MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
April 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	
Angela Marinucci	Town of Amherst	Councilmember	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

March 12, 2024 Minutes

Mr. Amplement moved to approve the minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0.

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

NEW BUSINESS

1. 4467 MAIN STREET - LOCAL LANDMARK DESIGNATION

The applicant was not present. The Commission requested that the applicant submit an architectural discussion of the character-defining features of the building along with identifying a period of significance. Mr. Swartz made a motion to adjourn the matter. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT:	**ADJOURNED**

2. ST. MARY'S MOTHERHOUSE AT 400 MILL STREET - CERTIFICATE OF APPROPRIATENESS

Charles Ritter and Thomas Lyons (Duke, Holzman, Photiadis & Gresens LLP), along with Nicholas Kraus (Heritage Consulting Group), presented a Certificate of Appropriateness for full replacement of the slate roof at the St. Mary's Motherhouse (400 Mill Street) with synthetic slate. Following their presentation, Mr. Ritter, Mr. Lyons, Mr. Kraus and Gary Browne (The Browne Company) answered questions and concerns raised by the Commission. Mr. Hirschey spoke in favor of allowing the roof to be replaced using synthetic slate.

Following discussion, Mr. Swartz made a motion to enter an executive session with legal counsel regarding Chapter 121 of Town Code. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

Mr. Swartz made a motion to return to the regular meeting. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

Ms. Waterman-Kulpa made a motion to deny the Certificate of Appropriateness dated March 26, 2024 with the scope of work as follows: the existing roof system is failing and the roof is in desperate need of repair; we are proposing a full roof replacement; existing slate would be replaced with synthetic slate. She stated that the scope of work was defined as well by supplemental material from Duke, Holzman, Photiadis & Gresens LLP dated March 26, 2024, items 1-6 and items 1-2 from Heritage Consulting Group. The owner has stated that the original slate roof is at its end of life and the Commission reviewed the material per the Town's statute, the Secretary of the Interior's Standards for Rehabilitation, as well as the National Park Service Technical Preservation Briefs 29 (The Repair, Replacement, and Maintenance of Historic Slate Roofs), 4 (Roofing for Historic Buildings), and 16 (The Use of Substitute Materials on Historic Building Exteriors). The EcoStar synthetic slate material dramatically changes the visual and aesthetic effects of the roof. The proposed replacement material alters the shape, size and pattern of the roof. It absorbs the light rather than reflecting it as natural slate would and is much darker and monochrome compared to the existing slate.

Waterman-Kulpa made a motion to deny the Certificate of Appropriateness for the replacement of the existing original slate roof with the EcoStar synthetic slate material. The motion was seconded by Mr. Swartz and carried. Ayes 4, Noes 1 (Hirschey), Abstain 1 (Mancuso).

RESULT:	**DENIED [4 TO 1]**
AYES:	Waterman-Kulpa, Kensy, Swartz, Amplement
NAYS:	Hirschey
ABSTAIN:	Mancuso

3. LOCAL LANDMARK PLAQUES 2024 - 38 RICHFIELD ROAD & MAIN STREET ENTRANCEWAY

The Commission reviewed mockups for the 38 Richfield and the Main Street corridor furniture plaques. The Commission agreed to replace the word "built" with "circa" and allow the vendor to move forward with production.

4. 2024 CLG GRANT SUBMISSION
The Commission discussed preparing a scope of services for the Town Board.

5. 2024 PRESERVATION DAY PLANNING
The Commission discussed the ongoing preparations for Preservation Day, including setting up an itinerary and the list of secured speakers.

6. HISTORIC PRESERVATION COMMISSION MEMBERSHIP
Mr. Swartz made a motion to add an agenda item. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

The Commission discussed recommending Hallie Wright to the open seat of historian on the Historic Preservation Commission.

Ms. Waterman-Kulpa made a motion to recommend to the Town Board that Hallie Wright fill the vacant seat of historian on the Historic Preservation Commission. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Mary Lou Mancuso, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement

OLD BUSINESS

7. LOCAL LANDMARK PLAQUES - HARLEM ROAD SCHOOL & MAIN STREET ENTRANCEWAYS
No update.

8. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
The Commission discussed updating the Local Landmark Designation application on the website.

MISCELLANEOUS

ADJOURNMENT

The Historical Preservation Commission meeting of April 9, 2024 was adjourned at 9:54pm.

MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
March 12, 2024
7:00 PM

Attachment: HPC Minutes 031224 (28823 : March 12 Minutes)

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Absent	
Jennifer D. Kensy	Town of Amherst	Member	Late	7:02 PM
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	Late	7:02 PM
Angela Marinucci	Town of Amherst	Councilmember	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	
Charles Malcomb	Outside Counsel	Hodgson Russ LLP	Present	

MINUTES APPROVAL

February 20, 2024 Minutes

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

NEW BUSINESS

1. ST. MARY'S MOTHERHOUSE AT 400 MILL STREET - HARDSHIP REQUEST
The Commission acknowledged receiving a letter from St. Mary's Common Apartments requesting a review for hardship and would like to have the Petitioner submit their materials stating how they meet the criterion in 121-10. Mr. Swartz said he would provide Mr. Quinn with an itemized list of documents for the Petitioner to submit for review before a public hearing can be scheduled.

RESULT:	**ADJOURNED**

2. LOCAL LANDMARK PLAQUES 2024 - HAUSSAUER HOUSE & 38 RICHFIELD ROAD
The Commission decided to remove the Haussauer House from plaque consideration for the time being and recommended getting a second plaque for the street furniture. They also said that 38 Richfield was in the process of getting a plaque.

RESULT:	**ADJOURNED**

3. 2024 CLG GRANT SUBMISSION
Mr. Swartz, Ms. Waterman-Kulpa, Mr. Amplement and Ms. Marinucci will meet via Zoom on March 28 to discuss planning. Ms. Marinucci said that during preliminary discussions the Town Board was open to matching funds in order to move forward with developing HPC guidelines and standards.

4. 2024 PRESERVATION DAY PLANNING
The Commission said they had a meeting to develop a robust list of tasks for Preservation Day and noted a change to the programming, including more presentations.

OLD BUSINESS

5. LOCAL LANDMARK PLAQUES - HARLEM ROAD SCHOOL & MAIN STREET ENTRANCEWAYS
Mr. Swartz reiterated that they will obtain a second plaque for the street furniture with plans to put one at either end of the Main Street corridor. Mr. Quinn said the Harlem Road School plaque will be installed once the warmer weather becomes more consistent.

6. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
The Commission reviewed website updates, including general information on the Commission, pictures and filing deadlines. Ms. Kensy said she is still waiting to hear from Preservation Buffalo Niagara regarding training.

MISCELLANEOUS

Mr. Swartz made a motion to enter into an executive session to discuss membership. The motion was seconded by Mr. Amplement and carried. Ayes 5, Noes 0, Absent 1 (Waterman-Kulpa).

Mr. Swartz made a motion to end the executive session. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Waterman-Kulpa.)

ADJOURNMENT

The Historical Preservation Commission meeting of March 12, 2024 was adjourned at 7:41pm.

Attachment: HPC Minutes 031224 (28823 : March 12 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: Jessica Black Telephone: (716) 713-4047 Date: _____

Your address: 79 Fruehauf Avenue Amherst NY 14226

Organization (if any): Fruehauf Chateau Homeowners

A. PROPERTY IDENTIFICATION

1. Building's common or current name: Key Bank Snyder Branch

2. Building's historic name, if known: Bank of Snyder

3. Street location: 4467 Main Street SBL# 80.05-5-1

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

First Niagara Bank NA
PO Box 428
Buffalo NY 14231

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: Historic-Preservation-Commission-Landmark-Designation Application (28822 : 4467 Main St)

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: Historic-Preservation-Commission-Landmark-Designation Application (28822 : 4467 Main St)

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):
1998 - Drive in window
1982 - 24-hour window teller

Source of this information: The Town of Amherst Property Record Online System ("PROS") ...

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:
Provides the makeup of the 4 corners of Main & Harlem, a highly visible intersection in Amherst. To the north are newer commericial properties, to the South is the Beck Store, original to Snyder (moved from original location), next to Sunoco Gas Station and an extraordinarily large parking lot to the South. Built right up to the SW corner, which is inline with modern zoning codes in a village setting.

Attachment: Historic-Preservation-Commission-Landmark-Designation Application (28822 : 4467 Main St)

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

The building located at 4467 Main Street (ca. 1930; Photo 6-79), at the southwest corner of Harlem, is a single story Georgian Revival tan brick commercial building. The building first appears on the 1932 Sanborn map as a bank, and continues to retain that function as a Key Bank. Not only is the building significant architecturally, it is a rare example of early twentieth-century commercial architecture in Amherst that has maintained the same functional use for over 95-years.

Signed at:
2024-03-18 21:56:18

03/18/2024

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: Historic-Preservation-Commission-Landmark-Designation Application (28822 : 4467 Main St)

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: Historic-Preservation-Commission-Landmark-Designation Application (28822 : 4467 Main St)

Synder, New York : Background

Nestled within the Town of Amherst, Snyder stands as a testament to the town's rich heritage. As one of Amherst's earliest established areas, Snyder exudes a quaint, village-like charm, boasting a harmonious blend of residential and commercial spaces that encourage pedestrian activity. The area is adorned with a tapestry of local landmarks, including educational institutions, places of worship, cultural centers, and the quintessential post office, all woven into a classic urban design featuring tree-lined streets and meticulously maintained homes.

Snyder's southern locale within Amherst is framed by Getzville and Brantwood Road to the west, Sheridan Drive to the north, the convergence of I-290 and I-90 to the east, and the boundary with Cheektowaga to the south. The heart of Snyder's revitalization efforts lies along the Main Street corridor, stretching from Campus Drive to Burroughs Drive, which serves as the commercial nucleus of the community.

The historical roots of Snyder trace back to 1804 with Timothy Hopkins' settlement, marking the beginning of its transformation from rural farmland to a bustling community. The arrival of Abraham Snyder in 1823, followed by the establishment of his family's homestead at the crossroads of Main Street and Harlem Road, catalyzed the growth of "Snyderville." The evolution of Snyder continued through the 19th century, with local enterprises catering to the agrarian lifestyle and the influx of stagecoach travelers along the Buffalo-Williamsville thoroughfare.

The dawn of the 20th century heralded a new era for Snyder, shaping its distinctive identity. The introduction of an electric trolley in 1892 linked Snyder to the expanding Buffalo streetcar network, propelling the area into a sought-after residential enclave for the city's affluent. This period also saw the expansion of the business district at Main and Harlem, solidifying its role as the communal hub for the burgeoning suburbs.

In the present day, Snyder's residential zones remain highly coveted, a beacon of stability amidst a static economic landscape. The business district, while evolving, continues to honor its historical significance, transitioning from its pastoral origins to a modern-day haven for exclusive, high-quality merchandise. Snyder's journey from a rural hamlet to a suburban cornerstone and now to a contemporary commercial destination reflects its enduring adaptability and allure.

4467 Main Street: A Historical Narrative

Where Main Street and Harlem intersect in the quaint hamlet of Snyder, New York, stands a testament to the town's communal spirit and architectural heritage: the building at 4467 Main Street. Originally serving as the Bank of Snyder, this structure is a fine example of Georgian Revival architectural style, characterized by its symmetry, proportion, and adherence to classical design principles.

Attachment: 4467 Main Narrative (28822 : 4467 Main St)

Constructed in 1929, the Bank of Snyder was more than a financial institution; it was a symbol of local pride and autonomy. On July 2nd, 1929, the Bank of Snyder opened its doors to the public for the first time, with "a capital of $100,000 and a surplus of $50,000."[1] In an era marked by economic optimism before the Great Depression, the residents of Snyder came together to establish their own bank, a move that reflected the town's growing affluence and self-reliance. According to the Buffalo Courier Express, when the bank was first established in 1929 "150 of the 160 stockholders are residents of Snyder."[2] This was a "point of pride" not for the officers and directors of the bank, but for the folks that lived in Snyder as well.

The bank's establishment coincided with a period of significant growth for Snyder, which had been founded nearly a century earlier in 1837. The town, named after its first postmaster Michael Snyder, grew from a simple crossroads to a vibrant suburb, its identity intertwined with the ebb and flow of the nation's economy. Once the proud Bank of Snyder, it now operates as a Key Bank branch, but its walls echo a history far richer than its financial legacy. The building's inception as a bank is immortalized on the 1932 Sanborn map, and remarkably, it has continued to serve this original purpose for over 9 decades.

Erected in 1929, this Georgian Revival structure is cloaked in brick, its single-story stature exuding the elegance of classical design. Adorned in the Georgian Revival style, the building's symmetrical facade and classical elements reflect a revivalist passion for the grandeur of the past, a nod to the colonial heritage that shaped early American architecture. The significance of 4467 Main Street transcends its architectural merit; it is a rare example of early twentieth-century commercial design within Snyder, one that has steadfastly preserved its functional legacy. The entrance, graced by Corinthian columns set in antis and crowned with a pediment, invites passersby to step into a space where history and commerce intertwine.

Over the years, the Bank of Snyder would see the world change around it. The Great Depression, the rise and fall of industries, and the ebb and flow of the town's fortunes all played out around this steadfast edifice. In 1934, the bank was acquired by the Marine Trust Company of Buffalo, reflecting the broader economic consolidations of the time. The 1920s and 1930s were decades of stark contrast for Snyder, mirroring the broader American experience. The Roaring Twenties brought a wave of optimism, only to be dashed by the Great Depression's shadow. As the nation grappled with economic turmoil, Snyder was not immune. The once-thriving industries slowed, and the dreams of prosperity were replaced by the stark reality of survival.

Amidst this backdrop, the Marine Trust Company of Buffalo emerged as a beacon of stability. Due to the region's commercial economy, the bank initially focused on trade finance for the burgeoning grain industry in Buffalo. Founded in 1850, the institution weathered economic storms to become a cornerstone of the Buffalo region's financial landscape. It transformed into the Marine Trust Company of Buffalo, and by 1929, as part of the Marine Midland Corporation, it extended its reach far beyond the local community. In the early 1960s, Marine Midland

[1] The Buffalo News. (July 1, 1929). . Newspapers.com. Retrieved March 26, 2024, from https://www.newspapers.com/article/the-buffalo-news/144179656/

[2] Buffalo Courier Express. (July 2, 1929). . Newspapers.com. Retrieved March 26, 2024, from https://www.newspapers.com/article/buffalo-courier-express/144179308/

Attachment: 4467 Main Narrative (28822 : 4467 Main St)

Corporation initiated a series of mergers among its network of banks, culminating in the formation of the Marine Trust Company of Western New York. This entity underwent several name changes and expansions, ultimately uniting with nine regional banks in 1976 to establish Marine Midland Bank, boasting assets of $10.5 billion. At the time, this was the largest bank merger in U.S. History.[3] In 1980, the global banking giant HSBC embarked on a strategic expansion into the American market by securing a majority stake of 51% in Marine Midland Banks, Inc. This transition culminated in 1999 when Marine Midland Bank adopted the HSBC brand, emerging as HSBC Bank USA, and signifying a new chapter in its storied history.

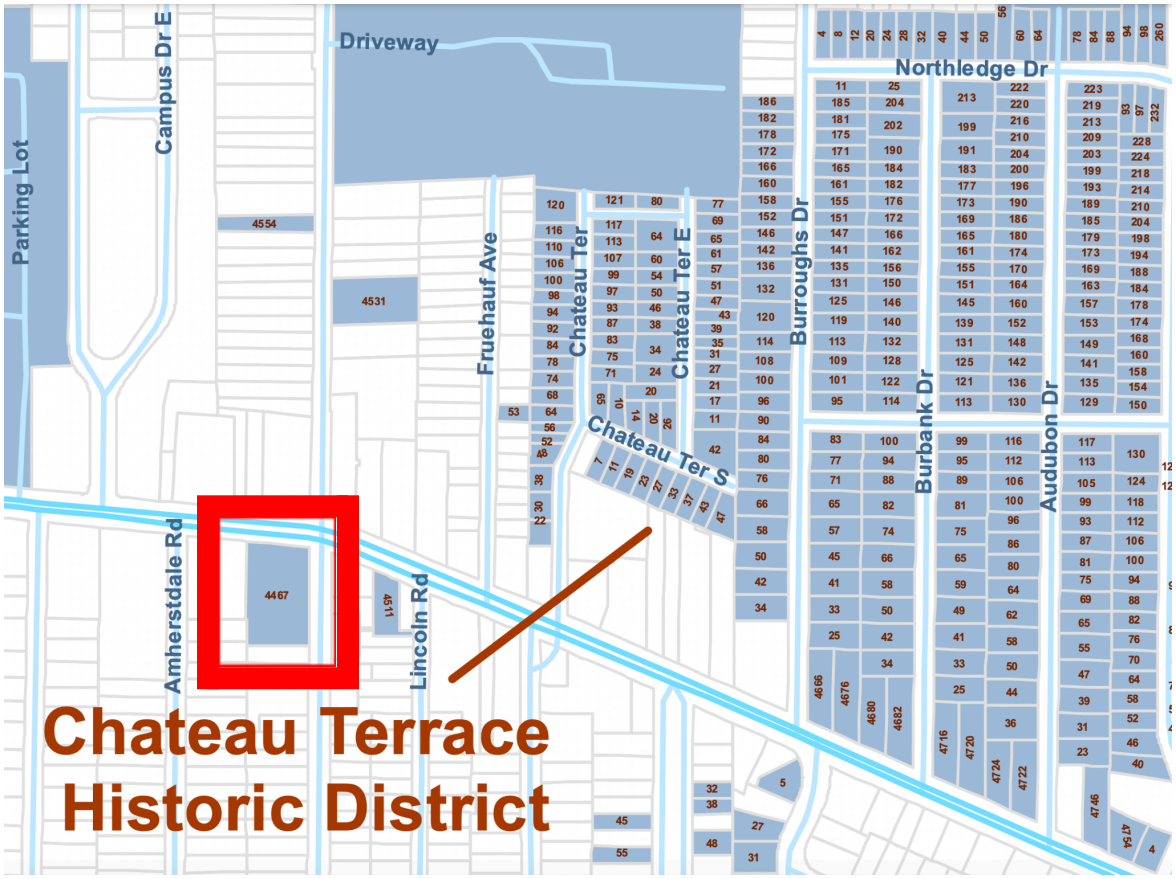
Today, as a Key Bank branch, 4467 Main Street continues to serve the financial needs of Snyder's residents, just as it did nearly a century ago. The former Bank of Snyder located at 4467 Main Street is more than a building; it is a narrative woven into the fabric of Snyder. It stands as a testament to the resilience of a town that has seen the pendulum of history swing from prosperity to hardship and back again. It is a monument to the collective spirit of its people, a spirit that endures in the very bricks and mortar of this Georgian Revival masterpiece.

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[3]HSBC Collections, Global Archives - Marine Midland Corp.
https://history.hsbc.com/collections/global-archives/hsbc-usa-inc-marine-midland-corporation

Attachment: 4467 Main Narrative (28822 : 4467 Main St)

Keybank Snyder Branch
4467 Main St Snyder, NY 14226
SBL 80.05-5-1





AREA 6

6-79. 4467 Main Street,
Present Marine Midland Bank

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

The building located at 4467 Main Street (ca. 1930; Photo 6-79), at the southwest corner of Harlem, is a single story Georgian Revival tan brick commercial building. The building first appears on the 1932 Sanborn map as a bank, and continues to retain that function as a bank. Not only is the building significant architecturally, it is a rare example of early twentieth-century commercial architecture in Amherst that has maintained the same functional use for over 80-years.
Source: https://www.amherst.ny.us/pdf/committees/additional/historic/existing.pdf page 52

Name of Resource/Address
Present Key Bank 4467 Main Street (southwest corner of Harlem Rd.)

Approx Date of Construction
ca. 1930

Resource Type/Description
1 story roofed brick clad Georgian Revival commercial building. Entrance on Main Street elevation has in-antis Corinthian order columns and a pediment above.

Reason for Inclusion
Georgian Revival commercial architecture. Association with the history of Snyderville. Building was constructed as a bank and has continued that functional use.

Color Code
Blue - Extremely high architectural and/or historic significance. These properties would likely also meet the criteria 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.
Source: https://www.amherst.ny.us/pdf/committees/additional/historic/appendix1.pdf

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

WILLIAMSVILLE.

The Bank of Snyder will open for business Tuesday, at 9 o'clock, in the newly erected building, Main and South Harlem roads, Snyder. The building, a one-story brick and tile structure, will provide quarters for the new bank and also a store. The officers are: President, F. Warren Mundie; vice presidents, Joseph Coplon and Otto F. Schuler; cashier, Herbert J. Vogelsang. The directors include the officers and George F. Bates of Buffalo, William R. Boocock, Joseph Coplon and Eugene Warner of Eggertsville, W. Allen Gardner, Austin B. Hoolihan, Franklin F. Schafer, Frank T. Ranahan and

The Buffalo News Jul 1, 1929 - Page 42
https://www.newspapers.com/article/the-buffalo-news/140579517/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)



F. WARREN NUNDIE. OTTO F. SCHULER. HERBERT J. VOGELSANG.

The new Bank of Snyder will open for business Tuesday at 9 A. M. in its new building at Main street and South Harlem road, Snyder, with a capital of $100,000 and a surplus of $50,000.

The bank, which is named for the community it will serve, has 160 stockholders, of whom 150 are residents of the Snyder section.

"We will not be in our own quarters in the building until later in the month, due to certain work which still remains to be completed," said F. Warren Mundie, president of the bank, and assistant vice president of the Marine Trust company of Buffalo, "but we wished to open for the beginning of the interest period." For the present, the banking quarters will be in a store in the building. Before the end of July, the bank will move to its permanent location in the same building.

Officers are: F. Warren Mundie, president; vice presidents are Joseph Coplon, president of the Select Furniture Furniture company of Buffalo; Otto F. Schuler of Schuler Brothers, Snyder. Herbert J. Vogelsang is cashier.

Directors are: George F. Bates, W. Allan Gardner, Frank P. Ranahan, William R. Boocock, Austin B. Hoolihan, Franklin F. Schafer, Nelson W. Cheney, P. Warren Mundie, Otto F. Schuler, Joseph Coplon and Eugene Warner.

The Buffalo News Jul 1, 1929 - Page 40
https://www.newspapers.com/article/the-buffalo-news/140579285/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

BANK HEADS NAMED

F. Warren Mundie chosen president of Snyder institution

Officers of the recently organized Bank of Snyder were elected yesterday at a meeting of the board. The new bank, capitalized at $100,000, with a $50,000 surplus, will be headed by F. Warren Mundie, assistant vice-president of the Marine Trust Company. Construction of the bank building, to be erected at Main street and Harlem road, will be started at once and will be completed July 1st.

The vice-presidents of the new bank will be Joseph Coplon and Otto F. Schuler. Herbert J. Vogelsang was elected cashier.

The board of directors is made up of Egene Warner, W. Allen Gardner, Joseph Coplon, Austin B. Hoolihan, Otto F. Schuler, Frank P. Ranahan, William R. Boocock, Nelson W. Cheney, Franklin F. Schafer, F. Warren Mundie and George F. Bates.

Buffalo Courier Express Apr 4, 1929 - Page 5
https://www.newspapers.com/article/buffalo-courier-express/140578866/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

NOTICE OF INTENTION TO ORGANIZE THE "BANK OF SNYDER."

WE, THE UNDERSIGNED, DO HEREBY certify and give notice of our intention to organize a state bank under and in pursuance of the laws of the State of New York, as follows:

1. The name by which the State bank is to be known is "BANK OF SNYDER."

2. The place where its business is to be transacted is Snyder, Town of Amherst, County of Erie and State of New York.

3. The amount of its capital stock shall be one hundred thousand dollars ($100,000.00), consisting of two thousand (2,000) shares of the par value of fifty dollars ($50.00) per share.

4. The names and places of residence of the incorporators are as follows:

Name	Residence
George F. Rand	Buffalo, New York
W. Allan Gardner	Snyder, New York
Joseph Coplon	Snyder, New York
Austin B. Hoolihan	Snyder, New York
Otto B. Schuler	Snyder, New York
Frank P. Ranahan	Snyder, New York
William R. Boocock	Snyder, New York
Nelson W. Cheney	Eden, New York
Franklin F. Schafer	Snyder, New York
F. Warren Mundie	Tonawanda, New York
George F. Bates	Buffalo, New York

We, and each of us, do hereby further certify and declare that he will accept the responsibilities and faithfully discharge the duties of a director in said state band if elected to act as such when authorized by the provisions of the banking law of the State of New York.

Made and executed at Buffalo, New York, this 28th day of December, 1928.

GEORGE F. RAND
W. ALLAN GARDNER
JOSEPH COPLON
AUSTIN B. HOOLIHAN
OTTO B. SCHULER
FRANK P. RANAHAN
WILLIAM R. BOOCOCK
NELSON W. CHENEY
FRANKLIN F. SCHAFER
F. WARREN MUNDIE
GEORGE F. BATES

jan.14-21-28feb.4

The Buffalo Times Jan 14, 1929 - Page 19
https://www.newspapers.com/article/the-buffalo-times/140579100/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)



Marine Trust Company Takes Over Snyder Bank

The Marine Trust Company yesterday announced the acquisition of the Bank of Snyder which it will operate as a branch. The latter institution has been a unit of the Marine Midland group since 1929.

Buffalo Courier Express Oct 9, 1934 - Page 19
https://www.newspapers.com/article/buffalo-courier-express/140578118/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

BANK, SNYDER BECOMES MARINE TRUST BRANCH

The Bank of Snyder, at Main street and Harlem road, today became a branch of the Marine Trust company, operating under the new state law permitting branch banking in district limits. Stockholders of the Bank of Snyder and of the Marine Trust company approved the merger late last week.

Herbert J. Vogelsang, who has been vice president and cashier of the Snyder bank, will now be manager since its conversion into a branch. F. Warren Mundie had been president. He is also an assistant vice president of the Marine Trust company.

The Bank of Snyder was organized in 1929 and since its establishment has been a member of the Marine Midland group.

The Buffalo News Oct 8, 1934 - Page 13
https://www.newspapers.com/article/the-buffalo-news/140577014/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF THE MARINE TRUST COMPANY OF BUFFALO

NOTICE IS HEREBY GIVEN that a Special Meeting of the Stockholders of The Marine Trust Company of Buffalo has been called to be held at the head office of the company, No. 237 Main Street, in the City of Buffalo, New York, on Friday, the 28th day of September, 1934, at eleven o'clock in the forenoon, for the purpose of submitting to the stockholders of The Marine Trust Company of Buffalo and obtaining their approval of a merger agreement dated September 4, 1934, between The Marine Trust Company of Buffalo and Bank of Snyder providing for the merger of the Bank of Snyder into The Marine Trust Company of Buffalo under the name of "The Marine Trust Company of Buffalo" and pursuant to the provisions of Article XII of the Banking Law of the State of New York prescribing the terms and conditions of said merger and the mode of carrying the same into effect, and of taking such other, further or different action in respect thereof as to the stockholders represented at such meeting or any adjournment thereof shall seem proper, and of transacting such other and further business as may come before the meeting.

Dated Buffalo, N. Y., September 14, 1934.

By Order of the Board of Directors,
GEORGE F. RAND, President.
HENRY J. BEITZ, Secretary.

Sept.14,15,16,17,18,19,20,21,22,23,24,25,26,27

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF BANK OF SNYDER

NOTICE IS HEREBY GIVEN that a Special Meeting of the Stockholders of Bank of Snyder has been called to be held at the office of the bank in the Town of Amherst, Erie County, New York, on Friday, the 28th day of September, 1934, at two o'clock in the afternoon for the purpose of submitting to the stockholders of the Bank of Snyder and obtaining their approval of a merger agreement dated September 4, 1934, between The Marine Trust Company of Buffalo and Bank of Snyder, providing for the merger of the Bank of Synder into The Marine Trust Company of Buffalo under the name of "The Marine Trust Company of Buffalo" and pursuant to the provisions of Article XII of the Banking Law of the State of New York, prescribing the terms and conditions of said merger and the mode of carrying the same into effect, and of taking such other, further or different action in respect thereof as to the stockholders represented at such meeting or any adjournment thereof shall seem proper, and of transacting such other and further business as may come before the meeting.

Dated, September 14, 1934.

By Order of the Board of Directors.
F. WARREN MUNDIE, President.
HERBERT J. VOGELSANG,
Vice-President and Cashier.

Sept.14,15,16,17,18,19,20,21,22,23,24,25,26,27

Buffalo Courier Express Sep 17, 1934 - Page 19
https://www.newspapers.com/article/buffalo-courier-express/140577163/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

Snyder——

Town Selects New Bank Depository

Change Is First Made For Several Years

Amherst's official local banking depository now is the Snyder Branch of the Marine Trust Company, Main Street and Harlem Road. So designated by the Amherst Town Board in the new administration of Supervisor Albert J. Herman, the Snyder bank supplants the Williamsville Branch of the Marine Trust Company.

Supervisor Herman pointed out that tax receipts and other funds received in town offices at the Williamsville Village Hall will be deposited in the Williamsville institution for transfer to the Snyder branch. The change in depositories is the first in several years authorized by the Town Board.

The old Bank of Williamsville was depository for the town before it became a branch of the Marine Trust. Former Supervisor Howard G. Britting, whom Supervisor Herman defeated in the November election, was one of the founders of the Williamsville bank and served as its president, until he became supervisor eight years ago.

City banks which also were designated by the Town Board are the Western Savings, Liberty and Manufacturers & Traders Trust Company.

The Buffalo News Jan 12, 1942 - Page 1
https://www.newspapers.com/article/the-buffalo-news/140577538/

Attachment: 4467 Main_landmark_designation (28822 : 4467 Main St)

NOTICE OF INTENTION TO ORGANIZE THE "BANK OF SNYDER."

1.d

WE, THE UNDERSIGNE EBY certify and give notice to organize a state bank under and in pursuance of the laws of the State of New York, as follows:

1. The name by which the State bank is to be known is "BANK OF SNYDER."

2. The place where its business is to be acted is Snyder, Town of Amherst, County of and State of New York.

3. The amount of its capital stock sha one hundred thousand dollars ($100,000.00), con g of two thousand (2,000) shares of the par e of fifty dollars ($50.00) per share.

4. The names and places of residenc the incorporators are as follows:

Name	Residence
George F. Rand	Buffalo, New
W. Allan Gardner	Snyder, New Y
Joseph Coplon	Snyder, New Y
Austin B. Hoolihan	Snyder, New Y
Otto B. Schuler	Snyder, New Y
Frank P. Ranahan	Snyder, New Y
William R. Boocock	Snyder, New Y
Nelson W. Cheney	Eden, New York
Franklin F. Schafer	Snyder, New Y
F. Warren Mundie	Tonawanda, New
George F. Bates	Buffalo, New Y

We, and each of us, do hereby further c and declare that he will accept the responsibi and faithfully discharge the duties of a directo said state band if elected to act as such when ized by the provisions of the banking law of State of New York.

Made and executed at Buffalo, New Y this 28th day of December, 1928.

GEORGE F. RAND
W. ALLAN GARDN
JOSEPH COPLON
AUSTIN B. HOOLI
OTTO B. SCHULER
FRANK P. RANAHAN
WILLIAM R. BOOCOCK
R
GEORGE F. BATES

jan.14-21-28feb.4

Attachment:

Packet Pg. 24

Snyder——

Town Selec

1.e

Bank Depository

Change Is First Ma
For Several Years

Amherst's official local ing depository now is the der Branch of the Marine Tru m- pany, Main Street and em Road. So designated by t m- herst Town Board in the ad- ministration of Supervisor ert J. Herman, the Snyder ba up- plants the Williamsville ich of the Marine Trust Compa

Supervisor Herman poin out that tax receipts and othe nds received in town offices the Williamsville Village Hall be deposited in the Williams in- stitution for transfer to the der branch. The change in dep ries is the first in several ye au- thorized by the Town Boar

The old Bank of Willi ille was depository for the tow ore it became a branch of the ine Trust. Former Supervisor ard G. Britting, whom Supervis er- man defeated in the N ber election, was one of the lers of the Williamsville ba and served as its president, he became supervisor eight ye... ago.

City banks which also were desig- nated by the Town Board are the Western and Manufa ust Company.

Attachment: The_Buffalo_News_1942_01_12_page_1

BANK, SNYDER BECOMES MARINE TR...CH

1.f

The Bank of S...ain street and Harlem road, today became a branch of the Marine Trust company, operating under t...ew state law permitting branch...nk-ing in district limits. Stock...ers of the Bank of Snyder and...he Marine Trust company ap...ed the merger late last week.

Herbert J. Vogelsang, w...has been vice president and cas...of the Snyder bank, will now h...an-ager since its conversion...a branch. F. Warren Mund...ad been president. He is also...as-sistant vice president of the Marine Trust company.

The Ba...an-ized in 1...sh-ment ha...he Marine Midland group.

Attachment:

Packet Pg. 26

WILLIAMSVILLE.

The Bank of Snyder will open for business Tuesday, at 9 o'clock [illegible] building, Main and S[illegible] Snyder. The buildi[illegible] and tile structure, will provide quarters for the new bank and also a store. The officers are: President, F. Warren Mun[illegible] presidents, Joseph Coplon and [illegible] Schuler; cashier, Herbert J. Vogelsang. The directors [illegible] Bates of [illegible] Coplon a[illegible] W. Allen Gardner, Austin B. Hoolihan, Franklin F. Schafer, Frank T. Ranahan and

1.g

A

Packet Pg. 27



F. WARREN NUNDIE. OTTO F. SCHULER. HERBERT J. VOG NG.

The new Bank of Snyder will open for business Tuesday at 9 A. M. in its new building at Main street and South Harlem road, Snyder, with a capital of $100,000 and a surplus of $50,000.

The bank, which is named for the community it will serve, has 160 stockholders, of whom 150 are residents of the Snyder section.

"We will not be in our own quarters in the building until later in the month, due to certain work which still remains to be completed," said F. Warren Mundie, president of the bank, and assistant vice president of the Marine Trust company of Buffalo, "but we wished to open for the beginning of the interest period." For the ent, the banking quarters will be i ore in the building. Before the of July, the bank will move to ber- manent location in the same ng.

Officers are: F. Warren die, president; vice presidents ar eph Coplon, president of the Selec ni- ture Furniture company of lo; Otto F. Schuler of Schuler ers, Snyder. Herbert J. Vogels is cashier.

Directors are: George F. Bates, W. Allan Gardner, Frank P. Bangham, William R. an, Franklin ey, F. Warren Mundie, Otto F. Schuler, Joseph Coplon and Eugene Warner.

Attachment:

Marine Trust Company Takes Over Sny

The Marine Trust Company yeste
announced the acquisition of the
of Snyder which
branch. The latter
a unit of the Marine Midland group
since 1929.

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Packet Pg. 29

NOTICE OF SPECIAL MEETING OF STOCKHOLDERS OF THE MARINE TRUST COMPANY OF

1.j

NOTICE IS HEREBY GIV al
Meeting of the Stockholder ne
Trust Company of Buffalo has been called to
be held at the head office of the company, No.
237 Main Street, in the City of Buffalo, New
York, on Friday, the 28th day of Sep er,
1934, at eleven o'clock in the forenoon, he
purpose of submitting to the stockhol of
The Marine Trust Company of Buffalo ob-
taining their approval of a merger ag nt
dated September 4, 1934, between The ne
Trust Company of Buffalo and Bank of ler
providing for the merger of the Bank of ler
into The Marine Trust Company of llo
under the name of "The Marine Trus m-
pany of Buffalo" and pursuant to t ro-
visions of Article XII of the Banking of
the State of New York prescribing th ms
and conditions of said merger and the of
carrying the same into effect, and of ng
such other, further or different action re-
spect thereof as to the stockholders rep ed
at such meeting or any adjournment eof
shall seem proper, and of transactin ch
other and further business as may com re
the meeting.

Dated Buffalo, N. Y., September 14, 1

By Order of the Board of Directo
GEORGE F. RAND, President
HENRY J. BEITZ, Secretary.

Sept.14,15,16,17,18,19,20,21,22,23,24 27

NOTICE OF SPECIAL MEETING OF K-
HOLDERS OF BANK OF SNYDE

NOTICE IS HEREBY GIVEN that a al
Meeting of the Stockholders of Bank of ier
has been called to be held at the offic he
bank in the Town of Amherst, Erie ty,
New York, on Friday, the 28th day of m-
ber, 1934, at two o'clock in the aftern for
the purpose of submitting to the stoc ers
of the Bank of Snyder and obtaining t ip-
proval of a merger agreement dated m-
mber 4, 1934, between The Marine Tru m-
pany of Buffalo and Bank of Snyder, p ing
for the merger of the Bank of Synder The
Marine Trust Company of Buffalo ur the
name of "The Marine Trust Company uf-
falo" and pursuant to the provisions o cle
XII of the Banking Law of the State lew
York, prescribing the terms and condi of
said merger and the mode of carrying me
into effect, and of taking such other, her
or different action in respect thereof a the
stockholders represented at such me or
any adjournment thereof shall seem per,
and of transacting such other and further
business as may come before the meeting.

Dated, September 14, 1934.

By Order o
F WA
HERBE

Packet Pg. 30

Sept.14,15,16,17,18,19,20,21,22,23,24,25,26,27

Attachment:

BANK HEADS NAMED

1.k

F. Warren Mundie chosen president of Snyder institutio

Officers of the recently orga ed Bank of Snyder were elected y er- day at a meeting of the board. he new bank, capitalized at $10 00, with a $50,000 surplus, will be h ed by F. Warren Mundie, assistant e- president of the Marine Trust n- pany. Construction of the k building, to be erected at Main et and Harlem road, will be start at once and will be completed Jul t.

The vice-presidents of the w bank will be Joseph Coplon and to F. Schuler. Herbert J. Voge g was elected cashier.

The board of directors is mad p of Egene Warner, W. Allen Gar r, Joseph Coplon, Austin B. Hoolihan, Otto F. Schuler, Frank P. Ranahan, William R. Booc e- ney, Franklin F. n Mundie and George F. Bates.

Attachment:

Packet Pg. 31



Attachment: Screenshot 2024-03-18 at 9.51.21?PM (28822 : 4467 Main St)



Attachment: Screenshot 2024-03-18 at 9.50.26?PM (28822 : 4467 Main St)



Attachment: Screenshot 2024-03-18 at 9.49.46?PM (28822 : 4467 Main St)



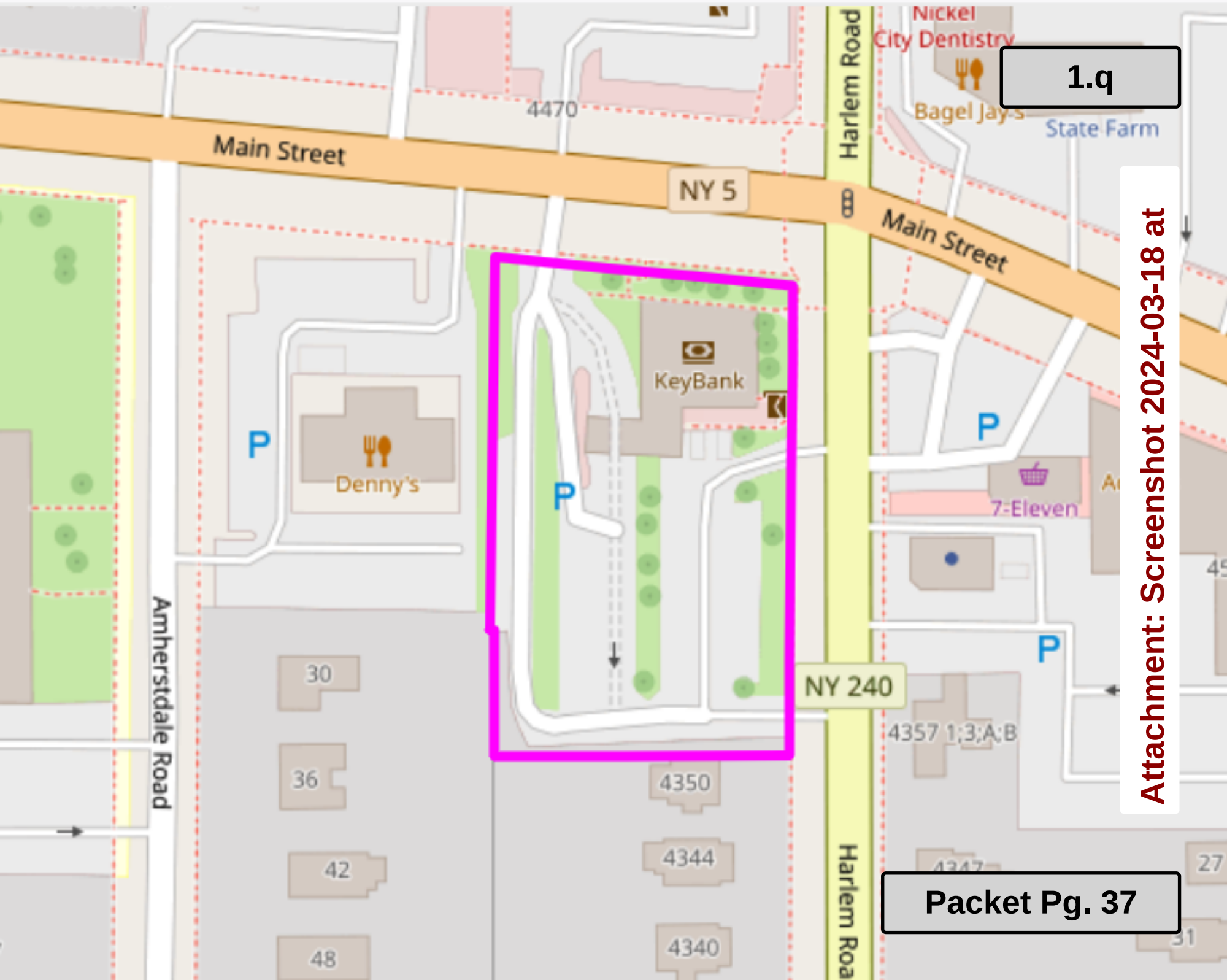
Attachment: Screenshot 2024-03-18 at 9.48.52?PM (28822 : 4467 Main St)



AREA 6

6-79. 4467 Main Street,
Present Marine Midland Bar

Attachment: Screenshot 2024-02-08 at 11.49.40?AM


1.q
Main Street
NY 5
Main Street
Harlem Road
Nickel City Dentistry
Bagel Jay's
State Farm
4470
KeyBank
Denny's
7-Eleven
Amherstdale Road
NY 240
30
36
42
48
4350
4344
4340
4357 1;3;A;B
Harlem Roa
Attachment: Screenshot 2024-03-18 at
Packet Pg. 37

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. Existing slate would be replaced with synthetic slate.

APPLICANT: (IF APPLICANT IS NOT THE PROPERTY OWNER, APPLICANT MUST SUBMIT A LETTER OF AUTHORIZATION FROM PROPERTY OWNER TO ACT AS THEIR AGENT.)

Name/ Company Name: St. Mary's Commons Apartments LP
Telephone Number: 516-352-6100
Email Address: granvill@whitneycap.com
Street Address, City and Zip Code: 2001 Marcus Ave Suite N118, Lake Success, NY 11042, ATTN Thomas Granv

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):

Name/ Company Name: Same as above, St. Mary's Commons Apartments LP
Telephone Number:
Email Address:
Street Address, City and Zip Code:

ARCHITECT OR CONTRACTOR INFORMATION/Roof Consultant

Name/ Company Name: The Browne Company Roofing and Waterproofing Consultants, Inc.
Telephone Number: 716-667-0802
Email Address: Browneco@verizon.net, ATTN Gary Browne
Street Address, City and Zip Code: 98 Forest Drive, Orchard Park, NY 14127

WHO IS COMPLETING THE WORK?

Owner: Yes/ No

The owner will hire a to be determined contractor and then the owner and roof consultant will oversee the work.

Attachment: C of A _ Application form - completed 03262024 (28824 : St. Mary's Motherhouse at 400 Mill Street)

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 LP

MARCH 26 2024

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: C of A _ Application form - completed 03262024 (28824 : St. Mary's Motherhouse at 400 Mill Street)

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 <u>in addition to and not in lieu of</u> any building permits that may be required.

Attachment: C of A _ Application form - completed 03262024 (28824 : St. Mary's Motherhouse at 400 Mill Street)

DUKE HOLZMAN
PHOTIADIS & GRESENS LLP

Gregory P. Photiadis
James W. Gresens
Michael J. Lombardo ++
Dennis P. Cleary
Gary M. Kanaley **
Robert L. Bencini
Patricia Gillen
Charles C. Ritter, Jr.
Elizabeth A. Kraengel ***
Barbara B. Strzemski-Haase
John D. Celani **
Steven W. Klutkowski +
Christopher M. Berloth
Elise L. Cassar
Thomas D. Lyons
Nicole K. Joerg
Kristine N. Celeste
Derick R. White
Kathryn E. Lawrence
Matthew J. Beck
Of Counsel
Jennifer R. Scharf *
Of Counsel
Emanuel Duke (1916-1999
Donald J. Holzman (1930-2017
* Also Admitted in C
** Also Admitted in Fl
*** Also Admitted in M
+ Also Admitted in N
++ Also Admitted in P

March 26, 2024

Attn: Brian Swartz, Chairperson
Town of Amherst Historic Preservation Commission
5583 Main Street
Williamsville, New York 14221

Re: Application for Certificate of Appropriateness for roof replacement at 400 Mill Street, Amherst, New York 14221

Dear Chairperson and Members of the Commission:

This law firm represents St. Mary's Commons Apartments, L.P. and St. Mary's Commons Associates, LLC (collectively, "**St. Mary's**"). St. Mary's owns and operates the property located at 400 Mill Street, Amherst, New York 14221, commonly known and referred to as the "St. Mary's Apartments" (hereafter, the "**Property**").

St. Mary's hereby submits this application for a Certificate of Appropriateness to the Town of Amherst Historic Preservation Commission (the "**Commission**") pursuant to the Town of Amherst's Code (the "**Code**"), Chapter 121, §§ 121-7, 121-8, and 121-9, all as recently amended by Local Law 14-2023, effective December 18, 2023.[1]

For ease of reference, this letter contains the following sections, on the following pages:

1. The historical use and character of the Property..... 2
2. The proposed project: replacement of the slate roof at the Property. 13
3. The Project satisfies all of the requirements for a Certificate of Appropriateness. 19
4. Conclusion 27

[1] St. Mary's twice previously applied to the Commission for a Certificate of Appropriateness to replace the roof at the Property, by applications dated February 6, 2023, and September 29, 2023 (additional copies of which are attached hereto as *Exhibit 1 and Exhibit 2*). The Commission denied those applications on June 6, 2023 and December 12, 2023, respectively (the meeting minutes for those decisions are available online here https://amherstny.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=3581&Inline=True; and here https://amherstny.iqm2.com/Citizens/FileOpen.aspx?Type=15&ID=3662&Inline=True; copies of which are attached as *Exhibit 1A* and *Exhibit 2A*, respectively). However, St. Mary's respectfully submits that the Commission's prior decisions were based on factual concerns raised by Commission's members without all of the requisite information needed to address those concerns being part of the record before the Commission. Accordingly, St. Mary's submits this application for the purpose of having the Commission reconsider those prior determinations, and to address the Commission's previously raised concerns relating to the proposed roofing project that is the subject of this application.

Attachment: 2024.03.26 - DHPG COA Application Explanation Letter v3 (28824 : St. Mary's Motherhouse at 400 Mill Street)

1. THE HISTORICAL USE AND CHARACTER OF THE PROPERTY.

The structure on the Property is a former convent for the Sisters of St. Francis, first constructed in or around 1926. Today, the structure on the Property is recognized as a historic structure in both the New York State and National registries.

Several photos showing available online show a historical view of the structure on the Property and are provided below for frame of reference (the photos are available online here: http://www.amherststatepark.org/ASP/St_Mary.html).



Attachment: 2024.03.26 - DHPG COA Application Explanation Letter v3 (28824 : St. Mary's Motherhouse at 400 Mill Street)

DUKE HOLZMAN PHOTIADIS & GRESENS LLP

Additionally, below are several photos of the structure on the property taken in or around the time of St. Mary's acquisition of the Property and the original renovations into senior living apartments took place:

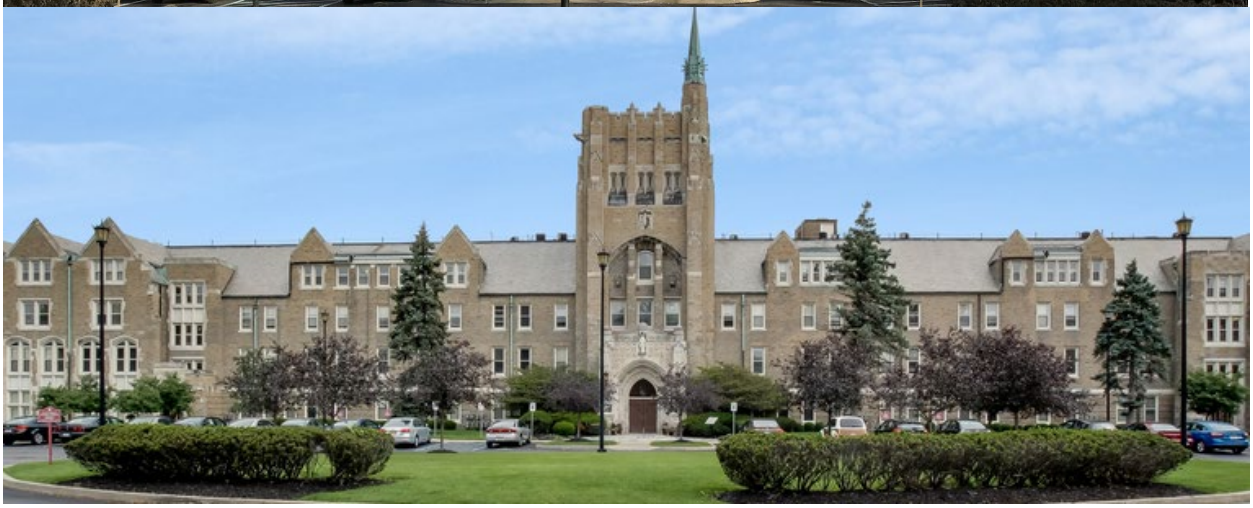




Attachment: 2024.03.26 - DHPG COA Application Explanation Letter v3 (28824 : St. Mary's Motherhouse at 400 Mill Street)

DUKE HOLZMAN
PHOTIADIS & GRESENS LLP





Attachment: 2024.03.26 - DHPG COA Application Explanation Letter v3 (28824 : St. Mary's Motherhouse at 400 Mill Street)



Ultimately, St. Mary's responded to a request for proposals put out by the Town of Amherst in the early 2000's and acquired title to the Property from the Town by deed recorded May 27, 2003. St. Mary's purchase of the Property from the Town was financed with Low Income Housing Tax Credits, a construction loan from JP Morgan Chase, a permanent loan from the New York State Common Retirement Fund and a soft mortgage from the New York State Housing Finance Agency.

Shortly after acquiring title, St. Mary's began renovating the Property to convert the former convent into a 101-unit independent, senior affordable housing community. In fact, it is notable that a number of the residents currently residing at the Property are former nuns of the convent. After the renovation was completed, St. Mary's won several awards including the New York State Association for Affordable Housing Award for Upstate Project of the Year, the Multi-Family Executive Magazine Award for Project of the Year for Existing Facilities, and the Business First Brick by Brick Award for Best Renovation in Western New York. Copies of several news articles relating to those awards are attached for the Commission's reference.

Attachment: 2024.03.26 - DHPG COA Application Explanation Letter v3 (28824 : St. Mary's Motherhouse at 400 Mill Street)

The Property is currently zoned as "MFR-7" (Multifamily Residential District Seven), which permits its use and operation as a senior apartments. *See* Code, Chapter 203, § 3-13-1 ("Purpose. To provide areas within the Town for high-density development of adult care facilities, such as senior citizen housing, nursing homes, intermediate care facilities, and single-family detached dwellings not on individual lots.").

The Property is situated in an area of the Town that was known as "Area 7," as reflected in a report by the Town titled "Updated Reconnaissance Level Survey of Historic Resources" (hereafter, the "Town's Historical Survey")[2] a copy of which is attached hereto as Exhibit 3. In the Town's Historical Survey, "Area 7" and the Property are described as follows:

> AREA 7
>
> Area 7 is bounded by Sheridan Drive on the north, International Drive and the eastern line of the Village of Williamsville to the east, the town line at Wehrle Drive to the south, and the Youngman Memorial Highway (I--290) to the west. Ellicott Creek runs diagonally from the northwest through the area. The Village of Williamsville is located in the center, and eastern portion of Area 7. The middle portion of the area to the north was developed as the Park Country Club, and the Franciscan Sister's Complex, now Amherst State Park. As a result the development is limited to the western and northeast portion of Area 7, and is characterized by extensive post---World War II residential building.
> . . .
> Historic resources in Area 7, including residential, ecclesiastic, commercial, recreational and agricultural buildings are found on roads laid out by the nineteenth century. These resources are rare, and therefore remaining examples are significant for their association with the rural agricultural history of the town, and the subsequent suburban development.
> . . .
> The St. Mary of the Angels/Sisters of St. Francis Mother House is located at 400 Mill Street (Photo 7---4). Built in 1926, the late Gothic Revival Convent is constructed out of brick with stone trim. Contributing buildings include a brick power plan, two brick garages and a frame maintenance building. The building is listed on the National Register of Historic Places (added October 24, 2002, 01NR01730) and is a designated Local Historic Landmark Property. The town purchased the convent and complex, which

[2] Available online here: https://www.amherst.ny.us/pdf/committees/additional/historic/existing.pdf; see page 62-64 thereof. Note, although the report bears no date(s) indicating when it was authored, the above-quoted references to the Property's ownership and use as the "Amherst State Park" suggest the report was authored prior to St. Mary's purchase and conversion of the Property and Structure into senior living.

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> include stone walls and steps, curving drives, and an old apple orchard in 2001. The complex is now the Amherst State Park.

Of particular note for the purposes of this application, the principal characteristics of the Property described in the Town's Historical Survey were its brick and stone construction and "Gothic Revival" architecture style; no mention was made of the material used on the roof of the Property.

By contrast, when describing the Park Country Club's principal structure—a structure also located in "Area 7"—the Town's Historical Survey explicitly mentioned the slate roof used on *that* structure as being one of its defining characteristics, to wit:

> The Park Country Club of Buffalo, 4949 Sheridan Drive (ca. 1928; Photo 7---9) relocated to Amherst from Delaware Park[4] in 1928. The Country Club occupies the south side of Sheridan Drive, just west of Ellicott Creek. *The brick with stone trim clubhouse building was designed in the English Gothic and Tudor Revival style*, *with a steeply pitched slate roof*, *central front gabled entrance pavilion, with a battlement tower behind*. The Park Country Club of Buffalo was founded in 1903, and is significant as a social and recreational club in the town of Amherst. An inventory form is on file at the NYS---OPRHP (USN 02902.000067). Country Club was documented as part of the *Intensive Level Survey*, 1998 and is National Register Eligible.

(emphasis added). We respectfully submit that one of the principal reasons the roofing material *was* listed as a defining characteristic for Park Country Club, and was *not* listed as a defining characteristic for the St. Mary's Property, is because Park Country Club is a one-to-three story structure with its steep, sloping roof extending nearly down to street level; thus, the roofing material itself is clearly visible with the naked eye from street level. On the other hand, the St. Mary's Property is a four-story structure where nothing but the general color of the roofing material is clearly or definably visible with the naked eye from street level.

For ease of visual comparison and for the Commission's consideration, below is a photo showing the Park Country Club's structure, followed by several street-level photos showing the St. Mary's Property.

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Park Country Club structure:



St. Mary's Property:



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As it stands, the Property sits at the end of a small winding drive, well-behind a section of single-family residential homes (e.g., zoned as "RC," Recreation Conservation, and shown light brown in the zoning-map image below; "R-3," Residential District Three, shown as teal/green in

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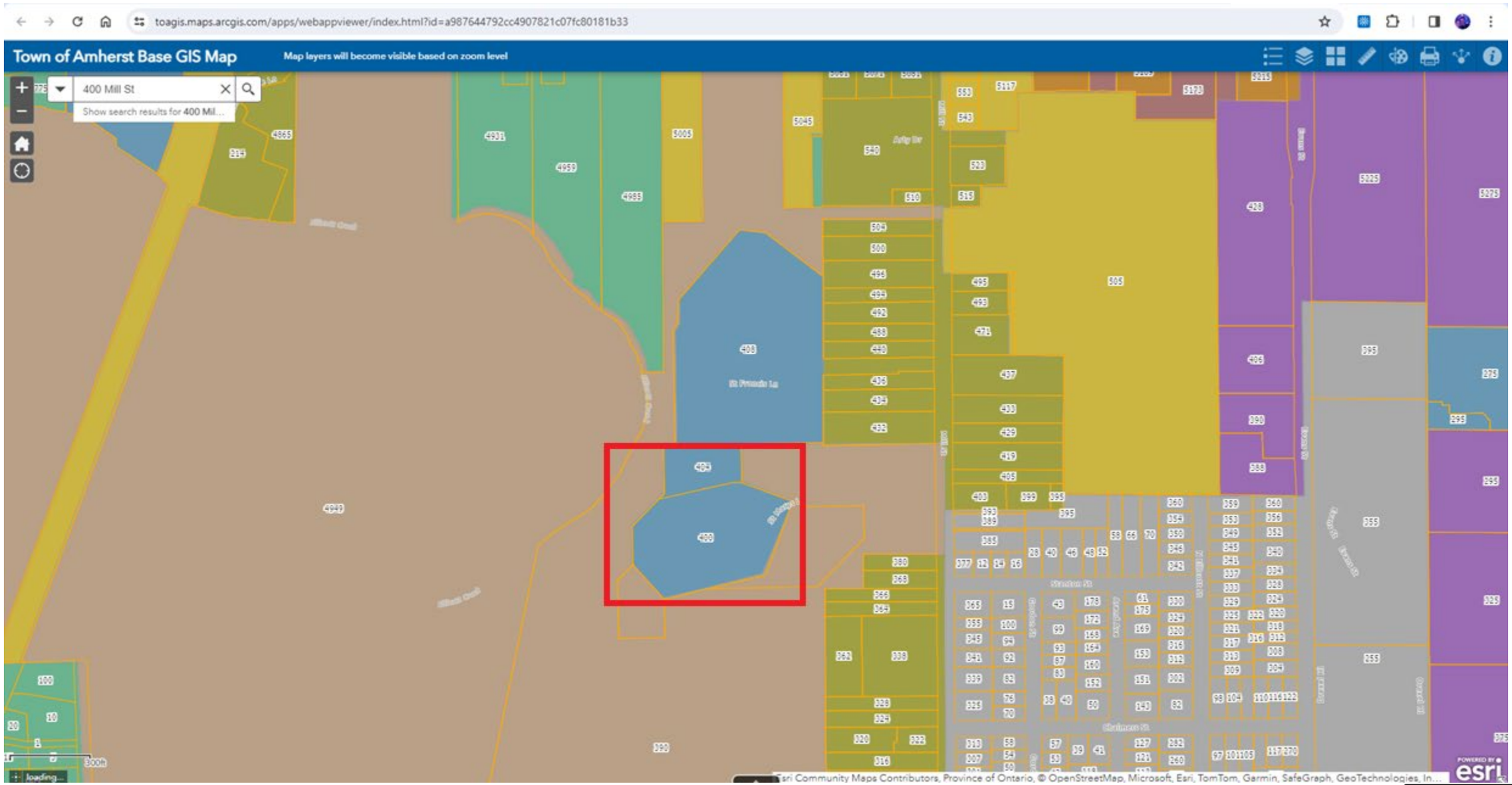
the zoning-map image below; and "R-4," Residential District Four, shown as pea-green in the zoning-map image below).

The Property is nestled adjacent to the Ellicott Creek, several parks, a golf course—and, most notably—a new-construction style senior living complex located at 408 Mill Street (i.e., directly adjacent to the Property), which is known as the "Park Creek Apartments."

For ease of visual reference, a screenshot of the Town's online zoning map and a satellite view from Google Maps are provided below, showing the Property in relation to the surrounding properties.

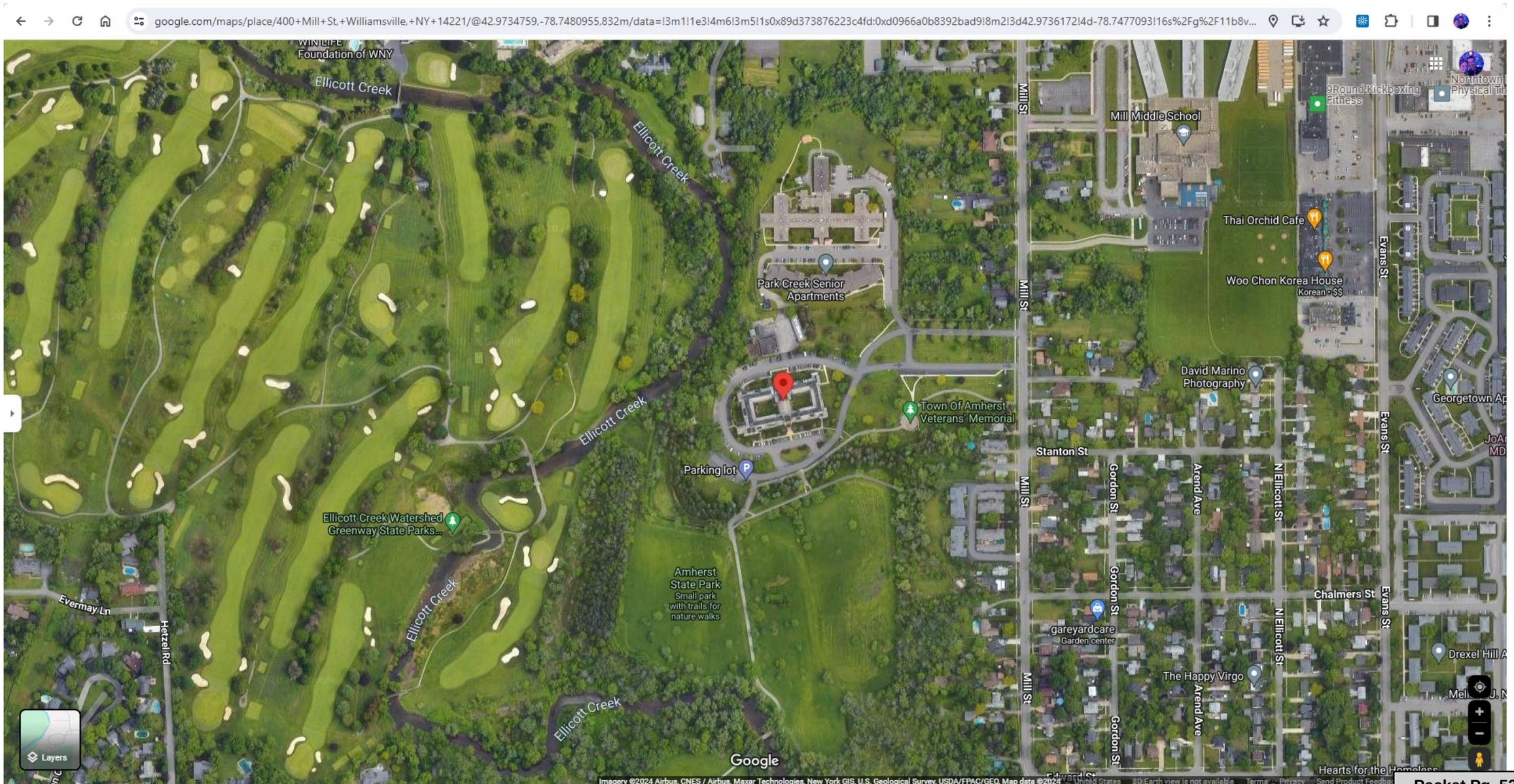
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By way of further visual reference and comparison, a photo showing the new-construction style Park Creek Apartments complex (conveniently also showing the St. Mary's Property in the background) is provided below:



With the foregoing historical, character, and use background in mind, we now turn to the proposed project before the Commission in this application—the replacement of the Property's roof.

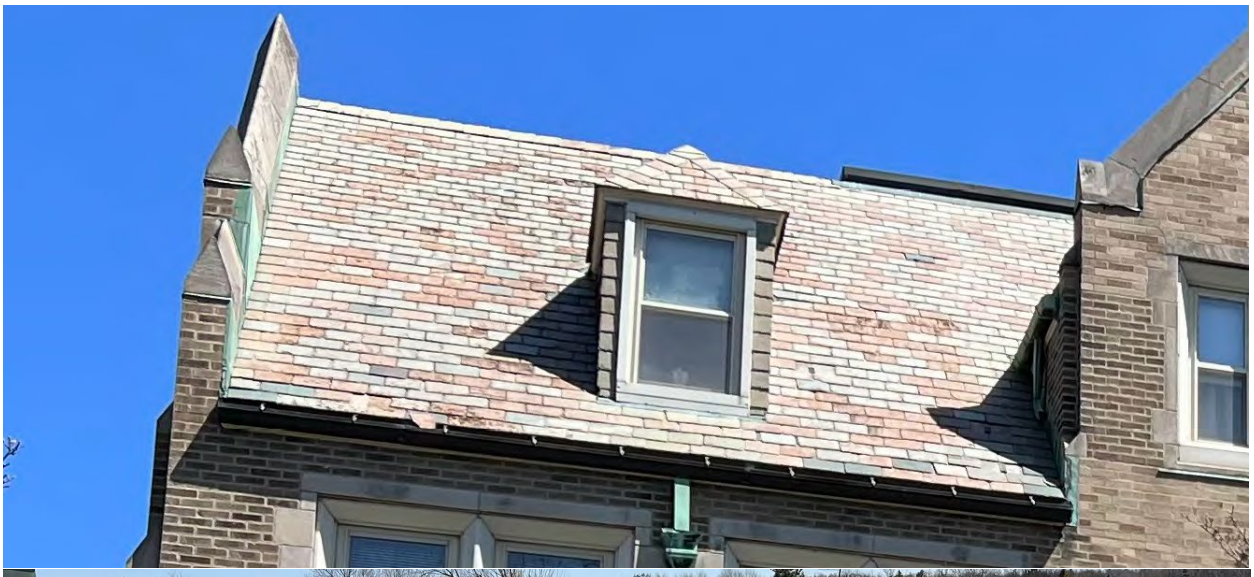
2. THE PROPOSED PROJECT: REPLACEMENT OF THE SLATE ROOF AT THE PROPERTY.

A. The current condition of the roof and previous repairs to it.

As can be seen in the photos in section 1 above, the structure at the Property is a four-story stone/masonry structure (hereafter, the "**Structure**"). The Structure currently has a slate roof on it. Precisely when the current slate roofing system was installed is unknown, but what is known is that over the decades prior to St. Mary's ownership, the slate roof had numerous patchwork repairs made to it.

In fact, it is a direct result of those patchwork repairs why the current slate roof has a number of different "shades" or colors of slate on it. Simply put, the roofing contractor(s) over the last century used whatever slate was available to them at the time to conduct the patchwork repairs on the Structure; thus, the slate has aged, faded, and worn differently in different sections of the roof, creating an uneven coloring across the entire roof of the Structure.

To illustrate the patchwork, worn, and aged condition of the current slate roof, several photos showing the condition over the last two years are provided below.





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Since acquiring the Property in 2003, St. Mary's has had to make numerous repairs to the slate roof to address repeated leaking concerns from residents. Beyond that, St. Mary's has been required to replace pieces of slate that have fallen from the roof of the Structure over the years. Indeed, areas surrounding the Structure are currently closed off to pedestrians due to the continuing danger of falling slate, because a number of pieces of slate fell and caused extensive damage to the condenser units servicing the Structure in or around the interior courtyards.

In light of these circumstances, and upon consultation with several roofing consultants/experts, it has been determined that the slate roof currently upon the Structure cannot feasibly continue to remain on the Structure. In short, it must be replaced in its entirety to ensure the continued viability of the Structure, the well-being of its residents, and the safety of the public at large in the area of the Structure. In fact, St. Mary's has been informed by at least two roofing contractors that due to the age of the slate and the steep pitch of the roof, they would not be willing to undertake the risk of attempting any further repairs to the roof on the Structure.

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Notably, in the two years since the photos provided above were taken, the condition of the slate roof has continued to deteriorate. The deteriorating condition of the roof has been exacerbated and/or accelerated in large part due to the significant and repeated freeze/thaw cycles we have experienced over the last several years.

B. The proposed roof replacement project.

The proposed project that is the subject of this application is the total replacement of the slate roof on the Structure with a synthetic "slate substitute" material, which is manufactured locally by EcoStar, LLC (hereafter, the "**Project**"). A product brochure showing the proposed EcoStar material is attached hereto as *Exhibit 4*.

At present, St. Mary's lowest synthetic slate bid for the Project is approximately $1,675,000.00, while the lowest slate bid is approximately $3,085,000.00 (i.e., nearly double the cost). St. Mary's has been informed there will be an approximate 5% price increase on the bid pricing as of May 1, 2024; thus, it is St. Mary's hope that the Commission will be in a position to approve the instant application at its upcoming April 9, 2024 meeting, to save St. Mary's approximately $83,750.00 on the proposed Project cost.

For the Project, St. Mary's is proposing to use a custom blend of two colors offered by the manufacturer, effectively blending the "Napa Blend" and "Scottish Blend" colors reflected on page number "20" of the attached brochure. For quick ease of reference, photos showing those two *standard* color selections are provided below:



Scottish / Napa

A photo showing a sample of the proposed custom blend is provided below:



A photo showing a sample of a “monolithic” grey/black color available from EcoStar is as follows:



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For the Commission's reference, a physical sample of the existing slate, the custom blend shown above, and each of the standard colors making up the custom blend will be presented and be available at the Commission's upcoming April 9, 2024 meeting. Additionally, at the Commission's April 9, 2024 meeting, St. Mary's proposed roofing consultant (Gary Browne), and the Vice President of the Heritage Consulting Group (Nick Kraus) will be available to answer any material-specific questions the Commission may have.

For the Commission's consideration, submitted with this application is a report prepared by the Vice President of the Heritage Consulting Group, Nick Kraus. Since 2007, Mr. Kraus has worked with the Heritage Consulting Group, specializing in the redevelopment of historic locations throughout the country. In that time, Mr. Kraus has worked on more than 500 projects involving historic locations. Prior to working with the Heritage Consulting Group, Mr. Kraus worked with the New Jersey State Historic Preservation Office, reviewing proposed projects affecting historic properties. Mr. Kraus also holds a master's degree in historic preservation obtained from the University of Pennsylvania, a bachelor's degree in history from SUNY Buffalo, and a professional qualification in Architectural History under the National Park Service Professional Qualifications Standards (36 C.F.R. 61).

The sum and substance of Mr. Kraus' report relating to the Project and the Structure is that a synthetic slate replacement on an existing historic structure more-than-amply complies with the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"—which are expressly incorporated into and made a part of the Commission's review guidelines, pursuant to Code § 121-7 and 121-8(B). Indeed, As Mr. Kraus' report makes clear, synthetic slate material has been used on a number of other historic properties and projects, both across the country and in New York State.

Accordingly, with that factual backdrop in mind, for the reasons more fully explained below, the Commission should approve St. Mary's present application for a Certificate of Appropriateness. Simply put, the proposed Project not only satisfies all of the applicable Code requirements, but it will ensure the Property is restored to a visual aesthetic more closely adhering to the original, historical slate roof aesthetic, while simultaneously being much more affordable, ensuring the long-term longevity of the roofing system as a whole, *and* better protecting the residents of the Property and the public at large.

3. THE PROJECT SATISFIES ALL OF THE REQUIREMENTS FOR A CERTIFICATE OF APPROPRIATENESS.

The relevant considerations and criterion employed during a review of an application for a Certificate of Appropriateness were recently amended by the enactment of Local Law No. 14-2023, effective December 18, 2023 (the full text of which is available online here: https://ecode360.com/AM0003/laws/LF1942010.pdf).

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We must note that the recent amendments arguably made it so that St. Mary's now cannot make repairs to the current slate roof—let alone replace it—without the Commission's approval. For example, the amended language of § 121-7 now prohibits "*any* exterior alteration . . . restoration . . . [or] change . . . without first obtaining a Certificate of Appropriateness that authorizes such work from the . . . Commission." We anticipate that it was not the Commission's intention to prevent *repairs* on a historic structure; however, in light of the lack of decisional guidance on the newly-enacted, broad terminology used in the Code—St. Mary's is concerned that any effort even to repair the existing slate roof would now result in negative action by the Town/Commission. Thus, St. Mary's respectfully submits this application at this relatively-early stage in the proverbial "Buffalo construction months," in the hope that with the Commission's approval of this Project, the roof could be replaced this year.

To that end, each of the relevant factors for "consideration" and the various "review criteria" set forth in §§ 121-7 and 121-8 of the Code are addressed below, and are more fully discussed in the accompanying report prepared by Nick Kraus from the Heritage Consulting Group. Additionally, as noted above, the undersigned, Mr. Kraus, and Mr. Browne will be available at the Commission's April 9, 2024 meeting to address any other questions or concerns the Commission may have at that time.

A. Secretary of the Interior's Guidance on Slate Replacement

As a preface to analyzing the criterion established under the Town's Code, we must first look to the "Secretary of the Interior's Standards for Rehabilitation"—which are expressly incorporated into and made a part of the Commission's review guidelines, pursuant to Code §§ 121-7 and 121-8(B). Specifically, we look to the Secretary's July 2005 publication regarding interpreting standards for "Slate Roof Treatments," commonly referred to as "Brief 32." For ease of reference by the Commission, a copy of Brief 32 is attached hereto as *Exhibit 5*.

As the Commission can see from reviewing Brief 32, and as more fully explained in Mr. Kraus' accompanying report, in general, the Secretary approves of the use of alternative roofing products to repair slate roofs, both as a solution to rising costs and because of the increased variety of alternative products that match the visual appearance and qualities of slate. Brief 32 explains that while replacement with slate may be preferred for pure historical purposes, "*each project must be evaluated on a case-by-case basis, taking into account the existing condition of the roof, its profile and visibility, the availability of materials, and the overall design of the building*." Brief 32 then goes on to provide three examples of roof treatments, on three distinct types of properties, to illustrate why the visibility of the roofing material in question is one of the chief concerns when reviewing a proposed replacement.

In the first example, Brief 32 notes that on a series of two-and-a-half-story apartment buildings, the high-visibility slate roofing was "[t]he most distinctive feature[] of these simple 2-

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1/2 story brick garden apartments . . . which are very visible within the complex." Accordingly, Brief 32 notes that the use a slate substitute in that context was not deemed "compatible."

By contrast, in the second example, Brief 32 examined a four-to-five-story structure of brick construction with an original slate roof. Brief 32 notes the use of a polymer-based slate substitute roof was compatible in that case, because "*the roof is only one of many decorative elements making up the primary façade and not the sole defining feature of the building, replacing the slate with a polymer-based substitute slate was an acceptable alternative*." Brief 32 then went on to explain that "*[a]lthough the replacement slate is visible, it replicates the decorative fish-scale pattern of the historic slate and, thus, has the same appearance as the original roof*."

Finally, in the third example, Brief 32 examined the replacement of a slate roof on a five-plus-story former brewery. Once again, the Secretary found the use of a slate substitute roofing material was compatible, explaining: *"The new asphalt shingles are the same size and color as the original slate and have similar shadow lines. The roof, with its many towers, turrets and monitors, is clearly a distinctive and prominent feature, but because of the massive scale and height of the building, it can only be viewed at a considerable distance. For this reason, a substitute roofing material was acceptable in this instance."*

In short, the standards and guidance from the Secretary of the Interior readily accept the use of slate substitute roofing, provided the roof is not the only defining historical characteristic of the structure, and generally providing that although "visible," the intricate detail of the roof is not readily and discernibly visible to the naked eye from street level.

With that guidance from the Secretary of the Interior, we now turn to the criterion under the Code, as they relate to this proposed Project.

B. GENERAL CONSIDERATIONS UNDER CODE § 121-8(B)(1).

(1) The "*properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible*."

With regard to this factor, as noted in the Town's Historical Survey, the defining characteristics of the historical sites within "Area 7" of the Town were their brick and stone construction, coupled with their generalized "Gothic Revival" architecture style (i.e., large peaks, dormers, towers and parapets, pointed arches, etc.).[3] The proposed Project does not propose to change any of those characteristics of the Structure.

[3] Various definitions of the "Gothic Revival' style architecture are available online from sources such as Brittanica.com (https://www.britannica.com/art/Gothic-Revival) and the Pennsylvania Historical Museum Commission (https://www.phmc.state.pa.us/portal/communities/architecture/styles/gothic-revival.html), among many others. However, for purposes of this application, we will principally rely on the Town's descriptions of the defining characteristics of properties in Area 7 in the Town's Historical Survey—*see* Section 1, *supra*.

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(2) "*[A]ny alteration of existing properties shall be compatible with the surrounding historic district.*"

As discussed above, Brief 32 from the Secretary of the Interior generally approves of the use of slate substitute materials, particularly in situations like those posed by the Structure on the Property—where from street level, the roof more than four-stories above is only *generally* visible for its color palette and shadow lines, rather than actual texture and material.

Further, as discussed in Section 1 above, one of the only other arguably comparable buildings in Area 7 from the Town's Historical Survey was the Park Country Club Structure; however, we note that unlike the Structure on the Property, the Park Country Club Structure has a roof that is an *exceedingly* prominent feature of that structure, and is readily visible from street level.

Notwithstanding, as can be seen by a cursory visual comparison of the photos of the Property and proposed slate substitute materials (*see* Section 2(A)&(B) above), to a general view of the Park Country Club structure (*see* the photos provided in Section 1 above), the proposed Project will keep the same general color and shadow lines of the existing slate roof of the Structure—and of that of the Park Country Club structure; thus, the Project will be compatible with other properties in the district.

(3) "*[N]ew construction shall be compatible with the historic district in which it is located.*"

This consideration is largely inapplicable because the proposed Project does not involve "new construction. However, in light of this consideration, we are compelled to note that despite being located *directly* adjacent to a historical landmark site (i.e., the Property), the Town approved a new-construction style apartment complex to be erected, which does *not* have anything resembling a slate-style roof (*see* the photo provided in Section 1 above, showing the new-construction complex with the Structure on the Property in the background).

In light of this fact, we feel quite strongly that there can be no plausible suggestion that a slate substitute roof (which is designed to replicate a slate roof), could in any way be more detrimental to the "historic district" than the new-construction complex located right next door to the Property.

C. "COMPATIBILITY" CONSIDERATIONS UNDER CODE §121-8(C).

(1) "*[T]he general design and character of the proposed alteration or new construction relative to existing features of the property or improvement.*"

Regarding this factor, we once again respectfully refer the Commission back to the standards put forth by the Secretary of the Interior in Brief 32. Much like the last two examples in that Brief 32, this Structure and the Project do not propose to change the general sightlines or style of the roof of the Structure; rather, the slate substitute roofing material is, quite intentionally designed to replicate the sight lines and style of a slate roof.

Beyond that, because the substitute material, once installed, will only ever be viewable from more than four stories below—it cannot plausibly be claimed that the naked-eye observer would be able to readily or discernibly notice a difference—other than the fact that the roof will appear "newer" ((i.e., note aged and weathered) in the same way a brand new slate roof would. Thus, much like the last two examples in Brief 32, the proposed Project is unquestionably able to satisfy the 'compatibility" standards from the Secretary of the Interior.

(2) "*[T]he scale and visual compatibility of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.*"

For the reasons already mentioned under factor "(2)" immediately preceding, this factor is readily satisfied by the Project, in accordance with the standards set by the Secretary of the Interior.

Quite simply, just like the second and third example properties described in Brief 32 from the Secretary of the Interior, "*the roof* [of the Structure] *is only one of many decorative elements making up the primary façade and not the sole defining feature of the building, replacing the slate with a polymer-based substitute slate* [is] *an acceptable alternative*." Further, *"[t]he new* [ ] *shingles are the same size and* [general] *color as the original* [and existing] *slate and have similar shadow lines. . . .* [and] *because of the massive scale and height of the* [Structure], [the roof] *can only be viewed at a considerable distance. For this reason, a substitute roofing material* [is] *acceptable in this instance."*

(3) The "*texture, materials and color and their relation to similar features of the property and other properties in the neighborhood.*"

For this factor, we again must bear in mind the Secretary of the Interior's standards, as discussed in Brief 32. The actual visibility of the roof must be borne in mind. Thus, while the *actual* texture and material of a slate substitute roof might be different than an actual slate roof—when viewed from nearly four stories down, the texture and material will largely be indistinguishable (again, other than their general "newness"—i.e., not being aged, faded, and cracked).

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As for the color, as discussed in Section 2(B) above, the colors St. Mary's is selecting—and having custom blended by the roofing contractor—are being custom blended *specifically* in an effort to best match the appearance of a new slate roof—and that of the original slate roof.

Therefore, the texture, materials, and color of the proposed slate substitute roof are and will be, in all relevant respects, similar to—if not functionally identical to—the features of the Structure and others in "Area 7" of the Town (*see* factor 1 herein).

(4) The "*visual compatibility with surrounding properties, including proportion of the property's 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.*"

This factor is largely inapplicable, because the size of the roof and location of the Structure, itself is not being changed; thus, the proportion of the roof to the overall Structure, windows, or other properties is not changing via this Project.

(5) "*[T]he importance of historic physical and visual features to the significance of the property.*"

For this final factor, we again largely refer the Commission back to the Town's Historical Survey, where the important features of various historical structures within the Town were painstakingly detailed. Bearing that in mind—and as noted in Section 1 above—the fact that the Town did *not* mention the then-existing slate roof as one of the Structure's defining historical characteristics is important to note. Indeed, as noted in Section 1 above, that omission is particularly telling, because when the survey team described another historical property in the same "Area 7" of the Town (i.e., the Park Country Club), the Town's surveyors *expressly* called out the slate roof as one of that structure's defining characteristics. Therefore, we respectfully submit that altering the *material* used on the roof of this Structure is not altering a fundamental historical feature of the Structure or the Property as a whole.

Nevertheless, to the extent there is such a claim made, we once again must note, as already described in several sections herein, that the proposed slate substitute material will not materially change the appearance of the roof of the Structure—especially when viewed from four stories below.

D. FINDINGS TO BE MADE RELATIVE TO THIS PROJECT UNDER CODE § 121-8(D).

(1) The Project will *"be consistent with the spirit and intent of this local law."*

We respectfully submit that the Commission must find that the proposed Project is in keeping with the spirit and intent of the Code, because the express purpose of this Project is to attempt to better protect the Property, the public and residents of the Property, and simultaneously preserve the historical appearance of the Property.

Indeed, we note that the very existence of slate substitute roofing material is to honor historical codes, like the Town's Code. *See, e.g.*, Brief 32 from the Secretary of the Interior..

(2) The Project will *"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"*

On this factor, we respectfully submit that the only reasonable finding the Commission can make is a finding in favor of the Project, particularly upon review of all of the information provided in this letter (especially including Brief 32), together with the information in the accompanying materials, and a visual examination of the physical samples of the roofing material that will be furnished on April 9, 2024.

(3) The Project will *"not impair the use, enjoyment and desirability or reduce the values of properties in the area"*

The proposed Project will have no impact on the surrounding properties in the area. Indeed, by way of simple comparison, we respectfully note that there was a new-construction style complex constructed directly adjacent to the Property, and even *that* construction was not deemed to impair surrounding properties (including the Property). Thus, it is beyond the realm of plausibility to imagine how a slate substitute roof on this Structure would somehow impair surrounding properties.

(4) The Project will *"not be detrimental to the character of the neighborhood."*

For the same reasons just articulated in response to the immediately preceding finding, the proposed Project will not have any plausible detrimental impact on the character of the neighborhood. If anything, we note that the new-construction style complex directly adjacent to this Property materially altered the "characteristic of the neighborhood" toward the more modern and less historical. Consequently, replacing the Structure's slate roof with a slate substitute roof that is designed to visually replicate the existing slate roof cannot plausibly be seen as somehow changing the characteristics of the neighborhood.

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(5) The Project will *"not prevent an appropriate development and utilization of the site or of adjacent lands."*

The proposed Project will not change the use of the Property or any surrounding properties in any way; thus, we respectfully submit that this finding must be made in the Project's favor.

(6) The Project will *"not adversely affect the functioning, economic stability, prosperity, health, safety and general welfare of the community."*

As noted in Section 1 and 2 above, the existing slate roof potentially poses a risk to residents of the Property and the public at large due to the risk of falling slate. That risk will continue to exist even if the roof were replaced with a new slate roof. However, the use of a slate substitute roof virtually eliminates that risk because the slate substitute is not prone to cracking or falling with the same force and detrimental effect as real slate. Thus, we respectfully submit that this finding must be made in favor of the proposed Project.

E. *OTHER CONCERNS PREVIOUSLY RAISED BY THE COMMISSION*

Finally, although the following matters are not expressly enumerated as concerns in the Code, we understand that several of the Commission's members expressed some concern over the use of a slate substitute roof because either (a) there were concerns about how long the material has been in use; or (b) there were concerns over the warranty available for the slate substitute roofing material.

In an effort to address those concerns, as *Exhibit 6* with this application we are providing an example of the warranty that comes with the proposed EcoStar roofing material to be used for this Project. As the Commission can see, that warranty runs for a period of fifty years, covers both the materials and labor for their installation, and is transferrable in the event the Property is sold.

As for how long the slate substitute material has been in use, as can be seen from the materials from EcoStar and in Mr. Kraus' report, EcoStar has been manufacturing—and historical projects have been using—this line of product for nearly thirty years since the 1990's. Indeed, we again respectfully refer the Commission back to Brief 32, where other stunningly similar slate substitute, polymer/synthetic slate has been used on historical buildings with success and approval from the Secretary of the Interior. In short, this product, and others like it, have been used for decades and are readily approved for use on historical structures by the Secretary of the Interior.

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4. CONCLUSION

For all of the foregoing reasons, the proposed Project would preserve the Property for decades to come, ensure the safety of the public and residents of the Property from the threat of falling slate, preserve the overall historical aesthetic of the Property in keeping with the purposes of the Historic Preservation Code in the Town of Amherst—and be significantly more cost effective for St. Mary's. The ability for St. Mary's to spend nearly half as much for a superior product would also be a significant benefit to the Town and the residents of the Property, because St. Mary's will then have those additional funds to further beautify and maintain the Property as a whole. In short, the proposed Project is the epitome of a win-win-win situation for the Town, St. Mary's, and the residents of the Property. Therefore, St. Mary's respectfully requests that the Commission grant this application so that the Project may move forward as soon as possible.

Very truly yours,

DUKE HOLZMAN PHOTIADIS & GRESENS LLP

s/ *Thomas D. Lyons*

Thomas D. Lyons
tlyons@dhpglaw.com
Charles C. Ritter, Jr.
critter@dhpglaw.com

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STATE OF NEW YORK : TOWN OF AMHERST

In re Application for a Certificate of Appropriateness
for roof replacement at 400 Mill Street, Amherst,
New York 14221

STATE OF NEW YORK)
)SS.:
COUNTY OF ERIE)

NICK KRAUS, being duly sworn, deposes and states as follows:

1. I am the Vice President of the Heritage Consulting Group, with an office for the transaction of business located at 15 W. Highland Avenue, Philadelphia, Pennsylvania 19118.

2. I submit this affidavit in support of the application for a certificate of appropriateness by St. Mary's Commons Apartments, L.P. and St. Mary's Commons Associates, LLC (collectively, "St. Mary's"), relating to the replacement of the existing slate roof at 400 Mill Street, Amherst, New York 14221 (the "Property"), with a slate substitute roofing material.

3. Since 2007, I have worked with the Heritage Consulting Group, specializing in the redevelopment of historic locations throughout the country.

4. Since joining the Heritage Consulting Group, I have worked on more than 500 projects involving alterations to historic locations.

5. Prior to working with the Heritage Consulting Group, I worked with the New Jersey State Historic Preservation Office, reviewing proposed projects affecting historic properties.

6. I hold a master's degree in historic preservation obtained from the University of Pennsylvania, a bachelor's degree in history from SUNY Buffalo, and a professional qualification in Architectural History under the National Park Service Professional Qualifications Standards

Attachment: Nick Kraus Affidavit 3-26-24 (28824 : St. Mary's Motherhouse at 400 Mill Street)

(36 C.F.R. 61). A complete copy of my current curriculum vitae, together with a brochure regarding the Heritage Consulting Group, is attached hereto as Exhibit 1.

7. The Heritage Consulting Group was retained by St. Mary's to provide a report and expert opinions relating to the feasibility and compatibility of a slate substitute roof on the Property.

8. The complete report prepared by me, with the assistance of my team at the Heritage Consulting Group, is attached hereto as Exhibit 2. The full range of my opinions and analysis relating to this Property and the proposed project are reflected in my report.

9. In preparing the attached report, my team and I researched and reviewed the relevant historical guidelines and codes applicable to the Property and the proposed project. Of particular note, I reviewed the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," as well as the Town of Amherst's Historic Preservation Code, memorialized in Chapter 121 of the Town Code.

10. In my professional experience and opinion, the use of a slate substitute roof as proposed by St. Mary's for the Property amply complies with the requirements of the Secretary of the Interior and the Town of Amherst's Code. Simply put, slate substitute rooves have been placed on numerous historical structures throughout the country and New York State over the last several decades with great success and approval from local, State, and Federal authorities.

11. Indeed, the Secretary of the Interior has issued written guidance in the form of the National Park Service's Technical Preservation Branch, ITS (Interpreting the Standards) Brief #32.

12. In that publication, the Secretary of the Interior openly states that slate substitute roofing material is compatible with all relevant historic preservation standards and goals in a number of circumstances.

Attachment: Nick Kraus Affidavit 3-26-24 (28824 : St. Mary's Motherhouse at 400 Mill Street)

13. Bearing that in mind, I note that the Secretary of the Interior's guidance is expressly incorporated into and made applicable to the town of Amherst's Historic Preservation Code, and the Historic Preservation Commission, by virtue of § 121-7 and 121-8(B) in the Town Code. Accordingly, the approval of slate substitute materials for use on historical structures is already enshrined within the Town of Amherst's Code as a general matter of interpretation.

14. What is more, the proposed EcoStar slate substitute roofing material for this particular property is a well-made and fully-warranted product. The product has been manufactured and used for nearly thirty (30) years with success on historic structures, in large part because it is manufactured expressly for the purpose of mirroring the aesthetic of, and replacing the use of, real slate rooves on historic structures.

15. For all of these reasons, and others more fully set forth in my attached report and the other accompanying materials with St. Mary's application, it is my professional opinion that the proposed project for this Property is consistent with the Secretary of the Interior's Standards for Rehabilitation..

16. Therefore, the Town of Amherst's Historic Preservation Commission should approve St. Mary's application for a certificate of appropriateness to replace the slate roof at the Property with the proposed EcoStar synthetic slate material.

Nicholas P. Kraus

Nick Kraus

Sworn to before me this
26th day of March, 2024

Courtney Poirier

Notary Public

Notarized online using audio-video communication

Courtney Poirier
Online Notary Public
State of New York
Erie County
Commission #: 01PO0000226
Commission Expires: 02/02/2027

This remote notarial act involved the use of communication technology.

Attachment: Nick Kraus Affidavit 3-26-24 (28824 : St. Mary's Motherhouse at 400 Mill Street)

granvill@whitneycap.com

FEB 6, 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 Weaver Roofing and Metal, Inc 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

Weaver Metal and Roofing, Inc.
c/o Patrick Byrne, President
40 Appenheimer Ave
Buffalo, NY 14214
Office 716-891-8844
Cell 716-316-6859
PByrne@weavermrinc.com

As requested, we have enclosed the following materials.

1) Detailed written description of all the proposed work. Please see the detailed scope in the attached bid package.
2) Color Photographs. Please see color photographs attached.
3) Current Property Boundary Survey-A survey is attached.
4) Building Drawing Set-Building Drawings are attached.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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 Shingle=Max Def Weatherwood-Landmark Pro Color Palette. 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: Feb 6, 2023

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: Weaver Metal and Roofing Inc.

Telephone Number: 716-891-8844

Email Address: PByrne@weavermrinc.com, ATTN Patrick Byrne

Street Address, City and Zip: 40 Appenheimer Ave, Buffalo NY 14214

WHO IS COMPLETING THE WORK?
Owner: Yes/ **No**

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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.



Feb 6 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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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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.

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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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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.

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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.

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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.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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.

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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

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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.)

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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_____

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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

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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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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

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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.

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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.

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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.

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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

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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.

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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.

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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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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.

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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.

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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.

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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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)



Overview photo

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



Overview photo.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



Overview photo.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



Photo of existing slate taken May of 2022.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



Photo of existing slate taken in May of 2022.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



Photo of existing slate taken in May of 2022.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



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Photo of existing slate taken in May of 2022.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



New shingles with either new copper flashings or re-using the existing copper flashings.

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's



New shingles with either new copper flashings or re-using the existing copper flashings.



New shingles with either new copper flashings or re-using the existing copper flashings.

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	⌀	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 267.23 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 286.17 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 124°11'53", 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°26'19", 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°16'20", 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. 0012E, 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. 8836

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)

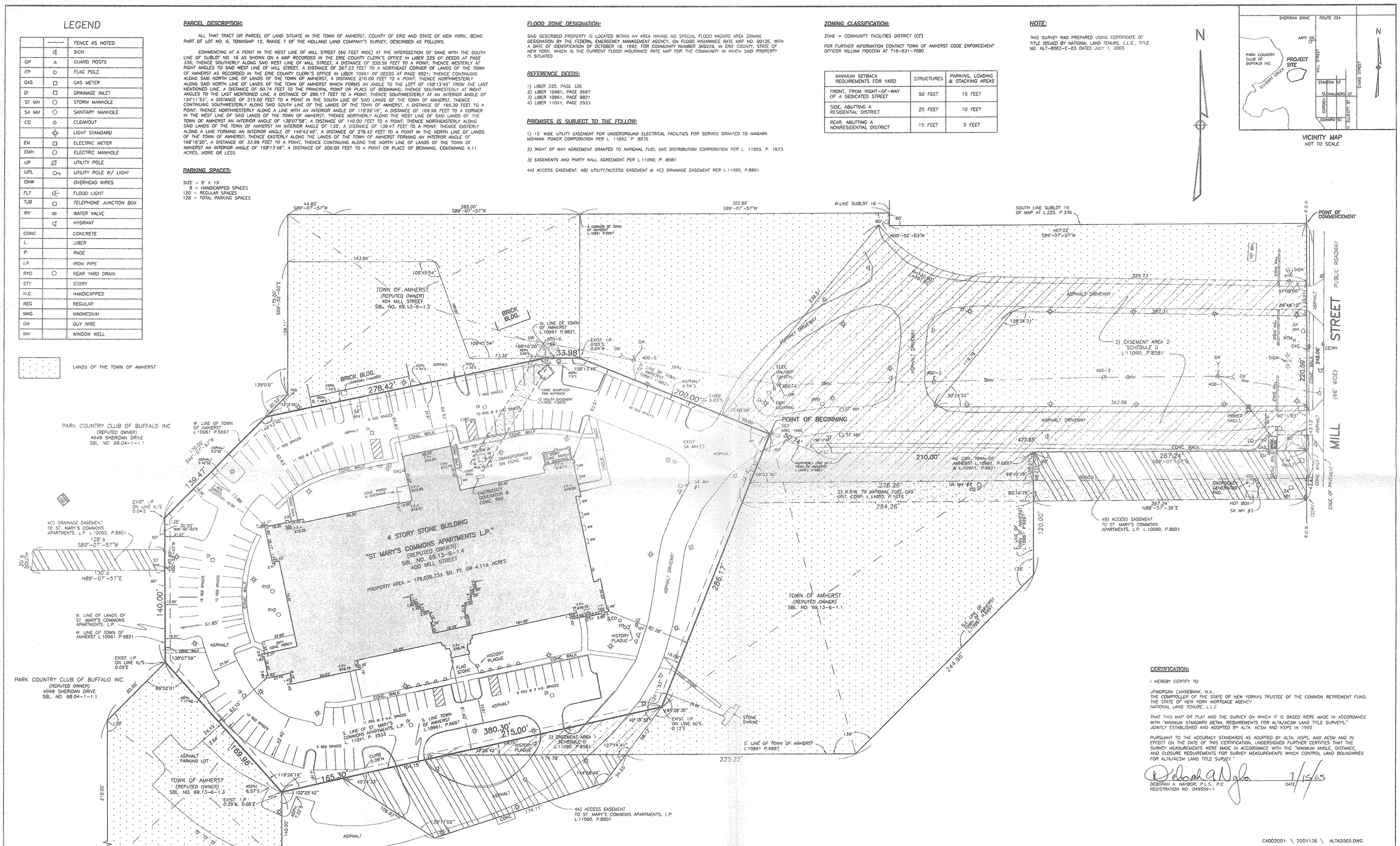
FOR FURTHER INFORMATION CONTACT TOWN OF AMHERST CODE ENFORCEMENT OFFICER WILLIAM PIDGEON AT 716-631-7080.

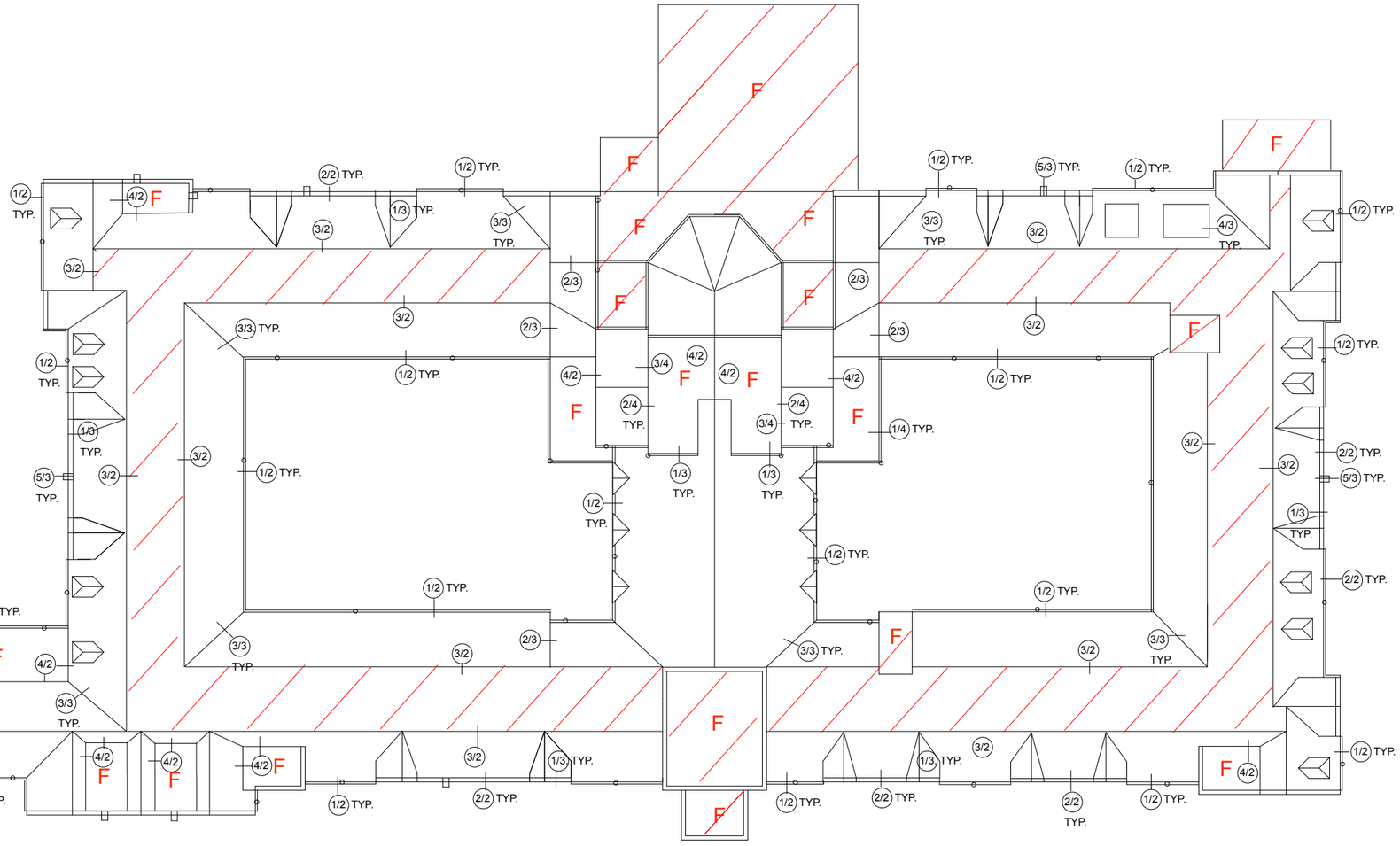
MINIMUM SETBACK REQUIREMENTS FOR YARD	STRUCTURES	PARKING, LOADING & STACKING AREAS
FRONT, FROM RIGHT-OF-WAY OF A DEDICATED STREET	50 FEET	15 FEET
SIDE, ABUTTING A RESIDENTIAL DISTRICT	25 FEET	10 FEET
REAR, ABUTTING A NONRESIDENTIAL DISTRICT	15 FEET	5 FEET

NOTE:

THIS SURVEY WAS PREPARED USING CERTIFICATE OF TITLE ISSUED BY NATIONAL LAND TENURE, L.L.C., TITLE NO. NLT-8063-E-03 DATED JULY 1, 2005

VICINITY MAP
NOT TO SCALE


PARK COUNTRY CLUB OF BUFFALO INC. (REPUTED OWNER) 4949 SHERIDAN DRIVE SBL. NO. 68.04-1-1.1
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 = 179,039.73± SQ. FT. OR 4.11± ACRES
POINT OF BEGINNING
POINT OF COMMENCEMENT
MILL STREET (66' WIDE) PUBLIC ROADWAY
EDGE OF PAVEMENT
R.O.W.
BRICK BLDG.
ASPHALT DRIVEWAY
CONC. WALK
STONE WALL
SIGN
SA MH
WTM
GAS
CO
DI
RYD
ST MH
EMH
LIGHTING
POWER VAULT
ENERGENCY GENERATOR PAD
HOT BOX SA MH #3
TRANSFORMER ON CONC. PAD
EMERGENCY GENERATOR & CONC. PAD
CONC. PORCH & OVERHANG
FLAG STONE
HISTORY PLAQUE
STONE SHRINE
ASPHALT PARKING LOT
10 REG SPACES
11 REG & 2 H.C. SPACES
12 REG SPACES
9 REG & 2 H.C. SPACES
5 REG SPACES
N. LINE OF TOWN OF AMHERST L.10961 P.9821
W. LINE OF TOWN OF AMHERST L.10961 P.6697
S. LINE OF TOWN OF AMHERST L.10961 P.6697
S. LINE OF ST. MARY'S COMMONS APARTMENTS, L.P. L.11041, P. 2533
SOUTH LINE SUBLOT 16 OF MAP AT L.225, P.336
W. LINE SUBLOT 16
1) UTILITY EASEMENT L.11052, P.8836
2) RIGHT OF WAY AGREEMENT L.11055, P.1673
3) EASEMENT AREA 1 SCHEDULE D L.11090, P.8581
3) EASEMENT AREA 2 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.10090, P.8601
NE COR. TOWN OF AMHERST L.10961, P.6697 & L.10961, P.9821
EXIST. I.P. ON LINE N/S 0.04'E
EXIST. I.P. ON LINE N/S 0.09'E
EXIST. I.P. 0.05'S 0.04'W
EXIST. I.P. ON LINE N/S 0.12'E
EXIST. I.P. 0.29'W, 0.05'E
21" R.O.W. TO NATIONAL FUEL GAS DIST. CORP. L.11055, P.1673
S88°07'57"E 285.00'
S89°07'57"W 302.86'
S89°07'57"W 44.85'
S89°07'57"W 407.22'
S89°07'57"W 267.24'
N88°57'38"E 267.24'
N00°52'03"W 500.52'
S00°52'03"E 139.47'
S89°07'57"W 130.2±
S89°07'57"W 128'±
S00°52'03"E 140.00'
N89°07'57"E 130.2±
N00°52'03"W 210.00'
S00°52'03"E 210.00'
S89°07'57"W 170.00'
N00°52'03"W 120.00'
S88°07'57"E 244.96'
S89°07'57"E 225.22'
S88°07'57"E 284.26'
S89°07'57"E 477.23'
S89°07'57"E 363.88'
S89°07'57"E 325.73'
S89°07'57"E 287.31'
S89°07'57"E 128'34'21"
S89°07'57"E 119.79'
S89°07'57"E 239.31'
S89°07'57"E 182.80'
S89°07'57"E 102.80'
S89°07'57"E 50'24'52"
S89°07'57"E 91°09'06"
S89°07'57"E 88°48'10"
S89°07'57"E 90°11'03"
S89°07'57"E 90°10'19"
S89°07'57"E 98°10'19"
S89°07'57"E 90°10'19"
S89°07'57"E 90°10'19"
S89°07'57"E 90



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	⊗		

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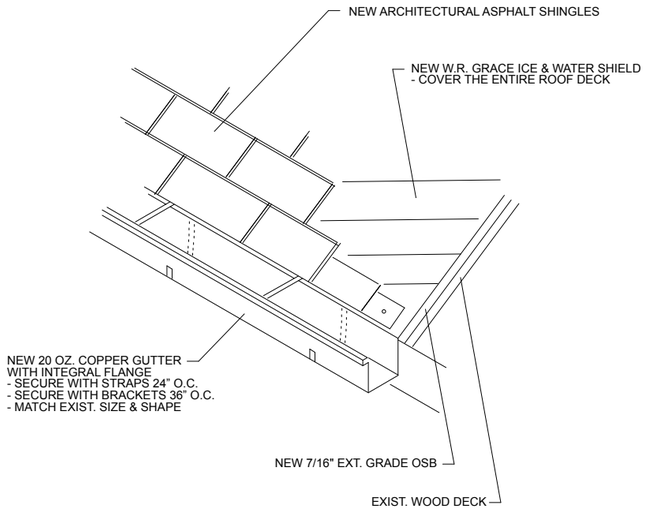
ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF PLAN

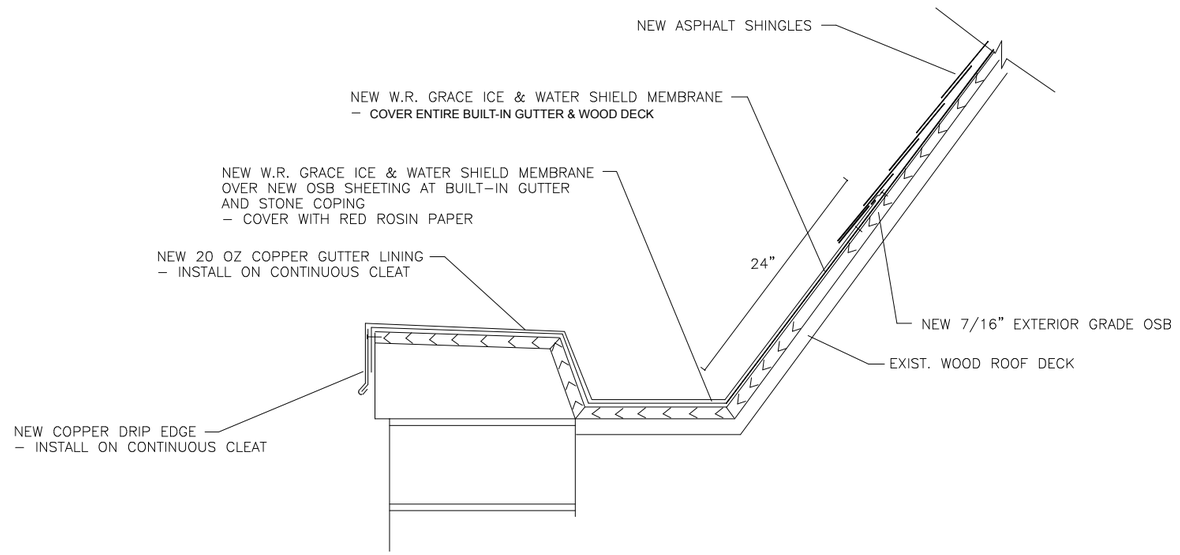
DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	05-15-22
FILE NAME	ST MARYS - 1

SCALE	PROJECT NO.	DWG. NO.
1/32" = 1'-0"		SHEET 1 OF 4

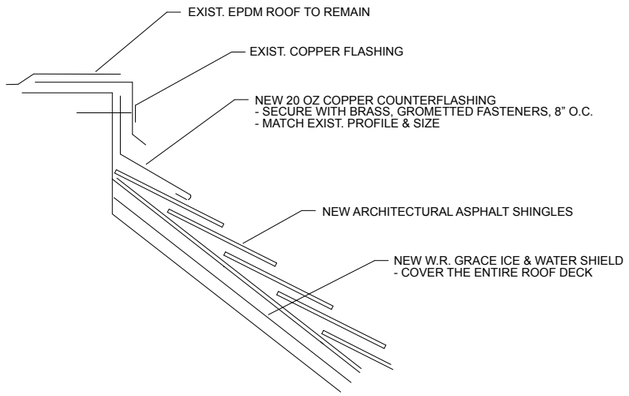
Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)



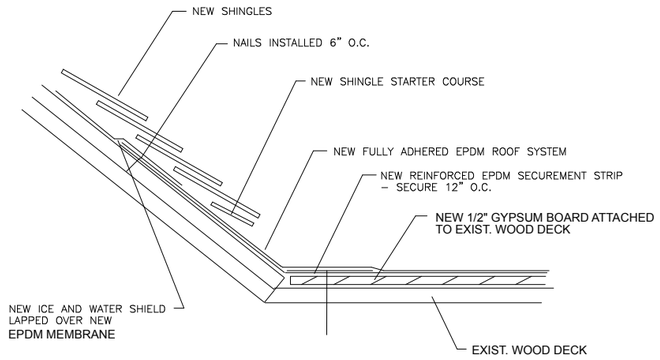
1/2 DETAIL AT EAVES/GUTTER



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

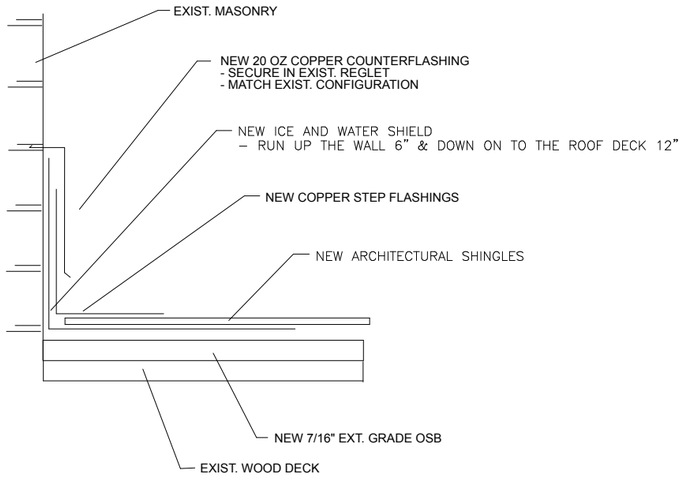
THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 FOREST DRIVE, ORCHARD PARK, NEW YORK 14127
PHONE: 716-667-0802 EMAIL: BROWNECO@ADELPHIA.NET

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

TITLE	ROOF FLASHING DETAILS (1)
DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	05-15-22
FILE NAME	ST MARYS - 2

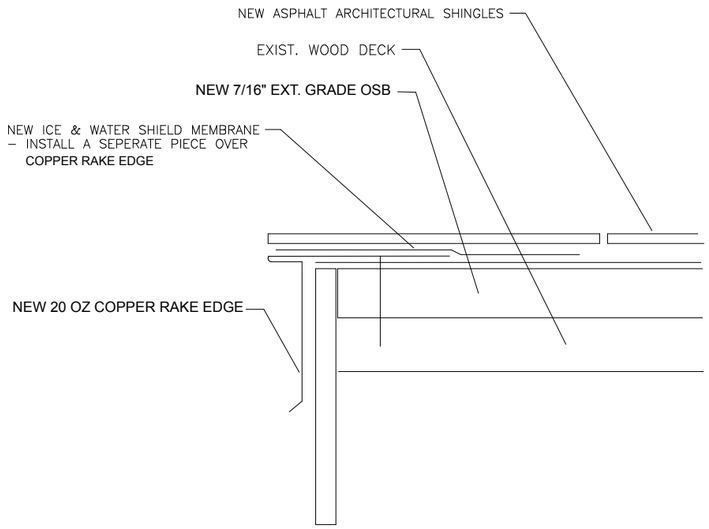
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 2 OF 4

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

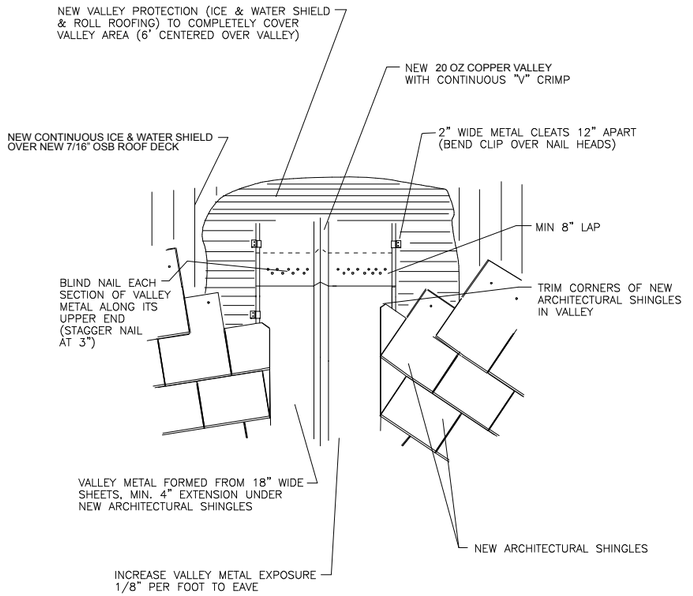


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

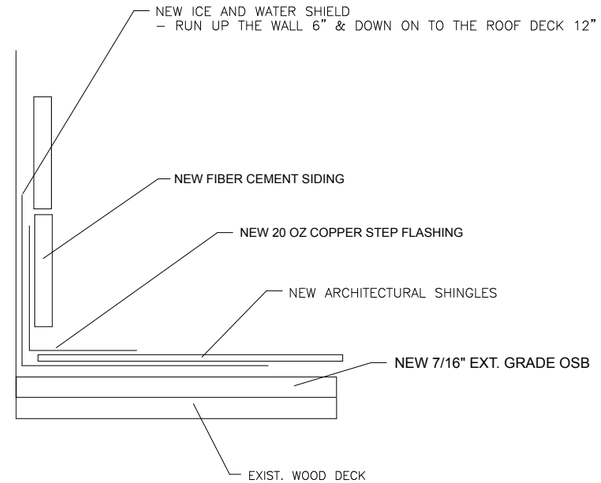
1/3 FLASHING DETAIL AT INTERSECTION WITH MASONRY



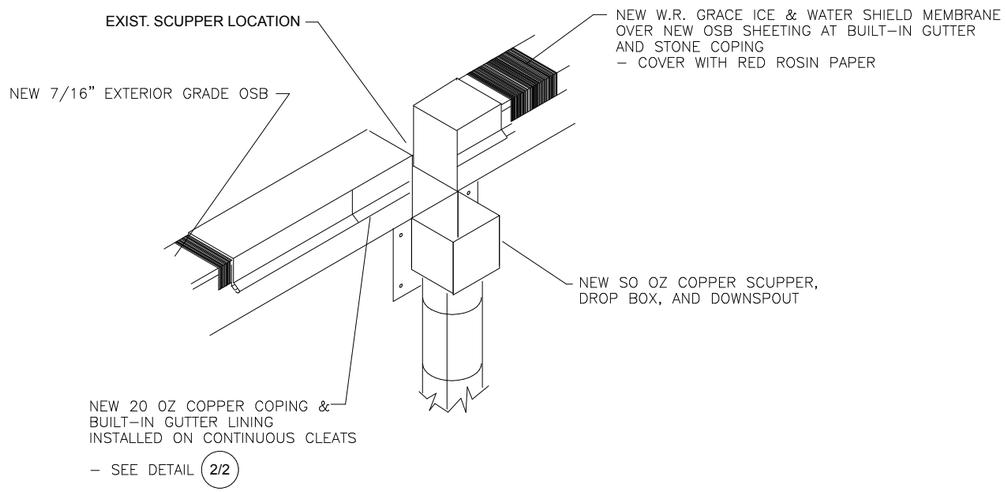
2/3 FLASHING DETAIL AT RAKE EDGES



3/3 FLASHING DETAIL AT VALLEYS



4/3 FLASHING DETAIL AT NEW SIDING



5/3 FLASHING DETAIL AT BUILT-IN GUTTER SCUPPERS

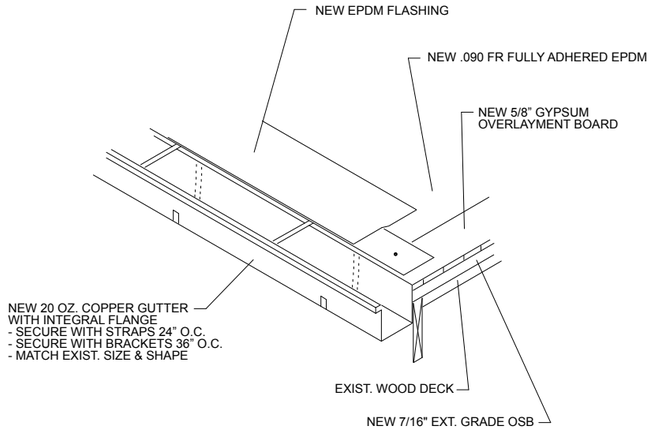
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ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

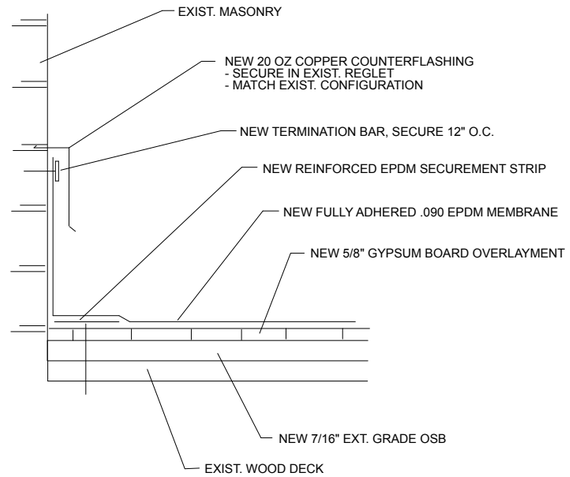
TITLE	ROOF FLASHING DETAILS (2)
DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	05-15-22
FILE NAME	ST MARYS - 3

SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 3 OF 4

Attachment: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

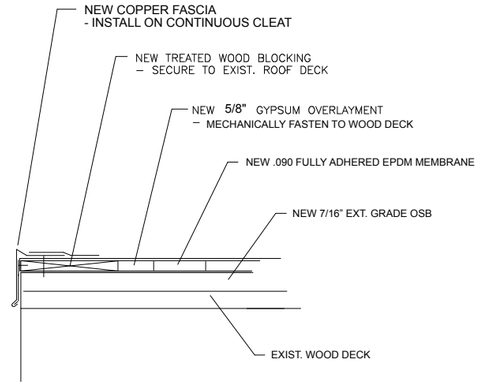


1/4 FLASHING DETAIL AT GUTTER

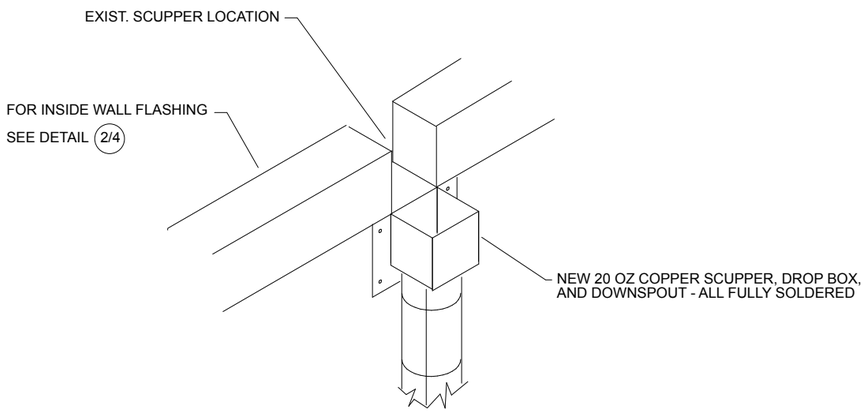


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

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: DHPG letter Ex 1 - 22023.02.06 - Amherst Planning Board Application (28824 : St. Mary's Motherhouse at 400 Mill Street)

Attachment: DHPG letter Ex 1A - 2023-06-06 Historic Preservation Commission - Public Minutes-3581 (28824 : St. Mary's Motherhouse at 400

MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
June 6, 2023
7:00 PM

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Absent	
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Late	7:18 PM
Carrie Stiver	Town of Amherst	Resource Personnel	Present	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Late	7:06 PM
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

May 9, 2023 Minutes

Ms. Mancuso made a motion to approve the minutes. The motion was seconded by Ms. Palmer.

Ms. Waterman-Kulpa requested that Attorney Daniel Spitzer's comments from the audience be included in the May minutes.

Ms. Mancuso made a motion to rescind her motion of approval. Ms. Palmer rescinded her second as well. Ms. Palmer then made a motion to adjourn the minutes approval. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 4, Noes 0, 2 Absent (Hirschey, Kensy).

RESULT:	**ADJOURNED**

NEW BUSINESS

1. 22 CHATEAU TERRACE - DEMOLITION REFERRAL

Ms. Palmer said that the Commission had received a letter from the applicant requesting an adjournment.

Ms. Palmer made a motion to adjourn the item to the August HPC meeting. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 4, Noes 0, Absent 2 (Hirschey, Kensy).

RESULT:	**ADJOURNED**	**Next: 8/8/2023 7:00 PM**

OLD BUSINESS

2. 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.

Attachment: DHPG letter Ex 1A - 2023-06-06 Historic Preservation Commission - Public Minutes-3581 (28824 : St. Mary's Motherhouse at 400

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).

June 6, 2023

No discussion or motions were made.

RESULT:	**NO ACTION**

3. 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).

June 6, 2023

Gary Browne, The Browne Company, said he forwarded the Commission a few documents from Besroi Roofing along with documents pertaining to CertainTeed roofing products. Ms. Waterman-Kulpa said she was disappointed with the CertainTeed SureStart 10-year warranty. Mr. Browne said that 10 years is on the longer side for residential products, but agreed that the commercial warranties are better. Ms. Waterman-Kulpa said that the warranty specifically states that the roof had to be on a roof of a home occupied by the owner. Mr. Browne said that he could get the letter from the company stating that they could make exceptions for certain projects, such as the proposal for St. Mary's.

Ms. Waterman-Kulpa said that the HPC and Mr. Quinn attended a site visit on Friday, June 2, to view a square of the CertainTeed's Grand Manor Luxury Asphalt Shingle product in the color selected by the applicant that had been installed in order to compare to the original slate and a previous installation of an asphalt shingle which was previously denied via Certificate of Appropriateness. She said the owner maintained the original slate roof is at the end of its life and that the Commission reviewed the material as per the Town's statute, the Secretary of the Interior for Rehabilitation guidelines, as well as National Parks Service Technical Preservation Brief # 29 (Slate Roofs) and #4 (Roofing of Historic Buildings.)

Attachment: DHPG letter Ex 1A - 2023-06-06 Historic Preservation Commission - Public Minutes-3581 (28824 : St. Mary's Motherhouse at 400

She concluded that the Grand Manor product dramatically changes the visual and aesthetic effects of the roof. The proposed replacement alters the shape and pattern of the roof, absorbs the light rather than reflecting it like the slate, and is much darker and monochrome compared to the existing slate. Ms. Waterman-Kulpa asked the Commission to deny the Certificate of Appropriateness for the full replacement of the existing original slate roof with CertainTeed's Grand Manor Luxury Roofing Shingles on the St Mary's Apartment building at 400 Mill Street. Ms. Waterman-Kulpa also advised Mr. Browne to speak with Mr. Quinn regarding steps moving forward.

Ms. Waterman-Kula made a motion to deny the certificate of appropriateness. The motion was seconded by Mr. Swartz and carried. Ayes 4, Noes 0, Absent 2 (Hirschey, Kensy).

RESULT:	**DENIED [UNANIMOUS]**
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Brian Swartz, Member
AYES:	Palmer, Waterman-Kulpa, Mancuso, Swartz
ABSENT:	Kensy, Hirschey

4. 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.

Attachment: DHPG letter Ex 1A - 2023-06-06 Historic Preservation Commission - Public Minutes-3581 (28824 : St. Mary's Motherhouse at 400

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).

June 6, 2023

Ms. Waterman-Kulpa made note that the application by Jessica Black recommends the property be considered a local landmark in accordance to criteria #2 (embodies the distinctive characteristics of a type, a period, or a method of construction). She then reviewed the application's description of the property's exterior.

Ms. Waterman-Kulpa proposed a public hearing on August 8 at 6:30pm with the intention to present or correct the record for 22 Cheateau Terrace in accordance to criteria #2. She also mentioned that the Planning Department received a local landmark designation for the Chateau Terrace Historic District from James Boglioli of Benderson Development, and that the district review would take place during the regularly scheduled HPC meeting after the conclusion of the public hearing. Mr. Swartz added that any additional criteria can be added at the public hearing.

Ms. Waterman-Kulpa asked Mr. Quinn to send notice of the proposed designation to the Town Clerk per §121-6E, the Building Department per §121-6F, and any other departments per §121-6G.

Ms. Waterman-Kulpa made a motion to send the application to public hearing for the purpose of initiating a possible local landmarking of 22 Chateau Terrace, including the garage. The motion was seconded by Ms. Mancuso and carried. Ayes 4, Noes 1 (Palmer), Absent 1 (Kensy).

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Mary Lou Mancuso, Member
AYES:	Waterman-Kulpa, Mancuso, Swartz, Hirschey
NAYS:	Palmer
ABSENT:	Kensy

5. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY

Attachment: DHPG letter Ex 1A - 2023-06-06 Historic Preservation Commission - Public Minutes-3581 (28824 : St. Mary's Motherhouse at 400

Ms. Waterman-Kulpa said they are narrowing down the scope and participants from other Certified Local Governments, and sent out a request for sponsorship to cover financial obligation for having speakers. She also stated that the CLG grant also sponsored the Roundtable Series, which they had at the Amherst Youth Foundation building last month.

Ms. Palmer said that the fourth Roundtable, which the HPC is sponsoring, is scheduled on the same day as the September 12 HPC meeting and inquired if the HPC meeting could be moved. Ms. Demopoulos said they need to notice at least 30 days out and Mr. Quinn said he will check what dates might be available.

6. PROPOSAL FOR REVISION OF THE HISTORIC PRESERVATION LAW OF THE TOWN OF AMHERST
Ms. Palmer said she emailed the draft revision to SHPO for comments in April and had recently sent a second request. Ms. Demopoulos said that the Commission can move forward at the August meeting even if they do not receive a response.

7. BNHV PROPERTIES - UPDATE ON RESEARCH FOR POSSIBLE LANDMARKING
Ms. Stiver said that BNHV announced their plans to relocate their properties to the Amherst Central Park location in 2024. Ms. Waterman-Kulpa said she had discussed this item with both Mr. Hirschey and Ms. Mancusco, and that they all agreed to remove the item from the agenda for now, but will continue with their research.

Ms. Palmer made a motion to remove the item from the agenda. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 1 (Kensy).

8. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
Ms. Palmer said they have one more scheduled for the fall.

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

MISCELLANEOUS

ADJOURNMENT

The Historic Preservation Commission meeting of June 6, 2023 was adjourned at 7:32pm.

Attachment: DHPG letter Ex 1A - 2023-06-06 Historic Preservation Commission - Public Minutes-3581 (28824 : St. Mary's Motherhouse at 400

St. Mary's Commons Apartments, L.P.
2001 Marcus Avenue, Suite N-118
Lake Success, NY 11042

September 29, 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.

Contact details for Mr. Browne are as follows:

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

1) As requested, we have enclosed the following materials.
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) Current Property Boundary Survey-A survey is attached.
5) Building Drawing Set-Building Drawings are attached.
6) Manufacturer's literature from EcoStar, the manufacturer of the synthetic slate.
7) Manufacturer's literature from CertainTeed, the manufacturer of the Grand Manor shingles we would like to use everywhere else on the building.
8) Specifications and drawings for roof replacement work.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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: September 29, 2023

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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. Existing slate would be replaced with either slate, synthetic slate, or high-end, slate-like architectural asphalt shingles.

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

ROOF CONSULTANT INFORMATION:
Name/ Company Name: The Browne Company Roofing & Waterproofing Consultants, Inc.
Telephone Number: 716-667-0802

Email Address: Browneco@verizon.net, ATTN Gary Browne

Street Address, City and Zip: 98 Forest Drive, Orchard Park, NY 14127

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

WHO IS COMPLETING THE WORK

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.

September 29, 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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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:

_____

_____

_____

_____

_____

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_____

AHPC Chairperson's Signature:_____

Date:_____

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

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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
September 14, 2023

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. Shawn Crawford, Whitney Management Corp. will receive bids until 3:00 P.M. local time on October 5, 2023, at his office, 9575 Katy Freeway, Suite 330, Houston, TX 77024. Bids may be emailed to Mr. Crawford at SCrawford@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 11:00 A.M. on September 21, 2023, 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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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00100 INSTRUCTIONS TO BIDDERS
- Supplementary Instructions to Bidders
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- Pre-Bid Meeting and Job Walk
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00300 BID FORMS
- Affidavit Regarding Collusion

DIVISION 7 - THERMAL & MOISTURE PROTECTION
- Section 07300 – Slate Shingles and Related Work (Base Bid No. 1)
- Section 07310 – Synthetic Slate Shingles and Related Work (Base Bid No. 2)
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- 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

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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. Shawn Crawford, Whitney Management Corp. will receive bids until 3:00 P.M. local time on October 5, 2023, at his office, 9575 Katy Freeway, Suite 330, Houston, TX 77024. Bids may be emailed to Mr. Crawford at SCrawford@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 180 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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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 11:00 A.M. on September 21, 2023, 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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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.

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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.

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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 each Base Bid for 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 each base bid.

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.

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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.

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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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

DOCUMENT 00300

BID FORM

To: Mr. Shawn Crawford
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 - Slate

_____

($ _____) 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)

BASE BID No. 2 – New Roof System – Synthetic Slate

_____

($ _____) 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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BASE BID No. 1 – New Roof System – Architectural Asphalt Shingles

($ _____) 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)

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.)

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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_____

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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

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SECTION 07300

SLATE SHINGLES & RELATED WORK (Base Bid No. 1)

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Slate shingles, underlayment, eave, and ridge protection, metal flashings.

1.2 RELATED SECTIONS

A. Section 06100 – Roof Related Wood Components

1.3 REFERENCES

A. ASTM B 370 – Specification for Copper Sheet and Strip for Building Construction.

B. ASTM C 406 – Specification for Roofing Slate.

C. ASTM C 920 – Specification for Elastomeric Joint Sealants.

D. ASTM D 1079 – Standard Terminology Relating to Roofing, Waterproofing, and Bituminous Materials.

E. ASTM D 1970 – Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.

F. ASTM D 4869 – Specification for Asphalt-Saturated Organic Felt Underlayment Used in Steep Slope Roofing.

G. ASTM D 7349 – Standard Test Method for Determining Capability of Roofing and Waterproofing Materials to Seal Around Fasteners.

H. ASTM F1667 – Standard Specification for Driven Fasteners: Nails, Spikes and Staples

I. North Country Slate – Slate Roofs: Design & Installation Manual – 2010 Edition – National Slate Association.

J. NRCA – The NRCA Roofing and Waterproofing Manual. Definitions and Roofing Terminology.

K. Sheet Metal & Air Conditioning Contractors National Association – Architectural Sheet Metal Manual.

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1.4 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Shop Drawings: Details for specially configured metal flashing, jointing methods and locations for flashing, and other roofing system details.

C. Selection Samples:
   a. Pieces of actual slate shingles, illustrating complete range of colors available, for Architect's selection.
   b. Pieces of actual metal ridge cap, 12 inches (300 mm) long and full width.
   c. Actual snow guard, full size.

D. Verification Samples:
   a. Actual slate shingles in color selected, illustrating full range of color variation to be expected in finished work.
   b. Underlayment 12 inches (300 mm) square.

E. Material Test Reports: For each slate type, performed by a qualified testing laboratory as approved by North Country Slate, per ASTM C406.

F. Certificate of Country of Origin: For each type of slate, identifying the country in which the slate shingles were quarried and fabricated.

G. Distributor's Warranties: Distributors warranty for slate shingles specified.

H. Installer's Warranties: Installers warranty for work specified.

I. Installer's Qualifications: Installer's natural roofing slate project references; not fewer than four.

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

1.5 QUALITY ASSURANCE

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

B. Installer Qualifications: Company experienced in installing natural slate roofing of the type and scope specified in this section and employing persons with not fewer than five years of documented experience. Company shall provide skilled workers, thoroughly trained and experienced in the necessary crafts of natural slate roof systems and who are familiar with this specification and methods required for a warrantable roof.

C. Slate Shingle Distributors Warranty: Submit slate shingle distributors warranty, signed by the distributor and covering the slate shingles described in this section, in which the distributor agrees to replace slate shingles that fail in materials. The duration of this warranty shall be established by ASTM C406 and grade indicated in this specification.

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D. Roofing Installer's Warranty: Submit roofing installer's warranty, signed by roofing Installer and covering Work of this Section, in which roofing Installer agrees to repair or replace slate roofing that fails in materials or workmanship for 2 years from date of substantial completion.

1.6 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.

C. Deliver slate shingles to project site in distributor's crates/pallets, labeled with data indicating source.

D. Handle shingles to prevent chipping, breakage, soiling, or other damage. Protect edges with wood or other rigid material.

1.7 JOB CONDITIONS

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

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.

1.8 EXTRA MATERIALS

A. Provide an additional 3 percent of installed field slates, but not less than one full crate/pallet, for Owners use in roof maintenance.

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PART 2 PRODUCTS

2.1 SLATE SHINGLE MANUFACTURER

A. Subject to compliance with requirements, provides slate as furnished by North Country Slate, 880 Milner Ave. Unit B, Toronto, ON, Canada M1B 5N7.

B. Substitutions permitted with written approval from the Consultant.

2.2 SLATE SHINGLES

A. Slate Shingles: Hard, dense, sound rock, with chamfered edges, punched or drilled for two nails each. Slate shingles shall be punched or drilled back to front, and on the thinner end when there is variation in thickness along the length of the shingle.

B. No slate shingles with broken corners shall be installed when either the base or leg of the right triangle piece broken off is greater than 1-1/2 inches (38 mm). No broken corners on covered ends which sacrifice nailing strength or laying a watertight roof. Broken corners are acceptable for cutting stock. Not more than 2 percent of broken slates, including those having cracks materially precluding ringing when sounded, shall be accepted.

C. Slate shall be free of any visible inclusions of oxidizable iron pyrite.

D. Curvature or twist in slate shingles shall not exceed 1/8 inch in 12 inches (3 mm in 100 mm). Curved slate shingles shall be trimmed and punched to permit them to be laid with convex side up. Knots, knurls and cramps are acceptable on the exposed slate shingle face. Knots, knurls and cramps on the back or covered portion of slate shingles, which prevent close contact of slate shingles or the laying of a watertight roof, will not be accepted.

E. Slate shingles shall be trimmed with 90-degree square corners. Face dimensions of slate shingles shall not differ from those specified by more than 1/8 inch (3 mm).
   a. Source: Obtain slate required for the project from a single quarry, with consistent color range, physical properties and texture throughout.

F. Grade: ASTM C 406 Grade S1: Expected service life in excess of 75 years.

G. Thickness: To match existing.

H. Size: To match existing.

I. Shape: To match existing.

J. Starter Slate Size: Length of starter slates to be the exposure of the field slates plus the specified headlap and rounded up to the nearest full inch. Starter slates are to be front-side punched and installed chamfered edge down.

K. Color: To match existing construction.

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2.3 UNDERLAYMENT

A. 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!

2.3 ACCESSORIES

A. Slating Nails: Slater's copper smooth shank nails, 0.120 inch (3 mm) or No. 11 gauge Stubs, not less than twice the nominal slate thickness plus 1 inch in length, with 3/8 inch (9 mm) head. Point should penetrate through underside of deck except where the underside of roof deck is exposed to view, where shorter nails are acceptable. Nails 1/2 inch (13 mm) or longer than field slate nails for slate hip and ridge installation.

B. Butyl Rubber Sealant: ASTM C 1311, single-component, solvent-release; polyisobutylene plasticized; heavy bodied.

C. Polymer Sealant: ASTM C 920 silicone sealant of type, grade, class, and use classification required to seal joints in slate-shingle roofing and remain watertight.

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

2.4 FLASHING MATERIALS

A. Flashing: ASTM B 370 copper, cold rolled, 16 oz/sq ft (0.56 mm thick), natural finish.

B. Gutter Lining: ASTM B 370 copper, cold rolled, 20 oz/sq ft (0.69 mm thick), natural finish.

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.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Completely remove existing slate shingles down to the structural wood deck. (Note: Contractor must provide their own dumpsters.)

B. Remove the existing siding as required to allow for the installation of new wall flashing and new metal step flashings.

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

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

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

E. Remove existing gutter lining.

G. All roof deck and wall replacement to be as per the pre-determined square foot 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 eal 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.

3.4 INSTALLATION - VALLEY PROTECTION

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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.

C. Install new copper valley flashings on hidden cleats as per the Contract Drawings.

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. Where siding has been removed, 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. Re-install the existing wood siding or install new wood siding to match the existing construction.

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

3.6 INSTALLATION – SLATE SHINGLES

A. Install shingles in accordance with manufacturer's printed instructions.

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

C. Slate Grading: Do not sort slates according to thickness. Install slates randomly selected, beginning at the eaves and progressing up the roof slope, creating a textured overall appearance. Slate thickness variations preventing the laying of a weather tight roof will not to be permitted. Blend slates from all crates/pallets together to achieve a uniform color and texture to the roof.

D. Install starter course of slate shingles, as per the Manufacturer's application instructions.

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

F. Install slate shingles to match existing slate layout.

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

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

I. Joint Spacing: Slate shingles in each course to be installed with no joint spacing (butted

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together).

J. Cut and fit shingles neatly around vents, pipes, ventilators, and other roof projections.

K. Slate shingles overlapping sheet metal shall have nails placed so as to avoid penetrating the sheet metal.

L. Nail slate shingles so nail heads touch shingle lightly, without producing strain on the slate.

M. Complete installation to provide weather tight service.

3.7 BUILT-IN GUTTER & DOWNSPOUT WORK

A. Install new copper lining, over new ice and water shield membrane, at existing built-in gutters, and new downspouts upon completion of roofing work.

B. Connect new downspouts to the existing storm drains.

END OF SECTION

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

SECTION 07310

SYNTHETIC SLATE SHINGLES & RELATED WORK (Base Bid No. 2)

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Synthetic slate shingles, underlayment, eave, and ridge protection, metal flashings.

1.2 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 shingle manufacturer's warranty.

E. 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 100 mph.

C. Shingles to have a 50-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.

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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 synthetic 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.)

PART 2 PRODUCTS

2.1 ASPHALT SHINGLES

A. Manufacturer: EcoStar LLC or DaVinci Roofscapes, LLC.

1. Shingle: 50-year, synthetic type shingle, color to be selected by Owner.

2. Sytnetic Shingles: UL Rating of "A" and Wind Resistance Label.

3. Installed Weight (6" exposure): 342 lbs. per square.

4. Size: 18" long with varying widths.

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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: Titanium UDL Synthetic Roofing Underlayment.

2.3 ACCESSORIES

A. Nails: Copper 3/8" inch flat head roofing nails, 1-1/2" long.

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

2.4 FLASHING MATERIALS

A. Flashing: ASTM B 370 copper, cold rolled, 16 oz/sq ft (0.56 mm thick), natural finish.

B. Gutter Lining: ASTM B 370 copper, cold rolled, 20 oz/sq ft (0.69 mm thick), natural finish

C. Counterflashing and step flashings: 16 oz. copper.

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

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.

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PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Completely remove existing slate shingles down to the structural wood deck (Note: Contractor must provide their own dumpsters.)

B. Remove the existing siding as required to allow for the installation of new wall flashing and new metal step flashings.

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

E. 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. All roof deck/wall replacement to be as per the pre-determined square foot 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.

3.4 INSTALLATION - VALLEY PROTECTION

A. Center first row of ice and water shield membrane (36") over the valleys. Install two mor 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.

C. Install new copper valley flashings on hidden cleats as per the Contract Drawings.

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3.4 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. Where siding has been removed, 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. Re-install the existing wood siding or install new wood siding to match the existing construction.

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

3.5 INSTALLATION – SYNTHETIC SHINGLES

A. Install shingles in accordance with manufacturer's printed instructions.

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

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

D. Install starter course of shingles, as per the Manufacturer's application instructions.

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

F. Install shingles to match existing slate layout.

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

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

I. Complete installation to provide weather tight service.

3.6 BUILT-IN GUTTER & DOWNSPOUT WORK

C. Install new copper lining, over new ice and water shield membrane, at existing built-in gutters, and new downspouts upon completion of roofing work.

D. Connect new downspouts to the existing storm drains.

END OF SECTION

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

SECTION 07311

ARCHETECTURAL ASPHALT SHINGLES & RELATED WORK (Base Bid No. 3)

PART 1 GENERAL

1.1 SECTION INCLUDES

E. 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.

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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.

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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 Grand Manor or GAF Camelot II.

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

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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.

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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.

C. 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.

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3.4 INSTALLATION - VALLEY PROTECTION

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

E. 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.

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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

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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.

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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.

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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

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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.

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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.

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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.

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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. Elevate 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.**

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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.

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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.

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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.

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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

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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.

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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.

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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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

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: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of



Overview photo

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission



Overview photo.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission



Overview photo.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission



Photo of existing slate taken May of 2022.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission



Photo of existing slate taken in May of 2022.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission



Photo of existing slate taken in May of 2022.

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Photo of existing slate taken in May of 2022.

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Photo of existing slate taken in May of 2022.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission

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	⌀	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 267.23 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 286.17 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 124°11'53", 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°26'19", 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°16'20", 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. 0012E, 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. 8836

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:

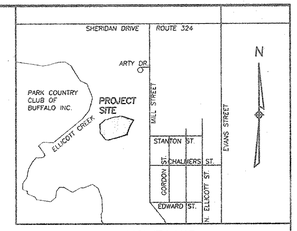
ZONE = COMMUNITY FACILITIES DISTRICT (CF)

FOR FURTHER INFORMATION CONTACT TOWN OF AMHERST CODE ENFORCEMENT OFFICER WILLIAM PIDGEON AT 716-631-7080.

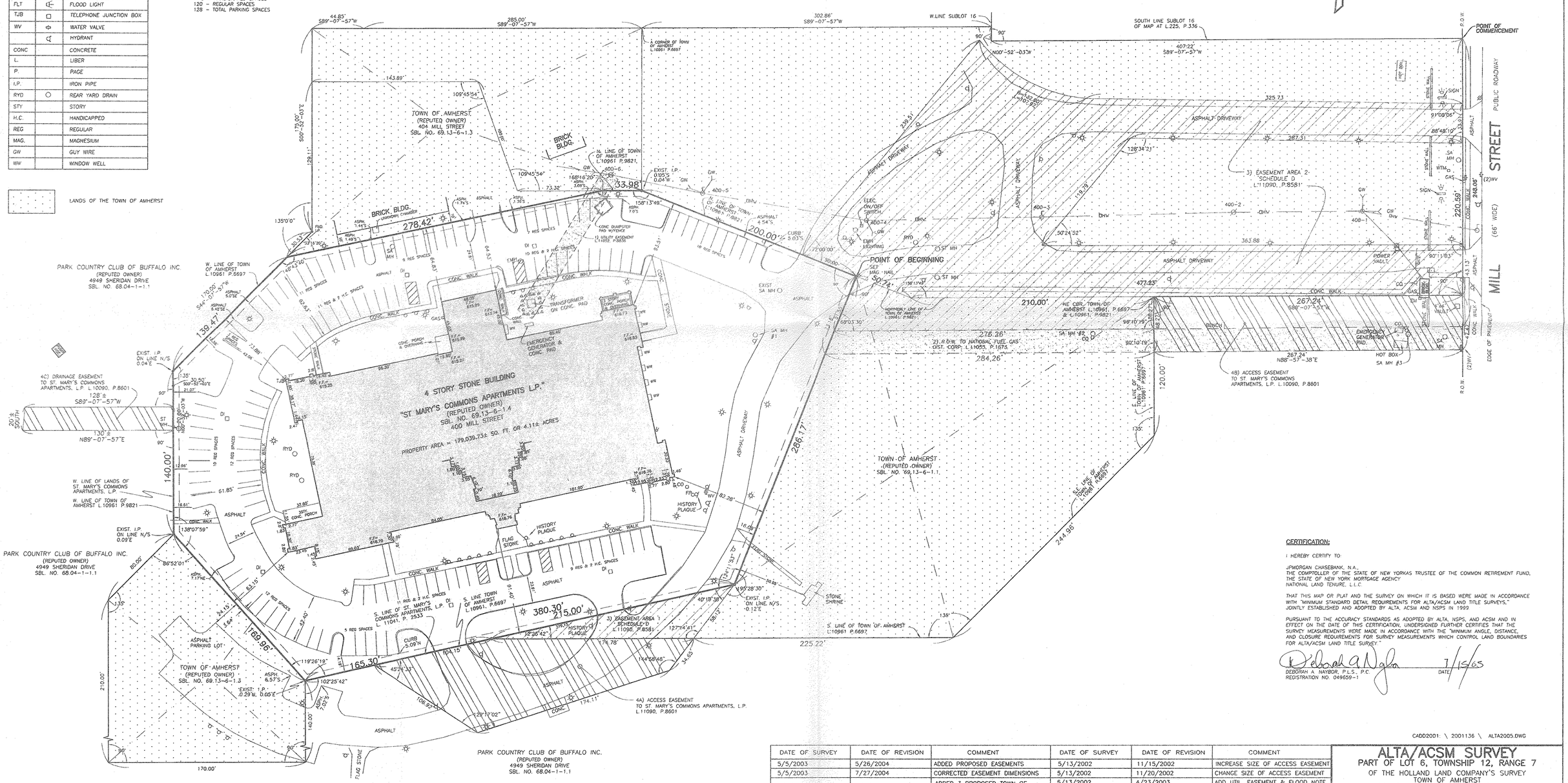
MINIMUM SETBACK REQUIREMENTS FOR YARD	STRUCTURES	PARKING, LOADING & STACKING AREAS
FRONT, FROM RIGHT-OF-WAY OF A DEDICATED STREET	50 FEET	15 FEET
SIDE, ABUTTING A RESIDENTIAL DISTRICT	25 FEET	10 FEET
REAR, ABUTTING A NONRESIDENTIAL DISTRICT	15 FEET	5 FEET

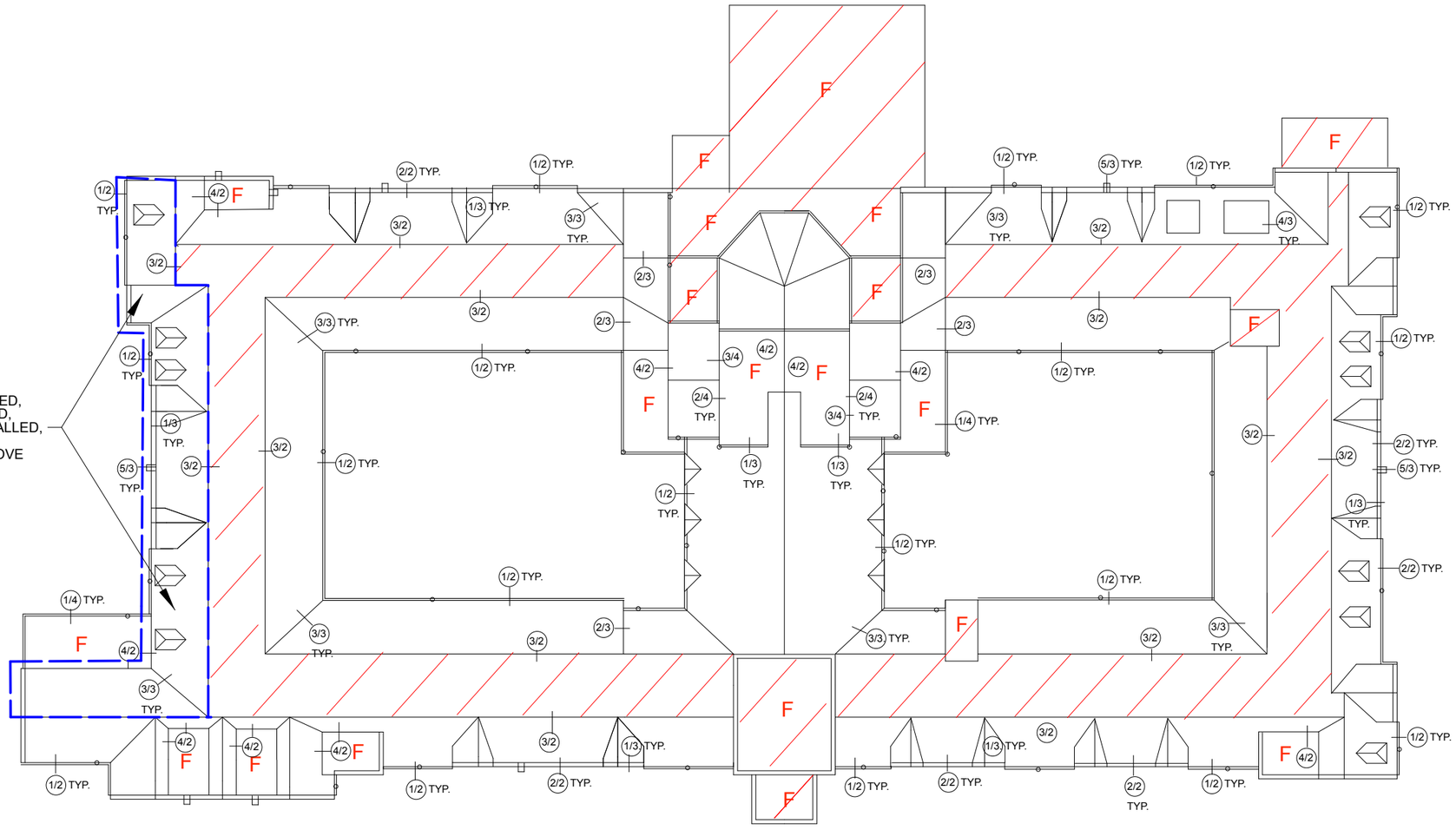
NOTE:

THIS SURVEY WAS PREPARED USING CERTIFICATE OF TITLE ISSUED BY NATIONAL LAND TENURE, L.L.C., TITLE NO. NLT-8063-E-03 DATED JULY 1, 2005



VICINITY MAP
NOT TO SCALE


POINT OF BEGINNING
POINT OF COMMENCEMENT
MILL STREET (66' WIDE) PUBLIC ROADWAY
EDGE OF PAVEMENT
R.O.W.
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 = 179,039.73± 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. 69.13-6-1.1
ASPHALT DRIVEWAY
ASPHALT PARKING LOT
CONC. WALK
BRICK BLDG.
HISTORY PLAQUE
FLAG STONE
STONE SHRINE
EMERGENCY GENERATOR & CONC. PAD
TRANSFORMER ON CONC. PAD
HOT BOX SA MH #3
POWER VAULT
ENERGENCY GENERATOR PAD
1) UTILITY EASEMENT L.11052, P.8836
2) RIGHT OF WAY AGREEMENT L.11055, P.1673
3) EASEMENT AREA 1 SCHEDULE D L.11090, P.8581
3) EASEMENT AREA 2 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.10090, P.8601
4C) DRAINAGE EASEMENT TO ST. MARY'S COMMONS APARTMENTS, L.P. L.10090, P.8601
N. LINE OF TOWN OF AMHERST L.10961 P.9821
W. LINE OF TOWN OF AMHERST L.10961 P.9821
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
S. LINE TOWN OF AMHERST L.10961, P.6697
S. LINE OF TOWN OF AMHERST L.10961 P.6697
NORTHERLY LINE OF A TOWN OF AMHERST L.10961, P.9821
NE COR. TOWN OF AMHERST & L.10961, P.9821
SOUTH LINE SUBLOT 16 OF MAP AT L.225, P.336
W.LINE SUBLOT 16
L. CORNER OF TOWN OF AMHERST L.10961, P.6697
EXIST. I.P. ON LINE N/S 0.04'E
EXIST. I.P. ON LINE N/S 0.09'E
EXIST. I.P. ON LINE N/S 0.12'E
EXIST. I.P. 0.05'S 0.04'W
EXIST. I.P. 0.29'W, 0.05'E
21.0'± R.O.W. TO NATIONAL FUEL GAS DIST. CORP. L.11055, P.1673
S89°-07'-57"W
N89°-07'-57"E
N00°-52'-03"W
S00°-52'-03"E
N88°-57'-38"E
S88°-57'-38"W
S38°07'59"E
N38°07'59"W
S86°52'01"E
N53°07'59"W
S95°28'30"E
N95°28'30"W
278.42'
200.00'
50.74'
210.00'
286.17'
215.00'
165.30'
169.96'
139.47'
140.00'
380.30'
284.26'
275.26'
267.24'
407.22'
302.86'
285.00'
244.96'
225.22'
170.00'
130.±
128.±
146°43'40"
158°13'49"
168°16'20"
119°26'19"
102°25'42"
124°11'53"
135°0'0"
135°
90°
109°45'54"
33.98'
143.89'
129.11'
500'-52'-03"E
73.32'
64.43'
61.85'
101.00'
84.00'
82.28'
16.06'
239.31'
119.79'
325.73'
287.31
363.88
477.23'
248.08'
220.59'
91°09'06"
88°48'10"
90°11'03"
98°10'19"
92°10'19"
127°14'41"
124°58'48"
45°21'33"
129°17'02"
106.93'
174.11'
54.65'
104.15'
59.50'
40°18'38"
127.78'
102°26'42"
24.15'
24.54'
63.15'
51.40'
91.40'
23.67'
23.65'
12.98'
21.05'
16.61'
24.54'
5.68'
3.77'
2.77'
1.83'
1.45'
1.00'
0.83'
0.77'
2.80'
1.80'
1.00'
3.55'
1.10'
0.39'
2.40'
2.15'
2.25'
2.50'
2.46'
2.23'
2.05'
2.00'
1.90'
1.50'
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6.60'
6.80'
7.00'
7.20'
7.40'
7.60'
7.80'
8.00'
8.20'



IN THE OUTLINED AREA,
SLATE SHINGLES WERE REMOVED,
NEW WOOD DECKING INSTALLED,
NEW ICE & WATER SHIELD INSTALLED,
& SHINGLES WERE INSTALLED
ROOFER WOULD HAVE TO REMOVE
EXIST. SHINGLES & RE-INSTALL
ICE & WATER SHIELD

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.
- BASE BID NO. 1 - INSTALL NEW SLATE SHINGLES.
- BASE BID NO. 2 - INSTALL NEW SYNTHETIC SLATE SHINGLES
- BASE BID NO. 3 - INSTALL NEW ARCHITECTURAL ASPHALT (GRAND MANOR) SHINGLES
- INSTALL NEW 5/8" GYP OVERLAYMENT BOARD & .090 EPDM AT FLAT ROOF AREAS.
- REPLACE SLATE SIDING WITH NEW HARDIE BOARD CEMENT FIBER SIDING.
- RE-USE COPPER GUTTERS, COUNTERFLASHINGS, FASCIA, STEP FLASHINGS, & DOWNSPOUTS WHEREVER POSSIBLE INSTALL NEW COPPER FLASHINGS WHEN THESE FLASHINGS CAN NOT BE RE-USED.
- CONNECT NEW & OLD 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
Roofing and Waterproofing Consultants, Inc.
98 FOREST DRIVE, ORCHARD PARK, NEW YORK 14127
PHONE: 716-667-0802
EMAIL: BROWNECO@AOL.COM

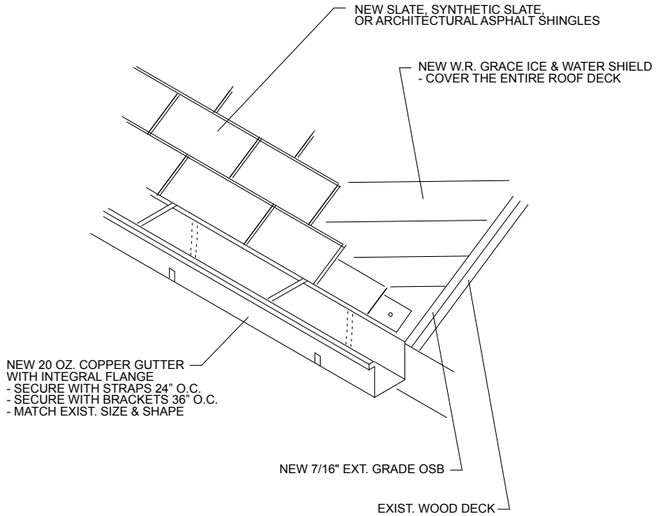
ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF PLAN

DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	09-14-23
FILE NAME	ST MARYS - 1

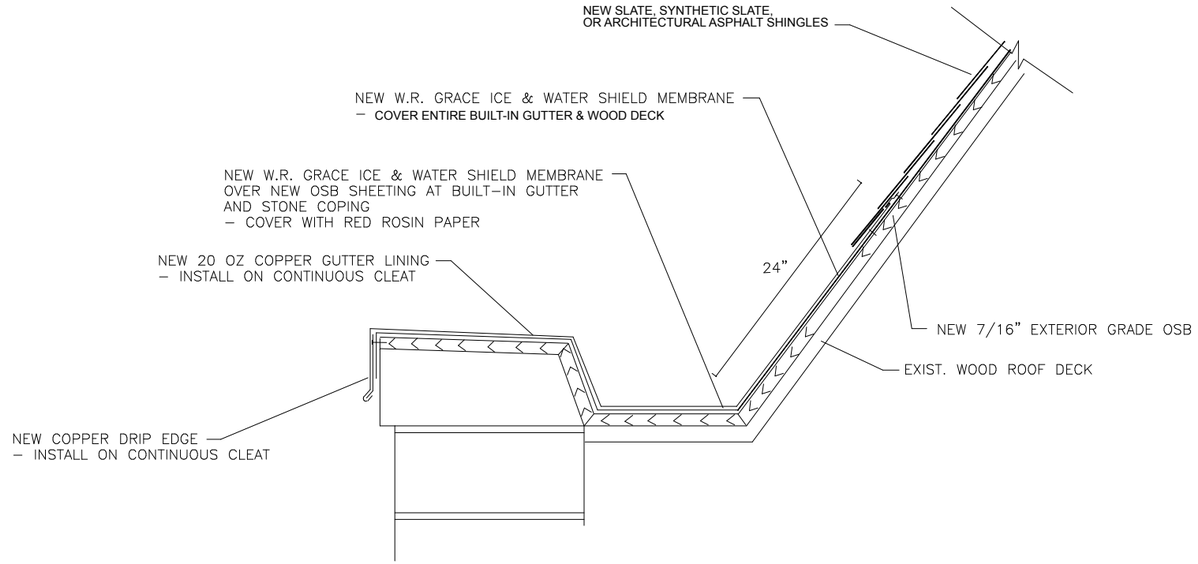
SCALE	PROJECT NO.	DWG. NO.
1/32" = 1'-0"		SHEET 1 OF 4

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

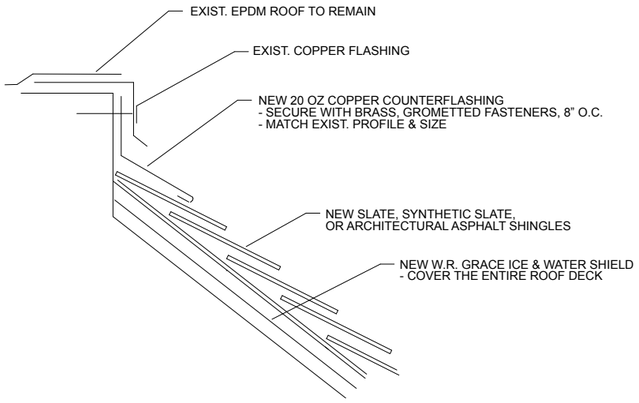


NOTE - RE-USE EXISTING COPPER GUTTERS & DOWNSPOUTS WHEREVER POSSIBLE

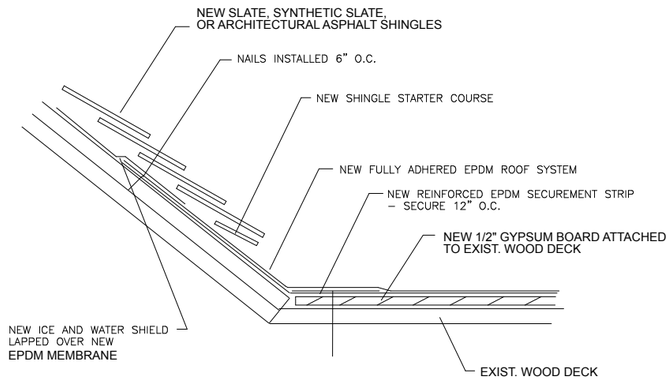
1/2 DETAIL AT EAVES/GUTTER



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

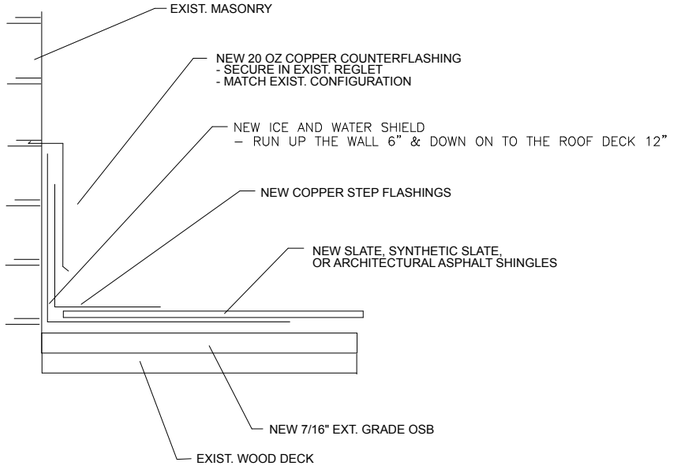
THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 FOREST DRIVE, ORCHARD PARK, NEW YORK 14127
PHONE: 716-667-0802 EMAIL: BROWNECO@ADELPHIA.NET

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

TITLE	ROOF FLASHING DETAILS (1)
DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	09-14-23
FILE NAME	ST MARYS - 2

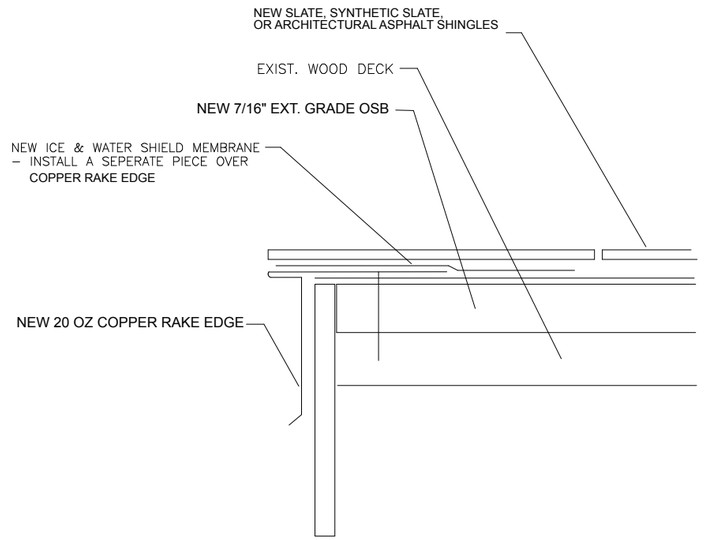
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 2 OF 4

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

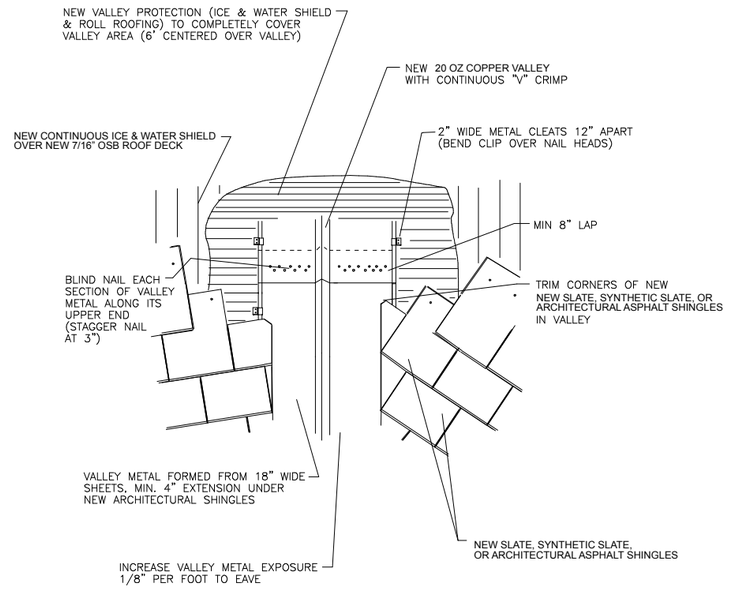


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

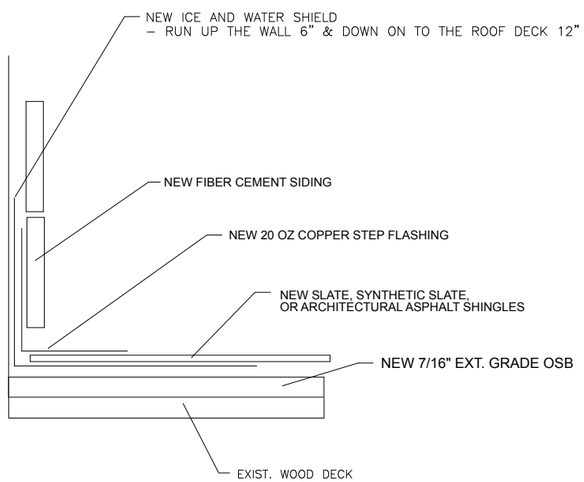
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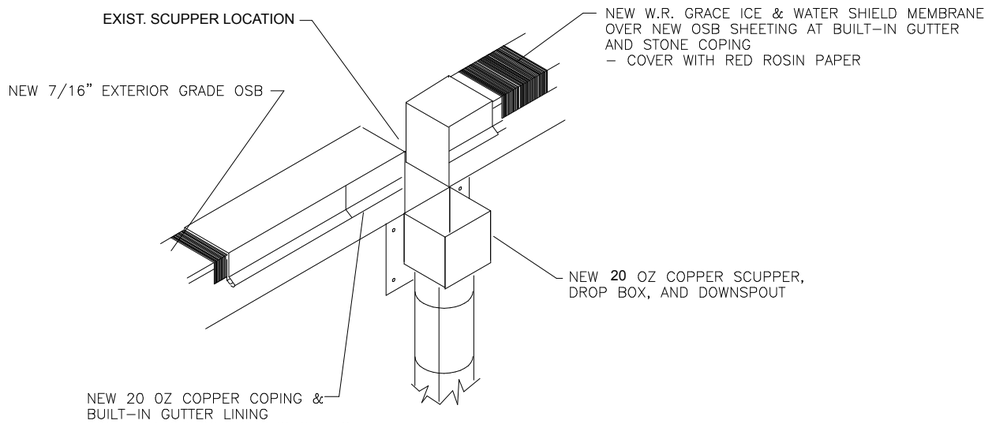
2/3 FLASHING DETAIL AT RAKE EDGES



3/3 FLASHING DETAIL AT VALLEYS



4/3 FLASHING DETAIL AT NEW SIDING



NOTE - RE-USE EXISTING COPPER DOWNSPOUTS WHEREVER POSSIBLE

5/3 FLASHING DETAIL AT BUILT-IN GUTTER SCUPPERS

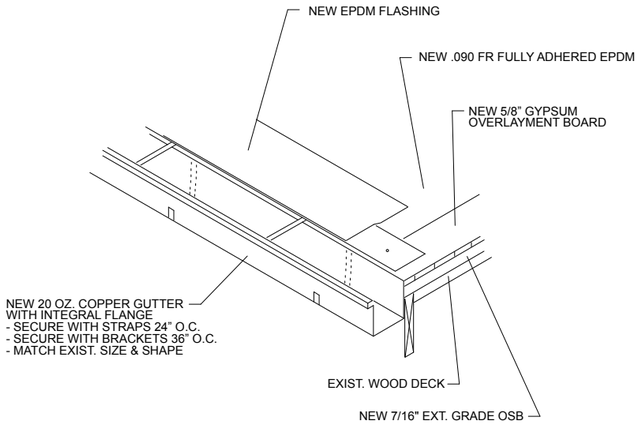
THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 FOREST DRIVE, ORCHARD PARK, NEW YORK 14127
PHONE: 716–667–0802 EMAIL: BROWNECO@ADELPHIA.NET

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

TITLE	ROOF FLASHING DETAILS (2)
DRAWN BY	GPB
CHECKED	
CHK'D BY	
DATE:	09-14-23
FILE NAME	ST MARYS - 3

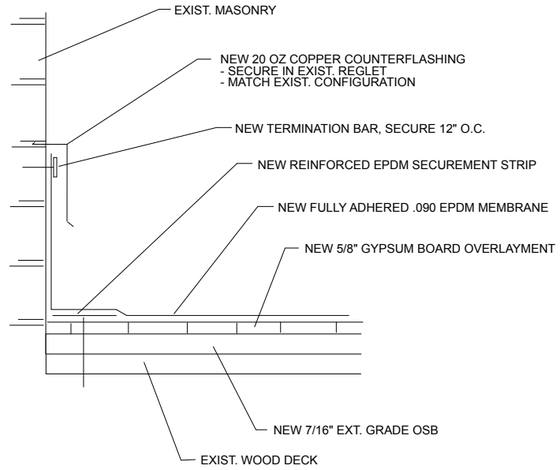
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 3 OF 4

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of



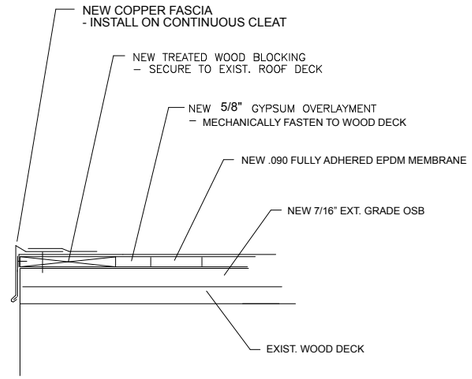
NOTE - RE-USE EXISTING COPPER GUTTERS & DOWNSPOUTS WHEREVER POSSIBLE

1/4 FLASHING DETAIL AT GUTTER

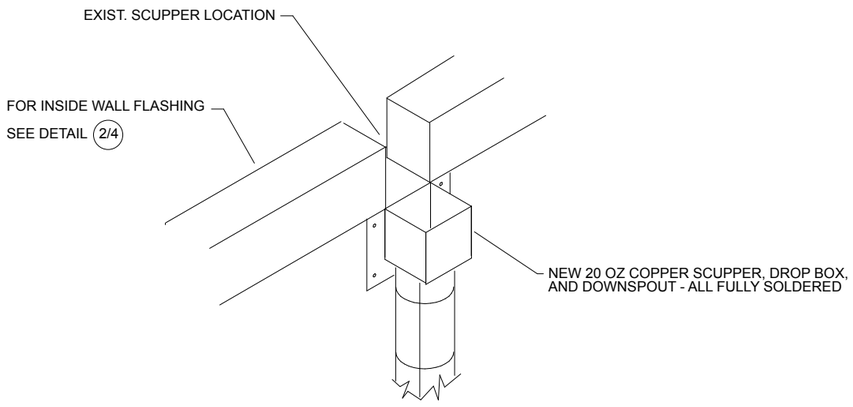


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

2/4 FLASHING DETAIL AT WALL



3/4 FLASHING DETAIL AT ROOF EDGE



NOTE - RE-USE EXISTING COPPER GUTTERS & DOWNSPOUTS WHEREVER POSSIBLE

4/4 FLASHING DETAIL AT SCUPPERS

THE BROWNE COMPANY
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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:	09-14-23
FILE NAME	ST MARYS - 4

SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 4 OF 4

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EcoStar

EcoStar LLC
42 Edgewood Drive
Holland, NY 14080
800.211.7170
EcoStarLLC.com

Find us on social media:

EcoStar
Pioneers in sustainable roofing since 1993

Synthetic Slate & Shake Roofing

Durable, sustainable building product

Made with recycled polymer and rubber (not tires)

Less than half the weight of natural slate

Class C and Class A fire ratings available

Class 4 hail impact resistance rating

50-year transferable warranty available

Design Your Roof, Your Way

www.ecostarllc.com



Majestic Niagara Slate 12" in Stormy Gray Blend

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

Highly Sustainable | Highest Testing Performance | Proven Longevity | Uncompromised Beauty

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Proudly Made in the USA

Thank you for your interest in EcoStar

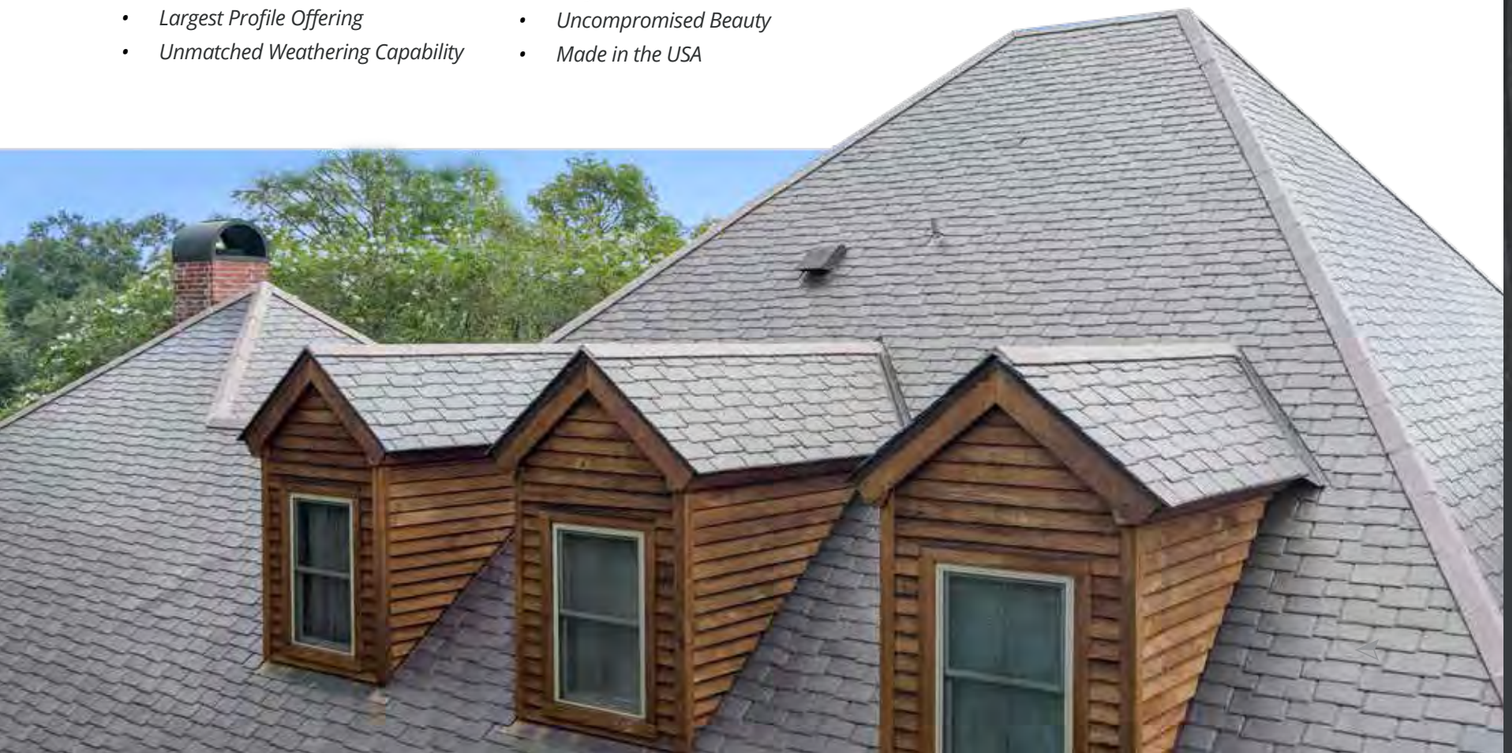
For 30 years, EcoStar has been a pioneer in the synthetic slate and shake roofing markets. We pride ourselves in making products that turn everyday steep-slope roofs into extraordinary extensions of our customers' visions. Our team has long been in place ensuring all our products perform at the highest level. We have followed a stringent quality program since 1997 and are audited every 6 months in accordance with ISO 9001, UL and other certification agencies.

EcoStar is dedicated to helping the world address recyclable materials. Since 1993, we have redirected thousands of tons of valuable raw materials away from landfills each year. By using post-industrial upcycled materials, EcoStar tiles aid in the preservation of natural resources. No trees are cut down and no slates are quarried for the manufacture of EcoStar products.

EcoStar is here for you. If you have a vision for your roof, we can turn it into reality. And you can rest assured that the beauty of your roof will last as long as you call it home.

Why Choose EcoStar?

- *Highly Sustainable*
- *Designed to Perform*
- *Highest Testing Performance*
- *Largest Profile Offering*
- *Unmatched Weathering Capability*
- *Color Match Excellence*
- *Proven Longevity*
- *Easy Installation*
- *Uncompromised Beauty*
- *Made in the USA*



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25 Complete Warranty Protection & Custom Projects

"This is our second project using EcoStar Majestic Slate and our crews love the ease of installation and our customers love the distinctive look on their roofs."

- Alan Frank, Alan Frank Roofing Co.

Majestic Slate 10" and 12" in Custom Gray

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Hi

The EcoStar Difference

As the leading manufacturer of sustainable roofing tiles, we recognize the challenges our world faces regarding Earth's limited resources, non-renewable energy sources, and responsible disposition of waste.

EcoStar LLC leads the composite steep-slope roofing industry with its premium synthetic slate and shake roofing tiles. EcoStar products are made to the highest of standards and are the environmentally-responsible choice for contractors, specifiers, architects and property owners. EcoStar tiles are manufactured in the USA with a material made of up to 80% upcycled post-industrial rubber and plastic.

Over the years, technology has enhanced our already exceptional weathering performance. Product weathering occurs in all synthetic roofing products regardless of material content (recycled or virgin). Our lot control methods ensure that our tiles weather uniformly, so that over time, EcoStar tiles lose their slight sheen and develop a patina, continuing the replication of their natural counterparts. Testing our products remains paramount to providing products that look beautiful and realistic when first installed, and even more natural with each year of exposure to mother nature. In other words, we improve with age!

Manufactured in strict adherence to ISO 9001 Quality Management Standards.



20-Year Old Roof
Majestic Slate 12" in Midnight Gray

EcoStar LLC—pioneers of sustainable roofing since 1993.

upcycle

transitive verb

: to recycle (something) in such a way that the resulting product is of a higher value than the original item : to create an object of greater value from a discarded object of lesser value.

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Traditional Slate

The enduring beauty of slate.

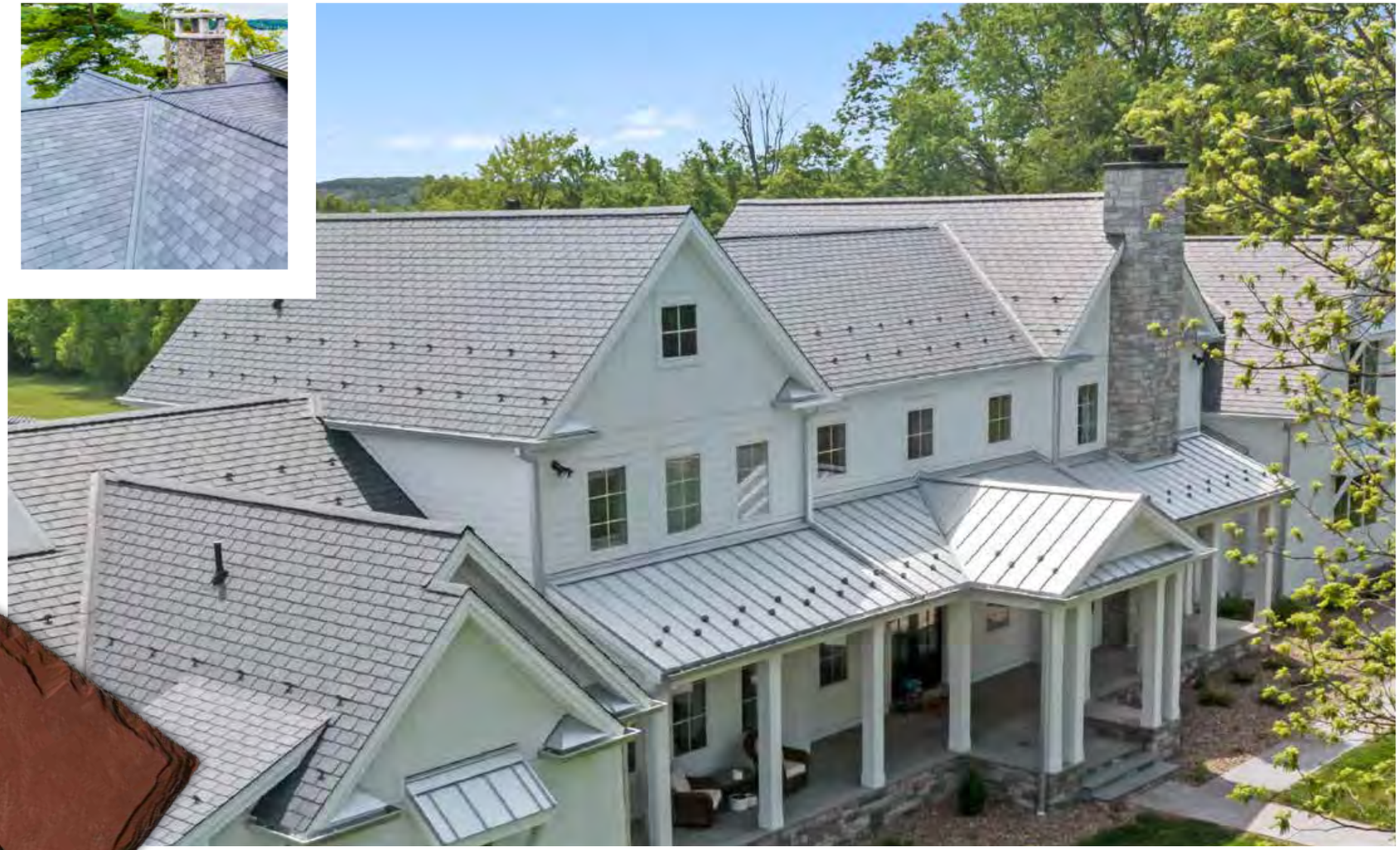
An affordable and environmentally friendly alternative to natural slate, our Traditional Slate lines of recycled roof tiles capture the beauty of natural slate. Traditional Slate is available in single widths (10" and 12"), Designer Tiles (Beveled Edge, Chisel Point and Beaver Tail) and a Random-Width Blend (6", 9" and 12").

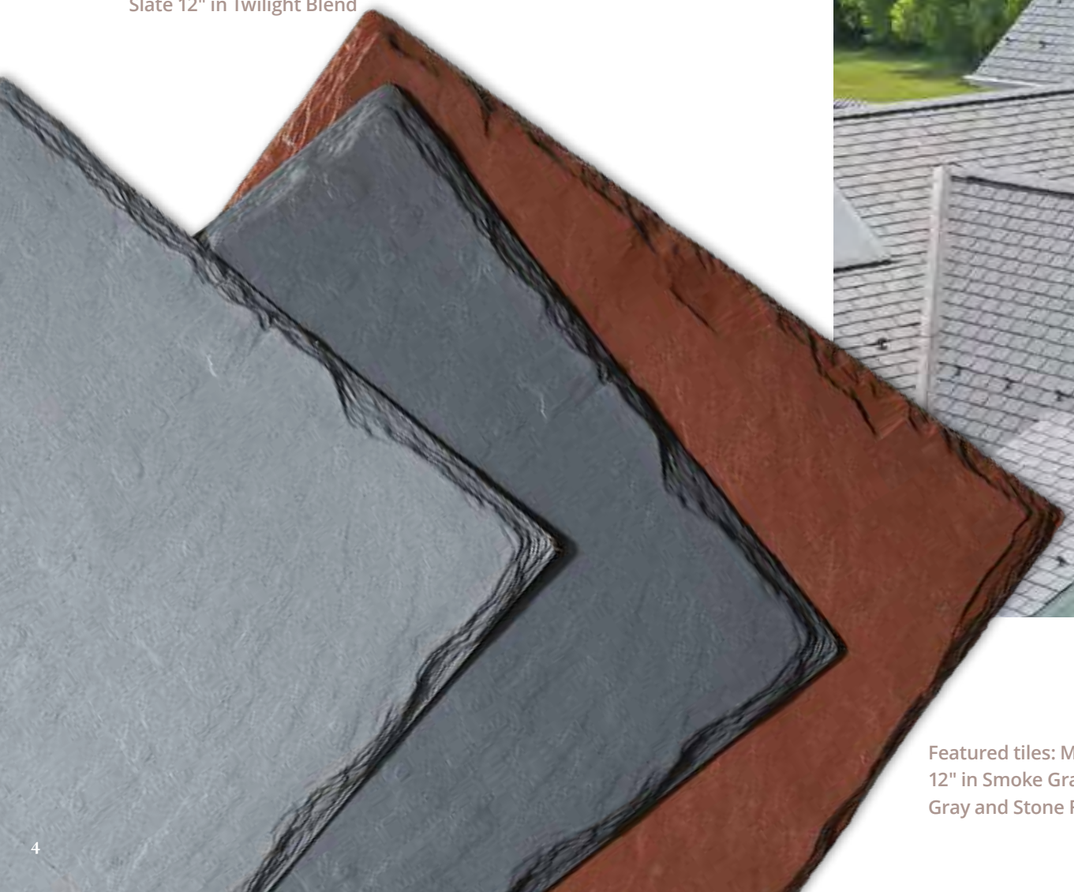
Featured image: Majestic Slate 12" in Federal Gray





From left to right: Majestic Slate Beaver Tail in Midnight Gray, Mountain Plum and Chestnut Brown; Majestic Slate 12" in Chestnut Brown; Majestic Slate 12" in Twilight Blend





Featured tiles: Majestic Slate 12" in Smoke Gray, Federal Gray and Stone Red

Discover more design ideas in our online photo gallery by scanning the QR code or visiting ecostarllc.com.

EcoStar

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Niagara Slate

The thickest, most natural-looking slate profile.

Bigger is better when it comes to Niagara Slate, EcoStar's largest profile slate, designed to create enhanced shadow lines for maximum aesthetic appeal. Niagara Slate is available in single widths (10", 12" and 14") and a Random-Width Blend.

Featured image: Majestic Niagara Slate 14" in Chestnut Brown









From left to right: Majestic Niagara Slate 12" in Stormy Gray Blend; Majestic Niagara Slate 14" in Chestnut Brown; Majestic Niagara Slate 12" in Midnight Gray



EcoStar LLC

Discover more design ideas in our online photo gallery by scanning the QR code or visiting ecostarllc.com.

Featured tiles: Majestic Niagara Slate in Federal Gray, Mountain Plum and Smoke Gray

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Random-Width Blends

The most realistic slate blends.

Random-Width Blends are available in both Traditional and Niagara product lines. Traditional Random-Width Blend includes 6”, 9” and 12” Majestic Slate or Empire Slate tiles. Niagara Random-Width Blend includes 10", 12" and 14" Majestic Niagara Slate or Empire Niagara Slate tiles. An even number of each size tile is included in every bundle for ease of installation on-site. With straight and staggered installation options, these blends provide the look you desire and the protection you need.

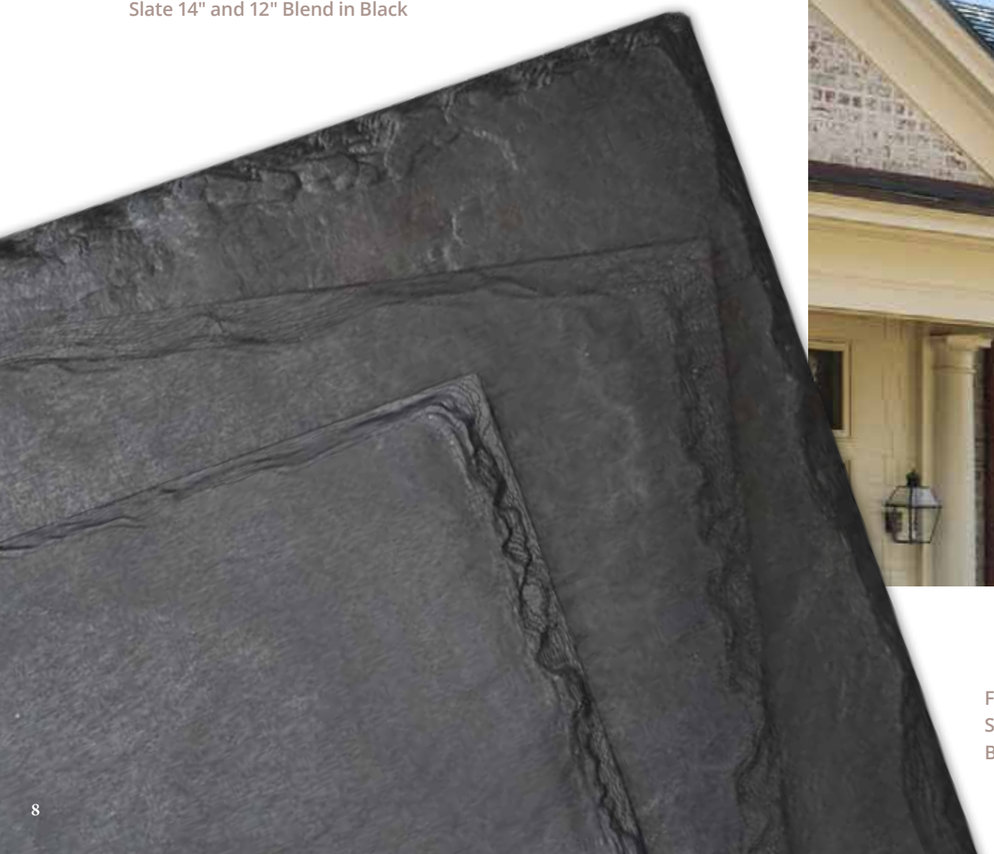
Featured image: Majestic Niagara Slate Random-Width Blend in Black





From left to right: Majestic Slate Random-Width Blend in Earth Green; Majestic Niagara Slate Random-Width Blend in Black; Majestic Niagara Slate 14" and 12" Blend in Black





Featured tiles: Majestic Slate Random-Width Blend in Midnight Gray

Discover more design ideas in our online photo gallery by scanning the QR code or visiting ecostarllc.com.

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Innovative Design, Classic Slate Look

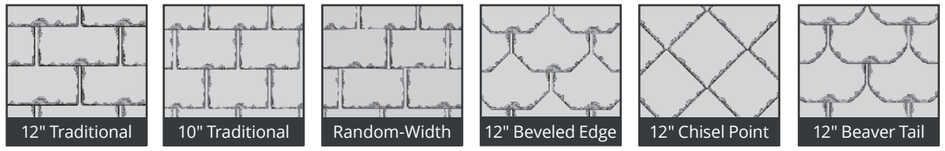
EcoStar Slate

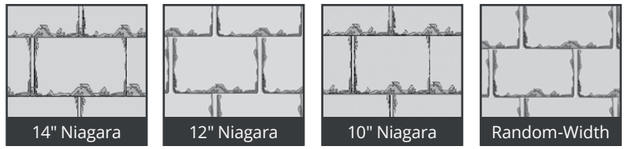
Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

Significant advantages:

- Weighs significantly less than natural slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

Profiles





Row 1: Solid Tiles
Row 2: Cavity-Back Tiles

The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, EcoStar offers the right tile.

Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

Empire Slate

The same classic slate look as Majestic Slate with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

Niagara Slate

Niagara Slate is available in the Majestic and Empire formulas and offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

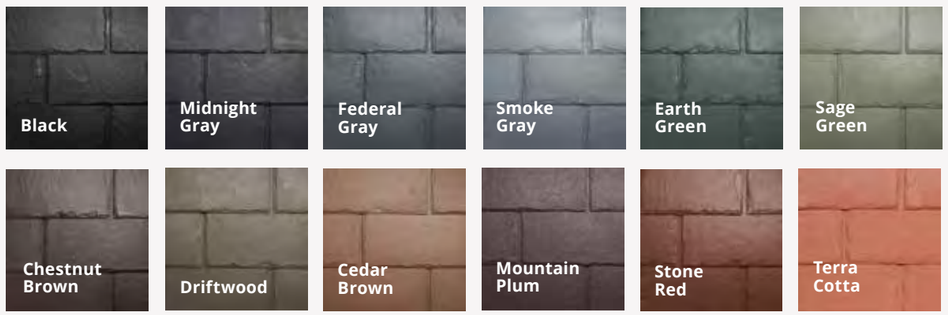
Our slates replicate real slate in so many ways - the beauty and durability, the slight sheen after installation, and the gentle patina of the surface over time.

	Majestic Slate		*Empire Slate*	
Tile Features	Traditional	Niagara	Traditional	Niagara
Recycled Material	80%	80%	25%	25%
Tile Widths	12", 10", 9", 6"	14", 12", 10"	12", 10", 9", 6"	14", 12", 10"
Profile	Solid	Cavity-back	Solid	Cavity-back
Tile Thickness	1/4"	5/8"	1/4"	5/8"
Reveal	7", 6"	10", 9"	8", 7", 6"	10", 9"
Weight per Square (at maximum reveal)	275 lbs. (12" tile)	250 lbs. (14" tile)	308 lbs. (12" tile)	290 lbs. (14" tile)
Fire Rating	Class C	Class C	Class C/A	Class C/A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Miami-Dade	No	No	Yes	Yes
Standard Colors	12	12	14	14
Cool Roof Colors	No	No	11	11
Custom/Marbled Colors	No	No	Yes	Yes
Designer Tiles	Yes	No	Yes	No

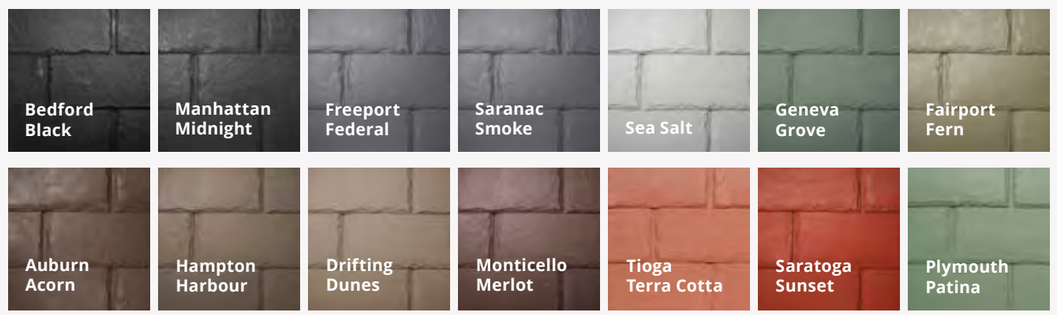
Cool Colors

Enjoy additional energy savings from our line of Cool Colors, available in all Empire colors. (excludes Bedford Black, Tioga Terra Cotta and Plymouth Patina)

Majestic Standard Colors



Empire Standard & Cool Colors



Color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading.



Looking for a more unique look?

Achieve a custom look by combining multiple profiles and/or colors. See page 20 to learn more.

All EcoStar products are factory pre-blended for both color and width.

"EcoStar synthetic slate was just what we were looking for. We were able to select the size, shape, and blend of colors required to give our home the look of a well-preserved nineteenth-century structure."

- Jay Panzer, Homeowner

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

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Color Options to Fit Your Style

Factory Blends*

EcoStar provides unlimited potential to enhance the beauty of your property with the option of color blends - available in all product lines. From "Wide-Range" blends, which include multiple shades of the same color, to completely custom multi-color mixes, you can create a striking roof with unique style.

Slate Color Blends:


Scottish Blend


Tuscan Blend


Napa Blend

Shake Color Blends:


Summit Blend


Wood Trail Blend


Sierra Blend

Wide Range Blends:


Stormy Gray Blend


Twilight Blend


Forest Blend


Canyon Blend



Majestic Niagara Slate 12" in Stormy Gray Blend

** All EcoStar products are factory pre-blended for both color and width.*

Marbled Blends

EcoStar offers eight beautiful marbled blends in our Empire product lines. Each blend contains a minimum of 2-3 different marbled tiles offering a unique look for any project. Our marbled blends are also available in solid colors. Ask your representative for more details.


Riverbed


Vineyard


Rolling Meadow


Harvest Hill


Ancient Quarry


Feathered Driftwood


Fresh Cut Cedar


Hunters Creek Blend



Custom Colors

EcoStar's production team can create slate and shake tiles with unique hues based on samples of material, paint swatches, or Pantone® color numbers that highlight your property. Design ideas for your project are endless.



"EcoStar is the cream of the crop. From the people who produce it, to the product, and right down to the installation. It's a product made from recycled material with an authentic look, backed by one of the best warranties in the industry."

- Ronald Cole, The Roof Connection

Top: Empire Slate 12" in Ancient Quarry

Bottom: Aspen Blend in Fresh Cut Cedar

Packet Pg. 218

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Commercial and Historic Applications

Exceeding the demands of commercial properties

As a pioneer of synthetic roofing products since 1993, EcoStar has become a favorite for educational buildings, religious facilities and government projects. Designed with up to 6" headlap for installation integrity, EcoStar roof systems exceed best practice roofing techniques, ensuring the longevity of your roof. All EcoStar products are manufactured under strict adherence to ISO 9001 quality management standards.

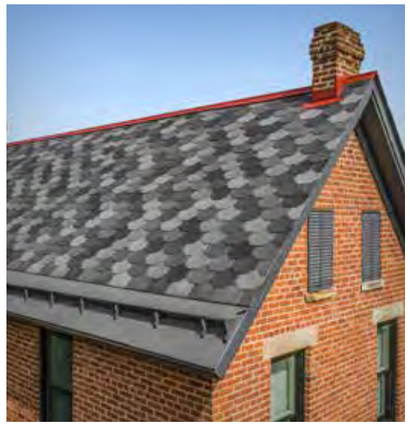
Preservation meets conservation

EcoStar products allow preservationists to match the distinctive look of an original roof while meeting modern day performance expectations, limiting the use of natural resources, reducing waste and minimizing carbon footprint. Focusing on reducing, reusing and recycling promotes the lasting benefits of conservation while allowing us to protect our cultural heritage. EcoStar tiles offer flexible installations, such as staggered and offset, to better match original roof designs. EcoStar has been approved for use in historic preservation projects throughout the United States.

Features and benefits:

- Weighs significantly less than natural slate
- Requires little-to-no maintenance
- Offers energy-saving cool colors
- Includes up to 80% post-industrial recycled content
- Easy application keeps installation costs down
- May contribute toward LEED certification
- Available in a wide variety of profiles and colors
- 50-year warranty is standard

Majestic Slate has been widely accepted by preservationists and historians for nearly 30 years.









Top (Right): Majestic Slate 12" in Stone Red

Bottom: Empire Slate Beveled Edge in Manhattan Midnight Wide Range and Freeport Federal Wide Range

"Our large, historic home had a very old, deteriorating, and unsightly slate roof that needed frequent repairs. Our new EcoStar Majestic Niagara Slate roof matches the original roof perfectly and restores our home to its former beauty."
- David M., Homeowner

" We are so pleased with the look and performance of the roofing."

- Bill Ingram, Land Management, Inc.

Bottom (Left to Right): Majestic Niagara Slat in Sage Green, Cedar Brown and Mountain

Majestic Slate 12" in Midnight Gray and E

Majestic Niagara Slate 12" in Smoke Gray, Federal Gray, Midnight Gray, and Mountain

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Installation and Accessories

EcoStar's extensive network of Gold Star Applicators have been professionally trained to provide you with a remarkably beautiful installation. Our accessories are designed to complement EcoStar synthetic roofing tiles, and are proven to extend the longevity of a roofing system.

Our reliable protection encompasses every component of the EcoStar roof installation.



Glacier Guard

Glacier Guard is an impermeable self-adhering membrane, offering enhanced protection against moisture penetration. A high-temperature self-adhered membrane is also offered.



Aqua Guard

Aqua Guard is a versatile roofing underlayment offering a stronger and lighter alternative to traditional felt.



Ridge Vent

EcoStar offers a continuous tile-over ridge vent that efficiently removes moisture build-up in the attic space of a building.



EcoStar Fasteners

Our stainless steel fasteners provide superior strength and resistance to corrosion, staining and leaking.

Complete Warranty Protection

A standard 50-year Limited Material Warranty is offered at no extra charge with the purchase of an EcoStar roof. To ensure that your EcoStar roof will perform at its best, consider the benefits of our transferable 50-Year Gold Star Limited Labor and Material Warranty.

Standard Warranty
Non-Transferable, Limited Materials

Gold Star Warranty
Transferable, Limited Labor and Materials

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

Custom Projects

Whether you're looking for a custom color or shape, EcoStar has the in-house capability to develop a solution for your unique project.



Island Groove Clay Tile



Saw Cut Tile



Fish Scale Tile

Call us today at ***800.211.7170*** or visit ***www.ecostarllc.com*** for more information.





Top: Majestic Slate 12" in Federal Gray

Bottom: Aspen Blend in Midnight Gray

A roof that is just as reliable as beautiful; the result of opting for our Gold Star Certified Applicators at every installation.

Protection Overview

- Miami Dade prolonged and accelerated weathering @ 4,500 hours
- Job lot control produces uniform roof tile weathering
- Miami Dade Wind TAS100 & TAS125 (NOA # 17_1227_10)
- UL listed Class C or A fire resistance (UL 790)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- ISO 9001:2015 Quality Management Standards
- 50-Year Material Warranty
- 50-Year Transferable Labor and Material Warranty available

Proudly approved and certified by the following organizations:

Underwriters Laboratories (UL)®
Texas Department of Insurance
Florida Building Code

Visit www.ecostarllc.com for a complete listing of approvals and certifications.

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CertainTeed
SAINT-GOBAIN

GRAND MANOR®

Luxury Roofing Shingles



Grand Manor, shown in Brownstone

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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.

Grand Manor, shown in Gatehouse Slate

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.

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Grand Manor, shown in Stonegate Gray

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 wa

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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
- **Streak***Fighter*® 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

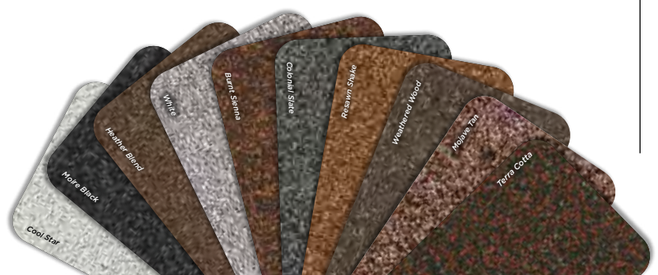


Add a Little Accent to Your Roof

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

Streak*Fighter*®

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

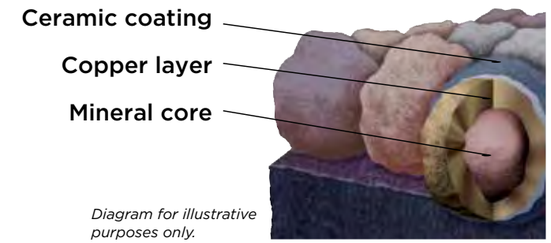


Diagram for illustrative purposes only.

Certa*Seal*™

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.



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Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

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.

2. Water-Resistant Underlayment

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

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

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.

6. Ventilation

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

SAINT-GOBAIN

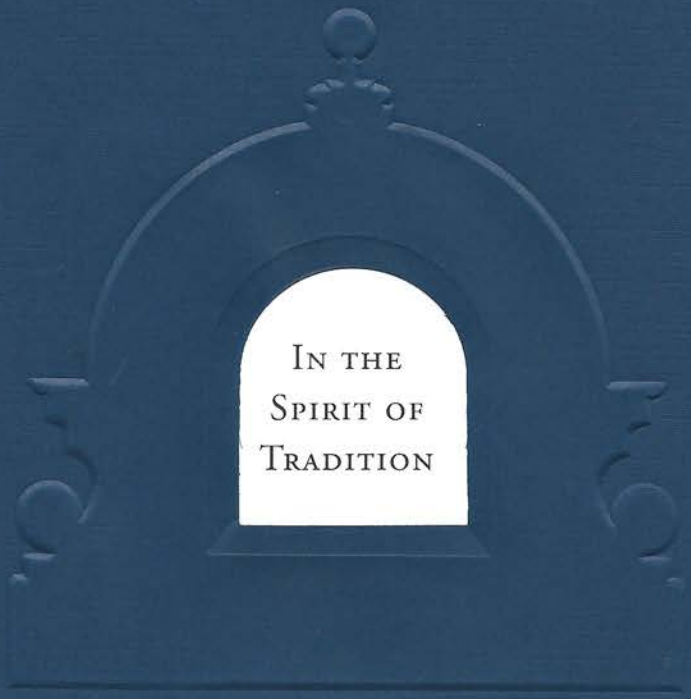
CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

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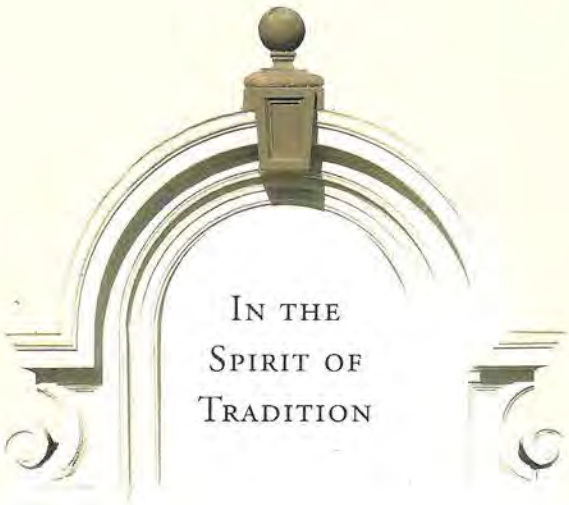
CertainTeed

Roofing Products

For Historic

Renovation

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In the Spirit of Tradition

The decision to renovate a historic building is a decision to keep history, and all that we learn from it, alive. And while the merits of historic renovation are never in question, its practicality often is.

Distinct alternative building materials, such as heavyweight asphalt roofing shingles from CertainTeed, can be cost-effective solutions when original materials of construction are no longer available, or are prohibitively expensive. CertainTeed's unique products simulate the rich depth, texture and weight of yesteryear's slate, tile and cedar shakes at substantial savings while preserving the integrity of the original building.

Historic structures throughout America, many listed on the National Register of Historic Places, have been renovated to perfection using CertainTeed asphalt roofing products. In the pages that follow, nine of these monuments display their gloriously renewed aesthetics and reveal their stories. Enjoy, in the spirit of tradition.

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The Henry Ford House

During the 1940s, the original green ceramic tile roof of the Henry Ford House in Detroit, Michigan, was removed and replaced with inexpensive asphalt shingles. Over the next fifty years, more strip shingles were installed. In 1993, the owners, Dr. Jerald Mitchell and family, chose Grand Manor Shangle®, a heavyweight asphalt shingle with the look of natural roofing products, in the color Sherwood Forest.

Notes Dr. Mitchell, a preservationist, historian and scientist, "We considered ceramic tile but the cost of labor and materials was very high. I did a lot of research on my own and found that Grand Manor looked as close to tile as possible and was substantially less expensive. And since Grand Manor has been used in the area for historic renovation, obtaining the approval of the Historic Commission of the City of Detroit was not a problem."

The house, an example of Italian Renaissance Revival architecture, was designed by the firm Malcomson, Higginbotham and Clement, and completed in 1908. Its lavish gardens were created by landscape architect T. Glenn Phillips. A machine shop was built over the garage for the Ford's son, Edsel, who had a passion for automotive design.

While living in this house between 1908 and 1915, Henry Ford developed the Model T, introduced American business to mass production, and conceived his revolutionary wage-price theories.

Located in the prestigious Boston-Edison district of Detroit, the Henry Ford House is a Registered Michigan Historic Site.





The ground-level front windows feature stone arches and extended platforms surrounded by wrought iron grillwork.

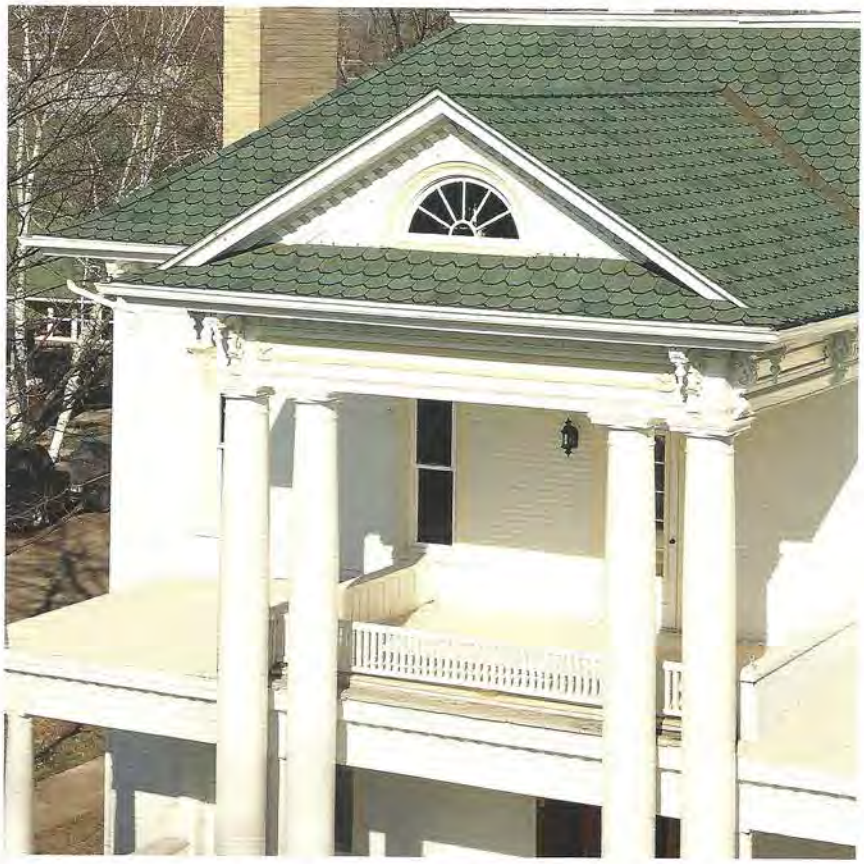


Hand-crafted columns and trim in the Italian Renaissance Revival style highlight the main entrance.



Ornate dormer windows extend from the third story on each side of the house.

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The cornice window frames and their ornate trim are representative of the Greek Revival style of architecture and are original to the house.



The intricate cornice-supporting brackets for the overhanging roof are also original features.

Built in 1877 and located in Montpelier, Ohio, this magnificent Greek Revival house was nearly destroyed by fire in 1906. Records indicate that neighbors and friends saved the home's contents before the arrival of hand-pulled fire-fighting equipment. The west side of the house is original.

J. D. Hill and his descendants lived in the home for over 100 years. A prominent lawyer and businessman, Hill implemented the town's first lighting and water systems during his term as Montpelier's mayor. He was a delegate to the 1904 Republican National Convention. Following his death, his daughter was the home's sole occupant for decades. During those years, she saw Montpelier transform from a small industrial town centered around the Wabash Railroad to a thriving community of over 4,500 people.

When the home changed hands in 1992, the new owners, Laura and Carlton Gray, decided to restore the house back to its original grandeur. They renovated virtually the entire home themselves including re-plastering the walls, stripping and painting the exterior wood, and refinishing the floors.

Three layers of asphalt shingles and two layers of wood shingles painted green were removed from the roof. The Grays considered reroofing with green Vermont slate but the cost and delivery time ruled them out. Says Laura Gray, "With its chamfered edges, CertainTeed's Carriage House Shangle™ in Sherwood Forest fits our needs for shape and color and also offers us virtually maintenance-free performance."

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The Romeo House

Built in 1871 and located in Romeo, Michigan, this house is a striking example of Victorian Gothic architecture. Little is known about the home except that it was occupied originally by the town's most prominent builder, George Hipp, and his family.

Always a residence, an addition was built onto the home in the 1920s. In the years that ensued, the home was "modernized" using acoustic tiles and cheap paneling. Virtually all the exterior trim was removed.

In 1992, the run-down home was purchased by local builders with a passion for historic homes, research, details and practicality. Openings in the home's structure provided pieces of the original exterior trim, an invaluable clue to the home's past appearance.

The new windows are the "two-over-two" Victorian Gothic style, the eyebrows over them are hand-bent aluminum. The layers of asphalt shingles and the original cedar shakes were removed from the roof and replaced with CertainTeed's Grand Manor Shangle® in Brownstone, both for its natural looks and limited lifetime warranty.

Owners, Shirley and Lee Engwall, have lived in 11 other houses, but this historic home is clearly their favorite. Says Shirley Engwall, "We've got the best of everything — old world charm and craftsmanship, and next-to-no maintenance."

The home is listed with the Romeo Historic Society.





Although not original to the house, the characteristic Victorian "gingerbread" trim was designed to match existing millwork on vintage homes in the neighborhood.

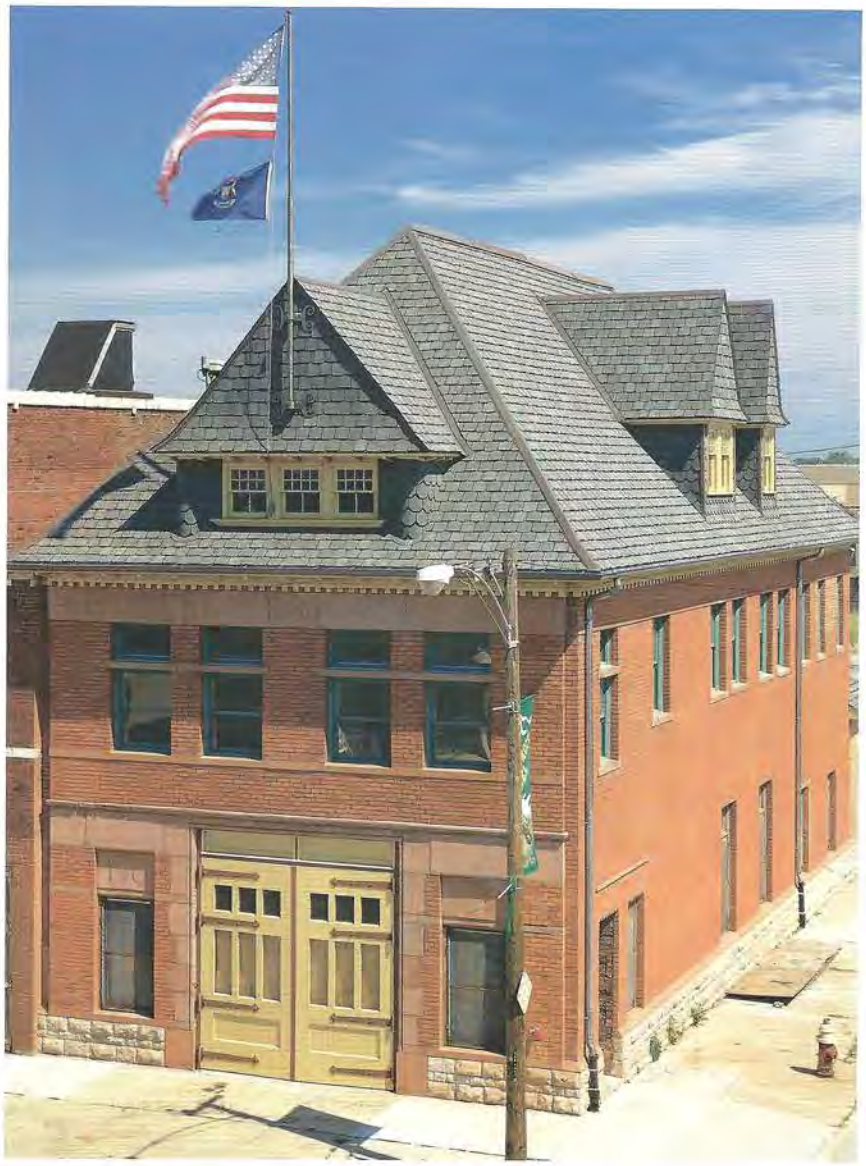


The porch's millings and posts are square with chamfered edges in keeping with the original architectural style.

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COMMERCIAL

DETROIT FIRE HOUSE NO. 5





A pair of dormer windows adorns the roof on the south side of the firehouse. Deteriorating wood shingles which covered the walls of these dormer windows had to be replaced.

Built during the Victorian era, this 112-year old building is the former home of the Detroit Fire Department's Ladder Company #5. Used continuously through the 20th Century, the property was recently purchased and renovated by private investors.

The brick firehouse, which was built to serve as an open-air farmers market and the surrounding residential community, sits at the north end of Detroit's Eastern Market, the last of the three public open-air markets that once served the citizens of Detroit. Along with the 1996 renovation of the Eastern Market came the desire to revitalize the surrounding areas as well. Rocky Peanut Company was one of the businesses that stepped up to the plate. Rocky Peanut Company has renovated more than 40,000 square feet of commercial space in Eastern Market, with Fire House #5 being its latest project.

At the time of its purchase in 1996, the 3,200-square-foot firehouse and its additions needed a complete renovation. The roof, in particular, presented a real challenge. Robert Heide, the project's leader explained, "We didn't have the original spec for the roof, but a picture from the 1930s led us to believe it was slate. Slate was out of the question for two reasons: cost and the new third floor design."

To address the cost issue, Bob Heide chose CertainTeed's Grand Manor Shangle® in Stonegate Gray. A heavyweight asphalt roofing shingle, Grand Manor looks like slate when installed. To accommodate the redesigned attic, the roof was raised 3½ inches, after which squares of Grand Manor Shangle® were laid. The team also installed CertainTeed's Carriage House Shangle™ on the dormer walls.

As the project rolled towards completion, the project leader looked towards the future, "These things take time, particularly as the market generates more interest and stakeholders. But I'm certain it can be done — one renovation a

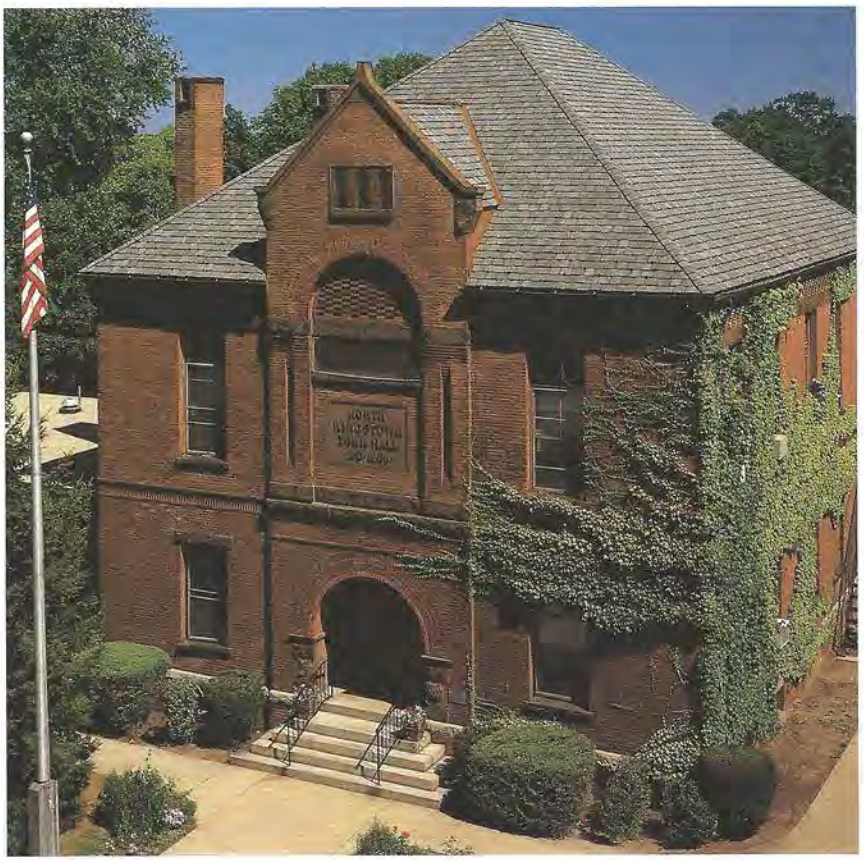
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North Kingstown Town Hall

Located on the western shore of the Narragansett Bay in Rhode Island, North Kingstown boasts several buildings that are listed on the National Register of Historic places. The North Kingstown Town Hall is one such recognized building. Most of the historic buildings in the town, including the Town Hall, were constructed around the turn-of-the-century, and were built with slate roofs. The age of these roofs, combined with the salt air and the local seagull activity, had taken their toll on the structures. The seagulls presented an unusual challenge; they used the roof as a resting place on which to crack open their clams. The consistent breaking of the shells, however, was wreaking havoc on the roof. It was time to replace the roof on the Town Hall.

Bob Canarri, Facilities Project Manager for North Kingstown, started looking for the right materials. Repairs could be made using slate and slate substitutes, but these materials were costly and might not hold up under the regions' freeze-thaw cycles and persistent seagulls.

When Canarri heard that a local lighthouse had used CertainTeed's Grand Manor Shangle®, he began to realize that he found the answer. Grand Manor Shangle® is a heavyweight asphalt roofing shingle that simulates slate. Because it features two full-size, one-piece base shingles, random 8-inch tabs, and shadow lines, Grand Manor provides the depth and dimension of slate, a requirement for a historic building. Once Canarri saw how Grand Manor performed on the lighthouse, he knew it would work for the Town Hall as well. However, fearing that that asphalt roof would compromise the historic value of the building, the Rhode Island Preservation and Heritage Commission was initially less enthusiastic.



Canarri knew that if the Commission members saw Grand Manor in action, their fears would disappear. He arranged for the Commission to travel with him to Milton, MA, where he showed them a home roofed in Grand Manor Stonegate Gray. The Commission agreed that Grand Manor provided a terrific placement for slate and looked so good on the Milton house, that they approved it for use on the Town Hall.

Canarri is pleased with how the project turned out, "Grand Manor exceeded our expectations. It cost less than slate and offered an outstanding warranty. And its rougher surface seems to be less appealing to the local seagulls."



In this late 19th century adaptation of Romanesque architecture, the patterned brick and bands of rough hewn stone were chosen to give an imposing as well as substantial appearance to the hall.

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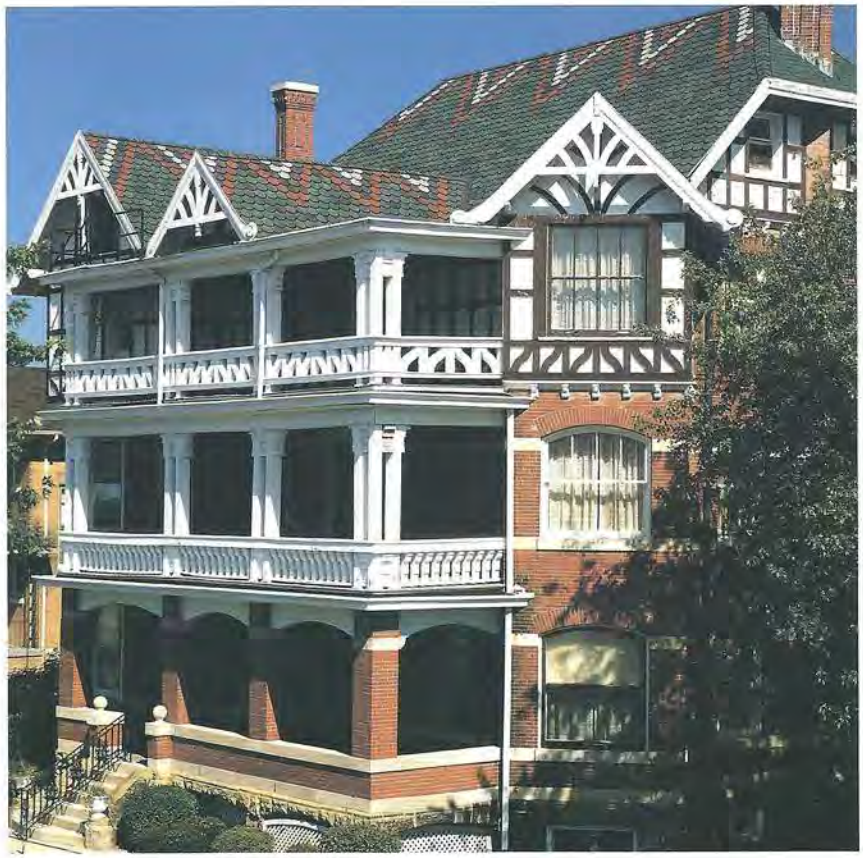
The Shiloh House

Reverend John Alexander Dowie designed the roof on Shiloh House, his 1902 parsonage in Zion City, Illinois, to symbolize the Holy Spirit emanating from Zion. Citizens in Zion City wonder if the religious tribute offers heavenly protection to the building as well.

As 33 tornadoes whipped through northeastern Illinois in April 1996, Tom Pierson of Precision Roofing, held his breath. Would the roof on Shiloh House survive the terrible storms? Thankfully, the answer was yes. Was it the CertainTeed shingle? Or John Alexander Dowie's tribute? "It depends on who you ask," maintains Pierson. "My guess is that it was a little of each." Pierson is a good one to ask because he's a lifelong resident of Zion.

Shortly after purchasing Shiloh House in 1967, Zion Historical Society selected Precision Roofing to reroof the building and to recreate the roof's original look and replicate its heritage.

Precision stripped off the entire roof. The entire deck was then covered with CertainTeed's WinterGuard™ Waterproofing Shingle Underlayment. The back of the roof is not visible from the street, so the team chose a standard three-tab fiber glass shingle for the roofing on the back. The front and east deck was roofed with CertainTeed's Carriage House Shangle™ in Sherwood Forest green. Carriage House was selected for its chamfered edges and deep shadow lines, which replicated the look of the original roof. The valleys were flashed with copper flashing, and the ridge was capped with Grand Manor Shangle®/Carriage House Shangle™ Accessory.





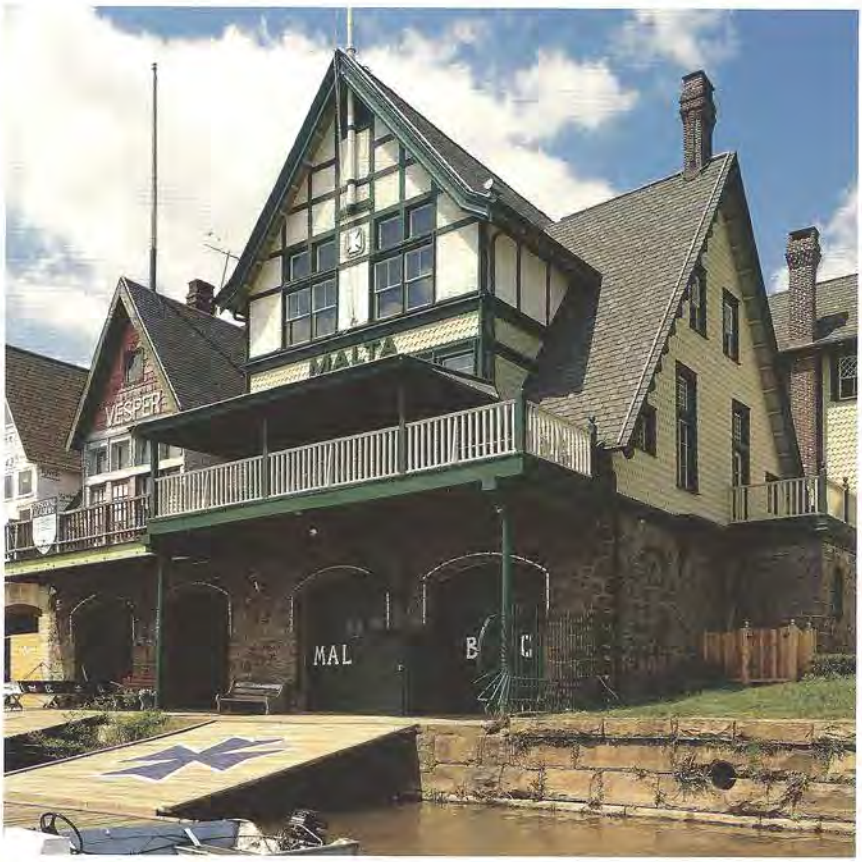
Restorers replicated Dowie's design and the look of the original roof with CertainTeed's Carriage House Shangle™ fiber glass shingles in Sherwood Forest Green, overlayed with individually cut Carriage House tabs in varying colors.

Pierson also used Carriage House to recreate Dowie's design on the roof. The roofers cut Black Pearl, Georgian Brick, and Heirloom Silver Carriage House Shangles into individual tabs and overlaid the design.

Exactly why the roof withstood the 1996 tornadoes is a matter for speculation. Of significance to Tom Pierson is that Shiloh House continues to display the traditions of his hometown.

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Malta Boat Club





These diamond-patterned window lights are original, and characteristic of the Victorian era.



Massive hand-carved brackets extend from the heavy masonry base to support the upper stories.

Most locals consider Boathouse Row, a National Historic Landmark, the true "skyline" of Philadelphia. Running parallel to the Schuylkill River, Boathouse Row encompasses thirteen rowing club buildings, including the Malta Boathouse, and hosts numerous national regattas.

Founded in 1860, the club's first regular racing crew competed in the Schuylkill Navy Regatta in a six-oared boat, *Intrepid*, five years later. The Malta Boat Club has a long, successful history of competitive rowing, winning its first National Championship in 1924.

In 1865, Malta purchased the Excelsior Club on the present site of the Malta Boat Club. In 1902, the boathouse was expanded to its current size based on a design by architect George W. Hewitt. Characteristic of the Victorian era, the building is distinguished by its hand-carved, scalloped rake boards and cedar siding.

In 1993, a total exterior renovation took place. An inexpensive asphalt roof was removed and replaced by Grand Manor Shangle® in Stonegate Gray. Remarks Anthony Weber, architect and club member, "As the largest building on Boathouse Row, and with a prominent roof, we considered slate but our budget didn't allow it. Synthetic slates didn't have the quality we wanted. Grand Manor looks like individual slate, creates depth and is visually rich, and carries an exceptional warranty."

CertainTeed shingles can also be found on Vesper, which adjoins Malta. Decades ago, Vesper installed Hallmark Shangle, a shingle with the look of hand-split wood shakes. During a recent exterior renovation, they again chose CertainTeed, this time selecting Carriage House Shangle.™

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The Fairview German Bilingual School

When the Fairview School opened in 1888, its curriculum included instruction in the German language, an offering that embraced and continued the strong German traditions of Cincinnati, Ohio. Classes in German were discontinued with the advent of World War I.

By the early 1970s, Cincinnati developed an alternative school program to promote desegregation and offer parents more educational choices for their children. In 1974, Fairview School once again offered German on a limited basis, and in so doing, became part of the first program in the United States to offer primary students intensive second-language instruction. By 1978, Fairview closed as a neighborhood school to become an alternative school only. The school's consistently high standards of academic achievement earned it recognition from the National Department of Education in 1986.

A testament to the Romanesque Revival style, Fairview's notable architectural features include an imposing roofline, repetitive geometric elements, arched entryways and numerous windows.

When the original slate roof needed replacement, the school board first selected natural slate, a choice it subsequently found unaffordable, then Grand Manor Shangle® in Stonegate Gray. The results were impressive: On viewing the new asphalt shingle roof, some school board members actually thought that natural slate had been used mistakenly!

At approximately 45% less cost than slate, Grand Manor helps protect this educational hallmark and preserves the aesthetics of the original structure — an excellent lesson in any language.





A pair of Palladian windows graces the third floor of the Romanesque Revival school. Heavy overhead arches accentuate the lines for a dramatic touch.

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Sources and Publications

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C.
(202) 588-6000

The only private, non-profit organization chartered by Congress to encourage the public to preserve sites, buildings and objects significant in American culture and history. Membership includes a subscription to the bi-monthly magazine, *Historic Preservation*.

Federal Historic Preservation Laws

A brochure by the U.S. Department of the Interior on legislature concerning National Historic Preservation programs, National Historic Landmarks, Federal Preservation Tax Incentives and more. Available through the U.S. Government Printing Office, Washington, D.C., (202) 512-1800.

Preservation Briefs

#4: *Roofing for Historic Buildings*, S.M. Sweetser, 1978. Published by the U.S. Department of the Interior, this brief discusses alternative roofing materials, among other topics.

Technology & Conservation

A magazine for the analysis, preservation, restoration, protection and documentation of art, architecture and antiques.

Old-House Journal

A practical bi-monthly magazine for homeowners interested in renovating old homes.

Suggestions for Historic Renovators

- ❒ Call your city government to obtain guidelines for historic renovation. Determine if your renovations and materials must be approved by a local review board.
- ❒ Contact your State Historic Preservation Office for additional information, guidelines and resources.
- ❒ Maintain comprehensive files on the history of your home or building, including all historic certifications, photographs and drawings.
- ❒ Prepare a document detailing the proposed renovations. Include materials of construction, past and proposed. Obtain information from the manufacturers for any alternative materials.
- ❒ If your renovations are substantial, consult with historic renovation specialists or architects. An invaluable resource, they can also support you at any hearings and provide information on possible tax incentives.

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N O T E S



THE HENRY FORD HOUSE
Detroit, Michigan
Built in 1908
Fasten Right Roofing, Inc.,
Roofing Contractor.
Grand Manor Shangle® in
Sherwood Forest, 78 Squares.
Registered Michigan Historic
Site, 1990.



SHILOH HOUSE
Zion City, Illinois
Built in 1902
Precision Roofing, Inc., Contractor.
Carriage House Shangle™ in
Sherwood Forest, 25 Squares.
Listed with the Zion Historical
Society, 1967.



THE MONTPELIER WHITE HOUSE
Montpelier, Ohio
Built in 1877
Gray's Construction Company,
Contractor.
Carriage House Shangle™ in
Sherwood Forest, 21 Squares.
Application submitted, National
Register of Historic Places.



NORTH KINGSTOWN TOWN HALL
North Kingstown, Rhode Island
Built in 1890
Pezzuco Construction Company,
Contractor.
Grand Manor Shangle® in
Stonegate Gray, 50 Squares.
Listed on the National Register
of Historic Places.



THE ROMEO HOUSE
Romeo, Michigan
Built in 1871
A & G Properties, Inc., Contractor.
Grand Manor Shangle® in
Brownstone, 32 Squares.
Listed with the Romeo Historic
Society, 1994.



THE FAIRVIEW GERMAN
BILINGUAL SCHOOL
Cincinnati, Ohio
Built in 1888
SFA Architects, Project Architect.
Imbus Roofing, Roofing Contractor.
Grand Manor Shangle® in
Stonegate Gray, 230 Squares.



ORCHARD STREET CHURCH
Headquarters for the Baltimore
Urban League
Baltimore, Maryland
Built in 1883
Kelly, Clayton & Mojzisek,
Architects, Project Architect.
Struever Bros., Eccles & Rouse, Inc.,
General Contractor.
Grand Manor Shangle® in
Stately Black*, 100 Squares.
Listed on the National Register
of Historic Places, 1975.



MALTA BOAT HOUSE
Philadelphia, Pennsylvania
Built in 1883
Anthony Weber Architects,
Project Architect.
Gardner-Fox Associates,
General Contractor.
Grand Manor Shangle® in
Stonegate Gray, 60 Squares.
Listed on the National Register
of Historic Places, 1987.
Declared a National Historic
Landmark, 1987.



DETROIT FIRE HOUSE NO. 5
Detroit, Michigan
Built in 1888
Detroit Cornice and Slate,
Contractor.
Grand Manor Shangle® in
Stonegate Gray, 65 Squares.
Listed on the National Register
of Historic Places.

Attachment: DHPG letter Ex 2 - 22023.09.29 - St. Mary's - Amherst Historic Preservation Commission Application for Certificate of

Attachment: DHPG letter Ex 2A - 2023-12-12 Historic Preservation Commission - Public Minutes-3662 (28824 : St. Mary's Motherhouse at 400

MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
December 12, 2023
7:00 PM

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Present	
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	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Late	7:10 PM

MINUTES APPROVAL

November 21, 2023 Minutes

Ms. Bucki requested the minutes be amended to reflect that she was excused from the November meeting. Mr. Swartz made a motion to approve the November 21, 2023 minutes as amended. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Abstain 1 (Waterman-Kulpa).

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Brian Swartz, Member
SECONDER:	Norman J. Hirschey, Member
AYES:	Palmer, Kensy, Mancuso, Swartz, Hirschey
ABSTAIN:	Waterman-Kulpa

NEW BUSINESS

1. 400 MILL STREET (ST. MARY'S MOTHERHOUSE) - CERTIFICATE OF APPROPRIATENESS

Gary Browne, The Browne Company, said one reason they want to move away from slate is due to safety; slate can slide off the roof and the owner want to use the courtyards. Another reason is that they are unsure if anyone will be able to repair slate in 10 years.

Mr. Browne said they prefer Contractor G because they put together the mockup, they are familiar with the site, they have been in business for 60 years and they have considerable experience with synthetic slate. He said he is not sure if they have worked with historic landmarks on the State and National Register before and he believes the 50-year warranty is the standard warranty. Ms. Waterman-Kulpa expressed concern that a standard warranty would be non-transferable should there be a change of ownership. Mr. Browne said that he believes the proposed synthetic slate has been on the market for close to 20 years.

Mr. Swartz said that St. Mary's Motherhouse is only a handful of buildings in the town that is listed as a local, state, and national historic landmark due to it maintaining most of its original features, including the original slate roof. He referenced National Park Service Preservation Briefs 4 (Roofing for Historic Buildings) and 29 (The Repair, Replacement and Maintenance of Slate Roofs), along with a June 19, 2019 article not recommending restoration using artificial mineral fiber slate due to its unnatural appearance, the possibility of fading, and it costing only marginally less than artificial slate over time.

Mr. Swartz made a motion to deny the use of an alternative material for the original slate roof. The motion was seconded by Ms. Waterman-Kulpa. Mr. Browne said that real slate also fades, that synthetic slate saves on labor costs due to it being easier to install, and that it also creates less waste. Ms. Waterman-Kulpa made a motion to amend the denial to include that the proposed material has not been around long enough to test its lifespan, the replacement with synthetic slate would preclude the owner's ability to obtain historic tax credits in the future and that the difference between the prices could be recouped through tax credits. Ms. Bucki inquired about whether the tax credits had been explored and Mr. Browne said they had, but would be unable to utilize them due to the setup of the ownership group. He also added that the proposed material is not mineral fiber slate. Mr. Hirschey said he believes the synthetic slate is a viable option. Ms. Palmer seconded Ms. Waterman-Kulpa's motion to amend and it carried. Ayes 6, Noes 0.

Mr. Swartz made a motion to deny the use of an alternative material as a replacement for the original slate roofing material at St. Mary's Motherhouse as amended. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 4, Noes 1 (Hirschey), Abstain 1 (Mancuso).

Ms. Waterman-Kulpa made a motion to refer the matter of the partially replaced roof without proper permits to the Building Department. The motion was seconded by Mr. Swartz and carried. Ayes 5, Noes 1 (Hirschey).

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RESULT:	**DENIED [4 TO 1]**
MOVER:	Brian Swartz, Member
SECONDER:	Catherine Waterman-Kulpa, Vice Chairman
AYES:	Palmer, Waterman-Kulpa, Kensy, Swartz
NAYS:	Hirschey
ABSTAIN:	Mancuso

2. 2024 MEETING SCHEDULE

Ms. Palmer made a motion to approve the 2024 meeting schedule. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

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

3. 2023 BUDGET

Ms. Palmer made a motion to approve spending a portion of the 2023 budget on two historic property plaques and a 2024 Protector Circle membership with Preservation Buffalo Niagara. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0. Ms. Kensy made a motion to approve a portion of the 2023 budget for a one-year membership with the National Alliance of Preservation Commissions. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

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

OLD BUSINESS

4. 2024 COMMISSION MEMBERSHIP

The Commission held an executive session to interview a candidate for an open seat on the Historic Preservation Commission.

Ms. Waterman-Kulpa made a motion to recommend Jeffery Amplement as a candidate for the Historic Preservation Commission with a term starting in January 2024. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0.

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

5. 2023 ANNUAL REPORT

Mr. Hirschey made a motion to approve the 2023 annual report. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

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

6. CHATEAU TERRACE - HISTORIC DISTRICT

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Mr. Swartz said he had discussed the procedure for potentially hiring a consultant to complete the historic district application with Mr. Howard and Mr. Quinn. He said they are looking into a consultant since the amount of work and time needed for the project would not fulfill the role of an intern. Mr. Howard confirmed that the use of a consultant would utilize funds in the Commission's annual budget.

RESULT: NO ACTION

7. 22 CHATEAU TERRACE - GARAGE DEMOLITION REFERRAL

Ms. Palmer made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT: ADJOURNED

8. LOCAL LANDMARK PLAQUES

Ms. Palmer said she had not received any response from the owners of 38 Richfield Road, but had spoken to owners of the Hedstrom Gatehouse. Ms. Mancuso said the Hedstrom Gatehouse was not one of the locations she had visited, but said she had spoken to the owner who confirmed that the property already has a plaque. She also mentioned that the owners of 38 Richfield were interested in a plaque. Mr. Hirschey said he would follow up with the Haussauer House owners as discussed at the previous meeting. Mr. Howard suggested that the Commission consider having anyone receiving a plaque sign documents that covered any requirements the Commission might have and would also serve as a record that they had received the plaque. Ms. Palmer said the plaques are an opportunity to show owners of historic properties appreciation for owning and maintaining the properties and does not believe they should include any enforceable or binding conditions. She suggested that the Attorney's office come up with a letter to submit to recipients.

RESULT: NO ACTION

9. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY

Ms. Palmer asked Mr. Quinn to check on reimbursements and payments made for Preservation Day. Mr. Quinn also confirmed that he has everything needed to close out the CLG grant.

RESULT: NO ACTION

10. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS

Mr. Quinn said an updated list of landmarks is available on the website and he is in the process of updating the names of the Commission. Mr. Swartz offered to meet with Mr. Quinn to go over captions and placement of pictures. Ms. Palmer said she needs Ms. Waterman-Kulpa's summary training form for the year.

RESULT: NO ACTION

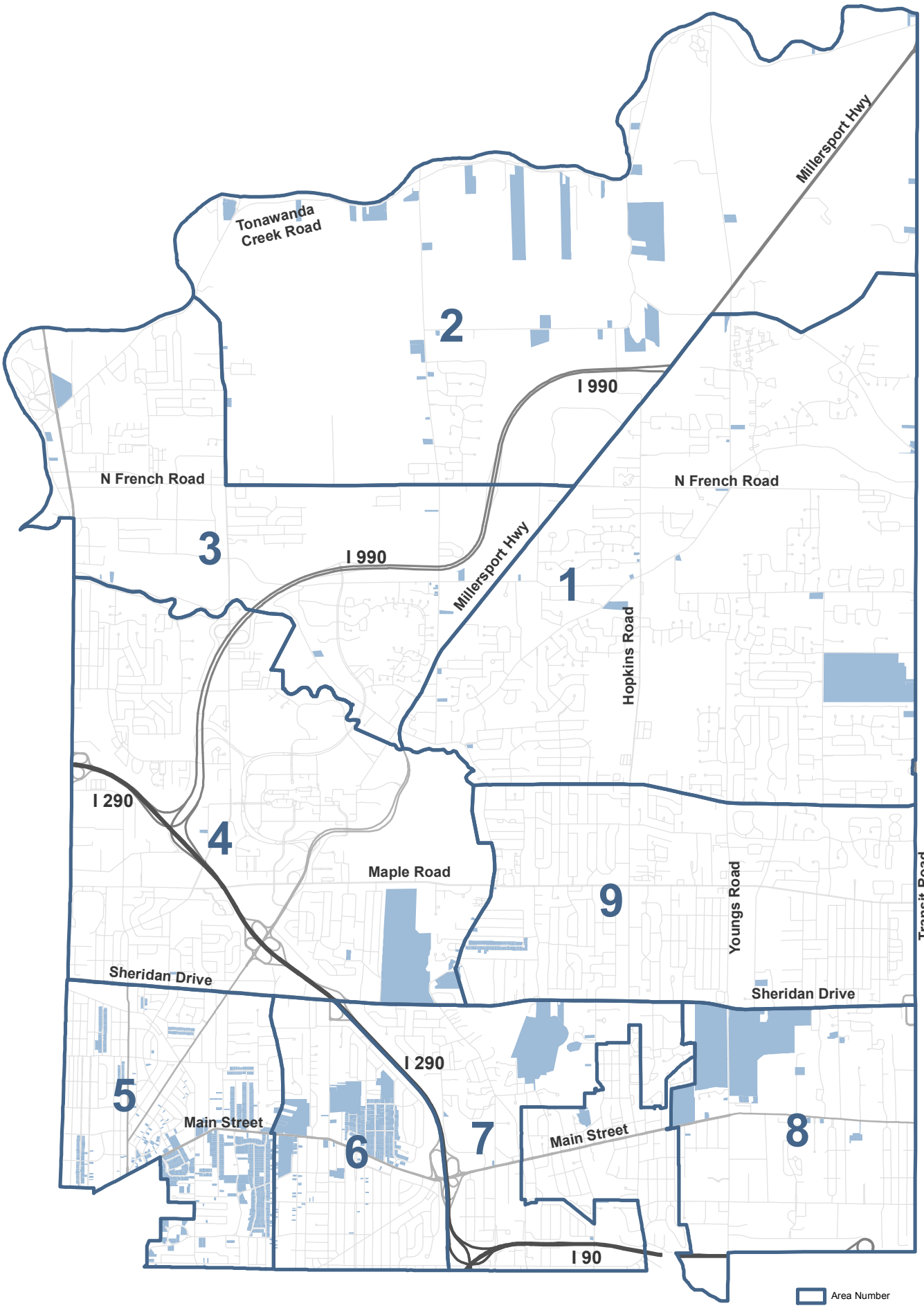
MISCELLANEOUS

The Commission recognized Ms. Bucki for serving as the Historic Preservation Commission liason the last six years and Ms. Palmer for serving as the Commission chair the last four years.

ADJOURNMENT

The Historic Preservation Commission meeting of December 12, 2023 was adjourned at 8:49pm.

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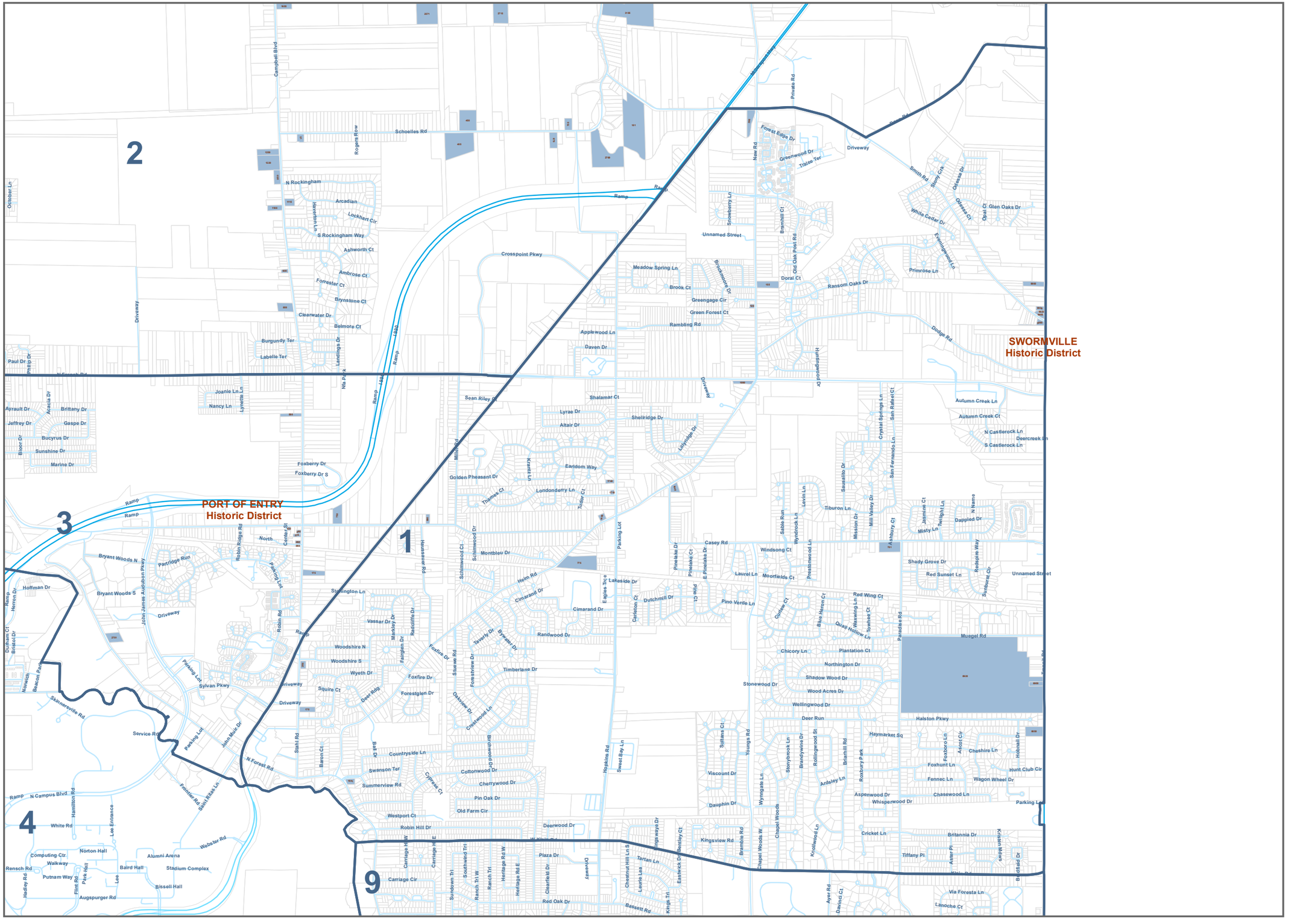
Areas 1 Through 9

Historic Districts and Properties

Attachment: DHPG letter Ex 3 - Amherst 'Updated Reconnaissance Level Survey of Historic Resources'-- see page 62-64 (28824 : St. Mary's

Area 1

Historic Districts and Properties


2
3
1
4
9
SWORMVILLE
Historic District
PORT OF ENTRY
Historic District
Campbell Blvd
Schoelles Rd
N Rockingham
S Rockingham Way
Arcadian
Lockhart Cir
Ashworth Ct
Ambrose Ct
Forrester Ct
Brynstone Ct
Clearwater Dr
Belmore Ct
Burgundy Ter
Labelle Ter
Landings Dr
Driveway
Crosspoint Pkwy
Unnamed Street
Meadow Spring Ln
Brook Ct
Greengage Cir
Green Forest Ct
Rambling Rd
Applewood Ln
Daven Dr
Brookmoore Dr
Old Oak Post Rd
Doral Ct
Ransom Oaks Dr
Primrose Ln
Dodge Rd
Forest Edge Dr
Greenwood Dr
Tralee Ter
New Rd
Privates Rd
Driveway
Smith Rd
Shady Grv
Oaklea Dr
Oaklea Ct
Opal Ct
Glen Oaks Dr
White Cedar Dr
Evergreen Ln
Snowberry Ln
Bramhill Ct
Joanie Ln
Nancy Ln
Lynette Ln
Ayrault Dr
Acacia Dr
Brittany Dr
Gaspe Dr
Jeffrey Dr
Bucyrus Dr
Sunshine Dr
Marine Dr
Foxberry Dr
Foxberry Dr S
Golden Pheasant Dr
Thames Ct
Londonderry Ln
Tudor Ct
Earldom Way
Sean Riley Dr
Shalamar Ct
Lyrae Dr
Altair Dr
Shelridge Dr
Millbrook Rd
Harvest Rd
Schimwood Ct
Schimwood Dr
Montbleu Dr
Parking Lot
Eglise Trce
Lakeside Dr
Carleton Ct
Dutchmill Dr
Pine Ct
Pinelake Ct
Pinelake Dr
E Pinelake Dr
Casey Rd
Windsong Ct
Laurel Ln
Moorfields Ct
Pino Verde Ln
Hem Rd
Cimarand Dr
Randwood Dr
Timberlane Dr
Foxfire Dr
Foxtire Dr
Shawn Rd
Forestview Dr
Tawsly Dr
Bywater Dr
Vassar Dr
Markley Dr
Radcliffe Dr
Fairglen Dr
Woodshire N
Woodshire S
Wyeth Dr
Forestglen Dr
Oakview Dr
Crestwood Ln
Brookwood Ln
Baron Ct
Stahl Rd
Countryside Ln
Swanson Ter
Summerview Rd
Cottonwood Dr
Cherrywood Dr
Cypress Ct
Pin Oak Dr
Old Farm Cir
Westport Ct
Robin Hill Dr
Deerwood Dr
Plaza Dr
Carriage Cir
Carriage Hill W
Carriage Hill E
Southwind Trl
Sundown Trl
Ranch Trl
Ranch Trl W
Heritage Rd W
Heritage Rd E
Clearfield Dr
Driveway
Chestnut Hill Ln S
Laurie Lee
Tartan Ln
Kingsgate Dr
Eastwick Dr
Bentley Ct
Kingsview Rd
Bramble Rd
Chapel Woods W
Chapel Woods
Knollwood Ln
Sausalito Dr
Levin Ln
Wyndrock Ln
Sable Run
Tiburon Ln
Mission Dr
Mill Valley Dr
Ashbury Ct
San Fernando Ln
Crystal Springs Ln
San Rafael Ct
Autumn Creek Ln
Autumn Creek Ct
N Castlerock Ln
S Castlerock Ln
Deercreek Ln
Jasmine Ct
Twilight Ln
Misty Ln
Dappled Dr
N Name
Redspire Way
Sunburst Cir
Unnamed Street
Red Sunset Ln
Shady Grove Dr
Muegel Rd
Halston Pkwy
Deer Run
Wellingwood Dr
Wood Acres Dr
Shadow Wood Dr
Northington Dr
Plantation Ct
Chicory Ln
Stonewood Dr
Paradise Rd
Red Wing Ct
Quail Hollow Ln
Waxwing Ln
Towhee Ct
Blue Heron Ct
Curlew Ct
Haymarket Sq
Foxboro Ln
Ascot Cir
Cheshire Ln
Hobnail Dr
Foxhunt Ln
Hunt Club Cir
Fennec Ln
Wagon Wheel Dr
Chasewood Ln
Parking Lot
Aspenwood Dr
Whisperwood Dr
Rollingwood St
Brianhill Rd
Roxbury Park
Ardsley Ln
Suttons Ct
Younge Rd
Storybrook Ln
Brandywine Dr
Wyngate Ln
Viscount Dr
Dauphin Dr
Cricket Ln
Britannia Dr
Tiffany Pl
Aster Pl
Kristen Marie
Bluefield Dr
Via Foresta Ln
Lanoche Ct
Hopkins Rd
Sweet Bay Ln
Parking Lot
Hamilton Rd
Lee Entrance
Webster Rd
Norton Hall
Alumni Arena
Baird Hall
Stadium Complex
Bissell Hall
Computing Ctr
Walkway
Putnam Way
Park Hall
Lee
Flint Rd
Hadley Rd
Rensch Rd
Augspurger Rd
White Rd
N Campus Blvd
Frontier Rd
Saint Rita Ln
Service Rd
Parking Lot
John Muir Dr
N Forest Rd
Skinnerville Rd
Sylvan Pkwy
Parking Lot
Driveway
Squire Ct
Deer Ridg
Driveway
Bryant Woods N
Partridge Run
Bryant Woods S
John James Audubon Pkwy
Driveway
Hoffman Dr
Stockington Ln
Robin Rd
Robin Ridge Rd
North
Center St
Parking Lot
Ramp
Ramp
Ramp

AREA 1

Area 1 is located in the northeast corner of the town. It is bounded by Transit Road (the town line) on the east, Klein Road on the south, Millersport Highway on the west, and Smith Road and Dann Road on the north. The major routes running east-west are North French Road and Casey Road, while the major arterial routes running north-south are North Forest Road, Hopkins Road, New Road and Youngs Road. A number of routes cross the area diagonally, such as Heim Road, which becomes Dodge Road as it crosses Hopkins, and then, after crossing North French Road, becomes New Road as it settles on a northerly direction.

As indicated on the 1829 map, the roads, which would become Tonawanda Creek Road, North Ellicott Creek Road, Transit Road, Millersport Highway and Main Street had been established. In Area 1 tracts of land have been defined, with smaller tracts perpendicular to Tonawanda Creek and the Erie Barge Canal, however there is no permanent settlement documented. As indicated on the 1855, 1866 and 1880 maps Area 1 was rural. There were a number of farmhouses and complexes interspersed among the agricultural landscape. The names "Heim, Klein and Hopkins" appear among the residents. The 1855 and 1866 maps show settlement along Transit Road, and what would become New Road, Dodge Road, Stahl Road, Casey Road, Youngs Road, Smith Road, and Dann Road. "Swamp Road", which will become Hopkins Road, does not continue beyond what will become North French Road. An unnamed road extends south from Tonawanda Creek Road to join Smith Street. Smith Street travels southeast into the Hamlet of Swormville. South of Swormville is "Transit Station" a stop on the "Peanut Line."

The railroad arrived in Amherst in 1854 with the completion of the Canandaigua and Niagara Falls Railroad. By 1858 it was operated by the New York Central Railroad. The single-track line was referred to as the "Peanut Line" because of its narrow gauge tracks, but it spurred the development of hamlets such as Vincent Corners (Area 3), Getzville (Area 3) and Transit Station (Area 1).

Most of the early settlement is along Heim Road, Dodge Road, New Road, Klein Road, and Transit Road, especially at Swormville and Transit Station. There is some settlement on Hopkins Road and Smith Road. By 1909 Hopkins Road has been extended to intersect with Smith Road. There is some increase in settlement density, however the area remains agricultural. By 1938 the land-use pattern has not changed. The hamlets at Transit Station and Swormville had a collection of public and residential buildings. The Transit Valley Country Club was located off Transit Road, just south of Transit Station. Interestingly, Area 1 continued to grow as an agricultural community with new construction into the twentieth-century, while the rest of the town was beginning its suburban explosion.

There was not a significant amount of development in Area 1 in the years following World War II through 1972[1]. Most of the suburban development in Area 1 occurred after 1972. Meandering, curvilinear roads, and their cul-de-sac offshoots, accessed from major

[1] *Amherst New York Community Development Plan*, 1975. "Community Development Plan Map", 1972.

Attachment: DHPG letter Ex 3 - Amherst 'Updated Reconnaissance Level Survey of Historic Resources'-- see page 62-64 (28824 : St. Mary's

arterials and collector roads, define the subdivisions. The residential subdivision development began in the late 1940s, and continued full speed after World War II, and into the 1970s and 1980s. The Applewood Subdivision, located west of Hopkins Road, between North French Road and Millersport Highway was developed in the 1950s. The next planned subdivision, Ransom Oaks, was developed in the 1960s as a mixed-use community built around a golf course. The residential styles in both include Cape Cod, Ranch, Split Level, Raised Ranch, Neocolonial, Shed and Contemporary styles.

Pockets of undeveloped, forested land cut diagonally through the area, specifically to the east and west of Hopkins Road, north of Klein; south and east of Dodge Road, and east of Transit Road, just south of Dann Road. The New York State Department of Environmental Conservation has designated extensive wetland areas on both sides of Hopkins Road, between West Klein Road and Randwood Drive; and within an area bounded by Casey Road, Dodge Road, North French Road, and Gott Creek. Despite these large pockets of undeveloped or vacant land, the area has been significantly altered by large-scale residential subdivisions.

The nineteenth and early twentieth century buildings that remain in Area 1 are significant as examples associated with the towns agricultural past, however the development, which occurred primarily after 1972, has dramatically altered the context and setting of these buildings.

<u>The Hamlet of Swormville:</u>

In the nineteenth- and early twentieth-centuries the hamlet of Swormville was composed of residential and commercial buildings occupying a half-mile section of Transit Road, from Dodge Road extending north beyond the Smith Road intersection. The hamlet also continued across Transit Road, into the Town of Clarence. The period buildings in Clarence, including St. Mary's Church and School, contribute to the character and significance of the hamlet. There are five buildings that are historic resources from that period. The proposed Swormville Historic District is a composed of both commercial and residential properties dating from the nineteenth- and early twentieth-centuries. While these properties vary in their level of individual integrity, as a collection they are significant. **9880 Transit Road** (ca. 1860; Photo 1-23), at the corner of Smith Road, is a two-story hip roof building with vinyl siding and replacement windows. The building historically functioned as a hotel and tavern. The intersecting gable, frame commercial building at **9900 Transit Road** (Photo 1-24) dates to the late nineteenth-century. Also included in the district is a vernacular, intersecting gable frame residence at **9920 Transit Road** (ca. 1870; Photo 1-26), which has recently functioned as a retail commercial building, and now appears to be vacant. The front-gable residence at **9930 Transit Road** (ca. 1900; Photo 1-27) is located at the northern edge of the district. The Swormville Fire Co. Inc. building at **9918 Transit Road** (Photo 1-25) retains a high degree of period integrity. The single story brick building with stone sills and lintels was constructed in 1918. Etched in the lintel of the fire wagon door are the words: "Swormville Fire Co. Inc. The Swormville Fire Co. Inc. (USN 02902.000499) and the property at 9920 Transit Road (USN 02902.000500) have inventory forms on file

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at the NYS-OPRHP, though National Register eligibility determination has not been made. The proposed district was documented in the *Intensive Level Survey*, 1998.

Non-Residential Properties: Commercial; Educational; Recreational

The former **District Number 4 School** (ca. 1870; Photo 1-15) at **175 Stahl Road** is an intersecting gable frame structure with a square tower set within the volume of the intersecting "el". A school appears at this location on the 1880 Beers & Co. map. The property has been altered with a picture window in the facing gable and replacement windows. The building currently functions as a residence. Despite the alteration to the front fenestration, the building retains its mass form, and fenestration on the other elevations. It is significant as one of the few remaining nineteenth-century rural schoolhouses in the town. An inventory form for the property is on file at the NYS-OPRHP (USN 02902.000072). National Register eligibility has not been determined.

The **Trinity Evangelical Lutheran Cemetery** (ca. 1855; Photo 1-20), located at **8950 Transit Road**, adjacent to the Transit Valley Country Club was associated with German immigrants who settled this area in the early nineteenth century. The cemetery has been inventoried and an inventory form is on file at the NYS-OPRHP (USN 2902.000498). National Register eligibility determination has not been made. The cemetery has local significance as an intact example of nineteenth-century funerary design, and for its association with early settlers of the town. The property was included in the *Intensive Level Survey*, 1998.

The **Transit Valley Country Club** (ca. 1920s; Photo 1-19) is located at **8920 Transit Road**. The clubhouse is an example of early twentieth-century Spanish Eclectic style architecture as evidenced in the red tile roof, stucco walls and low horizontal masses. Various additions have been made to the building, and the windows are not original. The building has been inventoried and an inventory form is on file at the NYS-OPRHP (USN 2902.000498). The property is not National Register eligible. The property is not highly significant as an architectural resource, though it is associated with the social and recreational history of the town.

Residential Properties:

Area 1 is defined primarily by residential suburban development, with some late nineteenth- and early twentieth-century farmhouses remaining. There are a few examples of farm complexes remaining in the area. There are agricultural properties that retain their historic barns and outbuildings associated with agricultural complexes, and properties that do not retain their rural settings. The buildings are significant for their contribution to Amherst's agricultural history.

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The types of outbuildings generally found include barns, sheds, silos, mill houses, privies, and garages. These structures were usually built using simple post and beam construction. Balloon framing was not used until the post-Civil War era.

The types of barns represented in Area 1 are the front-gable barn; the gambrel roof barn, and the three-bay English barn, with hand-hewn posts and beam construction, sawn sheathing and gable roofs, constructed on low foundations at grade level without basements. The English barns were constructed primarily for subsistence crop farming, not animal husbandry. These barns were often modified with interior partitions to house animals and equipment. Often the barn would be built into a bank resulting in an upper level, and lower level with access at grade. This allowed hay and grain to be stored above, and livestock below. The grain and hay could be easily thrown to the area below, where the livestock would have easy access to the exterior. The gambrel roof barn began replacing smaller gable roof barns by the late nineteenth-century. Most gambrel roof barns are volumetric with more storage space for the accommodation of hay crops and farm machinery.

Extant silos associated with the farmsteads in Area 1 are rare. Silos, which became part of the agricultural landscape at the turn-of-the-century, function as a storage container for green fodder crops, primarily corn, and are usually associated with dairy farms. Silos were often constructed out of tile, concrete, concrete block and, later in the century, metal. The construction type represented in Area 1 is concrete.

The milk house, a component of dairy farms in the early twentieth-century, were typically constructed out of materials that could be easily washed down with water, and featured a cooling trough. Construction materials included concrete floors and cast concrete in the interior, and concrete block or tile on the exterior. Area 1 features one milk house constructed out of concrete block.

Privies were a typical component of all residential rural properties. They were typically located at a convenient distance from the house, and were wood frame construction with a gable or shed roof. One privy is located in Area 1. Privies are significant as a component of the rural landscape, however they are highly significant as archaeological resources since they were often uses as the “garbage” to dispose of household waste, such as dishware, glass, pottery, and food.

775 Heim Road (ca. 1870; Photos 1-5, 1-6)) is a simple intersecting gable residence with an arched window in each gable. The windows remain intact, however asbestos siding has be added. The side gable barn associated with this property remains. Although the surrounding context of the property is suburban residential, the immediate context retains some open land and fields. The bed of the former New York Central Rail Road Line runs directly south of the residence. The residence (USN 02902.000144) and the barn (USN 02902.000145) have inventory forms on file at the NYS-OPRHP, and have been determined not to be eligible National Register. However, both buildings are locally significant for their contribution to Amherst’s agricultural history. **701 Casey Road** (Photo 1-1) is an early

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twentieth-century[2] front-gable frame residence with intact porch, siding and windows. The farmstead includes an English barn and privy. The residence and contributing agricultural buildings retains a high level of period integrity and are significant historic resources contributing to an understanding of Amherst's agricultural history. **101 Smith Road** (ca. 1850; Photo 1-13) is an example of the two-story intersecting gable type, with segmental hoods. The porch has been replaced with wood posts and balustrades, and the building has been sided with asbestos. The farmstead includes a privy, two gable roof barns, a concrete block milk house, two corn cribs, and various sheds. **395 Smith Road** (ca. 1876, later concrete block foundation; Photo 1-14) is a one-one-half story side gable vernacular farmhouse. A gable roof barn and sheds make up the farmstead.

Area 1 and the areas in the northern part of town, retained their rural, agricultural context into the twentieth-century, while the areas to the south were experiencing suburban growth. There are a few remaining resources that document this condition. The residences are constructed in a style typical of the early twentieth-century, in an agricultural context often associated with barns and outbuildings. **8970 Transit Road** (ca. 1920; Photos 1-21, 1-22) is located on the property of the Transit Valley Country Club. The residence is an intact Craftsman Bungalow styled house with clapboard siding, and shingle in the side gable and shed roof dormer. The porch and windows remain intact. Associated with this early twentieth-century farmstead is a gambrel barn. The property has been previously inventoried (USN 02902.000270), and determined not to be eligible for the National Register. The farm complex at **8850 Transit Road** (ca. 1920; Photos 1-17, 1-18) includes a Tudor inspired residence, gambrel roof barn, concrete silo, and a gable roofed shed. The property has been previously inventoried (USN 02902.000265) and determined not to be eligible for the National Register. Both farm complexes on Transit Road retain some agricultural space in their immediate context, however they are surrounded by modern suburban development defined by cul-de-sacs. The complex of intact agricultural buildings is significant locally for their association with Amherst's agricultural history. **155 New Road** (ca.1935; Photo 1-10, 1-11) is a farm complex featuring a hip-on-gable brick residence and garage/barn. The *Reconnaissance Level Survey*, 1997 identified a number of long outbuildings associated with this property. These have been demolished. Regardless, the two buildings contribute to the agriculture tradition that continued with the construction of new farm complexes in the early twentieth-century in Area 1, while other areas in town were experiencing suburban growth.

The farm complexes identified above retain their rural context in so far as the barns and outbuildings still exist, and some open space still buffers the property from encroaching development. Area 1 also features several nineteenth-century vernacular farmhouses where the barns and outbuildings have been demolished. These properties remain significant as representative of the mid- to late- nineteenth-century farmhouse, which defined much of the town during that period. The most common type of vernacular farmhouse was the intersecting gable, with a porch in the "el". Another common vernacular

[2] A house at this location on Casey Road, between the two branches of Ransom Creek running north-south, does not appear on the historic maps until after 1910.

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type was the one-and-one-half story front-gabled house. Both of these types are represented in Area 1.

The house at **1645 Dodge Road** (ca. 1855; Photo 1-3) is an intact example of an intersecting gable frame structure, with Italianate detailing. The residence features a stone foundation, intact windows and storms, wood clapboard siding, triangular window hoods and tall sash windows at the first floor. A semi hexagonal bay, detailed with brackets in the eaves, is located off the west elevation of the main block. The porch in the "el" remains intact. **1710 Hopkins Road**[3] (ca. 1873; Photo 1-7) is an example of an intersecting gable, frame type with decorative triangular window hoods, and chamfered posts and ornamental brackets at the shed roof porch. Some properties have been altered with replacement widows and synthetic siding including **980 Dodge Road** (ca. 1887; Photo 1-2), **1740 Hopkins Road** (ca. 1853; Photo 1-8), and **285 (295?) Stahl Road** (ca. 1867; Photo 1-16). **120 New Road** (ca. 1881; Photo 1-9) is an intersecting gable type with Italianate detailing at the porch and window surrounds. The porch rails, stair and detailing in the gable appear new. The side gable barn associated with 120 New Road has been demolished, and the rural context altered by the surrounding residential suburban development. An inventory form is on file with the NYS-OPRHP for this property (USN 02902.000159); National Register eligibility is undetermined. Despite these alterations, these properties retain their original mass forms and they are significant for their contribution to the agricultural tradition in Amherst.

The **Kibler House** (ca. 1840; Photo 1-12) dates to the early nineteenth-century where "C. Kibler" is noted on the 1855 map, and "P. Klein" on the 1880 map. Located at **1841 North Forest Road** the side gable, stucco clad house is constructed out of locally quarried limestone from the Onondaga Escarpment. The two-and-one-half story building has a symmetrical, three-bay front elevation with stone lintels and sills. Quoins mark the corners. The property is one of six stone houses remaining in the town.[4] The original windows have been replaced and a substantial addition has been added to the rear of the house. The house is surrounded by residential suburban development. An inventory form is on file at the NYS-OPRHP, however no determination of National Register eligibility has been made (USN 02902.000488). The property was also documented in the *Intensive Level Survey*, 1998.

There are a number of early twentieth-century residences in Area 1 that are not associated with any agricultural buildings. The Craftsman style residence located at **1990 Dodge Road** (ca. 1904; Photo 1-4) has been sided and no longer retains the clapboard and shingle siding identified in the *Reconnaissance Level Survey*, 1997. The windows have also been replaced. The bracing at the broad overhanging eaves, and mass form, remain intact. The property's integrity has diminished from high to low. The **John P. Leising House** at **9980 Transit Road** (ca. 1915; Photo 1-28) is a good example of the American Foursquare style constructed of ashlar faced cast concrete block. In the early decades of the twentieth-

[3] This property was identified as 1650 Hopkins Road on the *Reconnaissance Level Survey*, 1997.

[4] The *Reconnaissance Level Survey*, 1997 documented 8 houses constructed using locally quarried limestone. 6701 Main Street and 6720 Main Street, both in Area 8 have been demolished.

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century Sears Roebuck sold block-making machines to manufacture rock-faced and panel faced blocks on site. It is likely that the block for this residence was produced using one of these machines. The property retains a high level of integrity with a contributing ashlar-faced cast concrete block garage. An inventory form is on file at the NYS-OPRHP (USN 02902.000501); no determination of National Register eligibility has been made.

Demolished and Significantly Altered Properties:

A number of properties identified in the *Reconnaissance Level Survey*, 1997 have either been demolished, or have been altered and no longer retain sufficient integrity to be considered a cultural resource. The American Foursquare house and outbuildings at **9490 Transit Road** have been demolished.

The numerous additions and replacement siding at **10010 Transit Road** have significantly compromised the buildings integrity as a cultural resource.

The alterations to the fenestration and addition of synthetic siding at **8980 Transit Road** have compromised the integrity of the residence. An inventory form for the property is on file at the NYS-OPRHP (USN 02902.000271). It is not eligible for the National Register.

The Colonial Revival-inspired residence at **9966 Transit Road** featured a porch with Tuscan order columns. The columns have been removed and replaced. Synthetic siding and replacement windows further compromise the property.

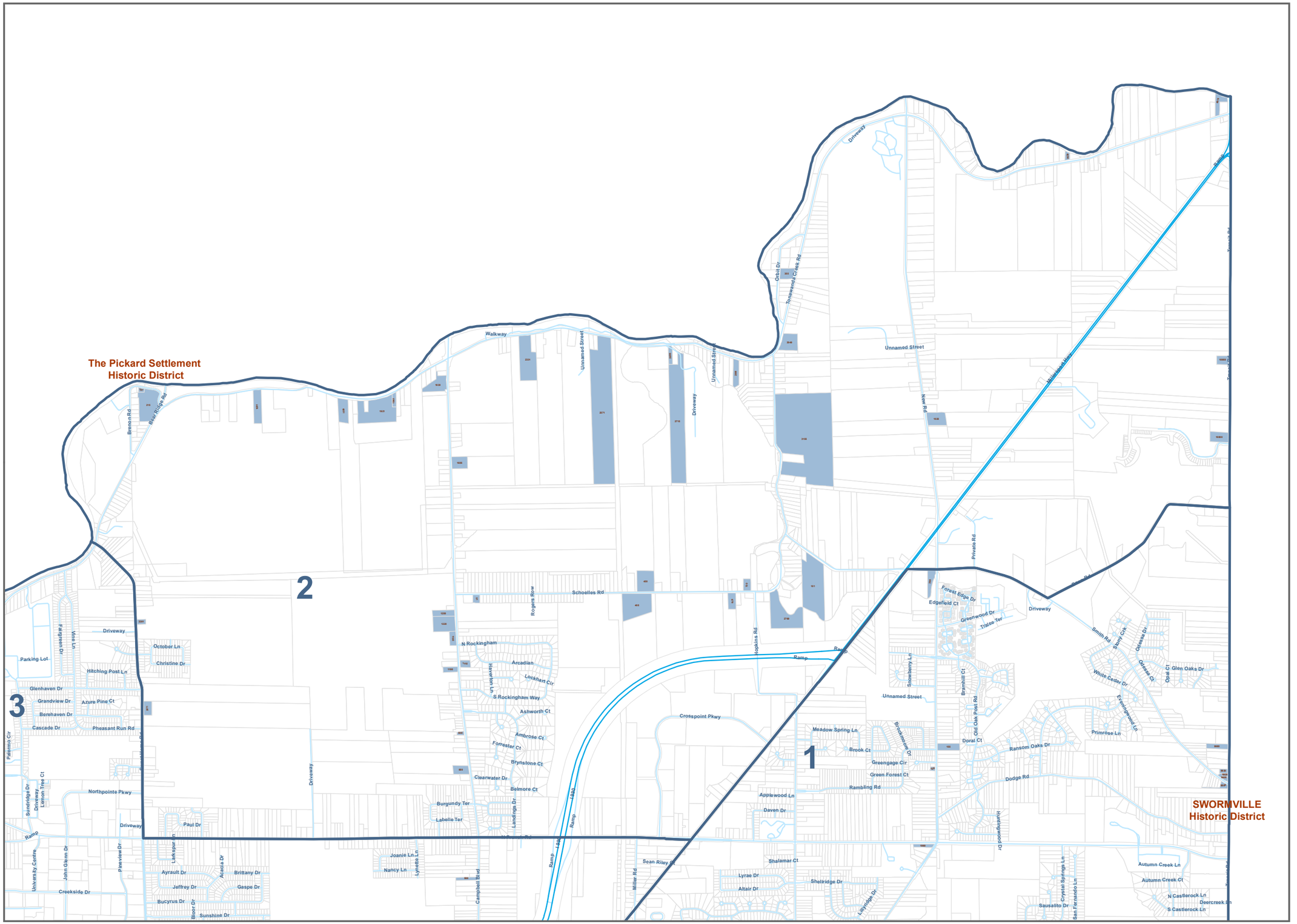
A frame addition to the front elevation of **1965 Dodge Road** has compromised the integrity and character defining features of this pyramidal tile roofed, quarry-faced sandstone Bungalow style residence.

The log cabin structure identified in the *Intensive Level Survey*, 1998 at **175 Stuewe Road** has been significantly altered since the 1998 survey. The integrity of the log cabin is obscured by later additions, and alterations to original historic fabric. Further research, as recommended by this report, into the Log Cabins in Amherst, is recommended.

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Area 2

Historic Districts and Properties


The Pickard Settlement Historic District
SWORMVILLE Historic District
1
2
3
Walkway
Unnamed Street
Driveway
Tonawanda Creek Rd
Ohlt Dr
New Rd
Hopkins Rd
Schoelles Rd
Rogers Row
Crosspoint Pkwy
Ramp
Private Rd
Forest Edge Dr
Edgefield Ct
Greenwood Dr
Traise Ter
Smith Rd
Stony Crk
Oaksea Dr
Opal Ct
Glen Oaks Dr
White Cedar Dr
Evergreenwood Ln
Primrose Ln
Ransom Oaks Dr
Dodge Rd
Doral Ct
Old Oak Post Rd
Bramhill Ct
Strawberry Ln
Meadow Spring Ln
Brookmoore Dr
Brook Ct
Greengage Cir
Green Forest Ct
Rambling Rd
Applewood Ln
Daven Dr
Shalamar Ct
Lyrae Dr
Altair Dr
Shelridge Dr
Sean Riley St
Miller Rd
Lindridge Dr
Huntingwood Dr
Crystal Springs Ln
Sausalito Dr
San Fernando Ln
Autumn Creek Ln
Autumn Creek Ct
N Castlerock Ln
S Castlerock Ln
Deercreek Ln
Brenon Rd
Bear Ridge Rd
Palmer Rd
Paterson Dr
Valiant Ln
Parking Lot
Hitching Post Ln
October Ln
Christine Dr
Glenhaven Dr
Grandview Dr
Azure Pine Ct
Berehaven Dr
Cascade Dr
Pheasant Run Rd
Palermo Cir
Sundridge Dr
Lemon Tree Ct
Northpointe Pkwy
Paul Dr
Lakspur Ln
Ayrault Dr
Jeffrey Dr
Bucyrus Dr
Bloor Dr
Sunshine Dr
Arcadia Dr
Brittany Dr
Gaspe Dr
Creekside Dr
John Glenn Dr
Pineview Dr
University Centre
Joanie Ln
Nancy Ln
Lynette Ln
Campbell Blvd
Labelle Ter
Burgundy Ter
Landings Dr
Clearwater Dr
Belmore Ct
Brynstone Ct
Forrester Ct
Ambrose Ct
Ashworth Ct
S Rockingham Way
Lockhart Cir
Arcadian
Hearthon Ln
N Rockingham
Driveway
Unnamed Street
Unnamed Street
Driveway
Unnamed Street
Driveway
Driveway
Driveway

AREA 2

Area 2 is located in the northeast corner and north part of the town. It is bounded by Tonawanda Creek and the New York State Barge Canal on the north; Transit Road on the east; Dann Road, Smith Road, Millersport Highway and North French Road on the south, and Sweet Home Road on the west. Roads established by 1866, and little suburban growth characterize the area.

There is a significant amount of undeveloped, wetlands and forested land in Area 2. Several tributary streams cross Area 2 including Ransom Creek, Gott Creek, Black Creek and numerous intermittent streams. The wetland areas have been designated by the New York State Department of Environmental Conservation, and the United States Fish and Wildlife Service, and include the west side of New Road south of the Amherst Museum; both sides of Black Creek north of Dann Road; the area southeast of Millersport Highway near Transit Road, and an area north of North French Road, east of the Lockport Expressway[1]. A **stone abutment** (Photo 2-24, 2-25) associated with a bridge on the east bank of Ransom Creek, south of the existing bridge on Hopkins Road, was documented as part of a Cultural Resources Survey by the State University of New York at Buffalo. The cut stone **abutment** is an artifact associated with mid- to late- nineteenth-century bridge construction and transportation in Amherst.

The New York State Barge Canal, which channelized Tonawanda Creek, had been constructed by 1825. Bridges were constructed at various points along the canal to provide access into Niagara County. Among those was one on land owned, in 1855, by P.W. Pickard. A number of structures are documented on the Pickard property. Also noted owning property along Campbell Boulevard is J. Kramer. The Pickard family and J. Kramer owned buildings that still exist in Area 2. "Picard Bridge" is noted on the 1909 map, adjacent to land still owned by P.W. Pickard[2]. The building directly adjacent to the canal is labeled "J. Kramer". The "Pickard Bridge" has been demolished, although a **concrete abutment** (ca. 1900; Photo 2-5) in the middle of the canal marks its location. Traffic over the canal is now along Bear Ridge Road, located slightly to the west. By 1855 there were five locations to cross the canal: the Picard Bridge; a bridge at Campbell Boulevard, a bridge at Tonawanda Creek Road, a bridge at New Road, and one at Transit Road. Today bridges are located at Bear Ridge Road, Campbell Boulevard, and North Tonawanda Creek Road. The Barge Canal and Tonawanda Creek split just before New Road, and the Barge Canal heads toward Lockport. New Road crosses Tonawanda Creek, while North Tonawanda Creek Road crosses the Barge Canal. Crossing occurs at these locations along modern structures.

Despite the fact that there is a considerable amount of undeveloped land in Area 2, the 1855 map shows the roads that will become Tonawanda Creek Road, Sweet Home Road, Campbell Boulevard, Schoelles Road, New Road and Transit Road. A significant number of buildings are located on each road, likely in response to the Erie Barge Canal. By 1866 the amount of settlement had increased, though no new roads built. North French

[1] *Community Development Plan…Background Studies*, 1993.

[2] "Picard Bridge" and "Pickard" as per spelling on the 1909 map.

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Road was constructed by 1880. The 1909 map shows no additional roads. By 1938 Millersport Highway, named for "Mill Port", the hamlet appearing as early as 1855 at the intersection of the Barge Canal/Tonawanda Creek and Transit Road, had been extended through Area 2. As of 1938, no parcels had been sold or divided into lots for suburban development. As late as 1972 the only suburban neighborhood was located west of Sweet Home Road, north of French Road, and included Pheasant Run Road, Cascade Drive, Berehaven Drive, Sunridge Drive, Fairgreen Drive, Vine Lane, and Christina Drive. East Robinson Road had been constructed by 1972. It was not until after 1972 that any additional suburban growth occurred in Area 2.

Non-Residential Properties: Commercial; Religious; Educational

There only historic commercial building remaining in Area 2 is part of the proposed **Picard Settlement Historic District**. **Kramer's Store and Tavern**[3] (ca. 1835; Photo 2-1) is located adjacent to the Barge Canal, across from **181 Brenon Road** (ca. 1880; Photo 2-2) and slightly east of **215 Brenon Road** (ca. 1835; Photo 2-3, 2-4). Located adjacent to "Pickard's Bridge", the Kramer Store would have been a place where canal boats could buy provisions on their journey along the Barge Canal. **Kramer's Store and Tavern** is of plank construction and retains its historic storefront. The building remains vacant and in deteriorated condition.

There is only one historic ecclesiastic property in Area 2. The small vernacular frame church located at **129 Frontier Road** (ca. 1873; Photo 2-20) Associated with the church is the **Skinnerville Cemetery** (ca. 1873 ; Photo 2-21) to the southwest.

The Amherst Museum is located at the southwest corner of Tonawanda Creek Road and New Road. The 35-acre complex has relocated 14 historic buildings from various sites within the town to recreate a nineteenth-century settlement. The historic buildings contained in the museum complex were not included in this reconnaissance survey.

The Pickard Settlement:

There are a number of historic resources associated with the Packard Settlement to suggest the potential for a historic district. **The Pickard Settlement Historic District** includes the farmsteads at **215 Brenon Road** (ca. 1850; Photo 2-3, 2-4) and **181 Brenon Road** (ca. 1880; Photo 2-), the **Kramer's Store** (ca. 1835)**,** a commercial structure, and a **bridge abutment** (ca. 1860), all associated with early settlement along the Erie Barge Canal. The two residential buildings associated with the Pickard Settlement are **215 Brenon Road** (ca. 1850) and **181 Brenon Road** (ca. 1880; Photo 2-2). **215 Brenon Road,** the **Jacob Kramer Jr. House** was identified in the *Reconnaissance Level Survey*, 1997, and is part of Brenon Farm, which consists of a vernacular frame residence and barn complex. The residence is an intersecting gable frame building, with an enclosed single-story porch in the ""el"". The windows show a full entablature at the head. The building location is consistent with one indicated on the 1855 map. By 1880 two more building associated

[3] Leroy J. Kramer II, a descendent of the original family, currently owns the property.

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with the hamlet appear slightly to the west of, and across from, the **Kramer Store**. **181 Brenon Road** is an intersecting gable, vernacular frame structure with a single-story porch in the "el". The property has been altered with replacement siding and windows, but still retains integrity of its original mass and fenestration. Simple segmental arches are located above the windows. Both properties, in addition to **Kramer's Store** and **stone abutment** are significant for their association with early settlement along the Erie Barge Canal in Amherst. **215 Brenon Road** and **Kramer's Store** were documented in the *Intensive Level Survey*, 1998.

Other examples of nineteenth- and early twentieth-century vernacular buildings remain intact in Area 2. These include residential buildings and agricultural outbuildings (barns, silos, sheds, milk houses, and privies). These buildings can be grouped as follows: the vernacular, two-story intersecting gable frame residence with a porch in the "el", and regular fenestration with, or without, decorative features, and not associated with a agricultural outbuildings; the vernacular two-story intersecting gable frame type associated with agricultural outbuildings; the two-story front gabled frame house not associated with a agricultural outbuildings; the two-story front gabled frame house associated with agricultural outbuildings, and agricultural complexes that no longer include a farmhouse. Also represented is a one-and-one-half story front gable frame house and its outbuildings, and a 'U' plan vernacular frame house with facing gable wings that is associated with agriculture. In many instances alterations in the form of replacement windows, non-historic siding (asbestos, vinyl or aluminum), new porch posts and rails, and additions have occurred. Despite these alterations, the properties still retain their defining mass forms and fenestration, and are significant as examples of rural vernacular architecture once common throughout Amherst.

Examples of the vernacular, two-story intersecting gable frame residence with a porch in the "el", and regular fenestration that are not associated with outbuildings are: **1250 Campbell Boulevard** (ca. 1870; Photo 2-15); **51 Schoelles Road** (ca. 1880; Photo 2-30); **1555 Tonawanda Creek Road** (ca. 1876; Photo 2-40), and **1591 Tonawanda Creek Road** (ca. 1876; Photo 2-40). **1025 New Road** (ca. 1870; Photo 2-28), exhibits excellent vernacular Italianate detailing at the windows and porch.

The **Papke Residence** at **1921 Tonawanda Creek Road** (ca. 1830-50; Photo 2-43) is an intersecting gable Greek Revival style frame house, which features gable returns, corner pilasters and a porch with square Doric-type columns. The complex does not retain any historic agricultural buildings, however it remains an agriculture complex with extensive modern greenhouses. The property has an inventory form on file at the NYS-OPRHP (USN 02902.000069). National Register eligibility has not been determined.

The two-story front gabled house is a less common vernacular form. Examples in Area 2 that are not associated with agricultural outbuildings are: **3301 Sweet Home Road** (ca. 1923; Photo 2-39), and **2331 Tonawanda Creek Road** (ca. 1890; Photo 2-45). **679 Schoelles Road** (ca. 1853; Photo 2-36) is a side-gable frame vernacular Italianate residence with segmental arched molds at the windows and doors. The porch is a new

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addition. **4230 Tonawanda Creek Road** (ca. 1887; Photo 2-56) is a front-facing gable residence with saltbox profile..

There are twenty intact farm complexes in Area 2. These complexes tend to be located in the northern section of the area along Tonawanda Creek Road, Schoelles Road, and the north sections of Hopkins Road and Campbell Boulevard. The outbuildings include barns, sheds, silos, milk houses, privies, and garages. These structures were usually built using simple post and beam construction. Balloon framing was not used until the post-Civil War era.

The main type of barn represented in Area 2 is the gable roof barn, although there is an example of a side-gable bank barn, and a number of gambrel roof barns. The earliest barns represented are the three-bay English barns, with hand-hewn posts and beam construction, sawn sheathing and gable roofs, constructed on low foundations at grade level without basements. The English barns were constructed primarily for subsistence crop farming, not animal husbandry. These barns were often modified with interior partitions to house animals, and equipment. Often the barn would be built into a bank resulting in an upper and lower level, with access at grade. This allowed hay and grain to be stored above, and livestock below. The grain and hay could be easily thrown to the area below, where the livestock had easy access to the exterior. The gambrel roof barn began replacing smaller gable roof barns by the late nineteenth-century. Most gambrel roof barns are volumetric with more storage space for the accommodation of hay crops and farm machinery. As a result most, including those in Area 2, are balloon frames.

Extant silos associated with the farmsteads in Area 2 are relatively rare. Silos, which became part of the agricultural landscape at the turn-of-the-century function as a storage container for green fodder crops, primarily corn, and are usually associated with dairy farms. Silos were often constructed out of tile, concrete, concrete block and, later in the century, metal. The construction type represented in Area 2 is concrete.

The milk house, a component of dairy farms in the early twentieth-century were typically constructed out of materials that could be easily washed down with water, and featured a cooling trough. Construction materials included concrete floors and cast concrete in the interior, and concrete block or tile on the exterior. Area 2 features two, concrete block milk houses.

Privies were a typical component of all residential rural properties. They were typically located at a convenient distance from the house, and were wood frame construction with a gable or shed roof. Two privies are located in Area 2. Privies are significant as a component of the rural landscape, however they are highly significant as archaeological resources because they were often uses as the “garbage” where household waste, such as dishware, glass, pottery and food, was discarded.

The farmsteads, as individual outbuildings or a complex, retain a moderate to high level of period integrity, while in many instances the residence has been altered to varying

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levels. The farmsteads in toto are particularly significant as they represent the rural history of Amherst in the nineteenth- and, early decades of the twentieth-century.

The farmstead at **2695 Tonawanda Creek Road** (ca. 1887; Photos 2-48, 2-49) features an intersecting gable frame residence with Italianate detailing at the porch and windows and a gable roof barn. **2571 Tonawanda Creek Road** (ca. 1870; Photos 2-46, 2-47)**,** is a two-and-one-half story, intersecting gable type, with segmental arched double-hung sash windows in the front-facing gable block. In addition to the gable roof barn, the complex also features two smaller gable barns, a silo and concrete block milk house. **2861 Tonawanda Creek Road** (ca. 1890; Photo 2-51, 2-52) is a two-story frame, side gable vernacular residence with full shed roof front porch featuring solid brick rails and square posts. A gable roof barn is located on the property. The residence at **2769 Hopkins Road** (ca. 1850; Photos 2-22, 2-23) is a two-story frame, intersecting gable type, with prominent stone chimney. The property features a large gable-roof barn built in various stages.

The complex at **3049 Tonawanda Creek Road** (ca. 1870; Photos 2-53, 2-54, 2-55) features a two-story intersecting-gable residence, the **George A. Daigler House**, side-gabled bank barn, small gable barns, and a concrete silo. The farmstead at **3155 Hopkins Road** (ca. 1910; Photos 2-26, 2-27) has two gable roofed barns, one with an attached shed roof; a cinder block milk house; two corn cribs, and various sheds set within a rural setting of farm fields. The residence is a two-story frame intersecting-gable type.

The farmhouse at **405 Schoelles Road** (ca. 1870; Photos 2-31, 2-32, 2-33) is a one-and-one-half story intersecting-gable frame structure. The farm complex features a large gable barn, two smaller gable barns, a small gambrel roof barn, concrete block milk house, and a privy. **450 Schoelles Road** (ca. 1850; Photos 2-34, 2-3) also features a two-story intersecting-gable house. The outbuildings associated with the farm are a gable barn, concrete silo, a smaller gable barn, and three small sheds. The **J. Graff Farmstead** located at **1830 Campbell Boulevard** (ca. 1882; Photos 2-18, 2-19) is a two-story intersecting gable residence. A garage has been added to the gable wing. The farmstead retains a gable barn, and a number of sheds. An inventory form is on file at the NYS-OPRHP, and the property is National Register Eligible (USN 02902.000161). **1200 (1180?) Campbell Boulevard** (ca. 1870; Photo 2-12; 2-13) is a intersecting-gable frame residence with Italianate segmental arched window hoods. A gable barn is associated with the property. It also has an inventory form on file at the NYS_OPRHP, and is not eligible for the National Register (USN 02902.000779). **1250 Campbell Boulevard** (ca. 1870; Photo2-15), is an intersecting gable frame vernacular farmhouse with rear addition and aluminum siding. The non-historic residence at 1220 Campbell Boulevard has two **gable barns** (Photo 2-14) located on the property.

Ben Brooks Farm, at **1851 Tonawanda Creek Road** (ca. 1860; Photos 2-40, 2-41) is an agricultural complex consisting of farmhouse; a gable roof barn with attached shed roof section; and small sheds in a rural setting. The residence has been significantly altered with additions, and replacement windows. **Donald Spoth Farm and Greenhouses** at **2715 Tonawanda Creek Road** (ca. 1865 house, 1880 barns; Photo 2-50) has outbuildings that retained high period integrity, while the residence had been significantly altered. The

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agricultural complex is made up of a historic gable barn and sheds, and modern greenhouses, silos, and sheds. Both of these properties are of local significance as rare examples of working farms in Amherst.

10800 Transit Road (ca. 1924; Photo 2-57) is an example of a two-and-one-half-story front facing gable farmhouse, with Ionic columns at the porch, and the original panel door with arched lights. The active farm has a main gable barn; two smaller gable barns, one with a shed roof addition; a number of sheds; a silo, which lacks its cap, and a number of contemporary greenhouses.

850 Campbell Boulevard (ca. 1920; Photos 2-6, 2-7); **1115 Campbell Boulevard** (ca. 1870; ca. 2-10, 2-11), and **730 Schoelles Road** (ca. 1850, ca. 1881; Photo 2-37) all have gambrel roof barns. The long side of the gambrel roof barn at **1115 Campbell Boulevard** is oriented parallel to the road. The north gambrel face has the painted advertisement 'Chew Mail Pouch Tobacco'; an early form of the modern billboard. The residence associated with **1115 Campbell Boulevard** is a two-story, U-plan frame vernacular farm house with front-gable end blocks. The porch has been enclosed and the walls covered in asbestos siding. An inventory form is on file at the NYS-OPRHP (USN 02902.000598), and the property determined not to be eligible for the National Register. The house and barn are locally significant for their association with the town's agricultural history.

The farm complex at **1655 Campbell Boulevard** (ca. 1890; 2-16, 2-17) retains a high level of period integrity, however the residence has been altered with significant changes to the fenestration, and siding material. Two gable barns, a smaller gable barn and a number of smaller farm buildings and sheds form the agricultural complex at **1655 Campbell Boulevard.**

There is a sampling of historic nineteenth- and early twentieth-century resources in Area 2 that are not the vernacular farmhouse type. While these properties do not contribute to the material fabric of Amherst's agricultural history, they are rural examples of the type of residential styles that were being constructed in the new suburbs in the southern part of town. **10950 Transit Road** (ca. 1890; Photo 58) is an example of a late nineteenth-century Queen Anne style house with a intersecting gable roof, and wrap-around porch. The window in the pediment of the facing gable has been enclosed, and asbestos siding covers the walls. A highly deteriorated gable barn is located behind the house. Vernacular expressions of the Bungalow/Craftsman style are represented by **930 Campbell Boulevard** (ca. 1935; Photo 2-8) **and 1100 Campbell Boulevard** (ca. 1930; Photo 2-9)**.** The residence at **1961 Tonawanda Creek Road** (ca. 1927; Photo 2-44) shows elements of the Craftsman style in the intersecting hip-on-gable mass form, and knee bracing in the broad overhanging eaves. **3071 Sweet Home Road** (ca. 1900; 2-38) is expressive of a frame American Foursquare style residence. The brick house at **355 Orbit Road** (ca. 1930; Photo 2-29) is an example of a Tudor Revival inspired residence.

There has been very little residential subdivision development in Area 2. The development along Schoelles Road, west of the transmission line dates to the late 1950s and consists of modest Ranch, Cape Cod, Split Level, and Neocolonial style houses.

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Subdivisions dating to the 1980s are located between North French Road and Schoelles Road to the east of Campbell Boulevard; on Hopkins Road, just north of the bridge over Ransom Creek, and on the north side of North French Road, just east of Sweet Home Road. There is a small neighborhood to the east of Sweet Home Road, off Christine Drive. Just north of Dann Road, to the west of Transit Road is a new suburban development off Dockside Parkway. A residential neighborhood has developed surrounding the Glen Oak Golf Course and Lou Gehrig Amherst Park west of Transit Road and east of Millersport Highway. These developments comprise a small percentage of the land-use in Area 2, which remains essentially undeveloped.

Demolished and Significantly Altered Properties:

1899 Campbell Boulevard, **The W. Pickard Farmstead** (ca. 1880) was a frame, 2-story intersecting-gable, L-plan vernacular farmhouse with Eastlake window crowns, porch details, and door. This property was included in the *Intensive Level Survey*, 1998. The National Register Eligible property (USN 02902.000163) has been demolished.

555 Schoelles Road (ca. 1850) included a non-contributing intersecting-gable residence and a gable roof barn. It has been demolished.

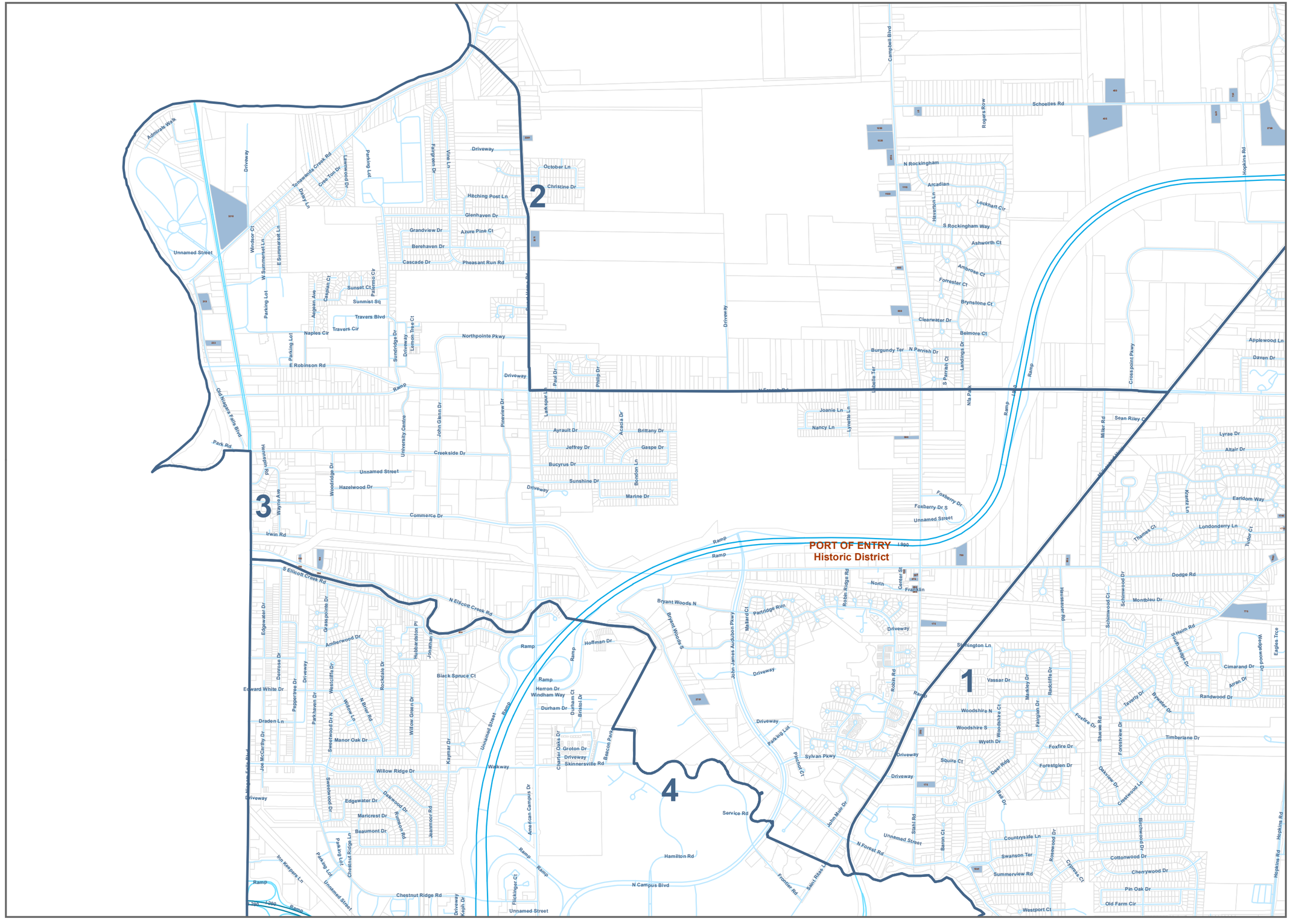
2971 Sweet Home Road, (ca. 1890) was a frame, two-story intersecting gable vernacular farm house with wood clapboard siding and simple drip molds above windows. It has been demolished.

1055 New Road (ca. 1850), single-story frame, intersecting-gable L-plan vernacular farmhouse with asphalt shingle siding. It has been demolished.

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Area 3

Historic Districts and Properties



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AREA 3

Area 3 is located at the northwest corner of the town of Amherst. It is an "L" shaped area extending south and east toward the center of the town. It is bounded by Tonawanda Creek Road to the northwest; Niagara Falls Boulevard, which was called "Town Line Road" to the west; North and South Ellicott Creek Road, and North Forest Road to the south; diagonally, running southeast by Millersport Highway and North French Road to the north, where it intersects Sweet Home Road, the eastern boundary to the north. The Lockport Expressway (I-990) cuts diagonally through the area with a ramp just south of Ellicott Creek Road and North Forest Road. The I-990 continues on an essentially east direction before turning north.

The major north-south routes in Area 3 are Niagara Falls Boulevard, Sweet Home Road and Campbell Boulevard. North French and Dodge Road move in an east-west direction. North Forest Road runs along the north side of Ellicott Creek Road, beginning at Dodge Road and continuing to intersect with the Audubon Parkway and Millersport Highway. Old Niagara Falls Boulevard runs in a southeasterly direction from Tonawanda Creek Road to the intersection of Creekside Drive and Niagara Falls Boulevard. Ellicott Creek Park, a WPA (Works Progress Administration) park is located just outside the southwest corner of Area 2 in the town of Tonawanda. The park and park island is a National Register Eligible District (USN 02902.000507). The park was included in the *Intensive Level Survey*, 1998.

Post-World War II residential, commercial and industrial development; public and civic buildings; undeveloped land, and a small collection of historic architectural resources characterize Area 3. The small number of historic resources is a result of the extensive suburban growth and development that occurred after World War II, and more specifically in the 1970s and 1980s.

As indicated on the 1829 historic map Indian trails existed along what would become North Ellicott Creek Road and North Forest Road, and Tonawanda Creek Road. Long, narrow lots lined Tonawanda Creek. The Erie Canal opened in 1825, and by 1855 there were a significant number of properties along what would become North Ellicott Creek Road and Sweet Home Road, and a scattering along Tonawanda Creek Road, North French Road, Dodge Road and Campbell Boulevard (originally called New Home Road). The Canandaigua and Niagara Falls Railroad[1] was constructed in 1854, and ran across the southern portion of Area 3 between Vincent Station, at Old Niagara Falls Road, and the Getzville Station at the intersection of Dodge Road and Campbell Boulevard. By 1893 North French Road had been constructed, running east-west through Area 3, and the railroad line was labeled the "New York Central Railroad, Batavia Branch". No new roads appear on the 1901-5 and 1909 maps, and the railroad line is now called the "New York Central and Hudson Railroad, Batavia and Tonawanda Branches". The settlement pattern had not

[1] The line was known locally as the "Peanut Line". In 1854 the single track of the Canandaigua and Niagara Falls Railroad opened a station in Getzville. It was purchased by the New York Central and operated as a branch line until the late 1950s.

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changed considerably. By 1938 New Home Road would extend beyond Ellicott Creek, and be called Buffalo Millersport Road, in reference to the hamlet of Mill Port located at the northeast corner of town. The portion of New Home Road, north of Ellicott Creek, was now called Getzville Road[2], it would be named Campbell Boulevard by 1948. The settlement pattern continued on the main roads located within the area.

As indicated on the historic maps farms were located on long, narrow lots, essentially spanning the area between the major arterial roads in the area. This pattern is evident on the 1855, 1866, 1909 and 1915 maps. As late as 1972 there is no significant development in the area. Niagara Falls Boulevard shows some commercial development, and two residential suburban neighborhoods are located off Sweet Home Drive. The first development is located to the west of Sweet Home Drive north of North French. Over the next few decades Niagara Falls Boulevard would become lined with commercial strip malls. As discussed in the *1975 Community Development Plan Update,* 1987, extensive development occurred within Area 3 in the 1970s and 1980s as farmland was divided, and sold to developers who constructed industrial parks, commercial and office buildings, and residential subdivisions. This development is evidenced by a study and comparison of historic and contemporary maps, which illustrate the construction of new roads through farmland, providing more locations for connection between the original historic streets and the new suburban landscape defined by a dense network of curvilinear roads.

The Hamlet of Getzville and Vincent Corners:

A comparison of the 1909 map with contemporary maps shows that the lots along North Ellicott Creek Road, and Campbell Boulevard retain their original configuration. As indicated on the 1855 and 1866 maps, the Canandaigua and Niagara Falls Railroad (New York Central Rail line) extended from Vincent Station, located at old Niagara Falls Boulevard (Town Line) and North Ellicott Creek Road, through Area 3 to Transit Station at the eastern edge of the town (Area 1). The hamlet of Getzville was a stop between the two stations.

The hamlet of Getzville, which had a stop on the railroad, was centered at the intersection of Campbell Boulevard and Dodge Road. Dodge Road does not intersect New Home Road on the 1855 map, however by 1866 an intersecting road has been constructed. By 1893 there is a station noted on the historic map, and by 1909 the hamlet occupies the corner of Dodge Road and Campbell Boulevard. There are five properties remaining associated with the hamlet of Getzville, and the "Port of Entry Square." The railroad, which has been removed, is represented by an earthen berm. The rarity of the existing buildings and their association with a mid-nineteenth century hamlet, and transportation is significant. The proposed "**Port of Entry Historic District"** would be composed of six properties. These properties include: **635 Dodge Road** (ca. Photo 3-8), a retail commercial enterprise adjacent to the railroad bed; a **grist mill,** located behind 635 Dodge Road (ca. 1860; Photo 3-9); **260 Campbell Boulevard** (ca. 1900; Photo 3-2), a tavern, which is now a

[2] Getzville Road is also a mid-nineteenth century road that intersects Main Street west of Harlem Road.

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residence; two residential properties, **290 Campbell Boulevard** (ca. 1932; Photo 3-6) and **276 Campbell Boulevard** (ca. 1920; Photo 3-5), and gable outbuildings at **1 Center Street** (ca. 1880; Photos 3-3, 3-4).

The main property associated with **635 Dodge Road** is an intersecting gable frame residence that now functions as a commercial retail space. What was once a full front porch has been partially intruded upon by a single-story retail structure that extends the length of the intersecting gable. The commercial portion of the structure has a broad overhanging eaves embellished with brackets. Other properties associated with this address include utilitarian buildings, clustered adjacent to the rail bed. It is possible that these structures are associated with Joseph Getz's[3] copper shop and **grist mill**. The **grist mill** is a two-and-one-half story heavy timber, gable structure with stone foundation constructed ca. 1860.

276 Campbell Boulevard is a front facing gable vernacular frame structure. A porch, with turned posts and rails, wraps around the front and side of the building. **290 Campbell Boulevard** is also a front facing gable frame structure, with a partially enclosed front porch. The property located at **260 Campbell Boulevard,** which was likely an inn and a tavern, was designed in the vernacular Italianate style with rectangular massing, hip roof and cupola, and full front porch with turned rails and decorative brackets. The windows have been replaced and the walls covered in vinyl siding. An inventory form documenting **260 Campbell Boulevard** is on file at the NYS-OPRHP (USN 02902.000060). No eligibility determination has been made. **260 Campbell Boulevard** was also included in the *Intensive Level Survey*, 1998.

All of the properties in the hamlet of Getzville are significant. Each retains sufficient integrity, and collectively they are significant for their association with the historic hamlet, and its relationship to the railroad. As a result this is an important and potential **historic district** in the town.

The former Getzville train station for the "Peanut Line" has been relocated to **175 Campbell Boulevard** (ca. 1906; Photo 3-1)[4]**,** and is now a residence. The station was moved from its location adjacent to the tracks in 1950, and converted to a residence. Although the broad overhanging eaves and rafter tails suggest its former function, the loss of contextual association and alteration to the windows result in a significant loss of integrity. As a result the property is not a significant cultural resource contributing to the proposed district. An inventory form for this property, under the address 173 Campbell Boulevard, is on file at the NYS-OPRHP (USN 02902.000059). No determination of eligibility for the National Register has been made.

Historically the area along Ellicott Creek, between Niagara Falls Boulevard and Sweet Home Road was known as the "French Settlement", in reference to the arrival of French immigrants in ca. 1832. The hamlet of Vincent's Corners was a stop on the "Peanut"

[3] Getzville was named for Joseph Getz who was postmaster of the hamlet. His name first appears on the 1866 map.

[4] The first train station was destroyed by fire in 1906.

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line at the intersection of Ellicott Creek Road and Niagara Falls Boulevard. Very little historic fabric remains from the hamlet. There are some nineteenth- and twentieth-century residences along North Ellicott Creek Road, however many of these properties lack distinction having been altered with synthetic siding, replacement windows, and additions. Two resources along North Ellicott Creek Road are noteworthy. The cross gable brick Italianate house with half-round windows at **110 North Ellicott Creek Road** (ca. 1855-60; Photo 3-14) is a relatively rare example of nineteenth-century brick construction in the town. The property has been altered with replacement windows and a replacement door. An inventory form documenting this property is on file at the NYS-OPRHP (USN 02902.000484). The building is National Register Eligible, and was also documented in the *Intensive Level Survey*, 1998.

The side gable frame residence at **1450 Dodge Road** (ca. 1850; Photo 3-11) retains a high level of period integrity. The porch is a late nineteenth-century addition and features Eastlake style turned posts, brackets, a dentilled cornice and fish scale shingles in the pediment.

Non-Residential Properties: Educational & Cemetery

The former **District No. 16 School** (ca. 1900; Photo 3-15)[5] at **154 North Ellicott Creek Road** is a good example of early twentieth-century, rural school design. The brick building references the Georgian Revival style, with original six-over-six, and three-over-three double-hung wood sash windows, and an embellished center entrance with pilasters supporting a broken pediment. An inventory form is on file at the NYS-OPRHP (USN 02902.000752). The building is National Register Eligible.

White Chapel Memorial Park, 3210 Niagara Falls Boulevard (ca. 1930; Photo 3-13) is a cemetery bounded by Niagara Falls Boulevard Tonawanda Creek Road, and Tonawanda Creek. The resource is significant as an example of funerary landscape design of the early twentieth century. Neoclassical stone posts, cast iron gates and a central stone arch mark the entrance. An inventory form is on file for this property at the NYS-OPRHP (USN 02902.000874). It has been determined that the cemetery is a National Register Eligible District.

Residential Properties:

Representative nineteenth-century properties in Area 3 are rural, vernacular frame houses. The property located at **319 Old Niagara Falls Boulevard** (ca. 1900; Photo 3-17, 3-18) retains its intersecting-gable mass form. As a vernacular type it represents the simple typology of residential building that was likely found throughout the farming community of Area 3, as well as the other areas on the northern part of the town. Associated with this farmhouse is a side-gabled barn with board-and-batten-siding. The rural context has been significantly altered to the east by the development of Niagara Falls Boulevard into a

[5] School No. 16 appears at the same location on the 1880 map, however it is unlikely, based upon stylistic design that the present structure is from that period.

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multilane, commercial strip. Although the property at **233 Old Niagara Falls Boulevard** (ca. 1910; Photo 3-16), retains its mass form and segmental detailing at the windows, its integrity has been significantly compromised by a non-historic wall dormer and enclosed porch. Both properties are currently part of a commercial retail nursery.

The **Diebold House** (ca. 1929; Photo 3-10), located at **750 Dodge Road**, is an excellent example of an intact, frame vernacular farmhouse with colonial detailing in the full-width front porch and simple massing. The context of the farmhouse remains intact with mature trees lining the drive. The integrity of the property lot remains intact as evidenced by a comparison to the historic maps.

580 Campbell Boulevard (ca. 1930; Photo 3-7) is an example of the Tudor Revival style found in many of the 1930 suburban neighborhoods throughout the town. The house exhibits brick at the first story walls, and smooth stucco and half-timbering at the upper story walls. Quarry-faced stone is used at the base of the brick chimney. The variety of textural qualities is characteristic of the Tudor Revival style.

The **Brunner Farmhouse, 2751 North Forest Road** (ca. 1870; Photo 3-12) is a one-and-one-half story, side gable, frame vernacular residence with original wood siding and windows. The side gable windows are four-over-four segmental hoods, while the front elevation has unadorned four-over-four sash windows. Rectangular windows are located under the frieze band. The property is National Register Eligible and an inventory form is on file at the NYS-OPRHP (USN 02902.000823).

Mill Port was located at the intersection of Transit Road and Tonawanda Creek/Tonawanda Creek Road. Primarily post-World War II buildings define the intersection. **4610 Tonawanda Creek Road** (ca. 1890; Photo 3-19) is the only remaining structure that was part of the Mill Port hamlet and as a result is significant locally despite numerous alterations and additions.

Post World War II:

The majority of properties constructed after World War II in the neighborhoods to the east and west of Sweet Home Drive have a diminished level of integrity as a result of alterations and additions. Ranch, Cape Cods, Split-levels characterize these properties, and Neocolonial styled houses.

Demolished Properties:

The Craftsman/Bungalow style residence at **2650 North Forest Road** (ca. 1914) has also been demolished. The property is not eligible for the National Register.

The collection of outbuildings at **400 Dodge Road** (ca. 1930) has demolished. These included a side-gabled barn with "Chew Mail Pouch Tobacco" advertised on its east elevation.

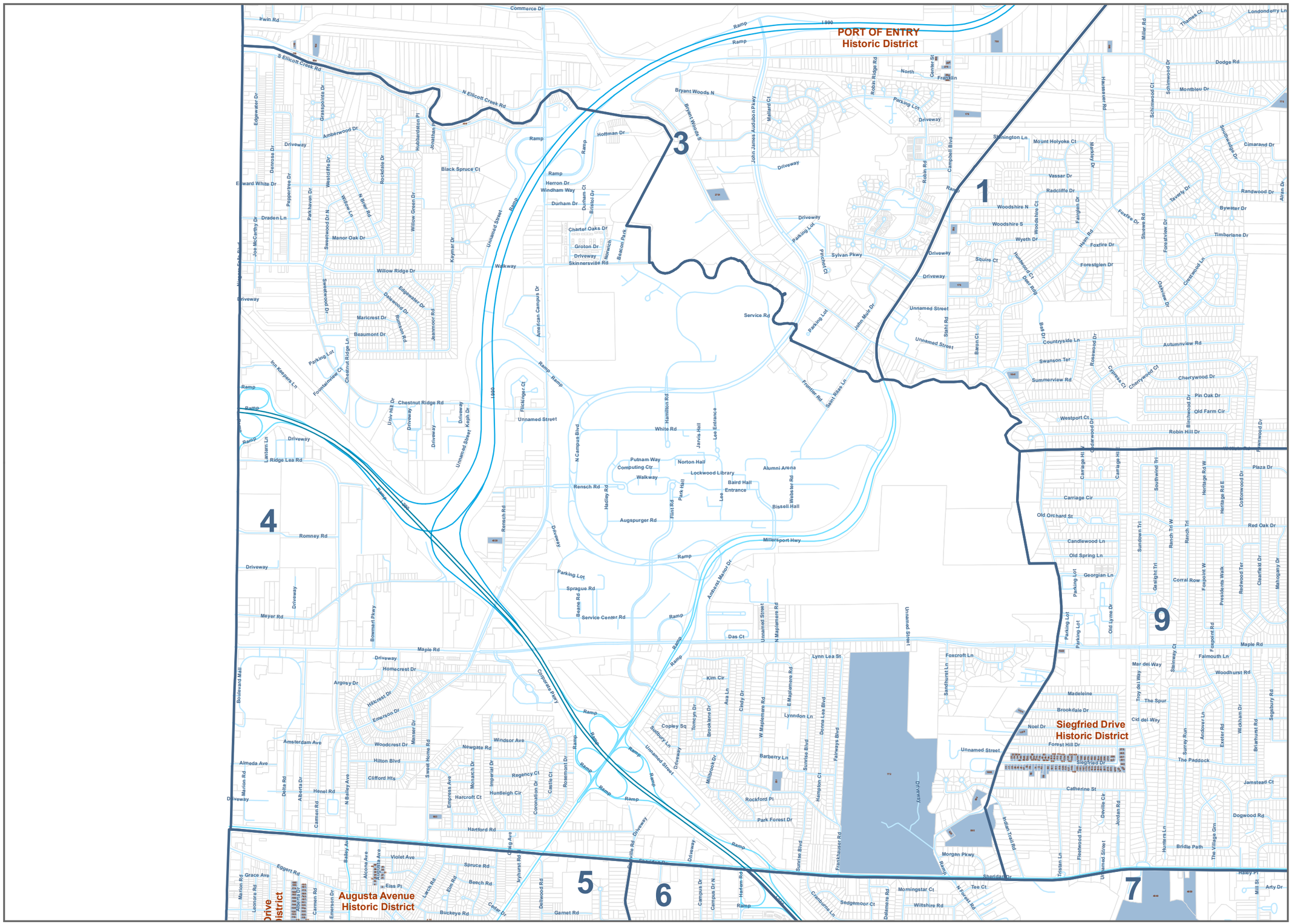
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850 Dodge Road (ca. 1880) is a late nineteenth-century simple front-gable frame farmhouse. The *Reconnaissance Level Survey*, 1997 identified this property as having a significant number of late nineteenth- and early twentieth century agricultural buildings. The residence lacks individual distinction and has been altered with vinyl siding, replacement windows and additions. Loss of significance as an agricultural complex due to demolition of barns.

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Area 4

Historic Districts and Properties



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AREA 4

Area 4 is bounded by Ellicott Creek on the north and east; North Forest Road on the east; Niagara Falls Boulevard to the west, and Sheridan Drive to the South. The Youngman Memorial Highway[1] (I-290) cuts diagonally through the area moving east-west, while the Lockport Expressway (I-990) travels north, toward Transit Road. The State University of New York at Buffalo is situated on a 1200-acre site along the south side of Ellicott Creek in the northwest portion of Area 4. The Audubon Parkway curves through, and around, the university campus connecting it to Millersport Highway to the southeast, and the Youngman to the northwest.

As documented by the 1855 and 1866 maps New Home Road, which will become Millersport Highway, and the roads, which will become South Ellicott Creek Road, North Forest Road, Sweet Home Road, Niagara Falls Boulevard, Sheridan Drive, Allenbach Road, Meyer Road and Rensch Road have been laid out. Vincent Station (Area 3) is located at the intersection Ellicott Creek, Niagara Falls Boulevard, and South Ellicott Creek Road. By 1855 and 1866 the settlement along Millersport Road and Sweet Home Road is spread out, while it is much more dense along South Ellicott Creek Road by Vincent Station. By 1903 the Canal Rail Road Company and the Lehigh Valley Railroad merged to form the Niagara Falls Branch of the Lehigh Valley Railroad. The tracks of this branch moved diagonally through Area 4 travelling southeast from Transit Station. Sweet Home Road is named on the 1909 map. At this point large tracts of individually owned property are indicated. No change is noted on the 1915 map.

It is not until 1938 that any type of suburban development is noted. By this time the alignment of Sheridan Drive had been established, and Millersport Highway constructed. Two subdivisions are noted. At the northwest corner of Area 4, off Niagara Falls Boulevard, is a neighborhood which included, running east-west, Dover Terrace, Mohican Drive, Dexter Terrace, Willow Drive, and 1st, 2nd, 3rd, and 4th Avenues. Running north-south, east of Niagara Falls Boulevard, were Edge Water Drive, Wood Lawn Drive and Park Avenue. As exists the property below Willow Drive has been developed as commercial retail, 4th Street no longer exists, and the streets have been renamed to Willow Ridge Drive; Draden Lane; Edward White Drive, and Roger Chaffee Drive running east–west, and running north-south east of Niagara Falls Boulevard are Joe McCarthy Drive, and Denrose Drive. The other subdivision was located to the north of Sheridan Drive, and south of Meyer Road between Niagara Falls Boulevard and Sweet Home Road, and is characterized by curvilinear streets. The area of this subdivision to the west of Delta Road and Alberta Drive was demolished when the Boulevard Mall was built in ca. 1962. The main roads remaining in the subdivision are Delta Road, Alberta Drive, Carmen Road, North Bailey, Clifford Heights, Hilton Boulevard, Woodcrest Drive, Hillcrest Drive, Emerson Drive, and Argosy Drive.

[1] The Youngman Memorial Highway was constructed in ca. 1962 as a connector between the New York Thruway (Interstate 90) and Interstate 190.

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Post-World War II residential subdivision development occurred south of Maple Road in Area 4. This development is characterized by streets laid out on an orthogonal grid with the short ends of the grid curved. Examples include Empress Avenue, Monarch Drive, Imperial Drive, Corinthian Drive, and Rosemont Drive in the subdivision to the west of Millersport Highway, and Frankhauser Road, Millbrook Drive, Ava Lane Sunrise Boulevard, and Fairways Boulevard to the east of Millersport Highway.

In the early 1970s the State University of New York was constructed on a 1200 acre site along the south side of Ellicott Creek. The general plan for the campus was based on the master plan of Sasaki, Dawson and DeMay. A number of prominent architectural firms have designed buildings on campus, including I.M. Pei, Marcel Breuer, and Peter Castle. The survey of these properties is outside the scope of this study, however future documentation is warranted.

Much of the development in Area 4 is commercial, in response to the proximity of the university campus. Niagara Falls Boulevard, Maple Road, Sweet Home Drive and Millersport Highway have been developed with contemporary retail, and commercial office and industrial parks.

Non-Residential Properties: Recreational

The pattern of development in Area 4 has resulted in few historic architectural cultural resources remaining intact. The Town Park, which contains the Audubon Golf course and public playing fields, is situated north of Maple Road, and west of Ellicott Creek, extending west from Ellicott Creek to Millersport Highway. To the south of Maple Road is the **Westwood Country Club** (ca. 1920; Photo 4-2), located at **772 North Forest Road**. The clubhouse is an early twentieth-century stucco clad Tudor Revival building, with decorative half-timbering and hexagonal tower with conical roof. Some of the original slate roof has been replaced and a flat-roof single story addition added to the north. Despite these alterations the building retains sufficient period integrity and is significant in association with the social and recreational history of the town.

Residential Properties and Suburban Development:

Given the development patterns in Area 4, the historic residential architecture is represented by isolated buildings, or small residential neighborhoods constructed after 1915. Some residential neighborhoods were constructed after World War II, however most of the development did not occur until after 1970. The post World War II neighborhoods have a diminished level of integrity as a result of alterations. A number of properties along South Ellicott Creek Road, between Niagara Falls Boulevard and Sweet Home Road, were constructed in the late nineteenth-and early twentieth-century, however these are interspersed among new residential construction.

459 South Ellicott Creek Road (ca. 1890; Photo 4-6) is an excellent example of a late nineteenth-century farmhouse. The front-gable block is brick with Italianate detailing at the segmental hoods, while the intersecting gable wing is frame, suggesting the

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possibility of two different building campaigns. A single story porch with square posts is located at the intersecting "el". The property retains a high level of period integrity, and is a rare example of nineteenth-century brick residential construction in the town. A commemorative plaque installed by the "People of Erie County" in honor of "Marse" Joe McCarthy (1887-1978), manager of the Yankees, who won seven pennants and six world series, is located in front of the house. An inventory form is on file at the NYS-OPRHP (USN 02902.000495). A determination of National Register eligibility has not been made.

Rensch Road, which is located west of Sweet Home Road and north of Maple Road, appears on the 1855 map. Rensch Road is now a dead-end street, and no longer connects with Meyer Road, which is located on the other side of the Youngman Expressway. Mid-twentieth-century houses, including examples of the Bungalow style, and post-World War II Ranch and Cape Cod styles, define the residential character. **4030 Rensch Road** (ca. 1850; Photo 4-5) is a one-and-one-half story side-gable Onondaga limestone house with a frame, shed roof addition ca. 1900. The stone portion of the house is only three bays wide, and one bay deep. The entrance is to the left of center, likely in response to a stair located behind. The residence retains a high level of period integrity, dating to the mid-nineteenth century, and is one of six remaining Onondaga limestone buildings in the town.[2] An inventory form is on file at the NYS-OPRHP (USN 02902.000492). The property has been determined to be National Register Eligible and was part of the *Intensive Level Survey*, 1998.

A good example of a brick, intersecting gable Italianate residence, with stone foundation, watertable and window sills is located at **251 Frankhauser Road** (ca. 1870; Photo 4-1). Four-over-four, double-hung sash windows are set within round arched window openings. Despite later additions the building retains sufficient integrity of material and form to convey historic meaning. Brick Italianate style residences are a rare resource in the town.

The **J. Getz House** at **829 North Forest Road** (ca.1825; Photo 4-3) is an excellent example of a brick, intersecting gable, Greek Revival residence with stone foundation, stone lintels and sills, and gable return. The original porch posts and rails have been replaced, but the porch foundation remains. The building is one of the oldest in town. An inventory form is on file at the NYS-OPRHP (USN 02902.000257). The property has been determined to be National Register Eligible.

663 Sweet Home Road (ca. 1900; Photo 4-7) is a vernacular frame farmhouse whose surroundings have been compromised by a context of post-World War II growth, and modern ecclesiastic complexes. Asbestos siding and removal of the porch have compromised the integrity of the building. Although the property is one of the few examples of late nineteenth-century residential buildings in Area 4, it has low significance as an historic resource.

[2] The limestone residences at 6701 Main Street and 6720 Main Street, both in Area 8 have been demolished.

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The Stimm House at **895 North Forest** (ca. 1942; Photo 4-4) is a two-story flat roof residence designed in the International Style. The building features an asymmetrical plan with broad roof overhang and cantilevered concrete balcony at the second story. An inventory form is on file at the NYS-OPRHP (USN 02902.000485/I). The property is National Register Eligible.

Post-World War II:

Post World War II development includes the Willow Ridge Estates subdivision located on the north side of Willow Ridge Road, south of Ellicott Creek and east of Niagara Falls Boulevard. The residential character is defined by modest ca. 1950s Split Level style homes.

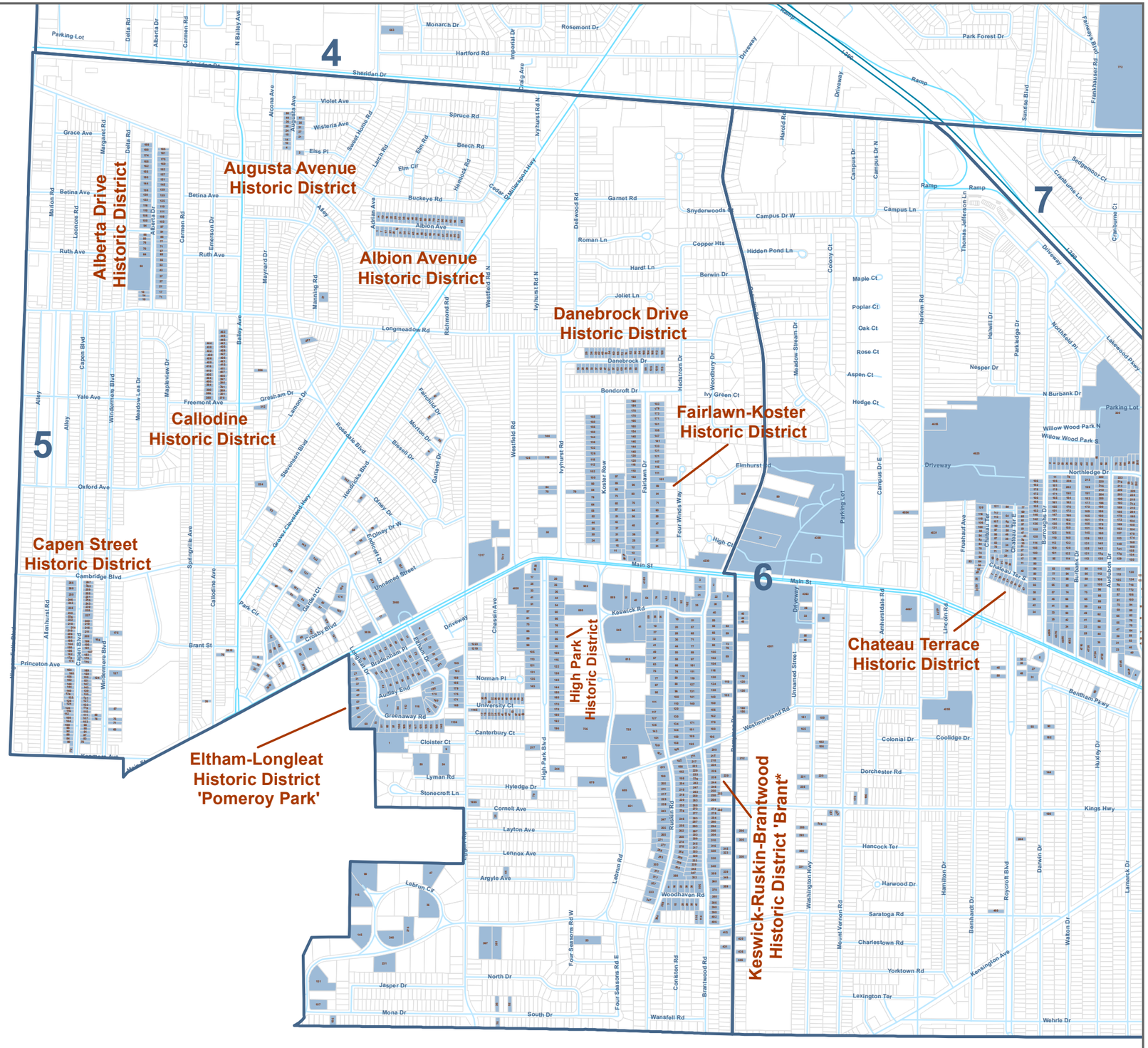
Demolished Properties:

1101 Sweet Home Road (ca. 1850), the **Abraham Kittinger House** was an early nineteenth-century brick house. An inventory form is on file at the NYS-OPRHP (USN 02902.000085). The building was determined to not be eligible for the National Register. It has been demolished.

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Area 5

Historic Districts and Properties



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AREA 5

Area 5 is located in the southwest corner of the town. It is bounded by Sheridan Drive to the north; Getzville Road and Berryman Drive on the east; Kenmore Avenue, Main Street and the property line of the Grover Cleveland Golf Course on the south, and Niagara Falls Boulevard on the west. The west and southern boundaries form the town line. Eggertsville, a hamlet established in the early nineteenth-century, is located within Area 5.

The main thoroughfares traversing Area 5, running north-south, are Niagara Falls Boulevard and Bailey Avenue. Eggert Road runs north-south at the southern portion of the area, before veering to the west as it continues diagonally toward the north. Sheridan Drive to the north, Longmeadow Road, and Main Street to the south run essentially east-west. Cutting diagonally through the area is Millersport Highway, which becomes Grover Cleveland Highway south of Longmeadow Road.

Area 5 is characterized by rapid suburbanization, which began in the early twentieth-century. Unlike the areas to the north, there is no undeveloped land in Area 5. The green space in the area is developed recreational space, such as Grover Cleveland Golf Course, and playing fields associated with educational institutions, such as the Windermere Boulevard School.

Prior to the early-twentieth-century Area 5 was divided into farm tracts. As indicated on the 1829 map, the roads that will become Main Street and Getzville Road had been laid out. The 1855 and 1866 historic maps show a number of structures on Main Street. Getzville Road, south of Sheridan Drive shows very few structures. At this point Sheridan Drive has not been extended through Area 5. Eggert Road has been laid out and has a scattering of structures. Two hamlets, "Egertsville"[1] and "Snyderville" appear on the 1866 map. "Egertsville" is located just north of Main Street and east of Eggert Road, and Snyderville is located just east of "Egertsville" at the intersection of Main Street and Harlem Road. Snyderville will be included in a discussion of Area 6. Trolley service along Main Street was established in the 1890s, and provided a convenient transportation route into Buffalo. This service was continued as the Electric Trolley Line into Williamsville. Although the 1909 map shows a similar density of structures, and no new roads, the components are in place to facilitate suburban development. Egertsville is now spelled Eggertsville and Snyderville has been shortened to Snyder. "The Country Club" first appears on the 1909 map at the southwest corner of the area, this will become Grover Cleveland Park, which appears on the 1948 map.

By 1915 a number of suburban neighborhoods had been established. To the north of Main Street, and bounded by Bailey Avenue to the west, the neighborhood made up of Brant Street, Freemont Avenue, Springville Avenue and Callodine Avenue had been laid out. Most of the lots remain vacant, except for a few, close to Main Street, along Springville, Callodine and Bailey Avenues. A number of subdivisions had been established south of Main Street, to the east and west of Eggert Road. Directly south of Main Street, and east of Eggert Road was the

[1] "Egertsville" appears on the 1866 map with only one 'g'.

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"Chassin's Subdivision". Most of the lots have structures, and St. Paul's German Lutheran Church forms the eastern boundary of the neighborhood. Farther south along Eggert Road is the "Lyman, Spitzmiller, Et. Al. Subdivision", which features larger lots surrounding a dead end road. To the south of the "Lyman, Spitzmiller Subdivision", on the east side of Eggert Road, Cornell Avenue, Layton Avenue, Lenox Avenue and Argyle Avenue have been laid out with lots, but only one residence is shown on Cornell Avenue. Lots have been laid out, though no structures have been built along High Park Boulevard. "The Amherst Estates", which includes LeBrun Road, LeBrun Circle, Brantwood Road, Keswick Road, Westmoreland Road and Saratoga Road features large lots, but no structures. Ruskin Road, which is located between LeBrun Road and Brantwood Road has not been laid out. North of Main Street, on the east side of Eggert Road, the Rosedale and Rosedale Park Subdivisions have been established. Rosedale includes Adrian, Addison, Arcade, and Albion Avenues. Rosedale Park, which is bound by Sweet Home Road on the east, includes Alcona, Augusta and Violet Avenues. None of the lots show structures.

The increase in automobile ownership in the 1920s allowed for suburban residential development to occur away from Main Street, and the trolley line. By 1938 the suburban residential street layout, characteristic of Area 5, was essentially complete. Some larger tracts still remained, such as those between Dellwood Road and Hedstrom Drive, which will not be developed until the late 1970s, and along Getzville Road, which would be developed in the 1960s.

Area 5 is predominantly suburban/residential in character, defined by architectural styles of the period. These include Colonial Revival, Tudor Revival, Bungalow, Craftsman, and American Foursquare. There are pockets of noteworthy, post-World War II residential architecture. These neighborhoods are characterized by a uniform set back of repetitive, single-story, brick faced residences. There is little commercial development in Area 5. The non-residential properties are represented by a fire house, educational buildings, ecclesiastic buildings, and a theater.

Non-Residential Properties: Entertainment; Recreational; Commercial Retail; Ecclesiastic; Educational

The first means of public transportation was established in 1830 along Buffalo Road, which would become Main Street (New York State Route 5)[2]. As a result small-scale businesses that catered to the farming community and stagecoach began to line Main Street. By 1892, an electric trolley, running from the intersection of Main Street and Bailey Avenue, into Williamsville, connected Amherst with the city of Buffalo. Main Street is the major east-west route through the southern portion of the town from Kenmore Avenue to Transit Corners. Buffalo Road appears on the 1829 map, with significant settlement indicated on the 1855 and 1866 maps. Today, Main Street is a busy four-lane road that includes both commercial and

[2] Route 5 extends approximately 370 miles, running from the Pennsylvania state line, at Ripley in Chautauqua County across New York State to downtown Albany in Albany County.

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residential properties. At the west end of Main Street, on the grounds of the Erie County Almshouse, is the south campus of the University of Buffalo.

Directly across Main Street from the campus is a contemporary plaza within which is located the National Register Eligible Art Deco **Amherst Theater, 3500 Main Street** (ca. 1940; Photo 5-135). An inventory form for the theater is on file at the NYS-OPRHP (USN 02902.000309). The theater was documented in the *Intensive Level Survey*, 1998. Located at the southeast intersection of Main Street and Bailey Avenue is the Grover Cleveland Golf Course on the grounds of the former Country Club of Buffalo. The Country Club appears on the 1907 map. The Schenk House, a stone residence, is located on the property, first appearing on the 1855 map as 'S. Schenk'. This residence is no longer located within the town limits.

The center of Eggertsville is positioned at the intersection of Main Street and Eggert Road. Modern commercial properties and the concrete glass Hengerer's Department Store[3], which has since been converted into office space, dominate the intersection. There are a number of significant cultural resources and National Register eligible properties in the hamlet. **1317 Eggert Road**, is located at the northeast corner of the intersection. The property consists of the Late Gothic Revival **St. Benedict's Roman Catholic Church** (ca. 1950; Photo 5-49, 5-50, 5-52), **school building** (ca. 1930; 5-51) and **rectory** (ca. 1930). The complex and individual buildings retain a high level of period integrity. The church is National Register Eligible (USN 02902.000058) and was included in the *Intensive Level Survey*, 1998. The **Eggert Road School** (ca. 1923; Photo 5-53), at **1360 Eggert Road** is located across the street from St. Benedicts. The two-story, brick, Georgian Revival school and property feature a curved, formal green space adjacent to Crosby Boulevard off which residential streets radiate. The grammar school is currently owned by the Cantalician Center for Learning.

Although not located on Eggert Road, the Late Gothic Revival, National Register Eligible **Saint Paul's Lutheran Church** (1880/1930; Photo 5-140) (USN 02902.000477) at **4001 Main Street**, and the Georgian Revival, National Register Eligible **Buffalo Academy of the Sacred Heart** (1930; Photo 5-139) (USN 02902.000476) at **3860 Main Street** are other historic properties within Eggertsville. Also National Register Eligible are the Georgian Revival styled **Eggertsville Hose Company** (USN 02902.000475), located **3826 Main Street** (ca. 1931; Photo 5-138), which is now the Museum of the History of disAbility, and **4140 Main Street** (ca. 1935; Photo 5-142) (USN 02902.000477), a simple side-gable frame building that served as an early twentieth-century subdivision office. St. Paul's, the Buffalo Academy and the Hose Company were documented in the *Intensive Level Survey*, 1998.

The commercial properties in Eggertsville at the intersection of Main Street and Eggert Road are a corner gas station; early-twentieth century residences that have been converted to commercial office space, and Eggertsville Square, a post-World War II commercial building, fronted by a parking lot.

[3] Hengerer's became Sibley's in 1981. Sibley's occupied the building until 1987, at which time the building no longer served a retail function.

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The commercial development along Bailey Avenue, Eggert Road, Millersport Highway and Grover Cleveland Highway is characterized by the modern strip mall, and features retail, office and restaurant establishments

Temple Sinai, 50 Alberta Drive (ca. 1955; Photo 5-3), a post-World War II Synagogue is discussed in the context of the proposed **Alberta Drive Historic District** below.

Residential Properties and Suburban Development:

As indicated on the historic maps, specifically the 1907, 1915, 1932 and 1948 maps, the connection to downtown via trolley, electric street car, and eventually the automobile, allowed a middle, and upper middle class to live away from the city, in the "country", and commute to work. Increased automobile ownership in the mid-1920s resulted in rapid suburbanization of the southern portion of Amherst. Farm tracts evidenced on the early historic maps were subdivided into new housing tracts. Area 5 has the earliest examples of suburban residential development in the town. The roads of the new suburban neighborhoods tend to be broad expanses, laid out orthogonally. The streetscape was defined by houses with a uniform setback, expansive front lawns, and a garage located to the rear.

The residences exhibit a variety of architectural styles popular during the period including Colonial Revival, Tudor Revival, Bungalow, Craftsman and American Foursquare. Examples of Spanish Eclectic, Neoclassicism, and Renaissance Revival are also found. A large number of the houses in Area 5 appear to be architect-designed as suggested by the sensitivity to the stylistic motifs of period represented. The residences designed in the years leading up to, and following World War II, tend to be Ranch houses, small Cape Cods, Neocolonials and Split Levels. Five neighborhoods, not identified in the *Reconnaissance Level Survey*, 1997 have been identified as significant post-World War II districts.

East of Bailey Avenue, Main Street is essentially residential, with both pre- and post-World War II houses. A number of residences along Main Street are of cultural significance. The **caretaker's cottage for the Arthur E. Hedstrom Estate** (ca. 1910; Photo 5-144) (USN 02902.000478), located at **4196-4230 Main Street** is a wonderfully picturesque, stucco-clad Tudor Revival style, caretaker's quarters. The residence for the estate is located at 50 Getzville Road (Area 6). The **stone wall** (Photo 5-144), which runs along the property lines at Main Street and Getzville Road is a contributing structure. The cottage, which had been converted into office space, is currently being rehabilitated as a private residence. **4163 Main Street** (ca. 1914; Photo 5-143) (USN 02902.000904) is an eclectic, front-facing gable, brick residence, with Colonial Revival, Prairie and Craftsman influences. Both properties are National Register Eligible. The **caretaker's cottage** and associated **stone wall** were designated as Local Historic Landmarks in 2002. **4025 Main Street** (ca. 1920; Photo 141) is a side gable Colonial Revival residence with stone gate posts at the entrance to the property.

Two residences along Main Street not identified by the *Reconnaissance Level Survey*, 1997 are significant, and National Register Eligible: **3690 Main Street** (ca. 1945; Photo 5-136) (USN 02902.000901), and **3736 Main Street** (ca. 1930; Photo 5-137) (USN

02902.000902). **3690 Main Street** is a side-gable, five-bay Colonial Revival style residence with Federal detailing. The center entrance, with lead glass sidelights and elliptical paneled transom, has a pedimented portico supported by paired square fluted posts. **3763 Main Street** is an excellent example of the Federal Revival style. The two-story red brick residence has a full height pedimented porch supported by Tuscan columns. A full entablature, with broken segmental arch heads the door, and is supported by fluted pilasters. Metal casement windows, with a paneled transom are set within the arched window openings on the first floor of the front elevation. The reduced second story windows are flush with the fascia board. The bricks are Roman in proportion (long and thin), which give the building a refined, delicate appearance.

Eggert Road varies from contemporary commercial and residential properties at the northern section of the road, to primarily residential properties between Bailey Avenue, and the intersection of Millersport and Grover Cleveland Highways; to commercial development north of Longmeadow Road, until returning to residential as one approaches Main Street. **1223 Eggert Road** (ca. 1830-1850; Photo 5-48)[4] is a simple, front-gable frame structure retaining a moderate level of integrity of material fabric. Although **1219 Eggert Road** (ca. 1830-1850; Photo 5-47) dates to a similar period, it has been altered with synthetic siding and replacement windows. Farther south along Eggert Road is the Foursquare style house at **1035 Eggert Road**, (ca. 1915; Photo 5-44). The property features brick walls on the first floor, and wood shingles above. Brick piers support the hip-roof front porch. The Tudor Revival residence at **1136 Eggert Road** (ca. 1930; Photo 5-45) also retains a high level of integrity. The cross-gabled residence with stucco walls and decorative half-timbering is typical of the revival style.

1145 Eggert Road (ca. 1940; Photo 5-46) was constructed as a model home for the University Court subdivision located south of Main Street. The layout for this subdivision appears on the 1938 map. The model home is a simple one-and-one half story, side-gable frame Cape Cod style residence, with two front-facing gabled dormers and center entrance. The *Reconnaissance Level Survey*, 1997 proposed the **University Court Historic District** along University Court, a dead end street located to the east of Eggert Road. Replacement windows and/or synthetic siding on over half of the properties have compromised the integrity of the individual properties in the neighborhood, however, the intact collection of pre-World War II, small-scale, brick Tudor Revival, and Colonial Revival residences is significant as an example of a late 1930s-, early 1940s middle-class suburban neighborhood. The houses were constructed by the same builder/developer, Jack Belinson. The proposed district is also significant for its association with the history of suburban development in Amherst. The proposed **University Court Historic District,** which includes 1145 Eggert Road (Photos 5-164; 5-165; 5-166; 5-16) is composed of twenty-five residences (24 contributing, 1 non-contributing). Included in the district are **20-64 University Court** (north

[4] Three properties exist at approximately this location relative to Main Street on the 1855 historic map).

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side), and **19-65 University Court** (south side). **17 University Court** was constructed ca.1951[5] and is non-contributing.

Within Area 5 a number of distinct neighborhoods can be defined, and identified by their street layout, setbacks and architectural stylistic vocabulary. Typically these neighborhoods are bounded by streets identified on the early historic maps. The neighborhoods and streets closer to the city of Buffalo, and off Main Street tend to be oldest. For example, Allenhurst Road, Capen Boulevard, Windermere Boulevard, Springville Road, and Callodine Avenue all intersect with Main Street, and the trolley line.

The neighborhood bounded by Eggert Road to the north; Bailey Avenue to the east; Main Street and Kenmore Avenue to the south, and Niagara Falls Boulevard to the west, consists of a number of small, early twentieth-century through post-World War II houses. This neighborhood is defined by streets laid out on an orthogonal grid, defined by mature trees. The lots are relatively small, and the residences, which tend to be similar in scale, have a uniform setback. Capen Boulevard and Windermere Boulevard both have grassed medians. Capen Boulevard is unique as a result of the ambience created by the mature trees and grassed median, juxtaposed against a collection of relatively small, period styled residential structures.

The proposed **Capen Boulevard Historic District** (Photos 5-15; 5-16; 5-17; 5-18; 5-19) is located between Cambridge Boulevard and Kenmore Avenue. The district, which consists of a total of 88 houses (67 contributing and 21 non-contributing), is an intact example of an early twentieth-century, middle class trolley car neighborhood. The small sized lots, uniform setback, and consistent scale unify the variety of architectural styles represented, which include Colonial Revival, Spanish Eclectic, Tudor Revival, Bungalow, Craftsman, and American Foursquare. The district includes **79 to 267 Capen Boulevard** (east side), and **72 to 266 Capen Boulevard** (west side). The non-contributing properties are 80, 84, 99, 103, 140, 152, 143, 151, 159, 175, 179, 211, 215, 219, 251, 255, 259, 260, 263, 266, and 267 Capen Boulevard.

Included within the **Capen Historic District** are properties significant for their architectural style. Significant properties include **79 Capen Boulevard** (ca. 1930)**,** which exhibits fine brick Tudor Revival detailing; the stucco clad Tudor Revival residence at **83 Capen Boulevard** (ca. 1920); the one-and-one-half story brick Tudor Revival residence at **123 Capen Boulevard** (ca. 1929; Photo 5-16)**,** the Spanish Eclectic residence, with decorative brick detailing, elaborate cast concrete columns and lintels, and the original clay tile roof, at **127 Capen Boulevard** (ca. 1928), and the one-and-one-half story brick Tudor Revival residence with leaded glass and lancet window at **139 Capen Boulevard** (ca. 1929).

Windermere Boulevard does not retain the same consistency found on Capen Boulevard. There are a number of Tudor Revival styled residences with low to moderate period integrity. Nine properties, all constructed ca. 1930, on Windermere Boulevard

[5] The residence at this location is not consistent stylistically and it does not appear on the 1950 Sanborn Map.

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between Kenmore Avenue and Princeton Avenue retain a significant level of integrity. **63 Windermere Boulevard** (ca. 1935; Photo 5-170), **71 Windermere Boulevard** (ca. 1931; Photo 5-171), **75 Windermere Boulevard** (ca. 1930; Photo 5-172), **76 Windermere Boulevard** (ca. 1927; Photo 5-173), **80 Windermere Boulevard** (1927; Photo 5-174), **87 Windermere Boulevard** (ca. 1940; Photo 5-175), **127 Windermere Boulevard** (ca. 1930; Photo 5-177) **168 Windermere Boulevard** (ca. 1929; Photo 5-178) , and **175 Windermere Boulevard** (ca. 1922; Photo 5-179), all exhibit detailing consistent with the Tudor Revival style, including steeply pitched gables, half-timbering, polychromatic brick and arched entrances with original wood doors. **124 Windermere Boulevard** (ca. 1929; Photo 5-176) is a simple front facing gable structure with Corinthian columns in antis at the front window bay, and Doric columns supporting the porch entablature.

Callodine Avenue, one of the early suburban streets, intersects Main Street just west of Bailey Avenue. Located in the block off Main Street are two significant residences, **26 Callodine Avenue** (Photo 5-13) and **79 Callodine Avenue** (Photo 5-14), both constructed ca. 1930. **26 Callodine Avenue** is a simple front facing gable structure with full front porch. Simple fish scale shingles mark the porch pediment, and wood clapboard sheathes the structure. **79 Callodine Avenue** is a square massed, hip-roofed structure with outriggers, supported by knee brackets in the broad eaves. The second story rises out of the roof, within the mass of the main block. The broad eaves are also detailed with outriggers and knee brackets. Both structures retain a high level of integrity.

Cleveland Park Terrace[6] is a residential neighborhood located north of Main Street, between Bailey Avenue to the west, and Eggert Road to the east, which began to be developed in the early 1920s. The streets tend to be curvilinear as they cross over Grover Cleveland Highway, which was constructed ca. 1931[7].

The houses in the neighborhood represent a range of twentieth-century styles including Colonial Revival, Tudor Revival, Craftsman, Capes, Neocolonials, and Ranches. Larger sized houses are located on Crosby Boulevard, Park Circle, and Garden Court. The *Reconnaissance Level* Survey, 1997 identified a number of significant architectural resources in the neighborhood. Examples of the Colonial Revival style included **28 Fairchild Drive** (ca. 1931; Photo 5-62), **242 Hendricks Boulevard** (ca. 1927; Photo 5-87), and **44 Maynard Road** (ca. 1905; Photo 145). **44 Maynard Road**, a small Dutch colonial with gambrel roof and flared eaves has been altered with replacement siding and windows, and as a result has lost integrity. Examples of Colonial Revival brick houses displaying a high level of craftsmanship and design are **174 Crosby Boulevard** (ca. 1940; Photo 5-37)**, 128 Crosby Boulevard** (ca. 1937; Photo 5-35), the **James A. Croley House, 223 Crosby Boulevard** (ca. 1927; 5-39), and

[6] Cleveland Park Terrace Subdivision developed by Turner, Porter and Doehr. This subdivision was developed on the former Crosby Estate (the Crosby House was demolished in the 1930s). Jack Belinson built many of the houses in this neighborhood.

[7] Grover Cleveland Highway is part of New York State Route 263. NY 263 extends from just north of the northeast corner of the city of Buffalo in a northeast direction to just south of the Erie County line at the community called Millersport. NY 263 is named Grover Cleveland Highway south of Eggert Road, and Millersport Highway north of Eggert.

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48 Park Circle (ca. 1930; Photo 5-155). The residences at **128 Crosby Boulevard** (USN 02902.000047) and **48 Park Circle** (USN 02902.0000) were documented as part of the *Intensive Level Survey*, 1998. Inventory forms for both properties are on file at the NYS-OPRHP. No National Register eligibility determination has been made.

Addition examples of the Colonial Revival style not previously identified are **143 Hendricks Boulevard** (ca. 1940; Photo 5-85), **93 Hendricks Boulevard** (ca. 1922; Photo 5-81) and **152 Crosby Boulevard** (ca. 1942; Photo 5-36). **143 Hendricks Boulevard**, is a brick residence with reduced second story windows, detailed at their sill with a soldier belt course. The corners are articulated by piers in relief, suggestive of Federal stylistic motifs. **93 Hendricks Boulevard** is a Colonial style residence with a gambrel roof and fanlight window at the entrance, while **152 Crosby Boulevard** is brick, side-gable Colonial Revival residence. Set back from the plane of the facing elevation, and projecting off the side gable is a garage with a wall dormer centered on the elevation.

A large number of properties in the neighborhood are excellent examples of the Tudor Revival Style. Many of those properties were identified in the *Reconnaissance Level Survey*, 1997, and still maintain a high level of integrity. Examples of the Tudor Revival style, previously identified are **267 Rosedale Boulevard** (ca. 1931; Photo 5-157), **27 Manning Road** (ca. 1932; Photo 5-145), **88 Garland Drive** (ca. 1931; Photo 5-77), **312 Maynard Road** (ca. 1930; Photos 5-150, 5-151), **53 Stevenson Boulevard** (ca. 1927; Photo 5-163), **85 Crosby Boulevard** (ca. 1939; Photo 5-30), **91 Crosby Boulevard** (ca. 1931; Photo 5-32), **57 Garden Court** (ca. 1940; Photo 5-75), **63 Garden Court** (ca. 1939; Photo 5-76), and **66 Park Circle** (ca. 1920; Photo 5-156). These examples are notable for their high level of design, craftsmanship, and materials. Elements of the Tudor Revival style exhibited by these examples include steeply pitched roofs, distinctive brickwork, stone embellished entrances and windows, and half-timbering. **85 Crosby Boulevard** (USN 02902.000042), the **Edward J. Lublin House**, and **91 Crosby Boulevard** (USN 02902.000046) were documented in the *Intensive Level Survey*, 1998 and an inventory form for each is on file at the NYS-OPRHP. No National Register eligibility determination has been made for either.

Twenty-six additional examples of the Tudor Revival Style have been identified, with the largest number on Crosby Boulevard and Hendricks Boulevard, and a sampling on Endicott Drive, Maynard Drive and Garden Court. The properties are notable for their distinctive brickwork that utilizes the color and tonal variations in the red/brown brick, and brickwork detail, to provide variations in texture and shadow on the wall surfaces. **97 Maynard Drive** (ca. 1932; Photo 5-147), and **114 Hendricks Boulevard** (ca. 1936; Photo 5-83)**,** provide examples of such brickwork. Other characteristic elements include steeply pitched sweeping gables, **60 Crosby Boulevard** (ca. 1944; Photo 5-29); curved towers **127 Crosby Boulevard** (ca. 1940; Photo 5-34) and half timbering **101 Hendricks Boulevard** (ca. 1937; Photo 5-82), in addition to leaded glass, lancet windows, and round arched forms. Included as fine examples of the Tudor Revival style are: **32 Crosby Boulevard** (ca. 1942; Photo 5-23), **38 Crosby Boulevard** (ca. 1935; Photo 5-25), **52 Crosby Boulevard** (ca. 1938; Photo 5-26), **53 Crosby Boulevard** (ca. 1924; Photo 5-27), **59 Crosby Boulevard** (ca. 1925; Photo 5-28), **100 Crosby Boulevard** (ca. 1928; Photo 5-33), **180 Crosby Boulevard** (ca.

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1940; Photo 5-38), **8 Hendricks Boulevard**, (ca. 1930; Photo 5-79), **90 Hendricks Boulevard**, (ca. 1937; Photo 5-80), **121 Hendricks Boulevard**, (ca. 1920; Photo 5-84), **38 Endicott Drive** (ca. 1932; Photo 5-59), **39 Endicott Drive** (ca. 1936; Photo 5-60), **54 Endicott Drive** (ca. 1940; Photo 5-61), **46 Garden Court** (ca. 1935; Photo 5-73), and **54 Garden Court** (ca. 1935; Photo 5-74).

The Renaissance Revival house at **224 Maynard Road** (ca. 1929; Photo 5-148), and the contributing garage retain the high level of integrity previously identified. The residences at **43 Fairchild Drive** (ca. 1937; Photo 5-63) and **78 Olney Drive** (ca. 1930; Photo 5-154) have not been altered, and retain their distinction as examples of eclectic design featuring both Bungalow/Craftsman and Tudor revival styles. **93 Hendricks Boulevard** (ca. 1940; Photo 5-81) is a brick and stucco Colonial Revival residence featuring a gambrel roof.

The two-and-one-half story brick house at **33 Crosby Boulevard** (ca. 1927; Photo 5-24) was identified as a fine example of an American Foursquare/Prairie influenced residence. **17 Maynard Road** (ca. 1927; Photo 5-146) is an example of an American Foursquare residence with full front porch and square columns.

The neighborhood located directly north of Main Street, and east of Eggert Road was laid out in the early 1920s. The variety of styles evident are typical of the period, and include Colonial Revival, Dutch Colonial, English Cottage, Tudor Revival, Spanish Revival, French Eclectic, Prairie, Craftsman, Cape Cod and Ranch. The street layout is orthogonal, with Westfield Road, Ivyhurst Road, Koster Row, Fairlawn Drive and Getzville Road intersecting Main Street. Only Getzville Road, which was laid out by 1855, runs through to Sheridan Drive. Bondcroft Drive runs east-west between Ivyhurst Road and Hedstrom Drive. Woodbury Drive is a 'U' shaped road that intersects Getzville Road twice. The lot sizes and houses are considerably larger than those located west of Eggert Road, and north of Main Street. Curved limestone gates mark the **entrance to Ivyhurst Road** (ca. 1920; Photo 5-96) and **Westfield Road** (ca. 1920; Photo 5-168). The gates are a designated Local Historic Landmark and are National Register Listed (added 12/7/05, 08NR05873)[8]. There are nine gates that mark the entrance to streets located off Main Street as one moves toward Williamsville. All of the entranceways are Local Historic Landmarks, and are National Register Listed[9]. The entrance gateways found precedent in the walls lining the property of larger estates, such as those still existing in front of the **Hedstrom Estate Gatehouse** (ca. 1820; Photo 5-144) and in front of the former **Henry Knox Cottage Deaconess Methodist Home** (Area 8) both of which are designated Local Historic Landmarks. The gateways were the threshold to "estate" suburban living.[10]

[8] The entrance gates at Westfield Road and Ivyhurst Road are listed as a single National Register resource.

[9] There entrance gates located at Main Street and: Darwin Drive (added 7/23/09, 08NR05874); High Park Boulevard (added 7/23/09, 08NR05872); Lafayette Boulevard (added 7/23/09, 08NR5870); LeBrun Road (added 7/23/09, 08NR05871); Roycroft Boulevard (added 12/7/05, 05NR05515); Westfield Road & Ivyhurst Road (added 7/23/09, 08NR05873), and Lamarck Drive & Smallwood Drive (added 12/7/05, 05NR05516).

[10] There are four entranceways in Area 5 (Main Street and Westfield Road; Ivyhurst Road; High Park Boulevard and LeBrun Road). There are four entranceways in Area 6 (Main Street and Smallwood

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Located north of Main Street and south of Bondcroft Drive, just west of Getzville Road are Koster Row and Fairlawn Drive. Both streets retain a high level of integrity. The period integrity of the proposed **Fairlawn-Koster Historic District** (Photos 5-64 through 5-71) as identified in the *Reconnaissance Level Survey*, 1997 remains high, and minimal alterations to the properties were noted. The proposed district includes the following properties: **4154 Main Street** (corner of Fairlawn), **1 to 183 Fairlawn Drive** (east side), **10 to 190 Fairlawn Drive** (west side), **11 to 97 Koster Row** (east side), and **24 to 168 Koster Row** (west side). The proposed district contains 86 buildings (74 contributing and 12 non-contributing). The district is notable for its mature street trees, large lots, and large-scale residences with outstanding period integrity. The contributing properties exhibit Tudor Revival and Colonial Revival stylistic motifs, constructed in the 1920s and 1930s. **173 Fairlawn Drive** (ca. 1937; Photo 5-67) a brick side-gable Tudor Revival residence with half-timbering in the cross, entry gable is National Register Eligible (USN 02902.000892). The non-contributing properties identified were constructed later, and are not in keeping with the stylistic language of the neighborhood. The non-contributing properties are 21, 146, 161, 171 and 190 Fairlawn Drive; 52, 84, 112, 118, 136, 144, and 156 Koster Row

The houses along Westfield Road, Ivyhurst Road, and Bondcroft Drive are smaller scaled early twentieth-century Bungalows, Craftsmans, Colonial Revivals, and Tudor Revivals set among later 1940s and post-World War II Capes, Neocolonials, and Ranches. Two properties were identified along Ivyhurst Road of architectural interest: The **John C. Sattler House**, a tile roofed Prairie style brick house at **32 Ivyhurst** (ca. 1915; Photo 5-97), and the Spanish Eclectic stucco house at **144 Ivyhurst Road** (ca. 1940; Photo 5-102). **32 Ivyhurst Road** was documented in the *Intensive Level Survey*, 1998. An inventory form is on file for the property at the NYS-OPRHP (USN 02902.000463). No National Register eligibility determination has been made.

In addition to the properties previously identified, a number noteworthy properties remain. **125 Westfield Road** (ca. 1925; Photo 5-169) is an interesting one-and-one-half story, cast, ashlar-faced, concrete block building. Gable dormers intersect the hip roof, and rafter tails are located within the open eaves. The front, shed roof porch spans the elevation, nestled under the broad eaves of the main roof, supported by four ashlar-faced, cast concretes pillars. It is highly likely that the ashlar-faced, cast concrete blocks. In the early decades of the twentieth-century Sears Roebuck sold block-making machines to manufacture rock-faced and panel faced blocks on site. It is likely that the block for this residence was produced using one of these machines. The building retains a high level of period integrity. In addition to 32 and 144 Ivyhurst Road previously identified, **78 Ivyhurst Road** (ca. 1937; Photo 5-98), **84 Ivyhurst Road** (ca. 1930; Photo 5-100), and **110 Ivyhurst Road** (ca. 1932; Photo 5-101), are good examples of the early twentieth-century Tudor Revival style seen elsewhere in Area 5, and exhibit similar brick detailing, cross gables and half timbering. **79 Ivyhurst Road** (ca. 1926; Photo 5-99), is an interesting single-story, cubic brick structure. The hip roof retains its original clay tile. A ribbon of four sash windows, with continuous

Drive; Lamarck Drive; Darwin Drive, and Roycroft Boulevard). There is one entranceway in Area 7 at Main Street and Lafayette Boulevard.

transom occupies the projecting, and recessed portion of front elevation, and the west portion of the north elevation. A header coarse forms the sill, and wraps continuously around the building, unifying the composition horizontally.

To the south of Main Street, and west of Eggert Road, bounded by Grover Cleveland Golf to the south and west, is a residential community whose roads have been laid out since 1932 on land that is identified on the 1909 and 1915 maps as being part of the R.W. Pomeroy Estate. The portion of the neighborhood consisting of Bradenham Place, Audley End and Greenaway Road is access from Main Street at Longleat Drive and Eltham Drive. The buildings retain a high level of integrity.

Cloister Court, Lyman Road and Stonecroft Lane, are non-through streets off Eggert Road. Lyman Road is indicated on the 1932 map, whereas Cloister Court and Stonecroft Lane are not. **50 Lyman Road** (ca. 1930; Photo 5-134), **24 Lyman Road** (ca. 1910; Photo 5-132), **1 Cloister Court** (ca. 1914; Photo 5-20), and **9 Cloister Court** (ca. 1914; Photo 5-21) retain a high level of period integrity. **9 Cloister Court** was the garage/caretaker's quarters for the Frank & Ida Bapst Estate whose residence was located at **1 Cloister Court**. **50 Lyman Road** is a lovely, picturesque Tudor Revival residence, clad in stucco, with a steeply pitched gable and hip on gable slate roof line. **24 Lyman Road**, which was not identified in the *Reconnaissance Level Survey*, 1997, is a simple, side-gable Colonial Revival style residence with three wall dormers on the front elevation. Also of note on Lyman Road is the **stone wall** (ca. 1920; Photo 5-133) that runs parallel to the north edge of the street, turning the corner at **50 Lyman Road**. **1 Cloister Court** and **9 Cloister Court** are both stucco clad structures with a horizontal composition and broad overhanging eaves with outriggers. **1 Cloister Court** (USN 02902.000044) and **9 Cloister Court** (USN 02902.000045) were documented in the *Intensive Level Survey*, 1998. An inventory form is on file for the property at the NYS-OPRHP. No National Register eligibility determination has been made.

By 1932 the lots along Saratoga Drive, South Drive Mona Drive and Morton had also been established. Significant properties in this area include the Tudor Revival style residences at **156 Mona Drive** (ca. 1927; Photo 5-152), **8 Morton Drive** (ca. 1927; Photo 5-153), **110 Saratoga Road** (ca. 1930; Photo 5-158), and **36 South Drive** (ca. 1927; Photo 5-161). **114 Saratoga Road** (ca. 1929; Photo 5-159) is an example of the Tudor Revival style with complicated massing. The residence at **35 South Drive** (ca. 1927; Photo 5-160) is an example of the Craftsman Bungalow style with a high level of period integrity and **42 South Drive** (ca. 1932; Photo 5-162) is a good example of the Colonial Revival style.

The proposed **Eltham-Longleat Historic District** (Photos 5-54 through 5-58) is the portion of the neighborhood accessed off Main Street, consisting primarily of large, architect-designed Tudor Revival, and contemporary Tudor styled, red/brown brick faced houses. The district includes **20 to 44 Longleat Park** (east side), **11 to 57 Longleat Park** (west side); **59 to 201 Greenaway Road** (north and east sides), **94 to 180 Greenaway Road** (south side); and **7 and 71 Audley End** (south side), **18 to 56 Audley End** (north side), **11 to 53 Bradenham Place** (south side), **16 to 48 Bradenham Place** (north side), **8 to 52 Eltham Drive** (east side), and **11 to 51 Eltham Drive** (west side). The district has a total of 74 houses (68 contributing and 6 non-contributing). The winding streets in the neighborhood

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are lined with mature trees, street gutters made of cobblestones, and historic streetlight fixtures. A grassed median further distinguishes Longleat Drive. There are four residences designed in a style other than Tudor. The picturesque neighborhood features a green space, with stream running through the middle of the south side of Audley End. **37 Longleat Park** (ca. 1932) is a beautiful stucco clad residence evoking elements of the French vernacular style. The symmetrical, 3-bay front elevation, and steep slate mansard roof accented by a single segmental window dormer are in complete opposition to the asymmetrical red brick Tudor styled neighboring residences. **18 Audley End** (ca. 1930) is symmetrical also, designed in the gambrel style, with a front-facing, cross-gable entrance supported by fluted Doric columns. It is clad in white stucco, again a stark contrast with the red/brown brick of its neighbors. **116 Greenaway Road** (ca. 1929; Photo 5-57), is built of limestone with a finely detailed entrance. The entablature is supported by Ionic columns, and ionic columns in antis support the broken pediment beneath which is a half round window. Sidelights are located between the columns**. 8 Eltham Drive** (ca. 1940; Photo 5-56) is a classically detailed structure faced in tan brick, with colossal Ionic columns supporting a full entablature and balustrade, painted white. The property is National Register Eligible and an inventory form is on file at the NYD-OPRHP (USN 02902.000910). Many of the Tudor examples are simplified in terms of massing and brick detailing, hence the term contemporary Tudor. Cross gables, with unadorned gables and simple half-timbering are the main references to the Tudor style in a massing that lacks the picturesque quality and material complexity of the Tudor Revival style. There are a few examples of residences that are rich in ornamental detailing and massing suggestive of a full born Tudor exploration. Examples of the contemporary Tudor include **11 Longleat Park** (ca. 1947; Photo 5-54), and **43 Longleat Park** (ca. 1937), and **91 Greenaway Road** (ca. 1937) and **129 Greenaway Road** (ca. 1940). Examples expressive of the picturesque Tudor include **47 Longleat Park** (ca. 1937) whose front elevation is a dynamic composition of gables, a chimney stack, half-timber, and a bay window with crenellations, and **71 Audley End** (ca.1927), with its crenellated semi-hexagonal tower located in the "el" of the intersecting gables. A number of the properties have been altered by the replacement of the original window, though the fenestration remains unchanged. The overall consistency and character of the neighborhood is not diminished by these alterations. The consistency in stylistic language, and the contrast of those properties that step out of the language, while still maintaining the scale and character of the neighborhood, result in an ambience of feeling and association that makes this an excellent example of suburban development in Amherst. The non-contributing properties are: **11, 28,** and **30 Bradenham Place**, and **59**, **73**, and **160 Greenaway Road**.

Hyledge Drive, Cornell Avenue, Layton Avenue, Lennox Avenue and Argyle Avenue are all located to the east of Eggert Road, south of Cloister Court. Hyledge is not a through street, but is intersected by High Park Boulevard. Cornell Avenue and Layton Avenue are not through streets, but curve to become the other, as do Lennox Avenue and Argyle Avenue. The residences on these streets tend to be modest capes. **79 Hyledge Drive** (ca. 1942; 5-95) is a good example of a center entrance Colonial Revival with wood shingles, **44 Argyle Avenue** (ca. 1870s; Photo 5-6) is an interesting, late nineteenth century front-gable brick vernacular Italianate residence, and **31 Cornell Avenue** (ca. 1900; Photo 5-22) is an intact, wood frame American Foursquare.

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The proposed **High Park Historic District** (Photos 5-88 through 5-92) is located south of Main Street on Hide Park Boulevard. A **stone entrance wall and posts** (ca. 1920; Photo 5-88) mark the entry from Main Street, and a grass median denotes the length of the district. The entrance is one of nine gates along Main Street that are designated Local Historic Landmarks, and are listed on the National Register of Historic Places (refer to footnote 9). The proposed district is composed of early twentieth-century, architect-designed houses that exhibit Bungalow, Prairie, Colonial Revival, Dutch Colonial, and Tudor Revival styles. A number of the properties have been altered with replacement windows and/or synthetic siding including **17 High Park Boulevard** (Photo 5-89); **23 High Park Boulevard**; **26 High Park Boulevard**; **75 High Park Boulevard**; **82 High Park Boulevard**; **85 High Park Boulevard**; **90 High Park Boulevard**; **113 High Park Boulevard** (Photo 5-90); **121 High Park Boulevard**; **122 High Park Boulevard**; **131 High Park Boulevard**, and **135 High Park Boulevard, 143 High Park Boulevard**. Though this diminishes the integrity of the individual property, the integrity of the overall district remains, enhanced by the historic streetlight fixtures with acorn tops, and the stone entrance. It is recommended that the district end at **145 High Park Boulevard** as opposed to **171 High Park Boulevard**. **155 High Park Boulevard** and **171 High Park Boulevard** are one-and-one-half story Capes, and **163 High Park Boulevard** (ca. 1950; Photo 5-91) is a post-World War II ranch, which are not consistent with the character of the district. The proposed district would include **26 to 196 High Park Boulevard** (east side), and **17 to 145 High Park Boulevard** (west side). The proposed district, with new boundaries has 38 houses (35 contributing, 3 non-contributing). The non-contributing residences are **26, 150,** and **180 High Park Boulevard**.

The 1915 map shows what will become Lebrun Road, and Ruskin Road running north/south, Keswick Road and Westmorland Road between them, and Lebrun Circle as "private roads". Although lots have been laid out no development has occurred. In the area where Berryman Road will be laid out and developed is the 34-acre "Berryman Estate".

The lots along Lebrun Road, and Lebrun Circle are much larger than those along the other streets in this neighborhood. The residences tend to be large, set back from the street, and exhibit styles popular in the late teens and, early 1920s and 30s. Some post-World War II and contemporary structures are also present. Though some have been altered with replacement windows, the massing and material composition remains otherwise intact, and the overall integrity of the property remains high. Although there are a number of architecturally significant properties identified along LeBrun Road and LeBrun Circle, the number of post-World War II residences interspersed among them negates any historic district potential. Further, the post World War II residences, though large, lack architectural distinction.

The **entrance to LeBrun Road** (Photo 5-111) from Main Street is defined by a brick entrance gate, one of the nine designated Local Historic Landmarks and National Register Listed entranceways noted above. Upon entering LeBrun Road from Main Street the expansive layout of the street is defined by the large Tudor Revivals at **889 LeBrun Road** (ca. 1921; Photo 5-131), and **845 LeBrun Road** (ca. 1927; Photo 5-130), the **Lawrence D. and Lucille Bell House**. The *Reconnaissance Level Survey*, 1997 identified six properties

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displaying characteristics of the Tudor Revival style. Design elements associated with this style include: steeply pitched slate-shingled gables roofs; prominent chimneys; conical towers (may or may not be present), patterned brick, stucco, and/or stone walls; decorative half-timbering; stone trim at windows, doors, and chimneys; multi-light leaded glass casements, and picturesque asymmetrical plans. **231 LeBrun Road** (ca. 1925; Photo 5-118) has been altered with replacement windows. The other properties identified retain a high level of integrity and include: **651 LeBrun Road** (ca. 1937; Photo 5-123); **655 LeBrun Road** (ca. 1938; Photo 5-124); **845 LeBrun Road** (ca. 1927; Photo 5-130); **889 LeBrun Road** (ca. 1921; Photo 5-131); and **36 LeBrun Circle** (ca. 1917; Photo 5-112). An inventory form for **655 LeBrun Road** (USN 02902.000469), **845 LeBrun Road** (USN 02902.000473) and **889 LeBrun Road** (USN 02902.000474) are on file at the NYS-OPRHP. These properties were also documented in the *Intensive Level Survey*, 1998. No determination of National Register eligibility has been made.

In addition to the large number of Tudor Revival style houses, the Colonial/Georgian Revival Style is also represented. The residences present a high degree of integrity of craftsmanship, materials and design. The stylistic elements commonly employed remain true to the Revival style, and include side gable roofs, punctuated by dormers; symmetrical façades with multi-light double hung sash windows, and center entrances adorned with classically detailed porches and porticos. The *Reconnaissance Survey*, 1997 also identified a number of properties designed in this style. **240 LeBrun Road** (ca. 1922; Photo 5-119); **276 LeBrun Road** (ca. 1922; Photo 5-120); **47 LeBrun Circle** (ca. 1936; Photo 5-113), and **99 LeBrun Circle** (ca. 1927; Photo 5-114) have been altered with replacement windows and muntin inserts. **145 LeBrun Circle** (ca. 1919; Photo 5-116) has been significantly altered by the replacement of the original stucco with vinyl siding. The windows have also been replaced. The properties retaining a high level of integrity are the **F. & D. Dietsche House** at **367 LeBrun Road** (ca. 1915; Photo 5-121); the **F & M Dietsche House** at **381 LeBrun road** (ca. 1929; Photo 5-122); **725 LeBrun Road** (ca. 1925; Photo 5-127), and **115 LeBrun Circle** (ca. 1925; Photo 5-115). The following properties were included in the *Intensive Level Survey*, 1998 and inventory forms are on file at the NYS-OPRHP for **145 LeBrun Circle** (USN 02902.000466); **367 LeBrun Road** (USN 02902.000467); **381 LeBrun Road** (USN 02902.000468); **725 LeBrun Road** (USN 02902.000471); and **889 LeBrun Road** (USN 02902.000474). No determination of National Register eligibility has been made.

An example of a stucco clad Prairie style house was identified at **670 LeBrun Road** (ca. 1920; Photo 5-125). The residence at **697 LeBrun Road** (ca. 1900) is an example of the French Eclectic style and the details of the Italian Renaissance style are evident at **151 LeBrun Road** (ca. 1934; Photo 5-117), a yellow brick residence, and at the stucco clad house at **726 LeBrun Road** (ca. 1932; Photo 5-128). The properties located at **697 LeBrun Road** (USN 02902.000470) and **726 LeBrun Road** (USN 02902.000472), the **Samuel J. Dark House** were documented in the *Intensive Level Survey*, 1998, and have inventory forms on file at the NYS-OPRHP.

Three additional properties along LeBrun Road, not previously identified, are noteworthy for their architectural merits and high level of period integrity. **107 LeBrun Road** (ca. 1930; Photo 5-181) and **880 LeBrun Road** (ca. 1948; Photo 5-182) are both

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examples of the Tudor Revival style. **107 LeBrun Road** is a two-and-one-half story side gable residence with cross-gable and a conical copper roof sheltering the entrance. Shed-roof dormers break up the slate roof line and half-timbering adds texture at the cross gables and second story of the front elevation. **880 Lebrun Road** is a two-and-one-half story brick residence that features steeply pitched gables and cross gable slate roof-lines. The tan brick one-and-one half story bungalow, with classically detailed full front porch and broad overhanging eaves at **902 LeBrun Road** (ca. 1900; Photo 5-183) retains a high level of integrity and is architecturally significant.

The private drives identified on the 1915 map, which run east/west between LeBrun Road and Ruskin Road will become Keswick Road and Westmoreland Road. The Berryman Estate was located to the east of Ruskin Road on the 1915 map. Berryman Drive appears on the 1932 map, as does Brantwood Road to the west. Keswick Road has been extended to Brantwood Road, and Westmoreland Road to Harlem Road. Given the history of the layout of the streets, and the number of residences on Keswick Road retaining a high level of architectural integrity it is recommended that the proposed **Brantwood-Ruskin Historic District** be expanded to include Keswick Road, and be named the **Keswick-Ruskin-Brantwood Historic District** or simply **"Brantwood Park"** (Photos 5-103 through 5-110). In addition to the French Eclectic residence at **74 Keswick Road** (ca. 1925; Photo 5-106) and the Tudor Revival house at **80 Keswick Road** (ca. 1920; Photo 5-107) previously identified, though not included in the district initially proposed, **10 Keswick Road** (ca. 1905; Photo 5-104); **54 Keswick Road** (ca. 1945); **89 Keswick Road** (ca. 1924); **90 Keswick Road** (ca. 1917); **91 Keswick Road** (ca. 1924); **92 Keswick Road** (ca. 1934) and **102 Keswick Road** (ca. 1915) contribute to this intact suburban neighborhood. As is the case with the properties previously identified, most of the houses date from the period of the late 1920s through the 1940s. **10 Keswick Road**; **54 Keswick Road**; **89 Keswick Road** and **90 Keswick Road** are all Colonial Revival styled residences. **10 Keswick Road** and **54 Keswick Road** are frame structures with Georgian proportions and detailing, while **89 Keswick Road** and **92 Keswick Road** are brick faced structures with Federal detailing. **102 Keswick Road** is an American Foursquare with craftsman detailing exhibited in the knee bracing at the broad eaves and exposed framing at the porch. **74 Keswick Road** (USN 02902.000464) was documented in the *Intensive Level Survey*, 1998 and has an inventory form on file at the NYS-OPRHP. National Register eligibility has not been determined.

The district, as originally proposed, had a total of 203 houses, with 160 contributing and 43 non-contributing. The proposed **Brantwood-Ruskin-Keswick Historic District** includes **19 to 353 Ruskin Road** (west side), **10 to 364 Ruskin Road** (east side), **3 to 365 Brantwood Road** (west side), **2to 406 Brantwood Road** (east side), **7 to 41 Woodhaven Road** (south side), **8 to 36 Woodhaven Road** (north side), and **10 to 102 Keswick Road** (north side) and **41 to 91 Keswick Road (south side).** There are a total of 212 houses with 169 contributing and 43 non-contributing. Typically the non-contributing properties are not consistent with the mass-forms, and period styles represented in the district. The properties that have replacement windows or synthetic siding were considered contributing if the overall sensibility of their original design remained intact. The non-contributing properties are: 41, 42 and 78 Keswick Road (3 properties); 27, 41, 49, 87, 143, 159, 188, 204, 217, 218, 223, 235, 255, 271, 293, 298, 303, 317, 333, and 365 Ruskin Road (20 properties); 2, 3, 11, 21,

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30, 77, 80, 120, 97, 141, 211, 246, 259, 283, 298, 304, 310, 340, and 402 Brantwood Road (19 Properties) and 41 Woodhaven Road (1 property).

Not identified in the *Reconnaissance Level Survey*, 1997[11] are distinctive post-World War II neighborhoods that exhibit a standardization of site plan and architectural design. Of particular interest are five neighborhoods, located well north of Main Street along Alberta Drive, Albion Drive, Augusta Drive, Callodine Avenue, and Danebrock Drive, which were constructed in the 1950s. The building forms move along the street with a uniform setback, and broad expanse of lawn, creating a dynamic rhythm, broken only by the change of entrance parte from center to side. There are some trees lining each street, but they tend to be relatively immature. All of the neighborhoods have their utility lines buried, except for Callodine Avenue, where they remain, with their poles, above ground. Individually these stylistic types are not significant. It is the repetition of a standardized type on a street with similar set backs, sidewalks, landscaping and relation of driveway to entry, and entrance path that is significant. Each of these neighborhoods is significant as a unique, uniformly planned post-World War II residential suburban landscape that retains significant integrity of context, materials, and feeling and association to be considered an Historic District.

The proposed **Alberta Drive Historic District** (Photos 5-1, 5-2, 5-3) is located between Longmeadow Road and Eggert Road. The proposed district includes **10 to 190 Alberta Drive** (west side) and **11 to 185 Longmeadow Drive** (east side). There are 55 buildings (48 contributing and 7 non-contributing) in the proposed district. The district includes **Temple Sinai, 50 Alberta Drive** (ca. 1955; Photo 5-3). The residences, which were constructed in the 1950s are a collection of small, cubic massed, hip-roofed, single-story buildings, approximately one-thousand square-feet in area, and clad in yellow brick. The cubic forms move along the street with a uniform setback, and broad expanse of lawn, creating a dynamic rhythm, broken only by the change of entrance parte from center to side. A simple, cubic garage is located to the rear. The slightly curved path from the driveway to entry is the same for each residence. There are some trees lining the street and the utility lines have been buried. The design and layout are standardized. Collectively the properties form a district, significant as a rare example of a uniformly planned, post-World War II, suburban design, in the town of Amherst. The non-contributing properties are 18, 27, 53, 86, 125, 135, and 185 Alberta Drive.

Temple Sinai, **50 Alberta Drive**, ca. 1955, a post-World War II Synagogue, compliments the contextual sensibility of the district. The material fabric of the synagogue is the same tan brick, and the formal qualities are cubic, in keeping with the rhythm of the residential structures lining the street. There are two main components to the building. The two-story temple space and the single story entrance and office/support space. The entrance is centered with the temple space to the south and ancillary space to the north. Though cubic in form, the elevation of the temple space has a sense of verticality, a result of the repetitive cast piers across the front elevation, which continue two-thirds of the way up the elevation. In the middle of this elevation a full story cubic volume projects slightly beyond the plane of the

[11] These properties were constructed in the mid- to late-1950s. They would not have achieved significance within 50-years of construction at the time of the 1997 *Reconnaissance Level Survey*.

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wall. The ancillary space to the south is composed of a wall of metal hopper windows vertically stacked. The temple is significant as an example of modern, ecclesiastic architecture set within and complimentary to, its suburban residential neighborhood.

The proposed **Albion Avenue Historic District** (Photos 5-4, 5-5) is located between Adrian Avenue and Akron Avenue.. The proposed district includes **1 to 101 Albion Drive** (south side) and **4 to 98 Albion Drive** (north side). The proposed district contains 41 buildings (39 contributing and 2 non-contributing). This neighborhood contains a collection of one-and-one-half story cross-gable structures, and single-story, hip-roofed cubic structures with burnt sienna or tan brick cladding. In some instances the side gable is clad in vinyl or wood siding. An octagonal window is located in the facing gable, and a picture window in the wings. The entrance is located at the inner bay of the front-facing gable type. In the cubic structures the entrance is located centrally, or at the outer bay closest to the driveway. There are some newly planted trees lining the street and the utility lines have been buried. Contributing front-gable garages are associated with the cross gable residences and cubic garages with the cubic residences. The non-contributing residences are 27 and 40 Albion Drive.

The proposed **Augusta Avenue Historic District** (Photo 5-7, 5-8) is located between Eggert Road and Violet Avenue. The proposed district includes **4 to 50 Augusta Drive** (east side) and **5 to 43 Augusta Drive** (west side). The proposed district contains 20 buildings, all contributing. The neighborhood is made up of single story, cubic structures with a hip roof, and entrance defined by a projecting cubic bay centrally located, or a cubic bay projecting from one half of the main cubic mass. Picture windows penetrate the walls of the front elevation, while rectangular windows, located just below the eaves, are on the side elevation. The hip roofed garage is set back along, and attached to, the main block. The buildings are clad in tan brick, and in some instances the side elevations are clad in wood or vinyl siding. The garage is clad in the same material as the side elevation. There are a few trees lining the street, and the utility wires are buried.

The proposed **Callodine Avenue Historic District** (5-10, 5-11, 5-12)is located between Freemont Avenue and Longmeadow Road. The proposed district includes **374 to 453 Callodine Drive** (east side) and **380 to 444 Callodine Drive** (west side). The proposed district contains 34 buildings, all contributing. This neighborhood contains a collection of one- and two-story residences. The hip-roofed, single-story residences feature a side, center, or recessed center entrance on the front elevation. The main elevation is clad in tan or red brick, while the side elevations are vinyl or wood sided. When the entrance is centrally located, a picture window is located in the flanking bay. When the center entrance is recessed the garage is attached. The two-story residences are cubic forms with picture windows in the four quadrants, and an entrance located centrally. Electric poles and utility wires line the street, in addition to some trees. Contributing garages located to the rear.

The proposed **Danebrock Drive Historic District** (Photos 5-41, 5-42, 5-43) is located along Danebrock Drive, a dead end street east of Ivyhurst Road. The proposed district includes **15 to 115 Danebrock Drive** (south side) and **26 to 120 Danebrock Drive** (north

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side). The proposed district contains 37 buildings, 32 contributing and 5 non-contributing. This neighborhood contains a collection of one-story, cross-hip and cross-pyramidal residences, with the entrance located in the front facing bay. The residences are typically clad in brick, though in some instances the side elevations are clad in wood or vinyl siding. Garages, located to the rear of the property are contributing. The utility lines have been buried and some trees line the street. The non-contributing properties are: 15, 34, 46, 99, and 105 Danebrock Drive.

Demolished and Significantly Altered Properties:

The **Belinson Real Estate Office** at **3879 Bailey Avenue** (ca.1930), facing Crosby Circle has been significantly altered with changes to the original side facing hip on gable mass. A full gable with fish scale shingles, a read addition, vinyl siding and replacement windows have significantly altered the original domestic scale office.

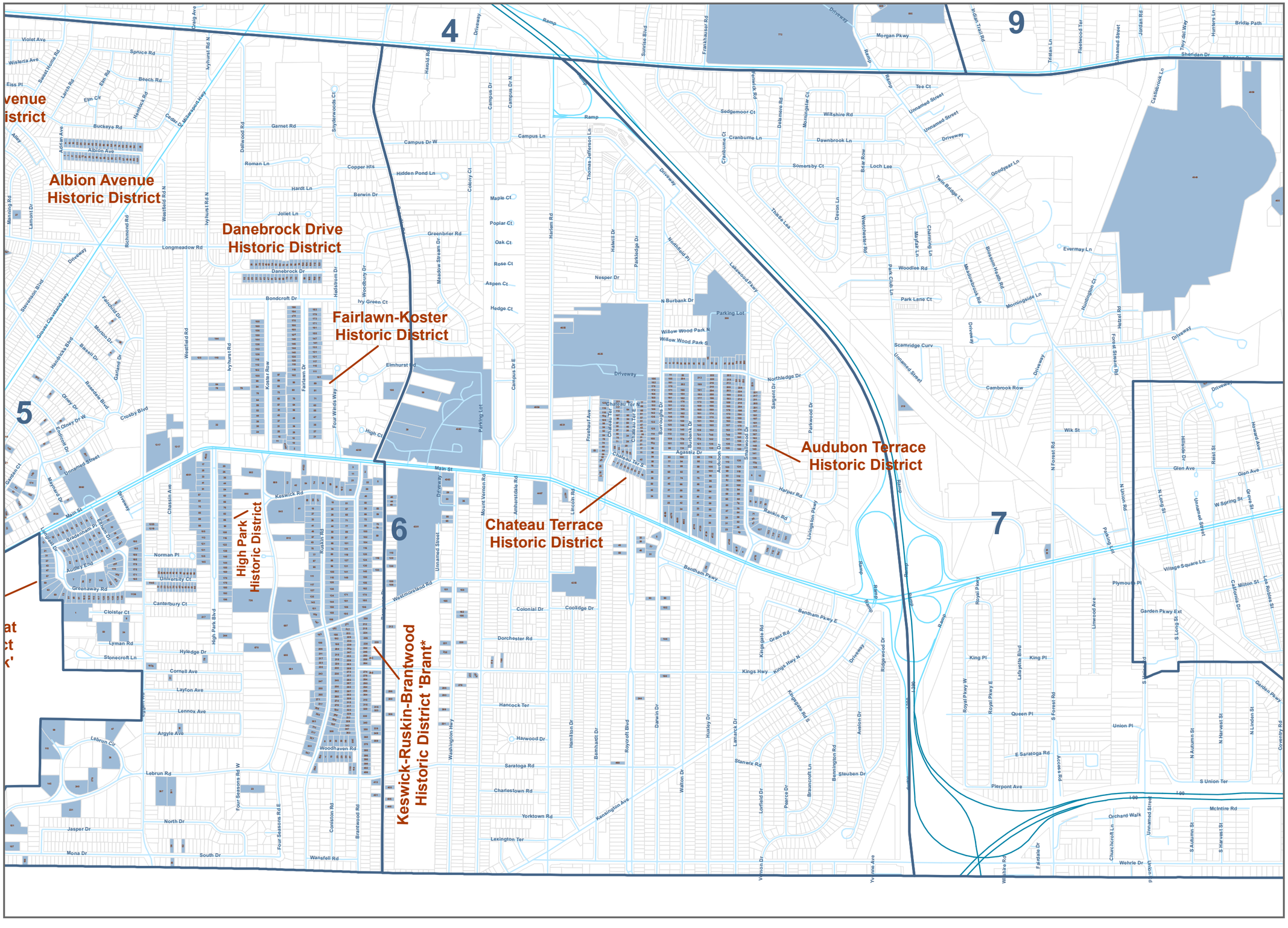
320 Capen Street (ca. 1930) is a 1 1/2-story front gables Bungalow originally exhibited Tudor Revival influences. The stucco & decorative half-timbering in the gables has been replaced with shingle and the windows replaced. These alterations significantly compromise the integrity of the building.

44 Maynard Road (ca. 1901) a small Dutch colonial with gambrel roof and flared eaves has been altered with replacement siding and windows and as a result has lost integrity.

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Area 6

Historic Districts and Properties



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AREA 6

Area 6 is located to the west of Area 5, and is bounded by, and includes, Getzville Road and Berryman Drive on the west; the Youngman Expressway (I-290) on the east, Sheridan Drive on the north, and the Amherst-Cheektowaga town line on the south.

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.

The road, which will become Buffalo Road, and eventually Main Street and NY State Route 5, had essentially been laid out, and appears on the 1829 map, as does the road that will become Getzville Road. By 1855 the portion of Main Street extending through Area 6 shows a number of property owners including a "Mrs. Snyder" and an "M Snyder" to her west. "G. Snyder" is shown to own property on the road, which will become Harlem Road by 1855. The hamlet of Snyderville, centered at the intersection of Main Street and Harlem Road, is noted on the 1866 map, with "Mrs. Snyder" and "M Snyder" still residents on Main Street. By 1901 the hamlet of Snyderville is identified simply as Snyder. The electric trolley has been established on Main Street in Amherst, providing a convenient way for people to live away from the city, and commute to work. In response farm tracts were sold and subdivisions developed. By 1909, two subdivisions are noted: north of Main Street at Harlem Road, and one just slightly west at "Witmer Farm".

By 1915 the area west of Harlem Road had been laid out as a subdivision called "College Hill", while the "M. Snyder Estate" owned the area immediately to the east. The street farthest west, running north-south adjacent to the Pomeroy Estate was Washington Highway. Mount Vernon was the primary north-south route with Yorktown Road, Saratoga Road, Kings Highway and Alpha Road running east-west. The "Schenck Estate", "Rost Estate" and "Snyder Estate" bound the neighborhood on the east. As of 1915, the area north of Main Street in Area 6 had no suburban development.

By 1923 Roycroft Boulevard and Berryman Drive had been constructed south of Main Street, as had Fruehauf Avenue, Chateau Terrace, Chateau Terrace East, Chateau Terrace South, Burroughs Drive north to Northledge Drive, Burbank Drive, and Audubon Drive to the north. It was not until 1932 that Smallwood Drive, Livingston Parkway, and Lakewood Parkway were constructed. As of 1948, the only additional suburban growth north of Main Street, and east of Getzville, was the small neighborhood along Avalon Drive and Ridgewood Drive, south of Kensington Avenue. By 1972 the area would be completely developed.

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The Non-Residential Buildings: Ecclesiastic, Educational and Commercial

There are three educational institutions with buildings of significance in Area 6: **Daemen College**, **Amherst Central High School** and **The Park School**. Though no longer retaining its original function, **District No. 15 School Building** is also located in Area 6.

Daemen College, which was founded in 1947 as Rosary Hill College for women, is located at **4380 Main Street**, just east of Getzville Road. In 1915 the area to the east of Getzville Road were the estates of "H.E. Crouch" and "Allen L. Gardner". The significant buildings on campus are the former **Rosa Coplon Mansion** (ca. 1918; Photo 6-77), which is now Curtis Hall, and the former **Crouch-Waite Mansion** (ca. 1912; Photo 6-78), the current Rosary Hall. The **Coplon Mansion**, which was constructed ca. 1918, is an excellent example of the Italian Renaissance Revival style. The property is a designated Local Historic Landmark, and is National Register Eligible (USN 02902.000480). An inventory form is on file for this building at the NYS-OPRHP. The **Crouch-Waite Mansion** is also an excellent example of the Italian Renaissance Revival style, and was constructed ca. 1912.[1]

Amherst Central High School (ca. 1930; Photo 6-75) located at **4301 Main Street**, was constructed on the grounds of the former Berryman Estate, and Douglass & Pomeroy Estate, which ran from Main Street to the town line. The grounds of the brick clad, early twentieth-century, Late Gothic Revival school extend south to Kings Highway, between Berryman to the west, and Washington Highway to the east. The property is National Register Eligible (USN 02902.000780). Behind the high school, at **55 Kings Highway,** is **Amherst Middle School** ca. 1960, which has been determined to not be eligible for the National Register (USN 02902.000781).

The former **Amherst School District No. 18 Building**, (ca. 1930; Photo 6-61)[2], located at **4255 Harlem Road**, was designed using a Tudor Revival vocabulary. The red brick building with stone trim at the doors and windows is consistent with residential buildings located throughout Area 5 and Area 6. The property has been determined to be National Register Eligible (USN 02902.000091). The building is currently the Harlem Road Community Center.

Christ the King Roman Catholic Church (ca. 1928; Photo 6-72, 6-73) is located at **30 Lamarck Drive**, at the southeast corner of Main Street. The church retains a high level of period design integrity and material fabric. It is an excellent example of a church designed, and constructed, in the Tudor Revival style. It is National Register Eligible (USN 02902.000465). To the east of the church is the **school** (Photo 7-74) building constructed in 1952. The Tudor Revival school features pre-cast, ashlar-faced concrete at the first floor, and brick at the second floor level. The parapet and corner piers are also capped with cast stone. Aedicule, with statues flank the center, smooth, precast entry bay. The simple three bay elevation is defined by the corner piers, and smooth precast entry bay, which project beyond the plane of the wall. The flanking aedicule complete the composition. Cast stone

[1] The Crouch estate does not appear on the 1909 map, however it appears on the 1915 map.

[2] The school is not on the 1923 Sanborn map, however appears on the 1932 Sanborn Map.

muntins divide the second story window at the entrance bay. Windows along the side elevations allow natural light into the classroom. The school is a good example of mid-century institutional Tudor Revival design, sensitive to the adjacent church, and consistent with the residential flavor of the neighborhood.

4511Main Street (ca. 1930; Photo 6-80) is a rare example of an intact commercial storefront in town. Although the building has been altered with replacement windows and changes to the storefront, Art Deco detailing at the piers and second story remain intact. The property was documented as part of the *Reconnaissance Level Survey*, 1998 and an inventory form is on file at the NYS-OPRHP (USN 02902.000481). National register eligibility has not been determined.

4363 Main Street (ca. 1912), at the northwest corner of Washington Highway, was originally constructed to market the adjacent College Hill subdivision. The simple one-story Colonial Revival building with center entrance was the subdivision/builder's office. The three-bay wide north elevation features a center entrance with a flat-roofed porch supported by Tuscan columns. Tripartite windows flank the entry. The gabled ends feature stepped parapets.

The building located at **4467 Main Street** (ca. 1930; Photo 6-79), at the southwest corner of Harlem, is a single story Georgian Revival tan brick commercial building. The building first appears on the 1932 Sanborn map as a bank, and continues to retain that function as an HSBC Bank. Not only is the building significantly architecturally, it is a rare example of early twentieth-century commercial architecture in Amherst that has maintained the same functional use for over 80-years.

Residential Properties and Suburban Development:

A study of the historic maps, specifically the map; the 1909 map; 1915 map, and the 1923, 1932 and 1950 Sanborn maps provide a graphic description of residential and suburban growth in Area 6. The 1909 map shows development along Main Street. Large tracts of land make up most of the area north and south of Main Street. There are two suburbs evident. The west half of the "Witmer Farm", lots 30 and 39, which are located west of Harlem Road have been divided into individual lots lining one side of an unidentified street. The east side of Harlem Road, just north of Main Street has been divided into six individual lots.

By 1915 the "Meadow Crest" subdivision had been laid out north of Main Street, on the west side of Harlem Road, though only a few lots show houses on the 1915 map. The "College Hill" subdivision is located south of Main Street, to the west of Harlem Road. Running north-south are Washington Highway, and Mount Vernon Road; while Yorktown Road, Charlestown Road, Saratoga Road, Kings Highway, and Alpha Road move east-west through the neighborhood. Between Alpha Road (becomes part of Westmoreland Road), and Main Street on either side of Mount Vernon Road, the "Suer Estate" remains intact, while the "Schenck", "Rost" and "Snyder" Estates remain south of Main Street, and west of Harlem Road, north of Saratoga Road. At this point there are only a handful of residences

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between Kings Highway and Alpha Road. This is important because any residences on these properties constructed prior to 1915 have an amplified level of significance for their association with early suburban development.

North of Main Street, the neighborhood, including Fruehauf Road; Chateau Terrace; Chateau Terrace South; Chateau Terrace East; Burroughs Drive; Burbank Drive; Audubon Drive; Agassiz Drive, and Northledge Drive had been laid out, though houses had only been constructed on Fruehauf Road by 1923. South of Main Street, Bernhardt[3] Road and Roycroft Boulevard are identified, however there are no residents or lots on Bernhardt Drive, and only one residence on Roycroft Boulevard. While residences have been constructed in Meadow Crest, and along Washington Highway in College Hill, most of the streets laid out by 1915 still remain lined with vacant lots.

By 1932 the situation has changed dramatically. New roads and neighborhoods have been constructed. Moving west from Washington Highway, and the lot where **Amherst Central High School** (Photo 6-75) is located, Berryman Drive and Brantwood Road now run north-south between Main Street, and the town line. Kings Highway runs east-west between the school lot, and Brantwood Road. North of Kings Highway, Alpha Road has become Westmoreland Road, which runs east-west, cutting across the school lot between South Harlem Road and Berryman Drive in Area 5. South of Kings Highway, Saratoga Road also cuts across the school lot east to Mount Vernon Road, and heads west toward Ruskin Road in Area 5. The farm tracts located between Mount Vernon Road and Bernhardt Drive, south of Main Street, have been divided into individual lots. Amherstdale Road has been constructed between Harlem Road to the east, and Mount Vernon Road to the west. It continues south, across Westmoreland Road to a new east-west connector called Dorchester Road, which runs between Mount Vernon and South Harlem, just north of Kings Highway. To the north of Dorchester Road is Colonial Drive, which crosses South Harlem Road to become Coolidge Drive. Coolidge Drive dead-ends at Bernhardt Drive. To the south of Kings Highway is Hancock Terrace, running east–west between South Harlem Road and Mount Vernon Road. At the midpoint of Coolidge Drive, running south, is Hamilton Drive. Lincoln Road has been constructed south of Main Street, between South Harlem Road to the west, and Bernhardt Drive to the east. It turns at **Amherst School District Number 18**[4] (Photo 6-61) and continues as Lincoln Road, which continues west to South Harlem Road. To the east of Roycroft Boulevard, which has been extended south to Kensington Avenue, are Darwin Drive, Walton Drive, Huxley Drive and Lamarck Drive. Lamarck Drive and Darwin Drive intersect Main Street. Walton Drive and Huxley Drive intersect Bentham Parkway to the north, which parallels Main Street, located to the south. Kensington Avenue has been build by 1932, however no structures appear on the Sanborn Map. No new roads have been constructed north of Main Street. By 1932 a number of suburban, residential roads have been constructed off Main Street. At this time, roads have been constructed off the suburban roads, in the grid, both orthogonal and curvilinear, which have come to define the suburban landscape of Amherst.

[3] The "Bernhardt Bros" owned land on tracts 28 and 31, as noted on the 1915 map.

[4] An important aspect of "School 18" (Harlem Road Community Center) significance is that it was constructed to accommodate this newly established neighborhood.

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The 1932 map illustrates not only the layout of new streets, lots and neighborhoods, but it also presents the density of residential construction graphically. Brantwood Road, Berryman Drive and Washington Highway had approximately fifty-percent of their lots occupied. The new subdivision between Mount Vernon Road and Bernhardt Drive was essentially vacant, except for small pockets. Coolidge Drive was completely occupied, and the south end of Hamilton Drive shows twenty lots with houses with a similar footprint and set back constructed. Nothing has been built along Bernhardt Drive, and very little on the streets eastward. Interestingly, and likely because the neighborhoods are older, most of the lots north of Main Street that appeared as development on the 1907 map show houses. It is important to note that as of 1932 no development had occurred in Area 6 east of Lamarck Drive to the south of Main Street, and along Audubon Parkway to the north.

Post-World War II development is graphically illustrated by the 1950 Sanborn Map. By 1950 there are few vacant lots on existing or new suburban streets. Development had occurred south of Kensington Avenue, and Wehrle Drive appears for the first time. Saratoga Springs Road has been extended past Kensington Avenue to the east to cross over Lamarck. Drive. This reflects the development of the area to the south of Saratoga Road along all of the north-south routes. In addition to Wehrle Drive, Lexington Terrace, Yorktown Road and Charlestown Road have been constructed between Mount Vernon Road and Harlem Road, south of Saratoga Road. To the north of Main Street, west of Harlem Road, Campus Drive and Campus Drive East have been constructed. Interestingly the first cul-de-sac appears in Area 6 off Harlem Road just north of Saratoga Road. Harwood Drive breaks the rectilinear pattern, consistently observed in early twentieth-century suburban development, as a cul-de-sac to the west of Harlem Road, just north of Saratoga Road.

The majority of residential properties in Area 6 were constructed after World War II. Those that were constructed prior to that period are significant as they are associated with, and contribute to, the story of suburban growth in the town.

Four properties along Getzville Road have been identified as resources. Two of the residences show elements of the Craftsman style as exhibited by the wood shingled structure at **99 Getzville Road** (ca. 1920; Photo 6-59) and **50 Getzville Road** (ca. 1910; Photo 6-58) with its quarry-face random stonework (ca. 1904). **39 Getzville Road** (ca. 1912; Photo 6-57) is a frame residence with Craftsman/Colonial Revival detailing and clapboard siding. **100 Getzville Road** (ca. 1920; Photo 6-60) is a wood shingled Colonial Revival house. The **stone wall** located in front of the caretaker's quarters at 4196-4200 Main Street (Area 5, Photo 5-144), continues along Main Street and turns to run north along the west side of Getzville Road, to just before Elmhurst Road (Photo 5-78, north of High Court; Photo 6-60). **50 Getzville Road** was the main house for the Arthur E. Hedstrom Estate. The property was documented in the *Intensive Level Survey*, 1998 and an inventory form is on file at the NYS-OPRHP (USN 02902.000462). No National Register eligibility determination has been made.

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Berryman Drive does not appear on the 1923 map, however by 1932 it had been laid out, and approximately half the lots were developed. The residences from that period were constructed primarily using a Tudor Revival and Colonial Revival Style. A few Craftsman Bungalow style residences also date to this time. Although there are a number of properties along Berryman Road that retain a high level of period significance, there are not enough, given the total number of properties on the street to warrant an historic district. The properties identified in the *Reconnaissance Level Survey*, 1997 include **40, 130 and 349 Berryman Drive**, (Photos 6-12, 6-23, 6-38), which are brick Bungalows with tile roofs and contributing garages. **89 Berryman Drive** (ca. 1922; Photo 6-19) and **5 Berryman Drive** (ca. 1928; Photo 6-11) are both reminiscent of the English Cottage Craftsman style with rolled roof eaves, while **431 Berryman Drive** (ca. 1910; Photo 6-42) and **229 Berryman Drive** (ca. 1939; Photo 6-28) are both designed with Tudor Revival detailing. **5 Berryman Drive** (USN 02902.000459), **89 Berryman Drive** (USN 02902.000460), and **130 Berryman Drive** (USN 02902.000461) were documented in the *Intensive Level Survey*, 1998, and have inventory forms on file at the NYS-OPRHP. National Register eligibility has not been determined for any of the properties.

A number of properties, not previously identified, exhibit characteristics of the Craftsman Bungalow style **446 Berryman Drive** (ca. 1931; Photo 6-44) is a Bungalow with a tile roof and contributing garage. **339 Berryman Road** (ca. 1937; Photo 6-37) is a frame building with front facing gable and cross gables detailed with knee bracing at the broad over hanging eaves. **119 Berryman Drive** (ca. 1930; Photo 6-21) is an example of American Foursquare with open eaves showing outriggers and columns in antis at the center entrance.

Additionally 10 residences, typically constructed ca. 1930, designed in the Tudor Revival style were identified. The residences exhibit character defining features associated with the style such as leaded glass, patterned stonework details, stone surrounds at arched doorways, gable roofs with cross gable entries, and half-timbering. All of these properties are located south of Kings Highway. The properties are **269 Berryman Road** (ca. 1930; Photo 6-31), **296 Berryman Road** (ca. 1930; Photo 6-32), **300 Berryman Road** (ca. 1932; Photo 6-33), **315 Berryman Road** (ca. 1927; Photo 6-34), **323 Berryman Road** (ca. 1929; Photo 6-35), **326 Berryman Road** (ca. 1930; Photo 6-36), **359 Berryman Road** (ca. 1930; Photo 6-39), **415 Berryman Road** (ca. 1929; Photo 6-40), **420 Berryman Road** (ca. 1919; Photo 6-41) and **436 Berryman Road** (ca. 1920; Photo 6-43). **359 Berryman Road** is the only frame example. Three examples showing references to the Tudor Revival Style that were constructed after ca. 1935, and do not appear on the 1932 map are **59 Berryman Road** (ca. 1940), **212 Berryman Road** (ca. 1932; Photo 6-27), and **259 Berryman Road** (ca. 1939; Photo 6-30).

There are ten examples of residences designed in the Colonial Revival style that appear on the 1932 Sanborn map, and retain a high level of period integrity. **44 Berryman Road** (ca. 1930; Photo 6-13) is a simple one-and-one half story front facing gable with wood shingle siding; **48 Berryman Road** (ca. 1925; Photo 6-14), is a side entrance colonial with gambrel roof; 53 **Berryman Road** (ca. 1915; Photo 6-15) is noteworthy for its full front porch supported by Tuscan columns; **73 Berryman Road** (ca. 1927; Photo 6-17)

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shows paired columns supporting a portico with heavy entablature supporting a broken segmental arch; **79 Berryman Road** (ca. 1922; Photo 6-18) is a frame building with wood siding and correctly scaled corner quoins executed in wood suggesting a reference to the Georgian Revival style; **110 Berryman Road** (ca. 1920; Photo 6-20) is a front gable frame building with a battered, stucco faced chimney, and two-story intersecting shed roof bay providing a side entrance; **120 Berryman Road** (ca. 1928; Photo 6-22) is also a front facing gable structure with a brick chimney intersecting the facing gable, and full single story screened front porch with entablature and Tuscan column supports; **156 Berryman Road** (ca. 1920; Photo 6-26) is an excellent example of a Dutch Colonial, and **253 Berryman Road** (ca. 1930; Photo 6-29) is a brick colonial with tile roof and brick gabled entrance. **150 Berryman Road** (ca. 1930; Photo 6-25) is somewhat eclectic with its asymmetrical facing gable, gabled dormer with rafter tails, and segmental portico supported by wall brackets at the entrance. **133 Berryman Road** (ca. 1923; Photo 6-24) is an eclectic single-story, side gable, tan brick residence with tile roof. The brick detailing under the broad eaves continues horizontally to strike a line at the side chimney, and in doing so provides scale and proportion to the windowless elevation. The properties constructed in the years leading up to, and following World War II tend to be smaller Capes, Ranches and Neocolonials that lack distinction.

One of the first suburbs laid out in Area 6 was College Hill with fourteen residences constructed along Washington Highway, south of Alpha Road (Westmoreland Road) by 1915. **4363 Main Street** (ca. 1912; Photo 6-76) was constructed to market the subdivision. Four properties were identified in the *Reconnaissance Level Survey*, 1997. **33 Washington Highway** (ca. 1907; Photo 6-92) and **36 Washington Highway** (ca. 1910; Photo 6-93) are both Craftsman inspired residences, and first appear on the 1923 Sanborn map. **65 Washington Highway** (ca. 1925; Photo 6-95), a craftsman inspired bungalow first appears on the 1932 Sanborn Map. **55 Washington Highway** (ca. 1936; Photo 6-94) exhibits formal qualities of the International Style including cubic massing, flat roofs with no overhangs, a large, floor-to-ceiling window, obscured entry and smooth, unadorned walls. **33 Washington Highway** (USN 02902.000502), **36 Washington Highway** (USN 02902.000503) and **55 Washington Highway** (USN 02902.000504) were all included in the *Intensive level Survey*, 1998 and have inventory forms on file at the NYS-OPRHP. National Register eligibility has not been determined for the properties.

Not identified by the previous survey, but of particular note are 7 properties that appear on the 1915 map, namely **6 Washington Avenue** (ca. 1910; Photo 6-90); **151 Washington Highway** (ca. 1912; Photo 6-97), **182 Washington Highway** (ca. 1910; Photo 6-99), **220 Washington Highway** (ca. 1910; Photo 6-101), **221 Washington Highway** (ca. 1902; Photo 6-102), **235 Washington Highway** (ca. 1914; Photo 6-103), and **278 Washington Highway** (ca. 1910; Photo 6-104). These properties retain a high level of integrity and were among the first constructed in College Hill. **6 Washington Avenue** is a National Register Eligible Craftsman style residence. An inventory form is on file at the NYS-OPRHP (USN 02902.000823). **151 Washington Highway** is a side gable brick and wood shingle Colonial Revival residence with pedimented portico supported by square columns. **235 Washington Highway** exhibits craftsman detailing with an unusual combination of shed and gable roof lines and eaves supported by knee braces with a ninety

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degree angle supporting the fascia. **220 and 278 Washington Highway** exhibit craftsman detailing. Of particular note is the stained glass at **220 Washington Highway.** A number of properties constructed between in the late teens and 1920s, in addition to those already identified, retain moderate to a high level of period integrity. **165 Washington Highway** (ca. 1920; Photo 6-98), **186 Washington Highway** (ca. 1920; Photo 6-100), **293 Washington Highway** (ca. 1915; Photo 6-106), **and 331 Washington Highway** (ca. 1919; Photo 6-108) appear on the 1923 Sanborn map. **29 Washington Highway** (ca. 1925; Photo 6-91), **150 Washington Highway** (ca. 1925; Photo 6-96), **285 Washington Highway** (ca. 1927; Photo 6-105), **and 309 Washington Highway** (ca. 1925; Photo 6-107) first appear on the 1932 Sanborn Map. **285 and 331 Washington Highway** were designed in the Craftsman Bungalow style, while **182, 293 and 309 Washington Highway** exhibit Craftsman detailing. **150 and 186 Washington Highway** are American Foursquare residences with Prairie detailing. **165, 221, and 309 Washington Highway** were designed with Colonial Revival style detailing. Of particular interest is **293 Washington Highway,** a front gable frame building with projecting pediment. Bolted fasteners at the open eaves and fascia board are suggestive of hand tooling, a common theme in the arts and crafts movement.

Aside from the residences constructed on Washington Highway, and a few residences on King's Highway, no development had occurred on the other streets of the College Hill suburb prior to 1923. **178 Kings Highway** (ca. 1925; Photo 6-69) is an example of the Craftsman style, while **151 Kings Highway** (ca. 1920; Photo 6-67), and **190 Kings Highway** are examples of the Bungalow style. **178 Kings Highway** is two-and-one-half story residence with open eaves, knee bracing and shingle siding. A shed roof, supported by "stick" bracing shelters the side entrance. **151 Kings Highway** is a one-and-one-half story, stucco residence with a king's post at the entry stoop. Knee bracing is located at the open eaves and shed roof dormers at the front and back elevations. **190 Kings Highway** (ca. 1928; Photo 6-70) was designed in the Bungalow style, and features wood shingles, open eaves with knee bracing. The side gable roof extends to cover the porch and is supported by square, battered columns. **155 Kings Highway** (ca. 1920; Photo 6-68) is representative of the Dutch Colonial style and features wood shingles, a segmental portico supported by paired, thin Tuscan columns and six-over-one sash windows. A contributing stone wall surrounds the corner lot. While there are a handful of residences constructed in the Tudor style on Mount Vernon Road, they are similar to those found elsewhere in Amherst, and are situated at a distance from each other and therefore lack the contextual cohesion found in other neighborhoods.

The historic resources along Harlem Road, north of Main Street have been previously documented, and have not been significantly altered. **4554 Harlem Road** (ca. 1910; Photo 6-63) (USN 02902.000176) and **4655 Harlem Road** (ca. 1915; Photo 6-66) (USN 02902.000227) are good examples of the Bungalow style. **4554 Harlem Road** was a part of the Meadow Crest subdivision. **4655 Harlem Road** was included in the *Intensive Level Survey*, 1998. Inventory forms for both properties are on file at the NYS-OPRHP. Both have been determined not to be eligible for the National Register.

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There are three properties of high significance located on the east side of Harlem Road, across from the Meadow Crest subdivision. **4531[5] Harlem Road** (ca. 1850; Photo 6-62) is a very good example of the **Greek Revival** style popular in the 1830s – 1850s, and one of the oldest surviving properties in Area 6. A house at this approximate location is shown on the 1855 map. **4635 Harlem Road** (ca. 1830; Photo 6-65), the **John Schenck House,** is one of six nineteenth century houses in the town constructed out of Onondaga limestone. It retains a high level of integrity with only the basement windows having been replaced with glass block. The house is currently owned by Park School, a private institution located to the north and west. This property was document in the *Intensive Level Survey*, 1998, and an inventory form is on file at the NYS-OPRHP (USN 02902.000158). The property is National Register Eligible. Park School also owns **4625 Harlem Road** (ca. 1880s; Photo 6-64), a front-gable frame building. Although this structure has been altered with the removal of the front porch, and the addition of vinyl siding, there are few remaining examples from the late nineteenth-century in this part of Amherst due to early suburban development. Further, it retains sufficient integrity of mass and fenestration to contribute to an understanding of late nineteenth-century residential architecture in Amherst.

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 constructed. By 1932 houses had been constructed on Chateau Terrace South, and Chateau Terrace East, with some construction on Chateau Terrace. The *Reconnaissance Level Survey*, 1997 proposed the **Chateau Terrace Historic District** (Photos 6-45, 6-46) as a distinct residential enclave featuring winding streets, and modestly scaled houses in close proximity to one another. The proposed district includes 70 houses, 47 contributing and 23 non-contributing. The district consists of the following houses: **11 to 77 Chateau Terrace East** (east side) and **20 to 80 Chateau Terrace East** (west side); **7 to 47 Chateau Terrace South** (south side) and **10 to 42 Chateau Terrace South** (north side); **22 to 120 Chateau Terrace** (west side) and **65 to 121 Chateau Terrace** (east side). The non-contributing properties are: **11**, **17**, **46**, **51**, **77**, and **80 Chateau Terrace East**; **3**, **20**, **37**, and **42 Chateau Terrace South; Chateau Terrace 48**, **68**, **78**, **83**, **84**, **87**, **92**, **93**, **94**, **98**, **107**, **110**, and **113 Chateau Terrace.**

The area to the east of the Chateau Terrace neighborhood was still privately owned large tracts of land in 1915.[6] It was laid out, and divided into lots by 1923, however very few houses had been built. By 1932 there were more residences, though half of the lots remained vacant. By 1952 there were houses on most lots. The *Reconnaissance Level Survey*, 1998 proposed the potentially significant **Audubon Terrace Historic District.** The

[5] This property was labeled 4534 Harlem Road on the *Reconnaissance Level Survey*, 1997 and on the *Intensive Level Survey*, 1998.

[6] The *Reconnaissance Level Survey*, 1998 suggested that this neighborhood had been laid out prior to 1915 by Charles Bernhardt. The 1915 Century Atlas indicates that Bernhardt owned a tract of land across Main Street directly south of where the Audubon Neighborhood would be developed.

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proposed district is quite large with approximately 240 houses, 197 contributing and 43 non-contributing making up the district. The majority of the houses in the district were constructed in the decade leading up to 1930, in the 1940s, and just after World War II. The 20th century architectural styles represented in the district include Bungalow, Prairie, American Foursquare, Colonial Revival, Dutch Colonial Revival, Tudor Revival and small vernacular Capes. The properties retain a moderate level of integrity with some replacement windows and siding.

The **Audubon Terrace Historic District** is accessed off Main Street at Burroughs Drive, Burbank Drive, Audubon Drive and Smallwood Drive. Each intersection is detailed to give it a particular character. For example at the intersections of Main Street with **Audubon Drive** (Photo 6-2), **Burroughs Drive** (Photo 3) and **Burbank Drive** (Photo 6-6) cut metal street signs depict different silhouetted scenes[7]. The signs are designated Local Historic Landmarks. The intersection of **Smallwood Drive and Main Street** (Photo 6-1) a features copper roof gazebo with ashlar brick walls, and supporting posts with tall piers defining the entrance.

The **Audubon Terrace Historic District** (Photos 6-1 through 6-9) is defined as follows: **4666 to 4778 Main Street; 17 to 229** and **4 to 260 Smallwood Drive; 25 to 223** and **36 to 222 Audubon Drive; 7 to 213** and **34** to **204 Burbank Drive; 25 to 185 and 34 to 186 Burroughs Drive; 4 to 98** and **11 to 93 Northledge Drive; 6** and **18 Harper Road; 10 to 22 Rankin Road; 101 to 137** and **104 to 120 Livingston Parkway**. The district includes a collection of early 20th century residential district featuring a variety of styles such as Bungalow, Prairie, American Foursquare, Colonial Revival, and Tudor Revival. There are 240 houses (197 contributing; 43 non-contributing) in the district. Originally 10 to 94 Livingston Parkway was included in original district, however these properties have been demolished and replaced with a late twentieth-century subdivision. The non-contributing properties are: **4754 Main Street, 4, 47, 59, 71, 81, 124, 125, 129, 141, 145, 154, 163, 167, 181, 198, 210,** and **211 Smallwood Drive; 15, 23, 44, 93, 106, 149, 193, 203, 223,** and **219 Audubon terrace, 25 Burbank, 74, 82, 88, 114, 140 and 199 Burbank Drive, 57, 65, 109, 119, 175,** and **178 Burroughs Drive; 16 Rankin Road,** and **101 Livingston Parkway.**

Roycroft Boulevard first appears on the 1923 Sanborn map, though only one house has been constructed on the east side of the street, a few lots down from Main Street. By 1932 Darwin Drive, Walton Drive, Huxley Drive and Lamarck Drive had all been laid out. A number of residences had been constructed on Roycroft Boulevard and Darwin Drive, while the remaining streets showed no construction. Kings Highway was extended to travel through the neighborhood on an east-west path, while Bentham Parkway intersected Darwin Drive, Walton Drive, Huxley Drive, and Lamarck Drive to the north, with only Darwin Drive and Lamarck Drive accessing Main Street. By 1950 most lots had houses, except for Huxley Drive and Lamarck Drive, which still had a number of vacant sites. The street layout and landscape is lovely with grassed medians on Bentham Parkway and on

[7] During World War II the signs were dismantled and donated to the "war effort". The existing signs are replicas.

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Roycroft Boulevard, south of Kings Highway. The entrances off Main Street are defined. Stone walls and posts topped with elaborate lights flank the street, and a wrought iron arch with attached lights defines the sidewalk at the entrance to Darwin Drive. At Lamarck Drive the entrance is defined by stone walls and posts, crowned with metal silhouettes of Indian tepees (west post), and buildings with poplar trees (east post). Although the entrance to Roycroft Boulevard off Main Street is not as elaborately detailed, the intersection of **Main Street and Kensington Avenue** (ca. 1920; Photo 6-82) is defined by stone walls. The entranceways at the intersection of **Main Street and Roycroft Boulevard** (ca. 1920; Photo 6-81), **Main Street and Darwin Drive** (ca. 1920; Photo 6-47) and **Lamarck Drive and Smallwood Drive** (ca. 1920; Photo 6-71) are designated Local Landmark Properties and Listed on the National Register.[8] The metal signs at **Main Street** and **Burroughs Drive** (ca. 1920; Photo 6-3), **Burbank Drive** (ca. 1920; Photo 6-6), and **Audubon Drive** (ca. 1920; Photo 6-2) are designated Local Landmark Properties, as are the entrance gateways, north and south, at Roycroft Boulevard and Kensington Avenue.

The *Reconnaissance Level Survey*, 1998 identified three historic resources in this neighborhood: **60 Bentham Parkway** (ca. 1940; Photo 6-10)**, 31 Darwin Drive** (ca. 1928; Photo 6-50)**, and 102 Darwin Drive** (ca. 1935; Photo 6-53). **60 Bentham Parkway** is a neoclassical composition with a full height pedimented Ionic entrance porch. **31 Darwin Drive** is an English Cottage/Craftsman style house with curved roof eaves, while **102 Darwin Drive** shows references to the Tudor style with front gable end bays, recessed entry parte and irregular brick surrounds, suggesting fallen stucco, at the windows and doors. **31 Darwin Drive** was documented in the *Intensive Level Survey*, 1998.

A number of other properties are significant cultural resources in this neighborhood. **32 Roycroft Boulevard** (ca. 1932; Photo 6-83) is beautiful brick colonial revival composition with fine brick work detailing at the window surrounds and brick sills, and within the stone arch defining the center entry bay. **38 Roycroft Boulevard** (ca. 1920; Photo 6-84) is a brick residence with stone sills and contributing garage, both detailed with broad overhanging eaves supported by knee braces, in a manner typical of the Craftsman vocabulary. **45 Roycroft Boulevard** (ca. 1925 Photo 6-85) is a wonderful frame Bungalow style dwelling with full front porch sheltered by the gable flare and support by substantial square piers. **48 Roycroft Boulevard** (ca. 1930 Photo 6-86) is a brick and shingle Bungalow style residence with full front porch sheltered by the extension of the gable roof, which is supported by groupings of square masonry piers. **55 Roycroft Boulevard** (ca. 1929 Photo 6-87) is detailed in the craftsman style with a hipped roof and broad overhanging eaves at the roof, expansive front dormer, and enclosed porch, all of which are supported by brackets. **244 Roycroft Boulevard** (ca. 1915 Photo 6-88) is a lovely stucco front facing gable residence with shed dormer along the length of the main gable. **460 Saratoga Road** (ca. 1928 Photo 6-89) is a good example of a Colonial Revival style residence with Georgian details. **5 Darwin Drive** (ca. 1933 Photo 6-48) and **27 Darwin**

[8] Darwin Drive (added 7/23/09, 08NR05874); Lamarck Drive & Smallwood Drive (added 12/7/05, 05NR05516); Roycroft Boulevard (added 12/7/05, 05NR05515). Refer to footnotes 9 and 10 in Area 5.

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Drive (ca. 1930; Photo 6-49) are both Colonial Revival style house with federal detailing as noted in the fan arch, and sidelights at the center entrance of **5 Darwin Drive**, and the arched opening, with transom and swags, at **27 Darwin Drive**. **90 Darwin Drive** (ca. 1927; Photo 6-51) is a frame Dutch Colonial with front entry and side gambrel. The segmental portico is support by square posts and fluted pilasters turn the corners at each elevation. **93 Darwin Drive** (ca. 1929; Photo 6-52) is a good example of the Tudor style with asymmetric facing gable, half timbering above a projecting bay, arched entry and open gabled wall dormer with half timbering in the recessed pediment. **144 Darwin Drive** (ca. 1925; Photo 6-54) is a stucco clad reside-on-gable roofs. A semi-hexagonal bay projects from the front gable to the left of the arched entry door. **190 Darwin Drive** (ca. 1930; Photo 6-55) is side gable medieval brick cottage with broadly overhanging eaves with rafter tails supporting a red tile roof. Note the paired arched windows above the single story gabled entry bay, and the flush masonry arches above the first floor windows.

Other neighborhoods and streets in Area 6 were developed primarily after World War II, and present unremarkable Ranches, Split Levels and Capes. The neighborhood to the southeast of Kensington Avenue is made up of curvilinear streets, including Stanwix Road, Lorfield Drive, Pearce Drive, Bennington Road, Brauncroft Drive, Steuben Road, Avalon Drive and Ridgewood Drive, a noticeable change from the predominately orthogonal street layout prominent in the early decades of the twentieth-century. Wehrle Drive and Kensington Avenue are both heavily traveled routes. Both show a mixture of commercial and post-World War II residential development.

Demolished and Significantly Altered Properties:

The early twentieth-century, rock-faced cast concrete commercial block that was located at **3935 Harlem Road**, at the intersection of Kensington Avenue has been **demolished**. This property was documented in the *Intensive Level Survey*, 1998.

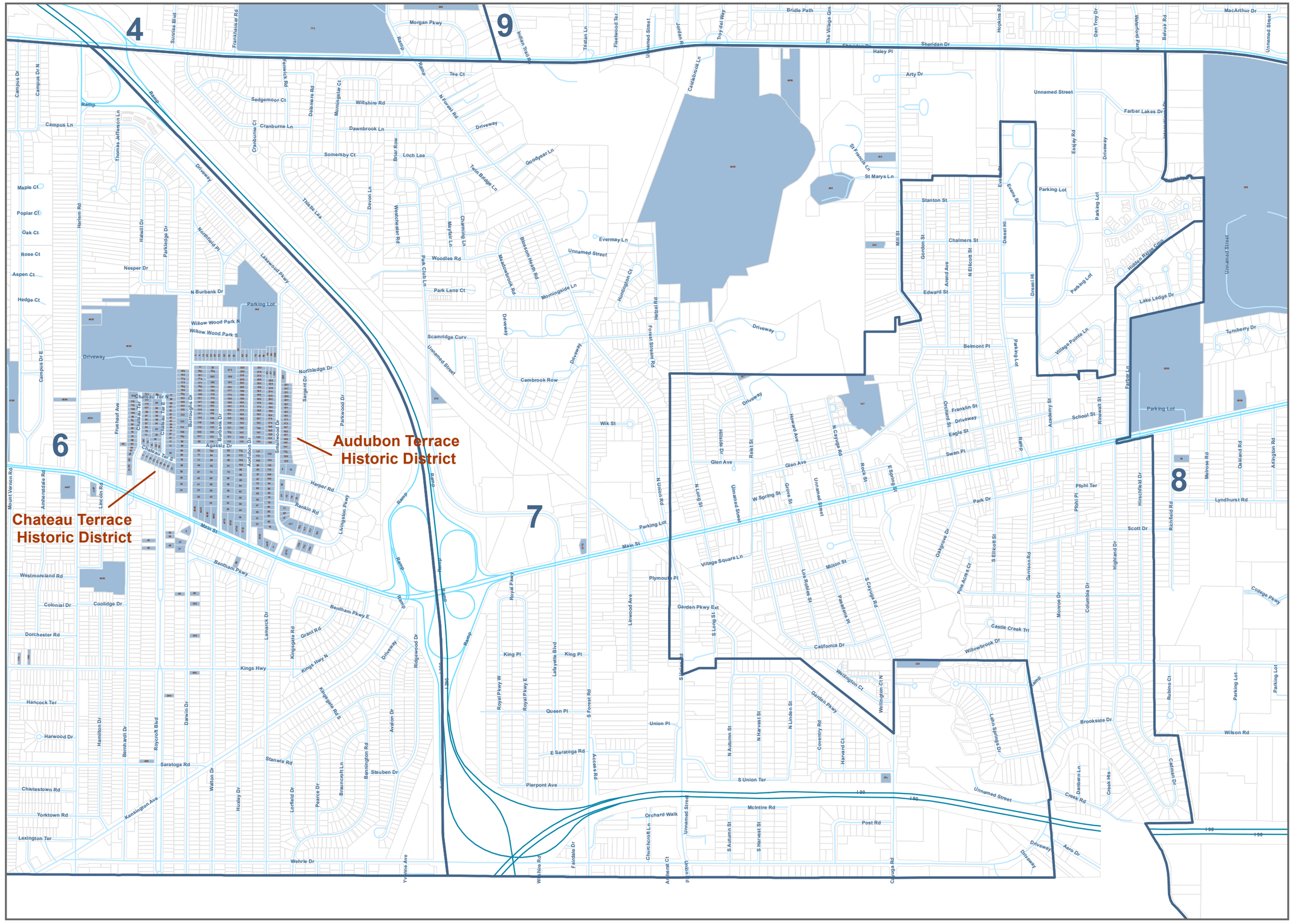
10 to 94 Livingston Parkway, originally included in the proposed **Audubon Historic District** have been demolished and replaced with a late twentieth-century subdivision.

While it is likely that the residence at **4287 Main Street** located at the east corner of Berryman Road dates back to the "C. Berryman Estate", later additions to the original structure, whose plan is drawn on the 1915 map, obscure the original form. That in addition to replacement windows and siding compromise the integrity of the building and any understanding of the original building.

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Area 7

Historic Districts and Properties



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AREA 7

Area 7 is bounded by Sheridan Drive on the north, International Drive and the eastern line of the Village of Williamsville to the east, the town line at Wehrle Drive to the south, and the Youngman Memorial Highway (I-290)[1] to the west. Ellicott Creek runs diagonally from the northwest through the area. The Village of Williamsville is located in the center, and eastern portion of Area 7. The middle portion of the area to the north was developed as the Park Country Club, and the Franciscan Sister's Complex, now Amherst State Park. As a result the development is limited to the western and northeast portion of Area 7, and is characterized by extensive post-World War II residential building.

As indicated on the 1855 map, in addition to Main Street, the routes that will become Park Club Lane, Forest Road, Reist Street, Mill Street and Cayuga Road had been established. Buildings line Main Street, Cayuga Road, Mill Street and Forest Road, just north of Reist Road. By 1866 what will become Union Road and Wehrle Drive/Garrison Road have been added. A significant number of buildings are now on Forest Road, just north of Reist Road; on Reist Road, and on Mill Street. The Lehigh Valley Rail Road, which had been expanding in the Buffalo area in the 1880s, and 1890s, ran diagonally northwest to southeast through Area 7. By 1909 no major roads have been added, however there is a subdivision to the west of Forest Avenue, just south of Main Street, and one just east of Mill Street. By 1915 Rose Acres had been developed to the south of Main Street, west of North Forest, though only three houses had been constructed. Royal Parkway accessed the development off Main Street, before it divided to form Clover Street to the west, and Camden Street to the east. King Place, Queen Place, and Garden Place are the east-west connectors. Piedmont Place runs east-west at the southern edge of the subdivision where it intersects with Forest Avenue. In 1928 the Park Country Club of Buffalo relocated from Delaware Park to the area just west of Ellicott Creek. To the east of the creek is Amherst State Park,[2] the former grounds of the Franciscan Sisters[3]. By 1939 Sheridan Drive had been extended, though the land to the north of the rail road, and east of village remained as large tracts of privately owned property. The suburban residential development that occurred in these areas happened after World War II.

Historic resources in Area 7, including residential, ecclesiastic, commercial, recreational and agricultural buildings are found on roads laid out by the nineteenth century. These resources are rare, and therefore remaining examples are significant for their association with the rural agricultural history of the town, and the subsequent suburban development.

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[1] The Youngman Memorial Highway was constructed in ca. 1962 as a connector between the New York Thruway (Interstate 90) and Interstate 190.

[2] The town of Amherst acquired the property and mother house in 2001. The Sister's of St. Francis complex also known as the St. Mary of the Angels Mother House Complex is Listed on the National Register of Historic Places (added October 24, 2002, 01NR01730).

[3] The sister's did not occupy the property before 1880. By 1909 they have acquired the land as indicated on the historic maps.

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Non-Residential Buildings: Ecclesiastic, Recreation and Commercial

There are a number of commercial buildings along Main Street in Area 7. These buildings include modern commercial buildings and shopping centers, and some older residential buildings that have been converted for commercial use. East of Mill Street, Sheridan Drive is a highly traveled, four-lane road with extensive modern commercial development, including individual businesses and plazas. None are significant cultural resources.

The **Mennonite Meeting House**, **5178 Main Street** (Photo 7-2), located at the northwest corner of Main and North Forest Street is a front-gabled, Greek Revival limestone building, significant for its architecture and historic associations. It was constructed in 1834 as an ecclesiastic structure, and is currently the town's Archival Research Center. Onondaga limestone is locally quarried from the Onondaga Escarpment. The 1866 map shows a stone quarry to the north of Main Street, just west of Forest Road. The **Mennonite Meeting House** (USN 02902.000040) is listed on the National Register of Historic Places (added July 3, 2003; NRHP #03000596) and is a designated Local Historic Landmark Property.

The **St. Mary of the Angels/Sisters of St. Francis Mother House** is located at **400 Mill Street** (Photo 7-4). Built in 1926, the late Gothic Revival Convent is constructed out of brick with stone trim. Contributing buildings include a brick power plan, two brick garages and a frame maintenance building. The building is listed on the National Register of Historic Places (added October 24, 2002, 01NR01730) and is a designated Local Historic Landmark Property. The town purchased the convent and complex, which include stone walls and steps, curving drives, and an old apple orchard in 2001. The complex is now the Amherst State Park.

Located on the grounds of the Sisters of St. Francis Home (ca. 1901) at **147 Reist Street**, are a number of historic buildings. The L-plan gabled-roof grist mill was destroyed by fire in 2008. A gabled-roof barn is located on the hill near the Saint Francis cemetery, and two sheds complete the complex. Also located on the property is the diminutive Gothic Revival style **stone chapel** (ca. 1901; Photo 7-7) adjacent to the St. Francis cemetery. The chapel features lancet windows, a steeply pitched gable roof and semi-polygonal apse.

The **Park Country Club of Buffalo, 4949 Sheridan Drive** (ca. 1928; Photo 7-9) relocated to Amherst from Delaware Park[4] in 1928. The Country Club occupies the south side of Sheridan Drive, just west of Ellicott Creek. The brick with stone trim **clubhouse** building was designed in the English Gothic and Tudor Revival style, with a steeply pitched slate roof, central front gabled entrance pavilion, with a battlement tower behind. The **Park Country Club of Buffalo** was founded in 1903, and is significant as a social and recreational club in the town of Amherst. An inventory form is on file at the NYS-OPRHP (USN 02902.000067). Country Club was documented as part of the *Intensive Level Survey*, 1998 and is National Register Eligible.

[4] At that time Delaware Park, designed by Fredrick Law Olmsted, was known simply as The Park.

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Residential Properties and Suburban Development:

There is a significant amount of "green space" in Area 7 as a result of the Park Country Club, and the Amherst State Park (former St. Francis Complex). Historically development occurred in suburbs close to the village, while the outlying area remained as tracts of privately owned agricultural land. It was not until after World War II that a boom in residential suburban development occurred in Area 7.

There are a number of houses identified as cultural resources by the *Reconnaissance Level Survey,* 1997 The residence located at **432 Mill Street** (ca. 1860; Photo 7-5) is a vernacular, side gable Italianate farmhouse, with substantial chimneys located on each gable end. An addition was added to give the residence a "saltbox" form, and a non-historic porch added to the front. Although the windows have been replaced, the historic surrounds and simple segmental hood remain intact. The center entrance is detailed with a fanlight and sidelights. A contributing English barn is also on the site.[5] Despite these alterations a residence, and contributing barn from this period are relatively rare and therefore significant resources. The building retains sufficient integrity to convey historic meaning, and is therefore an important cultural resource in Amherst. **320 Mill Street**[6] (ca 1880; Photo 7-3)[7] is a front-gabled frame house. The residence has been altered with replacement windows and asbestos siding, however it retains sufficient integrity as a rare example from this time period in Area 7. **320 Mill Street** makes nods to Victorian motifs as illustrated in the iron cresting above the pseudo hexagonal bay at the front elevation, and the relatively heavy cornice at the hoods of the windows.

There are two properties on South Cayuga Road that have been previously identified. **220 South Cayuga Road** (ca. 1920; Photo 7-11) is an excellent example of a Georgian Revival house with smooth plaster walls, classical cornice with triglyphs in the frieze, symmetrical façade with center entrance porch featuring paired Tuscan columns, and Palladian window extending up into the broken pediment. The property is National Register Eligible, and an inventory form is on file at the NYS-OPRHP (USN 02902.000826). The house located at **361 South Cayuga Road** (ca. 1830-1850; Photo 7-12) is a simple front-gable vernacular residence with side entrance. The proportions, and low profile roof suggest Greek Revival influences. Despite numerous alterations, including replacement siding and windows, there are few examples from this time period in Area 7, and it is therefore an important cultural resource.

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[5] Refer to the Historic Architectural Development section and Areas 1 and 2 for a discussion of agricultural outbuildings.

[6] The legal address for this residence is 322 Mill Street.

[7] It is unlikely that this house dates to 1827 as suggested in the Reconnaissance Level Survey, 1997. The paired windows in the gable, and the pseudo hexagonal bay were not part of the architectural vocabulary at that time. Further the roof pitch and verticality of the frame building are not consistent with either late Federal or Greek Revival stylistic elements that would have been typical at the time.

The **Fogelsonger House, 219 Park Club Lane** (ca. 1830; Photo 7-6) is one of six remaining stone buildings constructed using limestone from the Onondaga Escarpment.[8] The simple vernacular Federal residence retains a high degree of integrity. The 1866 map shows a stone quarry just south of the residence on Park Club Lane. The property is National Register Eligible and was documented in the *Intensive Level Survey*, 1998. An inventory form is on file at the NYS-OPRHP (USN 02902.000490).

One of the oldest neighborhoods in Area 7 is the "Rose A. Acres" subdivision, which had been laid out west of South Forest Road by 1915. The *Reconnaissance Level Survey*, 1997 identified one historic resource in this neighborhood. The neighborhood features a mix of styles popular during the early twentieth-century through the post-war years including Bungalows, American Foursquare, Colonial Revivals, pre-war Capes and post-war Ranches. **89 Royal Parkway West** (ca. 1920; Photo 7-8) is an excellent example of a Bungalow style residence featuring wood shingle siding, broad overhanging eaves with triangular knee braces, an abstracted play on the Palladian window motif in the gable and a front porch with tapered paneled posts. The property was included in the *Intensive Level Survey*, 1998, and an inventory form is on file at the NYS-OPRHP (USN 02902.000493). National Register eligibility determination has not been made.

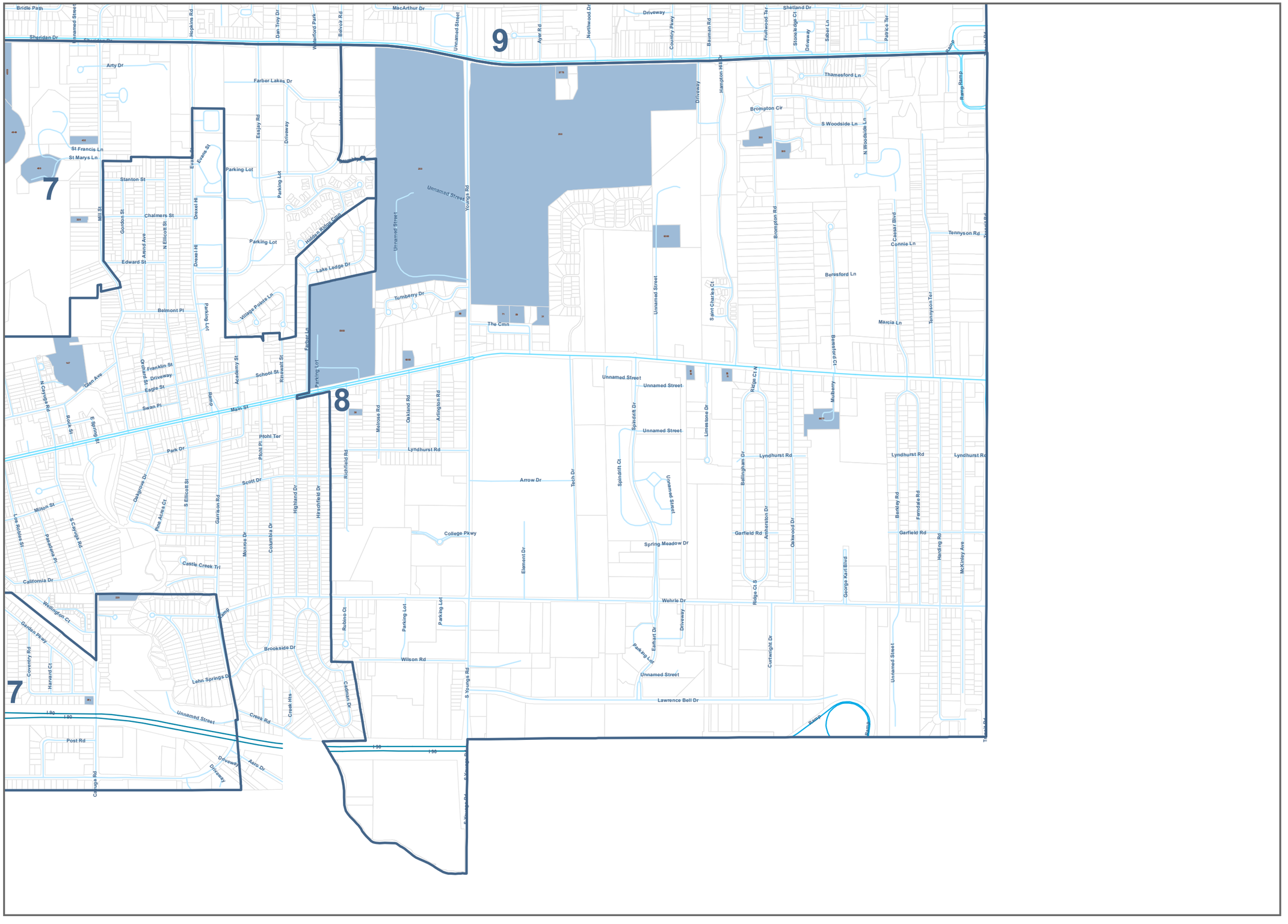
The remaining neighborhoods in Area 7 feature a variety of post World War II apartment buildings, as seen in Williamsburg Square, east of South Forest Road; a mix of pre- and post-World War II residential buildings as evidenced on North and South Union Road, Mill Street north of the village, and Autumn and Harvest Roads; and modern residential construction along Lake Ledge Drive, Village Pointe, Hidden Ridge, and Brambly Court in the northeast corner of Area 7.

[8] The limestone residences at 6701 Main Street and 6720 Main Street in Area 8 have been demolished.

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Area 8

Historic Districts and Properties


9
8
7
7
Bridle Path
Sheridan Dr
Arty Dr
Farber Lakes Dr
St Francis Ln
St Marys Ln
Stanton St
Chalmers St
Edward St
Belmont Pl
Parking Lot
Evans St
Drexel Hl
Mill St
Gordon St
N Ellicott St
Anand Ave
Essjay Rd
Driveway
Hidden Ridge Cmn
Lake Ledge Dr
Village Pointe Ln
Tumberry Dr
Farber Ln
Unnamed Street
Young's Rd
MacArthur Dr
Belvoir Rd
Wharfdale Park
Dan Troy Dr
Hopkins Rd
Northwood Dr
Ayer Rd
Country Pkwy
Bauman Rd
Fruitwood Ter
Shetland Dr
Stoneledge Ct
Saber Ln
Patrick Ter
Ramp
Hampton Hill Ct
Thamesford Ln
Brompton Cir
S Woodside Ln
N Woodside Ln
Brompton Rd
Caesar Blvd
Connie Ln
Tennyson Rd
Beresford Ln
Marcia Ln
Tennyson Ter
Saint Charles Ct
The Cmn
Franklin St
Glen Ave
Eagle St
Swan Pl
Main St
School St
Academy St
Rivervalt St
Elm St
Park Dr
Ptohl Ter
Ptohl Pl
Scott Dr
Oakland Rd
Arlington Rd
Melrose Rd
Richfield Rd
Lyndhurst Rd
Arrow Dr
Tech Dr
Spindrift Dr
Spindrift Ct
Limestone Dr
Ridge Ct N
Mulberry
Ballingham Dr
Berkley Rd
Fernside Rd
Harding Rd
McKinley Ave
Garfield Rd
Amherston Dr
Oakwood Dr
College Pkwy
Element Dr
Spring Meadow Dr
George Karl Blvd
Ridge Ct S
Wehrle Dr
Parking Lot
Earhart Dr
Curtwright Dr
Wilson Rd
S Youngs Rd
Lawrence Bell Dr
Rubino Ct
Creekview Dr
Creek Hts
Brookside Dr
Lehn Springs Dr
Lehn Dr
Coventry Rd
Harvard Ct
Garden Pkwy
Wellington Ct
Milton St
Lee Richard St
Pasewalks Pl
S Calvert Rd
Pine Acres Ct
Oakgrove Dr
S Ellicott St
Garrison Rd
Moonee Dr
Columbia Dr
Highland Dr
Hazelfield Dr
Castle Creek Trl
California Dr
Post Rd
Cayuga Rd
Driveway
Aero Dr
I-90
I-90
I-90
I-90
Creek Rd
Unnamed Street
Unnamed Street
Unnamed Street

AREA 8

Area 8 encompasses the southeast part of the town of Amherst, and is bounded by Sheridan Drive to the North, Transit Road to the east, the New York State Thruway (I-90) and Ellicott Creek to the south, and the Village of Williamsville to the west. The area is characterized by residential, commercial and light industrial development.

The 1855 and 1866 maps show properties spread out along Main Street, which continues to Transit Corners, with privately owned tracts extending north to Sheridan Drive, and south to the town line. The 1909 map shows little change, except the eastern edge of the lower portion of the tract running north adjacent to Transit Road has been divided into lots fronting the road. The only other road in the area, which is also drawn on the 1855 and 1866 maps, is labeled Amherst Villa Drive on the 1907 map. This road will become Youngs Road. The 1915 map shows little change.

By 1938 a suburb has been developed between Main Street and Wehrle Drive east of Youngs Road, and includes Bellingham Drive, Amherston Drive, Oakwood Drive, and Columbia Road (will become Lyndhurst Road). The 1938 map also shows a subdivision west of Transit Road, between Wehrle Drive and Main Street, and one south of Wehrle Drive. These neighborhoods are made up of Berkley Road, Ferndale Road, Harding Road, and McKinley Avenue running north-south, and Columbia Road running east-west. To the west of Youngs Road, south of Main Street, the neighborhood including Melrose Drive, Oakland Drive, Arlington Drive, Lyndhurst Road, Richfield Road and Wilson Road has also been developed. To the north of Main Street, Brompton Road and Tennyson Terrace have been constructed. The Buffalo Country Club is located at the northwest corner of Area 7, and the Buffalo Deaconess Methodist Home and J. Goodyear Convalescence Home have been constructed north of Main Street between Youngs Road and Brompton Road. At this point in 1938, as indicated on the 1948 map, and the 1972 Amherst Community Development map, the historic neighborhoods in Area 8 had been establish. The other neighborhoods in Area 8 are non-historic, contemporary suburban developments occurring after 1972.

<u>The Non-Residential Buildings: Ecclesiastic, Recreation and Educational:</u>

There were very few public buildings in Area 8. As documented by the historic maps, large tracts of privately owned land made up Area 8 until after 1915. The significant non-residential buildings/structures that exist in Area 8 are the **octagonal water tower** and **frame barn**, which were part of the demolished Franciscan Missionary/Sisters of the Divine Child, **6380 Main Street**, the former Goodyear Estate; the **Country Club of Buffalo**; **Williamsville High School, 5950 Main Street**, and the **Deaconess Methodist Home** at **6350 Main Street**, located on the grounds of the Knox Estate, current Gateway Youth and Family Services complex.

The property and buildings located on the grounds of the **Franciscan Missionary/Sisters of the Divine Child, 6380 Main Street** were purchased and the

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building demolished for residential development.[1] The structures were part of the Goodyear Estate and the Goodyear Convalescence Home. The only structures remaining are the **octagonal frame water tower** (ca. 1910; Photo 8-9), and a **frame barn** (ca. 1910; Photo 8-10). Both can be accessed along Stoneham Way, a road recently constructed as part of a new suburban residential development. Both structures are significant as cultural resources for their rarity, and association with the Missionary grounds. The water tower was included in the *Intensive Level Survey*, 1998 and an inventory form is on file a the NYS-OPRHP (USN 02902.000049). National register eligibility has not been determined. The water tower is a designated Local Historic Landmark.

The **Buffalo Country Club**, **250 Youngs Road** (ca. 1926; Photo 8-20) is located on the east and west sides of Youngs Road, south of Sheridan Drive. The **clubhouse** is a wonderful, and rare example of the Neoclassical style in the town of Amherst. The full-height Corinthian portico gives presence to the west façade, while the north end of the building reveals a Gothic/Tudor Revival wing. Located on the grounds of the Country Club, across Youngs Road, is the **James F. Youngs House**, a vernacular, front-gable **stone farmhouse** (ca 1830-1850; Photo 8-21). The proportions, stone lintels at the windows and shallow roof pitch are consistent with the Greek Revival style. The foundations of an extant porch remain. This limestone was quarried locally from Onondaga Escarpment. The house is one of six remaining limestone buildings in the town. The **clubhouse** (USN 02902.000505) and **James F. Youngs House** (USN 02902.000506) were documented in the *Intensive Level Survey*, 1998 and an inventory form is on file for each at the NYS-OPRHP. Both are National Register Eligible.

Williamsville High School is located at **5950 Main Street** (Photo 8-4), just east of the village line. Constructed in 1949 the Colonial Revival school, with Georgian detailing was designed by Duane S Lyman and associates, and is listed on the National Register of Historic Places (listed May 12, 2008, NRHP#08000407). The building features a prominent, full height Ionic portico, with Wren inspired bell tower. The property is also a designated Local Historic Landmark.

The **Deaconess Methodist Home** at **6350 Main Street**, is located on the grounds of the Knox Estate, current Gateway Youth and Family Services complex. The **Henry Knox Cottage** (ca. 1920; Photo 8-6) is a Craftsman style residence with broad, overhanging open eaves, and a simple, though large, mass form. The **stone wall** (ca. 1920; Photo 8-7)in front of the property is a designated Local Historic Landmark.

<u>Residential Properties:</u>

The residential neighborhoods developed in the late 1920s, and early 1930s, north and south of Main Street, contain a mixture of modest houses with moderate to low levels of integrity. The buildings tend to be unremarkable 1940s Capes, post-World War II ranches and Neocolonial style houses.

[1] Legal notice published in the Amherst Bee, November 11, 2007.

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A number of significant, historic residences remain on Main Street. These buildings are all significant because of their associate with, and ability to tell the story of, nineteenth-century residential architecture that would have been present all along Main Street in the town of Amherst. For the most part these buildings are isolated moments in a highly developed commercial landscape, making their presence more rare and important.

The simple vernacular frame residence located at **6058 Main Street** (ca. 1870; Photo 8-5) is the former **Wittenbeck Residence**. A porch is located in the "el" of the intersecting gables, and the fenestration remains intact. Despite the addition of replacement windows and siding the property is significant as a rare example of the vernacular residential type on Main Street, and it retains sufficient period integrity to convey meaning. Attached to the rear is a large, early twentieth-century Colonial Revival stable, typical of the development of "country-estates" along Main Street in the early twentieth century. A stone wall is located along the front of the property. An inventory form for the building is on file at the NYS-OPRHP (USN 02902.000109). The building is not National Register eligible, however is locally significant.

6461 Main Street (ca. 1890; Photo 8-10) is a rare example of the Queen Anne style in Amherst. Although the property now serves a commercial function as office space, the exterior retains a high level of integrity. Characteristics indicative of the Queen Anne style remain intact, including the wrap around porch with slender turned posts and rails, the semi hexagonal bay at the second floor, the projecting pediment supported by brackets with drip mold pendants, the fish scale shingles in the gable, and cross gabled mass form. The frame carriage barn identified in the *Reconnaissance Survey*, 1997 has been demolished. An inventory form for the building is on file at the NYS-OPRHP (USN 02902.000339). The building National Register Eligible, and locally significant.

The small brick side-gable vernacular residence located at **6511 Main Street** (ca. 1860; Photo 8-11) has been altered with the addition of a front porch, however it still retains sufficient period integrity of massing, proportion and fenestration. The building is significant as a rare example of a brick residential structure from this period. An inventory form for the building is on file at the NYS-OPRHP (USN 02902.000345). The building is not eligible for the National Register, however it is locally significant.

The Bennett Residence, at **6675 Main Street** (ca 1832; Photo 8-12) is set back off Main Street on Mulberry Street. The building is a rare example of an early brick Greek Revival residence. A full story porch with square posts is located in the "el" of the intersecting gables. The windows show stone heads and sills, and the entrance has a full entablature and sidelights. Although there has been some brick repair, and a late nineteenth-century semi hexagonal bay added, the building retains a high level of period integrity. An inventory form for the building is on file at the NYS-OPRHP (USN 02902.000050). National Register eligible has not been determined.

The residential area south of Main Street between Youngs Road and the Village line was developed by 1938. The neighborhood is a collection of pre- and post-World War II development. Of significance in the neighborhood is the stone house at **38 Richfield Road**

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(ca. 1830s, early 20th remodeling; Photo 8-13). The small side-gable Onondaga limestone cottage was remodeled with the addition of a Craftsman inspired porch in the early-twentieth century. The property is significant as an early nineteenth-century vernacular residence constructed out of locally quarried limestone. Its association with suburban development is evident in the twentieth-century Craftsman remodeling.

The Common was a 1920s residential neighborhood located to the east of Youngs Road, just north of Main Street. To the north of the neighborhood is the Buffalo Country Club. The small neighborhood, with a rectangular cul-du-sac, and central grassy mall was assessed off Youngs Road. The *Reconnaissance Level Survey*, 1997 identified two properties as cultural resources. The **Weber Residence**, at **59 The Common** (ca. 1920; Photo 8-16) is a large stucco clad cross-gable residence with intersecting gable wing, and steeply pitched wood shingle roof. The building detail makes reference to the Tudor style. The **Geier Residence** is a large wood shingle and stone residence, with Colonial Revival detailing located at **71 The Common** (ca. 1920; Photo 8-17)**.** The massing is complicating with cross gables intersected by a third gable projecting from the "el" at a forty-five degrees angle. Each gable face is Onondaga limestone, while the remaining walls are wood shingle. Inventory forms for the **Weber Residence** (USN 02902.000070) and the **Geier Residence** (USN 02902.000071) are on file at the NYS-OPRHP. National Register eligibility has not been determined.

Although not documented in the *Reconnaissance Level Survey*, 1997 **31 The Common**, (ca. 1930; Photo 8-15) is a large brick faced residence with intersecting hips. Located to the north of The Common at **58 Youngs Road** (ca. 1905; Photo 8-18) is an early twentieth- century vernacular farmhouse with full front porch in the "el" of the cross gables. Despite window replacement, and asbestos siding on some of the elevations, the building retains period integrity of both massing and fenestration, and is rare example of late nineteenth century vernacular residential architecture on Youngs Road. Two hitching posts add significance of the property, which is located close to the street.

The neighborhood west of Transit Road, between Main Street and Wehrle Drive was also developed by 1938, and features early 1940s Capes and post-World War II Ranches. The vernacular Greek Revival house at **70 Ferndale** (ca. 1840) was incorporated into the new 1930s suburb. The property has been significantly altered with an inappropriate porch, roof line extension and triangular dormers. Very little remains to convey any architectural meaning or its place in the history of the town of Amherst.

Brompton Road runs north-south between Main Street and Sheridan Drive and first appears on the 1938 map. **305 Brompton Road** (ca. 1920; Photo 8-3) is a good example of a Colonial Revival house with intersecting hips and wrap around porch. The building retains a high level of integrity. The National Register Eligible property was included in the *Intensive Level Survey*, 1998, and an inventory form is on file at the NYS-OPRHP (USN 02902.000089). The residence at **300 Brompton Road** (ca. 1882; Photo 802) was not included in the *Reconnaissance Level Survey*, 1997. The building is a large, single story residence whose original mass form was U-shaped with facing hip-roofed wings. The building is cut into the topography exposing the limestone foundation wall, which is

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penetrated with sash windows as a primary elevation. The main level is stucco faced. Tuscan columns support the entry porch. Although the property has had a number of additions, the street elevation retains a high level of integrity. The property is significant as an eclectic late nineteenth century stylistic type.

The portion of Sheridan Drive in Area 8 is one of the oldest roads in the town. Presently, Sheridan drive is a busy, four lane arterial, with a mix of commercial buildings, modern office parks, contemporary condominiums, and some ca. 1940s Capes. Few mid-nineteenth century residences exist making **5775 Sheridan Drive** (ca. 1850; Photo 8-14) a significant structure. The simple front-gable vernacular residence retains sufficient integrity of massing and fenestration to be associated with, and contribute to the story of Amherst's historic growth and suburban development.

Demolished and Significantly Altered Properties:

6121 Main Street (ca. 1850) was a simple facing-gable frame residence. It has been demolished

6701 Main Street and **6720 Main Street,** two limestone residences associated with the Metz family (ca. 1850) constructed out of locally quarried Onondaga have been demolished. **6720 Main Street** was National Register Eligible.

70 Ferndale (ca. 1840) has been significantly altered with an inappropriate porch, roof line extension and triangular dormers. Very little remains to convey any architectural meaning or its place in the history of the town of Amherst.

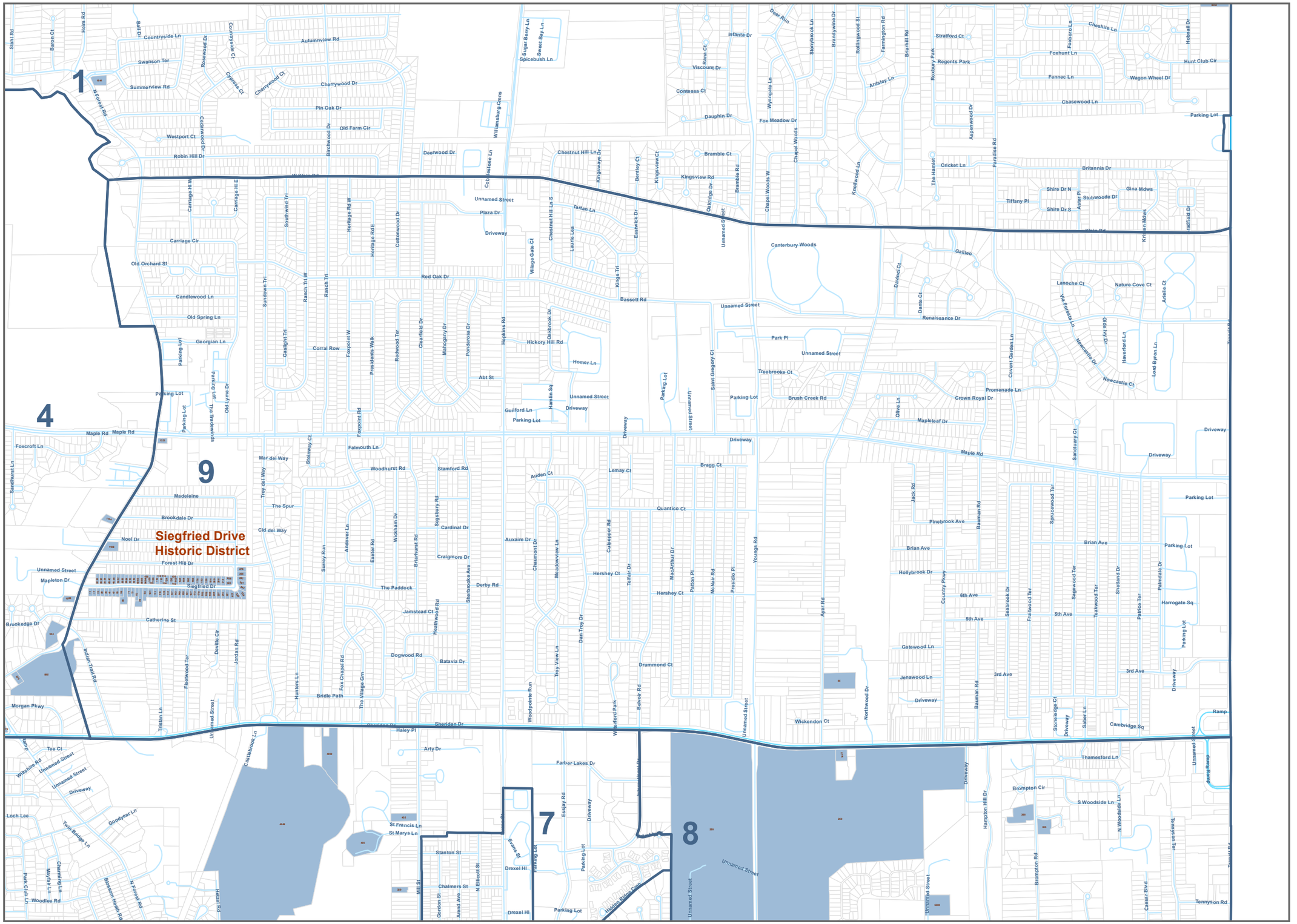
Franciscan Missionary/Sisters of the Divine Child, 6380 Main Street, demolished to accommodate a new suburban, residential development.

The historic properties associated with the **Newman Center, 6325 Main Street** were demolished in August 2011.

Attachment: DHPG letter Ex 3 - Amherst 'Updated Reconnaissance Level Survey of Historic Resources'-- see page 62-64 (28824 : St. Mary's

Area 9

Historic Districts and Properties



Attachment: DHPG letter Ex 3 - Amherst 'Updated Reconnaissance Level Survey of Historic Resources'-- see page 62-64 (28824 : St. Mary's

Attachment: DHPG letter Ex 3 - Amherst 'Updated Reconnaissance Level Survey of Historic Resources'-- see page 62-64 (28824 : St. Mary's

AREA 9

Area 9 is bounded by Klein Road to the north, Transit Road to the east, Sheridan Drive to the south, and North Forest Road and Ellicott Creek to the west. The main period of development in Area 9 was after World War II through to the present and, as a result, historic resources tend to be minimal, and scattered on nineteenth–century roads.

The 1855 and 1866 maps show Forest Avenue; "Swamp" Road, which will become Hopkins Road; Ayers Road; Maple Road; Sheridan Drive, and the portion of Klein Road, between Transit Road and Ayers Road, in place[1]. The area at this time shows little settlement, with only a few buildings shown on North Forest, Maple Road and Klein Road. **District School No. 17** (Photo 9-6) is located at the intersection of Maple and North Forest Roads. By 1909 there are a greater number of buildings, though the properties remain primarily large farm tracts. The 1915 map does not show any changes. By 1938 Catherine Street, which is located just north of, and parallel to, Sheridan Drive in the southwest corner of Area 9, has been constructed. Indian Tail Road connects Catherine Street to Sheridan Drive. In the southeast corner of Area 9 a small subdivision has been constructed between Maple Road and Sheridan Drive, just east of Ayer Road, and includes Country Parkway, and Bauman Road running north-south, and 3rd (currently Jenawood Lane), 4th (currently Gatewood Lane), 5th, 6th, 7th (currently Hollybrook Drive), 8th (currently Brian Avenue), and 9th Streets (currently Pinebrook Avenue) running east-west. The area to the east is a privately owned tract, and remains as green space today. In the post-World War II years subdivisions were developed to the west of Hopkins Road, south of Klein; to the east of Bauman Road, between Sheridan Drive and Hopkins Road, and west of Hopkins to just before Ayers Road. In 1972 the area to the south of Klein, east of Ayers Road, remained undeveloped.

<u>The Non-Residential Buildings – Education:</u>

Area 9 was primarily a rural area, and as expected there are no major public buildings, except for **District No. 17 School**, **1323 North Forest Road** (Photo 9-6)**,** a one-room, front-gable brick building, located at the southeast corner of Maple and North Forest Roads. The school appears on the 1855 map. Although the windows have been replaced, this building embodies the characteristics of a rural school house, and is the last remaining of its type in the town. The building was documented in the *Intensive Level Survey*, 1998 and an inventory form is on file at the NYS-OPRHP (USN 02902.00047). The building has been determined to <u>not</u> be eligible for listing on the National Register, however it is locally significant and has been designated as a Local Historic Landmark.

The intersection of North Forest Road and Maple Road is otherwise commercial. North Forest Road, north of Maple Road consists of contemporary commercial development and recreational space, including the Ellicott Creek Trailway, and the Audubon Golf Course on the west side of the road. Maple Road has also been developed with modern commercial, medical, educational and ecclesiastical buildings east of North Forest Road.

[1] Only Swamp Road is labeled on the maps.

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Residential Properties:

The existing late nineteenth- and early twentieth-century buildings of significance are located on North Forest Road, and Ayer Road. The examples on North Forest Road are **954, 1000, 1109, 1134, 1500** and **2751 North Forest Road**, while those on Ayer Road are **85** and **690 Ayer Road**.

954 North Forest Road (ca. 1890; Photo 9-2) is a fair example of a vernacular Queen Anne. The wrap around porch, with Tuscan columns remains intact. The original siding, and fish scale shingles have been replaced with synthetic siding. The Palladian windows in the pediments have been removed. The property, which was once a dairy farm, retains sufficient integrity as one of the few examples of a late nineteenth-century rural residence in Amherst. The property was documented in the *Intensive Level Survey*, 1998 and an inventory form is on file at the NYS-OPRHP (USN 02902.000486). There has been no determination of National Register eligibility.

1109 and **1134 North Forest Road** are also examples of relatively rare late nineteenth-century farmhouses. Both are simple L-plans with cross gables. **1109 North Forest** (ca. 1885; Photo 9-4)has been altered with the enclosure of the single story porch in the "el", asbestos siding and a new cinder block chimney in the facing gable. The detailing at the window head remains intact. **1134 North Forest** (ca. 1870; Photo 9-5) retains the original turned posts, and contributing buildings including chicken coops, a privy and a shed.

The **Haussauer House** is one-and-one-half story hipped roof frame house located at **1000 North Forest Avenue** (ca. 1920; Photo 9-3). The residence is a wonderful example of the Craftsman Bungalow style. The pyramidal roof is accented by hip roof dormers with rafter tails in the broad overhanging eaves. The wrap-around veranda has a simple wood balustrade and paired square posts, which become a triple to turn the corner. The property was documented in the *Intensive Level Survey*, 1998, and an inventory form is on file at the NYS-OPRHP (USN 02902.000487). The building is National Register Eligible and is a designated Local Historic Property.

The residence at **1500 North Forest Road** (ca. 1930; Photo 9-7) is an excellent example of the stucco clad Craftsman style with a cross gable on hip roof line. The outriggers support the broadly overhanging eaves. The flare of the hip extends to form the veranda roof, with chinois inspired rails and square post, which extend to grade. Half-timbering is observed in the cross gables. The residence is set back from the road, and retains a park-like setting.

85 Ayers Road (ca. 1850; Photo 9-1) is a good example of a brick one-and-one-half story front facing gable, with cornice returns Greek Revival residence. The entrance with stone lintel and sidelights is located to the left of center. The windows feature stone stills and lintels, and a stone water table separates the brick from the limestone foundation. A

long single-story gable frame addition has been added to the side, flush with the front façade.

Although a significant amount of residential development occurred after World War II, there is very little architecture of significance from that time period. The properties along **Siegfried Drive,** embody interesting characteristics of a post World War II suburban residential development. All of the properties are standardized. They are a single-story in height, and maintain the same set back; they are all faced in tan or red brick and maintain a simple, cubic or rectangular mass, with the entrance is defined by either a projection or subtraction from the geometric mass. The windows are located in response to the functional use of the plan, with a picture window denoting the living room behind the front elevation. The roof is typically hip or pyramidal in form. The houses with attached garages are rectangular mass-forms, while those with the garage located to the rear of the property are cubic-mass forms. The proposed **Siegfried Historic District** (Photos 9-8, 9-9, 9-10) is a post-World War II collection of houses with a standardized plan, and articulation designed to accommodate middle-class suburbia in the 1950s. The proposed district includes: **22 to 256 Siegfried Drive** (north side), and **11 to 275 Siegfried Drive** (south side). There are 76 houses in the proposed district, all are contributing and significant for their association with suburban residential development and standardized design in the town of Amherst in the mid-twentieth century.

Demolished Properties:

The house at **690 Ayer Road,** a mid-nineteenth century brick vernacular farmhouse, was demolished for the new residential development north of Maple Road and east of Youngs Road.

The residence at **50 Campbell Boulevard,** a late nineteenth century vernacular frame building has been demolished.

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Majestic Niagara Slate 12" in Stormy Gray Blend

Highly Sustainable | Highest Testing Performance | Proven Longevity | Uncompromised Beauty

Proudly Made in the USA

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Thank you for your interest in EcoStar

For 30 years, EcoStar has been a pioneer in the synthetic slate and shake roofing markets. We pride ourselves in making products that turn everyday steep-slope roofs into extraordinary extensions of our customers' visions. Our team has long been in place ensuring all our products perform at the highest level. We have followed a stringent quality program since 1997 and are audited every 6 months in accordance with ISO 9001, UL and other certification agencies.

EcoStar is dedicated to helping the world address recyclable materials. Since 1993, we have redirected thousands of tons of valuable raw materials away from landfills each year. By using post-industrial upcycled materials, EcoStar tiles aid in the preservation of natural resources. No trees are cut down and no slates are quarried for the manufacture of EcoStar products.

EcoStar is here for you. If you have a vision for your roof, we can turn it into reality. And you can rest assured that the beauty of your roof will last as long as you call it home.

Why Choose EcoStar?

- *Highly Sustainable*
- *Designed to Perform*
- *Highest Testing Performance*
- *Largest Profile Offering*
- *Unmatched Weathering Capability*
- *Color Match Excellence*
- *Proven Longevity*
- *Easy Installation*
- *Uncompromised Beauty*
- *Made in the USA*



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"This is our second project using EcoStar Majestic Slate and our crews love the ease of installation and our customers love the distinctive look on their roofs."

- Alan Frank, Alan Frank Roofing Co.

Majestic Slate 10" and 12" in Custom Gray

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The EcoStar Difference

As the leading manufacturer of sustainable roofing tiles, we recognize the challenges our world faces regarding Earth's limited resources, non-renewable energy sources, and responsible disposition of waste.

EcoStar LLC leads the composite steep-slope roofing industry with its premium synthetic slate and shake roofing tiles. EcoStar products are made to the highest of standards and are the environmentally-responsible choice for contractors, specifiers, architects and property owners. EcoStar tiles are manufactured in the USA with a material made of up to 80% upcycled post-industrial rubber and plastic.

Over the years, technology has enhanced our already exceptional weathering performance. Product weathering occurs in all synthetic roofing products regardless of material content (recycled or virgin). Our lot control methods ensure that our tiles weather uniformly, so that over time, EcoStar tiles lose their slight sheen and develop a patina, continuing the replication of their natural counterparts. Testing our products remains paramount to providing products that look beautiful and realistic when first installed, and even more natural with each year of exposure to mother nature. In other words, we improve with age!

Manufactured in strict adherence to ISO 9001 Quality Management Standards.



EcoStar LLC—pioneers of sustainable roofing since 1993.

upcycle

transitive verb

: to recycle (something) in such a way that the resulting product is of a higher value than the original item : to create an object of greater value from a discarded object of lesser value.

20-Year Old Roof
Majestic Slate 12" in Midnight Gray

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Traditional Slate

The enduring beauty of slate.

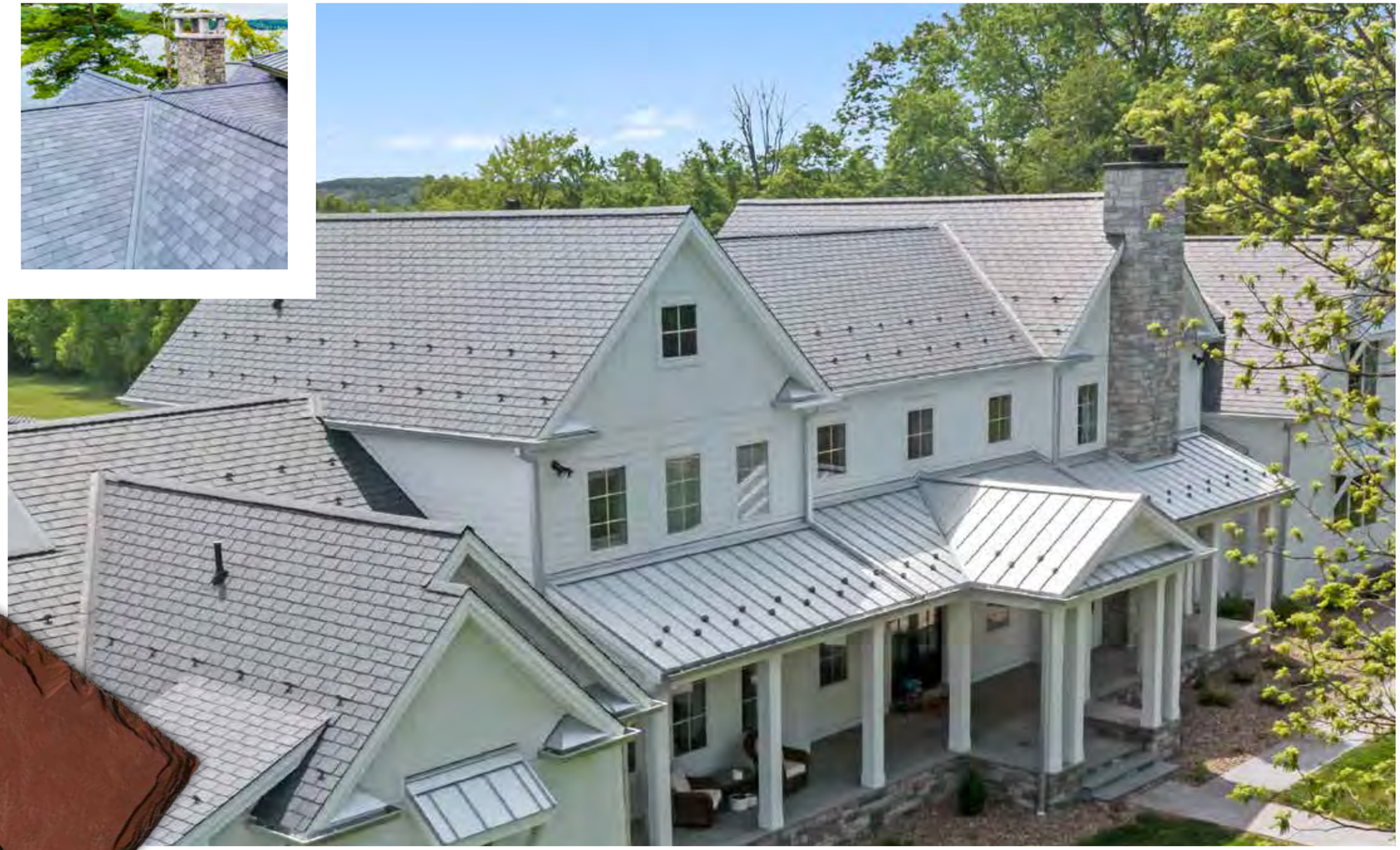
An affordable and environmentally friendly alternative to natural slate, our Traditional Slate lines of recycled roof tiles capture the beauty of natural slate. Traditional Slate is available in single widths (10" and 12"), Designer Tiles (Beveled Edge, Chisel Point and Beaver Tail) and a Random-Width Blend (6", 9" and 12").

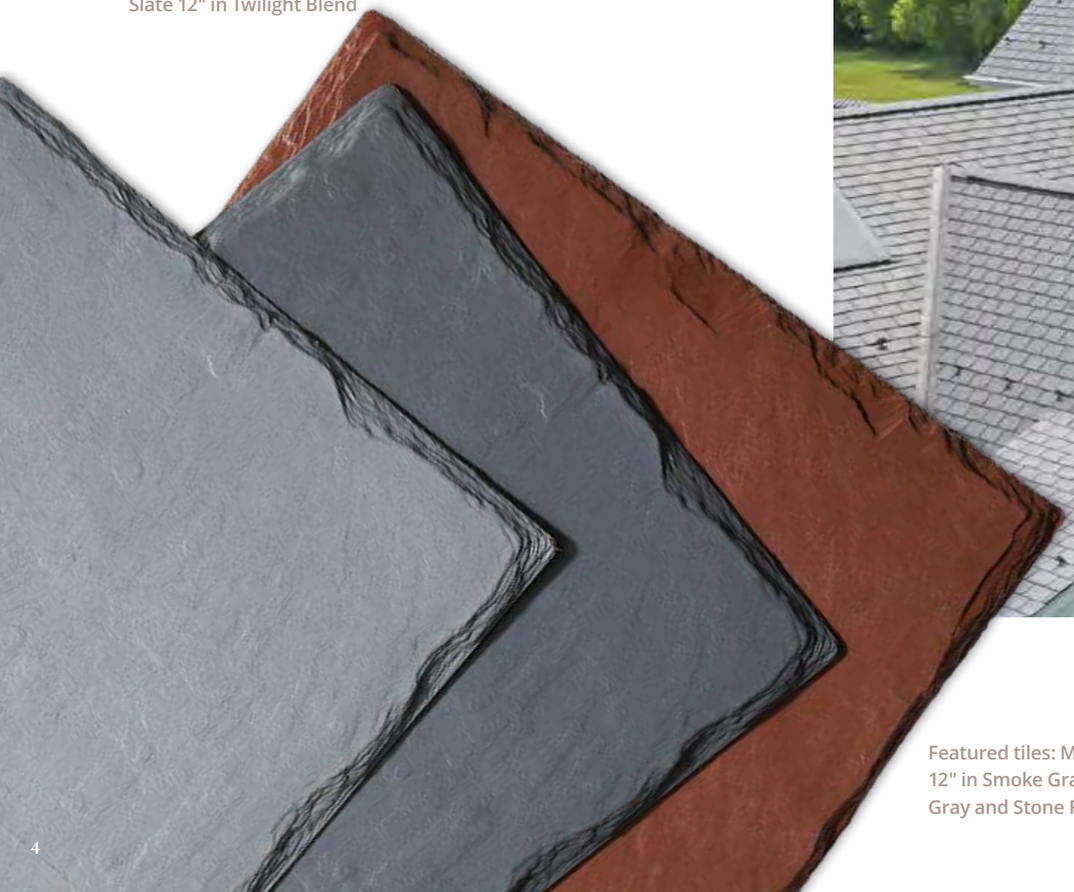
Featured image: Majestic Slate 12" in Federal Gray





From left to right: Majestic Slate Beaver Tail in Midnight Gray, Mountain Plum and Chestnut Brown; Majestic Slate 12" in Chestnut Brown; Majestic Slate 12" in Twilight Blend





Featured tiles: Majestic Slate 12" in Smoke Gray, Federal Gray and Stone Red

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Niagara Slate

The thickest, most natural-looking slate profile.

Bigger is better when it comes to Niagara Slate, EcoStar's largest profile slate, designed to create enhanced shadow lines for maximum aesthetic appeal. Niagara Slate is available in single widths (10", 12" and 14") and a Random-Width Blend.

Featured image: Majestic Niagara Slate 14" in Chestnut Brown









From left to right: Majestic Niagara Slate 12" in Stormy Gray Blend; Majestic Niagara Slate 14" in Chestnut Brown; Majestic Niagara Slate 12" in Midnight Gray



EcoStar LLC

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Featured tiles: Majestic Niagara Slate in Federal Gray, Mountain Plum and Smoke Gray

Attachment: DHPG letter Ex 4 - EcoStar Product-Showcase-Brochure_Apr23 (28824 : St. Mary's Motherhouse at 400 Mill Street)

Random-Width Blends

The most realistic slate blends.

Random-Width Blends are available in both Traditional and Niagara product lines. Traditional Random-Width Blend includes 6”, 9” and 12” Majestic Slate or Empire Slate tiles. Niagara Random-Width Blend includes 10", 12" and 14" Majestic Niagara Slate or Empire Niagara Slate tiles. An even number of each size tile is included in every bundle for ease of installation on-site. With straight and staggered installation options, these blends provide the look you desire and the protection you need.

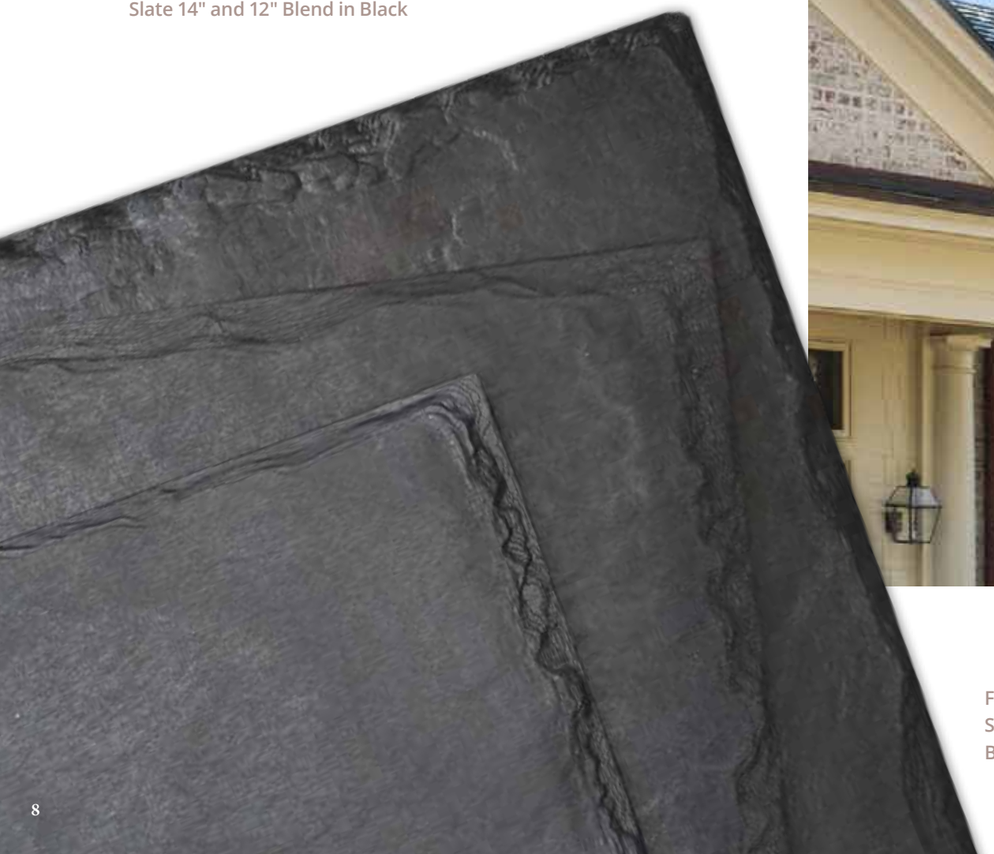
Featured image: Majestic Niagara Slate Random-Width Blend in Black





From left to right: Majestic Slate Random-Width Blend in Earth Green; Majestic Niagara Slate Random-Width Blend in Black; Majestic Niagara Slate 14" and 12" Blend in Black





Featured tiles: Majestic Slate Random-Width Blend in Midnight Gray

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Innovative Design, Classic Slate Look

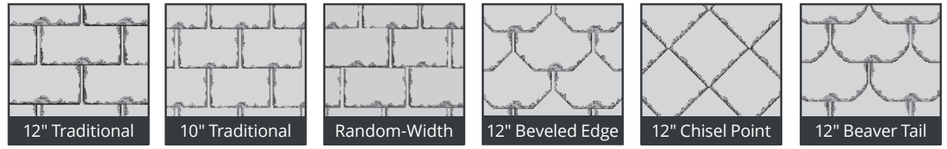
EcoStar Slate

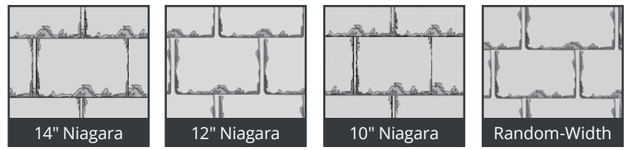
Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

Significant advantages:

- Weighs significantly less than natural slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

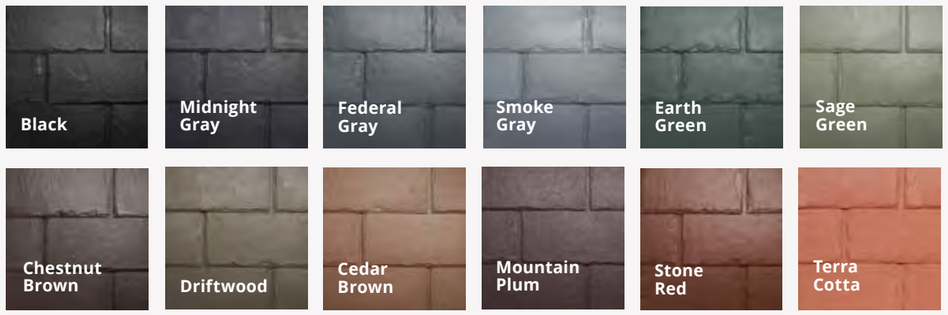
Profiles





Row 1: Solid Tiles
Row 2: Cavity-Back Tiles

Majestic Standard Colors



Color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading.



Looking for a more unique look?
Achieve a custom look by combining multiple profiles and/or colors. See page 20 to learn more.

All EcoStar products are factory pre-blended for both color and width.

The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, EcoStar offers the right tile.

Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

Empire Slate

The same classic slate look as Majestic Slate with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

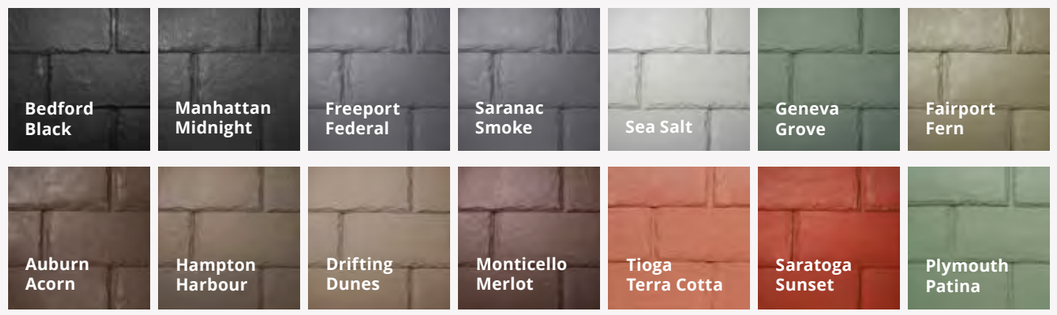
Niagara Slate

Niagara Slate is available in the Majestic and Empire formulas and offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

Our slates replicate real slate in so many ways - the beauty and durability, the slight sheen after installation, and the gentle patina of the surface over time.

	Majestic Slate		*Empire Slate*	
Tile Features	Traditional	Niagara	Traditional	Niagara
Recycled Material	80%	80%	25%	25%
Tile Widths	12", 10", 9", 6"	14", 12", 10"	12", 10", 9", 6"	14", 12", 10"
Profile	Solid	Cavity-back	Solid	Cavity-back
Tile Thickness	1/4"	5/8"	1/4"	5/8"
Reveal	7", 6"	10", 9"	8", 7", 6"	10", 9"
Weight per Square (at maximum reveal)	275 lbs. (12" tile)	250 lbs. (14" tile)	308 lbs. (12" tile)	290 lbs. (14" tile)
Fire Rating	Class C	Class C	Class C/A	Class C/A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Miami-Dade	No	No	Yes	Yes
Standard Colors	12	12	14	14
Cool Roof Colors	No	No	11	11
Custom/Marbled Colors	No	No	Yes	Yes
Designer Tiles	Yes	No	Yes	No

Empire Standard & Cool Colors



Cool Colors

Enjoy additional energy savings from our line of Cool Colors, available in all Empire colors. (excludes Bedford Black, Tioga Terra Cotta and Plymouth Patina)

"EcoStar synthetic slate was just what we were looking for. We were able to select the size, shape, and blend of colors required to give our home the look of a well-preserved nineteenth-century structure."

- Jay Panzer, Homeowner

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

www.ec

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Traditional Shake

The enduring beauty of shake.

EcoStar's Seneca Shake, Empire Shake and Empire Shake Plus tiles create the look of authentic hand-split wood shake. They provide protection from fire, resistance to the elements, potential property insurance cost reductions and require little-to-no maintenance.

Featured image: Seneca Shake in Black





From left to right: Seneca Shake in Mountain Plum; Seneca Shake in Black; Empire Shake in Hampton Harbour





Featured tiles: Seneca Shake in Sage Green, Cedar Brown and Stone Red

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Aspen Blend

The most realistic shake blend.

Aspen Blend replicates the look of thick, hand-split wood by using a combination of Empire Shake and Empire Shake Plus tiles. This blend is manufactured in random widths of 6", 9" and 12" and thicknesses of 3/8" and 3/4" for the rich, traditional look of wood shake.

Featured image: Aspen Blend in Hampton Harbour







From left to right: Aspen Blend in Driftwood; Aspen Blend in Feathered Driftwood; Aspen Blend in Cedar Brown



EcoStar LLC

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Featured tiles: Aspen Blend in Driftwood and Hampton Harbour

Attachment: DHPG letter Ex 4 - EcoStar Product-Showcase-Brochure_Apr23 (28824 : St. Mary's Motherhouse at 400 Mill Street)

Niagara Shake

The thickest, most natural-looking shake profile.

Bigger is better when it comes to Niagara Shake, EcoStar's largest profile shake that was designed to create enhanced shadow lines for maximum aesthetic appeal.

Featured image: Majestic Niagara Shake in Chestnut Brown





From left to right: Empire Niagara Shake in Hampton Harbour; Majestic Niagara Shake in Chestnut Brown; Empire Niagara Shake in Manhattan Midnight





Featured tiles:
Empire Niagara Shake in
Hampton Harbour

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Sustainable Design, Hand-crafted Appeal

EcoStar Shake

EcoStar shake tiles replicate the look of natural hand-split cedar shakes. The tile molds have been custom crafted using real wood shake tiles as a template to create an intricate texture that appears truly natural. Compare Ecostar shake to any other synthetic shake product and you will see the difference.

Significant advantages:

- Reduced maintenance and repairs
- Longer life
- Exceeds industry performance standards
- Mold and algae resistant
- Resistant to weathering, rot and cracking
- Reduced environmental impact
- Available in multiple colors, sizes and thicknesses
- 50-year warranty

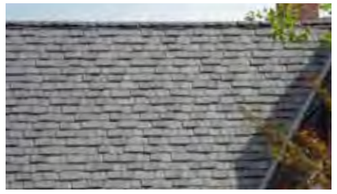
Tile blends for a natural look

Our **Standard Blend** uses a mixture of all three widths of Seneca Shake or Empire Shake. For an even greater visual impact, **Aspen Blend** includes 2/3 Empire Shake (3/8" thick) and 1/3 Empire Shake Plus (3/4" thick) in all three widths.



Standard Blend

Mixture of Seneca Shake or Empire Shake in all three widths.



Aspen Blend

Combines 2/3 Empire Shake (3/8” butt) and 1/3 Empire Shake Plus (3/4” butt) in all three widths.

The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, Ecostar offers the right tile.

Seneca Shake

EcoStar's original synthetic shake tile, meeting the needs of most residential roofing and siding applications, and made of 80% recycled material.

Empire Shake

The same classic shake look with additional energy-saving benefits and design features that meet the needs of commercial and historical properties.

Empire Shake Plus

All the benefits of Empire Shake with a 3/4" thickness for even greater aesthetic appeal.

Niagara Shake

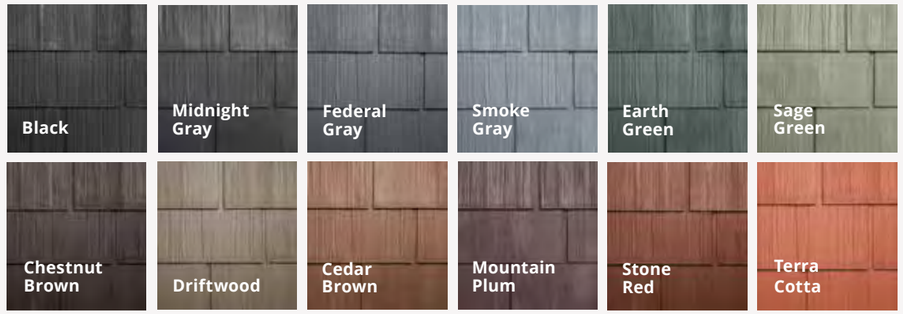
Niagara Shake is available in the Majestic and Empire formulas and offers an increased tile size and thickness for enhanced shadow lines and aesthetic appeal.

	Seneca/Majestic		*Empire*		
Tile Features	Shake	Niagara	Shake	Shake Plus	Niagara
Recycled Material	80%	80%	25%	25%	25%
Tile Widths	12", 9", 6" blend	10”, 9”, 8”, 7” blend	12", 9", 6" blend	12", 9", 6" blend	10”, 9”, 8”, 7” blend
Profile	Solid	Cavity-back	Solid	Cavity-back	Cavity-back
Tile Thickness	3/8"	3/4"	3/8"	3/4"	3/4"
Reveal	8”, 7”	10”, 9”	9", 8”, 7”	9", 8”, 7”	10”, 9”
Weight per Square (at maximum reveal)	261 lbs.	216 lbs.	277 lbs.	371 lbs.	250 lbs.
Fire Rating	Class C	Class C	Class C/A	Class C/A	Class C/A
Impact Rating	Class 4	Class 4	Class 4	Class 4	Class 4
Miami-Dade	No	No	Yes	Yes	Yes
Standard Colors	12	12	14	14	14
Cool Roof Colors	No	No	11	11	11
Custom/Marbled Colors	No	No	Yes	Yes	Yes

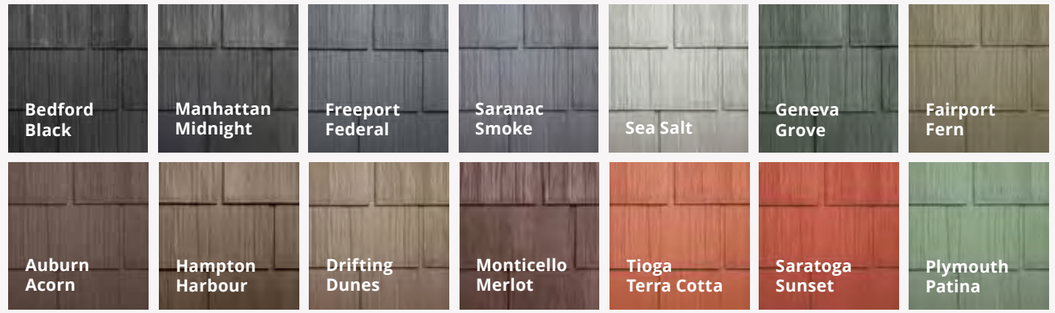
Cool Colors

Enjoy additional energy savings from our line of Cool Colors, available in all Empire colors. (excludes Bedford Black, Tioga Terra Cotta and Plymouth Patina)

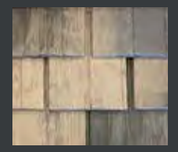
Seneca / Majestic Standard Colors



Empire Standard & Cool Colors



Color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading.



Want to customize your curb appeal?

Give the visual impact your property deserves by choosing a combination of colors or by developing a custom color. See page 20 to learn more.

All EcoStar products are factory pre-blended for both color and width.

"It's not only the most aesthetically pleasing roofing system I've seen, but the durability and value is not comparable to any other product."

- Justin Diliberto, Divine Residential LLC

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

Attachment: DHPG letter Ex 4 - EcoStar Product-Showcase-Brochure_Apr23 (28824 : St. Mary's Motherhouse at 400 Mill Street)

Color Options to Fit Your Style

Factory Blends*

EcoStar provides unlimited potential to enhance the beauty of your property with the option of color blends - available in all product lines. From "Wide-Range" blends, which include multiple shades of the same color, to completely custom multi-color mixes, you can create a striking roof with unique style.

Slate Color Blends:


Scottish Blend


Tuscan Blend


Napa Blend

Shake Color Blends:


Summit Blend


Wood Trail Blend


Sierra Blend

Wide Range Blends:


Stormy Gray Blend


Twilight Blend


Forest Blend


Canyon Blend



Majestic Niagara Slate 12" in Stormy Gray Blend

** All EcoStar products are factory pre-blended for both color and width.*

Marbled Blends

EcoStar offers eight beautiful marbled blends in our Empire product lines. Each blend contains a minimum of 2-3 different marbled tiles offering a unique look for any project. Our marbled blends are also available in solid colors. Ask your representative for more details.


Riverbed


Vineyard


Rolling Meadow


Harvest Hill


Ancient Quarry


Feathered Driftwood


Fresh Cut Cedar


Hunters Creek Blend



Custom Colors

EcoStar's production team can create slate and shake tiles with unique hues based on samples of material, paint swatches, or Pantone® color numbers that highlight your property. Design ideas for your project are endless.



"EcoStar is the cream of the crop. From the people who produce it, to the product, and right down to the installation. It's a product made from recycled material with an authentic look, backed by one of the best warranties in the industry."

- Ronald Cole, The Roof Connection

Top: Empire Slate 12" in Ancient Quarry

Bottom: Aspen Blend in Fresh Cut Cedar

Attachment: DHPG letter Ex 4 - EcoStar Product-Showcase-Brochure_Apr23 (28824 : St. Mary's Motherhouse at 400 Mill Street)

Commercial and Historic Applications

Exceeding the demands of commercial properties

As a pioneer of synthetic roofing products since 1993, EcoStar has become a favorite for educational buildings, religious facilities and government projects. Designed with up to 6" headlap for installation integrity, EcoStar roof systems exceed best practice roofing techniques, ensuring the longevity of your roof. All EcoStar products are manufactured under strict adherence to ISO 9001 quality management standards.

Preservation meets conservation

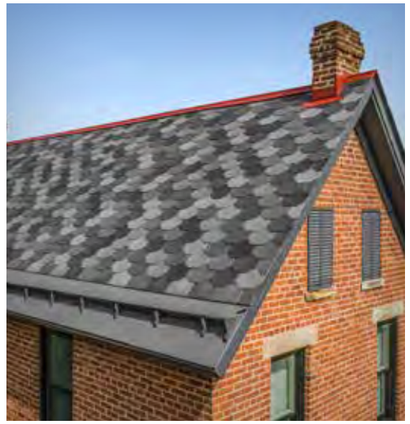
EcoStar products allow preservationists to match the distinctive look of an original roof while meeting modern day performance expectations, limiting the use of natural resources, reducing waste and minimizing carbon footprint. Focusing on reducing, reusing and recycling promotes the lasting benefits of conservation while allowing us to protect our cultural heritage. EcoStar tiles offer flexible installations, such as staggered and offset, to better match original roof designs. EcoStar has been approved for use in historic preservation projects throughout the United States.

Features and benefits:

- Weighs significantly less than natural slate
- Requires little-to-no maintenance
- Offers energy-saving cool colors
- Includes up to 80% post-industrial recycled content
- Easy application keeps installation costs down
- May contribute toward LEED certification
- Available in a wide variety of profiles and colors
- 50-year warranty is standard

Majestic Slate has been widely accepted by preservationists and historians for nearly 30 years.











Top (Right): Majestic Slate 12" in Stone Red

Bottom: Empire Slate Beveled Edge in Manhattan Midnight Wide Range and Freeport Federal Wide Range

"Our large, historic home had a very old, deteriorating, and unsightly slate roof that needed frequent repairs. Our new EcoStar Majestic Niagara Slate roof matches the original roof perfectly and restores our home to its former beauty."
- David M., Homeowner

" We are so pleased with the look and performance of the roofing."

- Bill Ingram, Land Management, Inc.

Bottom (Left to Right): Majestic Niagara Slat in Sage Green, Cedar Brown and Mountain

Majestic Slate 12" in Midnight Gray and B

Majestic Niagara Slate 12" in Smoke Gray, Federal Gray, Midnight Gray, and Mountain

Attachment: DHPG letter Ex 4 - EcoStar Product-Showcase-Brochure_Apr23 (28824 : St. Mary's Motherhouse at 400 Mill Street)









Installation and Accessories

EcoStar's extensive network of Gold Star Applicators have been professionally trained to provide you with a remarkably beautiful installation. Our accessories are designed to complement EcoStar synthetic roofing tiles, and are proven to extend the longevity of a roofing system.

Our reliable protection encompasses every component of the EcoStar roof installation.



Glacier Guard

Glacier Guard is an impermeable self-adhering membrane, offering enhanced protection against moisture penetration. A high-temperature self-adhered membrane is also offered.



Aqua Guard

Aqua Guard is a versatile roofing underlayment offering a stronger and lighter alternative to traditional felt.



Ridge Vent

EcoStar offers a continuous tile-over ridge vent that efficiently removes moisture build-up in the attic space of a building.



EcoStar Fasteners

Our stainless steel fasteners provide superior strength and resistance to corrosion, staining and leaking.

Complete Warranty Protection

A standard 50-year Limited Material Warranty is offered at no extra charge with the purchase of an EcoStar roof. To ensure that your EcoStar roof will perform at its best, consider the benefits of our transferable 50-Year Gold Star Limited Labor and Material Warranty.

Standard Warranty
Non-Transferable, Limited Materials

Gold Star Warranty
Transferable, Limited Labor and Materials

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

Custom Projects

Whether you're looking for a custom color or shape, EcoStar has the in-house capability to develop a solution for your unique project.



Island Groove Clay Tile



Saw Cut Tile



Fish Scale Tile

Call us today at ***800.211.7170*** or visit ***www.ecostarllc.com*** for more information.





Top: Majestic Slate 12" in Federal Gray

Bottom: Aspen Blend in Midnight Gray

A roof that is just as reliable as beautiful; the result of opting for our Gold Star Certified Applicators at every installation.

Protection Overview

- Miami Dade prolonged and accelerated weathering @ 4,500 hours
- Job lot control produces uniform roof tile weathering
- Miami Dade Wind TAS100 & TAS125 (NOA # 17_1227_10)
- UL listed Class C or A fire resistance (UL 790)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- ISO 9001:2015 Quality Management Standards
- 50-Year Material Warranty
- 50-Year Transferable Labor and Material Warranty available

Proudly approved and certified by the following organizations:

Underwriters Laboratories (UL)®
Texas Department of Insurance
Florida Building Code

Visit www.ecostarllc.com for a complete listing of approvals and certifications.

Attachment: DHPG letter Ex 4 - EcoStar Product-Showcase-Brochure_Apr23 (28824 : St. Mary's Motherhouse at 400 Mill Street)

National Park Service
U.S. Department of the Interior

Technical Preservation Services
National Center for Cultural Resources

ITS
NUMBER 32

Interpreting
The Secretary of the Interior's Standards for Rehabilitation

Subject: Slate Roof Treatments

Applicable Standards: 2. Retention of Historic Character
6. Repair/Replacement of Deteriorated or Missing Features Based on Evidence

Issue: The roof of a historic building is often its most character-defining feature and a roof covered in slate only adds to this character. Slate as a roofing material continues to be one of the most durable materials available, with a life-span as long as 150 years. It is also weatherproof, aesthetically appealing, and readily obtainable. Although the recommended treatment is to repair a slate roof or replace it in kind if necessary, with rising costs and a variety of alternative roofing products on the market, property owners may prefer to replace slate with alternative roofing materials. These include asphalt-based fiber-glass shingles, polymer-based shingles (often containing recycled materials such as rubber), and less successfully, concrete and metal shingles. Replacing a deteriorated historic roof may fail to meet the Secretary's Standards if it is replaced with a material that does not have the same visual qualities as the original. Slate roofs can often be repaired and some roofers specialize in this practice by removing and replacing only the most damaged tiles and keeping as much of the original as possible. This is the recommended approach. It may be accomplished on an as-needed basis and is generally cost effective. Most importantly, it preserves the roofing material, and thus, preserves the building's historic character.

At times, however, slate may be damaged beyond repair or missing entirely. What, then, is the most appropriate treatment? Replacement of the slate in kind to match the existing is always the preferred treatment. However each project must be evaluated on a case-by-case basis, taking into account the existing condition of the roof, its profile and visibility, the availability of materials, and the overall design of the building.



Typical view of Colonial-Revival apartment building in complex before rehabilitation. Note the mottled appearance of original slate due to numerous past repairs.

Application 1 *(Compatible Treatment)*: After surveying approximately fifty buildings in this Colonial Revival-Style apartment complex, it was determined that the 80-year old slate roofing was in poor condition. As a result, the owner proposed that all the slate be removed and replaced with a polymer-based substitute. The most distinctive features of these simple 2-1/2 story brick garden apartments are their hipped and gabled slate roofs, which are very visible within the complex. Therefore, replacement with a sub-stitute material was deemed incompatible and the owner agreed to use new slate from the original quarry. The new slate roofs, which require only seasonal maintenance, are a sound investment and historically appropriate.



Close up of damaged and previously repaired slate.

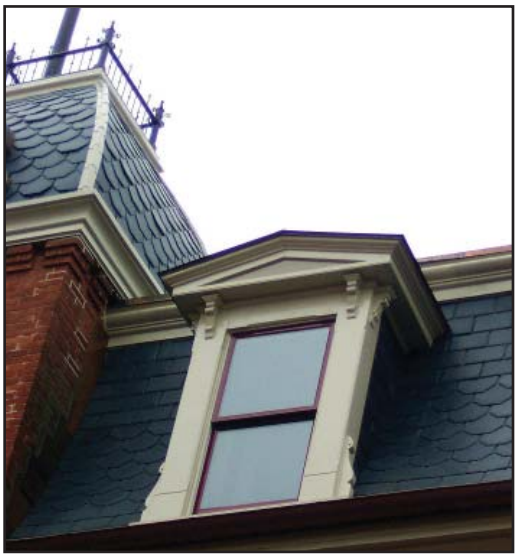
Attachment: DHPG letter Ex 5 - Brief 32, National Park Service ITS Article - Slate Roof Treatments (28824 : St. Mary's Motherhouse at 400 Mill



Right: *New rubber slate (center; left) next to historic slate (right).*

Application 2 *(Compatible Treatment)*: This 1894 example of Second Empire architecture is "high style" with pedimented dormers, balconies, corbelled cornices, a dominant central tower, and a small mansard roof covered in slate. Prior to rehabilitation the property was in extremely deteriorated condition and although some of the slate on the mansard was still there, it was delaminating, fractured, and partially painted. Since the roof is only one of many decorative elements making up the primary façade and not the sole defining feature of the building, replacing the slate with a polymer-based substitute slate was an acceptable alternative. Although the replacement slate is visible, it replicates the decorative fish-scale pattern of the historic slate and, thus, has the same appearance as the original roof. Because the building is on a narrow street and is generally viewed at an angle rather than head on, the mansard roof is not the major focal point.





Left: *Second Empire former hotel, built in 1894.*

Right: *Close-up of substitute slate after installation.*

Application 3: *(Compatible Treatment)*: After careful inspection, the slate roof of this circa 1895 former brewery was determined to be beyond repair and during rehabilitation was replaced with high quality asphalt-based fiberglass shingles. The new asphalt shingles are the same size and color as the original slate and have similar shadow lines. The roof, with its many towers, turrets and monitors, is clearly a distinctive and prominent feature, but because of the massive scale and height of the building, it can only be viewed at a considerable distance. For this reason, a substitute roofing material was acceptable in this instance.





Above: *Close up of the replacement roof after installation.*

Left: *View of the historic brewery taken from a distance after rehabilitation.*

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the **Secretary of the Interior's Standards for Rehabilitation**, are not necessarily applicable beyond the unique facts and circumstances of each particular case.

Attachment: DHPG letter Ex 5 - Brief 32, National Park Service ITS Article - Slate Roof Treatments (28824 : St. Mary's Motherhouse at 400 Mill

EcoStar LLC Gold Star

Limited Labor & Material Warranty

Warranty #:

Date Issued:

Building Owner:

Address:

City/State/Zip:

Telephone:

Building Address:

City/State/Zip:

Certified Applicator:

Address:

City/State/Zip:

Telephone:

Primary Contact:

Certification #:

Job Size & Colors:

SAMPLE

THIS WARRANTY APPLIES ONLY TO ECOSTAR™ PRODUCTS INSTALLED BY GOLD STAR AUTHORIZED APPLICATORS. Subject to the terms, conditions, and limitations stated below, EcoStar LLC ("EcoStar") warrants that EcoStar's Products ("Products") are free from manufacturing defects at the time of sale and that the Gold Star Authorized Applicator's workmanship to install those Products (the "Labor") is free from defects and that the Products have been installed in accordance with EcoStar's training and specifications. Subject to the terms set forth herein, EcoStar further warrants the Products and Labor will be free from defects, under normal use, for a period of Fifty (50) years from date of final approval. This Limited Labor & Material Warranty does not apply to materials not sold by EcoStar nor does it cover any labor costs or other elements of a construction project, unless specifically stated to the contrary herein. A "leak" does NOT constitute a defect under the terms of this warranty.

The useful life of a given Product may be affected by many factors including: the weather conditions to which it is exposed; the type and quality of the construction, including the roof decking and ventilation; and other factors over which EcoStar has no control. This Limited Labor & Material Warranty describes the remedies in the event the defects in Products or Labor affect performance of the Product during the stated warranty period. Any limited warranty does not assure that the covered products will in reality last the entire length of the stated warranty period.

TERMS, CONDITIONS, LIMITATIONS

1. To file a claim under this Limited Labor & Material Warranty, the building owner ("Owner") must, within thirty (30) days of discovery of a defect, send a written notification of the alleged defect together with a copy of this warranty and proof of purchase of the Products (a "Claim") to EcoStar Technical and Warranty Services: 42 Edgewood Drive, Holland, New York 14080.

2. EcoStar shall review the completed Claim within a reasonable amount of time from receipt of the completed Claim. EcoStar may ask for samples of the Products and photographs showing the extent of the defect. The Owner, at its sole expense, is responsible for providing samples, and any other materials reasonably requested by EcoStar. The Owner shall allow a reasonable time for investigation by EcoStar, laboratory testing of the suspected/defective Products, and inspection of the project. Any Claim for reimbursement of tiles which have been replaced prior to EcoStar's receipt of the Claim and an on-site inspection by EcoStar, shall be denied. If the investigation reveals Product or Labor defects covered by this Limited Labor & Material Warranty, EcoStar will provide, within a reasonable period of time, a remedy in accordance with the conditions contained herein.

3. This Limited Labor & Material Warranty is the sole and exclusive remedy provided to the Owner with regard to the Products and Labor. In the event that the Products or Labor are found to contain defects which affect performance, EcoStar, at its sole option and subject to the limitations set forth herein, shall either (i) pay the reasonable cost of replacing the defective Products together with "Repair Costs" related thereto OR (ii) replace the Products and pay for the reasonable "Repair Costs". EcoStar will cover the cost of installation labor for a covered claim up to a maximum of $350.00 per "square" (100 square feet) for repair or replacement of EcoStar Products ("Repair Costs"). The Repair Costs covered by this Limited Labor & Material Warranty do not include costs for tear-off, disposal charges, flashing, metal work and other costs incurred during the repair or replacement of the roof, or materials not supplied by EcoStar. EcoStar's obligations hereunder shall be prorated as set forth in paragraph 4, below.

4. This Limited Labor & Material Warranty shall be prorated after the first ten (10) years. EcoStar will pay a percentage of the reasonable replacement cost for Product and Repair Costs as described above, which will be calculated by dividing the number of months remaining in the warranty period by the number of months in the original warranty period. EcoStar shall replace any Products found to be defective and pay the reasonable installation labor to replace the defective Products. Provided, however, that any payment made by EcoStar shall be prorated as set forth above for each month of the Owner's use of the Products.

   This Warranty shall not cover any variations in sheen, gloss or color differences in any replacement Products. The Product will weather over time and EcoStar does not warrant that replacement Product will match any previously installed Product.

5. This Limited Labor & Material Warranty shall not be applicable if EcoStar determines that any of the following has occurred:

   a. The Products are damaged by natural disasters, including but not limited to, lightening, fire, hail, earthquake, mudslides, tornadoes, hurricanes; or

   b. The Products are damaged by acts of negligence, accidents or misuse, including, but not limited to, vandalism, civil disobedience, or acts of war; or

   c. Products or product not furnished by EcoStar are used and fail or cause defects in EcoStar Products; or

Attachment: DHPG letter Ex 6 - EcoStar SAMPLE Gold-Star-Warranty (28824 : St. Mary's Motherhouse at 400 Mill Street)

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d. Deterioration or failure of building components, including but not limited to, the roof deck, framing, metal roof components, walls, mortar, foundation, machinery, HVAC units, or other such items; or

e. Deterioration or failure of the Products due to causes not related solely to the Products, including, but not limited to, defects or harmful substances in underlying materials; or

f. Usage or spillage of material or substance not compatible with the Products, including, but not limited to, petroleum based products, oils, acids, animal fats, harmful chemicals, and the like, which comes in contact with the Products and causes deterioration; or

g. The Products are damaged as a result of structural modifications to the building and/or roof after the installation of the Products; or

h. The Products are damaged as a result of the installation or maintenance of equipment on the roof, including, but not limited to: fans, vents, air-conditioning equipment, satellite dishes, signs, decorative pieces, solar panels, sky-lights, water heaters, or water storage tanks; or

i. The Products are damaged as a result of ice or snow damming on the roof, or snow sliding off of the roof that may cause damage to EcoStar materials, Non-EcoStar materials or persons or property; or

j. The Products are damaged as a result of unusual or excessive heating sources, including, but not limited to, excessive heat resulting from furnaces, air conditioning units, and window reflection; or

k. The Products are damaged as a result of persons accessing the roof; or

l. The Products are damaged as a result of ash or smoke from chimneys; or

m. The Products are damaged by insects, birds or other animals; or

n. The Products were installed at a temperature lower than 45ºF; or

o. The Products have been installed over an improperly vented roof deck; or

p. The Products have not been installed according to the EcoStar Installation Guide.

6. This Warranty does not cover any and all claims resulting from color . changes to the Products.

7. This Warranty shall be null and void if either of the following occurs:

a. Failure of the Owner to use reasonable care in maintaining the EcoStar Products; or

b. Owner fails to comply with all the terms or conditions stated herein.

8. EcoStar warrants against blow-offs, but such warranty:

a. Applies only to damage from winds up to 90 miles per hour. In no event shall EcoStar be liable for any loss or damage due to winds in excess of the specified 90 miles per hour wind velocity;

b. Is conditioned upon installation in accordance with EcoStar's printed Installation Guide and specifications and the use of EcoStar nails, fasteners underlayment, self-adhering underlayment and any other EcoStar provided accessory;

c. Shall apply only during the first ten (10) years after installation and is limited to EcoStar's obligation to pay the reasonable cost of replacing Tiles that have blown off. EcoStar's liability for coverage under this section of this Limited Labor & Material Warranty shall terminate after ten (10) years.

9. EcoStar shall have no obligation under this warranty unless all the bills and charges for the Products and fees for the warranty have been paid in full to all parties.

10. This warranty may be transferred by the original Owner once during the first seven (7) years of the term of the warranty. To transfer this warranty to a new building Owner ("New Owner") the existing Owner must send a certified letter to EcoStar requesting the transfer along with a photocopy of this warranty together with proof of the date of closing within 30 days of the closing of the sale to the New Owner. EcoStar will forward a new warranty, and the effective date of the warranty, to the New Owner, will remain the same as on the original Owner's warranty. The transferred warranty will be the EcoStar warranty that is in effect at the date of Transfer. The New Owner is not permitted to transfer the warranty again.

11. EcoStar's failure to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such terms or conditions.

12. This Warranty supersedes and is in lieu of any and all other warranties and representations, whether oral or in writing. No representative of EcoStar has authority to make any representations or promises except as stated herein.

13. Written Manufacturer Warranty Arbitration Provision. All claims disputes between the Building Owner and EcoStar not resolved through the manufacturer's informal disputes settlement procedure set forth in this warranty, and not barred by applicable statutes of limitations or otherwise barred by law, resulting from or arising out of the design, manufacture, warranty, or repair of the Products, including but not limited to: the termsof the warranty, the terms of this arbitration agreement, and all clauses herein contained their breadth and scope, and any term, of any agreement contemporaneously entered into by the parties concerning any goods or services manufactured or provided by EcoStar; the condition of the Products; the representations, promises, undertakings, warranties or covenants made by EcoStar (if any); or otherwise dealing with the Products; will be submitted to binding arbitration pursuant to the American Arbitration Association Construction Industry Arbitration Rules and Mediation procedures in effect at the time the claim is filed. The arbitration shall be held in Buffalo, New York. In the event a court having jurisdiction finds any portion of the arbitration agreement unenforceable, that portion shall not be effective and the remainder of the agreement shall remain effective.

14. This warranty shall be interpreted in accordance with the substantive laws of the State of New York (but only to the extent not subject to pre-emption under federal law). Any dispute not subject to arbitration shall be heard in the federal or state courts located in Buffalo, New York.

15. Notwithstanding anything to the contrary herein, to the extent that any provision of this Limited Labor & Material Warranty is deemed invalid under any applicable law, then with regard to such instances, such provision(s) shall be of no effect, or, if practicable, shall be deemed modified to the extent necessary to comply with such law, and the remaining portions of this Limited Labor & Material Warranty shall not be affected but shall continue in full force and effect.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE TILES. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THEIMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. ECOSTAR SHALL HAVE NO LIABILITY UNDER ANY THEORY OF LAW FOR ANY CLAIMS, REPAIRS, RESTORATION, OR OTHER DAMAGES, INCLUDING, BUT NOT LIMITED TO, CONSEQUENTIAL OR INCIDENTAL DAMAGES, RELATING, DIRECTLY OR INDIRECTLY, TO THE PRESENCE OF ANY IRRITANTS, CONTAMINANTS, VAPORS, FUMES, MOLDS, FUNGI, BACTERIA, SPORES, MYCOTOXINS, OR THE LIKE IN THE BUILDING OR IN THE AIR, LAND, OR WATER SERVING THE BUILDING.

Attachment: DHPG letter Ex 6 - EcoStar SAMPLE Gold-Star-Warranty (28824 : St. Mary's Motherhouse at 400 Mill Street)

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HERITAGE
CONSULTING GROUP

St. Mary's Apartments
Slate Roof Replacement

400 Mill Street, Amherst, NY

March 26, 2024

Prepared for:
St. Mary's Commons Apartments, L.P.

Prepared by:
Heritage Consulting Group
(215) 248-1260
heritage-consulting.com



Attachment: Nick Kraus Aff Ex 2 - St Marys Apartments - Report Final - 3.26.24 (28824 : St. Mary's Motherhouse at 400 Mill Street)

Executive Summary

This Document, prepared by Heritage Consulting Group, is a summary and analysis of the Secretary of the Interior's Standards for Rehabilitation, administered at federal, state, and local levels of review, that impact the replacement of the slate roof at 400 Mill Street in the town of Amherst, New York. Heritage Consulting Group is a historic preservation firm that specializes in the historic tax credit process, administered at both the federal and state levels.

The definitive documents that govern any decision(s) regarding the replacement of a historic material on a historic building with an appropriate "replacement" material are outlined in guidance published by the National Park Service (NPS) in response to Secretary of the Interior's Standards for Rehabilitation. Many local, state, and national agencies utilize the Secretary of the Interior's Standards for Rehabilitation, as they provide a balanced approach between restoration and reconstruction. Local law No. 14-2023 for the Code of the Town of Amherst, Historic Preservation Chapter 121, under § 121-8., section B, under the criteria for issuing a Certificate of Appropriateness, it states determinations for applications are "…guided by the current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as general criteria."

Specific to the NPS guidance:

1. The NPS guidance on the Standards for Rehabilitation provide latitude for the use of synthetic slate as a replacement material for slate roofs.

2. The NPS guidance provides for the use of a substitute material when use of the historic material is economically infeasible.

3. The NPS guidance provides for the use a substitute material when the replacement material matches the appearance of the historic material.

Historically known as one of the buildings in the St. Mary of the Angels Motherhouse Complex, the Motherhouse building continues to evoke its association as an architecturally-significant building in the town of Amherst, New York. The Motherhouse building was rehabilitated into an affordable housing complex for seniors in 2003. Prior to and since that time, continuous repairs have been undertaken to maintain the original slate roof. These repairs have included localized replacement of slate tiles as well as use of membrane roofs where larger repairs were required. As such, the slate roof, which historically had a blended appearance, is now pocked by different colors, repairs and iterations, resulting in the roof no longer representing its historic appearance. In recent years, due to the age of the roof, issues with the original slate roof have caused extensive roof leaks, resulting in a need to replace the existing roofing system. Repairs are no longer a viable option. Factors in that decision include high cost, continued maintenance,

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long-term durability, safety, and climatic concerns have guided the applicant to request the replacement of slate with a visually-compatible synthetic slate material.

Under the guidelines published by the National Park Service to apply the ten standards listed in the Secretary of the Interior's Standards for Rehabilitation for rehabilitation projects, the NPS explores the use of alternative materials and state that it is permissible for such substitute materials to be used when proven that the replacement material matches the historic material in appearance, retains the overall visual quality of the building, provides greater protection against extreme weather conditions, and provides a necessary economic relief when financial constraints are present. Guidance published by the NPS to assist in "Interpreting the Standards" provides for the use of substitute materials, including synthetic slate. Examination of comparable projects reviewed under the Secretary of the Interior's Standards for Rehabilitation, highlight the compatible use of synthetic slate roofing as an alternative material, as it maintains the overall visual character of the historic feature. These comparable projects include historic tax credit projects and Section 106 projects, reviewed and approved by the State Historic Preservation Office and National Park Service, as well as others approved by municipal historic commissions including the New York City Landmarks Preservation Commission.

As the COA process in the town of Amherst is guided by the Secretary of the Interior's Standards for Rehabilitation, NPS guidance confirms the approvability of substitute materials such as synthetic slate, and similar scopes of work have been approved by local, state and national agencies. Based on this guidance, the fact that the existing slate roof is deteriorated beyond repair, and that the proposed synthetic slate will closely match the historic slate and will return it to a uniform appearance as it had during the period of significance, **it is the professional opinion of Heritage Consulting Group that the proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation. Due to the facts and circumstances of the subject building and the proposed project, it is believed that requiring use of slate, when a high-performing, visually-matching alternative material is available, is an undue burden that is not necessary in order to meet the Secretary of the Interior's Standards for Rehabilitation**.

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Background History of St. Mary's Apartments[1]

The building complex at 400 Mill Street, town of Amherst, New York was constructed in 1926 as the St. Mary of the Angels Motherhouse Complex as a religious, educational, and civic center. The Motherhouse building, now known as St. Mary's Apartments, was designed by Dietel and Wade Architects of Buffalo in the Collegiate Gothic architectural style with a stone exterior (Please note that this report, and the proposed scope of work, is limited to the Motherhouse building, now known as St. Mary's Apartments). The complex was originally designed as an expansion of the Amherst headquarters of the Sisters of St. Francis, including a convent, motherhouse, teaching facility, and housing for the poor and elderly. Outbuildings on the complex include a gatehouse, boiler house and garage buildings, gazebo, pump house, and stone grotto. The complex was designed on a large, undeveloped site to accommodate a circular drive, orchard, garden, and radial walkways. Its location was setback from the public right-of-way, creating a tranquil and private environment for its varied residents through the years.



Figure 1: Aerial etching of St. Mary of the Angels Convent. Roof is shown with single color of slate (*Amherst State Park Website*)

Over time, the Sisters of St. Francis subdivided portions of the original plot to accommodate new development within the area. In the mid-1990s, the Sisters relocated to a different convent located on the south end of the site. The remaining 85 acres of the site, including the Motherhouse building, were transferred to the State of New York and the Town of Amherst for public use. The complex was listed on the National Register of Historic Places in 2002 under Criterion C for architecture. In 2003, the Motherhouse building was rehabilitated into St. Mary's Apartments which provides affordable housing and amenity space for seniors. Historic tax credits were not utilized in this renovation. The building remains in use as St. Mary's Apartments, offering a quality affordable housing option with rents considerably below market rates.

[1] Historic references largely adapted from Clair L. Ross, "St. Mary of the Angels Motherhouse Complex," National Register Nomination Form, July 17, 2002.

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Project Summary

In the proposed roof rehabilitation at St. Mary's Apartments, the building will remain in use as affordable housing for seniors. Character-defining features, such as the floorplan, interior finishes, and site features will be retained. The proposed project only involves the replacement of the existing slate roof, which exists in a deteriorated condition, with EcoStar Slate in a color blend of the "Scottish Blend" and "Napa Blend". This proposed replacement roofing product is a natural-looking, 5/8" thick, synthetic slate roofing tile that matches the size, texture, and visual character of the existing slate (see image below). A monolithic example of the EcoStar slate has also been provided as an option for the replacement roofing.



Figure 2: EcoStar custom blend incorporating "Napa" and "Scottish" blends (left) and EcoStar monolithic type (right)

The visibility of a historic material is an important determinate in whether a substitute material will be appropriate. At the St. Mary's Apartment building, the replacement synthetic slate will be located at a height of four-stories, which is generally less visible than its other extant historic materials located on the building, including its stone façade and architectural door and window surrounds located at lower levels. Additionally, the proposed synthetic slate material will provide a greater barrier against extreme freezing and thawing cycles that occur in Amherst, which have caused increased weathering and scaling of the existing slate tiles, resulting in roof leaks and further damage that incurs high repair and replacement costs, as well as safety concerns.

A condition assessment of St. Mary's Apartments slate roof was prepared by The Browne Company – Roofing and Waterproofing Consultants, Inc. in March 2023. The condition assessment report includes a detailed assemblage of notes, drawings, and photographs taken onsite. According to the report, the existing slate roof is almost 100 years old, likely dating the building's original construction in 1926. An initial assessment of the roof was performed by The Browne Company in 2003, when it was determined that the slate roof existed in good condition. Since this original assessment, while maintenance has been on-going, continued deterioration of the roof has occurred, resulting in missing and cracked slate, roof leaks, and scaling of slate shingles causing delamination. Factors of

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this deterioration are likely attributed to age and climatic conditions. The weather patterns in Western New York incur a great amount of freezing and thawing cycles, as a result of heavy snow and cold temperatures. Weathered slate can cause rot beneath the surface, which can be undetected for years. The roof condition assessment discusses repairs that have occurred over time have helped to lengthen the roof's lifespan, however, it is no longer repairable in its deteriorated condition. Per professional standards, the extant roof is at, or near, functional obsolescence by standards and physical inspection.



Photo 1: Northwest corner of courtyard including missing slate and scaling (*Roof Condition Assessment, March 2023*)

Additionally, the report explains the challenges with replacing and repairing the damaged slate, highlighting that it is a difficult task, very expensive, and dangerous. It is common that replacing or repairing one slate tile will cause three more to break, and that matching the historic color of the existing slate tiles on the roof is very challenging, resulting in a patchwork appearance, as illustrated in the enclosed current conditions photos. Sections of the roof have been replaced with modern roof membranes, causing further inconsistency between color and texture. The dangerous nature of replacing and repairing slate has made it difficult to find willing repair companies to do so at such a large scale, given the condition of the roof. The report outlines that the only feasible option is to replace the entire roof cladding, preferably with a durable, visually compatible material. Repairs are no longer a viable option.

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Photo 2: West side dormer with broken slate and widespread scaling (*Roof Condition Assessment, March 2023*)

This documentation was submitted to the Town of Amherst Historic Preservation Commission in a formal application for a Certificate of Appropriateness – Architectural Review in February 2023. The replacement of the existing roof with a synthetic slate option was included in a September 2023 application.

Based on information provided by the applicant, it is understood that the replacement of the existing roof in-kind with slate is not economically feasible as it relates to cost, safety, and continued maintenance. The proposed replacement material will match the visual characteristics of slate. Combined with the lower cost of the synthetic product, this option both returns the historic appearance of the slate roof and meets the economic requirements which permit continued, safe operation of this affordable, senior housing facility.

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NPS Guidance on the Replacement of Roofing

As it relates to the Secretary of the Interior's (SOI) Standards for Rehabilitation, the proposed synthetic roof replacement scope is consistent with the Standards. The Secretary of the Interior's Standards for Rehabilitation were published in 1977 as final regulations in the Code of Federal Regulations (36 CFR 67) for the Federal Historic Preservation Tax Incentives program. These Standards guide the historic tax credit program which is administered by the State Historic Preservation Office and National Park Service, Technical Preservation Services branch. Additionally, many municipal historic commissions and agencies, including the Town of Amherst Historic Preservation Commission, utilizing the Standards for Rehabilitation to guide their interpretation of proposed work. As the Standards are codified in the federal register, their interpretation is guided by the National Park Service. These Standards, as well as the guidance provided by the National Park Service, are the professional north star in terms of historic preservation and adaptive reuse and are interpreted by historic preservation professionals who meet the Professional Qualification Standards outlined in 36 CFR 61.

A review of the Standards and published National Park Service (NPS) Guidance highlights how the proposed roof replacement is a compatible treatment and the appropriate path forward for its economic feasibility. The SOI Standards for Rehabilitation provide a framework for compatible alterations to existing features, including the use of substitute materials, as acknowledged in their guidelines and definitions.

Summary of Guidance[2]:

> ***Rehabilitation*** *is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.* The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Heritage Assessment: Alterations to existing materials is permissible according to the Standards.

Summary of Guidance[3]: Similarly, the economic feasibility of each project is taken into account when reviewing proposed rehabilitation work, as outlined in Special Directive 90-2, dated February 28, 1990:

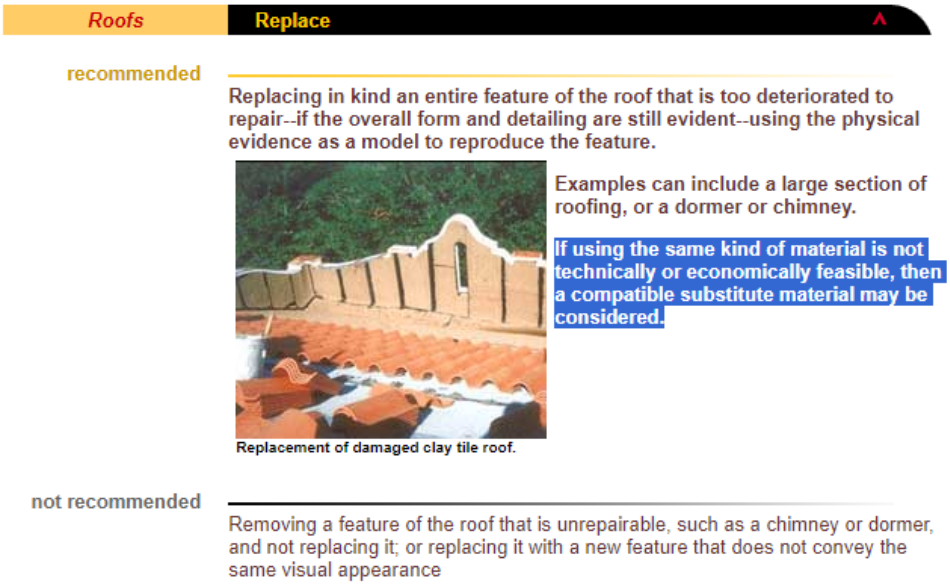
[2] National Park Service, Technical Preservation Services, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, (Washington, DC: U.S. Department of the Interior's, 2017), 2.
[3] Letter from Director to Directorate, Field Directorate, and WASO Division Chiefs dated February 28, 1990, "Special Directive 90-2, Role of Economic and Technical Feasibility in Applying the Secretary's 'Standards for Rehabilitation,'" National Park Service.

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Section 67.7 of the regulations states that "The . . . 'Standards for Rehabilitation' . . . are the guidelines used to determine if a rehabilitation project of a certified historic structure qualifies as a certified rehabilitation." Further, "The Standards shall be applied taking into consideration the economic and technical feasibility of each project."

Heritage Assessment: Each project should be evaluated for its economic and technical feasibility when applying the SOI Standards for Rehabilitation. Due to the economic constraints of this project, the replacement of the existing slate roof with synthetic slate is consistent with this guidance.

Summary of Guidance[4]: Illustrated rehabilitation guidelines located on the NPS Technical Preservation Services website discuss roof replacement and economic feasibility as it relates to the Standards and successful rehabilitation projects.



Heritage Assessment: The replacement of the slate roof with a synthetic slate is consistent with this guidance as reinstalling a true slate roof is not economically feasible.

Summary of Guidance[5]: According to NPS, Technical Preservation Branch, ITS (Interpreting the Standards) Brief #32, slate roofs may be repaired with alternative roofing products as a solution to rising costs and increased variety of alternative products that match the visual appearance and qualities of slate. While replacing slate in-kind is the preferred treatment, each project must be evaluated on an individual basis to determine the appropriate replacement materials. ITS #32 provides two comparable examples

[4] "Roofs," Technical Preservation Services, accessed March 20, 2024. https://www.nps.gov/crps/tps/rehab-guidelines/roofs01.htm.
[5] National Park Service, "ITS Number 32, Slate Roof Treatments," July 2005.

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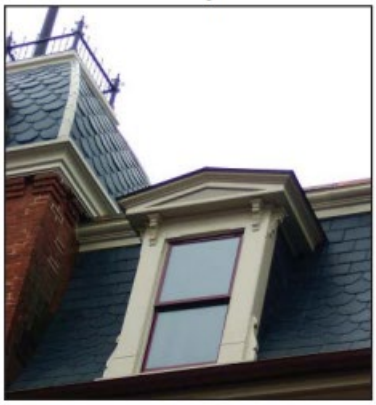
where high-style buildings, similar to the subject building, were approved for synthetic slate roof replacement. In application 2, the roof *"is only one of many decorative elements making up the primary façade and not the sole defining feature of the building, replacing the slate with a polymer-based substitute slate was an acceptable alternative."* In application 3, the slate roof was replaced with matching asphalt shingles as *"The roof, with its many towers, turrets and monitors, is clearly a distinctive and prominent feature, but because of the massive scale and height of the building, it can only be viewed at a considerable distance. For this reason, a substitute roofing material was acceptable in this instance."*:



Right: *New rubber slate (center; left) next to historic slate (right).*

Application 2 *(Compatible Treatment)*: This 1894 example of Second Empire architecture is "high style" with pedimented dormers, balconies, corbelled cornices, a dominant central tower, and a small mansard roof covered in slate. Prior to rehabilitation the property was in extremely deteriorated condition and although some of the slate on the mansard was still there, it was delaminating, fractured, and partially painted. Since the roof is only one of many decorative elements making up the primary façade and not the sole defining feature of the building, replacing the slate with a polymer-based substitute slate was an acceptable alternative. Although the replacement slate is visible, it replicates the decorative fish-scale pattern of the historic slate and, thus, has the same appearance as the original roof. Because the building is on a narrow street and is generally viewed at an angle rather than head on, the mansard roof is not the major focal point.

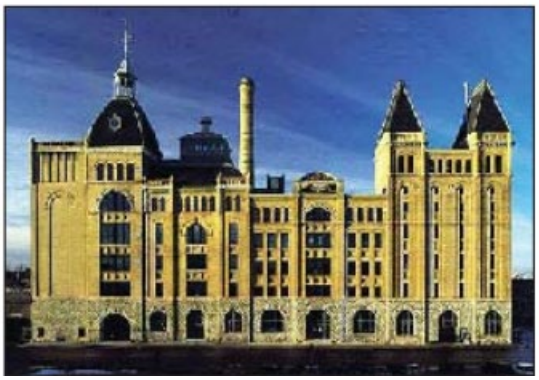




Left: *Second Empire former hotel, built in 1894.*

Right: *Close-up of substitute slate after installation.*

Application 3: *(Compatible Treatment)*: After careful inspection, the slate roof of this circa 1895 former brewery was determined to be beyond repair and during rehabilitation was replaced with high quality asphalt-based fiberglass shingles. The new asphalt shingles are the same size and color as the original slate and have similar shadow lines. The roof, with its many towers, turrets and monitors, is clearly a distinctive and prominent feature, but because of the massive scale and height of the building, it can only be viewed at a considerable distance. For this reason, a substitute roofing material was acceptable in this instance.





Above: *Close up of the replacement roof after installation.*

Left: *View of the historic brewery taken from a distance after rehabilitation.*

NPS, ITS #32

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Additionally, the ITS Preservation brief studies two applications where the NPS approved replacement of synthetic slate at the rooftops that replicated the color, size, and shape of the historic slate.

Heritage Assessment: The replacement of the slate roof with a synthetic slate is consistent with this guidance as the roof of the subject building is not the only, or primary character defining features of the building, and due to the building's height and significant setback from the public Right-of-Way, is perceived as a whole architectural composition, not defined by the material of the roof. Additionally, the proposed synthetic slate roof will match the historic appearance of the subject building's slate roof.

Summary of Guidance[6]: Recent guidance published by the NPS in 2023 under Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors, discusses the appropriate application of substitute materials. Under this guidance, environmental pressures and economic feasibility factors are discussed as suitable reasons for replacement, so long as the replacement material maintains the character and visual appearance of the feature.

added). While the use of matching materials to replace historic ones is always preferred under the *Standards for Rehabilitation*, the Standards also purposely recognize that flexibility may sometimes be needed when it comes to new and replacement materials as part of a historic rehabilitation project. Substitute materials that closely match the visual and physical properties of historic materials can be successfully used on many rehabilitation projects in ways that are consistent with the Standards.

Roofing

HISTORIC MATERIALS: wood shingle, slate shingle, asbestos shingle, clay tile, concrete tile, metal

POTENTIAL SUBSTITUTES: fiber cement, mineral/polymer composite, wood fiber/polymer composite, pre-cast concrete, metal

Heritage Assessment: The replacement of the slate roof with a synthetic slate is consistent with this guidance. As the Standards are specifically for Rehabilitation and not Preservation or Reconstruction, it is understood that the use of substitute materials

[6] National Park Service, "Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors," October 2023.

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is a necessary compromise to enable an economically viable means to maintain the visible character defining features of a historic resource.

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Comparable Projects within New York State

Past projects in New York State involving the replacement of slate roofs on certified historic structures illustrate that synthetic slate roofing is consistent with the Standards, especially as it relates to St. Mary's Apartments, an affordable housing complex for seniors.

The first project is located at 257 Liberty Street (see photos below) in Newburgh, NY, which is located within the National Register-listed East End Historic District. In this historic tax credit (HTC) rehabilitation project, which was completed in 2022 and determined to be a certified rehabilitation by the NPS (aka Part 3 approval), the existing slate roof was evaluated by roof specialists who determined the slate roof had reached the end of its life expectancy. The proposed EcoStar replacement material replicated the historic shape, color, and size. The NPS and SHPO approved of this replacement and determined that this substitute material met the SOI Standards for Rehabilitation. Its two-story height and location within feet of the public right-of-way differ from that of the Motherhouse building at St. Mary's Apartments, which is greatly setback from the public right-of-way and four-stories in height.



Photos 3-4: View of 257 Liberty Street with slate roof before rehabilitation (left) versus after rehabilitation with a SHPO and NPS-approved synthetic slate roof

The second project where synthetic slate was approved as a replacement material for slate was at the Theordore Roosevelt Inaugural Site in Buffalo, NY in 2009. The mansion and carriage house are an individually-listed resource on the National Register of Historic Places. In the project, the existing slate roof on the carriage house was replaced with an EcoStar synthetic slate roof to retain its historic appearance. As the building is owned by the National Park Service, all work is reviewed and must meet the SOI Rehabilitation Standards. Similar to the Motherhouse building, the view of the building is largely obscured from the public right-of-way due to vegetation. However, the project's successful approved utilization of an EcoStar synthetic slate

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product illustrates its appropriate usage on even nationally-recognized buildings in New York State.



Photo 5: View of the Carriage House building at the Theodore Roosevelt Inaugural National Historic Site in the rear parking lot (*Google Street View, 2020*)

Other historic buildings in New York State which have utilized EcoStar synthetic slate roofs are Townsend Hall at the University at Buffalo Main Street Campus, the Jersey Street Firehouse in Buffalo (proposed), the Fairport Historical Museum in Fairport, the Corn Exchange building in Harlem, the Canandaigua VA Medical Center in Canandaigua, and the Hamlin Beach State Park Bathhouse in Hamlin. These projects have generally been reviewed and approved by NY SHPO or in the case of the Corn Exchange building, the NYC Landmarks Preservation Commission.





Photos 6-7: Corn Exchange Roof in Harlem (left) and Hamlin State Park Bathhouse in Hamlin (right) with replacement EcoStar roofs.

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An additional National Register listed building, the Ellensburg, WA Northern Pacific Railroad Station (illustrated below) had its failed slate roof replaced with an EcoStar synthetic slate roof. As illustrated in the before and after photographs below, the synthetic slate roofing material has brought back the original character of the building's roof and significantly enhanced the appearance of the building.



Photos 8-9: Railroad Station in Ellensburg with slate roof (left) and replacement EcoStar roof (right).



Photo 10: Railroad Station in Ellensburg, detail of synthetic slate roof.

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Assessment of Project and Proposed Synthetic Slate Replacement

As documented herein, alterations to the historic materials are permissible when certain factors involving durability, environmental challenges, and visual compatibility are present. Additionally, under the Secretary of the Interior's Standards for Rehabilitation, consideration is given to projects with economic constraints. Many local, state, and national agencies utilize the SOI Standards for Rehabilitation, as they provide a balanced approach between restoration and reconstruction. Local law No. 14-2023 for the Code of the Town of Amherst, Historic Preservation Chapter 121, under § 121-8., section B, under the criteria for issuing a Certificate of Appropriateness, it states determinations for applications are "…guided by the current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as general criteria."

Based on available NPS guidance and past precedent on comparable projects approved by NY SHPO, the NPS and municipal historic commissions and agencies it is the professional opinion of Heritage Consulting Group that the proposed synthetic slate roofing is an acceptable replacement product as it relates to this individual project and that this scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation. The treatment is consistent with the SOI Standards, namely #2 and #6, as an affordable housing project with economic constraints.

The proposed replacement material will be installed at a rooftop level of four-stories in height. There is a public right-of-way associated with the adjacent park, so Mill Street is not the closest right-of-way. However, Mill Street is located approximately 700 feet east of the St. Mary's Apartments building and is obscured by mature vegetation, limiting the visibility and detail of the existing roof (see image below). The proposed EcoStar product has been utilized on multiple rehabilitation projects and has been determined by the NPS to meet the Standards on projects with similar fact patterns. Therefore, the replacement of the existing roof with a synthetic slate that meets the color, size, and visual characteristics will not alter the discernable, visual character of the roof and its architectural style. Additionally, the retention of other original materials on the building, including its stone façade and stone window and door surrounds help to maintain its overall historic character. Replacement of the extant slate roof, which is at the end of its expected lifespan and no longer retains its historic, uniform appearance, with matching synthetic slate, will return the building's roof to its historic uniform appearance while meeting the economic feasibility restrictions associated with the building's use as affordable senior housing.

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Photo 11: View of St. Mary's Apartments Motherhouse building and existing slate roof from Mill Street (*Google Street View, 2022*).

In conclusion, the durability of the new synthetic product will rehabilitate and enhance the character of the building, which currently has a failing slate roof that has reached its maximum lifespan. Continued leaks and damage to the roof structure will inevitably cause further deterioration of the structure, including Interior's damage, so time is of the essence. The economic constraints to replace the existing, in-kind with new slate, are documented and justified, as not only would the replacement of the slate roof with a new one cause major financial burdens on the owner, but also the continued maintenance of slate overtime will continue to cause excessive financial burdens. The durability of the new roof has been shown to combat extreme weather conditions, including snow, ice, and major rain. Additionally, the warranty of the slate roof combined with its anticipated lifespan are important factors in the replacement. The replacement of this roof with new synthetic slates will not only retain and enhance the character of the building, but ensure the historic building stands for generations to come. The proposed synthetic roof is an appropriate solution and is consistent with the SOI Standards for Rehabilitation.

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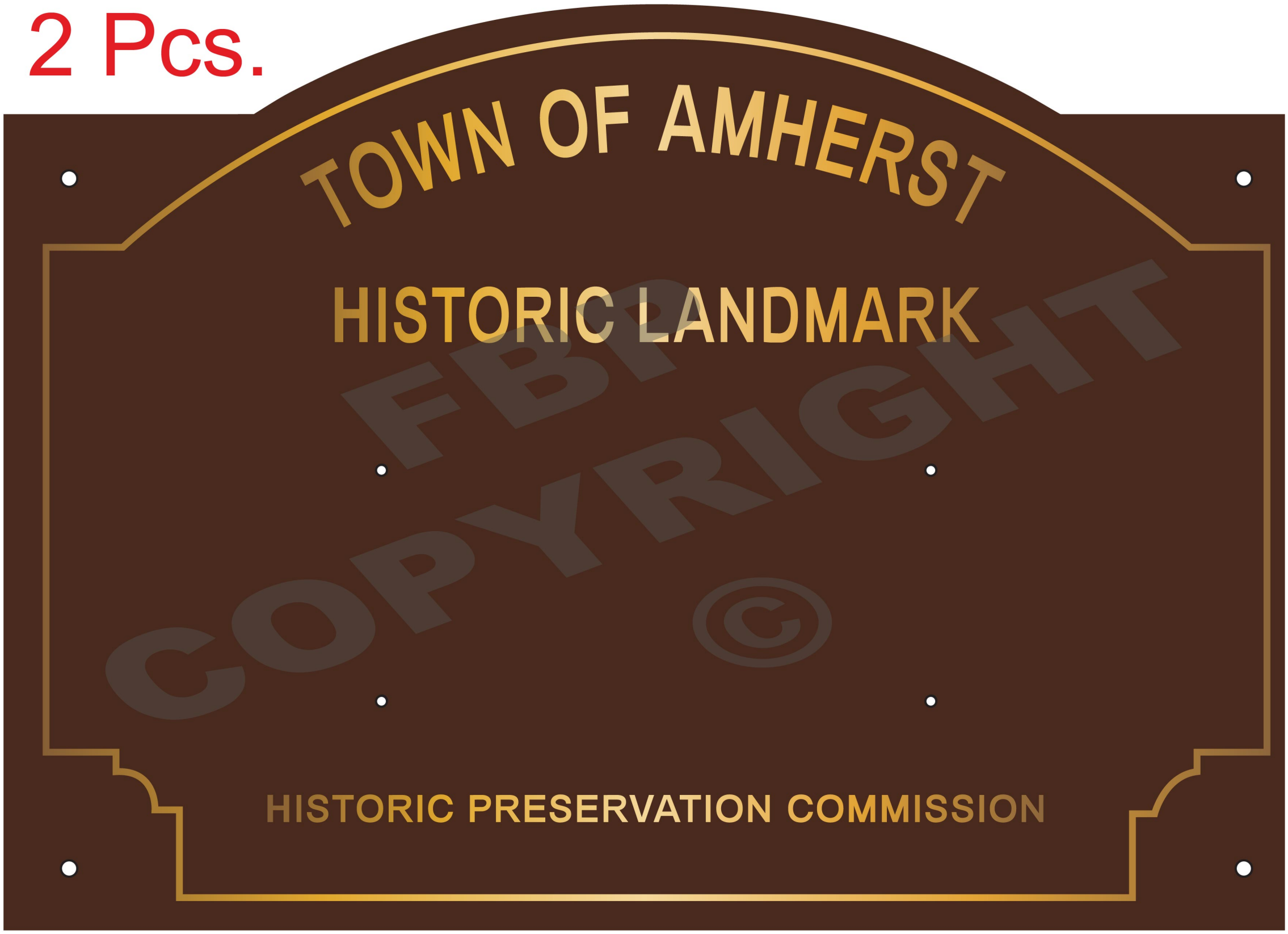
HERITAGE CONSULTING GROUP

Founded in 1982, Heritage is a national firm that assists the owners and developers of older and historic buildings in understanding the relative significance of their resources, navigating the regulatory redevelopment processes, and securing financial opportunities from federal, state and local incentives. The firm is staffed by seasoned historic preservation professionals who meet the Professional Qualifications Standards under the category of *Historic Architecture* and *Architectural History* in the Secretary of the Interior's Standards and Guidelines*, Code of Federal Regulations, 36 CFR Part 61*.

Heritage does not provide accounting services, tax advice, or legal advice. You are urged to review any accounting, tax, or legal matters that may be involved in the historic consulting advice provided by Heritage with an appropriate accountant or lawyer. Additionally, Heritage is not responsible for incorrect facts provided to Heritage by the client or its architect, design professionals, contractor, or consultant.

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2 Pcs.



34663 12x8.5 Straight Edge Bronze Color: Dark Oxide Mounting:Front 3/21 4





34663 6x3 Single Line Bronze Color: Dark Oxide Mounting:Front 3/21/24

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