



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
February 20, 2024
7:00 PM**

CALL TO ORDER

7:00 PM Meeting called to order on February 20, 2024 at Council Chambers, 5583 Main St., Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
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	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

HISTORIC PRESERVATION ITEMS

January 9, 2024 Minutes

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

NEW BUSINESS

1. 22 CHATEAU TERRACE - LOCAL LANDMARK DESIGNATION

Mr. Swartz said he presented to the Town Board on February 5th and they set a determination for the February 26 meeting. In the meantime, they had asked for a period of significance for the property, which Mr. Swartz presented to the Commission. The period of significance read as follows:

"The Amherst Town Board required a 'period of significance' be set for 22 Chateau Terrace pertaining to the Landmark Designation application before the Town Board. The period of significance for 22 Chateau Terrace shall be the 1920s to 1940s. All original exterior building materials appear to be extant with minor patches or repairs that have been applied in the past 100 years. The lack of alterations keeps the structure whole within the period of significance and furthers the justification for local landmarking."

The Commission reviewed historical images provided by Mr. Howard as well as Jessica Black, 79 Fruehauf, and confirmed that the period of significance of 1920s to 1940s was appropriate. Mr. Swartz said he would add language regarding the photographic evidence to the period of significance statement.

2. LOCAL LANDMARK PLAQUES 2024 - HAUSSAUER HOUSE & RICHFIELD ROAD

Ms. Mancuso confirmed that the property owner of 38 Richfield Road is interested in a plaque and Mr. Swartz asked the Attorney's Office to draft an agreement regarding the boundaries for plaque installation and display. Ms. Hirschey stated that the owner of the Haussauer House (1000 North Forest Road) was hesitant to accept a plaque at the current time due to plans for exterior work in the near future. He also noted that the owner understands that they will need to submit a certificate of appropriateness for the future work. Ms. Waterman-Kulpa asked Mr. Quinn to draft a letter confirming that they are a local landmark along with the procedure for exterior modifications. After some discussion regarding selecting another property for a plaque, Mr. Swartz said he would review the list of eligible properties in order to make a decision in the future.

3. 2024 CLG GRANT SUBMISSION

Mr. Swartz said that he, Ms. Waterman-Kulpa and the new HPC liaison, Angela Marinucci, had discussed the possibility of writing a grant to create HPC guidelines and standards that could be used in the decision-making process. He added that he had spoken with a local firm specializing in historic preservation that seemed interested the grant. A working group was formed between Mr. Swartz, Ms. Waterman-Kulpa and Mr. Amplement. Mr. Swartz asked Mr. Quinn to provide the procurement guidelines as soon as possible.

4. 2024 PRESERVATION DAY PLANNING

Mr. Swartz, Ms. Waterman-Kulpa and Carrie Stiver (Buffalo Niagara Heritage Village) met on February 15 to discuss planning efforts for Preservation Day. They had agreed to hold Preservation Day on August 3 starting at 10am and created a list of potential programming activities. Another planning meeting is scheduled for March 1.

OLD BUSINESS

5. CHATEAU TERRACE - HISTORIC DISTRICT

Mr. Swartz said there was no update. Ms. Waterman-Kulpa suggested they remove the item from the agenda for the time being since they will be completing the CLG grant submission and design standards before districting any neighborhoods.

Ms. Waterman-Kulpa made a motion to remove the item from the agenda. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

6. LOCAL LANDMARK PLAQUES - HARLEM ROAD & MAIN STREET ENTRANCEWAYS
The plaque at Harlem Road will be installed by facilities once the winter weather subsides. The Commission discussed possibilities for placement of the Main Street furniture plaque. Mr. Swartz proposed the possibility of installing the current plaque on brick furniture and possibly use a different design for another location.
7. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY
Ms. Waterman-Kulpa made a motion to remove the item from the agenda. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.
8. EDUCATION PLAN - WEBSITE, PRESENTATIONS
Mr. Howard suggested that Mr. Quinn create a draft of updates to the website to present to Mr. Swartz for his approval.

MISCELLANEOUS

Ms. Kensy said she had reached out to Preservation Buffalo Niagara regarding what training they can offer, but is still waiting to hear back from Brandon Kennedy.

ADJOURNMENT

The Historic Preservation Commission meeting of February 20, 2024 was adjourned at 7:42pm.



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
January 9, 2024
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
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	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Carrie Stiver	Town of Amherst	Resource Personnel	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

December 12, 2023 Minutes

Ms. Kensy made a motion to approve the minutes from the December 12, 2023 HPC meeting. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jennifer D. Kensy, Member
SECONDER: Norman J. Hirschey, Member
AYES: Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement

NEW BUSINESS

1. 2024 COMMISSION REORGANIZATION

Ms. Waterman-Kulpa made a motion to appoint Mr. Swartz as Chairman of the Historic Preservation Commission. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0.

Mr. Swartz made a motion to reappoint Ms. Waterman-Kulpa as Vice Chairman of the Historic Preservation Commission. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Waterman-Kulpa asked for Susan Palmer to be added to Resource Personnel.

RESULT: APPROVED [UNANIMOUS]
MOVER: Catherine Waterman-Kulpa, Vice Chairman
SECONDER: Norman J. Hirschey, Member
AYES: Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement

2. 2024 MEETING SCHEDULE - REVISIONS

The members discussed changes of several 2024 meeting dates due to conflicts with other boards and committees.

Ms. Waterman-Kulpa made a motion to change the February, May, August and November meeting dates to February 20, May 21, August 20 and November 20. The motion was seconded by Ms. Kensy and carried. Ayes 6, Noes 0.

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

3. 2024 WORK PLAN

The Commission established three items as their main focus for the year: the potential local district nomination for Chateau Terrace, identifying commercial buildings on Main Street in Snyder for nomination, and Preservation Day. Ms. Waterman-Kulpa said she could help with preparing a request for proposal for a consultant to work on the local district nomination. She added that she does not think the Town will be ready to designate the district without design guidelines for historic properties and said that Preservation Buffalo Niagara is not supporting residential districts without historic design standards in place. The Commission established a subcommittee made up of Mr. Swartz, Ms. Waterman-Kulpa and Mr. Amplement to work on the guidelines. Mr. Swartz said that they would push the district nomination until after the guidelines have been established, with a goal of still fitting the nomination in by the end of the year. Mr. Hirschey and Ms. Waterman-Kulpa volunteered to work on surveying Main Street properties in Snyder in the spring. Ms. Stiver said they should still be able to use Buffalo Niagara Heritage Village for Preservation Day and that she would reach out to Preservation Buffalo Niagara.

4. 2024 TRAINING

Mr. Swartz made a motion to add a new agenda item regarding training. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0. Mr. Swartz asked if anyone was willing to reach out to Preservation Buffalo Niagara regarding training and Ms. Kensy said she could.

OLD BUSINESS

5. 400 MILL STREET (ST. MARY'S MOTHERHOUSE)

Mr. Quinn said that Gary Browne was consulting with his client and will resubmit in the near future. He also said that the matter of the partially replaced roof had been sent to the Code Enforcement Officer in the Building Department. Mr. Swartz said the matter could be removed from future agendas in the meantime.

6. CHATEAU TERRACE - HISTORIC DISTRICT

Mr. Swartz said he would continue working on this, although, based on the work plan discussion earlier (agenda item #3) this may be pushed back until after design guidelines for historic properties in the Town were established. He added that he would like the matter to remain under Old Business.

RESULT: ADJOURNED

7. 22 CHATEAU TERRACE - GARAGE DEMOLITION REFERRAL

Mr. Quinn said there is no update on the lawsuit and legal counsel said they can adjourn the matter in the meantime. After adding a discussion regarding the proposed local landmark designation for 22 Chateau to the agenda, Mr. Swartz said the Commission would adjourn the garage demolition.

RESULT: ADJOURNED

8. 22 CHATEAU TERRACE - LOCAL LANDMARK DESIGNATION

Ms. Waterman-Kulpa made a motion to add the local landmark designation for 22 Chateau Terrace to the agenda. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

Ms. Waterman-Kulpa said that the Town Board would hold a public hearing to consider designating 22 Chateau Terrace as a local landmark. Mr. Quinn said that no date has been set yet, but the Building Department knows they cannot approve any permits until after the public hearing. Ms. Waterman-Kulpa asked for the Commission to be aware of when the public hearing will be held so they can have a representative attend. Mr. Quinn said since 22 Chateau Terrace is blue-rated, a demolition must be brought in front of the Commission. He added that if the Town Board decides to designate the property, any exterior changes will require a certificate of appropriateness. Mr. Swartz inquired if the Commission should make a recommendation to the Building Department to force the owner to make repairs to the garage. Ms. Waterman-Kulpa reiterated that the property is blue-rated and, until it is a local landmark, the Commission does not have the ability to force a maintenance code on the property owner. She added that while the Town has sent the Commission a letter regarding the matter of the garage, they have not deemed it to be an emergency demolition.

9. LOCAL LANDMARK PLAQUES - HARLEM ROAD & MAIN STREET ENTRANCEWAYS

Mr. Quinn said that the order for the 38 Richfield and Haussauer House plaques had been earmarked with the 2023 budget.

10. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY

Mr. Quinn said that the 2023 report was received by Linda Mackey at SHPO. Ms. Waterman-Kulpa said that they will not be using any grants for Preservation Day in 2024.

11. EDUCATION PLAN - WEBSITE, PRESENTATIONS

Mr. Quinn said that he was still working with the Department of Information Technology to make changes to the website and Mr. Swartz said he will meet with Mr. Quinn to work on updating pictures and adding captions.

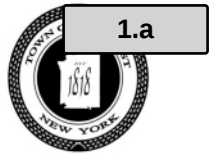
MISCELLANEOUS**ADJOURNMENT**

The Historic Preservation Commission meeting of January 9, 2024 was adjourned at 7:53pm.



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa
Supervisor

Daniel C. Howard, AI
Planning Director

Daniel Ulatowski, AI
Assistant Planning Dire

MEMORANDUM

January 31, 2024

Town Board Agenda February 5, 2024

TO: Town Board Members

FROM: Brian Swartz, Chair, Historic Preservation Commission

SUBJECT: Proposed Designation of **22 Chateau Terrace** as a Local Historic Landmark

At the February 5, 2024 Town Board meeting, there is a scheduled public hearing to consider the historic designation of property located 22 Chateau Terrace as a local landmark. The following is a summary of the application process to date.

Location and surrounding area: The property being considered for designation single family home and detached garage located at 22 Chateau Terrace and described by SBL number 68.17-6-19. The property is zoned Traditional Infill (TI-2.5).

Application for Landmark Designation: The application was filed by the Amherst Historic Preservation Commission on June 6, 2023. At its meeting, the HPC voted unanimously that the application was worthy of consideration and to set a public hearing date of August 8, 2023.

Notice of Proposed Designation and Public Hearings: Following the Town's Local Law *Establishing Regulations for Historic Preservation in the Town of Amherst* [Section 6(e)(g)], all listed Town departments were sent a Notice of Proposed Designation and the notice was also published in the Amherst Bee on July 19th, 2023.

The HPC public hearing took place in Amherst Town Hall on August 8, 2023. The HPC Chair presented the application, noting the designation criteria under which the property was being presented.

The public hearing was closed and adjourned to the September 12th 2023 regular meeting where the HPC voted 5-1 to recommend designation of the property to the Town Board.

Recommendation:

The Amherst Historic Preservation Commission voted to recommend designation of the subject property based on Criteria (i), (ii), and (v) of the local historic preservation ordinance [Section 6(a)]. Only one criterion is necessary for designation. These criteria are as follows:

- i. **Is associated with the lives of individuals, or of people, or of events significant in the national, state or local history.** 22 Chateau Terrace is part of the College Hill – Chateau Terrace development, a 20th century residential subdivision accessed via Main Street in Snyder, a hamlet of Amherst.
- ii. **Embodies the distinctive characteristics of a type, a period, or a method of construction.** The residence at 22 Chateau embodies the distinctive characteristics of the Craftsman-style residence in the c. 1920 – 1940's. Common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, patterned window panes and a covered or enclosed front porch.
- v. **Represents an established and familiar visual feature of the neighborhood.** 22 Chateau Terrace is identified as lot #2 on the original Sub Division Map for the College Hill - Chateau Terraces for the developers Suor and Suor. Lot #2, with dimensions of 80' x 80', was the first of three regularly sized residential properties after the larger Main Street/ Chateau Terrace parcel. These properties served as a gateway to the Chateau Terrace neighborhood.

The Commission seeks the Town Board's approval for designation of the 22 Chateau Terrace as a Local Landmark. A draft resolution is attached for your consideration.

Thank you for your consideration of this designation request.

JQ/ac

Enclosures

X:\Special_Projects\Historic Preservation\PROPERTY FILES\Harlem Road Community Center\Landmark Designation\Town Board
PH\TBLtr_DesignationRecommendation12.20.22.docx

cc: Francina J. Spoth, Town Clerk
Martin C. Polowy, Esq., Town Attorney
Mark Berke P.E., Building Commissioner
HPC Members

Attachment: TB_NominationPacket_020524 (28623 : 22 Chateau - Local Landmark)

D R A F T (2/5/2024)

RESOLUTION NO. ____ OF 2024

Re: Designation of the property at 22 Chateau Terrace as a Local Historic Landmark

WHEREAS, The Town of Amherst has many significant historic, architectural and cultural landmarks within its borders; and

WHEREAS, On June 6, 2023 the Town of Amherst Historic Preservation Commission Chair submitted a landmark designation application for the entire property located at 22 Chateau Terrace; and

WHEREAS, The Amherst Historic Preservation Commission held a public hearing on August 8, 2023 on the designation of 22 Chateau Terrace as a Town historic landmark; and

WHEREAS, The Amherst Historic Preservation Commission voted to recommend the local landmark nomination to the Town Board at their regular meeting held on September 12th 2023; and

WHEREAS, Finding that the application addresses the following criteria for designation of a Local Landmark (i) is associated with rapid suburban growth in Amherst, (ii) embodies the distinctive characteristics of the Craftsman-style residence; and (v) represents an established and familiar visual feature of the neighborhood; and

WHEREAS, On February 5th of 2024 the Town Board held a public hearing regarding the designation; now therefore be it

RESOLVED, The Amherst Town Board designates 22 Chateau Terrace as a Town historic landmark.

Fiscal Impact Statement: This action will have no impact on the Town operating budget or on the tax rate.

Attachment: TB_NominationPacket_020524 (28623 : 22 Chateau - Local Landmark)



DEBORAH BRUCH BUCKI, RN, PhD
Councilmember & Liaison

TOWN OF AMHERST

ERIE COUNTY, NEW YORK

1.a

HISTORIC PRESERVATION COMMISSION

SUSAN M. PALMER, CHAIR
CATHERINE WATERMAN-KULPA, VICE CHAIR
JENNIFER KENSY
BRIAN SWARTZ
NORMAN J. HIRSCHHEY, P.E.
MARY LOU MANCUSO

MEMORANDUM

September 12, 2023

TO: Town Board
Francina J. Spoth., Town Clerk
Mark Berke P.E., Building Commissioner
Martin A. Polowy., Town Attorney

FROM: Catherine Waterman-Kulpa, Historic Preservation Commission Vice Chair

SUBJECT: LOCAL LANDMARK NOMINATION RECOMMENDATION TO TOWN BOARD, 22 CHATEAU TERRACE, AMHERST, NY 14226

Dear Amherst Town Board members,

The consideration before the Town Board is the nomination of 22 Chateau Terrace as a local landmark. Three separate Amherst Town Code criteria for local landmarking per [§ 121-6 "Designation of historic landmarks, sites and districts"](#) have been identified by the Historic Preservation Commission.

Criteria A5:

22 Chateau Terrace is identified as lot #2 on the original Sub Division Map for the College Hill - Chateau Terraces for the developers Suor and Suor. Lot #2, with dimensions of 80' x 80', was the first of three regularly sized residential properties after the larger Main Street/Chateau Terrace parcel. These properties served as a gateway to the Chateau Terrace neighborhood. As the first residential property, 22 Chateau represents an **established and familiar visual feature of the neighborhood**. Local landmarking is a tool the Town has to preserve properties which meet the criteria in the Town of Amherst code for local landmarking. In this case, 22 Chateau Terrace meets the minimum threshold for criteria A5. You may be confused by the conclusion of the Commonwealth Heritage Group's June 2022 report prepared for Benderson Development

Attachment: TB_NominationPacket_020524 (28623 : 22 Chateau - Local Landmark)

(attached.) This was submitted by the owner (Benderson Development) as part of the information collection part of the local landmarking process for 22 Chateau Terrace. The document states the property does not seem to meet the criteria for State and National Register landmarking. That is not the issue before you. The issue before you is local landmarking. The State and National Register of Historic Places has different standards and criteria to evaluate a property or group of properties' historical significance as it pertains to statewide or national history. This is exactly why Historic Preservation Commissions were created at the local government level. These Historic Preservation Commissions were given criteria by the state government and the ability as a Certified Local Government to locally list historic landmarks for protection from inappropriate modifications or demolition. 22 Chateau Terrace meets the Town's codified criteria A5 as a stand-alone landmark, "Because of a unique or singular physical characteristic, represents an established and familiar visual feature of the neighborhood." As previously stated, 22 Chateau Terrace is the first residential lot in the subdivision. As the first house, it has prominence. Locally, to this neighborhood of Amherst, this property is held to a higher regard than properties deep within the neighborhood. You might say, well the Bornhava development already impacted the Chateau neighborhood boundary. It did not. It did not due to the geographical boundaries of the subdivision; the Bornhava properties were not included in the Sour and Sour sub division for Chateau Terrace. But what one could say is the Bornhava development actually enhanced the importance of 22 Chateau Terrace because it created a distinction between residential and commercial properties along Chateau Terrace. The Bornhava development, by joining previously narrower parcels, which then allowed for larger development, shows the importance of maintaining the character of the Chateau neighborhood starting at the first residential parcel with the regular 80' x 80' parcels. The original map shows the lots where Bornhava is (and beyond moving east) were roughly 52' x 439'. The residential neighborhood did not include those deep lots to the east along Main Street. Likewise, Lot #1 of the subdivision was an intentionally larger parcel for commercial use along Main Street; identifying the importance of commercial properties along Main Street in this area of Snyder. (See attached map.)



Packet Pg. 12

Criteria A2:

22 Chateau Terrace is identified as meeting the threshold of criteria A2 as well. Criteria A2 states a property must “**Embodies the distinctive characteristics of a type, a period or a method of construction.**” The residence at 22 Chateau embodies the distinctive characteristics of the Craftsman-style residence in the c. 1920 – 1940’s. Common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, patterned window panes and a covered or enclosed front porch. There is no doubt 22 Chateau Terrace is a Craftsman house.



22 Chateau Terrace

You may say, we have a lot of these houses in Amherst. Do we? This housing type is a present in a very small area of Amherst. If you took all the structures in Amherst – maybe 110,000 and looked at the percentage of Craftsman home – maybe 200 (mostly in Snyder and a quarter in this neighborhood), you would see that less than 0.18% of the properties are Craftsman type. Now take those that have been modified and are no longer significant examples of the style. Most of the Craftsman are not stucco examples. In the Chateau neighborhood, this is the only example of a stucco faced Craftsman house. The number of houses similar to this one in the Town is less than 0.0072% of the building stock if there are 8 stucco Craftsman houses in Amherst. This one example of a Craftsman home is an important and rare one for the Town.

Criteria A1:

22 Chateau Terrace also meet the Town's criteria A1 for local landmarking which states a property is **"Is associated with the lives of individuals or of people or of events significant in the national, state or local history."** As mentioned, 22 Chateau Terrace is part of the College Hill – Chateau Terrace development, a 20th century residential subdivision accessed via Main Street in Snyder, a hamlet of Amherst. How the town was laid out is important to the Town's history. Parts of Amherst are known for being agricultural. Some parts are known for being commercial. Some are known for having post war housing developments, while others housing development from different eras were located in other parts of the Town. The Chateau Terrace part of Amherst is a dense residential area along Main Street which is a "straight" shot to City of Batavia in the north and City of Buffalo to the south. The early 20th century development was made possible by the normalization of the automobile to residential life; allowing work, live, and play aspects of life to be located farther away from one another.

You could say, this property is one in 70 properties in the Chateau Terrace neighborhood. Why designate just this one? Why is it that important to Amherst's local history? This one singular property is important because it is a gateway to the Chateau Terrace neighborhood. This neighborhood's development is important to Amherst's development. The subdivisions of the early 20th century laid out much of Snyder taking it from farmland to the largest collection of old homes in the Town of Amherst outside of the village.

Please feel free to reach out to the Commission with any questions you have pertaining to the historic significance of 22 Chateau Terrace, the local landmarking process, or any other questions you may have.

Sincerely,
Kate Waterman-Kulpa, RA
Vice Chair, Amherst Historic Preservation Commission

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. ____ OF 2023

Re: Recommendation for local landmark designation of 22 Chateau Terrace

WHEREAS, the Town of Amherst has many significant historic, architectural and cultural landmarks within its borders; and

WHEREAS, 22 Chateau Terrace meets Local Landmark Criterion A(i): Is associated with the lives of individuals or of people or of events significant in the national, state or local history (ii): embodies the distinctive characteristics of the Craftsman-style residence; and (v): represents an established and familiar visual feature of the neighborhood and

WHEREAS, Built ca. 1920, this property is also associated with the history of suburban development in the Town of Amherst; and

WHEREAS, It retains a moderate level of integrity of design, materials, craftsmanship and settings; and

WHEREAS, It represents an established and familiar visual feature of the neighborhood as the first residential structure for the gateway of the Chateau Terrace neighborhood; and

WHEREAS, The proposed nomination is further described in the attached documents; now therefore be it

RESOLVED, Pursuant Amherst Code Section 121-6 of the duties of designation by the Historic Preservation Commission, the Commission would like to recommend for designation the property at 22 Chateau Terrace, in Amherst New York as a local landmark under Local Landmark Criterion A(i), A(ii), and A(v).

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, September 12, 2023; moved by – Waterman-Kulpa ; seconded by - Mancuso; ayes 5, noes 1 (Palmer), Absent (0).


 Susan Palmer, Chair

Date

Sept 12, 2023

Attachment: TB_NominationPacket_020524 (28623 : 22 Chateau - Local Landmark)

LANDMARK DESIGNATION APPLICATION 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: 570 DAB 3 LLC Benderson Development
[list all owners of record and 7978 COOPER CREEK BOULEVARD C/O JOSEPH P. KEIFFER
their addresses – use UNIVERSITY PARK FL 34201
additional sheet if necessary]

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

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

Applicants must:

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

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

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

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

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

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

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

C. PROPERTY DESCRIPTION

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

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

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

List major alterations and dates (if known): _____

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

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

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

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

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

11. Interrelationship of building and surroundings: _____

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

Description of Exterior.

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



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

02/02/2023

Signature of Applicant

Date

Print Name

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

Attachment: TB_NominationPacket_020524 (28623 : 22 Chateau - Local Landmark)

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion:

[illegible]

Chairpersons Signature_____

Date _____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

Attachment: TB_NominationPacket_020524 (28623 : 22 Chateau - Local Landmark)