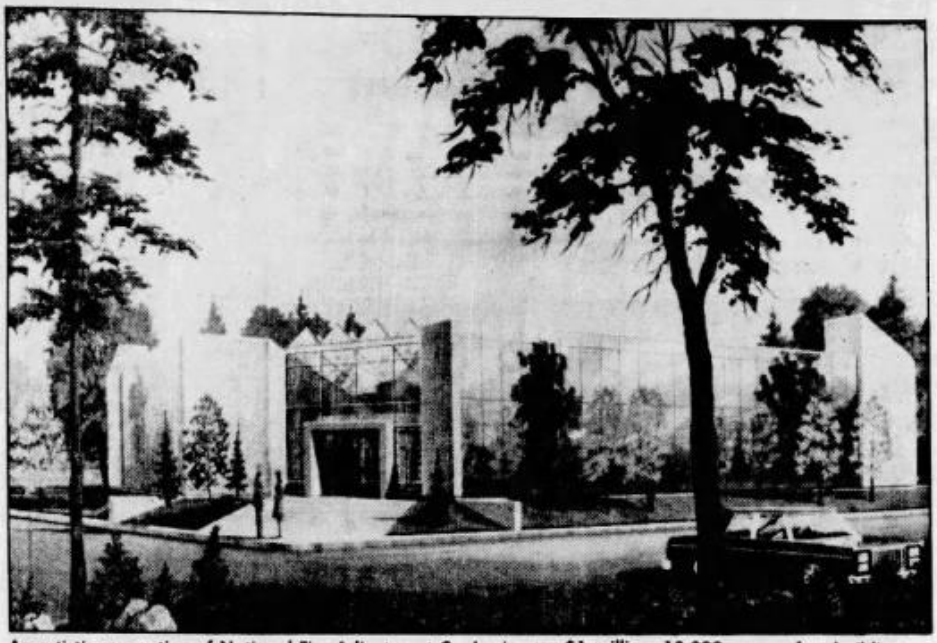


12 13

Attachment: 3_George G Pearlman (27480 : 4548 Main St - Squire Shop)

[10] Jewish Buffalo History Center. "Temple Beth Am."
https://jewishbuffalohistory.org/synagogues/temple-beth-am/
[11] Jewish Buffalo History Center. "Congregation Shir Shalom.
https://jewishbuffalohistory.org/synagogues/congregation-shir-shalom/
[12] https://www.newspapers.com/clip/123915957/
[13] Jewish Buffalo History Center. "Temple Beth Am, Groundbreaking Ceremonies, 1959."
https://jewishbuffalohistory.org/temple-beth-am-photos/temple-beth-am-groundbreaking-ceremonies-1959/

National Fire Adjustment Co, 1982



An artist's conception of National Fire Adjustment Co. Inc.'s new $1 million, 18,000-square-foot building.

National Fire Adjustment Plans $1 Million Building in Audubon

By DON O'HARA

National Fire Adjustment Co. Inc., a locally based firm that provides fire insurance adjustment services for policyholders, has announced plans to build a $1 million headquarters building at 10 John James Audubon Parkway at North Forest Road in Amherst.

Frank R. Papa, president, said the new two-story building will contain about 18,000-square feet of space, and will be located on slightly more than one acre of land adjacent to a 10-acre man-made lake in the Audubon New Community.

Mr. Papa said foundation work will begin within a few weeks, with construction of the building set to start around April 1. Completion is scheduled for September 1983.

National Fire is now located in a 2,500-square-foot building that the company owns at 5111 Main St., Williamsville. Following the move to the new quarters, the company plans to lease out its present facility.

"We will be using all of the left side of the new building," Mr. Papa said, explaining that the structure will be divided by a two-story atrium entranceway.

HE SAID THAT Natioanl Fire will be using about 6,000 square feet of office space, which is more than double what they have now, and will be seeking a tenant for the remainder, which will be about 8,000 to 10,000 square feet.

Mr. Papa said the building will feature reflective glass on the front, sides and along the entire rear portion, which will face Lake Muir.

The building, which has been approved by the Amherst planning and town boards, will have underground parking for seven cars, and outdoor parking for 56.

George Pearlman of Pearlman & Reid Associates, 5144 Sheridan Drive, Amherst, is the architect on the project. A general contractor has not yet been selected. "We will be seeking bids on the building within the next month or two," Mr. Papa said, estimating that the cost will be approximately $1 million.

National Fire, which was formed in Buffalo in 1923 by Mr. Papa's father, the late Bernard J. Papa, has been located in Williamsville for the past 12 years.

The company was first located in the Dun Building, and later had offices in the Morgan, Brisbane and Liberty Bank buildings. In addition to its headquarters here, National Fire also has branch offices in Jamestown, Rochester, Syracuse, Elmira, Watertown and Pittsburgh.

Mr. Papa said the company has about 50 employees, with about 25 working out of the local office.

HE EXPLAINED that National Fire handles about 90 percent of the fire adjustment business in the Buffalo area. He noted that the company recently acquired the New York Fire Adjustment Co. in Buffalo, and has consolidated that firm's operations into National Fire.

Working on a fee basis, National Fire is a licensed adjusting firm that represents the insured in fire losses. "The insurance companies have their own adjusters to represent their interests. We negotiate the best possible settlement for the owner of the property," Mr. Papa said.

As part of its move to the larger quarters, National Fire will be expanding its computerized software business to provide computer time sharing for fire adjusters throughout the country. Mr. Papa said National Fire has been working on the sophisticated computer program for five years.

Mr. Papa, 56, has been president of the company since it was incorporated in 1972. He previously was a partner in the business with his father, who died in 1970.

[14] https://www.newspapers.com/clip/123858749/

Attachment: 3_George G Pearlman (27480 : 4548 Main St - Squire Shop)

Mike Healy

Science Museum Bug Expert Warns Spiders Can Be A Pain

IF YOU'VE RECENTLY been watching TV, sitting on your tuffet, eating your curds and whey, and noticed more than the usual number of eight-legged beasts coming along to sit down beside you — fear not.

Or rather, fear not much. Even though there seems to be a bumper crop of spiders in Buffalo this year, most of them are pretty harmless.

"But remember that all spiders should be treated with respect," said Dr. H. W. Charnley, the entomologist (bug expert) at the Buffalo Museum of Science. "Most spiders are capable of a venomous bite of one sort or another."

SOME SPIDER bites can be painful to humans "depending on the quantity and quality of the bites," he said. And though most local spiders are "quite innocuous," Dr. Charnley says he gets calls from people all the time, wondering what kind of creatures are webbing their houses.

So if you wonder about any of your spiders, Dr. Charnley will identify them for you if you bring a specimen to the museum. He said he has to know what kind of spider a person is worried about before he can advise the best way to get rid of the crawlers.

However, there is one spider removal method which many scientists and nonscientists have found very effective. After thoroughly reading this newspaper, roll it into a tube and apply the tube (with maximum force) to the spider in question.

Repeat the procedure as often as necessary.

ARE THERE TIES that bind radical attorney William Kunstler and President Gerald R. Ford?

You bet. And the ties that bind happen to be Buffalo ties.

Edmund Karnofsky, owner of the Squire Shop, 4548 Main St., Amherst, designed the neck tie with the bison from the nickle peacefully grazing all over it. And he recently sent two of the ties to President Ford, who wore one of them on Aug. 8 during a TV recap of his year in office.

BUT KUNSTLER beat the President to the punch. He made national news on Aug. 4 when he was tossed from the courtroom at Joan Little's murder trial in North Carolina. The Wire service photos clealy show a Buffalo tie around his neck.

"And I saw a photo in one of the national news magazines of President Ford in Poland. He was wearing one of my ties," said Karnofsky.

Karnofsky seems equally pleased by the appearance of his tie in the public wardrobes of two men at opposite ends of the American political spectrum.

"It's a nonpartisan tie," he said.

Since Americans of all persuasions seem to be wearing it, Karnofsky has plans for his Buffalo tie. He's advertising it in the "The New Yorker" magazine as the perfect wearing apparel for the "bison-tennial."

IN 1949 GEORGE HETENYI was an Episcopal minister in Amherst. On April 23 of that year, his wife Jean's body was found in the Genesee River near Rochester. Hetenyi was convicted of her murder in three separate trials, but all the convictions were set aside when appealed to higher courts.

Finally in 1965, 16 years after his wife's death, Hetenyi pleaded guilty to manslaughter, and was released from prison on parole in June of 1966.

Now he's written and published his autobiography, entitled "Buried Alive for 17 Years."

"A lot of his adversaries, prosecutors and enemies will be quite surprised and unhappy to see what he brings to light," Hetenyi writes in his advertisement for the book.

Any adversaries, prosecutors or enemies who want to make themselves unhappy can write to Hetenyi for the book at Princess Press Publications, P.O. Box 27403, San Francisco, Calif. 94127.

One more animal item should be included today. There have been spiders and buffalos, so why not the venerable chicken?

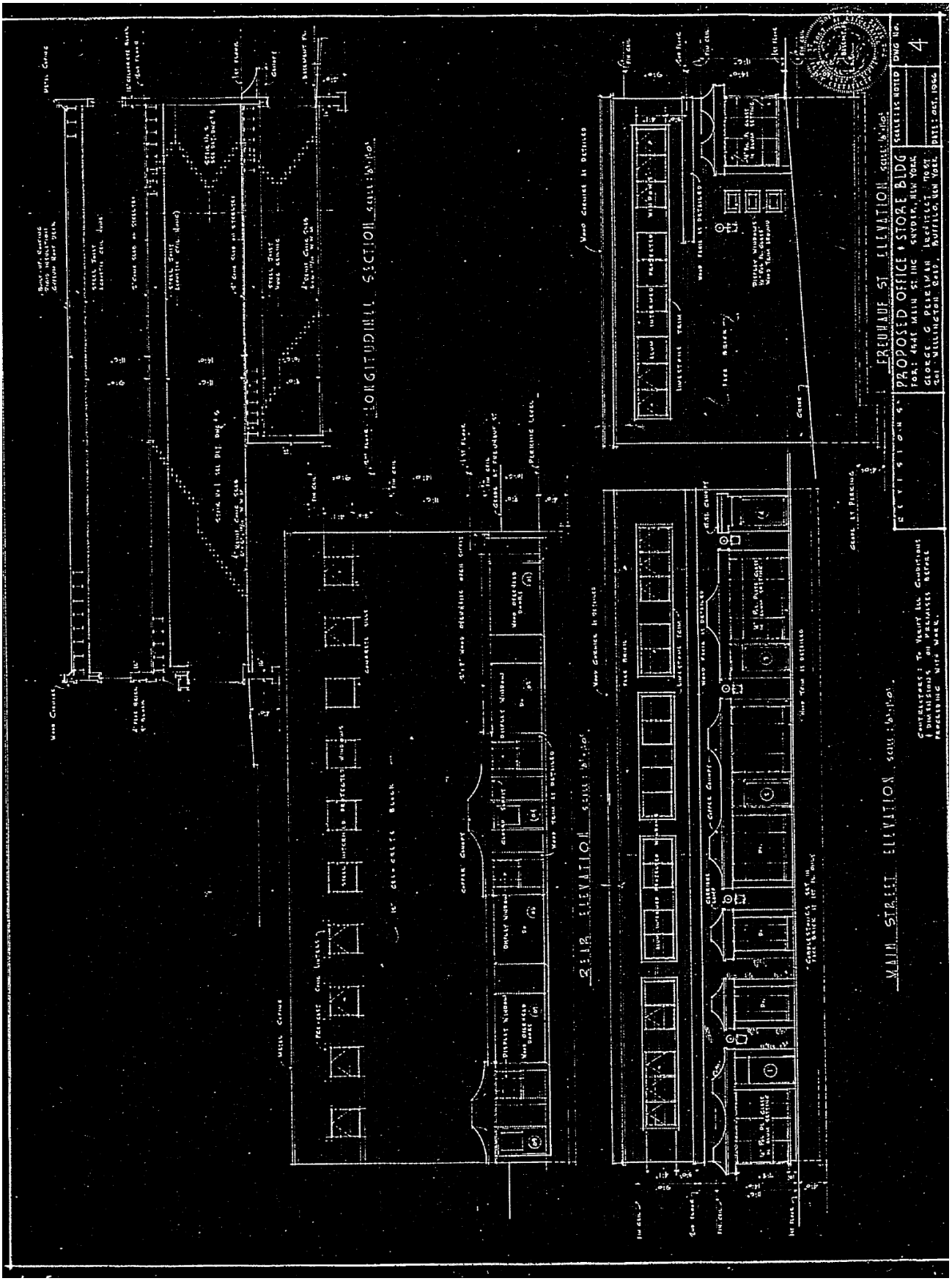
Buffalo area chicken pluckers are advised that the fifth annual World Chicken Plucking Championship will be held Oct. 4 in Spring Hill, Fla.

Not to ruffle anyone's feathers, but it should be pointed out that you have to be pretty plucky to win at Spring Hill. Last year a four-woman team plucked 12 chickens in one minute, seven and one half seconds for a new world record.

So head to Florida, all chicken strippers in the mood for a little fowl play.

Buffalo Courier-Express September 3, 1975

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)



Façade plans for 4548 Main Street by George G. Pearlman

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

Advertisement for the opening of the Squire Shop, The Buffalo News, April 23, 1953.

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

Construction started today on a $50,000 two-story store and office building at 4548 Main St., Snyder, which will have basement parking for customers.

The Buffalo News, October 29, 1956, pg 33.

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

Work Is Started in Snyder On Store and Office Building

2-Story Brick Structure at 4548 Main St. Will Have Parking Facilities in Basement

Construction was started today on a two-story, brick, Colonial-type store and office building at 4548 Main St., Snyder. It will have basement parking for customers. President Edmund Karnofsky of 4548 Main St. Inc. estimated the cost "in excess of $50,000."

Mr. Karnofsky, who operates the Squire Shop at 4574 Main, will move his men's wear business into one of three stores in the new structure. His shop occupies an old house which will be razed to provide an entrance to the parking lot of the new Snyder Post Office, now under construction.

The new store and office building will be a two-level project in relation to the first floor and basement. A thick shelf of rock jutting up in the site close to the frontage made it impractical to excavate for a full basement, Mr. Karnofsky noted.

The rear basement will be open to the parking lot. However, the architectural treatment of the back of the building will provide the same colonial-style bay windows and white trim as the front. A children's shop and women's dress shop will occupy two of the stores.

Ten professional offices will be on the second floor.

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

The Buffalo News, October 29, 1956, pg 14.

KARNOFSKYS PLAN $100,000 BUILDING

Plans for a new two-story, 13,000-square-foot building costing more than $100,000 that will house the Squire Shop and several other tenants at 4548 Main St., Eggertsville, were disclosed today by Attorney Hyman Karnofsky, one of the owners of the building.

Construction has just started. There will be space for parking about 80 cars. The ground floor will house the Squire Shop, owned by Edmund K. Karnofsky and now in temporary quarters at 4574 Main St., Eggertsville, a ladies' dress shop and a children's clothing store. The second floor will be leased to professional tenants. The building will be air conditioned and of colonial architecture.

Buffalo Evening News, October 31, 1956.

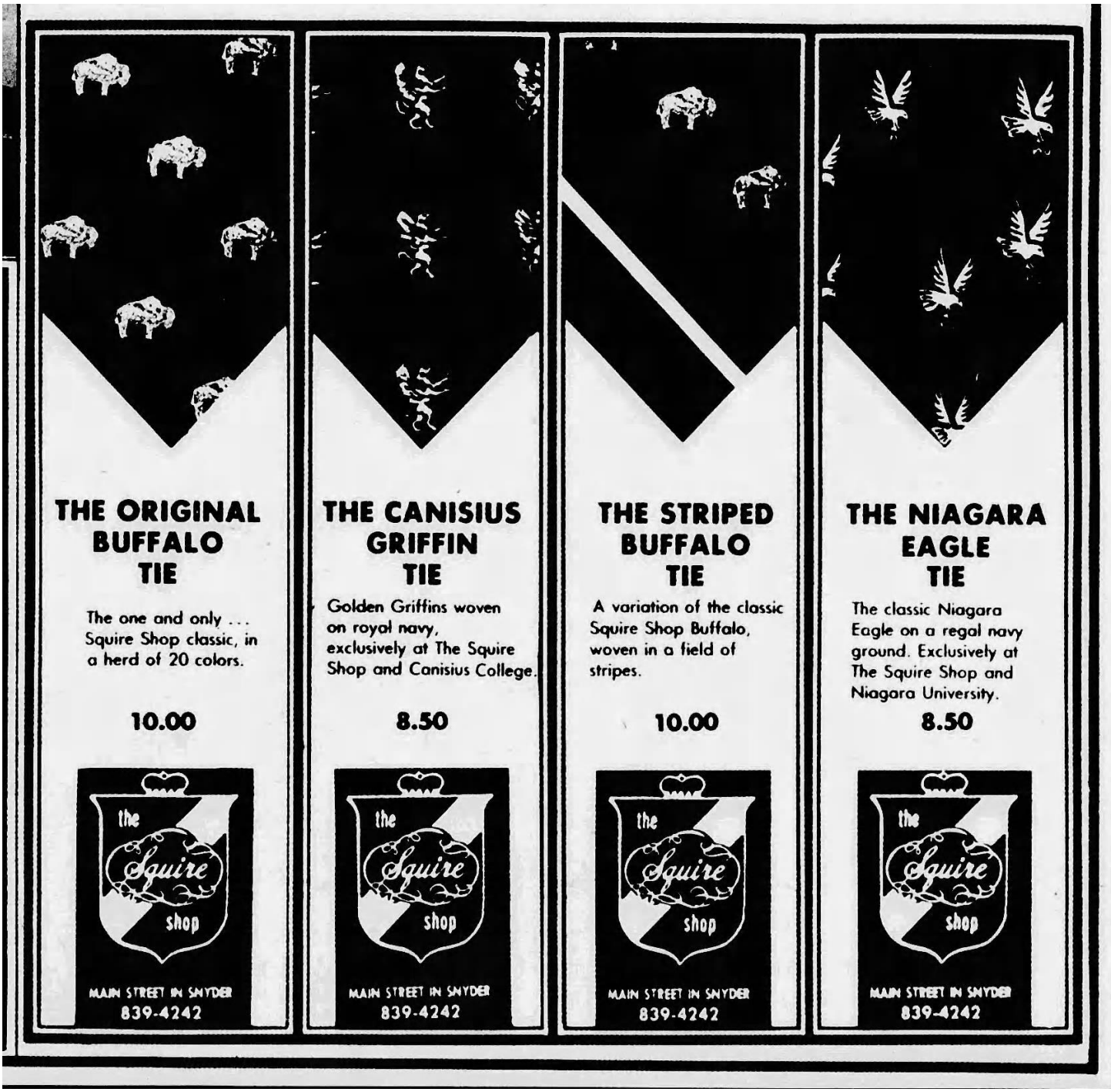
Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

Form Architectural Firm

Arthur D. N. Whitcher and George G. Pearlman have formed a new architectural firm, to be known as Nichols & Pearlman, with offices in the new building designed by Mr. Pearlman at 4548 Main St., Snyder. Mr. Whitcher has operated his own office at 35 Court St. the past two years. Mr. Pearlman has practiced architecture in Buffalo the past 18 months.

Buffalo Evening News, September 1957

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)



The Buffalo News, September 14, 1980.

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

Former Ad Executive Buys the Squire Shop

The Squire Shop, a men's clothing store at 4548 Main St., Snyder, has been purchased by Carlton M. (Pete) Waggoner, a former advertising executive who had once worked as a stock boy and salesman in the store.

Waggoner acquired the Squire Shop from Edmund K. Karnofsky, who founded the business in 1953. Karnofsky is forming a new firm, Squire Designs, to market original civic, school and corporate neckwear and scarves through the Squire Shop, which is well known for its neckwear featuring Buffalo designs.

Karnofsky owns the building at 4548 Main St. that contains the Squire Shop, Frame & Save Gallery, Pitt Petri and commercial offices, as well as adjacent retail and office buildings on Main Street that make up an entire block of shops and businesses.

Waggoner was executive vice president of Faller, Klenk & Quinlan Inc. He had worked in the advertising, promotion and communication fields for the past 17 years. He was graduated from the State University of Buffalo and received a master's degree from Syracuse University.

Waggoner started as a stock boy at the Squire Shop in 1960 while in college, and later worked as a salesman there until 1968.

"We plan an extensive program of redecorating and remodeling, along with an expansion of our clothing, furnishings and gift lines," Waggoner said.

Jeanne Ryan Heads

The Buffalo News, February 7, 1986.

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

TECH ART TEACHER WINS RECOGNITION IN FRENCH CIRCLES

It's a rare honor for a young U. S. artist to be reviewed in a French art magazine. Edmund Karnofsky, 10 Chauteau Ter., Snyder, art instructor at Technical High School, had the pleasure of seeing one of his abstractions appear on the cover of the French publication, La Revue Moderne, which presented reproductions of two other paintings along with an article about him and his work.

French critics were impressed with Mr. Karnofsky's work last October in the exhibition of Allied Artists of America in New York City. After extended correspondence and shipping of prints across the sea, the review appeared in August.

Giving a history of the artist's education and work, the article referred to his "cleanly abstract pictorial conception, blending a quality of visual sensualness and intellectual curiosity, in a language where the symbol, rhythm and idea enjoin strongly and perhaps despairingly."

Mr. Karnofsky was graduated from the Albright Art School in 1943, received his Bachelor of Fine Arts degree from Syracuse University in 1946, and his master's degree in art education from the University of Buffalo in 1949.

Buffalonian's Art Impresses French Critics

Latest honor received by Edmund Karnofsky, Technical High School art instructor, is a review in a French art magazine. Exhibited last October in New York City, hs work impressed French critics. One of his abstractions was chosen for the magazine's cover.

Buffalo Evening News, September 13, 1950.

Attachment: 4_Supporting Docs (27480 : 4548 Main St - Squire Shop)

J. C. Fruehauf's Subdivision
(Revised and Extended)
of a part of
Lot 13. T. 12. R. 7.
TOWN of AMHERST
ERIE Co. N.Y.
1915.

See Cover 864. See Lib. 844. P. 262.

Cover 936

Feby 20/916.

Attachment: 5_Plot-1 (27480 : 4548 Main St - Squire Shop)

Attachment: 6_2022-12-20T14-29-024548 Main Street (27480 : 4548 Main St - Squire Shop)

Attachment: 7_4548Main_1 (27480 :

FRAME & SAVE
4550
GOODBYE
Thank You
FOR 40 YEARS

Attachment: 9_4548Main_3 (27480 : 4548 Main St - Squire Shop)

Attachment: 10_4548Main_4 (27480 :

DEAD
END
NO
PARKING

FRAME & SAVE

New York State
Parks, Recreation and
Historic Preservation

Resource Evaluation
USN: 02902.001533
Report Created: 3/23/2023

Resource Information:

Date: March 23, 2023
Staff: Jennifer Walkowski
Name: 4548 Main Street - Commercial Building
Location: 4548 Main St, Buffalo, NY 14226

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. [X] 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. [X] 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.

Attachment: 13_SquireShop_SHPO_eligible (27480 : 4548 Main St - Squire Shop)

New York State Parks, Recreation and Historic Preservation

Resource Evaluation
USN: 02902.001533
Report Created: 3/23/2023

Summary Statement:

Based on the available information, the commercial building at 4548 Main Street in the town of Amherst, Erie County, NY appears eligible for the State and National Registers. Constructed in 1955-56, the building appears eligible under criterion C in the area of Architecture as a representative example of mixed-use mid-20th century Colonial Revival architecture in the town of Amherst. The building also appears eligible under criterion C in the area of Commerce for its long association with the Squire Shop, a locally prominent men's clothing store that was an original occupant of the building in 1956 until it closed in the mid-1990s. The building is also broadly related to the growth and development along Main Street in the town of Amherst during the mid-20th century.

The two-story brick-clad building is a typical example of a Colonial Revival treatment from the mid-20th century, combining the simplified, streamlined forms that were common in that era with Colonial Revival touches such as split pediments, contrasting red brick and white trim, and flared copper bay shop windows. On the interior, the office spaces retain Colonial Revival style fireplace mantles, wood-paneled wainscot, and split pediment door surrounds. This type of Colonial Revival architecture was not uncommon along Main Street in the town of Amherst, and other examples include the Amherst Municipal Building (5583 Main St, ca. 1965), Williamsville Village Hall (5565 Main St, ca. 1965), and a bank building located at 5554 Main Street in the Village of Williamsville (ca. 1940s), as well as numerous residences and smaller buildings. Many of these mid-20th century examples were constructed during an era of tremendous growth in the town, as road improvements, the creation of a trolley line between Buffalo and Williamsville, and increased automobile usage along Route 5 allowed for increased growth in the town by the 1920s and 30s. As a result, many older farms and properties along Main Street, such as that of Jacob C. Fruehauf, a German immigrant who operated a farm and feed store at this location dating back to the 1890s, were purchased by developers and subdivided for new commercial development.

Construction began on the two-story building at 4548 Main Street in October 1956. The 13,000-square-foot building cost more than $100,000 in 1956, the equivalent of just over $1.1 million in 2023. As designed, the ground floor of the building housed The Squire Shop and the second floor contained spaces to be leased to professional tenants. Edmund K. Karnofsky founded the Squire Shop, a men's fashion store, in 1953 in a building on the south side of Main Street (#4543-4545). The building was heavily damaged by a fire in January 1956, and after the fire, the Squire Shop moved to a temporary location in the former Snyder house at 4574 Main Street. Karnofsky resided at 10 Chateau Terrace at that time. In the 1960s, the Squire Shop's interior featured hand-rubbed oak merchandise cases, wood-beamed ceilings, a salvaged fireplace from a mansion in Buffalo, and a circular staircase salvaged from the original Schoellkopf power plant in Niagara Falls. Karnofsky is best known for designing the original Buffalo logo silk tie in 1967, versions of which can still be purchased today. Carlton M. (Pete) Waggoner, a former advertising executive, purchased the Squire Shop from Karnofsky in 1986. Businesses in the building at 4548 Main Street at that time included the Squire Shop, Frame & Save Gallery, the home accessories store Pitt Petri, and commercial offices. Kanofsky also owned the adjacent buildings on the block. Waggoner planned for an extensive redecorating and remodeling of the Squire Shop, and in March 1991, 4548 Main St Inc. changed its name to The Squire Shop Inc. By 2002, The Squire Shop had been vacant for seven years. The 4,500-square-foot space was leased for a new restaurant which required demolition and renovation work.

Attachment: 13_SquireShop_SHPO_eligible (27480 : 4548 Main St - Squire Shop)

New York State Parks, Recreation and Historic Preservation

Resource Evaluation
USN: 02902.001533
Report Created: 3/23/2023

The exterior of the building appears to retain a good level of integrity to its historic appearance. While the ground floor commercial spaces have been altered and updated, this is not uncommon in retail stores which constantly change and update their interiors to reflect the latest design trends. Despite some holes punched into the walls, it appears that the divisions between the historic commercial spaces are largely retained. The former frame shop commercial space appears to retain some historic Colonial Revival details around the main entry door. The second floor appears to retain a higher level of integrity, retaining historic double-loaded corridors and office spaces, including office partitions. One space retains a historic fireplace with a Colonial Revival motif and wood paneled wainscot. The building appears to retain most if not all of its historic three-light metal windows.

Attachment: 13_SquireShop_SHPO_eligible (27480 : 4548 Main St - Squire Shop)

4548 Main Street
The Squire Shop

Historic Preservation Commission

May 9, 2023

Attachment: 14_PDF_The Squire Shop - 4548 Main Street

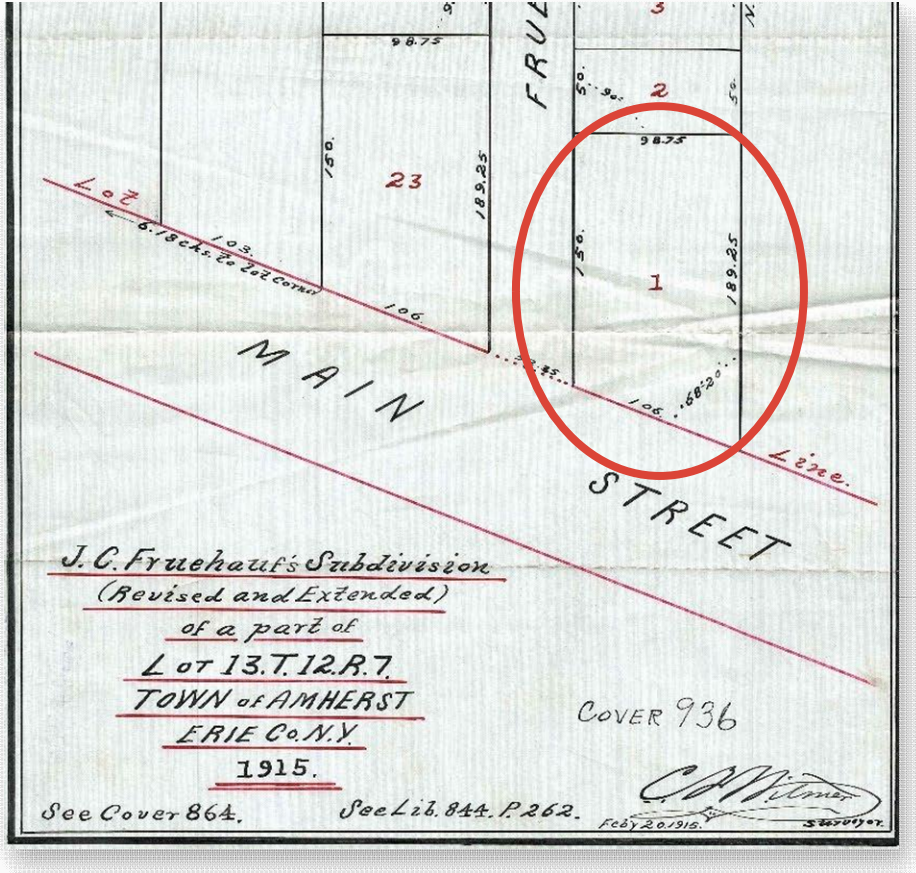
Built: 1956
Architect: George G. Pearlman

Style: Colonial Revival
Period of Significance: 1956-c.1995

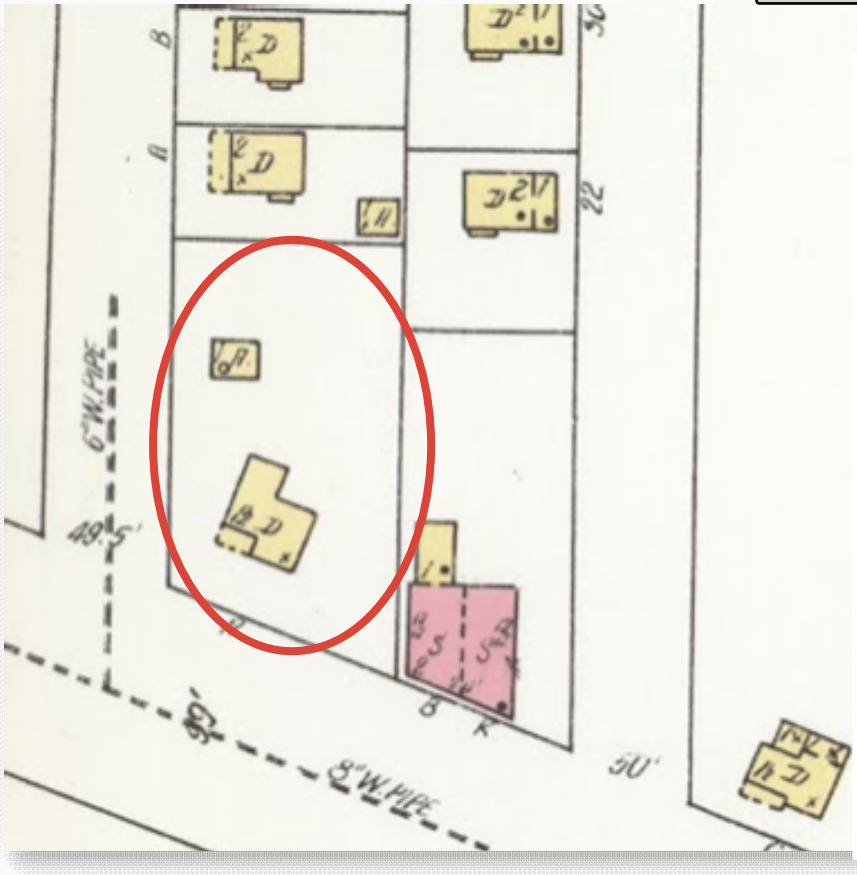
Meets Local Landmark Criterion:

1. *Is associated with the lives of individuals or of people or events significant in the national, state or local history* for its association with Edmund K. Karnofsky and the Squire Shop which originated the modern use of buffalo branded clothing with the introduction of the "buffalo tie" in 1967. The embroidered buffalo patterned tie was the first of its kind, inspiring generations of local retailers.
2. *Embodies the distinctive characteristics of a type, a period or a method of construction* for being a fine example of a mid-20th century Colonial Revival style commercial structure with its simplified, streamline forms of the mid-century modern with Colonial Revival touches such as split pediments, contrasting red brick and white trim, and flared cooper bay shop windows.
3. *Represents the work of a master architect or designer or possesses high artistic value* for its association with George G. Pearlman, AIA, who was a notable local architect who designed many commercial structures, as well many suburban mid-century residences.

Attachment: 14_PDF_The Squire Shop - 4548 Main Street



Town of Amherst Assessor's Map, 1915

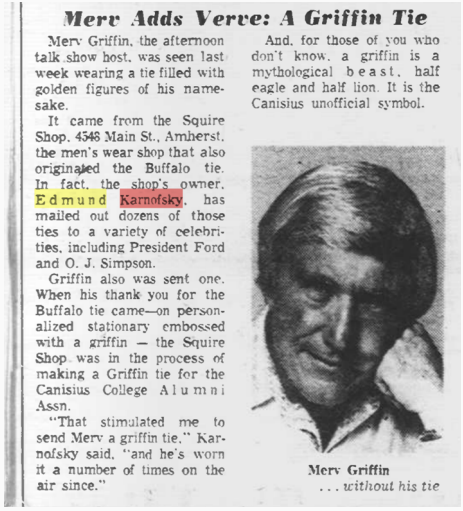


Sanborn Fire Insurance Map, 1923

Attachment: 14_PDF_The Squire Shop - 4548 Main Street

Edmund Karnofsky & The Squire Shop

- Started & trademarked the Buffalo clothing trend
- Pre-dated today's social media influencers
- Considered an expert in his field
- Worn by Gerald Ford, Merv Griffin, Corporate gifts



Merv Adds Verve: A Griffin Tie

Merv Griffin, the afternoon talk show host, was seen last week wearing a tie filled with golden figures of his namesake.

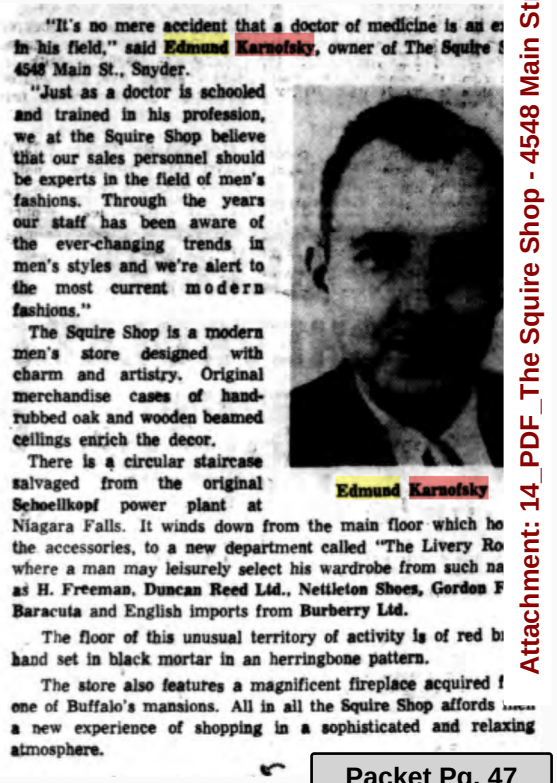
It came from the Squire Shop, 4548 Main St., Amherst, the men's wear shop that also originated the Buffalo tie. In fact, the shop's owner, Edmund Karnofsky, has mailed out dozens of those ties to a variety of celebrities, including President Ford and O. J. Simpson.

Griffin also was sent one. When his thank you for the Buffalo tie came—on personalized stationary embossed with a griffin — the Squire Shop was in the process of making a Griffin tie for the Canisius College Alumni Assn.

"That stimulated me to send Merv a griffin tie," Karnofsky said, "and he's worn it a number of times on the air since."

And, for those of you who don't know, a griffin is a mythological beast, half eagle and half lion. It is the Canisius unofficial symbol.

Merv Griffin
... without his tie



"It's no mere accident that a doctor of medicine is an e
in his field," said Edmund Karnofsky, owner of The Squire
4548 Main St., Snyder.

"Just as a doctor is schooled and trained in his profession, we at the Squire Shop believe that our sales personnel should be experts in the field of men's fashions. Through the years our staff has been aware of the ever-changing trends in men's styles and we're alert to the most current modern fashions."

The Squire Shop is a modern men's store designed with charm and artistry. Original merchandise cases of hand-rubbed oak and wooden beamed ceilings enrich the decor.

There is a circular staircase salvaged from the original Schoellkopf power plant at Niagara Falls. It winds down from the main floor which ho
the accessories, to a new department called "The Livery Ro
where a man may leisurely select his wardrobe from such na
as H. Freeman, Duncan Reed Ltd., Nettleton Shoes, Gordon F
Baracuta and English imports from Burberry Ltd.

The floor of this unusual territory of activity is of red br
hand set in black mortar in an herringbone pattern.

The store also features a magnificent fireplace acquired f
one of Buffalo's mansions. All in all the Squire Shop affords
a new experience of shopping in a sophisticated and relaxing
atmosphere.

Edmund Karnofsky

Attachment: 14_PDF_The Squire Shop - 4548 Main Street

The Buffalo Tie

The regal Buffalo (Bison bison) which once roamed the plains of North America in majestic herds is now limited to government and private preserves and some zoological gardens. To make this noble animal more easily accessible to all, The Squire Shop originated an exclusive Buffalo* design for apparel, accessories, jewelry, and other gift creations. Our Buffalo is as comfortable anywhere today as the wild Buffalo was throughout North America. He is a stately symbol for adventurous spirits everywhere embodying all the durability and dignity of his wild, historic and natural counterpart.

(T) The original Buffalo tie from the Squire Shop. Now available in a herd of (20) handsome color combinations and Buffalo pattern in 3 sizes: Small, Medium, Large. Specify size. 10.00 (2.00)
(T/S) Buffalo tie with stripe. 10.00 (2.00)
Bow ties (BC) or to-tie (BT). 7.50 (2.00)
(S) Pocket squares. 4.95 (2.00)
Ladies Ascots (LA), Ladies Scarves (LS). 14.95 (2.00) See 1H

All Buffalo fabric color combinations are stated throughout this catalog with the background color first and the Buffalo color second; i.e.: "Navy/red" means Navy background with Red Buffalo.

Add postage and insurance in parenthesis ( ) for each item. Payment in full must accompany order. Prices subject to change.

State alternate color choices whenever possible.

Color No.	Background — Buffalo	T	T/S	BT or BC	S	LA or LS	B
1	Navy — Silver	x	x	x	x	x	x
2	Navy — Red	x	x	x	x	x	x
3	Navy — Gold	x	x	x	x	x	x
4	Maroon — Silver	x	x	x	x	x	x
5	Maroon — Navy	x	x	x	x	x	x
6	Green — Silver	x	x	x	x	x	x
7	Brown — Tan	x	x	x	x	x	x
8	Green — Tan	x	x	x	x	x	x
9	Black — Red	x	x	x	x	x	x
10	Red — Blue	(Cont'd)				T	
11	Blue — Red	16 Silver — Silver				x	
12	Tan — Brown	17 Silver — Navy				x	
13	Grey — Silver	18 Silver — Brown				x	
14	Gold — Blue	19 Maroon — Pink				x	
15	Green — Lime	20 Navy — Emerald				x	

* COPYRIGHT © 1974 — The Squire Shop of Snyder, Inc.

Curran's Corner — By Bob Curran

Our Famed Buffalo Tie Shares Place of Honor at Oxford Pub

One of the most pleasing missives to come to this corner lately is a number that was sent by Father Neil J. O'Connell who is the Newman Chaplain and Chairperson of the History Faculty at Fisk University in Nashville, Tennessee.

Father O'Connell is a former Western New Yorker — his mother, Mrs. Cornelius J. O'Connell lives in East Aurora — and is one of the many ambassadors of good will our area has in faraway places. Because he is, he wanted to tell us about a bit of Buffalo that shares a place of honor in Oxford, England.

"My brother, Dr. Cornelius J. O'Connell of Snyder has over the years presented me with three Buffalo ties from the Squire Shop on Main St. in Amherst," Father O'Connell reported. "While acting as a tutor in the British studies at University College in Oxford, England this past summer, I wore the ties on various occasions at high table during the evening meal.

"My colleagues had some caustic remarks to make about the ties, but I withstood my ground. My vindication came one evening when we visited the Bear Pub on Oxford for a pint of bitter.

"The Bear people have a policy of clipping and framing what they determine to be unique ties worn by patrons. In the midst of all the clipped ties representing the various British and European colleges and scholarly societies was a tie from the Squire Shop which was framed at the Bear in 1975. Needless to say, my colleagues developed a respect for Buffalo in general and Buffalo ties in particular."

* * *

NATURALLY, I had to share that story with Edmund Karnofsky, the owner of the Squire Shop who has shared some good letters with me in the past.

When I first heard that Ed Karnofsky designed the Buffalo ties and scarves that are sold by the Squire Shop, I checked his background and found that he has a B.A. in Fine Arts from Syracuse University and an M.A. in Art from U.B.

The person who told me about Ed's degrees added, "I don't believe he ever studied public relations or promotion, but he knows more than a little about such matters."

That piece of information was old news. I knew that Ed Karnofsky was the man responsible for Gerald Ford wearing a Buffalo tie when he was president of the United States. And I also knew that Mr. K. had arranged to have former Buffalonian Bud Pillard, president of the International Brotherhood of Electricians, present a "peanuts tie" to President Carter in person.

Carter returned the tie to the Squire Shop and explained in a hand-written note that it was his policy to return all gifts that were sent to him.

* * *

WHILE ASSOCIATES and friends were talking about what acceptance of the tie could have meant, Ed Karnofsky received a letter from the president of Texas International Airlines who said, "Our motto is 'We Fly For Peanuts' and need an initial order of 3,000 Peanut ties."

On Wednesday I went through Ed Karnofsky's letters from out-of-town customers and found that some interesting people have been intrigued by the Squire Shop ads they have seen in The New Yorker Magazine.

One of the first numbers to hit me was a letter from a Nielie Rautenstraus of Boulder, Colorado, who explained that her husband was president of the University of Colorado whose team mascot is a buffalo.

Then there was a note from F.S. Schlater, the president of the Cibolo State Bank in Cibolo, Texas. Mr. Schlater had been given a Buffalo tie by a friend because the symbol on his bank's letterhead is a buffalo. He advised Ed Karnosky that he wanted to buy ties for his employees.

* * *

NEAR THAT NOTE was a letter from a Mrs. Ruth Kadlec, assistant to the president of the Boston Five Cents Savings Bank in Boston, Mass., which also features a buffalo on its logo. She said that her boss had received a Buffalo tie "through the courtesy of the president of the Buffalo Savings Bank" and wanted to be sent a catalogue that described other available ties.

As I kept reading the letters, I found myself wishing that I could contact some of the people who wanted ties. People like a Joseph L. Buffalo Jr. who is a partner in a law firm in Little Rock, Arkansas. Or a Mr. Heim who runs the Heim Buffalo Ranch in Rockham, S.D. Or Air Force Colonel Charles Rogers president of the EUCOM Sports Center in Stuttgart, Germany whose organization has a buffalo on its insignia.

There are so many other good letters in that file. And the feeling here is that not one of the writers knows how the City of Buffalo got its name.

GERALD FORD
Wearing Buffalo Tie

Scene & Heard

Eagles Gain a Tie On Pattern Play

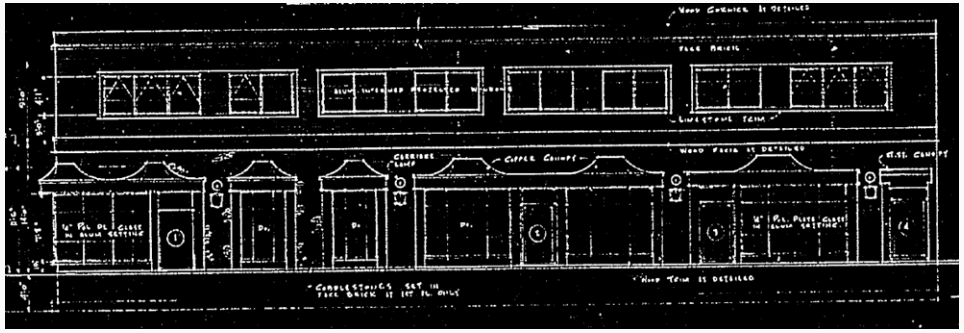
The father of the Buffalo tie as w
as the Canisius Griffin tie, the Buffa
Philharmonic tie and the Peanut T
has introduced yet another creation
"The Niagara Eagle."

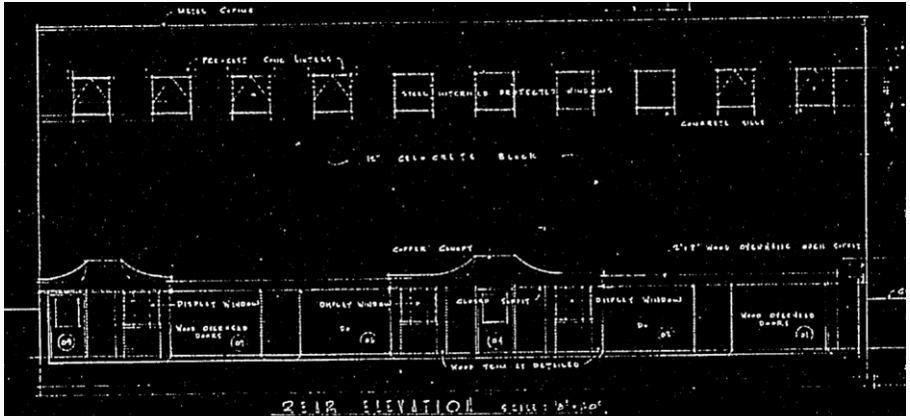
Edmund Karnofsky, owner of t
Squire Shop in Amherst, designed t
tie, patterned after the mascot o
Niagara University. Karnofsky recently
presented one of the ties to the Very
Rev. Gerard M. Mahoney, president of
Nia

1.n

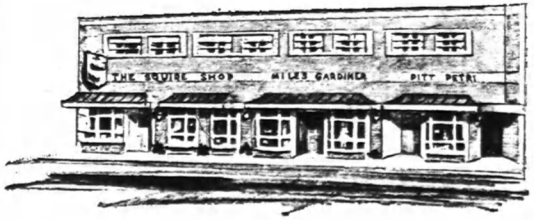
Attachment: 14_PDF_The Squire Shop - 4548 Main Street

Colonial Revival





MAIN STREET IN SNYDER



FIRST FAMILY FASHIONS

Your family can enjoy the same fine things America's first family at 1600 Pennsylvania Avenue does. Vermeil, the gold tableware by Kirk or Tiffany and the gourmet wine glasses seen on the presidential table . . . Pitt Petri has them in stock. At Miles Gardiner's you will find the very styles in dresses for your little girl, which a certain little Caroline may be donning for Easter. The same traditional American styling in clothing and furnishings which the President prefers and displays so well, are featured by The Squire Shop, for the first men in your family.

THE SQUIRE SHOP MILES GARDINER PITT PETRI

MAIN STREET IN SNYDER

ALSO STORE ENTRANCES FROM REAR PARKING LOT

Attachment: 14_PDF_The Squire Shop - 4548 Main Street

George G. Pearlman, AIA

- Member of American Institute of Architects since 1957
- Designed many notable homes and buildings in Buffalo-Niagara region – selling feature
- Early office was in Squire Shop Building

Contemporary Architectural Gem!

This Contemporary architectural gem is only equaled by the extraordinary escarpment views of Lake Ontario & Toronto! Designed by noted architect George Pearlman, this home has every amenity that would suit the most discriminating buyer. All mechanics are updated. Kit. w/maple cabinetry, granite counters, ss appliances. Liv. rm. & din. rm. boast exquisite hdwd. flrs., stunning fplc., handsome built-ins. Elegant master suite. Finished lower level has full bath, fplc. & great finished space. This is truly a home for all seasons! $899,000.

703 Mountain View Dr.
LEWISTON

Hunt Real Estate ERA
861-1879
631-4800

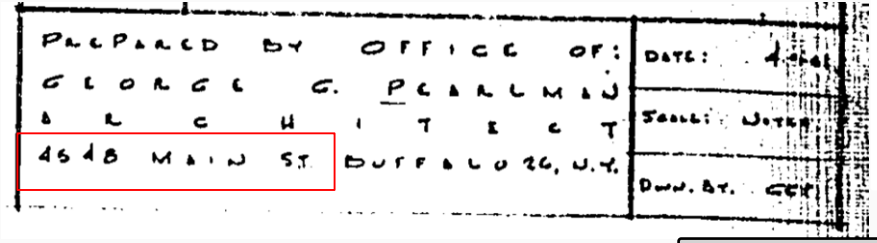
Barbara Baker

On the Cover

762841

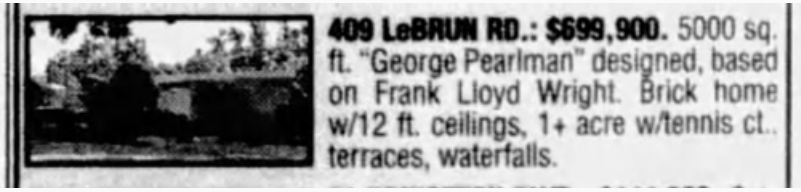
Form Architectural Firm

Arthur D. N. Whitcher and George G. Pearlman have formed a new architectural firm, to be known as Nichols & Pearlman, with offices in the new building designed by Mr. Pearlman at 4548 Main St., Snyder. Mr. Whitcher has operated his own office at 35 Court St. the past two years. Mr. Pearlman has practiced architecture in Buffalo the past 18 months.

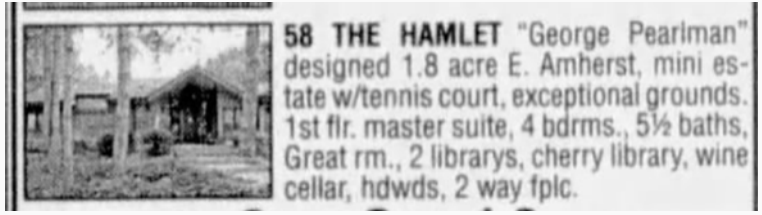


Attachment: 14_PDF_The Squire Shop - 4548 Main Street

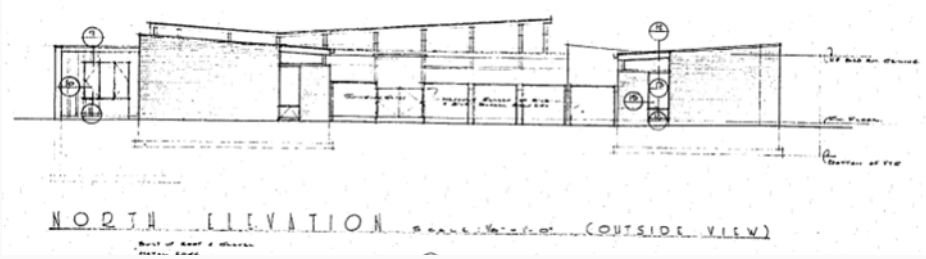
Noted Architect



409 LeBRUN RD.: $699,900. 5000 sq. ft. "George Pearlman" designed, based on Frank Lloyd Wright. Brick home w/12 ft. ceilings, 1+ acre w/tennis ct., terraces, waterfalls.



58 THE HAMLET "George Pearlman" designed 1.8 acre E. Amherst, mini estate w/tennis court, exceptional grounds. 1st flr. master suite, 4 bdrms., 5½ baths, Great rm., 2 librarys, cherry library, wine cellar, hdwds, 2 way fplc.



Ideas for Better Living

BUFFALO EVENING NEWS Saturday, November 10, 1962

Williamsville Home on One Floor But It Has Look of Many Levels

By SUE FRUCHTBAUM

A ONE-floor house can have all the design interest of a multi-level plan.

It's demonstrated handsomely at Six The Paddock, Williamsville, the modern home of Mr. and Mrs. Samuel Lippman. There's all the convenience of one-floor living, but four styles of ceilings and a three-step rise in living room, dining room and kitchen make it seem a house of many levels.

And the varying heights don't make for disunity. Living room, dining room, family room and hallway all open into each other to form a large, unified area for easy, uncrowded entertaining.

• • •

A CATHEDRAL CEILING in the Lippmans' living room reaches a peak of 13 feet. It's located at the rear of the house and has a window wall overlooking the back yard.

The windows, from the point at which the roof begins to slant upward, are covered with white antique satin draperies decorated at the top and the two sides with a Greek design lightly drawn in gold.

Color scheming is very carefully worked out for each room, right down to the smallest accessories. In the living room, against the white walls and off-white carpeting, bright blue and lavendar are used. There are two bright blue couches, one cushioned for two-thirds of its length. The remaining third is backless and has throw pillows, two in lavendar, one in light blue stripes.

• • •

THE TABLE between the two couches was made by Mr. Lippman and has a mosaic tile top and a blue base exactly matching the sectional couch.

A bowl from India, filled with artificial fruit, including some in bright blue silk, rests on a sandstone table next to the couch. In front of the window wall are two upholstered chairs, one deep purple and one pale blue.

The lavendar from the cushions and chair is picked up in a wrought iron room divider that separates the living room from the dining room. It is repeated in the shade and base of a 41½-foot table lamp, in an ashtray and in a vase and its artificial flowers.

A three-way fireplace, enclosed in insulated glass, serves living room and family room and extends through the outer wall so it can be used on the back yard patio. The chimney is Roman brick, the same material used on the exterior of the house.

• • •

WHITE AND ANTIQUE gold wrought iron have also been used for the railing which separates the dining room from the entrance hall. The other wall of the hallway is covered with a mural by Stanley B. Kuwalski depicting a Grecian waterside scene. A very low, long cherry chest is just below the mural. A vine of artificial wisteria ties in with the lavender touches in the living room and in the candles and permanent floral arrangement in the dining room.

• • •

IN THE FAMILY ROOM, the decor is largely in shades of pumpkin. A pumpkin tweed rug is cut in the same cloud-like shape as two Italian marble tables. Floor-to-ceiling draperies in the same pumpkin shade cover the picture window leading to the patio. A two-piece couch has pumpkin seats and a print back.

The beam-ceilinged room is paneled in cedar. At the far end, is an unusual arrangement of shelves made by Mr. Lippman. The shelves rise in the center to frame the spint. The television set is directly above the piano.

• • •

THE LIPPMANS' KITCHEN has a six-sided center island with stove burners on one side and an eating area on the other. Mr. Lippman built an intricate hood over the island to hold a fan and lights.

The kitchen cabinets have a walnut finish. One kitchen wall has been papered in a harlequin pattern which makes liberal use of the turquoise used in decorating the room. The eating counter and the counter tops, the built-in refrigerator and shutters on the window, are all in turquoise.

A cutting board with an opening for pushing peels into the disposal, stretches across one section of the double sink.

• • •

THE BEDROOM WING is at the right of the house off a long corridor beyond the kitchen.

The front bedroom was built large to accommodate the heavy oak Victorian furniture of Mrs. Lippman's mother, Mrs. Anna Zaks, who makes her home with them. The old chairs have pure-white seats to give extra brightness to the room.

All the bedrooms are carpeted in gold. In two of them shelves have been built in the closet below the clothes pole instead of above because Mrs. Lippman, 5 feet 2 inches tall, was tired of reaching way up for things in the two houses where she had lived previously.

Thirteen-year-old Larry's room has pale olive walls, olive draperies, a striped spread with olive tones and maple furniture.

The large master bedroom with white walls, has teak furniture and a red and black Chinese desk.

Mr. and Mrs. Lippman designed the house themselves. Then, just before construction was to begin, Mrs. Lippman decided she wanted the plans reversed so that the living room would be at the rear, not the front of the house. Unable to turn their dream house about, they called in architect George G. Pearlman who reversed it in three hours and suggested some changes which the Lippmans adopted.

Mrs. Samuel Lippman works at the island unit in the kitchen of her new home at Six The Paddock, Williamsville. Cooking burners are on one side of the unit, an eating area on the other. Cone suspended from the ceiling houses a ventilating fan and lighting.

Three steps above the entrance hallway lead to the living room and dining room, separated from the hall by a wrought iron railing which gives a balcony effect.

Cedar-paneled family room has a whole wall of shelves built by Mr. Lippman. The glass-enclosed fireplace at right serves family room, living room and extends through the exterior wall for a patio grill.

1.n

Attachment: 14_PDF_The Squire Shop - 4548 Main Street

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

May 3, 2023

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

RE: 4548 Main Street, 4564 Main Street and 22 Chateau Terrace Amherst
5202 Main Street Development Project (BDP # 5202)

Dear Members of the Historic Preservation Commission:

We have been advised that the Town of Amherst Historic Preservation Commission (HPC) has received Landmark Designation applications for the properties located at 4548 Main Street, 4564 Main Street and 22 Chateau Terrace. These properties are under the ownership of Benderson Development Company, LLC.

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 properties are 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 reports on 4548 Main Street and 4564 Main Street, as well as for 22 Chateau Terrace. The report on 4548 Main Street and 4564 Main Street is attached as **Exhibit A** and the report on 22 Chateau Terrace is attached as **Exhibit B**. We also note that on April 17, 2023, the New York State Parks, Preservation and Historic Preservation (SHPO) issued a letter stating that the building located at 4858 is individually eligible for listing which is attached as **Exhibit C**. It should be noted that the letter did not state that either 4564 or 22 Chateau Terrace are individually eligible for listing. The letter did note that the Chateau Terrace Historic District is eligible for listing the State and National Registers of Historic Places.

Unlike SHPO, who did not complete a full analysis of any of the buildings before sending the letter, Commonwealth Heritage Group did an in-depth full analysis of all three buildings. This analysis included going into the buildings and reviewing the existing condition of all three buildings, as well as alterations made to the buildings and the loss of architectural integrity. This review looked both inside and outside of the buildings. The reports conclude:

- The two-story building and one-story commercial building at 4564 Main Street does not appear to meet NRHP criteria for individual eligibility."
- "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 two-story commercial building at 4548 Main Street does not appear to meet the NRHP criteria for individual eligibility **due to alterations, present conditions, and loss of architectural integrity**." The inside of this building has been significantly damaged when it was utilized as training by the Snyder Fire Department and with water damage which has occurred to the interior of the building over time.

Attachment: BendersonLtr050323 (27480 : 4548 Main St - Squire Shop)

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

We further understand that the Planning Board has referred this matter to the HPC for its consultation. To resolve this issue, Benderson is proposing the following to address the concerns related to the historic nature of these properties and to advance the pending site plan application:

1. Benderson has redesigned the project so that the residence at 22 Chateau Terrace can remain as shown on the site plan attached as **Exhibit D**. Benderson will agree to submit the revised site plan to the Planning Board to maintain this house and submit for approval to demolish the garage for this property.

2. Consistent with the Commonwealth Heritage Group reports and all the information submitted by the neighbors, Benderson will apply for and work with the HPC to have the Chateau Terrace Historic District listed in the State and National Registers of Historic Places. This application will not include the commercial properties located at 4548 Main Street and 4564 Main Street and will include the entire residential areas on Chateau Terrace and Fruehauf. The area is shown on the aerial attached as **Exhibit E**.

3. Benderson will submit for approval for the demolition of 4548 Main Street and 4564 Main Street. As noted by both SHPO and Commonwealth, 4564 Main Street does not meet NRHP criteria for individual eligibility. Further, 4548 Main Street does not meet the NRHP criteria for individual eligibility **due to alterations, present conditions, and loss of architectural integrity**. If these buildings were to be maintained, it would frustrate the recently adopted TI-2.5 zoning as these buildings do not comply with the existing zoning code. Further, maintaining these buildings does not meet the property owner's objective of building a code-complaint project which provides usable commercial space and an increased residential component which meets the needs of the Town.

We respectfully request that the HPC refer this matter back to the Planning Board with these three conditions so that the site plan application may move forward. 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
Martin A. Polowy, Town Attorney

Attachment: BendersonLtr050323 (27480 : 4548 Main St - Squire Shop)

granvill@whitneycap.com

April 24, 2023

Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: St. Mary's Apartments-400 Mill Street
Amherst Historic Preservation Commission
Application For Certificate of Appropriateness-
Architectural Review

Dear Town of Amherst Planning Department

Enclosed please find an Application for Certificate of Appropriateness and the requested documents. By way of background, St. Mary's is an affordable senior housing community. In recent years, the roof system experienced a number of failures, including roof leaks. The roof is in desperate need of repairs and replacement.

We hired Gary Browne as our roof consultant and _____ as our contractor.

Contact details for both entities are set forth below.

Roof Consultant

Gary Browne, Roof Consultant
The Browne Company
98 Forest Drive
Orchard Park, NY 14127
Office 716-667-0802
Cell 716-628-7922
browneco@verizon.net

Roof Contractor

TO BE DETERMINED

As requested, we have enclosed the following materials.

1) Existing slate roof condition assessment report.
2) Detailed written description of all the proposed work. Please see the detailed scope in the attached bid package.
3) Color Photographs. Please see color photographs attached.
4) Manufacturer's literature for the proposed shingles to be used.
5) Current Property Boundary Survey-A survey is attached.
6) Building Drawing Set-Building Drawings are attached.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

5) Perspective Drawings/Color Renderings-Building Drawings are attached.
6) Site Layout Plan-Please note we are only proposing a roof replacement so there is no demolition or additions to site.
7) Samples- We are proposing to use either CertainTeed Grand Manor or Belmont luxury shingles, color to be Stonegate Gray. New siding to be Hardie=Cobblestone-Color Plus Technology. Gutters=keep existing copper when possible. When not possible, gutters=musket brown.

Should you have any questions, please feel free to reach out to Skip Cerio (Cell 716-864-6477) or Tom Granville (cell 516-659-9692.) Thank you in advance for your time in connection with this Application.

By: St. Mary's Commons Apartments, L.P.
By: St. Mary's Commons Associates, L.L.C.

By:
Thomas G. Granville
Its Manager
Date: April 24, 2023

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

OFFICIAL USE ONLY
Received By:_____
Date Received:_____
Date to AHPC:_____
Application Complete:_____
Date AHPC Approved:_____
Date AHPC Denied:_____

AMHERST HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - ARCHITECTURAL REVIEW

Pursuant to Chapter 121 of the Town of Amherst Code

SUBMITTAL PROCESS:
1. Apply for a Building or Demolition Permit and obtain zoning compliance approval from the Town Building Department.
2. Submit a complete Application for Certificate of Appropriateness with all required information from the checklist below to the Town Planning Department before the submittal deadline.

PROPERTY INFORMATION:

Address: St. Mary's Apartments, 400 Mill Street, Amherst NY 14221

BRIEF DESCRIPTION OF SCOPE OF WORK:

The existing roof system is failing and the roof is in desperate need of repair. We are proposing a full roof replacement

APPLICANT: Name/Company Name: St. Mary's Commons Apartments L.P.

Telephone Number:516-352-6100 Ext 2

Email Address: granvill@whitneycap.com

Street Address, City and Zip Code: 2001 Marcus Ave Suite N118, Lake Success, NY 11042, ATTN Thomas Granville

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):
Name/ Company Name: Same as above

ARCHITECT OR CONTRACTOR INFORMATION:
Name/ Company Name: To be determined

Telephone Number:

Email Address:

Street Address, City and Zip:

WHO IS COMPLETING THE WORK?
Owner: Yes/ No

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Applicant (if different from Owner): Yes/ No
Contractor: Yes/ No

PROJECT DESCRIPTION CHECKLIST:
By attachment to this application, provide all of the following items:

- ❑ Detailed written description of all proposed work. This should include a description of all proposed additions, proposed demolition of a portion or the entire building, proposed removal of materials/design elements, proposed addition of materials/design elements, and/or a new building. Please include a description of how work will be conducted.
- ❑ Color Photographs: Photographs of the building and site. Include overall elevation views and close-ups of all affected areas being modified. Include historic photos (if available.) Digital images submitted electronically are preferred.
- ❑ Current Property Boundary Survey.
- ❑ Building Drawing Set: Including scaled and dimensioned elevations indicating all exterior building materials and finishes to be used, floor plans, and roof plan. For changes and additions, the drawing set must show existing and proposed conditions.
- ❑ Perspective Drawings/Color Rendering.
- ❑ Site Layout Plan: Where demolition of a portion or the entire building is proposed, and/or an addition is proposed, and/or new building is proposed.
- ❑ Samples and description of materials and colors being proposed. (Indicate by manufacturer's name/color/number.)
- ❑ Provide all other information which the Commission may deem necessary in order to visualize/understand the proposed scope of work.

By signing below, I attest that I have read and do understand the above Review Procedures for Certificates of Appropriateness. I also agree that all information submitted on this application is true and accurate to the best of my knowledge.

By: St. Mary's Commons Apartments L.P.

_____ April 24, 2023
Signature of Applicant **Date**

Thomas G. Granville

Print Name

FOUR (4) 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: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission has reviewed this application and has determined the following:

_____Approved

_____Approved with Conditions

_____Denial

Conditions/Comments:

AHPC Chairperson's Signature:_____

Date:_____

Approval of the Certificate of Appropriateness shall be in addition to and not in lieu of any building permits that may be required.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 Forest Drive
Orchard Park, New York 14127
Phone/Fax (716) 667-0802
email: browneco@verizon.net

March 1, 2023

Mr. Tom Granville
Whitney Capital Company, LLC
2001 Marcus Avenue, Suite N118
Lake Success, NY 11042

Reference: St. Mary's Commons Apartments – Slate Roof Condition Assessment
400 Mill Street, Williamsville, NY

Dear Mr. Granville,

As per our telephone conversation, I did not complete a formal written report of my assessment of the slate roof at St. Mary's Commons Apartments because it was in such poor condition at the time of my site visits. The following is compiled from my notes, drawings, and photographs at the time of my site visits and our emails and conversations in March and April of 2022.

Slate is one of the most durable of all roofing materials. Slate roofs typically require very little maintenance and may last 60 to 100 years. The St. Mary's Commons Apartments building is almost 100 years old, and the slate roofs are original. In 2003, when the building was converted from St. Mary of the Angel's Motherhouse into affordable senior apartments, I was asked to assess the roofs. The flat roof areas were in poor condition and were replaced during your building rehab project. The slate roofs were in relatively good condition. A lot has changed in 20 years, as should be expected for this age of roof. There are many missing and cracked slate, despite your multiple repairs. There is evidence of many prior repairs to the slate roof, but leaks continue to occur. The faces of the slate shingles are scaling and delaminating due to climatic conditions. Also, with slate shingles that are nearly 100 years old, that means the copper flashings are 100 years old too. I'm certain that the failure of copper flashings, especially in valleys, is likely to blame for some of the on-going roof leaks.

"The natural weathering of slate manifests itself as a slow process of chipping and scaling along the cleavage planes. Paper thin laminations flake off the surface of the slate and the slate becomes soft and spongy as the inner layer begin to come apart. The chemical and physical changes which accompany slate weathering cause an increase in absorption and a decrease in both strength and toughness. The tendency of old weathered slates to absorb and hold moisture can lead to rot in underlying areas of wood sheathing (as well as destroying the felt underlayment and rusting of ferrous metal fasteners.) Such rot can go undetected for long periods of time since, often, there is no accompanying leak. Due to their loss of strength, weathered slates are more prone to breakage, loss of corners, and cracking."[1]

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Repairing slate is difficult, expensive, and dangerous. Because of the brittle nature of older slate shingles, you end up breaking three or four slate shingles trying to replace one broken or missing slate shingle. In addition, matching the color of 100-year-old slate is next to impossible, resulting in an undesirable, patchwork appearance. In addition, repairing old slate roofs becomes more expensive every year that the slate gets older. The design of this particular roof requires scaffolding in many areas, and the slope of the roofs makes repair difficult, at best. As discussed, repair companies who have provided service to this building in the past have declined to provide additional services due to the inherent dangers.

As with any old roof, at some point you are throwing money away when trying to repair it. In my professional opinion, I believe it is time to replace this roof. You have spent thousands of dollars on slate roof repairs and you still have leaks, due to the condition of the existing roofing materials. Every area of this slate roof is failing, which is expected at this age. Additionally, the appearance of repairs is not desirable, and you no longer have contractors willing to complete the work. Repairs provide no guarantees, as evidenced by the on-going issues at this building.

To your credit, when you have needed repairs to the slate roof, you have been using contractors (i.e, Grove Roofing Services, Weaver Metal & Roofing) that have skilled craftsman that know how to work with slate and have advanced sheet metal shops. In any article you read regarding slate, that is one of the items that is almost always brought forth. In my experience, I have found that there are many contactors who will tell you that they can install slate, but there are actually only a handful in Western New York that I would trust, especially when it comes to repairing slate.

My advice to you would be to replace this roof with an architectural asphalt shingle. Although the main reason may be the cost (about 1/3 the cost of slate), new architectural shingles will more closely mimic the look and color of the existing slate, especially if we use copper flashings. There are other reasons as well:

- Falling slate is and will be a safety hazard.
- The cost of repairing the existing slate, and the difficulty of getting to it to repair it, no longer makes economic sense, and contractors are declining the work.
- Future repairs to an architectural asphalt shingle roof will be much easier, safer, and subsequently less expensive.
- The existing roof is flat on the top with a slate "mansard" around the perimeter. The slate roofs are about 40' off the ground, making the difference between slate and asphalt shingles almost indiscernible to the naked eye.
- Snow guards would not be necessary with architectural asphalt shingles. They would be required over all entrances if we were to go back with slate.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

COST PROJECTIONS:

Based on my prior experience with similar projects, the cost to install a new architectural, asphalt shingle roof system would be about $1.5 - $1.7 million and would include the following:

- Removing the existing slate and copper flashings.
- Repairing the existing wood deck as required and covering it with new 7/16" exterior grade OSB.
- Installing new ice and water shield membrane over the new exterior grade OSB.
- Securing new architectural asphalt shingles.
- Installing new copper valleys, step flashings, apron flashings, etc.
- Replacing slate siding with new fiber cement board siding (Hardie Board.)

The cost to install slate shingles in lieu of the architectural asphalt shingles would be about $3.5 - $4 million.

The cost to install synthetic slate (injection molded plastic shingles) would be about $3.0 - $3.5 million.

While standard 3-tab asphalt shingles could be considered, the savings from the architectural shingles would be less than $100,000, so I recommend the architectural asphalt shingles for appearance and durability purposes.

I have enclosed pictures taken at the time of my site visits, which have previously been supplied to you. While I have additional notes, this information provides a thorough depiction of discussions leading to the decision on the replacement scope of work and material selected. Please feel free to contact me if you have any questions concerning this information.

Sincerely

THE BROWNE COMPANY

Gary Browne

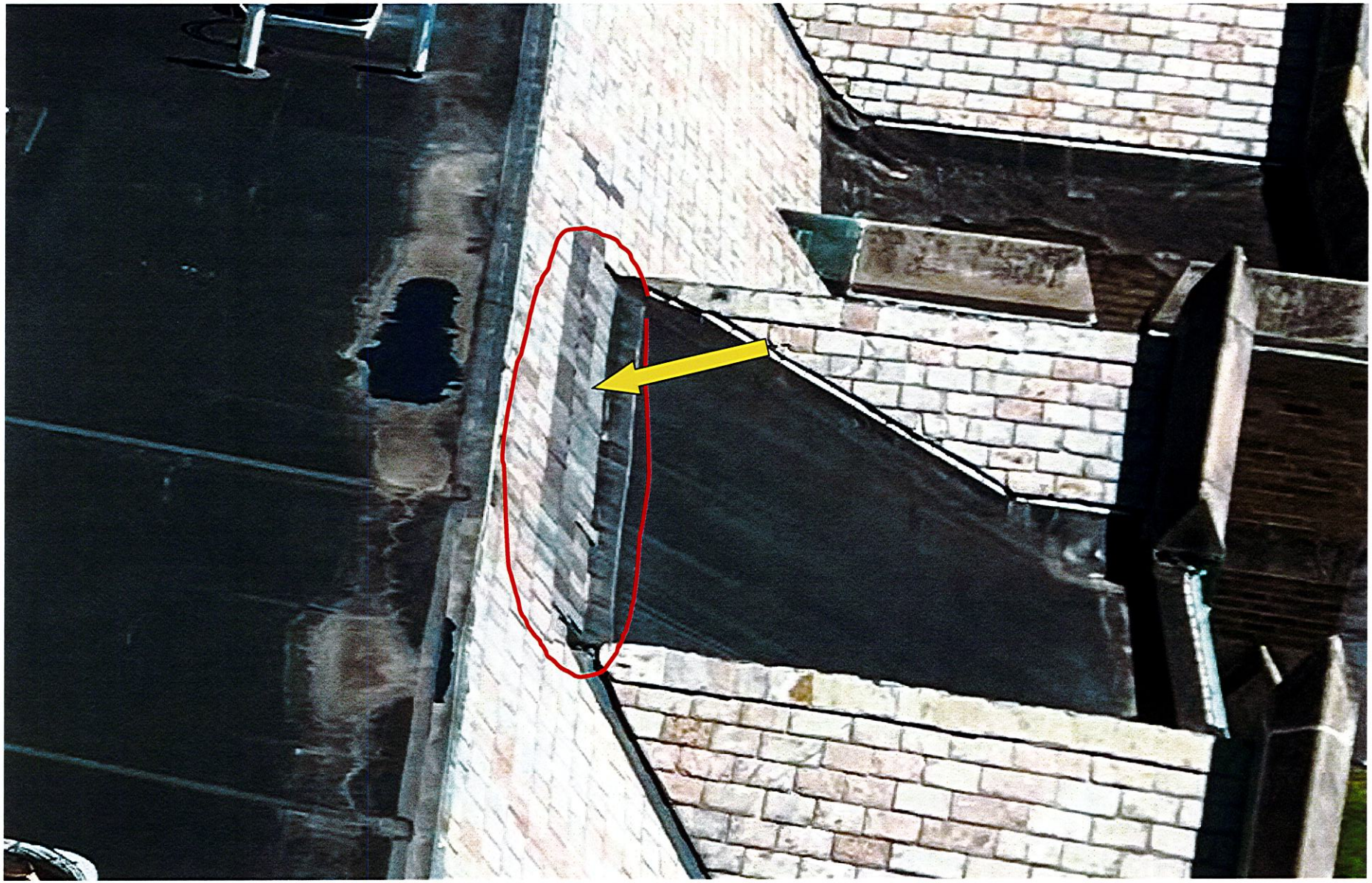
Gary Browne, IIBEC, CSI, CDT
Roof Consultant

Endnotes

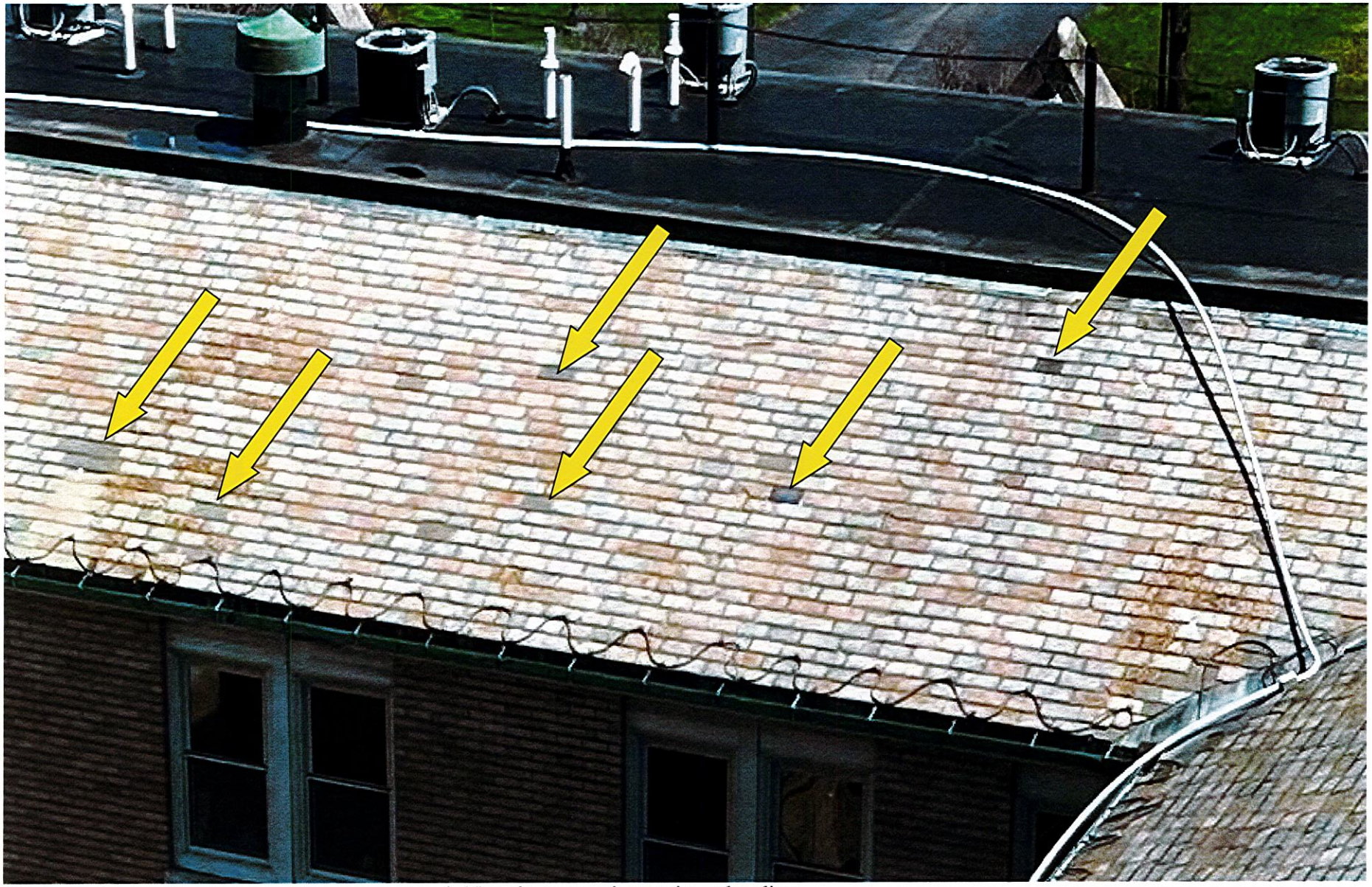
1 Preservation Briefs, "The Repair, Replacement, and Maintenance of Historic Slate Roofs", Jeffrey S. Levine. U.S. Department of the Interior, National Park Service, Cultural Resources.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Picture No. 1 – Northwest corner of the west courtyard. Note the many missing slate, prior repairs, and scaling.



Picture No. 2 – Prior repair, south elevation, east side. Slate does not match.



Picture No. 3 – Southeast corner of the east courtyard. Note the many prior repairs and scaling.

Picture No. 4 – Note the broken slate and the wide spread scaling on west side dormer roof.

Picture No. 5 - Sloped/slate repair area on the west elevation has been covered with EPDM (rubber) membrane as a stop gap measure.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Picture No. 6 - Southwest corner of west elevation. Note the scaling, broken slate, and missing slate.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Picture No. 7 – Missing slate on west side of west courtyard.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Picture No. 8 – Missing/broken slate on the south side of the east courtyard.

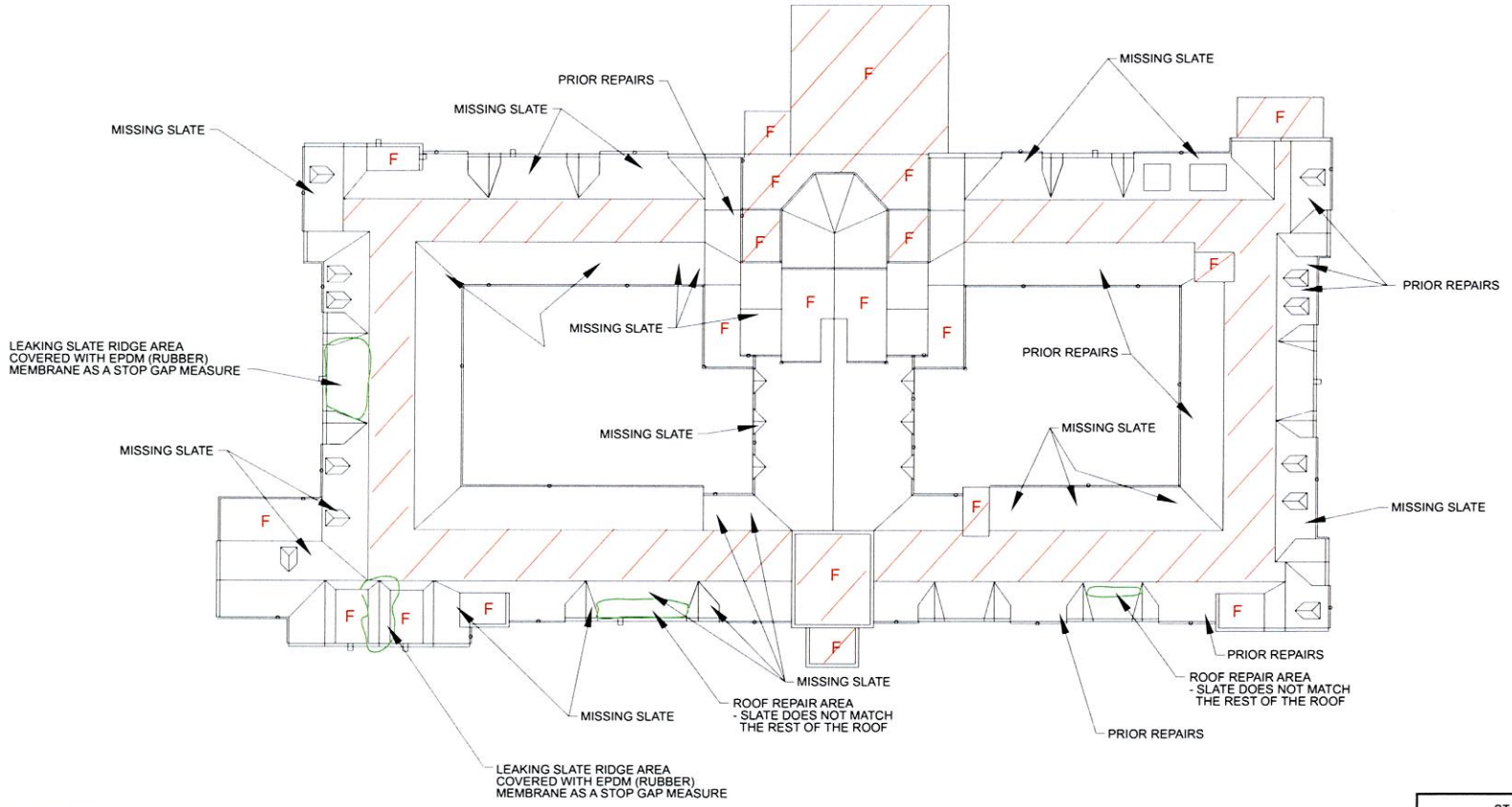
Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Picture No. 9 – Note how the slate is scaling and delaminating.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Picture No. 10 - Close-up view of failing slate.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)



KEY

HVAC Unit	⊠	Pipe/Conduit	·	Not In Contract	///
Roof Drain	•	Roof Hatch	⍁	Flat Roof Area	F
Vent Pipe	○	Stack	⊗		

THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 FOREST DRIVE, ORCHARD PARK, NEW YORK 14127
PHONE: 716-667-0802 EMAIL: BROWNECO@AOL.COM

ST. MARY'S COMMONS APARTMENTS
ROOF INSPECTION
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF PLAN

DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE	04-22-22
FILE NAME	ST MARYS - 1

SCALE	PROJECT NO.	DWG. NO.
1/32" = 1'-0"		SHEET 1 OF 1

THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 Forest Drive
Orchard Park, New York 14127
Phone/Fax (716) 667-0802
email: browneco@verizon.net

February 15, 2023

Mr. Tom Granville
Whitney Capital Company, LLC
2001 Marcus Avenue, Suite N118
Lake Success, NY 11042

Reference: St. Mary's Commons Apartments Roof Rehabilitation Project
400 Mill Street, Williamsville, NY

Dear Mr. Granville,

When we first met to discuss the roof project, we talked about the condition of the existing slate roof, whether you could continue to repair the roof, and what would we use if we replaced the roof. Below are the reasons for not only replacing the roof, but also for selecting architectural asphalt shingles in lieu of slate:

- The existing slate are almost 100 years old.
- Falling slate has become a safety hazard (courtyards are closed).
- The cost of repairing the existing slate, and the difficulty of getting to repair it, no longer makes economic sense.
- Architectural asphalt shingles will mimic the look and color of the existing slate.
- Future repairs to the asphalt shingles will be much easier, safer, and subsequently less expensive.
- Installing new slate will add over $1 million dollars to the cost of the project and months of additional time.
- The existing roof is flat on the top with a slate "mansard" around the perimeter. The slate roofs are about 40' off the ground, making the difference between slate and asphalt shingles almost indiscernible to the naked eye.
- Copper elements (i.e, gutters downspouts, base flashings) will remain or be replaced in kind. I believe this is what most people see.

I was the Roof Consultant working with the Richardson-Olmsted Campus staff when they recently replaced the roof on Building 42 at the old Buffalo Psychiatric Center. Even though the original roof was slate, as were a few others on the site, we were allowed to use asphalt shingles because of the cost savings and the similar appearance of the architectural shingles to the slate.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Architectural shingles have been used in lieu of slate on several historical projects:

- Town of Lancaster Historical Society
- Richardson-Olmsted Campus
- Orchard Park Town Hall
- Ticor Building (Erie County)

Please feel free to contact me if you have any questions concerning this information.

Sincerely

THE BROWNE COMPANY

Gary Browne

Gary Browne, IIBEC, CSI, CDT
Roof Consultant

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Overview photo

Overview photo.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Overview photo.

Photo of existing slate taken May of 2022.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Photo of existing slate taken in May of 2022.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Photo of existing slate taken in May of 2022.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Photo of existing slate taken in May of 2022.

Photo of existing slate taken in May of 2022.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

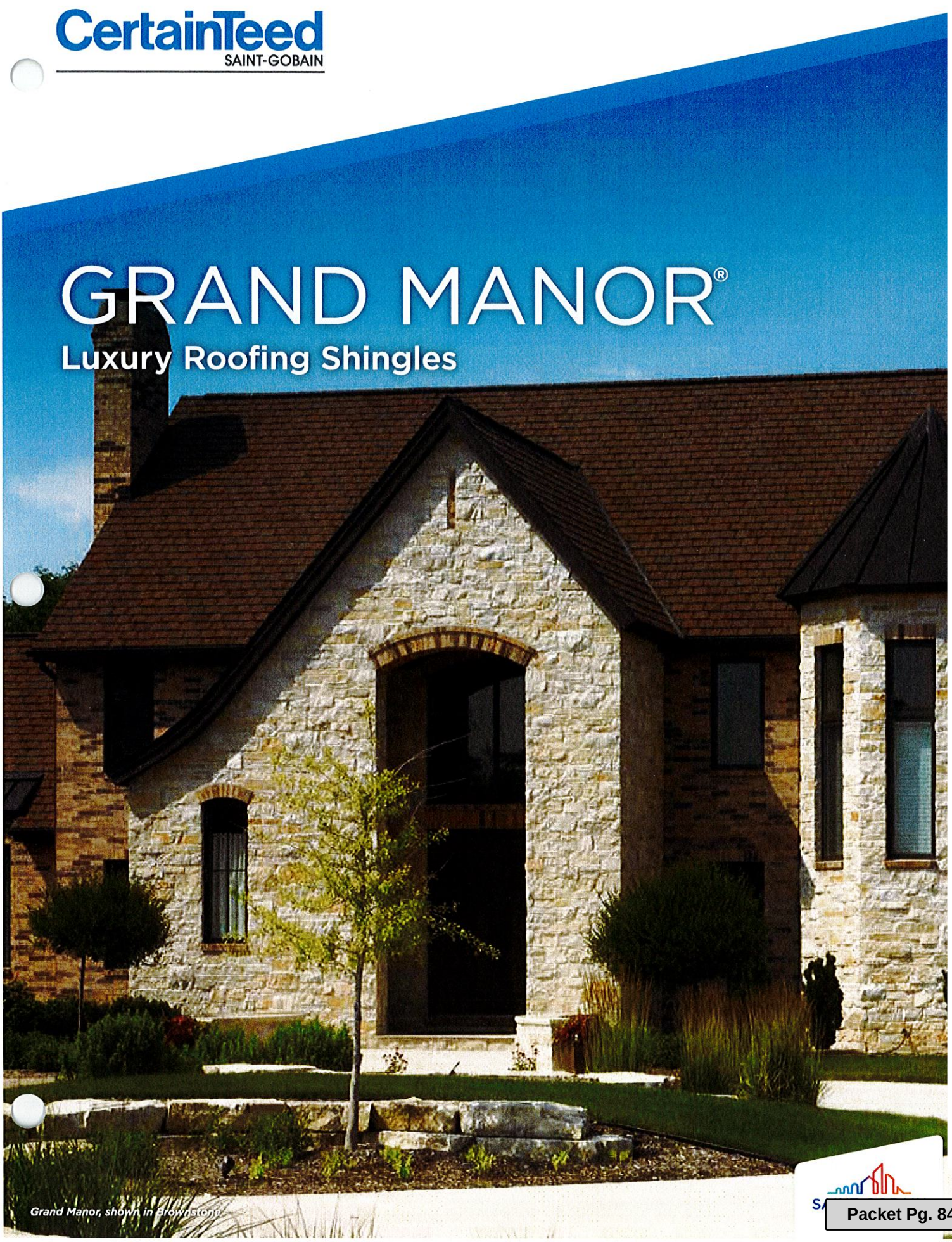
CertainTeed Grand Manor shingles installed on Orchard Park Town Hall 13 years ago look just like slate to the naked eye.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

CertainTeed
SAINT-GOBAIN

GRAND MANOR®

Luxury Roofing Shingles



Grand Manor, shown in Brownstone

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Grand Manor, shown in Gatehouse Slate

NO[illegible] to limitations of printing reproduction, CertainTeed can not guarantee the identical ma[illegible]he actual product color to the graphic representations throughout this publication.

The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

LASTING BEAUTY

Our exclusive Super Shangle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

StreakFighter® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Dynamic color options
- Super Shangle® construction offers five layers of protection
- Streakfighter® protection against algae

GRAND MANOR® COLOR PALETTE

Colonial Slate | Gatehouse Slate | Stonegate Gray | Weathered Wood | Black Pearl | Brownstone | Georgian Brick | Sherwood Forest

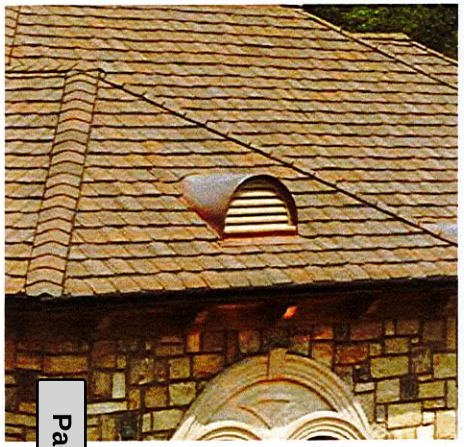
See page 6 for specifications and warranty details.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Strength with Style

GRAND MANOR®

- Class A fire resistance
- Algae resistance
- 110 MPH wind warranty, upgradeable to 130 MPH
- Lifetime-limited warranty



SPECIFICATIONS

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- StreakFighter® 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations.

Scan code for more information

Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shangle Ridge® accessory—available in colors to match your Grand Manor shingles.

Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.

The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

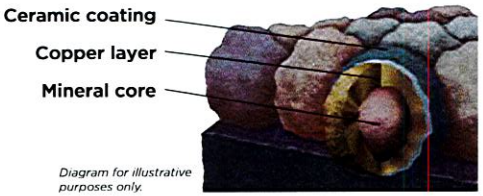
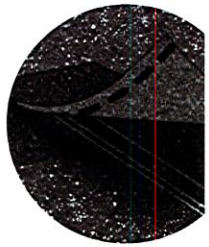


Diagram for illustrative purposes only.

CertaSeal™

Uplift Protection

Certa*Seal*™ is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

CertainTeed Integrity Roof System™

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

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Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

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4. Shingles

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Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

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A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at:
certainteed.com/roofing

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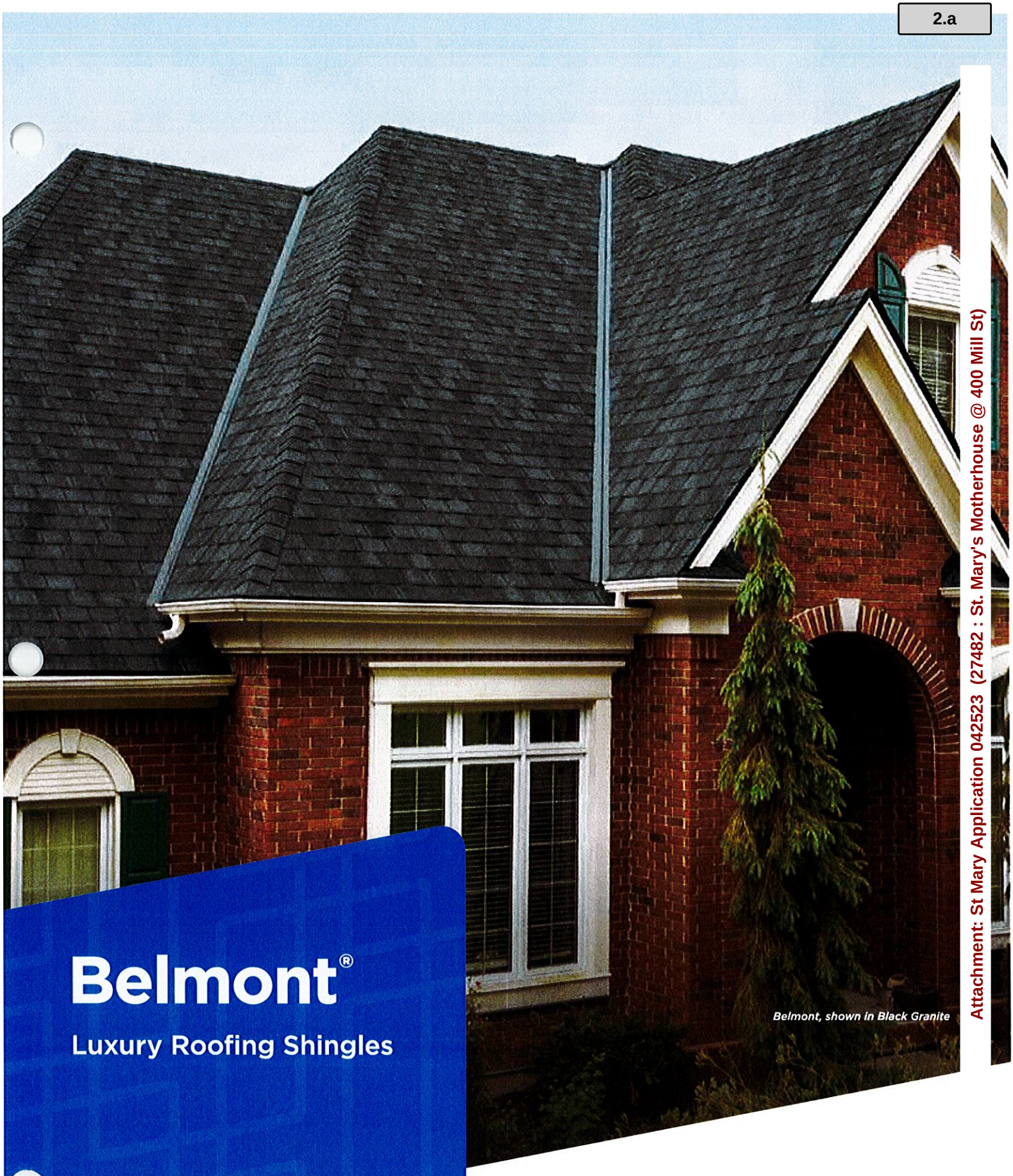


Belmont®

Luxury Roofing Shingles

certainteed
SAINT-GOBAIN

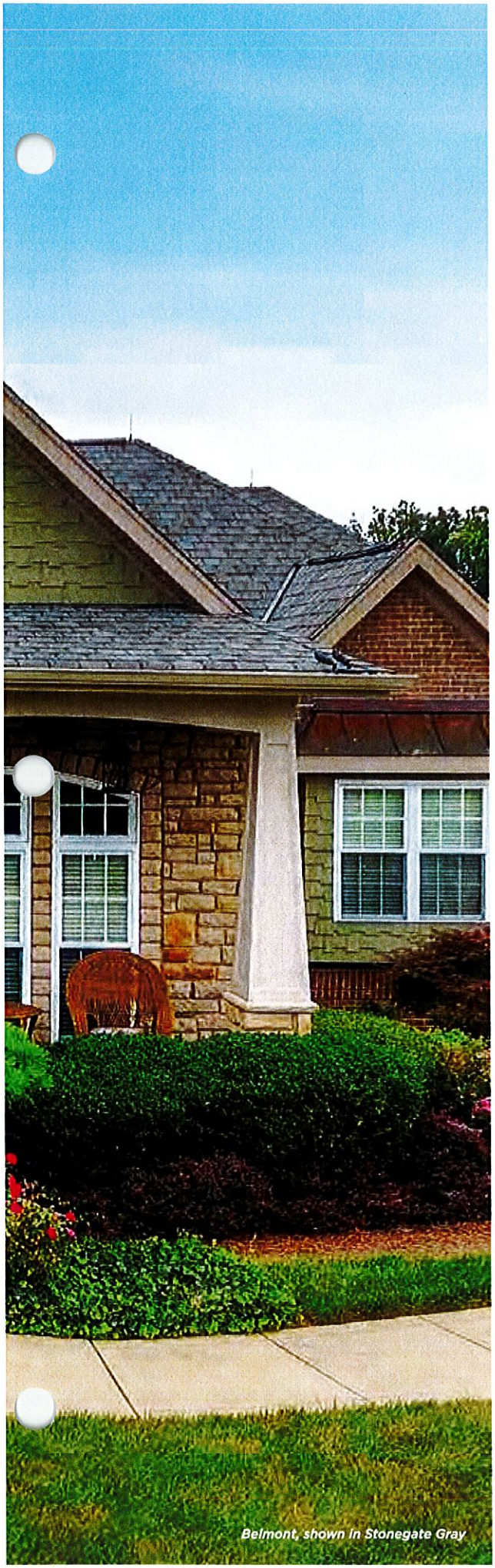
Belmont, shown in Black Granite

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

SAINT-GOBAIN

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Designed to inspire.

Engineered for strength.

The classic look of slate, masterfully replicated in high performing asphalt shingles.

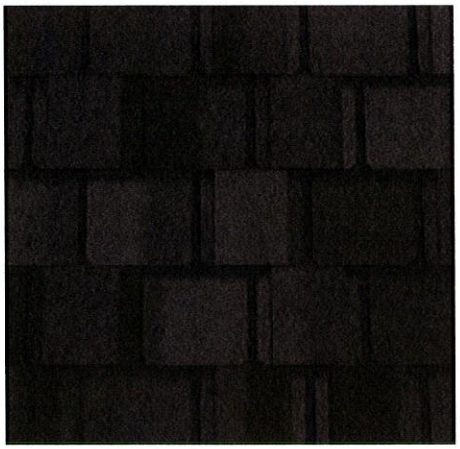
Belmont® by CertainTeed puts luxury roofing well within your reach.

Ideal for homes with steep-sloped roofs where the aesthetic of slate is preferred.
The color palette includes deep blacks and grays and rich browns highlighted by shades of ochre, all with depth-enhancing shadow lines that provide authentic dimensionality.

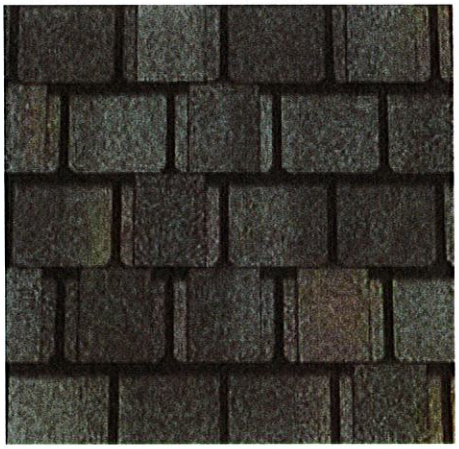
Unlike slate, Belmont is virtually maintenance free and is backed by a lifetime-limited warranty.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

BELMONT COLOR PALETTE



Black Granite



Colonial Slate

Gatehouse Slate

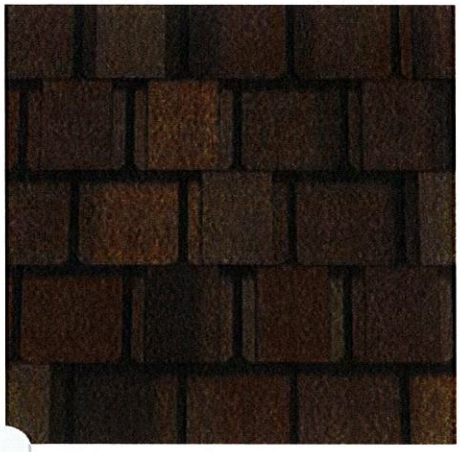
Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Performs beautifully.

BELMONT®

- Authentic depth & dimension of natural slate
- Dynamic color options
- All colors are available in an Impact Resistant version
- Superior resistance to fire and high winds

Scan code for more information



Shenandoah

Stonegate Gray

Weathered Wood

See page 6 for specifications and wa

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Strength with Style

BELMONT®

- Class A fire resistance
- 110 MPH wind warranty, upgradable to 130 MPH
- Lifetime-limited warranty
- Class 4 impact resistant version available

SPECIFICATIONS

- Dimensions (overall): 18" x 36"
- Shingles/square: 48
- Bundle/square: 4
- Coverage: 96 sq. ft.
- Weather exposure: average 8"

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA Standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance (non-IR version only): Please reference www.certainteed.com to determine approved products by manufacturing location

Impact Resistance:
- All colors available in a version that meets UL2218 Class 4

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty – group-owned or commercial*
- 15-year StreakFighter® algae resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required
- All colors are available in an Impact Resistant version

See actual warranty for specific details and limitations.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Cedar Crest® accessory—available in colors to match your Belmont shingles.

Color Companion Products for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.

The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

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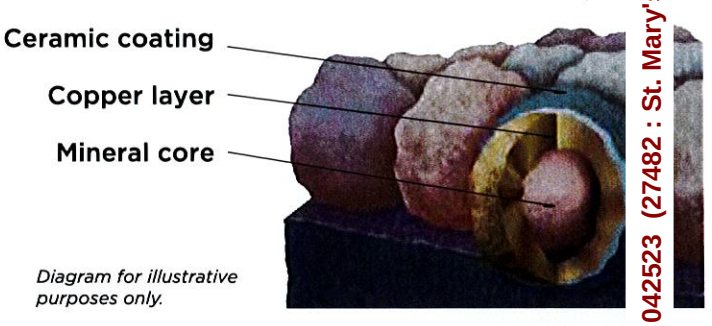

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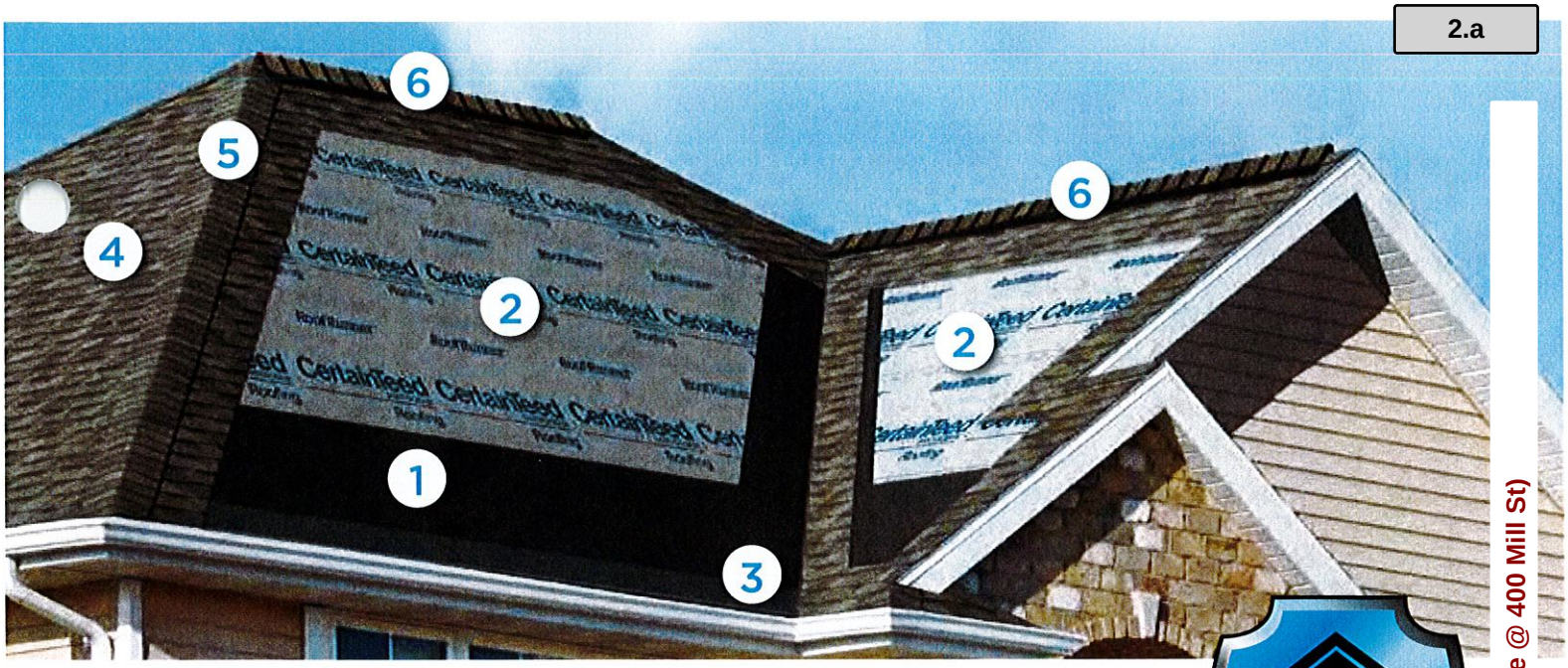

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It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning – to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

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THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 Forest Drive
Orchard Park, New York 14127
Phone/Fax (716) 667-0802
email: browneco@verizon.net

INVITATION TO BID

ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 Mill Street, Williamsville, NY
May 25, 2022

You are invited to bid on St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY. Bids shall be submitted as per the Bid Form.

Mr. Matthew Pollino, Whitney Management Corp. will receive bids until 3:00 P.M. local time on June 14, 2022 at his office, 9575 Katy Freeway, Suite 330, Houston, TX 77024. Bids may be emailed to Mr. Pollino at mpollino@whitneymgmt.com. Bids received after this time will not be accepted. Bids will be opened privately.

A pre-bid meeting and job walk will be held at 1:00 P.M. on June 1, 2022, at the project site, 400 Mill Street, Williamsville, NY. Bidders to meet at the west parking lot. All parties interested in bidding on this Project should attend!

Bidding Documents will be distributed at the pre-bid meeting.

Bidding Documents, in good condition, must be returned to the Owner within 10 days of the bid opening.

St. Mary's Commons Apartments reserves the right to waive irregularities and to reject any and all bids.

Respectfully submitted

THE BROWNE COMPANY

Mr. Gary Browne, Roof Consultant

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

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00010 PRE-BID INFORMATION
- Invitation to Bid

00100 INSTRUCTIONS TO BIDDERS
- Supplementary Instructions to Bidders
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- Pre-Bid Meeting and Job Walk
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- Miscellaneous Previsions
- Applications for Payment
- Alternate Prices
- Allowances
- Coordination
- Quality Control
- Protection and Use of Facilities
- Regulations & Safety
- Contract Closeout

00300 BID FORMS
- Affidavit Regarding Collusion

DIVISION 7 - THERMAL & MOISTURE PROTECTION
- Section 07311 – Asphalt Shingles and Related Work
- Section 07460 – Fiber Cement Siding
- Section 07530 – Fully Adhered EPDM Roofing
- Section 07620 - Sheet Metal Flashing and Trim
- Section 07711 – Roof and Gutter Cable Deicing System

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DOCUMENT 00100

INSTRUCTION TO BIDDERS

1.01 DOCUMENT INCLUDES

A. Related documents, bid submission, intent, contract time, definitions, contract documents identification, availability of documents, inquiries/addenda, product/assembly/system substitutions, site examination, qualifications, bid ineligibility, submission procedure, bid form signature, additional bid information, duration of offer, acceptance of offer.

1.02 RELATED DOCUMENTS

A. AIA Document A701 - Instructions to Bidders

B. Document 00800 - Supplementary Conditions

1.03 BID SUBMISSION

A. Offers signed, executed, and dated will be received Mr. Matthew Pollino, Whitney Management Corp. will receive bids until 3:00 P.M. local time on June 14, 2022 at his office, 9575 Katy Freeway, Suite 330, Houston, TX 77024. Bids may be emailed to Mr. Pollino at mpollino@whitneymgmt.com. Bids received after this time will not be accepted. Bids will be opened privately.

1.04 INTENT

A. The intent of this bid call is to obtain an offer for the St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY, for a Stipulated Sum contract in accordance with the Contract Documents.

1.05 CONTRACT TIME

A. Perform the Work in 90 calendar days. The bidder in submitting an offer, accepts the Contract Time period stated for performing the work.

B. The owner required that under the work of this contract be completed as quickly as possible. Consideration may be given to time of completion when reviewing the submitted Bids.

1.06 DEFINITIONS

A. Bid Documents: Contract Documents supplemented with Instructions to Bidders, Bid Form and Appendices, and Bid Securities identified.

B. Contract Documents: Defined in AIA A101 Article 7 including issued addenda.

C. Bid, Offer, or Bidding: Act of submitting an offer.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

D. Contract Sum: Monetary price identified by the bidder in the Bid Form.

E. Acceptable: Satisfactory to and approved by the Consultant and by the Owner.

F. Approved: Allowable and acceptable by the Consultant and by the Owner.

G. Directed: Instructed by the Consultant or the Owner.

H. Reviewed: Examined by the Consultant and by the Owner for purpose of approval.

I. Unacceptable: Not satisfactory to the Consultant or Owner.

J. Installer: A person, firm, or corporation who unloads, unpacks, assembles, erects, applies, places, finishes, cures, protects, adjusts, and cleans Products.

K. Manufacturer: A person, firm, or corporation who makes Products.

L. System: Products or assemblies that are fit together and integrated to function as a useful or operational apparatus.

M. Project Manual: Is the volume assembled for the Work, which includes the Bid Documents, Contract Documents, and Specifications.

1.07 CONTRACT DOCUMENT IDENTIFICATION

A. The Contract Documents are identified as St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY, as prepared by The Browne Company Roofing and Waterproofing Consultants, Inc., located at 98 Forest Drive, Orchard Park, NY.

1.08 AVAILABILITY OF DOCUMENTS

A. Bid Documents are attached herein.

B. Bid Documents must be returned complete and undamaged to the Owner, within 10 days of bid opening.

1.09 INQUIRIES/ADDENDA

A. Direct questions to the Consultant at (716) 667-0802.

B. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Price.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.10 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

A. Where the Bid Documents stipulate a particular Product, substitutions will be considered by the Consultant up to 5 days before receipt of bids. Bidders shall include in their substitution request any changes required in the Work to accommodate such substitutions.

1.11 SITE EXAMINATION

A. A pre-bid meeting and job walk will be held at 1:00 P.M. on June 1, 2020, at the project site, 400 Mill Street, Williamsville, NY. Bidders to meet at the west parking lot. Bidders wishing to submit offers should attend.

1.12 QUALIFICATIONS

A. To demonstrate qualifications for performing the Work of this contract, Bidders may be requested to submit written evidence of financial position, previous experience, current commitments, etc.

1.13 SUBMISSION PROCEDURE

A. Submit on copy of the executed offer on the Bid Forms provided, signed and sealed with the proper Bid Security in a closed opaque envelope, clearly identified with bidder's name, project name, and Owner's name on the outside.

1.14 BID INELIGIBILITY

A. Bids that contain irregularities of any kind, may be declared unacceptable at the discretion of the Owner.

1.15 BID SECURITY DEPOSIT

A. Not Required

1.16 PERFORMANCE BONDS

A. Not Required

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.17 BID FORM SIGNATURE

A. The Bid Form shall be signed by the bidder as follows:

1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietorship" under the signature.

2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature.

3. Corporation: Signature of a duly authorized signing officer(s) in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the president and secretary of the company, or the president / secretary / treasurer of the company, a copy of the by-law resolution of their board of directors authorizing them to do so, must also be submitted with the Bid Form in the bid envelope.

4. Joint Venture: Each party of the joint venture shall execute the Bid Form under their respective seals in a manner appropriate to such party as described above, similar to the requirements of a Partnership.

1.18 INSURANCE REQUIREMENTS

A. No work may commence prior to receipt of Certificate of Insurance from the Contractor showing St. Mary's Commons Apartments and The Browne Company as additional insureds with no less than a minimum comprehensive public liability amount of $1,000,000 and a minimum 30 days prior written notice of cancellation to the certificate holder. "Claims made" type policies are unacceptable.

B. Business Liability policy must list "Roofing" as the primary trade of the Contractor and/or Sub-Contractor on the declaration page of the policy.

C. Contractor shall carry New York State mandated workers' compensation insurance in statutory amounts covering all the contractor's and subcontractor's employees, and shall submit written evidence of compliance.

D. Contractor shall save harmless St. Mary's Commons Apartments and The Browne Company from all damage and claims for damage, demands, suits, costs, recoveries and judgments which may be recovered against St. Mary's Commons Apartments and The Browne Company or their officers, agents or employees caused by Contractor acts or omissions in performing a contract arising or growing out of the performance of this contract.

1.19 DURATION OF OFFER

A. Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) calendar days after the bid closing date.

1.20 ACCEPTANCE OF OFFER

A. The owner reserves the right to accept or reject any or all bids.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.21 EXISTING CONSTRUCTION VERFICATION

A. Before submitting his bid, the Contractor shall visit the project site and verify conditions, locations, and dimensions of all existing equipment, the structure, and the site conditions that pertain to this installation.

B. The details shown and the information provided are not represented or guaranteed by the Owner or the Roof Consultant as being accurate as to the actual "as built" and present conditions. Bidding Contractor shall verify all conditions at the site and perform all work to complete the project under this contract, regardless of the variations that may be found, without additional cost to the Owner.

1.22 MISCELLANEOUS PROVISIONS

A. The buildings having work done to their roofs will not be occupied during the Work. Access to the Building Roofs will be from the exterior of the building.

B. Owner will not be supplying any materials or equipment to complete the Work.

C. Contractor to pay all applicable New York State Sales Tax.

D. Contractor's staging area, access areas, and parking areas will be determined, and approved, by the Owner prior to Contract award and before work commences.

E. Contractor may only work between the hours of 9:00 A.M. and 2:00 P.M, unless specific permission is granted to work later in the afternoon. Weekend work is not permissible.

F. Contractor to obtain and pay for all building, sidewalk, street permits, etc. that may be required by the Town of Amherst, NY.

1.23 APPLICATIONS FOR PAYMENT

A. Contractor shall use AIA Document G702, Application and Certificate for Payment, and AIA Document G703, Continuation Sheet for submitting applications for payment.

B. Contractor shall submit five (5) copies of application for payment, with original signatures and notarized, to the Consultant for review.

C. Contractor shall submit application for payment to the Consultant by the 20th of the month so he can review and submit to Owner by the end of the month.

D. Payments will be subject to the retainage of ten percent (10%) of the amount due for payment.

E. Retainage shall not be released until approval by Owner of final completion.

F. The Consultant will recommend the withholding of payments to protect the interest of the Owner if certain conditions are present, including:

1. Damaged or non-conforming work requiring repair or correction.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

2. Damaged property requiring repair or replacement.

3. Failure by the Contractor to meet specified Contract milestones or the Contractor's own approved schedule.

4. Claims made against the owner on account of the Contractor's failure to perform or furnish work without interference and damage to others.

1.24 ALTERNATE PRICES

A. The price of the Bid for each Alternate shall be filled-in in the appropriate space on the Bid Form. The price of the Bid for each Alternate will be the amount to be added or deducted from the Contract Sum of the Base Bid if the Owner selects the Alternate(s). The Owner may accept Alternates in any order, regardless of how they are listed, and determine the lowest responsible Bidder on the basis of the sum of the Base Bid plus any selected Alternates.

B. Alternates shall include all costs for material, delivery, installation, taxes, overhead, profit, etc.

C. There are no alternates on this project.

1.25 ALLOWANCES

A. Include in the Contract Sum all allowances stated in the Contract Documents. Allowances include specific cash amounts and quantities of work for certain scheduled items.

B. Include the cash amount of $10,000 in Base Bid No. 1for repairs to the existing structural roof deck, wind uplift analysis, and any other additional work that may be required. Reimbursement to be as per the Unit Costs on the Bid Form times the quantity.

C. Include the quantity allowance of 2,000 sq. ft. of wood deck replacement (match existing construction) in Base Bid No. 1.

1.26 COORDINATION

A. The responsibility for the coordination and completion of the work in accordance with Contract Documents is upon the primary awarded Contractor with whom the Owner enters into a contract for the work herein described. Such terms as "roofer", "applicator", "other contractors", "by others" and similar expressions shall be deemed to refer to the Contractor with whom the Owner entered into agreement.

B. Contractor must maintain a full-time supervisor/foreman on the job site during times that roofing work is in progress. This person shall have a minimum of ten years experience in roofing work similar in nature and scope to specified roofing. The person shall continue on the project through final acceptance, unless the person's performance on the project is not acceptably adequate or impedes project productivity.

C. The Contractor shall submit to the Consultant a detailed work schedule prior to beginning work.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

D. Site will be available to Contractor upon receipt of the Owner's Notice to Proceed, unless otherwise indicated in these specifications. ***Care, custody, and control*** of the site work area, equipment area, and material storage area are vested in the Contractor during the term of operations under the Contract.

E. Failure to examine the project building and the site and to become familiar with the existing conditions shall not constitute cause for complaint or claim for extra payment. Accept project site as it exists.

F. Entrances or exits to or from the buildings shall not be blocked for any reason or hamper the normal operation of the building in any way unless permission is first obtained from the Owner. If streets or sidewalks are to be blocked, all necessary permits must be obtained from the appropriate governmental agency. Fire protections and immediate access for fire equipment must be maintained at all times.

G. Equipment and material storage areas are limited to those designated by the Owner. Fencing of the ground work area will be required to keep unauthorized personnel out of the area, as well as an OSHA approved scaffold walkway protection system which must be erected underneath any roof hoisting equipment.

H. Work that might interfere with the use of the facilities by the Owner and its occupants shall be accomplished at a time approved beforehand by the Owner.

I. Contractor's staging area, access areas, and parking areas will be determined, and approved, by the Owner prior to Contract award and before work commences.

J. Contractor must provide Owner with 24-hour emergency telephone numbers, in the event of a problem on an evening or weekend. Due to the critical nature of the Owner's operations, Contractor must respond to such emergencies, with qualified roofers on site, within 3 hours.

1.27 QUALITY CONTROL

A. If, in the opinion of the Contractor, any work indicated on drawings or specified in such a manner as to make it impossible to produce work of highest quality, the contractor shall advise the Roofing Consultant before proceeding. Should discrepancies appear from one drawing to another or between Drawings and Specifications, Contractor is to conclude that the more stringent requirement applies.

B. Contractor shall possess/maintain, on site, a copy of specifications, MSDS sheets, related documents, all pertinent drawings, and any addendum information.

C. Nothing in the specifications shall be construed as relieving Contractor of responsibility for the waterproof quality, for the roofing work, or for compliance with other requirements.

D. The presence of an Owner representative or the Consultant's representative is not to relieve Contractor of his quality assurance, but to examine it.

E. Project quality control is the Contractor's responsibility and obligation. Nothing contained herein or stated shall imply any obligation by the Owner or his representatives to Contractor by monitoring the work, nor shall monitoring of the work relieve Contractor of any responsibility under the terms of the Contract.

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F. Upon completion of all specified work items, a final roof inspection shall be performed. Those required to attend will include the Roofing Contractor and his on-site foreman/supervisor, the Roof Consultant, and a representative of the Owner. The Roof Consultant will coordinate the date of the final inspection with the Contractor and the Owner.

G. Any deficiencies or incomplete work items will be noted at this time and documented. A punch list of all such items will be issued to the Contractor.

H. Repair or replace (as required) deteriorated or defective work found at time above inspection to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements. The Contractor is to notify the Consultant's representative upon completion of corrections.

1.28 PROTECTION AND USE OF FACILITIES

A. **IT IS THE ROOFING CONTRACTORS ULTIMATE RESPONSIBILITY TO PROTECT THE BUILDING AND THE CONTENTS OF THE BUILDING FROM ALL RISKS RESULTING FROM THE WORK.** Contractor shall be sufficiently prepared to expediently install a temporary membrane to protect areas torn off or incomplete roofing in the event of precipitation.

B. Repair any damage that results from the work of this Contract to Owner's satisfaction. Clean all floors, walls, walkways, and other surfaces from asphalt and other stains, and protect all paving, landscaping, and other site work from damage.

C. Contractor shall build and maintain barriers as are necessary for the protection of person and property passing by the construction site. All barriers, etc. for this purpose shall comply will all federal, state, OSHA, and local ordinances.

D. Contractor must take every precaution to prevent interior leakage, materials from falling into the interior, or other such occurrences. Installation of materials shall be accomplished in such a manner that material drippage does not occur.

E. The Contractor shall prevent access by the public to materials, tools, equipment, or equipment. The Owner and the Consultant assume no liability or responsibility whatsoever for any damage, theft, or other acts that occur to the Contractor's material, tools, or equipment as a result of his negligence.

F. Contractor's usage of the ground areas shall be designated by the Owner. Other than immediate necessary trucks and equipment, all vehicles shall be parked in legal, appropriate, designated parking areas off site.

G. Coordinate all utility usage with the Owner. At no time shall utilities be wasted.

H. Contractor will not be allowed to use the toilet facilities in the building. Contractor must provide portable toilets for their employees.

I. Use of the Owner's telephones is prohibited, except for pay phones. Contractor shall provide his own telephone or use pay phones.

J. Contractor shall be prepared to provide his own power as needed.

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K. Any electrical tools in use on the roof shall be protected by an OSHA approved Ground Fault Interrupter (GFI). All extension cords and electrical equipment shall be GFI grounded.

L. Water needed for the execution of this contract will be furnished by the Owner. Contractor to supply all required hoses, pails, etc.

M. During the progress of the work, promptly remove any spills onto the exposed finished surfaces and do not allow the accumulation of scrap and debris resulting from the work. Upon completion of the work, remove all excess materials from the job site. All clean up work shall be performed to the satisfaction of the Owner at the sole expense of the Contractor.

N. Prior to final acceptance, the Contractor shall restore all areas affected by his work to their original state of cleanliness and repair all damage done to the premises, including the grounds, by his workmen and equipment.

O. The Contractor shall be responsible for patching of existing asphalt shingle, slate roofing, and EPDM roofing not scheduled for replacement or alteration, which is damaged during any sequence of the work. The Contractor is also responsible for any water damage to existing insulation and building interior that may result from damage to the existing roofing, and or any subsequent water damage due to inadequate repair work.

P. Existing materials designated to remain, which are damaged or defaced as a result of the work and are unsuitable for the use intended, shall be replaced at the Contractor's expense, to the satisfaction of the Owner.

Q. Repairs of existing roofs required by the Contract, or necessary because of damage from this work, shall use products equivalent to, and compatible with, existing materials and applied only to clean and dry surfaces.

1.29 REGULATIONS & SAFETY

A. All work shall meet the requirements of all governing codes, ordinances, laws, regulations, safety orders, and directives relating to the work, including any specific requirements of the city and state of jurisdiction. This shall include the handling and disposal of any hazardous or potentially hazardous materials. The latest editions of standards and specifications listed herein shall apply to all procedures and materials used.

B. Disturbing or disruptive noise that interferes with the normal building occupancy will not be permitted except when scheduled in advance with the Owner.

C. The residents, building interiors, project site, and adjoining property must be protected from objectionable dust and wind-blown or falling debris.

D. No accumulation of materials to be disposed will be permitted at any time. The Contractor is responsible for prompt removal from the site and disposal in a manner accepted by the local authorities. This shall include any required precautions or requirements related to disposal of hazardous or potentially hazardous materials.

E. No means or methods shall be utilized in this contract that jeopardize safety to employees, the public, or to the property. Contractor shall hold harmless and defend Owner, Consultant, and their representatives for any violations, claims, or citations.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

F. Contractor shall strictly comply will all Federal, State, OSHA, and local regulations and requirements.

G. Contractor shall provide for employee and public protection and be responsible for the erection, maintenance, supervision, and dismantling of such safety compliances.

H. Contractor must obtain from the Town of Amherst all necessary permits, including building permit, sidewalk permit, street permit, parking permit, etc., before construction may commence.

I. No torches, flame, or anything that can cause combustion shall be used where the possibility of combustion exists.

J. Where torch use is required, precautionary measures shall be taken to minimize the risk of accidental combustion. One fully charged, certified, and operable fire extinguisher shall be within 20 feet of each torch being used on the roof. A minimum of two fire extinguishers must be on the roof at all times.

K. Contractor's employees must wear shirts at all times and hard hats are required when work is being completed overhead.

L. The presence of an Owner's representative or Consultant's representative is not to relieve the Contractor of his compliance with safety regulations. Neither the Owner nor the Consultant engage in the practice of safety engineering. It is the Contractor's responsibility to make certain that all of his employees, equipment, tools, etc. are in full compliance with local, state, federal, and OSHA requirements.

1.29 CONTRACT CLOSE-OUT

A. Surplus materials and all equipment shall be promptly removed from the site upon completion of the work. In case of undue delay or dispute, Owner may remove rubbish, materials, and equipment and charge cost to Contractor, with such action permissible by Owner 48 hours after a written notice has been transmitted to Contractor.

B. Prior to final acceptance, Contractor shall restore all areas affected by his work to their original state of cleanliness and repair all damage done to the premises, including the grounds, by his workmen and equipment.

END OF SECTION

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

DOCUMENT 00300

BID FORM

To: Mr. Matthew Pollino
Whitney Management Corp.
9575 Katy Freeway, Suite 330
Houston, TX 77024

Project: St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY

Date: _____

Submitted by: _____

Address: _____

_____

_____

1. OFFER

Having examined the Place of the Work and all matters referred to in the Instructions to Bidders, Bid Documents, and Contract Documents prepared by THE BROWNE COMPANY ROOFING AND WATERPROOFING CONSULTANTS, INC., for the above referenced project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the Contract Sum of:

BASE BID No. 1 – New Roof System

_____

($ _____) dollars, in lawful money of the United States of America.

(Contractor to include $10,000 cash allowance and a quantity allowance of 2,000 sq. ft. of wood deck replacement (match existing construction) as per Section - 1.25 Allowances)

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UNIT PRICES

Unit Price No. 1 (Add) $_____ per sq. ft.

Price per square foot to replace the existing wood roof deck as directed by the Owner's representative.

Unit Price No. 2 (Add) $_____ per hour

Hourly labor rate for additional work, as directed by the Owner's representative, including all taxes, insurance, overhead, and profit.

2. ACCEPTANCE

This offer shall remain open to acceptance and shall be irrevocable for a period of thirty (30) calendar days from the bid closing date.

If the Owner accepts this bid within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of acceptance of this bid.
- Furnish the required insurance certificates within seven days of receipt of acceptance of this bid in the form described in Supplementary Conditions.
- Commence work within seven days after written Notice to Proceed.

3. CONTRACT TIME

If this bid is accepted we will:

Complete the work in _____ calendar days from written Notice to Proceed, with

work to begin on _____.

(The number of calendar days must be less than or equal to 60 calendar days, the Contract Time stipulated in Document 00100 - Instructions to Bidders, Section 1.05 - Contract Time.)

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

4. ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

5. BID FORM SIGNATURE(S)

By signing this Bid Form, the Contractor acknowledges that they have read and understand the Project Contract Documents, and their obligations thereunder as they pertain to the work, that they have inspected the Project site and are familiar with the existing conditions that affect that work, and that they will comply with all of the requirements outlined in the Contract Documents.

Sign Bid Here: _____ Date: _____

Print Name & Title: _____

_____
Legal Name of Person, Partnership, or Corporation

Legal Business Address: _____
Street

_____
City, State, and Zip

Phone No. _____ Fax No. _____

Email _____

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

AFFIDAVIT REGARDING COLLUSION

(If oath is taken outside of New York State, a County Clerk's Certificate as to the Authority of the officer administering the oath must be attached.)

EACH BIDDER IS REQUIRED TO EXECUTE THE FOLLOWING AFFIDAVIT:

STATE OF _____

COUNTY OF _____ SS:

CITY OF _____

_____ being duly sworn, deposes and says that

_____
(If Individual, his address)

_____
(If Partnership, names and address of Partners)

_____
(If Corporation, names and titles of officers authorized to execute contracts)

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best knowledge and belief:

1. The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.

2. Unless required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor.

3. No attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.

_____
Signature of Contractor

Sworn to before me this

_____ day of _____, 20_____

_____
Signature of Notary Public/Commissioner of Deeds

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

SECTION 07311

ASPHALT SHINGLES & RELATED WORK

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Granular surfaced asphalt shingle roofing, underlayment, eave, and ridge protection, metal flashings.

1.2 SUBMITTALS

A. Product Data: Provide data indicating material characteristics, and limitations.

B. Samples: Submit to the Owner a sample of all materials to be used on this project.

C. Sample copies of contractor's warranty and shingle manufacturer's warranty.

D. Certificates of insurance for general liability and worker's compensation must be submitted to the Owner before work is started.

1.3 QUALITY ASSURANCE

A. Perform Work in accordance with NRCA (National Roofing Contractors Association)Steep Roofing Manual, Asphalt Roofing Manufacturer's guidelines, and shingle manufacturer's installation instructions.

B. Shingles to have a UL Class "A" Fire Hazard Classification and a UL wind rating of up to 110 mph.

C. Shingles to have a 40-year, transferable, manufacturer's warranty.

D. New shingles shall only be applied by a manufacturer-approved contractor.

E. Contractor to supply a five-year watertight warranty.

1.4 PRODUCT DELIVERY, STORAGE, & HANDLING

A. All products delivered to the job site shall be in the original, unopened containers, with labels intact, legible, and bearing all seals and approvals.

B. Handle all materials to prevent damage. The contractor shall take all precautions necessary so that loading, storage, and/or application of materials, and/or equipment does not overload the building structure.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.5 JOB CONDITIONS

A. Do not apply roofing materials during inclement weather or to damp or frozen deck substrate.

B. Only as much of the new roofing as can be made weather tight each day, including all flashing and detail work, shall be installed.

C. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.

D. Arrange work sequence to avoid use of newly installed shingles as a walking surface or for equipment storage.

E. Remove all dirt, dust, and debris from all surfaces to receive new materials.

F. Site clean up of both interior and exterior building areas which have been affected by construction shall be completed to the Owner's satisfaction.

G. Contractor shall not deviate from the manufacturer's printed application instructions.

H. Follow shingle manufacturer's specific installation instructions, when the outside temperature falls below 40°F, and when the roof slope is 4/12 (as this roof is.)

1.6 WARRANTIES

A. Lifetime, limited transferable warranty from the roofing system manufacturer

B. 10-year roofing system manufacturer's warranty (100% replacement and labor costs due to manufacturing defects)

C. 15-year roofing system manufacturer's warranty against streaking and discoloration caused by airborne algae

D. 15-year, 110-mph wind-resistance warranty

E. 2-year contractor guarantee.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

PART 2 PRODUCTS

2.1 ASPHALT SHINGLES

A. Manufacturer: Certainteed, or GAF.

1. Shingle: Lifetime, architectural type shingle, color to be selected by Owner.

2. Asphalt Shingles: ASTM D3462, Class A, Type I - Self Sealing; UL Rating of "A" and Wind Resistance Label, glass fiber mat base, mineral granule surface type; self sealing type.

B. Shingle to be either Certainteed Landmark Pro or GAF Timberline Ultra HD.

2.2 SHEET MATERIALS

A. Roll Roofing: Asphalt saturated roll roofing; surfaced on weather side with mineral granules of the same color and manufacturer as the new asphalt shingles.

B. Eave (Ice Dam) Protection: W.R. Grace "Ice & Water Shield", ASTM D1970, sheet barrier of self-adhering, rubberized asphalt bonded to sheet polyethylene, 58 mil total thickness, with strippable treated release paper. NO SUBSTITUTIONS PLEASE!

C. Underlayment: Equal to Titanium UDL Synthetic Roofing Underlayment.

2.3 ACCESSORIES

A. Nails: Hot dipped zinc coated steel, 11-12 gauge, barbed or deformed shank roofing nails with heads 3/8" to 7/16" in diameter, of sufficient length to penetrate roof sheathing.

B. Plastic Cement: Karnak, ASTM D4586, Type II, asbestos free, asphalt type with mineral fiber components.

C. Asphalt Primer: Equal to Karnak #100 Asbestos Free, Non-Fibered, Quick Drying Primer.

D. Fascia & Rake Board: Clear pine 1" x desired width.

E. Roof Decking: Equal to Georgia Pacific, Blue Ribbon, 7/16" Exterior Grade OSB Roof Sheathing

F. Roof Deck Panel Edge Clips ("H" Clips): Equal to TECO galvanized steel H-Clip

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

2.4 FLASHING MATERIALS

A. New Roof Edge Flashing: 20 oz. cold rolled copper.

B. New Valley Flashing: 20 oz. cold rolled copper.

C. Counterflashing and step flashings: 20 oz. cold rolled copper.

D. Bituminous Paint: Acid and alkali resistant type; black color.

E. Vent Pipe Flashing: Manufacturer approved, pre-fabricated pipe flashings

F. Gutters, Downspouts, and Trim Metal: 20 oz. cold rolled copper. Gutters to be a 6" gutter system and downspouts to be 3" x 4".

2.5 FLASHING FABRICATION

A. Form flashings (to profiles indicated on Drawings, and) to protect roofing materials from physical damage and to shed water.

B. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.

C. Hem exposed edges of flashings minimum ¼" on underside.

D. Apply bituminous paint on concealed surfaces of flashings.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Completely remove existing roofing down to the structural wood deck where called for on the Contract Drawings. (Note: Contractor must provide their own dumpsters.)

B. Remove the existing flashings.

C. Verify that plumbing stacks and roof penetrations are flashed to deck surface.

D. Verify deck surfaces are dry, free of ridges, warps, or voids. Broom clean surfaces.

E. Fill knot holes and surface cracks with latex filler at areas of bonded eave protection.

F. Remove all existing gutters and downspouts.

G. All roof deck replacement to be as per the Contract Drawings and the pre-determined unit price.

3.2 INSTALLATION – NEW OSB DECKING

A. Install new 7/16" OSB panels in the long direction, spacing the panels 1/8" on all sides and staggering the joints of upper rows of panels.

B. Textured side of new OSB panels should be facing up and join ends' of panels over framing members.

C. Secure new OSB panels using 8D common nails installed 6" o.c. at the perimeter of panels and 12" o.c. in the field of the panels.

D. Install "H-Clips at panel edges between adjacent panels and between framing members.

3.3 INSTALLATION – EAVE ICE DAM PROTECTION

A. Place eave [and gable] edge metal flashings tight with fascia boards. Weather lap joints and seal with plastic cement. Secure flange with nails.

B. Apply rubberized asphalt/polyethylene sheet ice dam protection membrane, in accordance with manufacturer's instructions, where called for on the Contract Drawings.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

3.4 INSTALLATION - VALLEY PROTECTION

A. Center first row of ice and water shield membrane (36") over the valleys. Install two more rows (68") on each side of the valley.

B. Place one ply of roll roofing, over ice dam membrane, centered over valleys. [Place with mineral surfaced side down.] Weather lap joints and nail in place.

3.5 INSTALLATION - METAL FLASHINGS

A. Install metal drip edge at all eaves and rakes. Weather lap joints and seal weather tight with plastic cement. Secure in place with concealed fastenings.

B. Flash and seal work projecting through or mounted on roofing with plastic cement, weather tight.

C. Install ice and water shield up the wall and down on to the roof surface.

D. Interweave new copper step flashings with the new shingles where the roofs' intersect with the higher walls.

E. Where the chimneys intersect with the shingle roofs, install copper counterflashings and apron flashing as required.

3.6 INSTALLATION - ASPHALT SHINGLES

A. Install shingles in accordance with manufacturer's printed instructions (on each bundle).

B. Sweep the surface clean of all debris. Since any irregularities may show through the new shingles, be sure the underlying shingles provide a smooth surface.

C. Install rake edge metal to match existing rake edges.

D. Install starter course of shingles, making certain that self-sealing adhesive is at the outside edge.

E. Install shingles as per the manufacturer's application instructions. Make certain that shingle exposures and nail locations are as instructed.

F. Extend shingles ½" beyond face of rake edge fascia boards.

G. Interweave step flashings with new shingles at all walls.

H. Complete installation to provide weather tight service.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

3.7 VALLEY FLASHING INSTALLATION

A. Open Valley: Install new minimum 18" wide, 20 oz. copper flashing over new valley protection (ice and water shield membrane and roll roofing.).

B. Hem flanges of new copper valley metal and secure with hidden cleats, 12" o.c.

C. Seal underneath ends' of shingles covering the outer edges of the new valley metal.

END OF SECTION

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

SECTION 07460

FIBER CEMENT SIDING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Siding of the following types:
   1. Fiber Cement Siding

1.2 RELATED SECTIONS

A. Section 07620 – Sheet Metal Flashing & Trim.

1.3 SUBMITTALS

A. Product Data: Provide data indicating material characteristics, limitations, and installation instructions.
B. Shop drawings illustrating synthetic shingle layout, flashings, conditions at built-in gutters, hips, ridges, and rakes.
C. Samples: Submit to the Owner a sample of all materials to be used on this project.
D. Sample copies of contractor's warranty and siding manufacturer's warranty.
E. Verification Samples: For each finish product specified, two samples, representing actual product and color.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Installer shall be licensed, registered or otherwise acceptable to authorities having jurisdiction to install exterior building products.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Inspect the materials upon delivery to assure specified products have been received. Store products in a safe area, away from construction traffic. Store under cover and off the ground, protected from moisture.

1.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.7 WARRANTY

A. Material Warranty: Provide manufacturer's standard warranty and as follows:
1. 50 year warranty against rot, delamination and excessive swelling for installation.

B. Coating Warranty: Provide manufacturer's standard warranty and as follows:
1. Coatings: 15 year warranty on the coating when factory applied.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: James Hardie Building Products, Inc.

B. Acceptable Manufacturer: Woodtone, which is located at: 8007 Aitken Rd.; Chilliwack, BC, Canada V2R 4H5.
1. Type: Horizontal Siding..
a. Equal to Hardie Shingle Siding Individual Shingle.
2. Finish: Factory applied finish, color to be selected by Owner.

C. Nails for Fiber Cement Wood Siding:
1. 0.091" x 0.221 x 1-1/2" or 0.121 x 0.37" HD x 1-1/4" long corrosion resistant siding nails.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

PART 3 EXECUTION

3.1 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.2 INSTALLATION

A. Install in accordance with manufacturer's instructions including the following:
1. Coordinate work with related trades; scribe and cope siding boards for accurate fit. Allow for installation of related work to avoid cutting and patching.
2. Select siding boards of longest practical lengths. Discard boards that are warped, twisted, bowed, crooked or otherwise defective.
3. Comply with siding manufacturer's and substrate manufacturer's installation instructions. Comply with local building codes and regulations.
4. Apply touch up coating on surfaces and ends cut during installation.
5. As work proceeds, maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris related to this work.

B. Finish materials on all ends and sides and ends. Apply touch up coating on new cuts. Factory finishing is preferred.

3.3 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

SECTION 07530

FULLY ADHERED EPDM ROOFING SYSTEM

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Provide all labor, equipment, and materials to remove existing EPDM roof system and install new fully adhered EPDM roof system.

1.02 SYSTEM DESCRIPTION

A. Elastomeric Sheet Roofing System: Elastomeric sheet membrane roofing system fully adhered over new overlayment board and new roof insulation, on existing roof deck.

B. NRCA Specification Plate: 46-3 IESF

C. Related Work: The Work includes but is not necessarily limited to the installation of:
   1. Sheet metal flashings

D. Upon successful completion of the Work the following warranties will be obtained:
   1. Roofing Contractor (Applicator) Warranty
   2. Manufacturer's Warranty

1.03 QUALITY ASSURANCE

A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual and Manufacturer's printed instructions.

B. UL: Class A Fire Hazard Classification.

C. FM: Roof Assembly Classification, wind uplift requirement of I90, in accordance with FM Construction Bulletin 1-28.

D. Only a Contractor authorized by the Manufacturer prior to bid shall apply the roofing system.

1.04 SUBMITTALS

A. Prior to the start of any roofing work, the Contractor shall submit the following to the Owner's representative:

   1. A list of materials intended for use on this project.
   2. Copies of Manufacturer's specifications and current product literature.
   3. Samples of each component to be used in the roof system.
   4. Sample copy of Contractor's Warranty.
   5. Sample copy of Manufacturer's Warranty.
   6. Certification that the Contractor is an approved Applicator of the system intended for use.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

7. Certification by the Manufacturer that all materials supplied comply with all requirements of the identified ASTM and industry standards or practices.
8. Technical acceptance by the Manufacturer of Contract Specifications and Drawings.
9. Certification from the Manufacturer that the system specified meets all identified code and insurance requirements.
10. Certification from the Manufacturer that all products used for the installation of the new roofing system are to be completely asbestos free.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. All products delivered to the job site shall be in the original unopened containers with labels intact, legible, and bearing all seals and approvals.

B. Handle all materials to prevent damage. Store roofing materials on raised platforms and cover with suitable waterproof coverings.

C. All materials, which are deemed to be damaged by the Owner's representative, are to be removed from the job site and replaced at no cost to the Owner.

1.06 JOB CONDITIONS

A. Do not apply roofing membrane during inclement weather or to damp or frozen deck substrate.

B. Only as much of the new roofing as can be made weather tight each day, including all flashing and detail work, shall be installed.

C. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.

D. Uninterrupted water stops shall be installed at the end of each day's work and shall be completely removed before proceeding with the next day's work.

E. Arrange work sequence to avoid use of newly constructed roofing as a walking surface or for equipment moving and storage. Where such access is absolutely required, the Contractor shall provide the necessary protection to prevent damage to the new roofing.

F. Remove all dirt, dust, and debris from all surfaces to receive new materials.

G. The Contractor shall take precautions that storage and/or application of materials and/or equipment does not overload the roof deck or building structure.

H. The Contractor shall verify that all roof drain lines are functioning properly before starting work. Contractor shall report any blockages in writing to the Owner's representative for corrective action prior to installation of the new roofing system.

I. Contractor shall immediately stop work if any unusual or concealed condition is discovered that will preclude installation of the roof system as specified. Contractor shall make sure roof is weather tight and notify Owner in writing of such condition.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

J. Site clean up of both interior and exterior building areas, which have been affected by construction, shall be completed to the Owner's satisfaction.

K. The Contractor shall arrange to have fastener pullout tests conducted in accordance with industry standards to help verify condition of deck/substrate and to confirm expected pullout values.

L. Keep all primers, fuels, adhesives, sealants, and cleaning materials away from all ignition sources (i.e. torches, flames, sparks, etc.)

M. Consult container labels and Material Safety Data Sheets for specific safety requirements.

N. When outside temperature falls below 50 F, the fully adhered system may require additional precautions.

O. Fumes from adhesive solvents may be drawn into the building during installation through rooftop intakes. Appropriate measures must be taken to assure that fumes from adhesive solvents are not drawn into the building through air intakes.

1.07 WARRANTIES

A. Provide Contractors two (2) year watertight warranty.

B. Provide Manufacturer's twenty (20) year no dollar limit, system warranty with wind speed attachment to cover wind speeds up to and including 90 mph (regardless of building height) as measured at the National Weather Service Office at Greater Buffalo International Airport.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

PART 2 PRODUCTS

2.01 GENERAL

A. All components of the proposed roof system must be supplied by a single Manufacturer and included in their Warranty. Different Manufacturers may be used as long as their products are approved for use and included in the membrane Manufacturer's Warranty.

2.02 ACCEPTABLE MANUFACTURERS AND SYSTEMS

A. Carlisle Fully Adhered EPDM

B. Firestone Fully Adhered EPDM

C. Johns-Manville Fully Adhered EPDM

2.03 ELASTOMERIC SHEET ROOFING MATERIALS

A. EPDM Membrane: .090 FR EPDM

B. EPDM Flashing: .090 FR EPDM and uncured .060 EPDM at corners.

C. Reinforced Perimeter Securement Strip: 6" wide reinforced EPDM.

D. Bonding Adhesive: As recommended by the manufacturer.

E. Splice Adhesive: As recommend by the manufacturer.

F. Miscellaneous EPDM Accessories: As recommended by the manufacturer.

2.04 ROOF OVERLAYMENT

A. Overlayment: Equal to 5/8" Securock Gypsum Fiber Roof Board.

B. Mechanical Attachment:

1. Overlayment shall be mechanically attached (minimum of 1 fastener per 2 square feet) to the deck with fasteners and plates approved by Factory Mutual and the Manufacturer to meet their wind speed warranty requirements. (Note: Overlayment and attachment of overlayment must be covered under the membrane Manufacturer's warranty.)

2. The quantity and location of the insulation fasteners shall also cause the roof overlayment boards to rest evenly on the roof deck/substrate so that there are no large cavities or air spaces between the boards and the substrate.

3. **Pull-out tests must be performed and results submitted to the Owner's representative before any underlayment or roof insulation boards may be installed.**

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

4. Overlayment and attachment of overlayment must be covered under the membrane manufacturer's warranty.

2.05 ACCESSORY PRODUCTS

A. Roof Decking: Equal to Georgia Pacific, Blue Ribbon, 7/16" Exterior Grade OSB Roof Sheathing.

B. Treated Wood Blocking: Treated wood blocking shall be fire and rot resistant, #2 or better wolmanized or osmose treated. Creosote or asphaltic treated lumber is unacceptable.

C. Roof Drain Inserts: See Section 07620 – Sheet Metal Flashing and Trim.

PART III EXECUTION

3.01 GENERAL

A. The Contractor shall coordinate the installation so that each area is made watertight at the end of each work day.

3.02 SUBSTRATE PREPARATION

A. The substrate must be structurally sound and suitable to accept the new roofing system. Fastener pullout tests must be performed to verify deck condition and adequate fastener pullout resistance.

B. The substrate must be free of all debris, sharp edges, and other irregularities.

C. The substrate must be dry and free of snow or ice.

D. Preparation of existing roofing:

1. Remove existing EPDM membrane and underlayment board.

2. Remove all existing perimeter, wall, and roof flashings. Remove only that amount of flashing that can be made weather tight with new materials during a one-day period or onset of inclement weather.

3. All lead jacks, sleeves, and flashings shall be removed from vent pipes, stacks, roof drains, etc.

A. Remove existing roof drain clamping rings, strainers, sleeves, etc., and clean/prepare for re-use.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

3.03 INSTALLATION – NEW OSB DECKING

A. Install new 7/16" OSB panels in the long direction, spacing the panels 1/8" on all sides and staggering the joints of upper rows of panels.

B. Textured side of new OSB panels should be facing up and join ends' of panels over framing members.

C. Secure new OSB panels using 8D common nails installed 6" o.c. at the perimeter of panels and 12" o.c. in the field of the panels.

D. Install "H-Clips at panel edges between adjacent panels and between framing members.

3.04 OVERLAYMENT INSTALLATION

A. Overlayment shall be neatly cut to fit snugly around penetrations and projections.

B. All end joints shall be staggered and joints of top layer of insulation shall be offset a minimum of 6" over the joints of the bottom layer. No gaps greater than 1/4" will be permitted.

C. Overlayment board shall be mechanically attached (minimum of 1 fastener per 2 square feet) to the deck with fasteners and plates approved by Factory Mutual and the Manufacturer to meet their wind speed warranty requirements. (Note: Overlayment and attachment of Overlayment must be covered under the membrane Manufacturer's warranty.)

3.05 MEMBRANE APPLICATION

A. Install reinforced perimeter flashing strip with manufacturer's approved fasteners and plates at the perimeter of all walls, expansion joints, and curbs.

B. Place membrane panel, without stretching, over the acceptable substrate and allow to relax for a minimum of 30 minutes before applying bonding adhesive.

C. Apply bonding adhesive to the underlayment substrate and the exposed underside of the EPDM sheet so as to provide and even and uniform film thickness. Stop bonding adhesive short of splice area. Allow bonding adhesive to flash off until tacky. Flash off time will vary depending on ambient air temperature.

D. Roll the previously coated EPDM sheet into the coated underlayment substrate slowly and evenly so as to minimize wrinkles. Broom the membrane with a stiff broom to ensure proper contact.

E. Clean the lap splice area with the manufacturer's splice wash/cleaner/primer. Use splice tape to mate the two laps. Allow the top sheet to fall freely onto the bottom sheet so as not to stretch or wrinkle the membrane. Apply pressure and roll the splice with a steel roller.

F. Follow the manufacturer's instructions for installing and splicing the EPDM membrane.

G. Staging of the roof membrane application or temporary membrane is not acceptable. All exposed underlayment must be covered with the completed roof membrane system.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

H. Always install water cut-offs at the end of each day's work to prevent moisture from getting into and under the completed roof membrane and be sure to remove the water cut-offs prior to continuing the roofing application process.

I. Follow Manufacturer's specification guidelines for installing membrane in temperatures below 40 degrees Fahrenheit.

3.06 FLASHING INSTALLATION

A. Base flashing at walls and roof curbs.

1. Apply bonding adhesive to the flashing substrate and the exposed underside of the EPDM flashing sheet so as to provide and even, uniform film thickness. Stop bonding adhesive short of splice area. Allow bonding adhesive to flash off until tacky. Flash off time will vary depending on ambient air temperature.

2. Roll the previously coated EPDM flashing sheet into the coated flashing substrate slowly and evenly so as to minimize wrinkles. Apply pressure and roll the flashing sheet with a steel roller to ensure proper contact.

3. Clean the splice area between the EPDM flashing sheet and the EPDM membrane with the manufacturer's splice wash/cleaner/primer. Use splice adhesive to mate the two sheets. Allow the top sheet to fall freely onto the bottom sheet so as not to stretch or wrinkle the membrane. Apply pressure and roll the splice with a steel roller.

4. Apply uncured EPDM to the corners of the power ventilator curbs in a similar manner as above. Use two pieces of uncured EPDM at each corner as per the manufacturer's requirements.

5. Follow all Manufacturer's specification and warranty requirements for flashing installation.

B. Contractor shall flash all flanged metal components in the following manner:

1. Clean the EPDM membrane and the metal edge and apply manufacturer's primer/cleaner and allow to flash off.

2. Apply manufacturer's "peel and stick" type flashing tape and roll with a steel hand roller.

3. Lap adjacent pieces of flashing tape a minimum of 1".

4. Follow all Manufacturer's specification and warranty requirements for flashing installation.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

3.07 ROOF DRAIN FLASHING INSTALLATION

A. Run EPDM membrane into drain sump.

B. Install manufacturer's water block sealant underneath EPDM membrane, before installing clamping ring.

C. All bolts must be in place and properly secured. Tighten the clamping ring bolts to achieve constant compression.

D. Follow all manufacturer's specification requirements for flashing and installing roof drain inserts.

3.08 VENT PIPE FLASHING INSTALLATION

A. Clean and prime EPDM membrane around vent pipe.

B. Slip pre-fabricated EPDM pipe flashing over vent pipe, cut to proper height.

C. Remove release paper from underside of pre-fabricated pipe flashing and press on to EPDM membrane. Apply pressure and roll the splice with a steel roller.

D. Install a stainless steel clamping ring at the top of the pre-fabricated pipe flashing and seal with lap sealant.

E. Follow all manufacturer's specification requirements for flashing vent pipes.

3.09 CLEANING

A. Remove drippage of bitumen and adhesive from all walls, windows, floors, ladders, and finished surfaces.

B. In areas where finished surfaces are soiled by asphalt or any other sources of soiling caused by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their instructions.

END OF SECTION

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

SECTION 07620

SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Copper flashings.

B. Miscellaneous flashings (i.e, rain collars, chimney cap, etc.)

C. Pre-finished aluminum shingle repair panels.

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with the following:

1. NRCA (National Roofing Contractors Association) Roofing and Waterproofing Manual.
2. Manufacturer's printed instructions.
3. SMACNA - Architectural Sheet Metal Manual.
4. SPRI (Single Ply Roofing Institute) Flexible Membrane Roofing: A Professional's Guide to Specifications.
5. Factory Mutual Loss Prevention Data Sheet 1-49, Perimeter Flashing.
6. Applicator shall be company specializing in sheet metal flashing work with at least 5 years experience.

1.03 SUBMITTALS

A. Prior to the start of any roofing work, the Contractor shall submit the following to the Owner's representative:

1. A list of materials intended for use on this project.
2. Copies of Manufacturer's specifications and current product literature.
3. Samples of each component to be used in the roof system.
4. Sample copy of Contractor's Warranty.
5. Sample copy of Manufacturer's Warranty.
6. Certification that the Contractor is an approved Applicator of the system intended for use.
7. Certification by the Manufacturer that all materials supplied comply with all requirements of the identified ASTM and industry standards or practices.
8. Technical acceptance by the Manufacturer of Contract Specifications and Drawings.
9. Certification from the Manufacturer that the system specified meets all identified code and insurance requirements.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Handle all materials to prevent damage. Stack pre-formed and pre-finished material to prevent twisting, bending, or abrasion, and to provide ventilation.

B. All materials which are deemed to be damaged by the Owner's representative are to be removed from the job site and replaced at no cost to the Owner.

1.06 JOB CONDITIONS

A. Do not apply sheet metal materials during inclement weather.

1.07 WARRANTIES

A. Work of this section shall be covered under Contractors warranty specified in Section 07311.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

A. Copper: 20 oz. cold rolled copper, equal to ASTM B370, Copper Sheet and Strip for Building Construction.

2.02 ACCESSORIES

A. Fasteners

1. Sheet metal to wood (unexposed): 3/8" head, annual threaded, galvanized roofing nails, 11 gauge ring shank, sufficient to penetrate 1" minimum into wood.

2. Sheet metal to wood (exposed): Shall be minimum No. 8 screws and shall penetrate minimum 1-1/2" into wood. Screws shall have neoprene washers under head.

3. Metal to concrete or masonry: Buildex Tapcon or Rawl threaded anchors, 3/16" minimum diameter and shall penetrate minimum 1-1/2" through the concrete or masonry. Screws shall have a neoprene washer under head.

4. Sheet metal to sheet metal: Self-tapping sheet metal screws of minimum 1/2" length and #3 diameter. Exposed screws shall have a neoprene washer under head.

B. Metal Primer: ASTM D 41, asphalt primer.

C. Flashing Cement: ASTM D 4586 Type I - Asbestos free.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

D. Sealants:

1. Butyl Tape: Pre-formed polyisobutylene Cushion Lock CL-50 non hardening, self-adhering tape.

2. Elastomeric Sealant: Silicone sealant (masonry-to-masonry joints): Ultra-low-modulas, one part, neutral cure silicone sealant complying with ASTM C-920, Type S, Grade NS, Class 100/50, Use T, NT, M, G, A, and O, equal to Dow Corning 790 Silicone Building Sealant.

3. Elastomeric Sealant: Silicone Sealant (metal to metal): One part silicone sealant complying with Federal Specification No. TT-S-001543A, Type II, Class A; ASTM C-920, Type S, Class 25, Grade NS.

E. Solder and Flux: Solder ASTM B32 Type recommended for materials being used; flux Federal Specification O-F-506C, Type I, Form A or B, 50/50 or better.

F. Ice and Water Shield Membrane: W.R. Grace "Ice & Water Shield", ASTM D1970, sheet barrier of self-adhering, rubberized asphalt bonded to sheet polyethylene, 58 mil total thickness, with strippable treated release paper. *NO SUBSTITUTIONS PLEASE!*

G. Rosin paper: Standard red rosin building paper.

2.04 FABRICATION

A. Form components true to shape, accurate in size, square, and free from distortion or defects.

B. Custom fabricate all gutters, downspouts, gravel stop, etc. by obtaining field dimensions for accurate fit.

C. Form sections in 10' lengths. Make allowances for expansion at joints.

D. Fabricate continuous cleats of same material as fascia, gravel stop, or coping and of equal or greater thickness.

E. Hem exposed edges on underside 1/2"; miter and seam corners. Fabricate vertical faces with bottom edge formed outward 1/4" and hemmed to form drip.

F. Fabricate flanged flashings to allow flanges to extend at least 4" over roofing.

G. Fabricate, miter rivet, solder, etc. corners in one piece, 12" in each direction from a corner.

2.05 FINISH

A. Back-paint concealed metal surfaces with protective backing point where expected to be in contact with cementitious materials or dissimilar metals.

B. Copper will be supplied in the natural "salmon reddish brown" color as supplied by the mill. The copper surface will be free of all water staining and weather oxides.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

PART III EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Field measure site conditions prior to fabricating work.

B. Verify membrane termination and base flashings are in place, sealed, and secured. Verify roof openings, curbs, pipes, etc. are in place and solidly set.

3.02 INSTALLATION - GENERAL

A. Conform to Drawing Details and SMACNA manual.

B. Install continuous cleats as required.

C. Secure sheet metal flashings in place using concealed fasteners whenever possible.

D. Set flanges of sheet metal flashings in a bed of roof cement over finished roof plies.

E. Fit components tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.

F. All solder metal joints shall be soldered watertight for full metal surface contact. After soldering, wash metal clean with neutralizing solution and rinse with water.

G. Contractor shall clean/remove all bituminous or other markings form finished sheet metal surfaces.

END OF SECTION

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

SECTION 07711

ROOF AND GUTTER CABLE DEICING SYSTEM

PART 1 GENERAL

1.01 SCOPE OF WORK

A. Furnish and install a complete UL listed system of specified heater, components, and controls listed, specifically for roof, gutter, and downspout deicing applications.

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with the following:

1. NRCA (National Roofing Contractors Association) Roofing and Waterproofing Manual.
2. Manufacturer's printed instructions.
3. SMACNA - Architectural Sheet Metal Manual.
4. Underwriters Laboratories.
5. Applicator shall be company specializing in heating cable installation work with at least 5 years experience.

1.02 SUBMITTALS

A. Prior to the start of any roofing work, the Contractor shall submit the following to the Owner's representative:

1. A list of materials intended for use on this project.
2. Copies of Manufacturer's specifications and current product literature.
3. Samples of each component to be used in the roof system.
4. Sample copy of Contractor's Warranty.
5. Sample copy of Manufacturer's Warranty.
6. Certification that the Contractor is an approved Applicator of the system intended for use.
7. Certification by the Manufacturer that all materials supplied comply with all requirements of the identified ASTM and industry standards or practices.
8. Technical acceptance by the Manufacturer of Contract Specifications and Drawings.
9. Certification from the Manufacturer that the system specified meets all identified code and insurance requirements.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

C. Handle all materials to prevent damage. Stack pre-formed and pre-finished material to prevent twisting, bending, or abrasion.

D. All materials, which are deemed to be damaged by the Owner's representative, are to be removed from the job site and replaced at no cost to the Owner.

1.06 JOB CONDITIONS

A. Do not apply materials during inclement weather.

1.07 WARRANTIES

A. Provide Contractor's two-year workmanship guarantee.

PART 2 PRODUCTS

2.01 HEATING (DEICING) CABLE

A. The heating cables will be self-regulating heaters with a power output at 208 volts of 10 watts/foot when exposed to ice or snow at 32°F and a power output of no more than 5 watts per foot at 32°F when dry.

B. Standard pipe heating cable will not be acceptable unless it has a UL listing specifically for roof deicing applications.

C. The heating cable will by UL listed to operate at voltages from 208 to 277 volts.

2.02 ACCESSORIES

A. Thermostat: As recommended by the heating cable deicing system manufacturer.

B. Snow/Moisture Sensor: As recommended by the heating cable deicing system manufacturer

C. Ground Fault Circuit Breaker: Must have a 30-milliamp trip level.

D. Downspout Hangars: As recommended by the heating cable deicing system manufacturer.

E. Roof Clips: Must be slate specific and as recommended by the heating cable deicing system manufacturer.

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

PART 3 EXECUTION

3.01 HEATING CABLE INSTALLATION

A. Heater shall be loose laid in gutters in a double pass. Cable shall be suspended in downspouts as a loop and held in place by system specific downspout hangars.

B. Heating cable shall be run 18" up on roof on 2'-6" spacing and secured to slate shingles with slate specific clips.

C. Install thermostat, snow/moisture sensors, and ground fault circuit breakers as required.

D. Follow all heating cable deicing system manufacturer's application instructions.

E. Hard wiring hooks up to be the responsibility of the Owner.

3.02 TESTING

A. After installation, test the dielectric jacket's insulation resistance and continuity with a 2500 VDC megger. Insulation resistance from the conductors to the shield shall be between 20 and 1000 megohms.

END OF SECTION

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

LEGEND

	—//—	FENCE AS NOTED
	⊄	SIGN
GP	△	GUARD POSTS
FP	○	FLAG POLE
GAS	□	GAS METER
DI	□	DRAINAGE INLET
ST MH	○	STORM MANHOLE
SA MH	○	SANITARY MANHOLE
CO	○	CLEANOUT
	☼	LIGHT STANDARD
EM	□	ELECTRIC METER
EMH	○	ELECTRIC MANHOLE
UP	Ø	UTILITY POLE
UPL	○┐	UTILITY POLE W/ LIGHT
OHW		OVERHEAD WIRES
FLT	⋐	FLOOD LIGHT
TJB	□	TELEPHONE JUNCTION BOX
WV	⊕	WATER VALVE
	⊄	HYDRANT
CONC		CONCRETE
L.		LIBER
P.		PAGE
I.P.		IRON PIPE
RYD	○	REAR YARD DRAIN
STY		STORY
H.C		HANDICAPPED
REG		REGULAR
MAG.		MAGNESIUM
GW		GUY WIRE
WW		WINDOW WELL

LANDS OF THE TOWN OF AMHERST

PARCEL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 6, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF MILL STREET (66 FEET WIDE) AT THE INTERSECTION OF SAME WITH THE SOUTH LINE OF SUBLOT NO. 16 AS SHOWN ON A MAP RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 225 OF DEEDS AT PAGE 336; THENCE SOUTHERLY ALONG SAID WEST LINE OF MILL STREET, A DISTANCE OF 220.59 FEET TO A POINT; THENCE WESTERLY AT RIGHT ANGLES TO SAID WEST LINE OF MILL STREET, A DISTANCE OF 287.23 FEET TO A NORTHEAST CORNER OF LANDS OF THE TOWN OF AMHERST AS RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10961 OF DEEDS AT PAGE 9821; THENCE CONTINUING ALONG SAID NORTH LINE OF LANDS OF THE TOWN OF AMHERST, A DISTANCE 210.00 FEET TO A POINT; THENCE NORTHWESTERLY ALONG SAID NORTH LINE OF LANDS OF THE TOWN OF AMHERST WHICH FORMS AN ANGLE TO THE LEFT OF 158°13'49" FROM THE LAST MENTIONED LINE, A DISTANCE OF 50.74 FEET TO THE PRINCIPAL POINT OR PLACE OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST MENTIONED LINE, A DISTANCE OF 288.17 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 124°11'33", A DISTANCE OF 215.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LANDS OF THE TOWN OF AMHERST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTH LINE OF THE LANDS OF THE TOWN OF AMHERST, A DISTANCE OF 165.30 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WITH AN INTERIOR ANGLE OF 119°25'19", A DISTANCE OF 169.96 FEET TO A CORNER IN THE WEST LINE OF SAID LANDS OF THE TOWN OF AMHERST; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANDS OF THE TOWN OF AMHERST AN INTERIOR ANGLE OF 138°07'59", A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG SAID LANDS OF THE TOWN OF AMHERST AN INTERIOR ANGLE OF 135°, A DISTANCE OF 139.47 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 146°43'40", A DISTANCE OF 278.42 FEET TO A POINT IN THE NORTH LINE OF LANDS OF THE TOWN OF AMHERST; THENCE EASTERLY ALONG THE LANDS OF THE TOWN OF AMHERST FORMING AN INTERIOR ANGLE OF 168°18'20", A DISTANCE OF 33.98 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF LANDS OF THE TOWN OF AMHERST AN INTERIOR ANGLE OF 158°13'49", A DISTANCE OF 200.00 FEET TO A POINT OR PLACE OF BEGINNING, CONTAINING 4.11 ACRES, MORE OR LESS.

PARKING SPACES:

SIZE - 9' X 19'
8 - HANDICAPPED SPACES
120 - REGULAR SPACES
128 - TOTAL PARKING SPACES

FLOOD ZONE DESIGNATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING NO SPECIAL FLOOD HAZARD AREA ZONING DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0012C WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 1992, FOR COMMUNITY NUMBER 360226, IN ERIE COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

REFERENCE DEEDS:

1) LIBER 225, PAGE 336
2) LIBER 10961, PAGE 6697
3) LIBER 10961, PAGE 9821
4) LIBER 11041, PAGE 2533

PREMISES IS SUBJECT TO THE FOLLOW:

1) 15' WIDE UTILITY EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES FOR SERVICE GRANTED TO NIAGARA MOHAWK POWER CORPORATION PER L. 11052, P. 5836

2) RIGHT OF WAY AGREEMENT GRANTED TO NATIONAL FUEL GAS DISTRIBUTION CORPORATION PER L. 11055, P. 1673.

3) EASEMENTS AND PARTY WALL AGREEMENT PER L.11090, P. 8581.

4A) ACCESS EASEMENT. 4B) UTILITY/ACCESS EASEMENT & 4C) DRAINAGE EASEMENT PER L.11090, P.8601.

ZONING CLASSIFICATION:

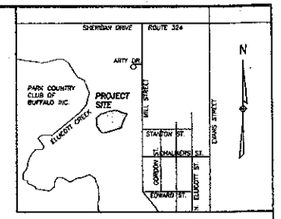
ZONE = COMMUNITY FACILITIES DISTRICT (CF)

FOR FURTHER INFORMATION CONTACT TOWN OF AMHERST CODE ENFORCEMENT OFFICER WILLIAM PIDGEON AT 716-831-7080

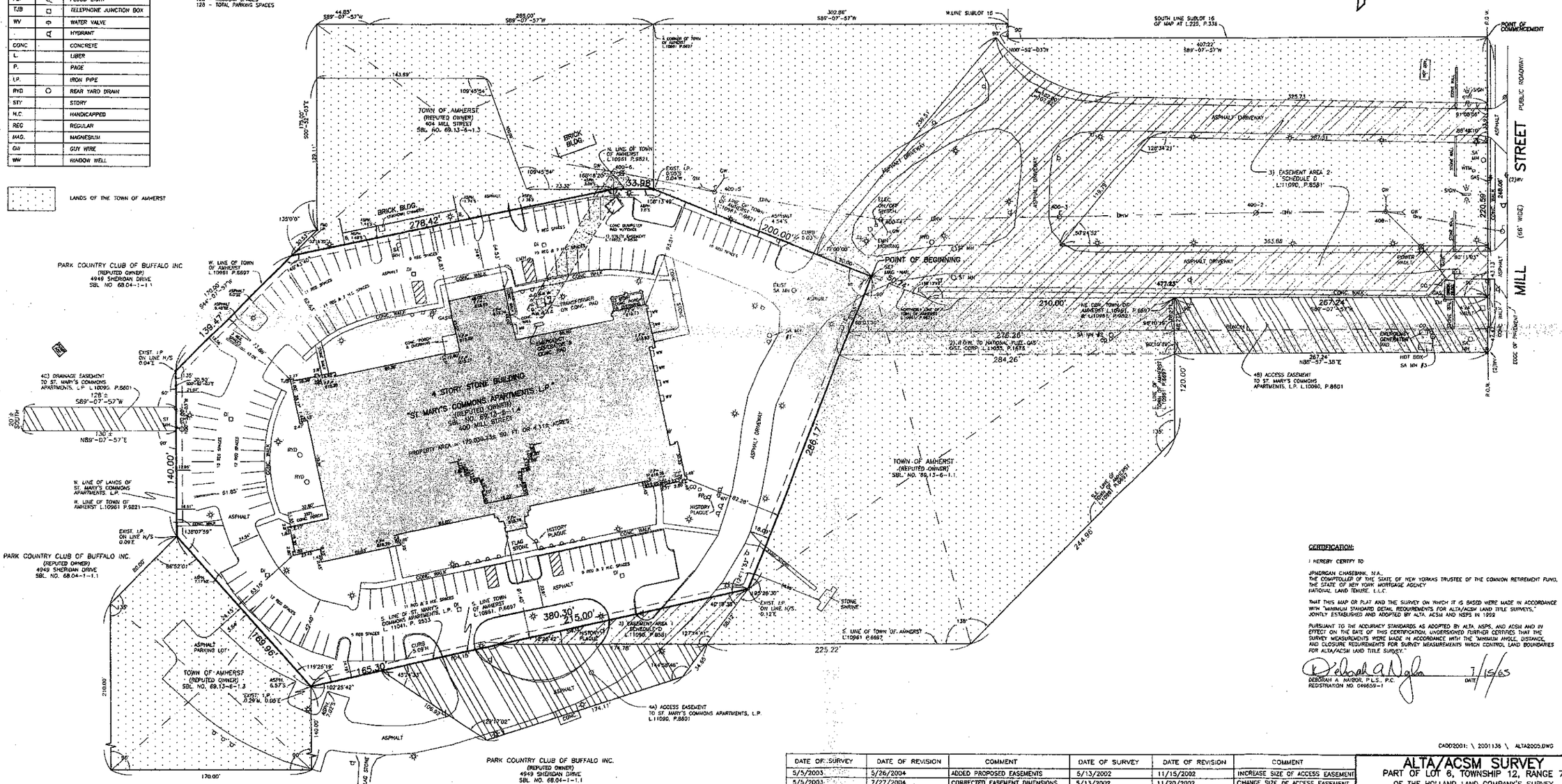
MINIMUM SETBACK REQUIREMENTS FOR YARD	STRUCTURES	PARKING, LOADING & STACKING AREAS
FRONT, FROM RIGHT-OF-WAY OF A DEDICATED STREET	50 FEET	15 FEET
SIDE, ABUTTING A RESIDENTIAL DISTRICT	25 FEET	10 FEET
REAR, ABUTTING A NONRESIDENTIAL DISTRICT	15 FEET	5 FEET

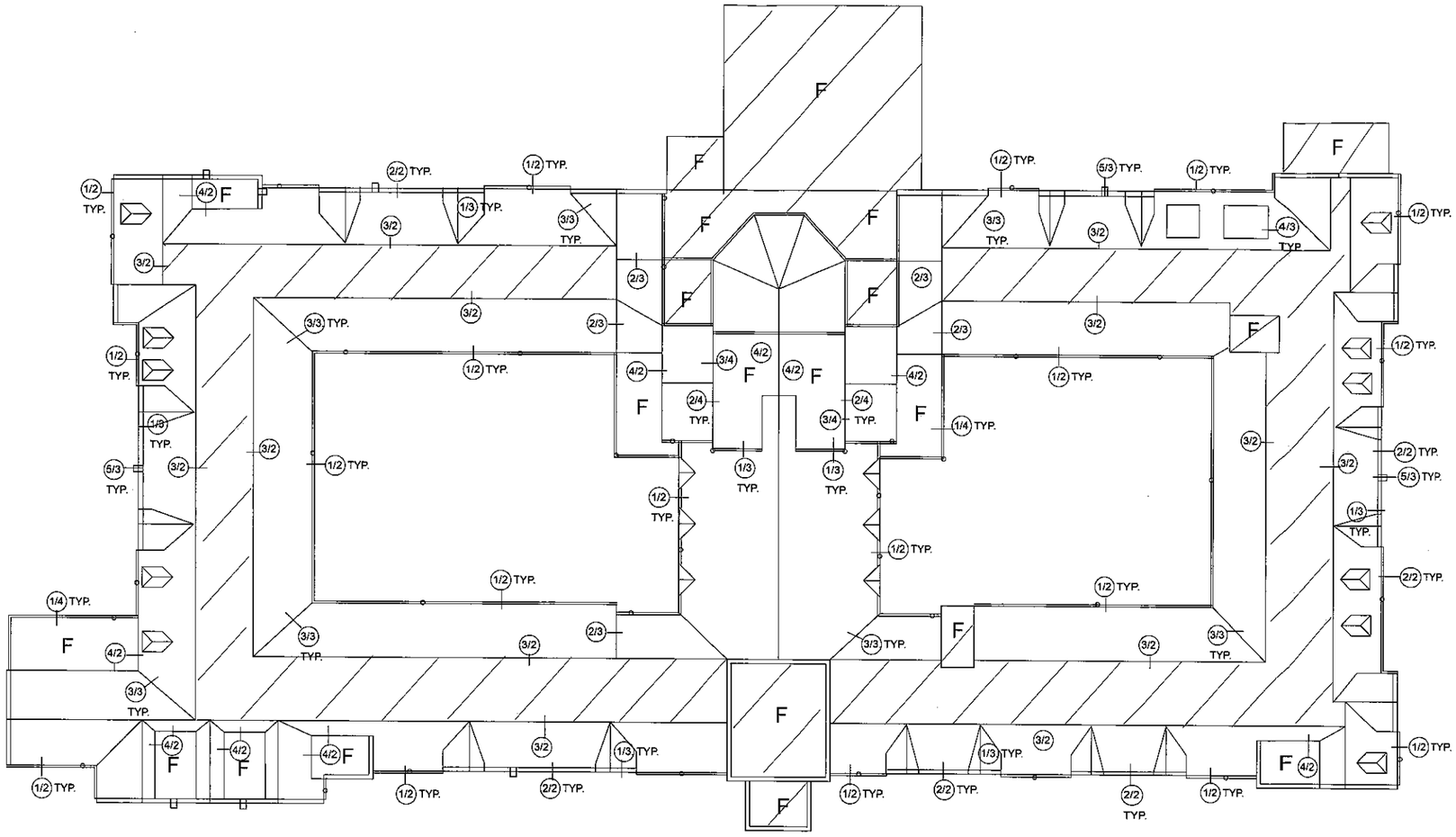
NOTE:

THIS SURVEY WAS PREPARED USING CERTIFICATE OF TITLE ISSUED BY NATIONAL LAND TENURE, L.L.C., TITLE NO. NLT-8083-E-03 DATED JULY 1, 2005



VICINITY MAP
NOT TO SCALE


TOWN OF AMHERST (REPUTED OWNER) 404 MILL STREET SBL. NO. 69.13-6-1.3
4 STORY STONE BUILDING "ST. MARY'S COMMONS APARTMENTS L.P." (REPUTED OWNER) SBL. NO. 69.13-6-1.4 400 MILL STREET
PROPERTY AREA = 179,029± SQ. FT. OR 4.11± ACRES
PARK COUNTRY CLUB OF BUFFALO INC. (REPUTED OWNER) 4949 SHERIDAN DRIVE SBL. NO. 68.04-1-1.1
TOWN OF AMHERST (REPUTED OWNER) SBL. NO. 69.13-6-1.2
TOWN OF AMHERST (REPUTED OWNER) SBL. NO. 69.13-6-1.1
POINT OF BEGINNING
POINT OF COMMENCEMENT
MILL STREET (66' WIDE) PUBLIC ROADWAY
3) EASEMENT AREA 2 - SCHEDULE D L.11090, P.8581
3) EASEMENT AREA 1 SCHEDULE D L.11090, P.8581
4A) ACCESS EASEMENT TO ST. MARY'S COMMONS APARTMENTS, L.P. L.11090, P.8601
4B) ACCESS EASEMENT TO ST. MARY'S COMMONS APARTMENTS, L.P. L.11090, P.8601
4C) DRAINAGE EASEMENT TO ST. MARY'S COMMONS APARTMENTS, L.P. L.11090, P.8601
21.0 DIA. TO NATIONAL FUEL GAS DIST. CORP. L.11055, P.1673
W. LINE OF TOWN OF AMHERST L.10961 P.6697
N. LINE OF TOWN OF AMHERST L.10961 P.9821
S. LINE OF TOWN OF AMHERST L.10961 P.6697
W. LINE OF LANDS OF ST. MARY'S COMMONS APARTMENTS, L.P.
S. LINE OF ST. MARY'S COMMONS APARTMENTS, L.P. L.11041, P.2533
W.LINE SUBLOT 16
SOUTH LINE SUBLOT 16 OF MAP AT L.225, P.336
EDGE OF PAVEMENT
R.O.W.
N89°-07'-57"W 44.83'
N89°-07'-57"W 265.00'
N89°-07'-57"W 302.86'
N89°-07'-57"W 407.22'
N89°-07'-57"W 267.24'
N89°-07'-57"W 130.1'
S89°-07'-57"E 284.26'
S89°-07'-57"E 225.22'
N89°-07'-38"E 267.24'
N00°-52'-03"W 139.47'
S44°-07'-57"W 170.00'
S00°-52'-03"E 175.00'
S00°-52'-03"E 129.11'
S00°-52'-03"E 139.47'
S00°-52'-03"E 140.00'
S00°-52'-03"E 210.00'
S00°-52'-03"E 248.06'
S00°-52'-03"E 220.59'
N00°-52'-03"W 210.00'
N00°-52'-03"W 120.00'
278.42'
33.98'
200.00'
288.17'
215.00'
165.30'
169.96'
380.30'
140.00'
139.47'
143.69'
109°45'54"
109°45'54"
73.33'
158°13'49"
168°18'20"
119°25'19"
102°25'42"
127°34'41"
124°11'33"
146°43'40"
135°
135°07'59"
90°
90°26'30"
90°00'00"
17.00'
50.74'
325.73'
287.51'
365.88'
427.45'
210.00'
244.96'
174.78'
174.11'
106.92'
127°10'02"
114°50'46"
34.65'
50.24'
50.00'
50.00'
50.00



ROOF REHABILITATION NOTES:

- REMOVE EXIST. SLATE & EPDM ROOFING DOWN TO WOOD DECK.
- OVERLAY ENTIRE ROOF WITH 7/16" EXTERIOR GRADE OSB.
- COVER ENTIRE SLOPED AREA WITH NEW W.R. GRACE ICE & WATER SHIELD.
- INSTALL NEW ARCHITECTURAL ASPHALT SHINGLES.
- INSTALL NEW 5/8" GYP OVERLAYMENT BOARD & .090 EPDM AT FLAT ROOF AREAS.
- INSTALL NEW COPPER GUTTERS, COUNTERFLASHINGS, FASCIA, STEP FLASHINGS, VALLEYS, ETC.
- REPLACE SLATE SIDING WITH NEW HARDIE BOARD CEMENT FIBER SIDING.
- CONNECT NEW DOWNSPOUTS TO EXIST. STORM SEWER RECEIVERS.
- INSTALL NEW HEATING CALBES AT ALL EAVES, GUTTERS, & DOWNSPOUTS, CONNECTION BY OTHERS.

KEY

HVAC Unit	⊠	Pipe/Conduit	•	Not In Contract	///
Roof Drain	•	Roof Hatch	⊡	Flat Roof Area	F
Vent Pipe	○	Stack	⊗		

THE BROWNE COMPANY
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EMAIL: BROWNECO@AOL.COM

ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF PLAN

DRAWN BY	GPB
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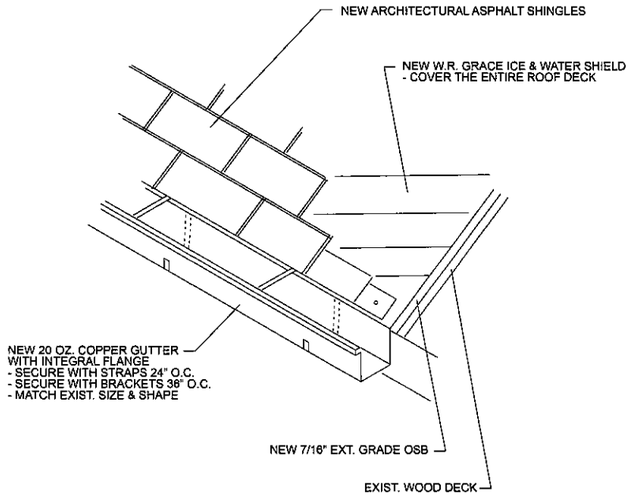
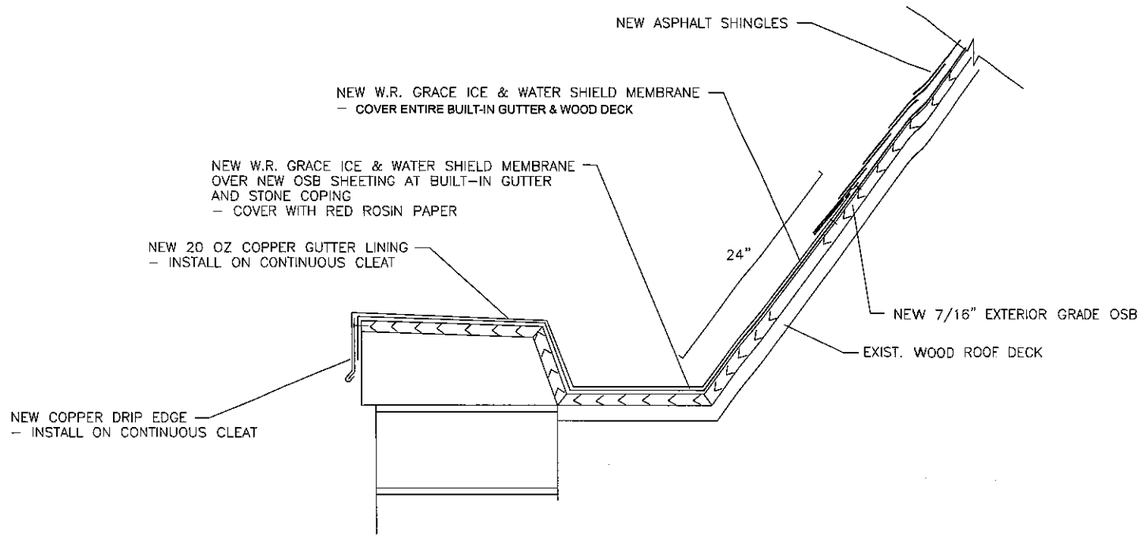
CHK'D BY	
DATE:	05-15-22
FILE NAME	ST MARYS - 1

SCALE	PROJECT NO.	DWG. NO.
1/32" = 1'-0"		SHEET 1 OF 4

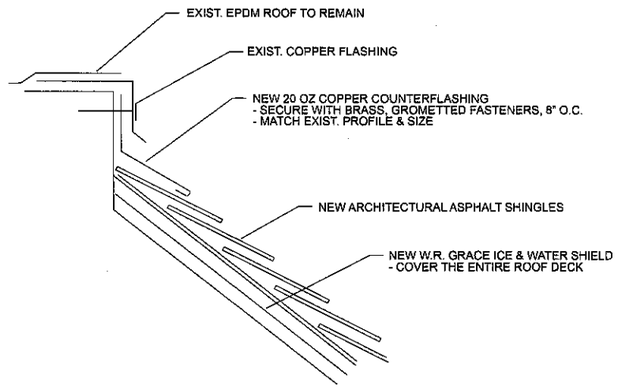
Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)



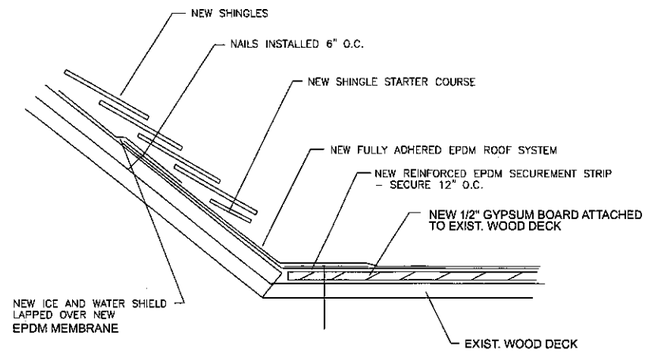
1/2 DETAIL AT EAVES/GUTTER



2/2 FLASHING AT BUILT-IN GUTTER



3/2 DETAIL AT FLAT-TO-SHINGLE TRANSITION



NOTES:

– SHINGLES MUST LAP OVER EPDM MEMBRANE A MINIMUM OF 2 FULL COURSES.

– A PROPER STARTER COURSE (WITH ADHESIVE AT THE BOTTOM EDGE) MUST BE INSTALLED.

4/2 DETAIL AT SHINGLE-TO-FLAT ROOF INTERSECTION

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ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF FLASHING DETAILS (1)

DRAWN BY GPB	
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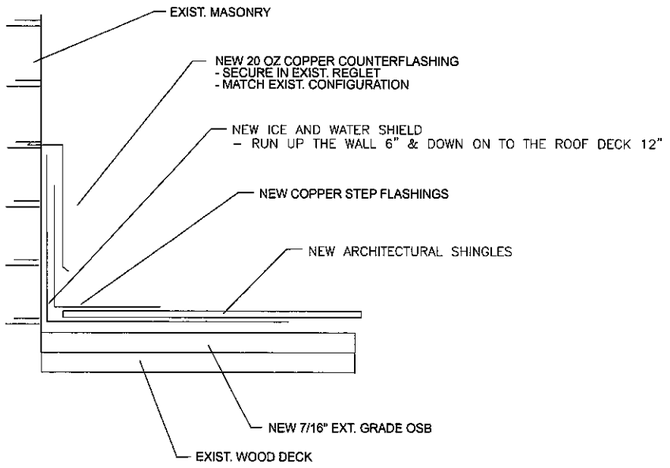
CHK'D BY	
DATE: 05-15-22	
FILE NAME ST MARYS - 2	

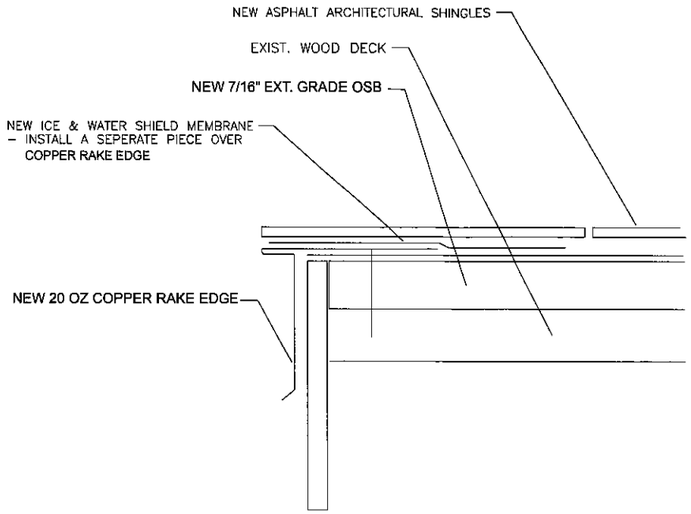
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 2 OF 4

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

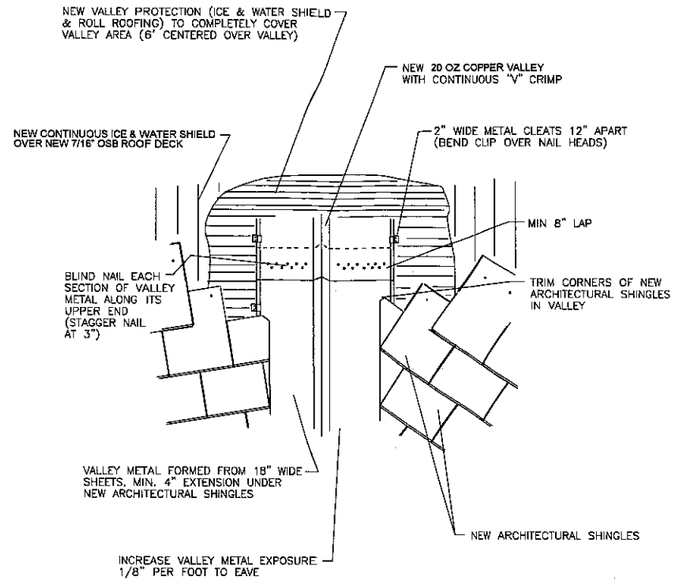


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

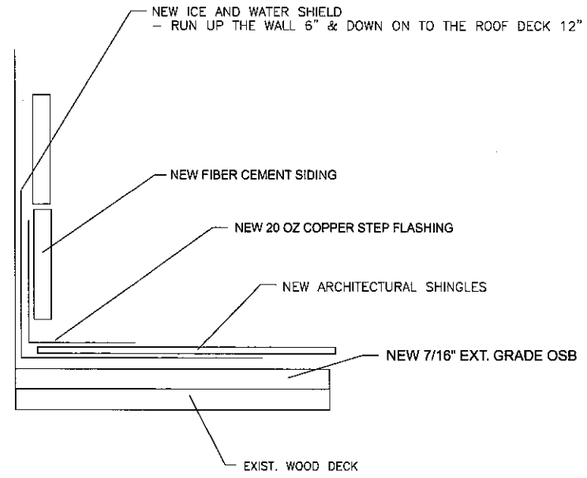
1/3 FLASHING DETAIL AT INTERSECTION WITH MASONRY



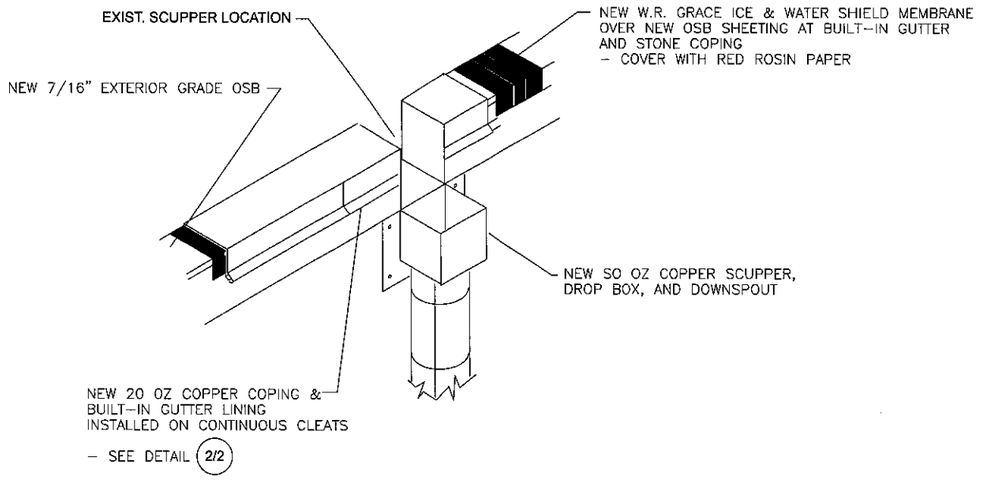
2/3 FLASHING DETAIL AT RAKE EDGES



3/3 FLASHING DETAIL AT VALLEYS



4/3 FLASHING DETAIL AT NEW SIDING



5/3 FLASHING DETAIL AT BUILT-IN GUTTER SCUPPERS

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ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF FLASHING DETAILS (2)

DRAWN BY	GPB
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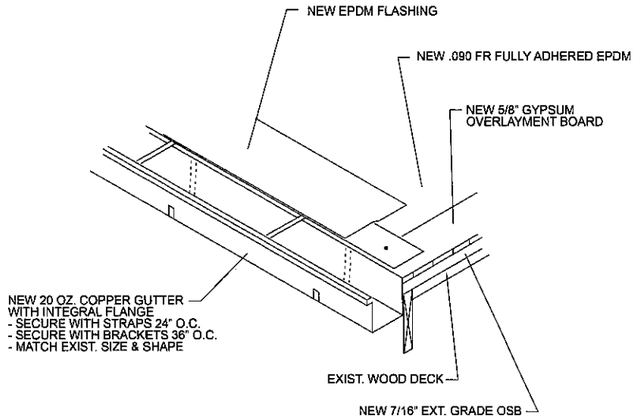
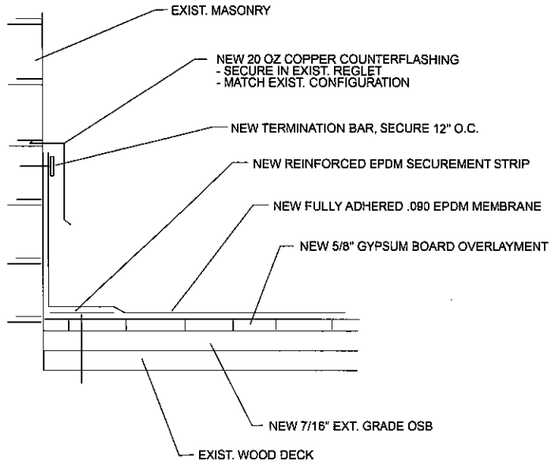
DATE:	05-15-22
FILE NAME	ST MARYS - 3

SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 3 OF 4

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

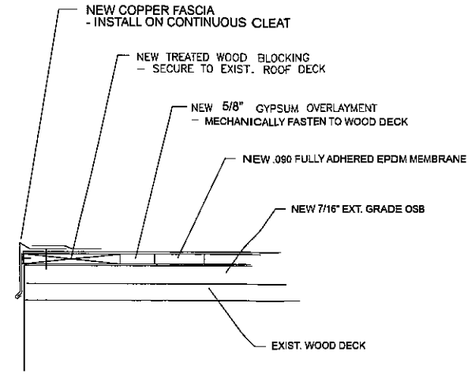


1/4 FLASHING DETAIL AT GUTTER

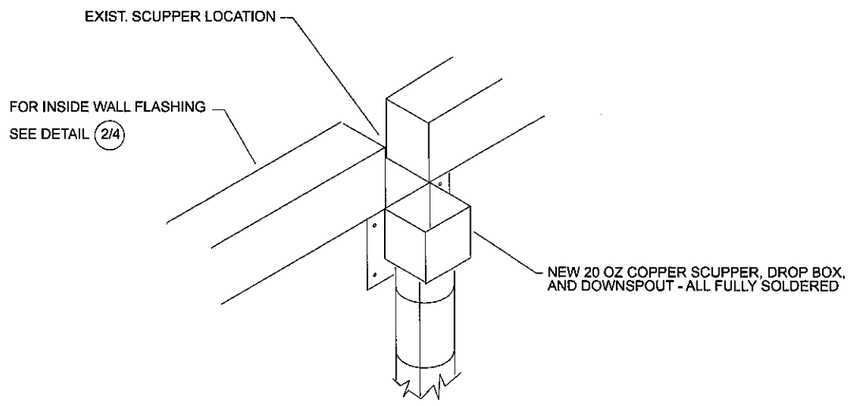


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

2/4 FLASHING DETAIL AT WALL



3/4 FLASHING DETAIL AT ROOF EDGE



4/4 FLASHING DETAIL AT SCUPPERS

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ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF FLASHING DETAILS (3)

DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	05-15-22
FILE NAME	ST MARYS - 4

SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 4 OF 4

Attachment: St Mary Application 042523 (27482 : St. Mary's Motherhouse @ 400 Mill St)

LANDMARK DESIGNATION APPLICATON FORM
TOWN OF AMHERST, NEW YORK

FOR USE OF BLDG. DEPT. ONLY

REC'D BY _____
DATE _____
TIME _____

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

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: [list all owners of record and their addresses – use additional sheet if necessary]

570 DAB 3 LLC Benderson Development
7978 COOPER CREEK BOULEVARD C/O JOSEPH P. KEIFFER
UNIVERSITY PARK FL 34201

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

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

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.

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

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: Check one:
◎ good ___ ruins ◎ unaltered ◎ original site
___ fair ___ unexposed ___ altered ___ moved
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:_____

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

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:

_____

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).*

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

"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

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

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 electronic 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

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

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

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

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.

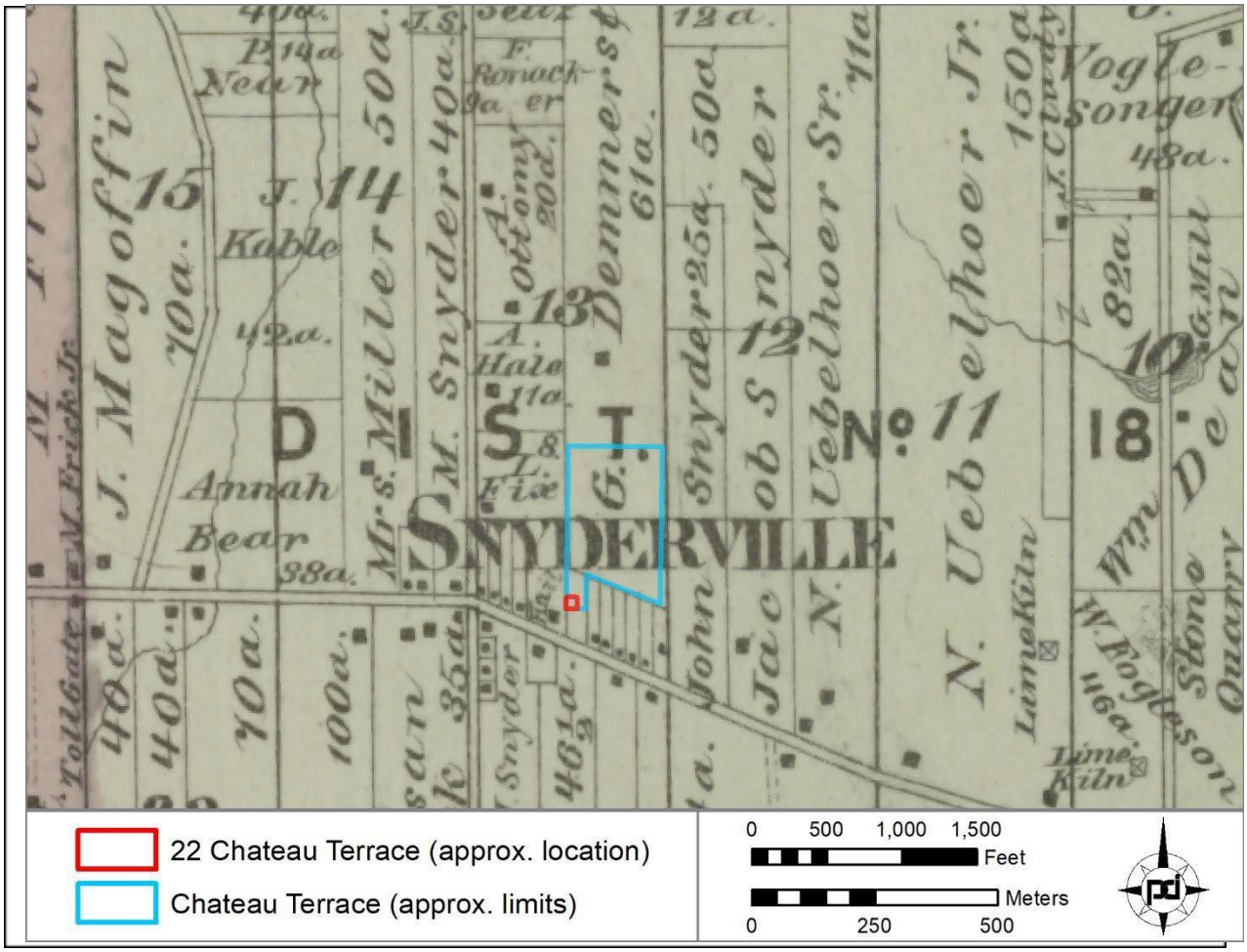

Figure 6. The general location of 22 Chateau Terrace on the 1880 map of the Town of Amherst (*Century Map Co. 1915).*

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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 1920 (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).

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

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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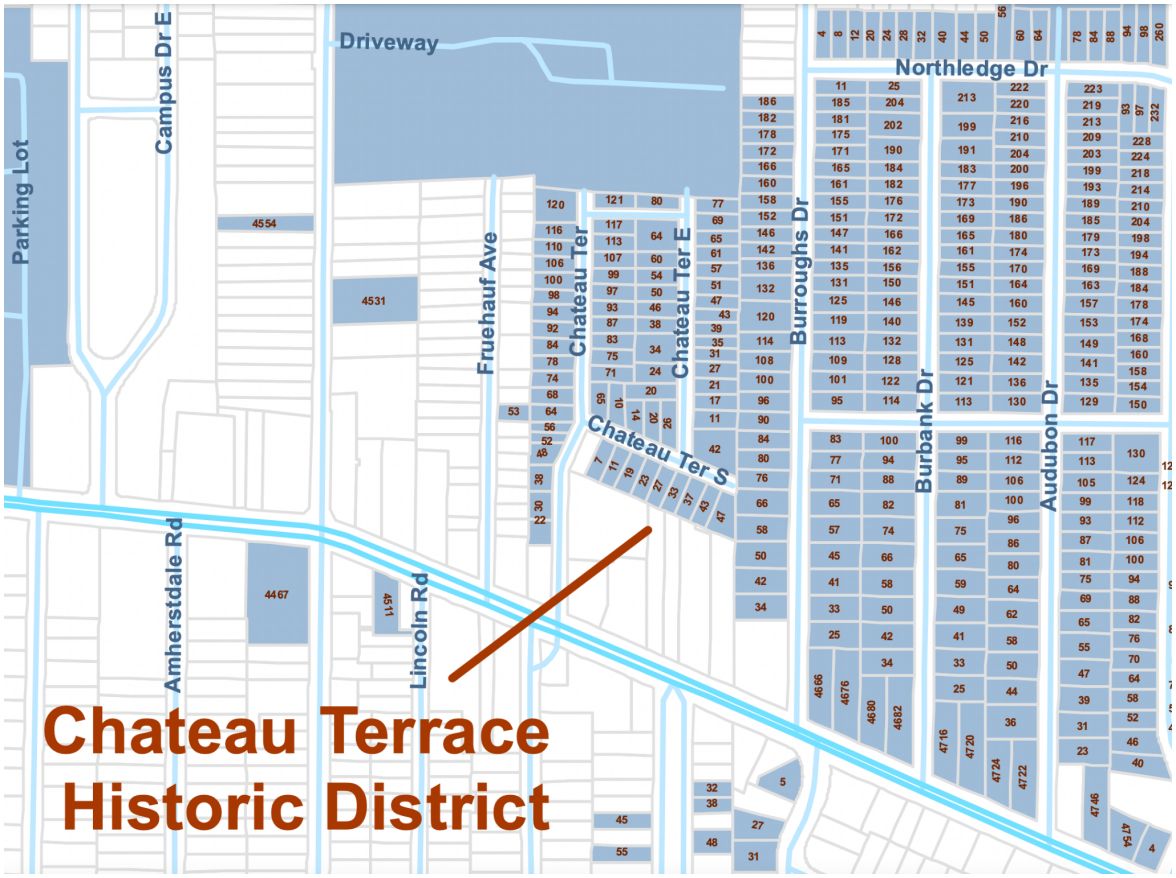

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Suor & Suor: Gentlemen, I would like to know more about your proposition of buying a modern home out North Main St. for the money I am paying for rent.

Name .....

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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).*

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

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).

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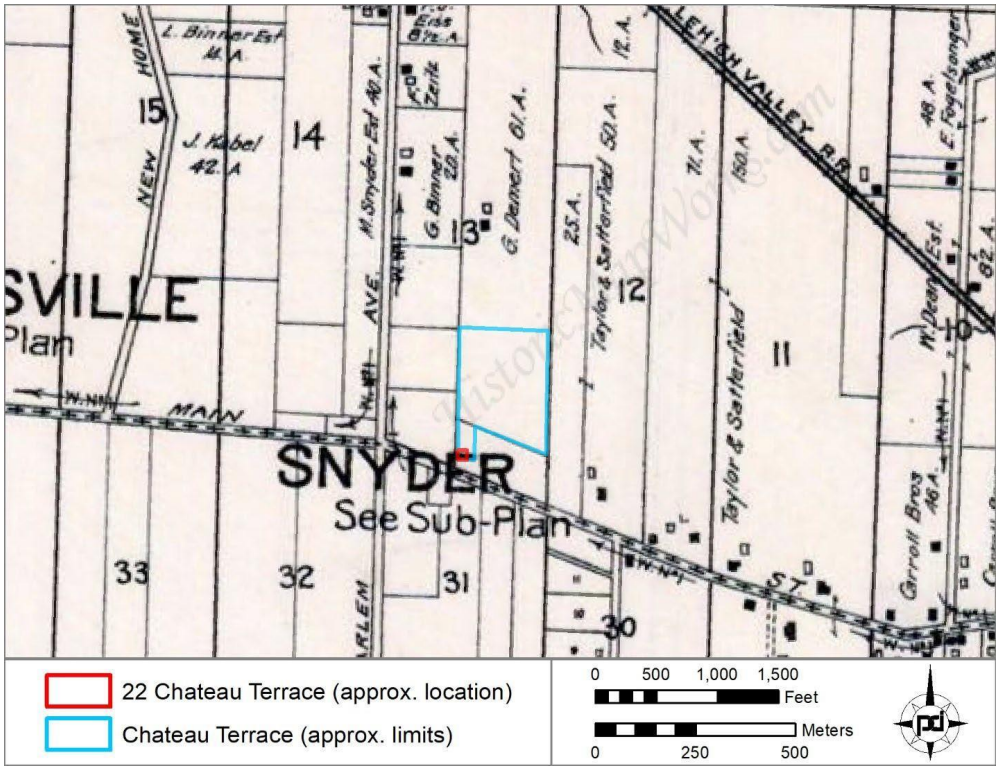

Figure 9. The general location of 22 Chateau Terrace on the 1909 map of the Town Amherst (*Century Map Co. 1909a).*

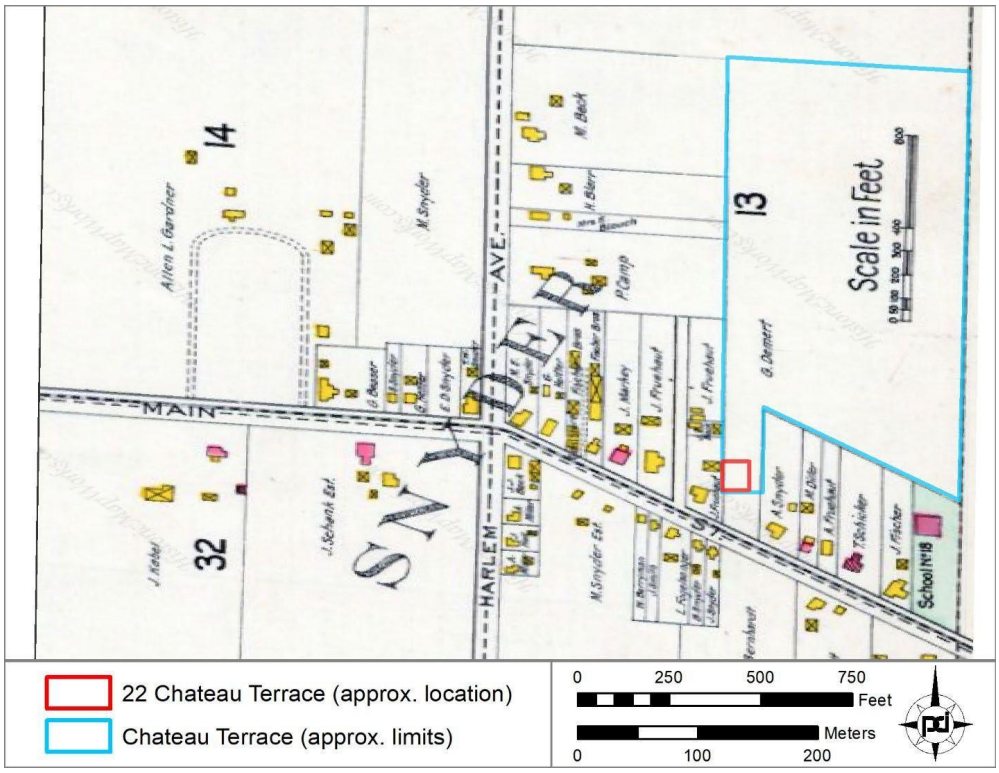

Figure 10. The general location of 22 Chateau Terrace on the 1909 sub-plan of Snyder *(Century Map Co. 1909b).*

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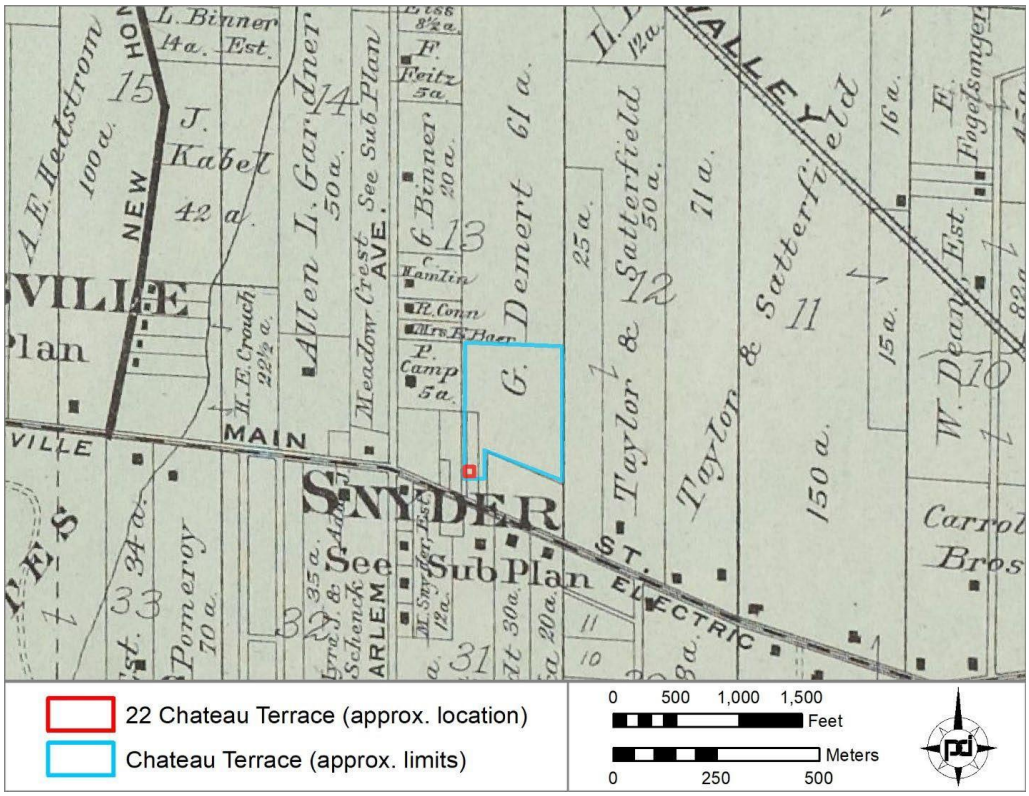

Figure 11. The general location of 22 Chateau Terrace on the 1915 Town of Amherst map *(Century 1915a)*

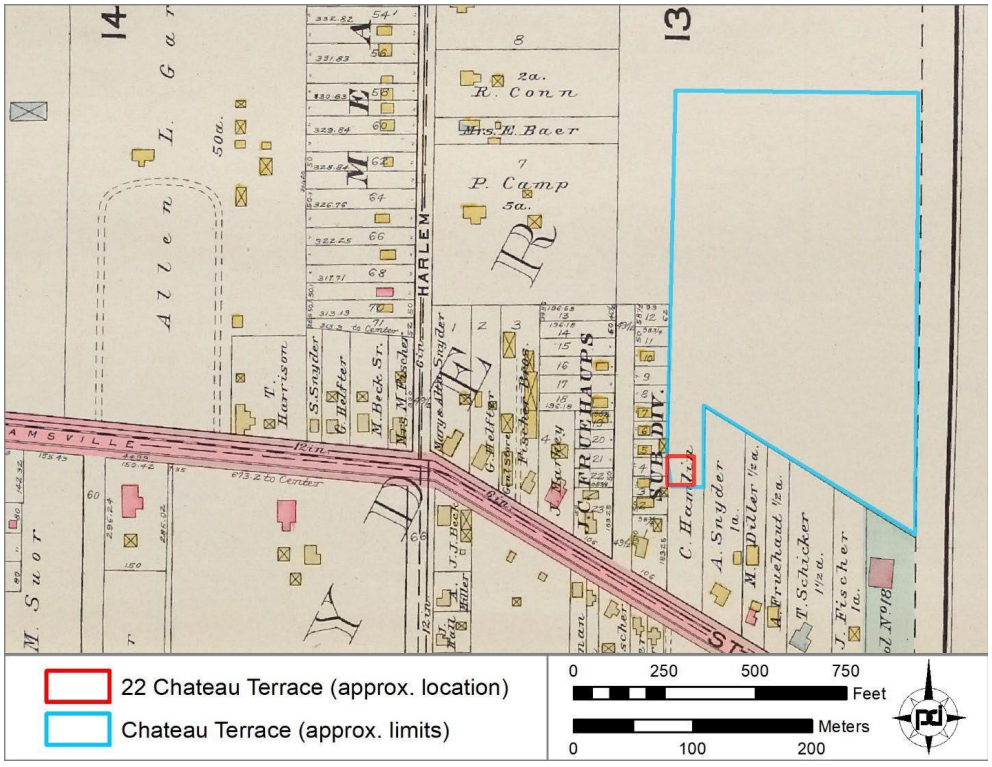

Figure 12. The general location of 22 Chateau Terrace on the 1915 sub-plan of Snyder *(Century 1915b).*

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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).

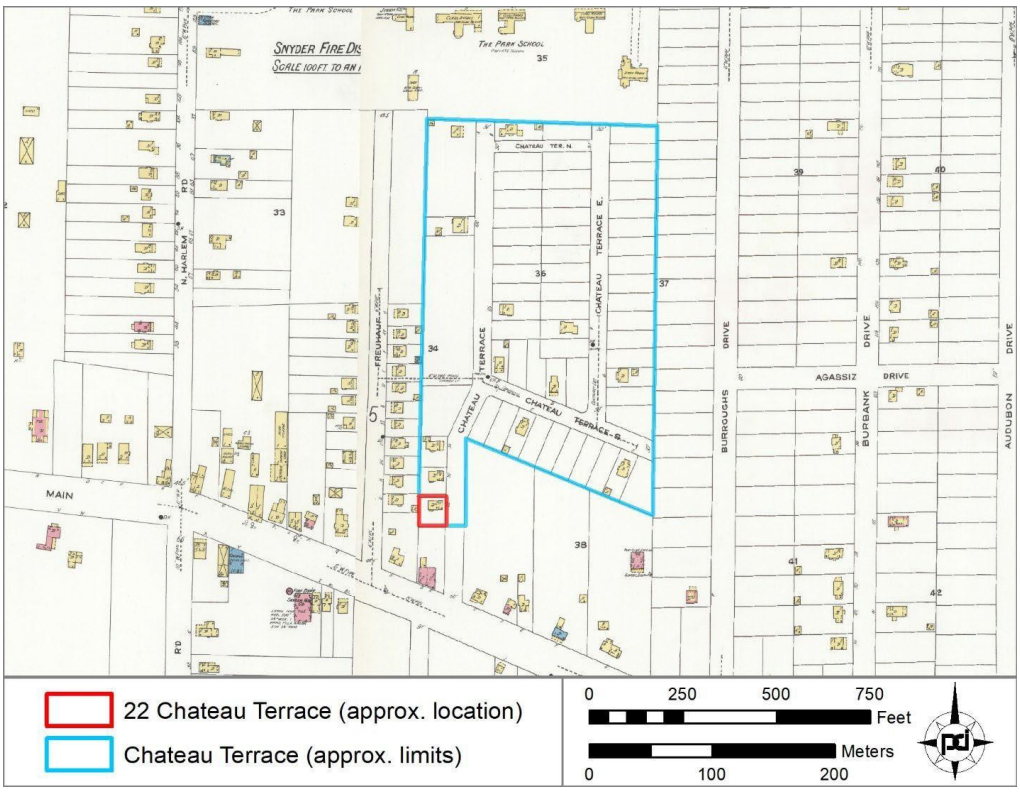

Figure 13. The location and footprint of the house at 22 Chateau Terrace as documented on the 1923 Sanborn Fire Insurance Map *(Sanborn 1923).*

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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).

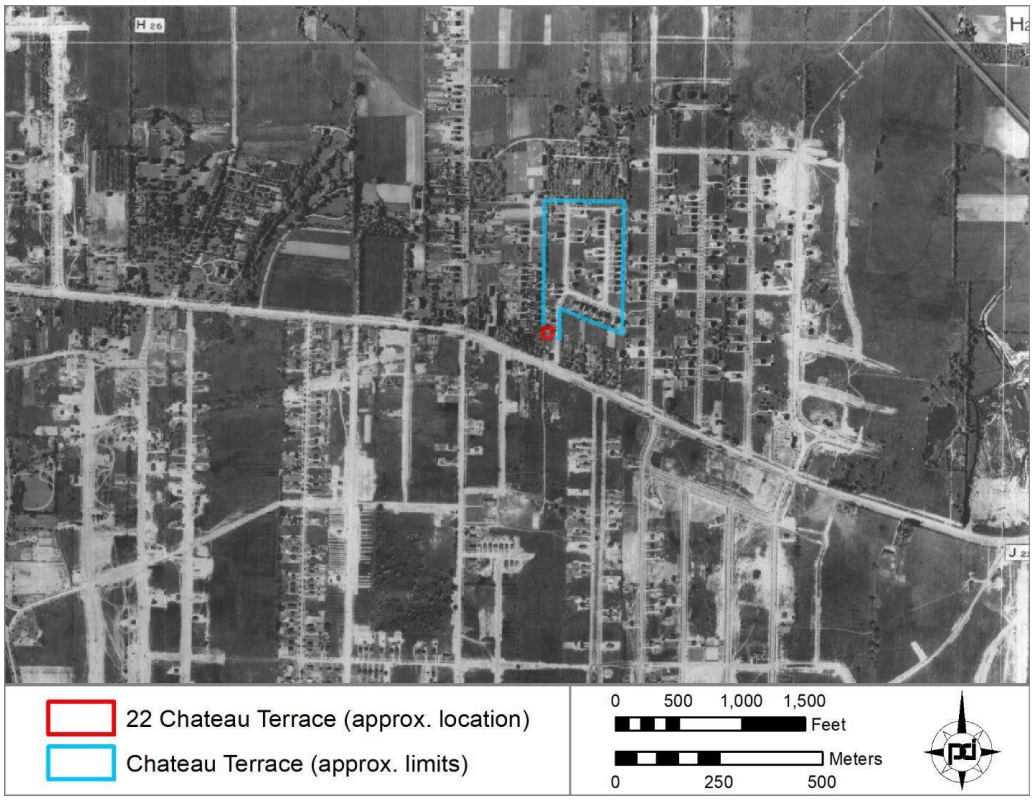

Figure 14. A 1927 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder *(Erie County Department of Public Works [ECDPW] 1927).*

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. Willliam 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,

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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).*

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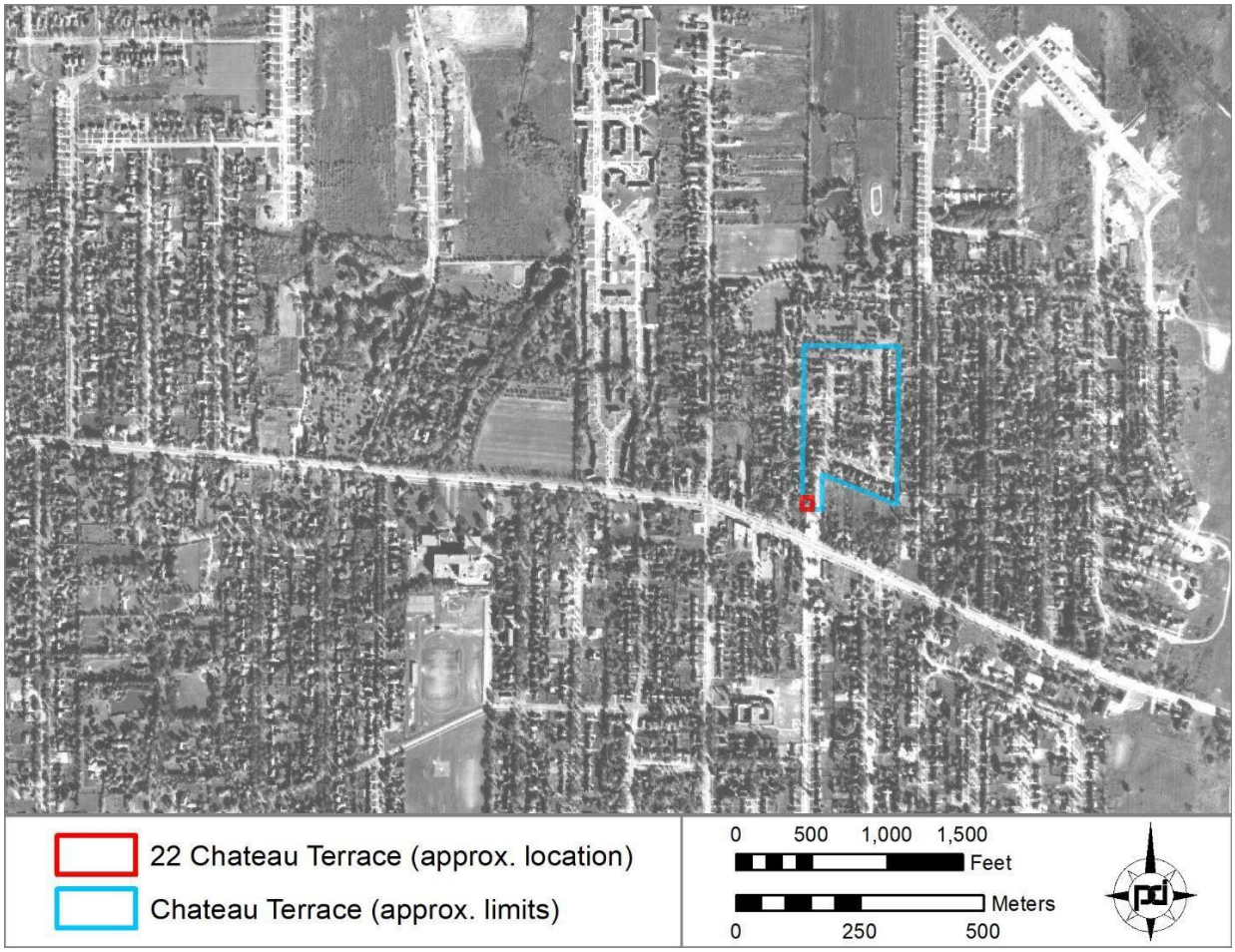

Figure 16. A 1951 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder *(ECDPW 1951).*

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.

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

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: 22Chateau.docx (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, 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

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

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.

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

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).

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

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

Attachment: Landmark Criteria (27242 : 22 Chateau Terrace)

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.

Attachment: Landmark Criteria (27242 : 22 Chateau Terrace)

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 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).

Attachment: Landmark Criteria (27242 : 22 Chateau Terrace)

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 1920 (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*. Stickely 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

Attachment: Landmark Criteria (27242 : 22 Chateau Terrace)

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.

Attachment: Landmark Criteria (27242 : 22 Chateau Terrace)

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

Attachment: 22 Chateau Terrace Presentation (27242 : 22

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

Attachment: 22 Chateau Terrace Presentation (27242 : 22

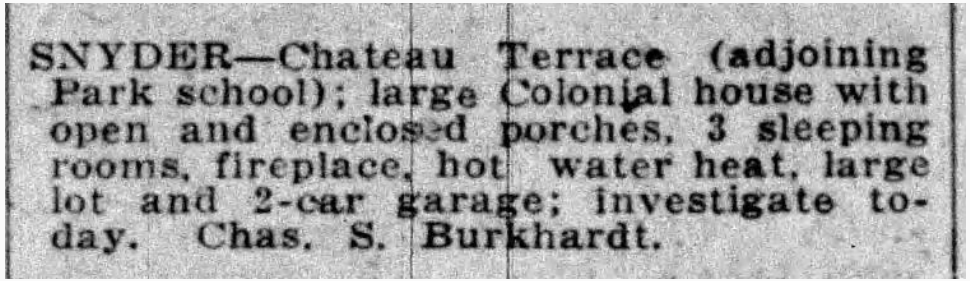
Chateau Terrace Neighborhood

- 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

Attachment: 22 Chateau Terrace Presentation (27242 : 22

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.

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

COLLEGE HILL

Add to the list of those houses you are going to inspect, No. 22 Chateau Terrace. It's plain, square and solid; built on rock—three bedrooms, tile bath, fine large attic, sunroom, fireplace, bookcases, etc.; 50 foot lot; twin garage. Most desirable location and the price is only $11,500. Now, don't miss this.

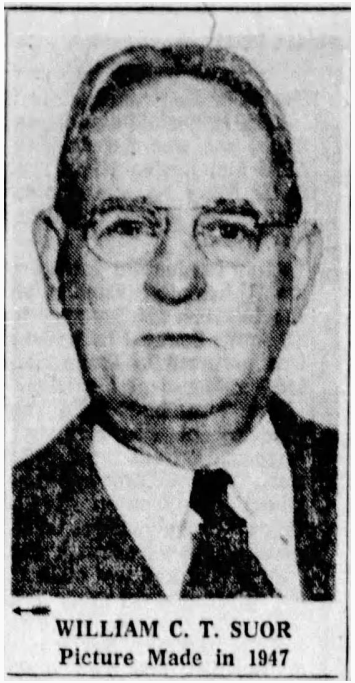
SUOR & SUOR
Realtors
4385 Main St. Crescent 5700

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 Williamsvile 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 beeause 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.

Attachment: 22 Chateau Terrace Presentation (27242 : 22



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&AM, 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.

Why Pay Rent?

Your rent money will buy a modern new home out North Main St., all improvements, high land, delightful surroundings.

Sign the Coupon below --mail it right now.

SUOR & SUOR

Main St., over Buffalo City Line—P. O., Snyder, N. Y.

COUPON.

Suor & Suor: Gentlemen, I would like to know more about your proposition of buying a modern home out North Main St. for the money I am paying for rent.

Name .....

Address .....

REGARDEZ VOUS
YE HOME SEEKERS

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

COLLEGE HILL TERRACES

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

56 CHATEAU TERRACE—Center plan, with sun room and breakf room, Holland heating system 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 pres

39 CHATEAU TERRACE EAST—Squ plan, fireplace, sun room, three bed rooms, tile bath and ample cl space.

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

11 CHATEAU TERRACE—As swee bungalow as you ever saw, in a cha ing setting. Price $9,500.00.

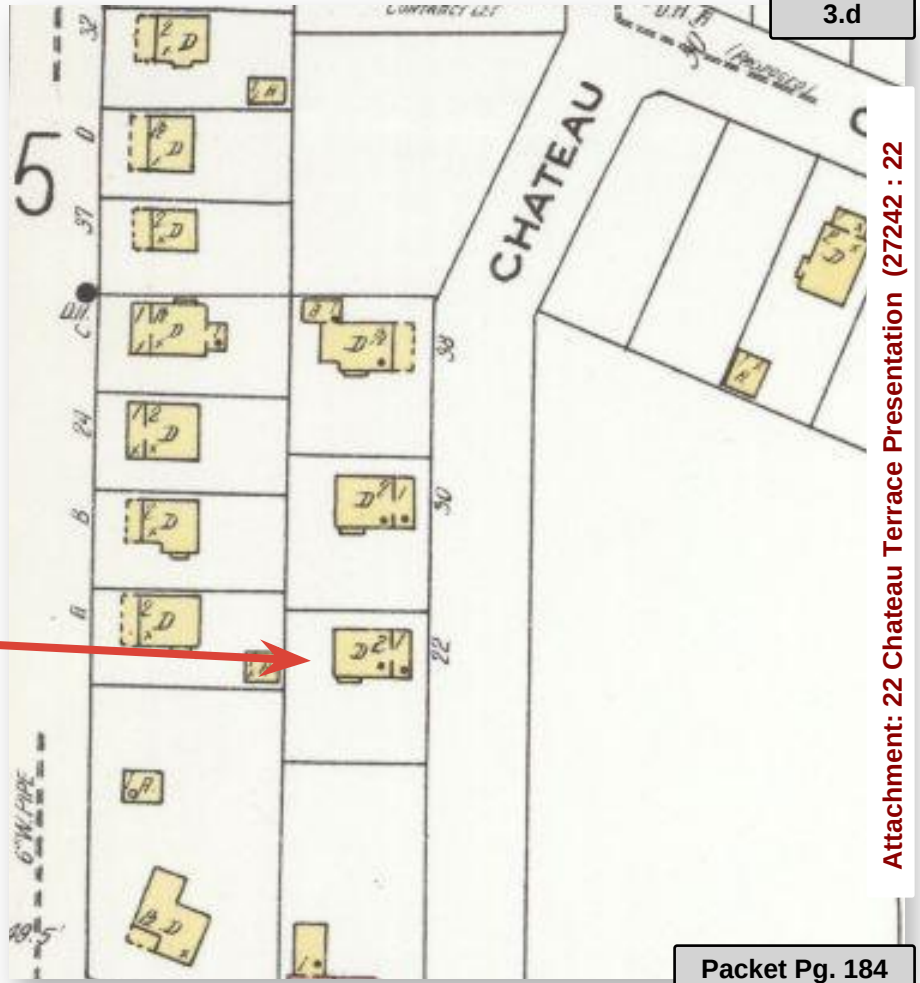
33 CHATEAU TERRACE SOUT Square shingled home on 50 foot rooms are all unusually large, tile b Price $11,500.00.

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

SUOR & SUOR,
COLLEGE HILL

Attachment: 22 Chateau Terrace Presentation (27242 : 22

1923 Sanborn Map



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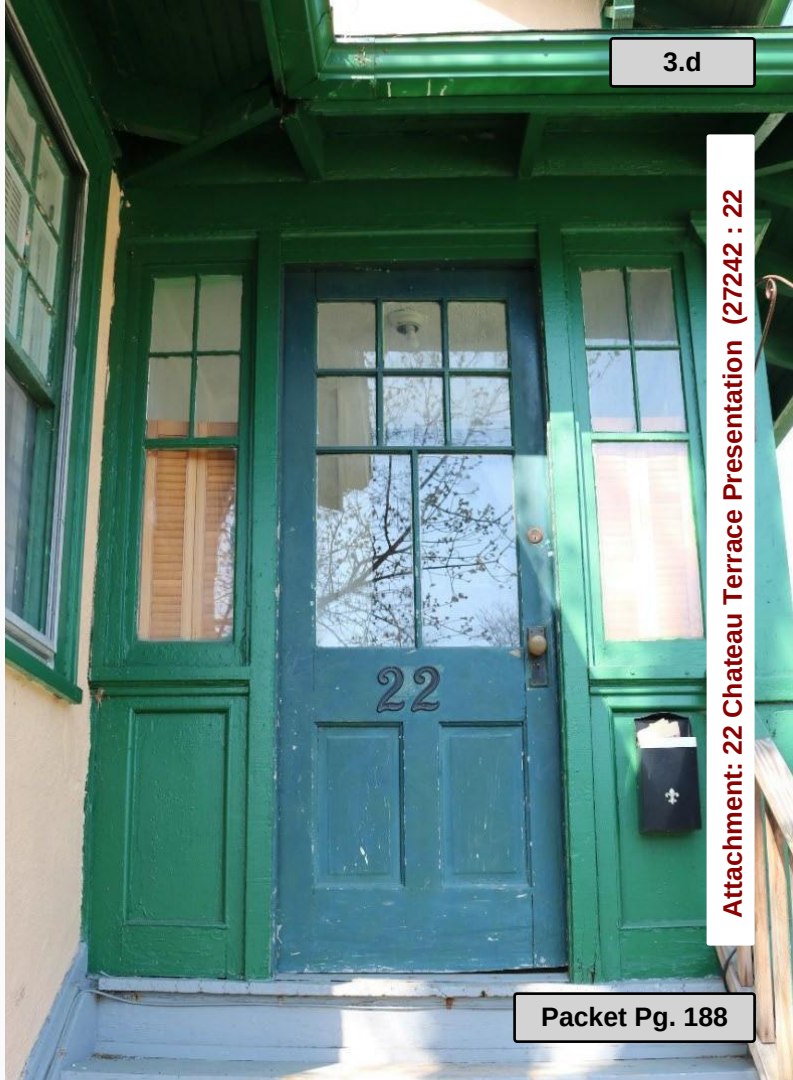

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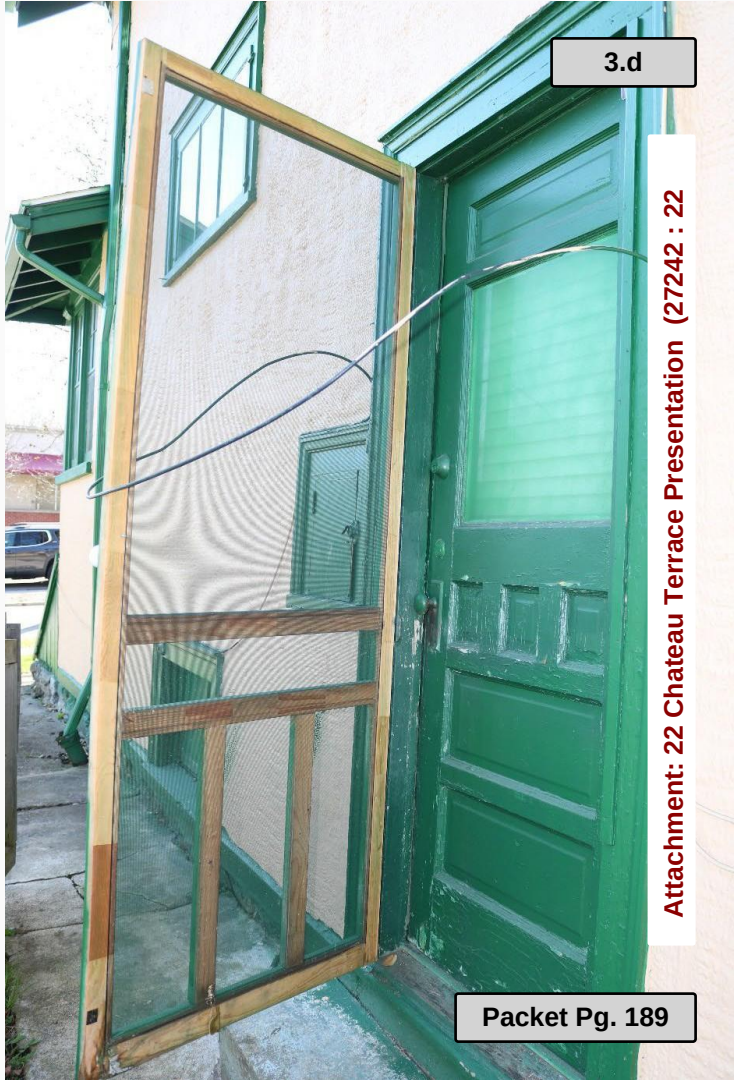

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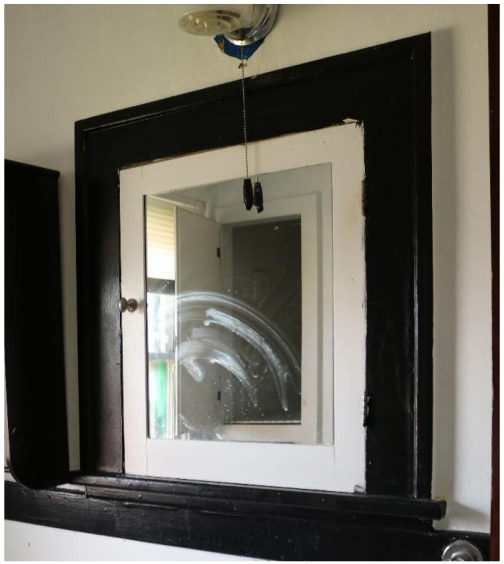

Attachment: 22 Chateau Terrace Presentation (27242 : 22

BENDERSON DEVELOPMENT

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)

COMMONWEALTH
HERITAGE GROUP

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

HEADQUARTERS
3215 Central Street
Dexter, MI 48130
(517) 788-3550

Other locations
Alexandria, VA
Columbus, OH
Gainesville, FL
Littleton, MA
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

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

COMMONWEALTH HERITAGE GROUP

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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6 Detail view of front entrance, facing west

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

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

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.

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

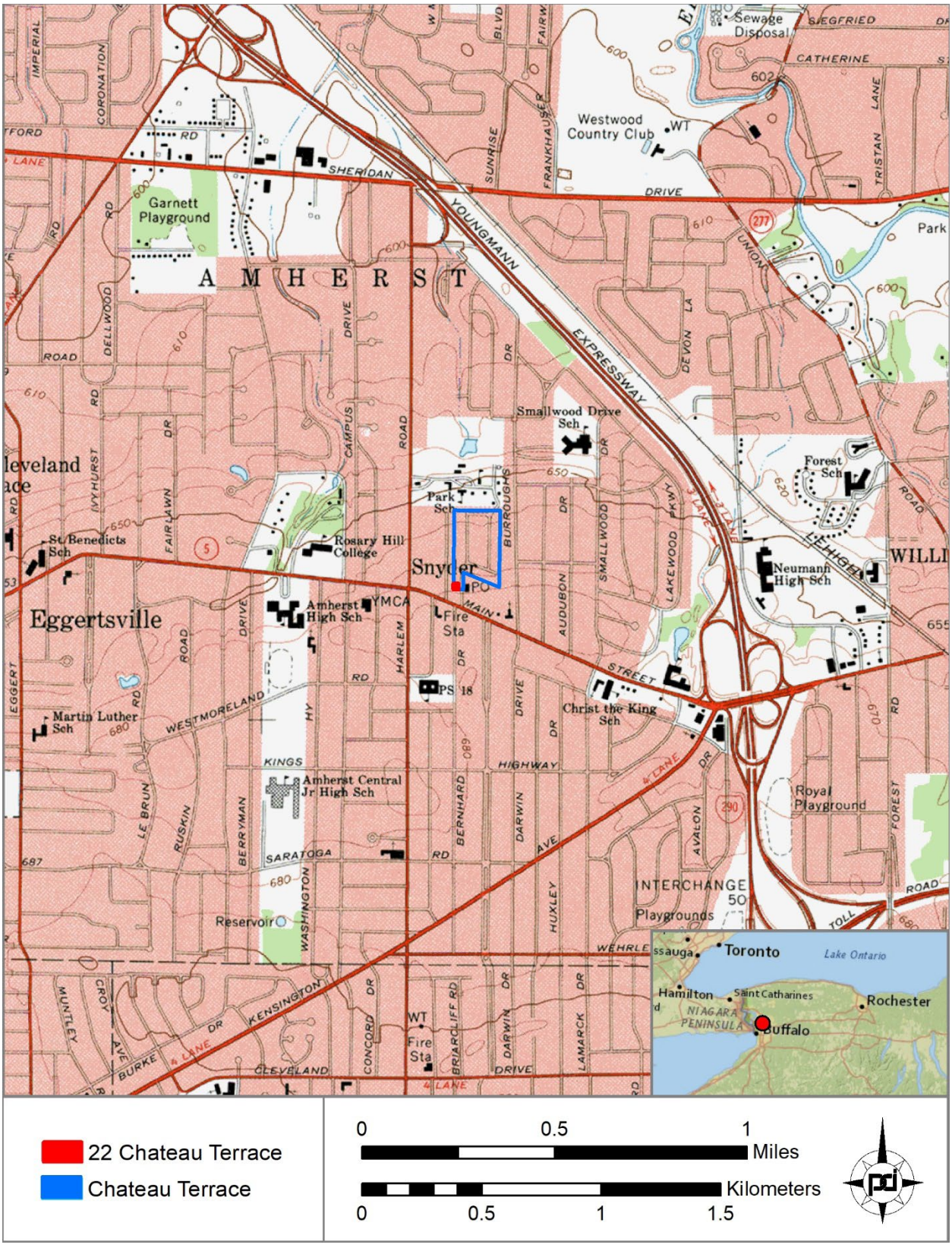

Figure 2 Location of the property at 22 Chateau Terrace, Town of Amherst, Erie County, New York *(USGS Buffalo Northeast, 1965).*

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

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.

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

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

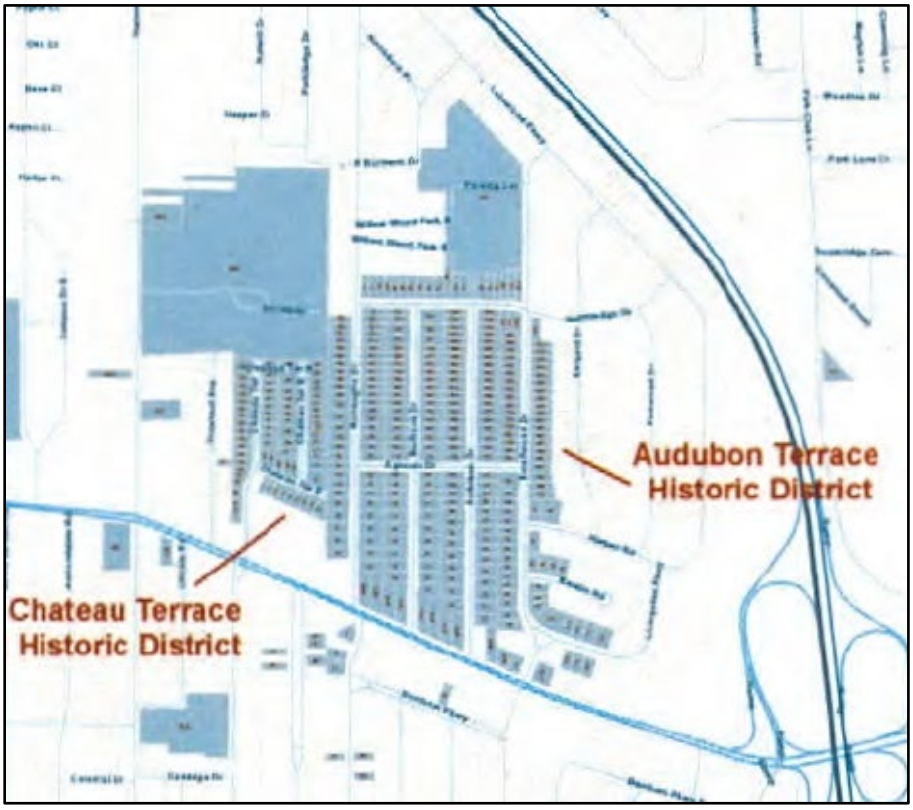

Figure 5. Chateau Terrace Historic District and the adjacent Audubon Terrace District in 2011 (*Reproduced from KTA 2011: Area 6*).

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.

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

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.

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

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

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

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 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.

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

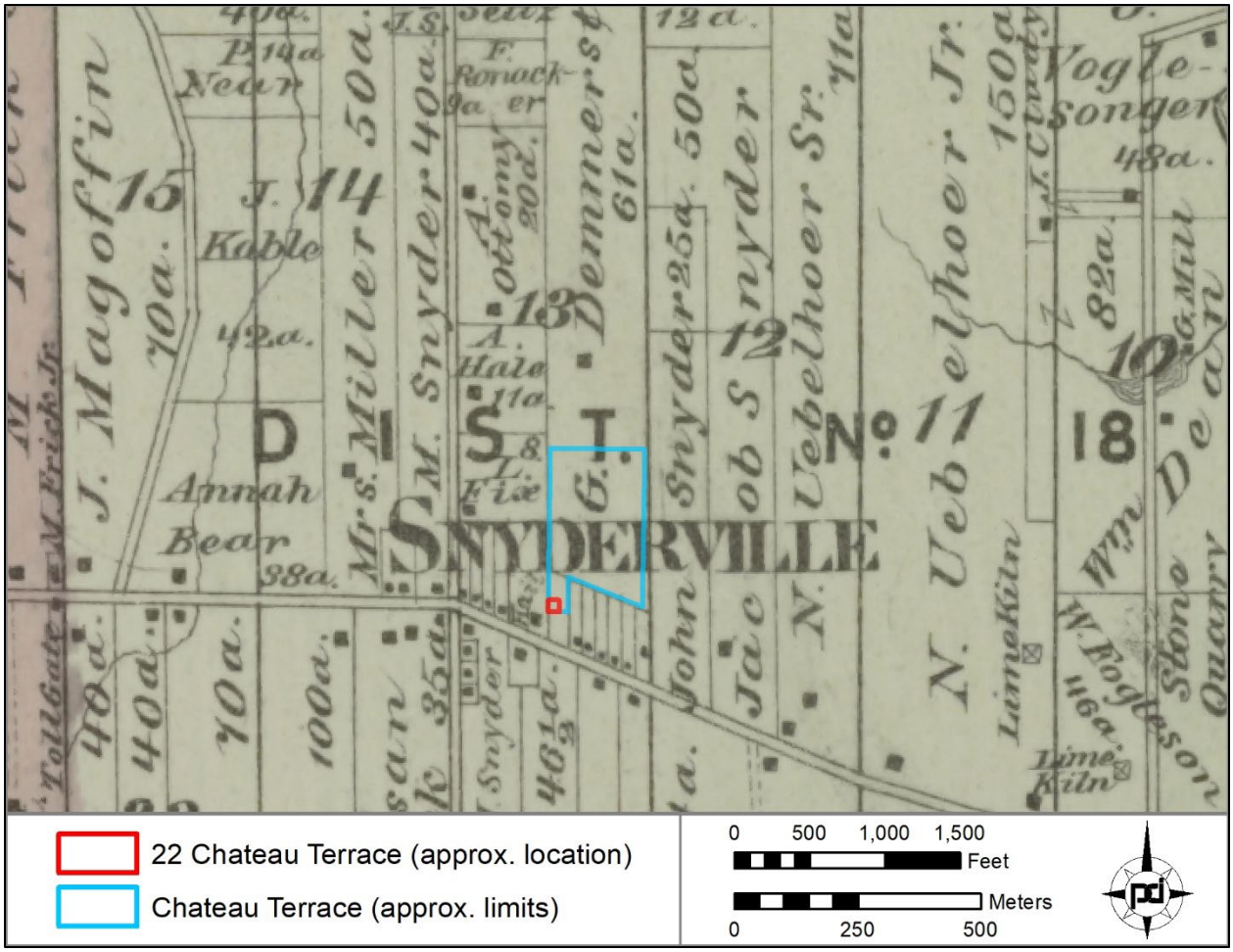

Figure 6. The general location of 22 Chateau Terrace on the 1880 map of the Town of Amherst (*Century Map Co. 1915).*

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).

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

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 1920 (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).

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

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

Why Pay Rent?
Your rent money will buy a modern new home out North Main St., all improvements, high land, delightful surroundings.
Sign the Coupon below --mail it right now.
SUOR & SUOR
Main St., over Buffalo City Line—P. O., Snyder, N. Y.
COUPON.
Suor & Suor: Gentlemen, I would like to know more about your proposition of buying a modern home out North Main St. for the money I am paying for rent.
Name .....
Address .....

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 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).

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

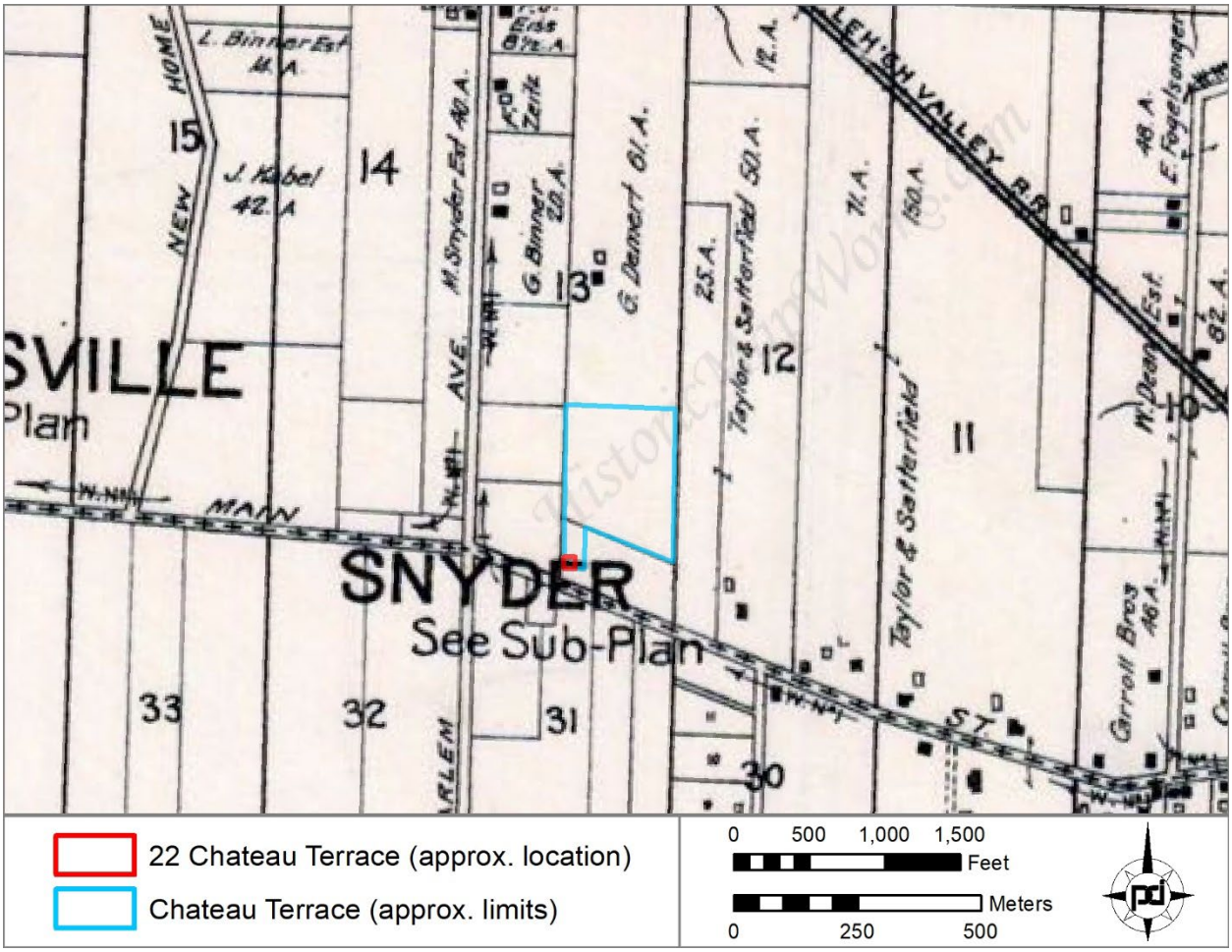

Figure 9. The general location of 22 Chateau Terrace on the 1909 map of the Town Amherst (*Century Map Co. 1909a).*

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

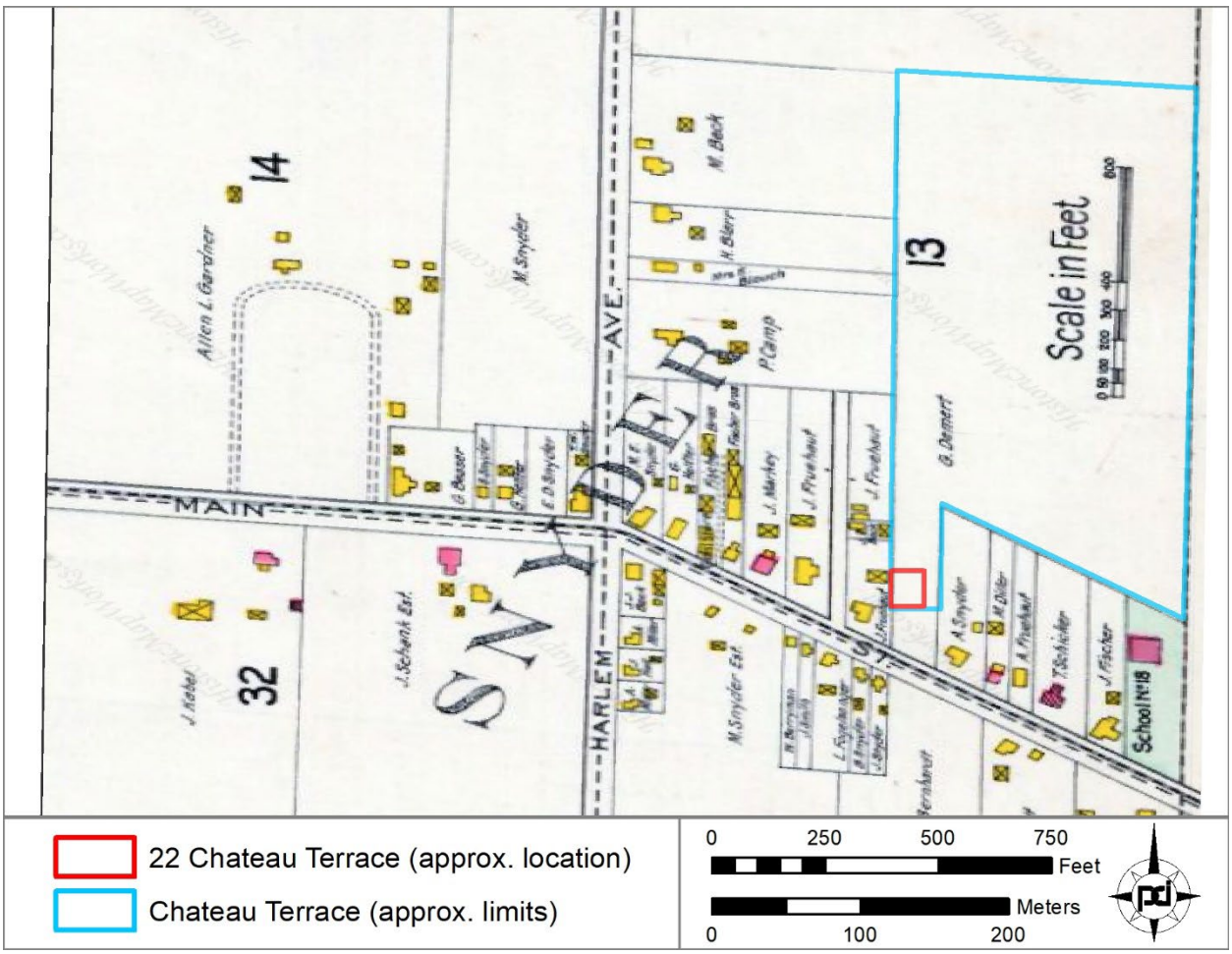

Figure 10. The general location of 22 Chateau Terrace on the 1909 sub-plan of Snyder *(Century Map Co. 1909b).*

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

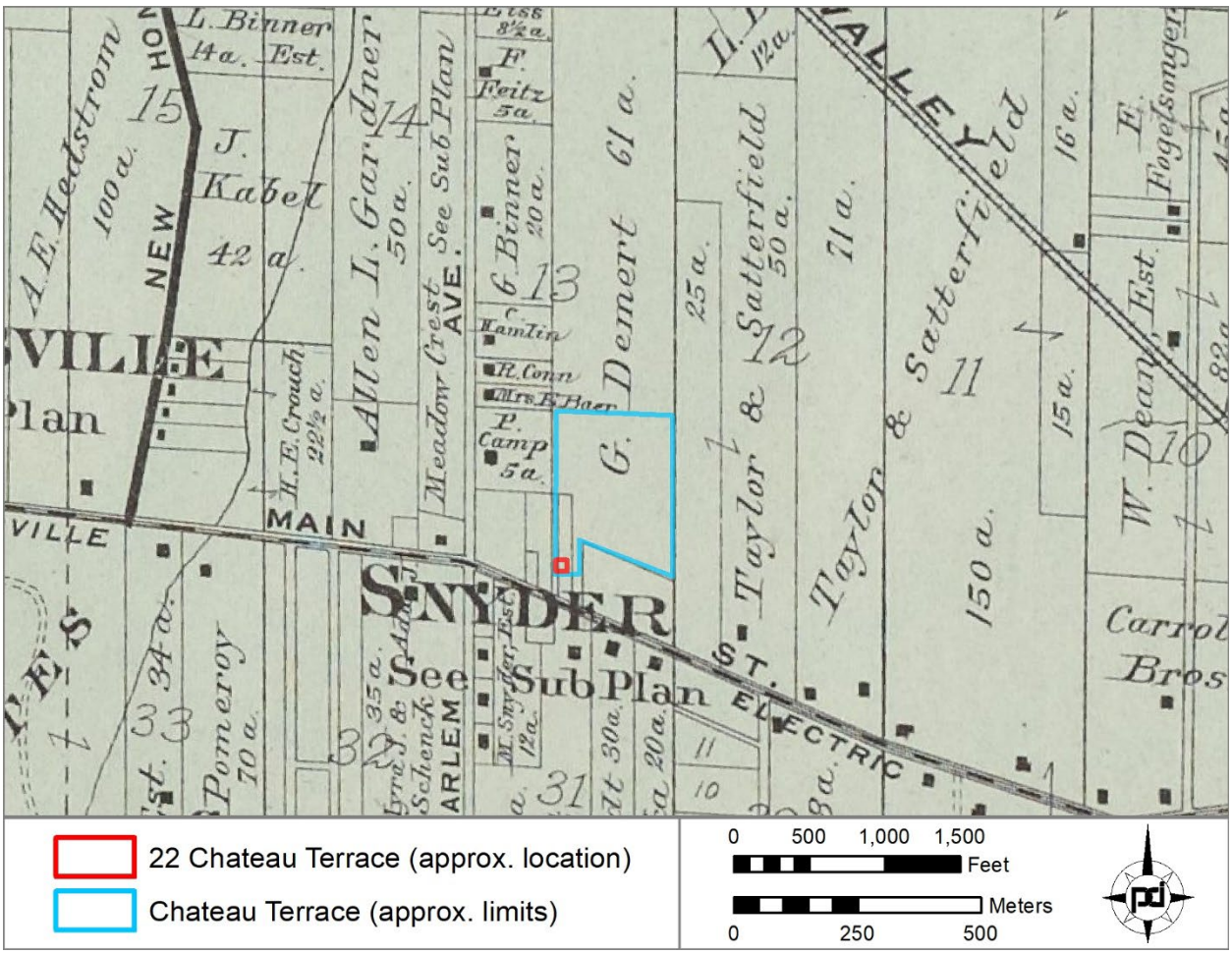

Figure 11. The general location of 22 Chateau Terrace on the 1915 Town of Amherst map *(Century 1915a).*

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

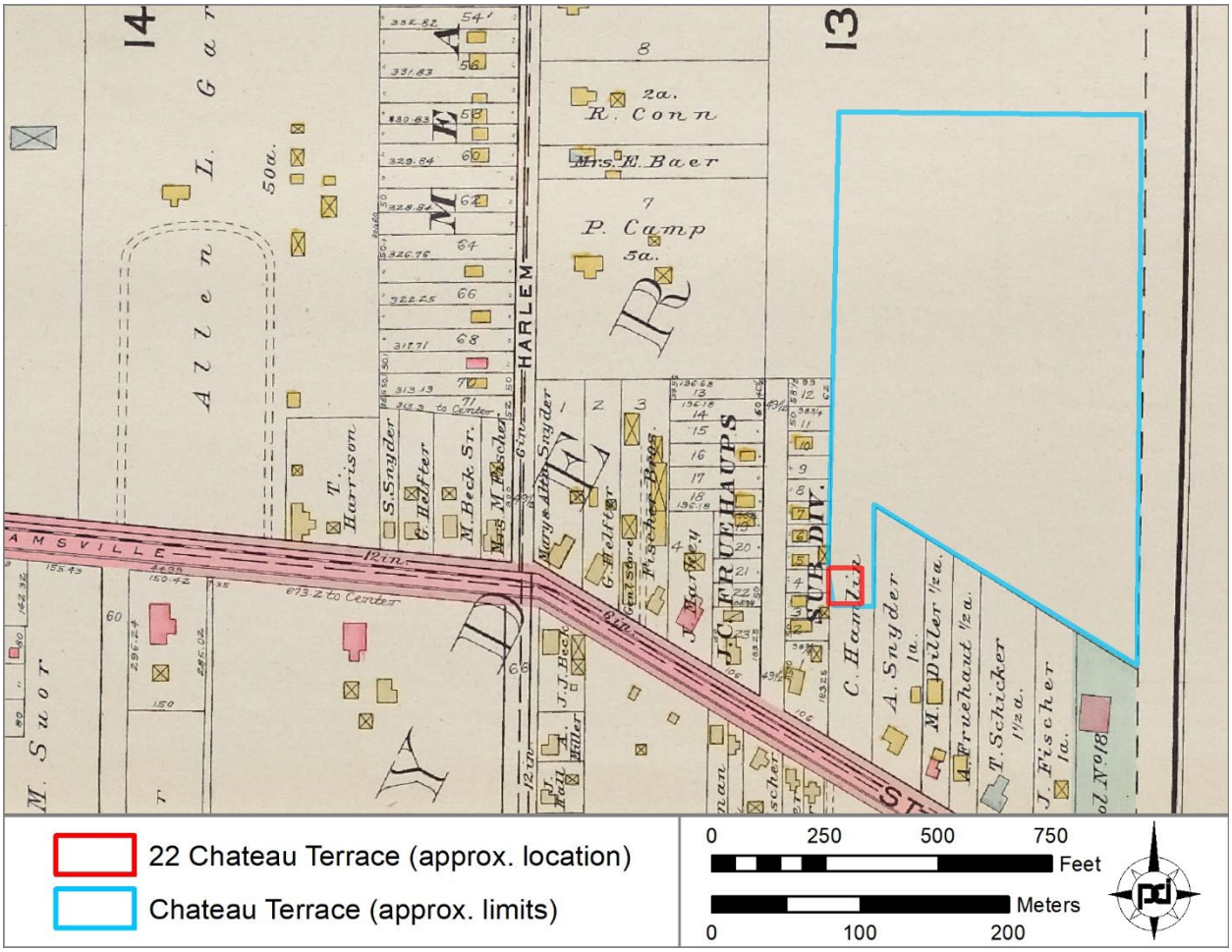

Figure 12. The general location of 22 Chateau Terrace on the 1915 sub-plan of Snyder *(Century 1915b).*

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).

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

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).

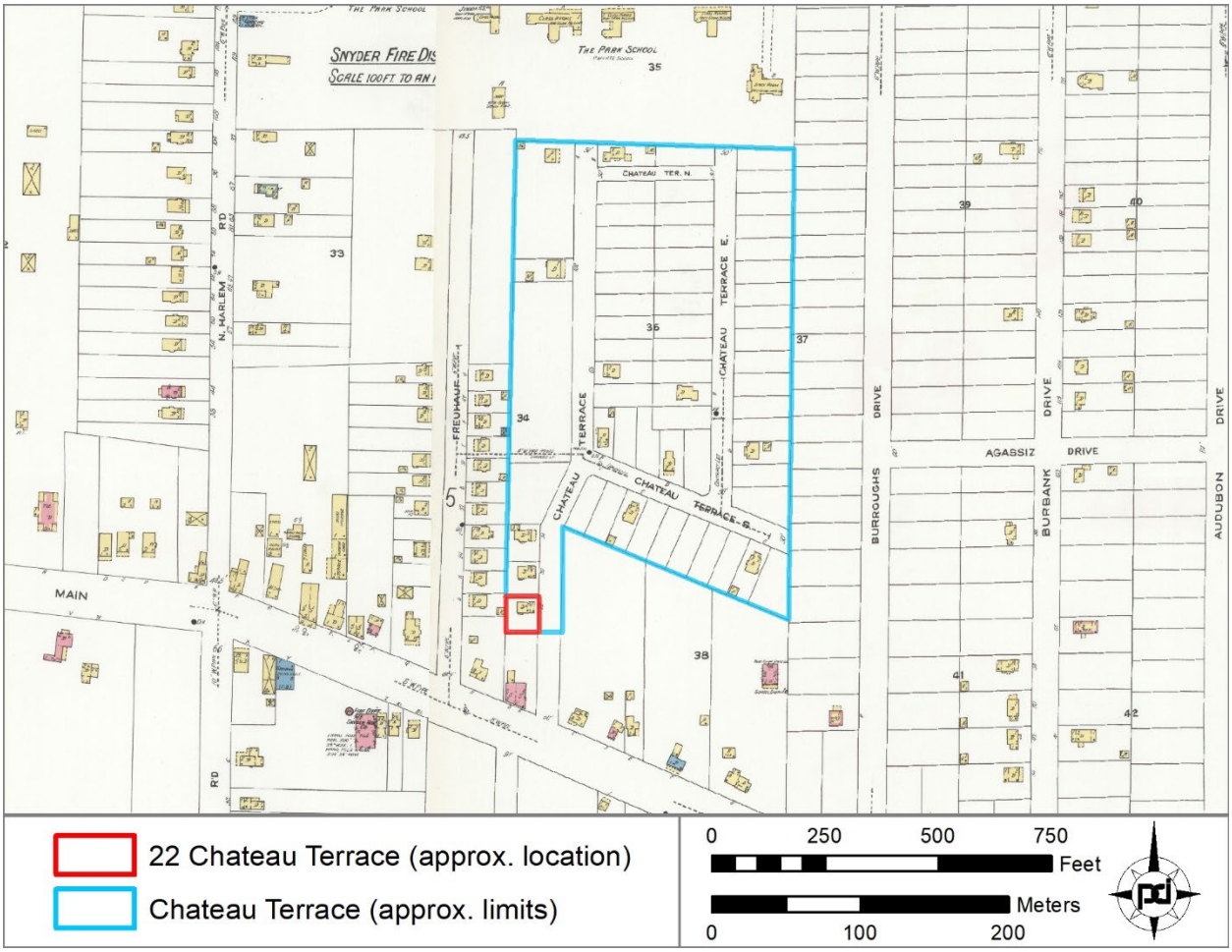

Figure 13. The location and footprint of the house at 22 Chateau Terrace as documented on the 1923 Sanborn Fire Insurance Map *(Sanborn 1923).*

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).

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

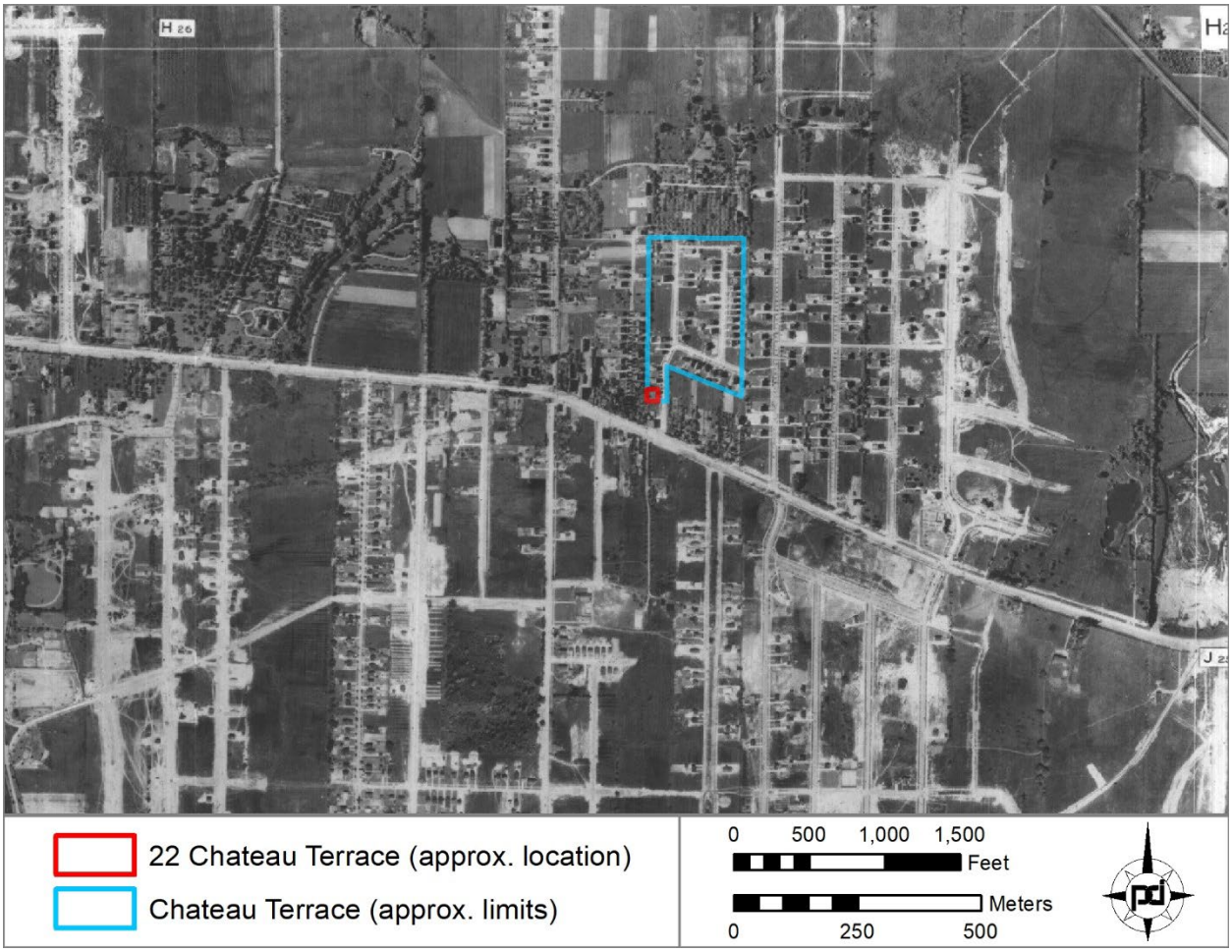

Figure 14. A 1927 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder *(Erie County Department of Public Works [ECDPW] 1927).*

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. Willliam 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).

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

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

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

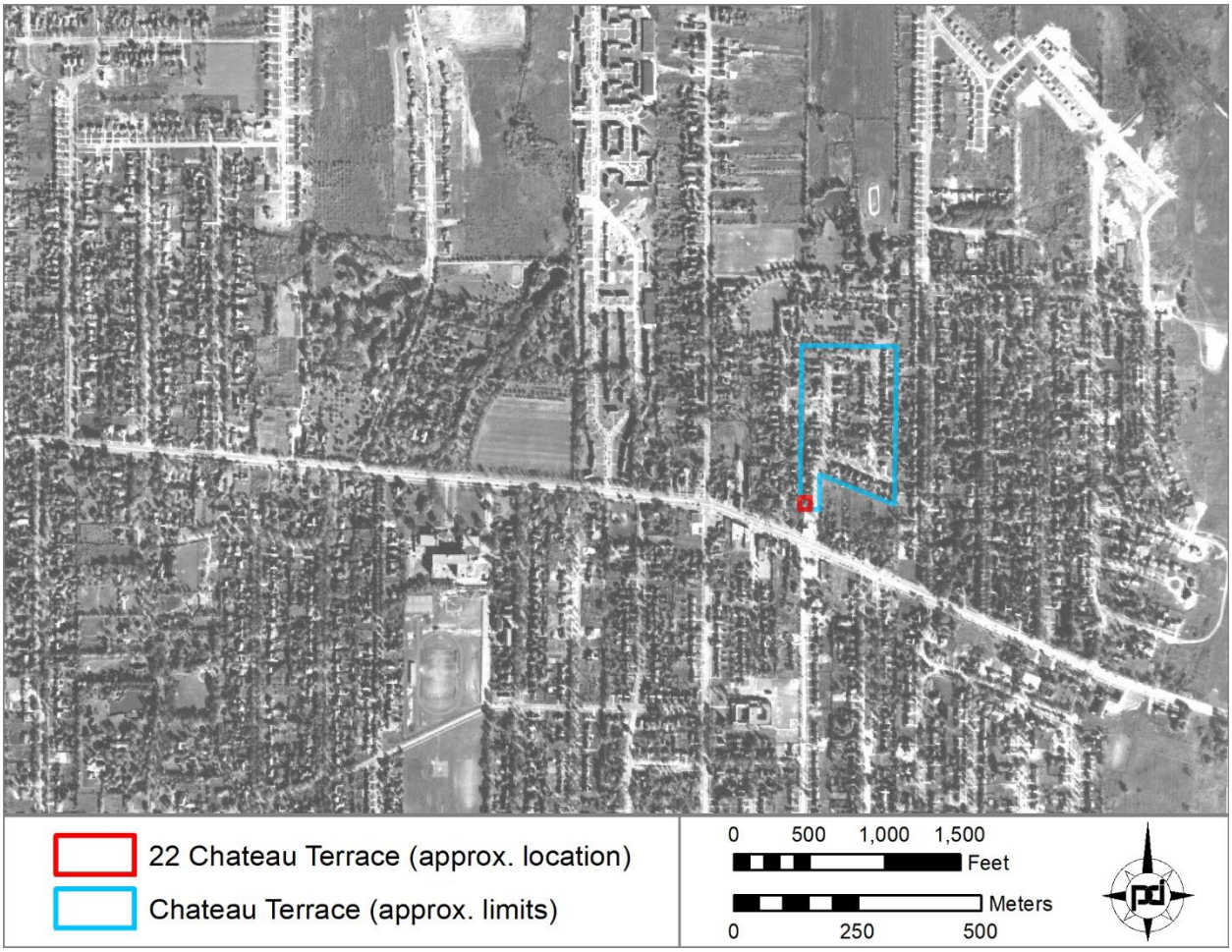

Figure 16. A 1951 aerial view of Chateau Terrace showing residential development in the subdivision and the surrounding area of Snyder *(ECDPW 1951).*

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.

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

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 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

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

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.

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

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

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).*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 CHATEAU TERRACE: INTERIOR VIEWS

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

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

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

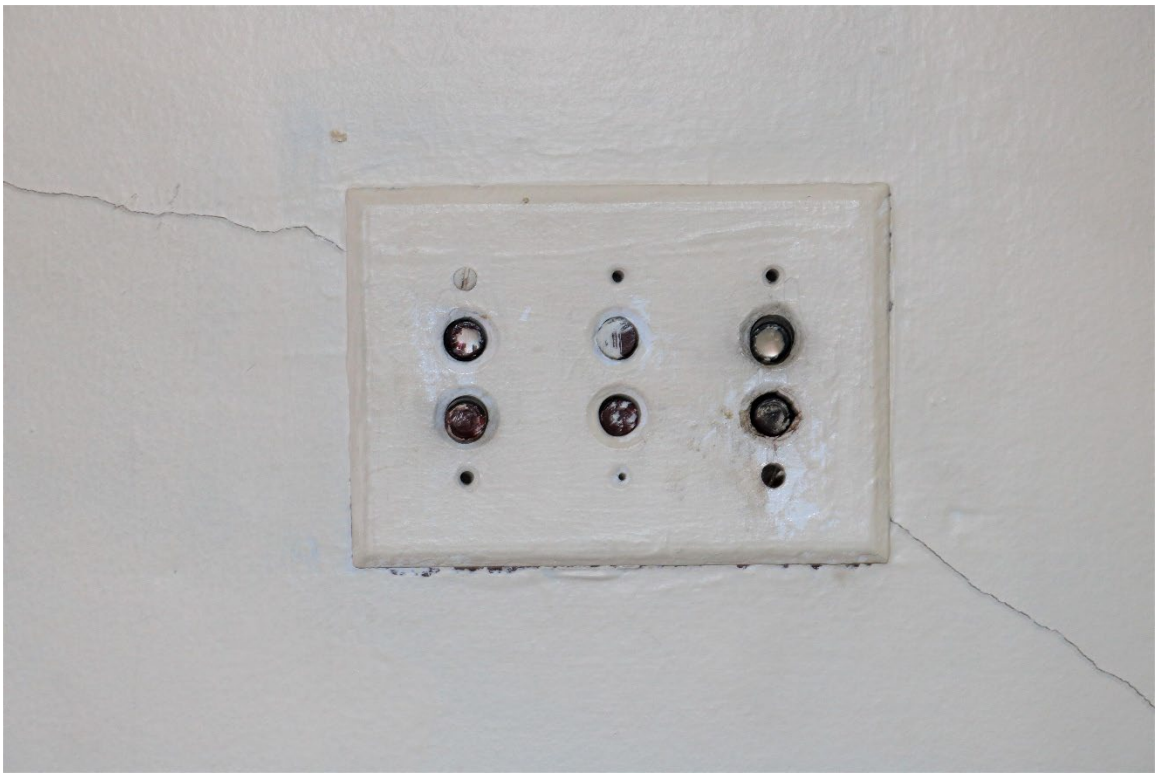
17. View of living room looking toward the dining room at left and kitchen at right, facing west *(Commonwealth 2022).*

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

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).*

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



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).*

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

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).*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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).*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

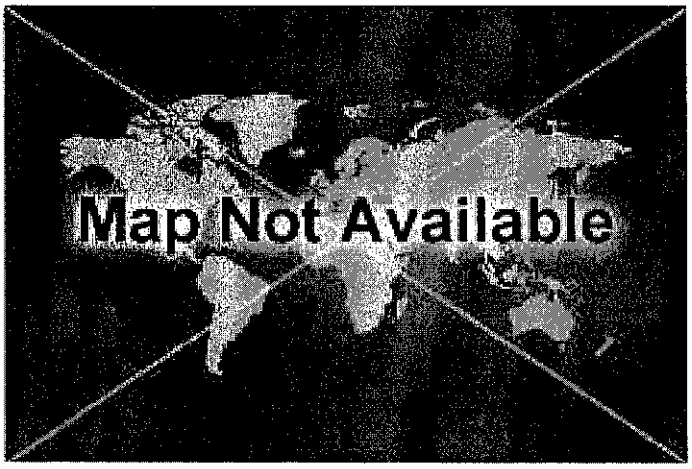
Criteria for Inclusion in the National Register:

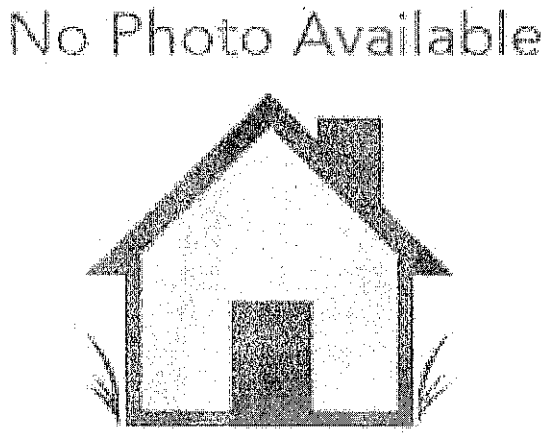
A. [X] Associated with events that have made a significant contribution to the broad patterns in our history.

B. [ ] Associated with the lives of persons significant in our past.

C. [X] 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.





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

Attachment: NYSPRHP_Chateau_Terrace_Study_Area_013023 (27242 : 22 Chateau Terrace)

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

Attachment: NYSPRHP_Chateau_Terrace_Study_Area_013023 (27242 : 22 Chateau Terrace)

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.

Attachment: NYSPRHP_Chateau_Terrace_Study_Area_013023 (27242 : 22 Chateau Terrace)

BENDERSON DEVELOPMENT

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

May 3, 2023

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

RE: 4548 Main Street, 4564 Main Street and 22 Chateau Terrace Amherst
5202 Main Street Development Project (BDP # 5202)

Dear Members of the Historic Preservation Commission:

We have been advised that the Town of Amherst Historic Preservation Commission (HPC) has received Landmark Designation applications for the properties located at 4548 Main Street, 4564 Main Street and 22 Chateau Terrace. These properties are under the ownership of Benderson Development Company, LLC.

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 properties are 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 reports on 4548 Main Street and 4564 Main Street, as well as for 22 Chateau Terrace. The report on 4548 Main Street and 4564 Main Street is attached as **Exhibit A** and the report on 22 Chateau Terrace is attached as **Exhibit B**. We also note that on April 17, 2023, the New York State Parks, Preservation and Historic Preservation (SHPO) issued a letter stating that the building located at 4858 is individually eligible for listing which is attached as **Exhibit C**. It should be noted that the letter did not state that either 4564 or 22 Chateau Terrace are individually eligible for listing. The letter did note that the Chateau Terrace Historic District is eligible for listing the State and National Registers of Historic Places.

Unlike SHPO, who did not complete a full analysis of any of the buildings before sending the letter, Commonwealth Heritage Group did an in-depth full analysis of all three buildings. This analysis included going into the buildings and reviewing the existing condition of all three buildings, as well as alterations made to the buildings and the loss of architectural integrity. This review looked both inside and outside of the buildings. The reports conclude:

- The two-story building and one-story commercial building at 4564 Main Street does not appear to meet NRHP criteria for individual eligibility."
- "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 two-story commercial building at 4548 Main Street does not appear to meet the NRHP criteria for individual eligibility **due to alterations, present conditions, and loss of architectural integrity**." The inside of this building has been significantly damaged when it was utilized as training by the Snyder Fire Department and with water damage which has occurred to the interior of the building over time.

Attachment: BendersonLtr050323 (27242 : 22 Chateau Terrace)

BENDERSON DEVELOPMENT

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

We further understand that the Planning Board has referred this matter to the HPC for its consultation. To resolve this issue, Benderson is proposing the following to address the concerns related to the historic nature of these properties and to advance the pending site plan application:

1. Benderson has redesigned the project so that the residence at 22 Chateau Terrace can remain as shown on the site plan attached as **Exhibit D**. Benderson will agree to submit the revised site plan to the Planning Board to maintain this house and submit for approval to demolish the garage for this property.

2. Consistent with the Commonwealth Heritage Group reports and all the information submitted by the neighbors, Benderson will apply for and work with the HPC to have the Chateau Terrace Historic District listed in the State and National Registers of Historic Places. This application will not include the commercial properties located at 4548 Main Street and 4564 Main Street and will include the entire residential areas on Chateau Terrace and Fruehauf. The area is shown on the aerial attached as **Exhibit E**.

3. Benderson will submit for approval for the demolition of 4548 Main Street and 4564 Main Street. As noted by both SHPO and Commonwealth, 4564 Main Street does not meet NRHP criteria for individual eligibility. Further, 4548 Main Street does not meet the NRHP criteria for individual eligibility **due to alterations, present conditions, and loss of architectural integrity**. If these buildings were to be maintained, it would frustrate the recently adopted TI-2.5 zoning as these buildings do not comply with the existing zoning code. Further, maintaining these buildings does not meet the property owner's objective of building a code-complaint project which provides usable commercial space and an increased residential component which meets the needs of the Town.

We respectfully request that the HPC refer this matter back to the Planning Board with these three conditions so that the site plan application may move forward. 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
Martin A. Polowy, Town Attorney

Attachment: BendersonLtr050323 (27242 : 22 Chateau Terrace)

Town of Amherst – Town Code
Chapter 121 Historic Preservation

[HISTORY: Adopted by the Town Board of the Town of Amherst 10-3-1994 by L.L. No. 5-1994. Amendments noted where applicable. For additional information regarding 2010, 2011 and 2012 state local law numbers, refer to the Disposition List at the end of this volume.]

GENERAL REFERENCES

Zoning — See Ch. **203**.

§ 121-1. Designation; title.

This chapter shall be Chapter **121** of the Code of the Town of Amherst and may be cited as the "Historic Preservation Law of the Town of Amherst."

§ 121-2. Authority.

[Amended 5-16-2018 by L.L. No. 10-2018]

In accordance with Section 96-a of the General Municipal Law of the State of New York entitled "Protection of historical places, buildings and works of art," and Article 5-K of the General Municipal Law of the State of New York, entitled "Historic Preservation," the Town Board of the Town of Amherst has the authority to provide, by local law, regulations, special conditions and restrictions for the protection, enhancement, perpetuation and the use of places, districts, sites, buildings, structures, works of art and other objects having special character or special historical or other aesthetic interest or value. Pursuant to that authority, the Town Board has prepared and adopted this Chapter setting forth standards to be followed in historic preservation.

§ 121-3. Purpose.

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of landmarks and historic districts is necessary to promote the economic, cultural, educational and general welfare of the public. Inasmuch as the identity of a people is founded in its past and inasmuch as Amherst has many significant historic, architectural and cultural resources which constitute its heritage, this chapter is intended to:

Attachment: Chapter 121.Historic Preservation--4.5.23 (27486 : Proposal for Revision of HPC Law)

A. Protect and enhance the landmarks and historic districts which represent distinctive elements of Amherst's historic, architectural and cultural heritage.

B. Foster civic pride in the accomplishments of the past.

C. Protect and enhance Amherst's attractiveness to visitors and support and stimulate the Town's economy.

D. Ensure the harmonious, orderly and efficient growth and development of the Town.

§ 121-4. **Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

ADAPTIVE REUSE

Conversion of a building originally designed for a certain purpose to a different purpose.

ALTER

To change one or more exterior architectural features of a landmark, an improvement on a landmark site or a structure within an historic district.

BUILDING

Any structure or part thereof having a roof supported by columns or walls for the shelter or enclosure of persons or property.

BUILDING COMMISSIONER

The Commissioner of Building of the Town of Amherst.

~~**CERTIFICATE OF APPROPRIATENESS**~~

~~A certificate issued by the Preservation Commission approving plans for the alteration, construction, removal, or demolition of a landmark, an improvement to a landmark site or a structure within an historic district.~~

CERTIFICATE OF APPROPRIATENESS

A certificate issued by the Preservation Commission approving plans for the alteration, construction, removal, improvement or demolition of all or

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part of the exterior of a landmark, a landmark site or a structure within an historic district.

CONSTRUCTION

Building an addition or making an alteration to an existing structure or building a new principal or accessory structure.

DEMOLITION

Destruction of a building, structure or improvement.

DEMOLITION PERMIT

A permit issued by the Building Commissioner allowing the applicant to demolish and remove all or part of a building, structure or improvement.

EXTERIOR

Architectural style, design, general arrangement and components of the outer surfaces of an improvement, building or structure as distinguished from the interior surfaces, including but not limited to the kind and texture of building material and the type and style of windows, doors, signs and other such exterior fixtures.

FACADE

The exterior of a building or structure that can be viewed.

HISTORIC DISTRICT

A geographically definable area so designated pursuant to this code.

IMPROVEMENT

Any building, structure, place, parking facility, fence, gate, wall, work of art or other object constituting a physical betterment or any part thereof.

LANDMARK

Property, object, structure or natural feature or any part thereof so designated pursuant to this code.

LANDMARK SITE

A significant historical or cultural site(s) where buildings or structures no longer exist, so designated pursuant to this code.

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OWNER

A person, firm or corporation which owns the fee of property or a lessor state therein, a mortgage or vendee in possession, a receiver, an administrator, an executor, a trustee or any other person, firm or corporation in control of property.

PRESERVATION

Retention of essential character of an improvement, object, building, natural feature or structure as embodied in its existing form, integrity and material. This term includes the retention of trees, landscaping and vegetative cover of a site. This term may include temporary stabilization work, as well as ongoing maintenance of historic building materials.

PRESERVATION COMMISSION or COMMISSION

The Town of Amherst Historic Preservation Commission.

PROPERTY

Land and improvements thereon.

RECONSTRUCTION

Reproduction of the exact form and detail of a vanished building, structure, improvement or part thereof as it appeared at a specific time.

REHABILITATION

Repair or alteration that enables buildings, structures or improvements to be efficiently utilized while preserving those features of buildings, structures or improvements that are significant to their historic, architectural or cultural values.

RESTORATION

Recovery of the form and details of a building, structure or improvement and its site during a particular time.

SCENIC LANDMARK

Scenic landmarks encompass structures that are not buildings, such as bridges, piers, parks, cemeteries, sidewalk, clocks and trees.

NOTE THIS IS FROM THE MODEL LAW WHICH IS THE SAME AS THE VILLAGE LAW

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SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Principles developed by the National Park Service (36 CFR 68.3, as may be amended) to help protect historic properties by promoting consistent preservation practices and providing guidance to the historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers on how to approach the treatment of historic properties. The Secretary of the Interior Standards for the Treatment of Historic Properties may also be referred to in this local law as "Secretary of the Interior Standards".

~~**SITE**~~

~~A plot or parcel of land.~~

SITE

Measurements of a plot of land.

ALTERNATE DEFINITION FROM MODEL LAW:

SITE

The location of a significant event, a prehistoric of historic occupation of activity, or a building or structure, whether standing, ruined or vanished, where the location itself maintains historical or archeological value regardless of the value of any existing buildings, structures or other objects. Examples of a site are a battlefield, designed landscape, trail or campsite.

STRUCTURE

Anything constructed or erected which requires permanent or temporary location on the ground. This term shall include but not be limited to buildings, walls, fences, signs, billboards, lighting fixtures, screen enclosures and works of art.

TOWN

The Town of Amherst, County of Erie, State of New York.

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TOWN BOARD
The Town Board of the Town of Amherst, Erie County, New York.

TOWN CLERK
The Town of Amherst Town Clerk.

§ 121-5. **Historic Preservation Commission.**

[Amended 5-16-2018 by L.L. No. 10-2018]

A. There is hereby created a commission to be known as the "Town of Amherst Historic Preservation Commission."

B. The Commission shall consist of seven (7) members. The Town of Amherst shall be the primary residence of each Commission member. Commission members shall serve terms of four years, with the exception of the initial term, in which four (4) members shall serve terms of four (4) years and three (3) members shall serve terms of two (2) years.

C. Appointment of Commissioners shall be made by the Town Board.

D. To the extent available in the Town of Amherst, the Commission should consist of the following:

(1) At least one (1) shall be an architect.

(2) At least one (1) shall be an historian.

(3) At least one (1) shall be a licensed real estate broker.

(4) At least one (1) shall be a licensed professional engineer.

(5) All members shall have demonstrated significant interest and commitment to the field of historic preservation.

(6) The Director of the Buffalo Niagara Heritage Village, or his/her designee shall be a nonvoting, *ex officio* member of the Commission and the designee shall be a resident of the Town of Amherst.

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E. The Chairperson and the Vice Chairperson shall be elected by and from voting members of the Commission. The terms of office shall be two (2) years. If the Chairperson or Vice Chairperson cannot fulfill his or her term of office, a Chairperson or Vice Chairperson shall be elected by and from the membership to fulfill the remainder of the term until the next regular election.

F. If any Commissioner resigns or otherwise cannot fulfill his or her term of office, the Town Board shall appoint an interim member to serve the remainder of the term.

G. The Vice Chairperson shall ensure that minutes of all Commission meetings are suitably recorded, prepared and distributed.

H. The powers and duties of the Commission shall include:

(1) To ~~designation~~ designate ~~of~~ historic landmarks, sites and districts for its consideration.

(2) To advise and recommend to the Town Board on matters of employment of staff and professional consultants as necessary to carry out the duties of the Commission.

(3) To promulgate rules and regulations as necessary for the conduct of its business.

(4) To adopt criteria for the identification of significant historic architectural and cultural landmarks and or for the delineation of historic districts.

(5) To conduct surveys of significant historic, architectural and cultural landmarks within the Town.

(6) To make recommendations to the Town Board on the acceptance or donation of facade easements and development rights, the acquisition of facade easements and development rights or other interests in real property as necessary to carry out the purposes of this chapter.

(7) To increase public awareness of the value of historic, cultural and architectural preservation and the understanding of the value of historic

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preservation, the history and resources of the town by developing and participating in education programs.

(8) To make recommendations to the Town Board concerning the utilization of state, federal or private funds to promote the preservation of landmarks and historic districts within the Town.

(9) To recommend acquisition of a landmark or structure by the Town where its preservation is essential to the purposes of this chapter and where private preservation is not feasible.

(10) To approve or disapprove applications for certificates of appropriateness, subject to review by the Building Commissioner pursuant to this Chapter.

(11) To maintain an inventory of locally-designated historic resources or districts within the Town and publicize the inventory.

I. The Commission shall meet at least monthly if any business is pending. Meetings may be held at any time on the written request of any two Commission members.

J. A quorum for the transaction of business shall consist of a majority of the Commission members, but not less than a majority of the full authorized membership may grant or deny a certificate of appropriateness.

§ 121-6. **Designation of historic landmarks, sites and districts.**

[Amended 5-16-2018 by L.L. No. 10-2018]

A. The Commission may recommend designation of an individual property as a landmark, subject to Town Board approval, 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.

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~~**(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, represents an established and familiar visual feature of the neighborhood.~~

~~**B.** The Commission may recommend designation of a property or a group of properties as an historic site, subject to Town Board approval, if it:~~

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

~~**C.** The Commission may recommend designation of a group of properties as an historic district, subject to Town Board approval, if it:~~

~~**(1)** Contains properties which meet one or more of the criteria for designation as a landmark; or~~

~~**(2)** Is an area that represents several periods or styles of architecture typical of different areas of history; or~~

~~**(3)** Is an area that has several buildings of the same architectural period or style and thus constitutes unified architectural streetscape consistency or a significant community uniformity of style; or~~

~~**(4)** Is an area connected with significant events or cultural happenings or development its involving ethnic, religious groups or other groups of special historical interest; and~~

~~**(5)** By reason of possessing such qualities, constitutes a distinct section of the Town of Amherst.~~

D. The boundaries of each proposed historic district designated henceforth shall be specified in detail and shall be filed, in writing, in the Town Clerk's office for public inspection.

E. Notice of a proposed designation shall be sent by the Town Clerk thirty (30) days prior to a public hearing to the owner(s) of any property(ies) proposed for historic designation. The notice shall describe the property proposed for designation, summarize the proposed action and announce the date, time and location of the public hearing. A copy of the notice of proposed designation shall also be sent to the Town Board.

F. Once the Historic Preservation Commission has issued a notice of a proposed designation, no building permits shall be issued by the Building Commissioner except for emergency repairs until a final determination on the proposed designation has been reached. The Historic Preservation Commission shall provide a copy of any notice of proposed designation to the Building Commissioner.

G. The notice of proposed designation shall also be sent to the Town of Amherst Highway Department, the Town of Amherst Engineering Department, the Town of Amherst Planning Department, the Town of Amherst Assessor's Department, the Buffalo Niagara Heritage Village and any other Town department and/or county or state agency as appropriate. Each department/agency shall be given thirty (30) days from the date of transmission to provide comments on the proposed designation to the Historic Preservation Commission.

H. The Commission shall hold a public hearing prior to recommending designation of any landmark, historic site or historic district. The Commission, the property owner and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark or historic district. The record may also contain staff reports, public comments or other evidence offered outside of the hearing. A public hearing notice must be published by the Town Clerk in the Town's designated official newspaper at least fifteen (15) days prior to the hearing date.

~~**I.** The Commission will recommend to the Town Board the designation of an historic landmark, site or district. The Town Board will also conduct a public hearing prior to acting on the recommendation.~~

~~**J.** The Commission shall file notice of each property designated as a landmark and of the boundaries of each designated historic district with the Erie County Clerk's office, the Town of Amherst Clerk's office, the Town of Amherst Building Department, the Town of Amherst Planning Department, the Town of Amherst Highway Department, the Town of Amherst Engineering Department and the Town of Amherst Assessor's Department.~~

~~**K.** Minutes of any business conducted by the Historic Preservation Commission shall be placed on file in the Town of Amherst Clerk's office and will be posted to the Town's website.~~

§ 121-6. Criteria and Designation of Landmarks, Scenic Landmarks, Sites or Historic Districts. ??do we need to add scenic or is it included in Landmarks

The commission shall delineate landmarks or historic districts and recommend them to the Town governing board for designation under local law.

A. Individual Landmark: The commission may delineate an individual property as an individual landmark if it:

(1) exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town;

(2) is identified with persons or events significant in local, state, or national history;

(3) embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;

(4) represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community; or

(5) has yielded or may be likely to yield information important in prehistory or history.

B. Historic District: The commission may delineate a group of properties within the Town as an historic district if it:

(1) contains properties which meet one or more of the criteria for designation as a landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district; and

(2) constitutes a unique section of the Town by reason of possessing those qualities that would satisfy such criteria.

C. Interior Landmark: The commission may delineate the interior of a property as an interior landmark if such interior has special historical or aesthetic interest or value as part of the development, heritage or cultural characteristics of the town, and:

(1) it is customarily open or accessible to the public; or

(2) it is an interior into which the public is customarily invited.

D. Scenic Landmark

E. The boundaries of each proposed historic district designated henceforth shall be specified in detail and shall be filed, in writing, in the Town Clerk's office for public inspection.

F. Notice of a proposed designation shall be sent by the Town Clerk thirty (30) days prior to a public hearing to the owner(s) of any property(ies) proposed for historic designation. The notice shall describe the property proposed for designation, summarize the proposed action and announce the date, time and location of the public hearing. A copy of the notice of proposed designation shall also be sent to the Town Board.

G. Once the Historic Preservation Commission has issued a notice of a proposed designation, no building permits shall be issued by the Building Commissioner except for emergency repairs until a final determination on the proposed designation has been reached. The Historic Preservation Commission shall provide a copy of any notice of proposed designation to the Building Commissioner.

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H. The notice of proposed designation shall also be sent to the Town of Amherst Highway Department, the Town of Amherst Engineering Department, the Town of Amherst Planning Department, the Town of Amherst Assessor's Department, the Buffalo Niagara Heritage Village and any other Town department and/or county or state agency as appropriate. Each department/agency shall be given thirty (30) days from the date of transmission to provide comments on the proposed designation to the Historic Preservation Commission.

I. The Commission shall hold a public hearing prior to recommending designation of any landmark, historic site or historic district. The Commission, the property owner and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark or historic district. The record may also contain staff reports, public comments or other evidence offered outside of the hearing. A public hearing notice must be published by the Town Clerk in the Town's designated official newspaper at least fifteen (15) days prior to the hearing date.

J. The Commission will recommend to the Town Board the designation of an historic landmark, site or district. The Town Board will also conduct a public hearing prior to acting on the recommendation.

K. The Commission shall file notice of each property designated as a landmark and of the boundaries of each designated historic district with the Erie County Clerk's office, the Town of Amherst Clerk's office, the Town of Amherst Building Department, the Town of Amherst Planning Department, the Town of Amherst Highway Department, the Town of Amherst Engineering Department and the Town of Amherst Assessor's Department.

L. Minutes of any business conducted by the Historic Preservation Commission shall be placed on file in the Town of Amherst Clerk's office and will be posted to the Town's website.

~~§ 121-7. **Certificates of appropriateness required.**~~

~~No person shall carry out any exterior alteration, restoration, reconstruction, excavation, grading, demolition, new construction or moving of a designated~~

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~~landmark or property within an historic district, nor shall any person make any material change to such property, its light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements which affect the appearance or cohesiveness of the landmark or historic district without first obtaining a certificate of appropriateness from the Historic Preservation Commission.~~

§ 121-7. Certificate of Appropriateness for Alteration, Demolition, or New Construction Affecting Individual Landmarks or Historic Districts.

(a) The Town of Amherst Historic Preservation Commission is responsible for the approval or disapproval of proposals for exterior changes to a historic property designated under this local law. No person shall carry out any exterior alteration, excavation, grading, restoration, reconstruction, demolition, new construction, or move of a designated historic landmark or property, within a historical district nor shall any person make any change within such property, it's light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements which affect the appearance or cohesiveness of the landmark or historic district within a designated historic district without first obtaining a Certificate of Appropriateness that authorizes such work from the Town of Amherst Historic Preservation Commission.

(b) All changes to Town owned property affecting an individual landmark or within a historic district shall be subject to the provisions of this local law.

(c) The building department shall receive and file all applications issued for any individual landmark, or landmarks or historic district to which this local law applies. The building department shall transmit a copy of any such application to the Planning Department which shall review same, and when the application is complete, forward said application to the Historic Preservation Commission.

(d) The commission may require that the application for certificate of appropriateness be supplemented by such additional information and/or materials as may be necessary for a complete review by the commission. The commission may impose such conditions or restrictions as it deems necessary or appropriate on a case-by-case basis to promote or achieve the purpose of this local law.

~~§ 121-8. **Criteria for approval of certificate of appropriateness.**~~

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~~**A.** In passing upon an application for a certificate of appropriateness, the Historic Preservation Commission shall not consider changes to the interior of buildings.~~

~~**B.** The Commission's decision shall be based upon the following principles:~~

~~**(1)** Features which contribute to the character of the historic landmark or district shall be retained with as little alteration as possible.~~

~~**(2)** Any alteration of existing features shall be compatible with its historic character as well as with the surrounding property.~~

~~**(3)** New construction shall be compatible with the property in which it is located and/or surrounding historic district.~~

~~**C.** In applying the principle of compatibility, the Commission shall consider the following factors:~~

~~**(1)** The general design, character and appropriateness to the property of the proposed alteration or new construction.~~

~~**(2)** The scale of proposed alteration or new construction in relation to itself, surrounding properties and the neighborhood.~~

~~**(3)** Texture, materials and color and their relation to the property itself, surrounding properties and the neighborhood.~~

~~**(4)** Visual compatibility with surrounding properties, including proportion of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof shape and the rhythm of spacing of properties on streets, including setback.~~

~~**(5)** The importance of historic, architectural or other features to the significance of the property.~~

§ 121-8. Criteria for Issuing a Certificate of Appropriateness.

A. Certificate of appropriateness; general criteria: The commission shall approve the issuance of a certificate of appropriateness only if it determines

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that the proposed work will not have any adverse impact on the aesthetic, historical, or architectural significance and value of the individual landmark or if the proposed work is within a historic district, proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance of the property itself, the district or neighboring properties in such district.

B. In making this determination, the commission's decision to approve, approve with modification(s) or deny an application for a certificate of appropriateness for an individual landmark, interior landmark, and scenic landmark will be guided by the current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as general criteria. In addition, the Commission's decision shall encompass the following principals:

(1) the commission's decision to approve, approve with modification(s), or deny an application for a certificate of appropriateness for an improvement to property located within a historic district shall be based on the following principles:

i. properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible;
ii. any alteration of existing properties shall be compatible with the surrounding historic district; and
iii. new construction shall be compatible with the historic district in which it is located;

C. In applying the principle of compatibility set forth in paragraph (b) of this Section, the commission shall consider the following factors:

(1) the general design and character of the proposed alteration or new construction relative to existing features of the property or improvement;

(2) the scale and visual compatibility of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood;

(3) texture, materials and color and their relation to similar features of the property and other properties in the neighborhood;

(4) visual compatibility with surrounding properties, including proportion of the property's facade, proportion and arrangement of windows and other openings

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within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback, and;

(5) the importance of historic physical and visual features to the significance of the property.

D. In approving an application for a certificate of appropriateness, the commission shall find that the building or structure for which the permit was requested, if erected or altered in accordance with the submitted plan or with stated modifications, would be consistent with the spirit and intent of this local law, would not be visually offensive or inappropriate by reason of poor quality of exterior design, monotonous similarity or visual discord in relation to the sites or surroundings, would not mar the appearance of the area, would not impair the use, enjoyment and desirability or reduce the values of properties in the area, would not be detrimental to the character of the neighborhood, would not prevent an appropriate development and utilization of the site or of adjacent lands and would not adversely affect the functioning, economic stability, prosperity, health, safety and general welfare of the community. In addition the Commission's decision shall be guided by the current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as general criteria.

E. Where the commission grants a certificate of appropriateness under circumstances where the permitted activity is likely to uncover or affect archaeological resources, the commission shall require reasonable efforts to protect and preserve such resources. Where such protection and preservation is not feasible, the commission shall nonetheless impose appropriate and reasonable conditions to insure that the archaeological resource is made accessible for a reasonable period to qualified persons. In cases where the owner is a government entity and thereby the lead agency, the New York State SEQR regulations shall apply.

F. The liason in the Planning Department for the Commission will forward a draft of the application of the certificate of appropriateness to the Commission. The commission may require that the application for certificate of appropriateness be supplemented by such additional information or materials as may be necessary for a complete review by the Commission. The Commission may impose reasonable conditions or restrictions as it deems necessary or appropriate on a case-by-case basis to promote or achies the purposes of this chapter.

§ 121-9. **Application for certificate of appropriateness.**

A. Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such certificate with the Historic Preservation Commission. The application shall contain, but not be limited to:

(1) The name, address, ~~and~~ telephone number and/or email of the applicant.

(2) The location and photographs of the property.

(3) Elevation drawings of proposed changes, if available.

(4) Perspective drawings of proposed changes, if available.

(5) Samples of color and/or materials to be used.

(6) Where the proposal includes signs or lettering, a scale drawing showing the type(s) of lettering to be used, all dimensions and colors, a description of materials to be used, the method of illumination and a plan showing the sign's proposed location on the property.

(7) Any other information which the Commission may deem necessary in order to visualize the proposed work.

B. No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the Historic Preservation Commission. The Commission shall act to approve or deny a certificate of appropriateness within 65 days of the date upon which a completed application is filed with the Historic Preservation Commission. If the application is not acted upon within 65 days, the application shall be deemed approved. The applicant may request an extension of the decision deadline date if so desired. The certificate of appropriateness required by this chapter shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the Town of Amherst.

§ 121-10. **Hardship criteria.**

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A. An applicant whose certificate of appropriateness for a proposed demolition has been denied may apply for relief on the grounds of hardship. In order to prove the existence of hardship, the applicant shall establish that:

(1) The property is incapable of earning a reasonable return regardless of whether that return represents the most profitable return possible.

(2) The property cannot be adapted for any other use permitted by Chapter **203**, Zoning, which would result in a reasonable return.

(3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.

B. An applicant whose certificate of appropriateness for a proposed alteration has been denied may apply for relief on the grounds of hardship. In order to prove the existence of hardship, the applicant shall establish that:

(1) T~~t~~he property is incapable of earning a reasonable return regardless of whether that return represents the most profitable return possible:.

(2) The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or the neighborhood;

(3) The requested relief, if granted, will not alter the essential character of the neighborhood; and

(4) The alleged hardship has not been self-created.

§ 121-11. **Hardship application procedure.**

A. After receiving written notification from the Commission of the denial of a certificate of appropriateness, an applicant may commence the hardship application process.

B. The Commission shall hold a public hearing on the hardship application, at which time an opportunity will be provided for proponents and opponents of the application to present their views.

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C. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property.

D. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by registered mail, and a copy shall be filed with both the Town Clerk's office and with the Building Department. The Commission's decision shall state the reasons for granting or denying the hardship application.

E. No building permit or demolition permit shall be issued while the hardship application is pending. The Commission shall make a determination on whether a hardship exists. Building and demolition permits shall be issued in accordance with that determination.

§ 121-12. **Affirmative** Maintenance and repair required.

A. Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any architectural feature of a landmark or property within an historic district which does not involve a change in design, material, color or outward appearance.

B. No owner or person with an interest in real property designated as a landmark or included within an historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any architectural feature which would, in the judgment of the Historic Preservation Commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself. Examples of such deterioration include:

(1) Deterioration of exterior walls or other vertical supports.

(2) Deterioration of roof or other horizontal members.

(3) Deterioration of exterior chimneys.

(4) Deterioration or crumbling of exterior stucco or mortar.

(5) Ineffective waterproofing of exterior walls, roofs or foundations, including broken windows or doors.

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(6) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for public safety.

§ 121-13. **Administration and enforcement; display of certificate.**

A. Administration. The Building Commissioner shall administer and enforce the provisions of this chapter. In connection with overseeing this responsibility, the Building Commissioner shall provide a permit procedure coordinated with the established building permit procedure.

B. Enforcement. All work performed pursuant to this chapter shall conform to any requirements included herein. It shall be the duty of the Building Commissioner to inspect periodically any such work to assure compliance. In the event that work is found that is not being performed in accordance with the certificate of appropriateness, the Building Commissioner shall issue a stop-work order, and all work shall immediately cease. No further work shall be undertaken on the project as long as the stop-work order is in effect.

C. The certificate of appropriateness shall be displayed on the building in a location conspicuously visible to the public while work pursuant to the certificate is being done.

§ 121-14. **Penalties for offenses.**

A. Any person who violates any provision of this chapter or any regulation adopted hereunder is guilty of an offense punishable by a fine not exceeding $250 or imprisonment for a period not to exceed 15 days, or both. Each week's continued violation shall constitute a separate violation.

B. Failure to comply with any of the provisions of this chapter shall result in the termination of any permits issued or any proceedings commenced under provisions of this chapter.

C. Any person(s) who demolishes, alters, constructs or permits a landmark to fall into a serious state of disrepair which results in a violation of this chapter shall be required to restore the property and its site to an appearance acceptable to the Historic Preservation Commission. Any action to enforce this subsection shall be brought by the Town Attorney upon authorization by the

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Town Board. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

D. Failure to comply with any of the provisions of this chapter m**ay result in the application of penalties and/or fines issued by the Building Commisioner of the Town of Amherst as** provided for in Chapter 151 of the Town Code, Property Maintenance.

§ 121-15. **Appeals.**

[Amended 6-20-2011 by L.L. No. 18-2011; 5-16-2018 by L.L. No. 10-2018]

Any person aggrieved by a decision of the Historic Preservation Commission relating to designation, hardship, demolition permit application (see Chapter **151**, Section 56 for related regulations) or a certificate of appropriateness may, within thirty (30) days of the filing of the decision in the Town Clerk's office, file a written application with the Town Board for review of the decision. The Town Board shall schedule a public hearing on the matter without unnecessary delay. The appeal of the Commission's decision may be based only upon the record and criteria utilized by the Commission to render its decision. If new information becomes available subsequent to the Commission's decision, a new application must be submitted to the Commission. The Town Board's decision on the appeal shall be considered final.

§ 121-16. **Conflict with other provisions.**

Where this chapter imposes greater restrictions than are imposed by the provisions of any law, ordinance or regulation, the provisions of this chapter shall apply. Where greater restrictions are imposed by any law, ordinance or regulation, such greater restrictions shall apply.

§ 121-17. **Compliance required prior to action.**

No decision to carry out or approve an action subject to the provisions of this chapter shall be rendered by any department, board, commission, officer or employee of the Town of Amherst until there has been full compliance with all requirements of this chapter. This shall not prohibit environmental, engineering, economic feasibility or other studies, preliminary planning or budgetary

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processes, nor the granting of an application relating only to technical specifications and requirements, but not authorizing commencement of action until full compliance with this chapter has been met.

§ 121-18. **Applicability.**

This chapter shall apply to the entire area of the Town of Amherst, excluding that area within the corporate limits of the Village of Williamsville.

§ 121-19. **Severability.**

If any section, clause or provision of this chapter or the application thereof to any persons is adjudged invalid, the adjudication shall not affect other sections, clauses or provisions or the application thereof which can be sustained or given effect without the invalid section, clause or provision or application, and, to this end, the various sections, clauses or provisions of this chapter are declared to be severable.

§ 121-20. **When effective.**

This chapter shall take effect immediately.

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