



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
January 30, 2025
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	
Hallie Wright	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	
Samuel A. Alba	Town of Amherst	Interim Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

December 10, 2024 Minutes

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

NEW BUSINESS

1. BUFFALO HISTORY MUSEUM MEMBERSHIP

Mr. Swartz presented the possibility of an annual membership with the Buffalo History Museum for \$250, which the Commission members supported.

Mr. Swartz made a motion to use \$250 of the HPC budget for a Buffalo History Museum membership. The motion was seconded by Ms. Mancuso and carried. Ayes 7, Noes 0.

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

2. 2025 CALENDAR

The Commission reviewed changes to the meeting schedule.

Mr. Swartz made a motion to approve the revised 2025 HPC meeting calendar. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swartz, Chairman
SECONDER:	Catherine Waterman-Kulpa, Vice Chairman
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement, Wright

OLD BUSINESS

3. 46 GETZVILLE (ARTHUR E. HEDSTROM ESTATE) - LOCAL LANDMARK NOMINATION October 8, 2024

Ms. Wright introduced the landmark nomination for the Hedstrom mansion at 46 Getzville Road. The Commission discussed the information gathered so far and made plans to compile more information from additional sources.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

November 20, 2024

Ms. Wright presented an update on the research for the nomination.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Swartz).

December 10, 2024

The Commission reviewed updates to the research and discussed the criteria for the property.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

January 30, 2025

Ms. Hailey presented updates on the research for the property.

Mr. Swartz made a motion to adjourn the item to the February 11 meeting. The motion was seconded by Ms. Waterman Kulpa and carried. Ayes 7, Noes 0.

February 11, 2025

The Commission made revisions to the application and discussed the additional buildings that surround the main house being non-contributing structures, since they were built in 1998.

Ms. Waterman-Kulpa made a motion to send 46-58 Getzville Road, Arthur E. Hedstrom Estate, to a public hearing on April 8, 2025 at 6:30pm for local landmark designation under criteria 2 (identified with persons or events significant in local, state or national history) and 3 (embodies distinguishing characteristics of a type, period or method of construction). The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

RESULT:	ADJOURNED	Next: 2/11/2025 7:00 PM
----------------	------------------	--------------------------------

4. **4511-4521 MAIN STREET - LOCAL LANDMARK NOMINATION**

October 8, 2024

Ms. Wright introduced the landmark nomination for the art deco plaza at 4511-4521 Main Street. The Commission reviewed the preliminary information and efforts to collect additional information.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

November 20, 2024

Ms. Wright provided an update on the research for the property. At the request of Mr. Amplement, Mr. Howard spoke about the mixed-use code in regards to any possible future redevelopment or revitalization of the area as the Commission continued to discuss the historical significance of the building.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Swartz).

December 10, 2024

The Commission reviewed updates to the research.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

January 30, 2025

Ms. Wright presented updates on the research of the property and Ms. Waterman-Kulpa read a historical and architectural summary of the building.

Ms. Waterman-Kulpa made a motion to send 4511-4521 Main Street to a public hearing for local landmark designation under criteria 1 (exemplifies or possesses special character, historic or aesthetic interest of value as part of the political, economic, or social history of the Town) and 3 (embodies a distinctive character of a type, period or method of construction). The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

Mr. Swartz made a motion to set the public hearing to March 11, 2025 at 6:45pm. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

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

5. HPC SPRING 2025 ROUNDTABLE
December 10, 2024

The Commission discussed plans to reserve a date for another HPC roundtable in the coming months.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Hirschey).

January 30, 2025

The members said they will work on a possible date for the roundtable at the February 11 meeting.

RESULT:	NO ACTION
----------------	------------------

6. PRESERVATION DAY 2025
December 10, 2024

The Commission discussed plans for hosting Preservation Day in late spring of 2025 and setting up a small working committee to meet with Carrie Stiver of Buffalo Niagara Heritage Village.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Hirschey).

January 30, 2025

The Commission discussed the possibility of moving Preservation Day to after spring due to the limited amount of time and Ms. Marinucci mentioned that 2025 is the anniversary of when the Buffalo Niagara Heritage Village buildings were moved to their current site.

RESULT:	NO ACTION
----------------	------------------

7. TRAINING & WEBSITE

The members discussed a recent training and there were no updates for the website.

RESULT:	NO ACTION
----------------	------------------

MISCELLANEOUS

8. SURVEY

Ms. Wright suggested that Commission members identify a handful of properties that might not be listed on previous townwide historical surveys and Mr. Howard suggested the Commission outline a strategy with possible area targets to provide the Planning Department staff.

ADJOURNMENT

The Historic Preservation Commission meeting of January 30, 2025 was adjourned at 7:47pm



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
December 10, 2024
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Late	7:02 PM
Jennifer D. Kensy	Town of Amherst	Member	Late	7:11 PM
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Absent	
Jeffery Amplement	Town of Amherst	Member	Present	
Hallie Wright	Town of Amherst	Member	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

November 20, 2024 Minutes

Mr. Swartz made a motion to move the November 20 minutes approval to later in the meeting. The motion was seconded by Ms. Wright and carried. Ayes 4, Noes 0, Absent 3 (Waterman-Kulpa, Kensy, Hirschey).

Upon returning to the agenda item, Ms. Waterman-Kulpa made a motion to approve the minutes. The motion was seconded by Ms. Mancuso and carried. Ayes 4, Noes 0, Abstain 1 (Swartz), Absent 2 (Kensy, Hirschey).

RESULT: APPROVED [4 TO 0]
MOVER: Catherine Waterman-Kulpa, Vice Chairman
SECONDER: Mary Lou Mancuso, Member
AYES: Waterman-Kulpa, Mancuso, Amplement, Wright
ABSTAIN: Swartz
ABSENT: Kensy, Hirschey

NEW BUSINESS

1. HPC SPRING 2025 ROUNDTABLE

The Commission discussed plans to reserve a date for another HPC roundtable in the coming months.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Hirschey).

RESULT: ADJOURNED **Next: 1/21/2025 7:00 PM**

2. PRESERVATION DAY 2025

The Commission discussed plans for hosting Preservation Day in late spring of 2025 and setting up a small working committee to meet with Carrie Stiver of Buffalo Niagara Heritage Village.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Hirschey).

RESULT: ADJOURNED **Next: 1/21/2025 7:00 PM**

3. ANNUAL BUDGET

The Commission discussed possible uses for their remaining 2024 funds.

Mr. Swartz made a motion to return to the item later in the evening. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Hirschey).

Mr. Swartz made motion to return to discussion of the annual budget. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

Upon returning to the agenda item, the Commission discussed using remaining funds for a membership with the Buffalo History Museum so they can utilize their library.

Ms. Waterman-Kulpa made a motion to pursue a membership with the Buffalo History Museum using funds from the 2024 fiscal cycle. The motion was seconded by Ms. Kensy and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

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

4. 2025 CALENDAR

The Commission reviewed tentative dates for HPC meetings in 2025 and pointed out some adjustments that would need to be made October through December.

Mr. Swartz made a motion to tentatively approve the 2025 calendar pending changes for the months of October to December. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Swartz, Chairman
SECONDER:	Mary Lou Mancuso, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Amplement, Wright
ABSENT:	Hirschey

OLD BUSINESS

5. 46 GETZVILLE ROAD (ARTHUR E. HEDSTROM ESTATE) - LOCAL LANDMARK NOMINATION October 8, 2024

Ms. Wright introduced the landmark nomination for the Hedstrom mansion at 46 Getzville Road. The Commission discussed the information gathered so far and made plans to compile more information from additional sources.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

November 20, 2024

Ms. Wright presented an update on the research for the nomination.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Swartz).

December 10, 2024

The Commission reviewed updates to the research and discussed the criteria for the property.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

RESULT:	ADJOURNED	Next: 1/21/2025 7:00 PM
----------------	------------------	--------------------------------

6. 4511-4521 MAIN STREET - LOCAL LANDMARK NOMINATION October 8, 2024

Ms. Wright introduced the landmark nomination for the art deco plaza at 4511-4521 Main Street. The Commission reviewed the preliminary information and efforts to collect additional information.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

November 20, 2024

Ms. Wright provided an update on the research for the property. At the request of Mr. Amplement, Mr. Howard spoke about the mixed-use code in regards to any possible future redevelopment or revitalization of the area as the Commission continued to discuss the historical significance of the building.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Swartz).

December 10, 2024

The Commission reviewed updates to the research.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Hirschey).

RESULT: ADJOURNED

Next: 1/21/2025 7:00 PM

7. **4467 MAIN STREET - LOCAL LANDMARK NOMINATION**
May 21, 2024

The Commission discussed the general information they had collected so far and decided they were not ready to move forward with the nomination.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Kensy and carried. Ayes 5, Noes 0, Absent 2 (Waterman-Kulpa, Hirschey).

June 11, 2024

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Kensy and carried. Ayes 5, Noes 0, Absent 2 (Waterman-Kulpa, Amplement).

August 20, 2024

Ms. Wright has been doing research on the property and plans were made to complete a draft for designation for the September meeting.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0, Absent 1 (Mancuso).

September 10, 2024

Ms. Wright has been doing research on the property. Mr. Swartz, Ms. Waterman-Kulpa and Ms. Wright will meet at a working session to complete what is needed so this item is ready for the October agenda.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

October 8, 2024

Mr. Swartz gave an update on the progress of the application process, including the 1932 Sanborn map and the architectural narrative. The Commission discussed the information and plans were made for a working session to continue working on the application.

Mr. Swartz made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

November 20, 2024

Ms. Wright provided an update on the research for the property.

Ms. Waterman-Kulpa made a motion to adjourn. The motion was seconded by Ms. Wright and carried. Ayes 6, Noes 0, Absent 1 (Swartz).

December 10, 2024

The Commission reviewed updates to the research and Ms. Wright provided members with examples of Georgian Revival architecture. Jessica Black, 79 Fruehauf Avenue, inquired whether future replacements would adhere to the period of significance of the 1960s or to when the building was originally constructed. The Commission members explained that they cannot demand an owner return a property to its original state; instead, the benchmark is the properties current state.

Ms. Waterman-Kulpa made a motion to send 4467 Main Street, Key Bank Snyder Branch, to a public hearing for local landmark designation under criteria 2 (embodies a distinctive character of a type, period or method of construction) and criteria 4 (unique location or singular physical characteristic; represents an established and familiar feature of the neighborhood). She reviewed that the building is a one-story brick Georgian Revival building constructed in 1929 with a major addition in the 1960s, and noted that the drive-thru is non-contributing. She also mentioned that there has been a bank on the corner of Main and Harlem since the days of Snyderville in the early 1800s. The public hearing will be January 14, 2025 at 6:30pm. The motion was seconded by Ms. Wright and carried Ayes 6, Noes 0, Absent 1 (Hirschey).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Hallie Wright, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Amplement, Wright
ABSENT:	Hirschey

8. **EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS**

Mr. Quinn updated the Commission on the effectiveness of the blue-rated properties update to the Town website. The Commission discussed upcoming training opportunity and submitting a summary of their annual training.

RESULT:	NO ACTION
----------------	------------------

MISCELLANEOUS

9. **ANNUAL PLAN**

Mr. Swartz presented the Commission with the annual plan to be submitted to the New York State Historic Preservation Office.

RESULT:	NO ACTION
----------------	------------------

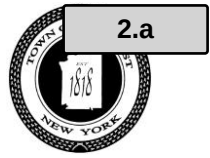
ADJOURNMENT

The Historic Preservation Commission meeting of December 10, 2024 was adjourned at 8:24pm.



Town of Amherst Planning Department

Erie County, New York



Brian J. Kulpa
Supervisor

Daniel C. Howard, AI
Planning Director

Daniel Ulatowski, AI
Assistant Planning Dire

2025 Draft - Schedule of Historic Preservation Commission Meetings

Submittal Date Tuesday 3:00 pm

Historic Preservation Meeting Tuesday 7:00 pm

12/24/2024	1/30/2025
01/21/2025	02/11/2025
02/18/2025	03/11/2025
03/18/2025	04/08/2025
04/22/2025	05/13/2025 5/6/2025
05/20/2025	06/10/2025
No July meeting	No July meeting
07/22/2025	08/12/2025
08/19/2025	09/09/2025
09/30/2025	10/21/2025 10/07/2025
10/28/2025	11/18/2025 11/4/2025
11/18/2025	12/09/2025
12/23/2025	01/2026 TBD

Attachment: HPC_Draft_Calendar_2025 (29897 : 2025 HPC Calendar)

LANDMARK DESIGNATION APPLICATION FORM TOWN OF AMHERST, NEW YORK

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

FOR USE OF
BLDG. DEPT. ONLY

REC'D BY _____

DATE _____

TIME _____

Your name: Hallie Wright Telephone: (716) 430-0330 Date: _____
Your address: 325 Berryman Dr Amherst NY 14226
Organization (if any): _____

A. PROPERTY IDENTIFICATION

1. Building's common or current name: Hedstrom Manor Estates
2. Building's historic name, if known: Arthur E. Hedstrom Estate: Main House
3. Street location: 46-58 Getzville Rd SBL# 67.20-6-27.1
4. Present owner & address: OA Multi Family Management n/a
[list all owners of record and 43 central avenue
their addresses – use Lancaster NY 14086
additional sheet if necessary]

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

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

Applicants must:

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

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

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

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

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

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

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

C. PROPERTY DESCRIPTION

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

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

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

List major alterations and dates (if known):

Interior and exterior renovations (unknown)

Adaptive reuse to an apartment complex in 1949

Enclosed porch (unknown)

Addition of detached garages and other apartment buildings (1998)

Source of this information: 1. LaChiusa, Chuck . "Arthur Hedstrom Gate House." Buffalo as a Architectural Museum. ...

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: Stone Wall

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

11. Interrelationship of building and surroundings:

This mansion is directly related to the already locally landmarked Gate House located at 4230 Main Street, Amherst, NY along with the stone fencing that spans from Main Street and past 100 Getzville Road. It is a mostly stone, two-and-a-half-story building that was built in 1904. The grounds were landscaped by Frederick Law Olmsted's son 1924.

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

1. Frederick Law Olmsted's son landscaped the grounds in 1924.

2. Related to two already locally landmarked buildings/ structures.

3. Architecturally significant.

4. Tudor Revival and Craftsman.



Signed at:
2024-09-09 20:19:52

09/09/2024

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.

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

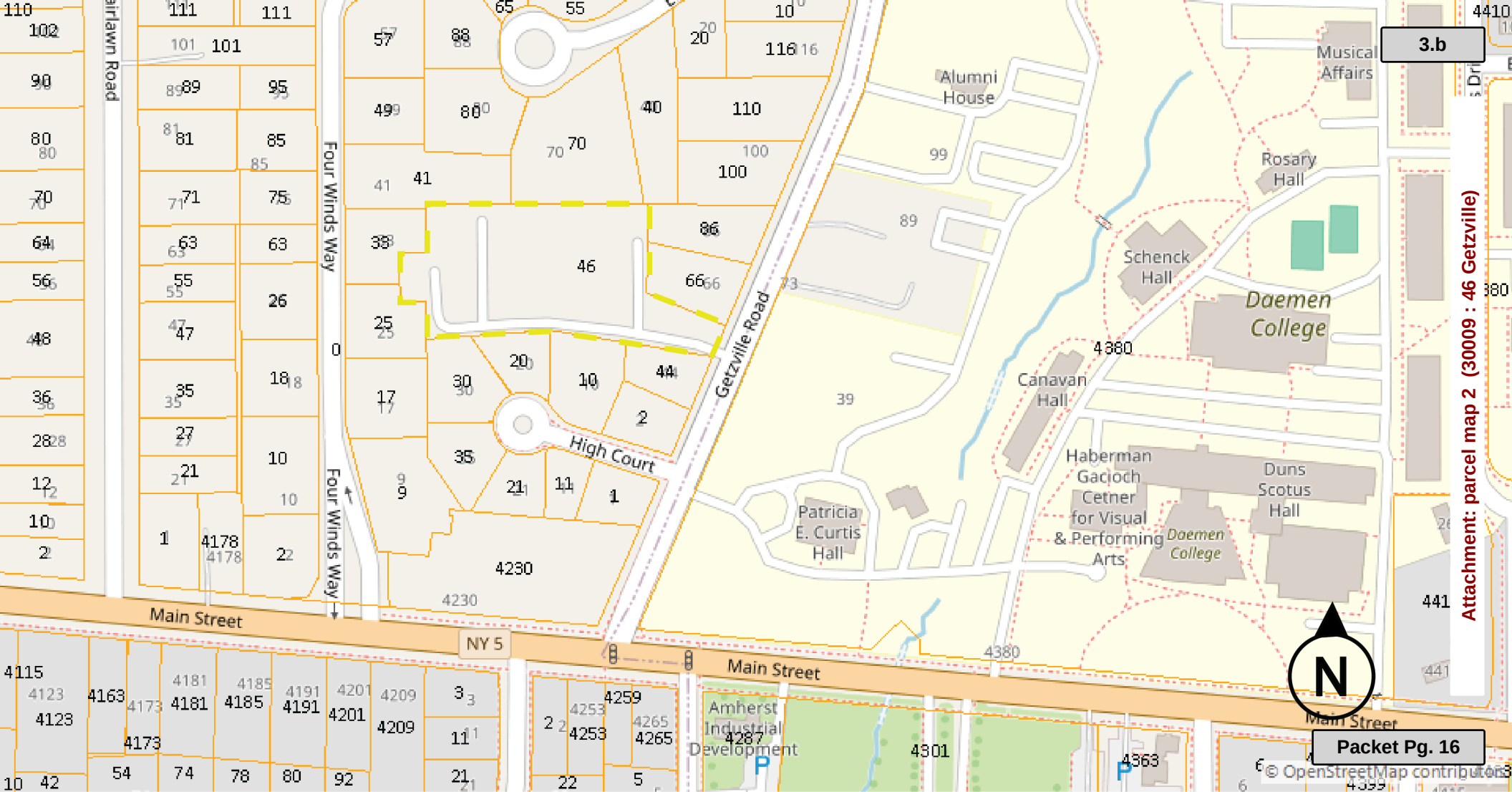
Motion:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Chairpersons Signature_____

Date_____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

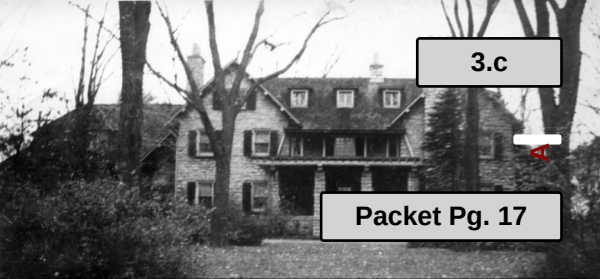


3.b

Attachment: parcel map 2 (30009 : 46 Getzville)

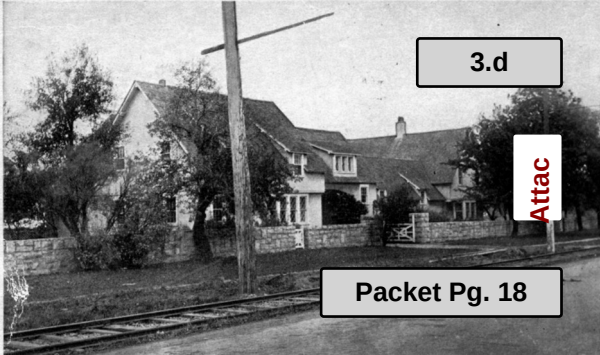


Packet Pg. 16



3.c

Packet Pg. 17



3.d

Attac

Packet Pg. 18



3.e

Atta

ket Pg. 19

AWNINGS
Factory to You!
COLORED, DISTINCTIVE
Quick Service
Surprisingly Reasonable
Phone MA. 5514
FINE PRODUCTS CO., INC.
BOSTON 4, MASS.

**ORNAMENTAL
IRON RAILINGS**
A & J METAL CO.
1000 Broadway Ave.
BOSTON 4, MASS.

LET US PAINT NOW!
Don't Put it Off
EASY MONTHLY PAYMENTS
Ask for Free Estimate
MERRILL CONSTRUCTION CO., Inc.
PHONE ELWOOD 4209

Stop Rust...Mold...Mildew!
with a
FRIGIDAIRE
Electric
Dehumidifier
Just ask us to send you more
information, please, and we will
send you a FREE 149°
Frontier Refrigeration Co., Inc.
872 MAIN ST. PHONE CA. 7740

**Special Values in
BUILDING NEEDS**
Attention! Prices Slashed!
On Longman KITCHEN CABINET ELECTRIC
SINK with Disposal Unit and Automatic Dish Washer.
See \$475.00 NOW ONLY \$360.00
SPECIAL—KNOTTY PIN SHAG BARK
Floor—Inlaid—Buckram—See \$125.00 NOW \$115.00
Gardenville Lumber & Supply Co., Inc.
W.D. 4330 Gardenville, N. Y. GARDEN 180
FREE DELIVERY IN THE GREATER BUFFALO AREA

REALOCK FENCE
PROTECTS HOME AND FAMILY
• Temper-proof...non-flammable
• Inexpensive...unbreakable
• Reducers fire cost
• Virtually maintenance-free
• All parts set in concrete
• Complete installation by
trained crews
FREE ESTIMATES on request
MAIL TO: REALOCK FENCE CO., INC.
101 Buffalo Ave., Buffalo, N. Y. Phone WED 5740
REALOCK FENCE

**BEAUTIFY YOUR YARD AND
TERRACES WITH
COLORED CONCRETE GARDEN SLABS**
These low-cost colored concrete garden slabs have achieved wide popularity since they were first introduced several years ago.
Numerous home owners have found that they can use these colored concrete slabs in various patterns...for high-back, check-board, etc.
You can, too! You can beautify your yard and terrace and let the colored garden slabs do the work...no concrete lawn is necessary.
These colored garden slabs can be used for terraces, foreplay paths, and garden walks.
They are manufactured in several colors and can be set in various colored sand configurations. Size of slab, 2'x2' feet, 2" thick. Prices range from \$1.00 to \$1.50 per slab, depending on color and pattern.
They are made in 12" x 12" and 18" x 18" sizes for garden slabs.
ANCHOR CONCRETE PRODUCTS, INC.
WABASH AVENUE AT 2450 WILLIAM STREET
BU 3152

**HEDSTROM ESTATE,
AREA SHOWPLACE,
BOUGHT BY GENRICH**
By JIMMY COLLINS
Genrich Builders, Inc. today own the Hedstrom estate at 4300 Main St. in the city of Buffalo. The estate, which was owned by the late Mr. Hedstrom, one of the area's prominent citizens, has a long and interesting historical background. The property will be turned into a new residential development, with a large hotel and several small estates.
The price was reported to have been more than \$100,000. Many thousands of dollars have been spent in the past few years in remodeling the property. The plan is to preserve the old setting, together with the garden area, and to build a new hotel and several small estates. The estate has a long history. It was built in 1890, and was the home of the late Mr. Hedstrom, who died in 1930. The estate was sold to Genrich Builders, Inc. in 1948. The plan is to build a new hotel and several small estates. The price was reported to have been more than \$100,000.

**40,260 Dwelling Units
Built in City Since '21**
The city of Buffalo has built 40,260 dwelling units since 1921, according to a report issued by the Bureau of Labor Statistics. The report shows that the city has built 10,000 units in 1948, 11,000 in 1947, 12,000 in 1946, 13,000 in 1945, 14,000 in 1944, 15,000 in 1943, 16,000 in 1942, 17,000 in 1941, 18,000 in 1940, 19,000 in 1939, 20,000 in 1938, 21,000 in 1937, 22,000 in 1936, 23,000 in 1935, 24,000 in 1934, 25,000 in 1933, 26,000 in 1932, 27,000 in 1931, 28,000 in 1930, 29,000 in 1929, 30,000 in 1928, 31,000 in 1927, 32,000 in 1926, 33,000 in 1925, 34,000 in 1924, 35,000 in 1923, 36,000 in 1922, 37,000 in 1921.

**Cheektowaga to Get
New Subdivision**
A new subdivision that will contain 10 single-family homes is now being started in the First Ridge Rd. area of Cheektowaga. The subdivision is being developed by the Cheektowaga Improvement Association. The homes will be built on lots of 1/2 acre each. The subdivision is being developed in the First Ridge Rd. area of Cheektowaga. The homes will be built on lots of 1/2 acre each. The subdivision is being developed in the First Ridge Rd. area of Cheektowaga. The homes will be built on lots of 1/2 acre each.

**House Cleaning?
RENT
A SINGER
Vacuum Cleaner**
50¢
FREE DELIVERY AND PICKUP
SINGER SEWING CENTERS
472 Main St. and 1000 Broadway
1524 Genesee St. 1518 Seneca St.
Wash OVER 18 Lbs. in One Load
WITH THE NEW
NORGE
Double Capacity
AUTOMATIC
WASHER
Yes, Norges makes more than twice as much more clothes than any other automatic washer with adequate capacity for the average family's needs.
You can get the Norges washer for \$14.95 down. Balance in easy payments.
Installed, demonstrated, including yearly service guarantee.
WITKOP & HOLMES
4000 Main St. Phone WED 5740

Wash OVER 18 Lbs. in One Load
WITH THE NEW
NORGE
Double Capacity
AUTOMATIC
WASHER
Yes, Norges makes more than twice as much more clothes than any other automatic washer with adequate capacity for the average family's needs.
You can get the Norges washer for \$14.95 down. Balance in easy payments.
Installed, demonstrated, including yearly service guarantee.
WITKOP & HOLMES
4000 Main St. Phone WED 5740

Mansion Will Be Converted Into Apartments
The Hedstrom estate at Main St. and Getz - Builders for a homes development. The estate was bought by Genrich Builders, Inc. The plan is to build a new hotel and several small estates. The price was reported to have been more than \$100,000.

Ownership Affects Policy
Change of ownership of a house, such as transfer of title from husband to wife, or vice versa, will not affect the insurance policy on the house. It is important that the owner of a house be sure that the insurance policy is in his name. The insurance policy should be in the name of the owner of the house. The insurance policy should be in the name of the owner of the house.

“HOME OF THE MONTH”
This architect-designed small home gives you one of the best of all. The living area is separated from the rest of the house. Redwood and bath are built in the basement. The plan is in compact - economical to build and maintain.
The exterior is particularly pleasing with its “Yankee” style. The house is a true example of DESCRIPTIVE FOLIO NO. 4137.
This is the latest addition to BISON LUMBER'S BUILDING SERVICE. It is a beautiful and desirable little home. Come in today and see this service.

BISON LUMBER CO., Inc.
145 CARMAN AVE., NORTH AVE. & DELAWARE AVE.
Buffalo 6, N.Y.
GUTHRIE
FURNACE REPAIRS
ROOFING
DIX
FENCE
PICKET - RUSTIC
FACTORY-ON-YARD
AMERICAN FENCE CO.
CL. 3799
PHONE ON VINEY
GARDENVILLE LUMBER
AND SEPTIC CO., INC.
1000 Broadway
W.D. 4330 Gardenville, N. Y.

BeeBee WINDOWS
Style!
Whether your home is a Cape Cod or rambling manor... frame or brick... pretentious or modest, you can give it for greater beauty and style, inside and out, when you install BeeGee Windows. These modern, stylish windows are available in over 200 designs for every home, for every home.
FREE CATALOGUE!
BeeGee Windows are completely new! In one wall - ready to set in the wall!
Phone BAILEY 2345
INSTALLED AT COST
A LIMITED TIME!
Last Down Payment - 2 Years
Burns No. 1 or No. 2 P
Designed for automatic oil firing of regular home heating oil or gas burners, gas or oil water heaters, tankless water heaters with 75-90 gal. oil storage tank, automatic thermostat and controls. The entire unit has no moving parts and no ordinary electric light bulb.
Home Heating, Third Floor

IF 3.f
to heat with GAS or
receive permission
CALL
ZENNER & RITTER,
2411 Bailey Ave.,
OVER 3000 FURNACES CLEANED
REPAIRED AND INSTALLED YEAR
J. F. WEINMEIER I
286 GENESEE ST., near Michigan
OPEN MONDAY AND THURSDAY
SPECIALISTS
FREE ESTIMATES BY
FACTORY-TRAINED
KITCHEN PLANNERS
BY HOLLAND
No Obligation
Call WA. 5118 or visit our
showroom

**Don't Wait Till
Buy HEATING N**
3 BIG REASONS
No. 1 You Save Money on HEATING
REDUCED DURING JULY!
No. 2 You Avoid the FALL RUSH and I
No. 3 You Pay No Money Down, 3 YEARS
Free Estimate
ON NATURALLY KNOWN
U. S. RADIATOR
HEATING AT LOW
FROM OUR
DU

Batt Co.
145 CARMAN AVE., NORTH AVE. & DELAWARE AVE.
Buffalo 6, N.Y.
SPECIAL
FURNACES
FOR
GAS-OIL
COAL
Batter Plate
Steel
Heavy-Duty
Cast Iron
★ Remember → Our 51
HEATING EXPERIENCE!
It's Your Best Guarantee

**Sattler's SAVES YOU
ON A "BOSTON BR
OIL CONVERTS
BUR
19**
Phone
BAILEY 2345
INSTALLED AT COST
A LIMITED TIME!
Last Down Payment - 2 Years
Burns No. 1 or No. 2 P
Designed for automatic oil firing of regular home heating oil or gas burners, gas or oil water heaters, tankless water heaters with 75-90 gal. oil storage tank, automatic thermostat and controls. The entire unit has no moving parts and no ordinary electric light bulb.
Home Heating, Third Floor

Attachment: 1949 Clipping (3009 : 46 Getzville)

46-60 Getzville Rd



Figure 1. Primary (South) Façade



Figure 2. Southeast Elevation, Including Porch



Figure 3. Southeast Elevation, Including Steps and Vinyl Siding



Figure 4. North Elevation



Figure 5. North Elevation and Secondary Entrance



Figure 6. Northwest Elevation



Figure 7. Northwest Elevation



Figure 8. Aerial View of Property

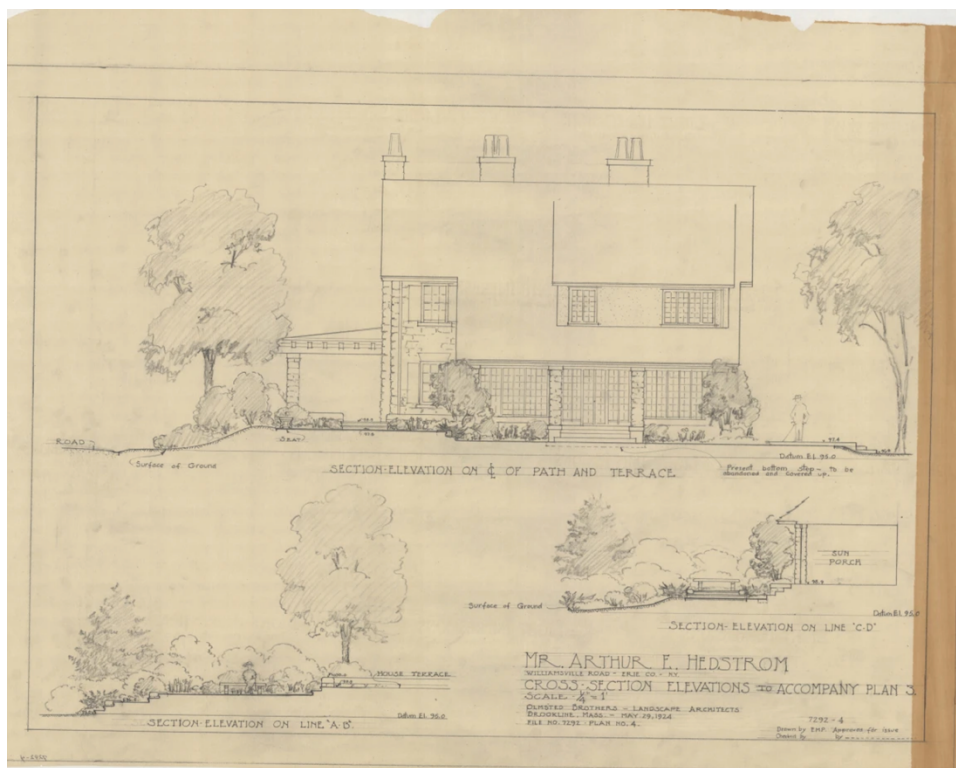


Figure 9. Olmsted Brothers Landscape Drawings, 1924



Figure 10. East Elevation (side-by-side comparison)

Snyderville, or now what we know as the Town of Amherst became increasingly popular, especially to those who would reside in the downtown of Buffalo area. A trolley line would be installed in 1893 that would provide a connection between the city of Buffalo to the more suburban areas including Amherst and Williamsville.

The Hedstrom family were one of the original families to move into the Snyderville area. Arthur Hedstrom inherited a company from his father, Eric in 1917.¹ He would merge his existing company with Spaulding, creating "Hedstrom-Spaulding Company." This would be known as one of the largest and most successful coal companies in the Buffalo area.² Not only was Arthur a successful businessman, but he was also a philanthropist, co-organizer, trustee of Amherst Community Church, a leader at the YMCA, along with being involved with many local surrounding organizations.

The Hedstrom Estate would span from Main Street, Getzville Road, North to Sheridan Drive, and to Four-Winds Way. This was equal to two-hundred acres.³ Their home was designed and constructed as a Tudor-Revival, "Craftsman architectural details and rustic stonework" ⁴ building in 1904. The architect was Fredric Loverin & Whelan, who had also worked with designing structures within various Olmsted parks.⁵ Frederic Loverin was also known for designing the Lenox Hotel.⁶ The home itself is an example of a Craftsman style, which was popular from "1905 to the early 1920's."⁷

The main house also, eventually was sold in 1949 to Genrich Builders Inc. Genrich vowed to keep the focus of the historical building in-tact while preserving the grounds, inground pool, pool-house, interior and exterior. In relation to the main house, the gate house was also purchased and was to be used. These were to be used as doctor's offices, medical clinics, as well as apartments. ⁸

Currently, the Hedstrom Gatehouse (4230 Main Street) is Locally Landmarked as a designated historic property. It is also listed as "Eligible" for SR/NR Nominations. The Arthur E. Hedstrom Estate House and Caretaker's Cottage has met criterion C, for the "expression of the Tudor Revival and Craftsman styles." ⁹ It also meets criterion A, with its association of "community planning and development, and social history as rare survivors of the era of large suburban estates in the Town of Amherst." ¹⁰

¹ Duax, Caroline. "Arthur Hedstrom Gate House." 2012. Buffaloah.com/AMH/main/4196/tc.html

² Duax, Caroline. "Arthur Hedstrom Gate House." 2012. Buffaloah.com/AMH/main/4196/tc.html

³ Duax, Caroline. "Arthur Hedstrom Gate House." 2012. Buffaloah.com/AMH/main/4196/tc.html

⁴ Finelli, James. "Eligibility Evaluation." CRIS, 08/27/2018.

⁵ A.E. Hestrom, Snyder, NY (Plans)." Olmsted Research Guide Online. January 1, 1924

⁶ Duax, Caroline. "Arthur Hedstrom Gate House." 2012. Buffaloah.com/AMH/main/4196/tc.html

⁷ McAlester, Virginia S. 2020. A Field Guide to American Houses. Alfred A. Knopf.

⁸ Collins, Jimmy. "Hedstrom Estate, Area Showplace Bought By Generic." *The Buffalo News*, July 9, 1949.

⁹ Finelli, James. "Eligibility Evaluation." CRIS, 08/27/2018.

¹⁰ Finelli, James. "Eligibility Evaluation." CRIS, 08/27/2018.

The Gatehouse ca. 1904 was originally located next to the Hedstrom's "Four Winds Farm."¹¹ This would be located directly behind the toll gate, which was located on Main Street and would be one of the last tollgates within Amherst.¹² It is known for its "unique example of a rustic English style cottage in Western New York."¹³ In 2018, it was listed as "Eligible" within the National Register because of its architectural significance, along with associated events with its relation to the Hedstrom Estate.

¹¹ Duax, Caroline. "Arthur Hedstrom Gate House." 2012. Buffaloah.com/AMH/main/4196/tc.html

¹²Building Structure Inventory Form,
<https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=fwJzA4e3oehRSsc0/rQtYWckq3YyMlm3B6AB9sjwZv5ga5VDzimiZsRiR8P+dWfLngxGMP4UluDb2nRcKYpQAQyAZLwE7f/rNVxXSn1jpwyoz30QyRXoVq2G8p3qgcm&q=false>

¹³Building Structure Inventory Form,
<https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=fwJzA4e3oehRSsc0/rQtYWckq3YyMlm3B6AB9sjwZv5ga5VDzimiZsRiR8P+dWfLngxGMP4UluDb2nRcKYpQAQyAZLwE7f/rNVxXSn1jpwyoz30QyRXoVq2G8p3qgcm&q=false>

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518)237-8643

FOR OFFICE USE ONLY
UNIQUE SITE NO. 02902.000463
QUAD _____
SERIES _____
NEG. NO. _____

3.i

YOUR NAME: Kathleen A. Howe DATE: June 15, 1998

YOUR ADDRESS: 32 Winthrop Street, Rochester, NY 14607 TELEPHONE: (716) 262-2035

ORGANIZATION (if any): Bero Associates Architects

IDENTIFICATION

1. BUILDING NAME(S): Arthur E. Hedstrom Estate: House
2. COUNTY: Erie TOWN/CITY: Amherst
3. STREET LOCATION: 50 Getzville Road (on private drive off Getzville Rd.) (SBL: 67.20-6-27)
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Snyder Development Co. Inc.
ADDRESS: 4287 Main Street, Snyder, NY 14226-3504
6. USE: Original: Residence (part of an estate) Present: Apartments
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☒
Interior accessible: Explain no, private apartments

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☒ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other: asphalt roof shingles
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearings members ☒
d. metal (explain) _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): Adaptive reuse as apartments in 1949; both interior and exterior changes. The major ext. change was the enclosure of the east porch. Fire escapes installed. Detached garages built in 1949 and 1954.

12. PHOTO:**13. MAP: (See attached)**

South elevation.

Attachment: Hedstrom CRIS Narrative (30009 : 46 Getzville)

14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☒ (2)
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: stone wall; wood & cast iron fences; trees
j. other: in-ground pool, pool house
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☒
d. densely built-up ☐ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

The Hedstrom House is set well back from Getzville Road on a secluded 3-acre lot, near Main Street, in southwest Amherst. A contributing stone wall with a wooden gate at the driveway entrance runs along Getzville Road. The property has many mature trees on it. Located west of the house are two non-contributing post World War II garages. To the northwest of the house is a contributing in-ground swimming pool surrounded by a low wood fence with balustrade and paneled pedestals. Beyond this is a contributing cast iron picket-style fence. At the west end of the pool is a contributing Craftsman style pool house.

The surrounding neighborhood consists of a few scattered early twentieth-century houses along Getzville Road with post-World War II residential developments (High Court and Elmhurst Road) to the north and south. The Coplon Mansion, a Renaissance Revival building, is nearby on the campus of Daemen College at the northeast corner of Getzville Road and Main Street. Of special note at 4196-4200-4230 Main Street are the caretaker's cottages and barn originally associated with the Hedstrom Estate (see separate inventory form).

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

Large-scale residence with walls of quarry-faced random stonework and an asphalt-shingled roof. The two and one-half story part of the house has projecting front-gabled end blocks at the east and west ends. The roof is steeply pitched here with a broad overhang ornamented with rafter tails. Prominent stone chimneys extend above the roof. Projecting from the center of the south elevation, between the end blocks, is a one-story three-bay-wide flat-roofed porch. The wall at the second story, above the porch, is stuccoed. Three shed-roofed dormers project from the south slope of the roof. Fenestration is generally regular and symmetrical with multi-light double-hung wood sash.

A semi-circular flagstone terrace with curved stone wall extends in front of the center entrance of the north elevation. The entrance here is slightly recessed with a shed roof featuring rafter tails. The door is flanked by lattice-muntined sidelights. The north elevation of the end blocks features tripartite window openings with a segmental arch.

The one and one-half story shed-roofed east wing was originally an open porch which was enclosed about 1949. Wood clapboard siding has been added between the stone piers. The original stone porch steps are still intact on the east side. The upper story of this features a stucco-clad shed roof dormer.

The one and one-half story hipped roof section of the house, near the west end, features a porch with stone piers and wood balustrade at the south facade. Dormers with stucco-clad walls are on all three sides of this block. At the far west end of the house is a one-story hip roof block (labeled wood shed on the 1949 floor plan).

Of special note on the grounds is the contributing in-ground swimming pool surrounded by a formal, low wood balustrade with paneled pedestals. Beyond is a cast iron picket-type fence. At west end of the pool is a contributing Craftsman style pool house consisting of two small-scale structures clad in wood shingles and linked by a pergola.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1904

ARCHITECT: Unknown.
(1949 remodeling: John T. DeForest, of 232 Delaware Ave., Buffalo.)

BUILDER: Unknown.
(1949 remodeling: Genrich Builders, 4287 Main Street, Snyder.)

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The Arthur E. Hedstrom House, built ca. 1904, is historically significant under Local Landmark Criterion (i) for its association with the early history of suburban development in Amherst. This estate, located west of Getzville Road, once extended from Main Street north to near Sheridan Drive.

Amherst experienced a substantial population increase in the early decades of the twentieth century due to people moving here from Buffalo. Construction of a trolley line along Main Street in 1893 provided improved access to Buffalo for commuters and facilitated development along Main Street. The combination of the trolley line, improved roads, proximity to the city, and a relatively flat terrain resulted in the development of the southern part of the town.

Some of the earliest people to move here at that time were wealthy Buffalonians who established large suburban estates and horse farms here at the turn of the century. The Hedstroms, Howers, Sattlers, Farbers, and many others chose to build their estates in Amherst. While none of these early estates has survived with the original acreage, setting, and buildings entirely intact, scattered historic resources can be found.

Extant resources originally associated with the Hedstrom Estate include this house, the pool and pool house, wood and cast iron fences, a stone wall along Main Street and Getzville Road, and the caretaker's cottages and a barn (see separate inventory form on 4196-4200-4230 Main St.).

The property is also historically significant under Local Landmark Criterion (i) for its association with Arthur E. Hedstrom. Hedstrom's obituary in the *Amherst Bee* (February 28, 1946) provides the following biographical information:

Arthur E. Hedstrom was president for 19 years of Hedstrom-Spaulding, Inc., one of Buffalo's largest coal dealers. He was the son of Swedish immigrant Eric L. Hedstrom who founded the coal firm of E.L. Hedstrom & Co. In 1927, the company merged with Spaulding.

Mr. Hedstrom was an active leader of the Buffalo YMCA where he served on the board of directors from 1900 to 1926 and on the board of trustees from 1920 to 1932. He was also a member of the Delaware Avenue Baptist Church and one of the organizers of the Amherst Community Church.

Mr. Hedstrom and his wife, the former Katherine Wilcox, were "pioneer suburban residents" of Amherst. Their suburban estate was considered one of the showplaces of Amherst ("A. E. Hedstrom Dies in Florida," *Amherst Bee*, February 28, 1946, p. 1).

Maps from 1924 and 1935 show the Hedstrom property encompassing approximately 43 acres from Main Street to a couple of streets south of Sheridan Drive. By the time of Mr. Hedstrom's death in 1946 some of the original acreage had begun to be subdivided. His obituary noted, for example, that the Four Winds Nursery Farm now occupies part of the estate's former acreage (*Amherst Bee*, February 28, 1946, p. 1).

The Snyder Development Co. acquired the Hedstrom House and converted the single-family home into apartments in 1949. The architect for the renovation work was John T. DeForest of Buffalo and the contractor was Genrich Builders, Inc. Most of the land was subdivided and new residential streets were laid out on the former estate beginning in the 1950s including High Court and Elmhurst Drive.

The Hedstrom House is an eclectic architectural design incorporating elements of the Tudor Revival and Craftsman styles. It is architecturally significant under Local Landmark Criterion (ii) for embodying the distinctive characteristics of those styles. Although the single-family house has been altered to accommodate apartments, the exterior retains sufficient integrity of design, materials, and craftsmanship to convey its historic character. It is especially notable for its rustic stonework.

While the steeply pitched cross-gabled roof and massive chimneys crowned by chimney pots are reminiscent of the Tudor Revival, the wide eave overhangs and dormers with rafter tails, the square porch posts and, the contrasting quarry-faced stonework and stucco are derived from the Craftsman style. The contributing pool house with its wood-shingled walls and trellised pergola are also Craftsman inspired.

Craftsman style architecture of the period between ca. 1905-1930 expressed the principles of the English Arts and Crafts Movement, in particular, the philosophy of Gustav Stickley, the leading advocate of the Arts and Crafts in America. Through the publication of house plans and descriptions in *The Craftsman* magazine between 1901 and 1916, Stickley promoted the "honest" expression of structure through exposed structural members, and the "honest" use of simple or rustic building materials. The Craftsman philosophy also emphasized high quality design and workmanship, with a special value placed on hand-crafted detailing. As a result of higher than average building costs, Craftsman homes were most commonly associated with upper middle class neighborhoods.

The Tudor Revival style was loosely based on a variety of early English building traditions. Most houses of this style emphasize high-pitched, gable roofs, and elaborate chimneys, but decorative detailing may draw from modern Craftsman traditions.

The building permit and architectural drawings for renovations made to house in 1949 are on file at the Amherst Building Department. The building permit application dated July 21, 1949 indicates that the owner, Snyder Development Co., Inc, applied to alter an existing stone and stucco residence into apartments. The estimated cost for the remodeled building was \$30,000.

The changes made to adaptively reuse the house for apartments included such work as removing existing walls, closing up door and window openings, and building new interior walls to form distinct apartment spaces including new bathrooms, closets, and bedrooms. A detached 8-car garage was also built in 1949. A permit was issued January 19, 1954 for erecting a 3-car frame garage.

21. SOURCES:

"A. E. Hedstrom Dies in Florida." *The Amherst Bee*, February 28, 1946, p.1.

Architectural drawings for renovations to 50 Getzville Road. John T. DeForest, architect, and Genrich Builders, Inc., May-July 1949.

Building permit #49-3183 for renovations to 50 Getzville Rd, August 2, 1949.

Building permit #54-7558 for 3-car garage at 50 Getzville Rd., January 19, 1954.

Diehl, Geo. C. (civ. eng.). *Assessor's Maps, Town of Amherst, Erie County, N.Y.* 1924.

House Locations (Survey Book). Town of Amherst, Building Department, 1935.

W.P.A. *Map of the Town of Amherst, Erie County, N.Y.* Works Progress Administration Mapping Project, compiled by Niagara Frontier Planning Board, 1936.

22. THEME: Early twentieth century suburban estates.
Residential: Eclectic design with Craftsman and Tudor Revival influences.



50 Getzville Road. North elevation.



East elevation.



50 Getzville Road. West and south elevations.



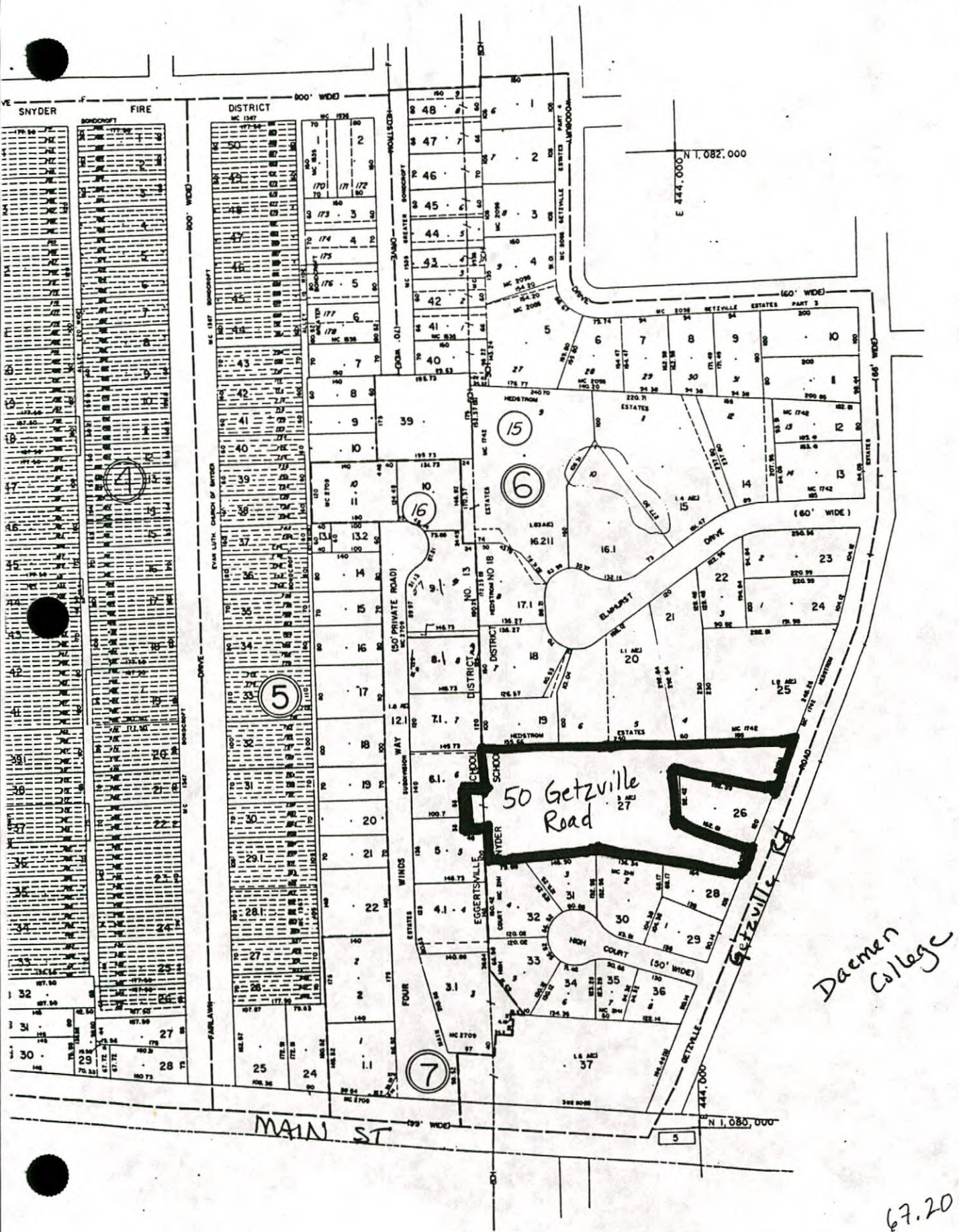
North and west elevations.



50 Getzville Road. Pool area, northwest of the house.



Stone wall at entrance on Getzville Road.



Attachment: Hedstrom CRIS Narrative (30009 : 46 Getzville)

LANDMARK DESIGNATION APPLICATION FORM TOWN OF AMHERST, NEW YORK

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

FOR USE OF
BLDG. DEPT. ONLY

REC'D BY _____

DATE _____

TIME _____

Your name: Hallie Wright Telephone: (716) 430-0330 Date: _____

Your address: _____

Organization (if any): HPC

A. PROPERTY IDENTIFICATION

1. Building's common or current name: 4511-4521 Main Street
2. Building's historic name, if known: _____
3. Street location: 4519 Main Street SBL# _____
4. Present owner & address: 4519 Main Street LLC n/a
[list all owners of record and n/a
their addresses – use n/a n/a n/a
additional sheet if necessary]

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

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

Applicants must:

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

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

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

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

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

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

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

C. PROPERTY DESCRIPTION

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

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

7. **Condition/Integrity:**

☐ excellent	☐ deteriorated	Check one:	Check one:
☐ good	☐ ruins	☐ unaltered	☒ original site
☒ fair	☐ unexposed	☒ altered	☐ moved
			date:

List major alterations and dates (if known): _____
 Storefront alterations, date unknown. _____

Source of this information: Bradburn, Jamie. "The Loblaw Groceterias Building." Jamie Bradburn's Tales of Toronto. ...

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

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: _____
 4519 Main Street was constructed between a main road in the Town of Amherst. Between
 Harlem Road and Lincoln Road, it is surrounded by another commercial building and a
 gas station. _____

12. Other notable features of building and site (i.e. style, details, interior features if known):
Brick, Art Deco, and "frozen fountain" detail.



Signed at:
2024-10-02 15:50:05

10/02/2024

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-Landmark-Designation-Application (29779 : 4511-4521 Main Street)

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Chairpersons Signature_____

Date _____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

Attachment: Historic-Landmark-Designation-Application (29779 : 4511-4521 Main Street)

4519 Main Street

4.b

Attachment: Google Earth 4519 Min (29779 : 4511-



Packet Pg. 41

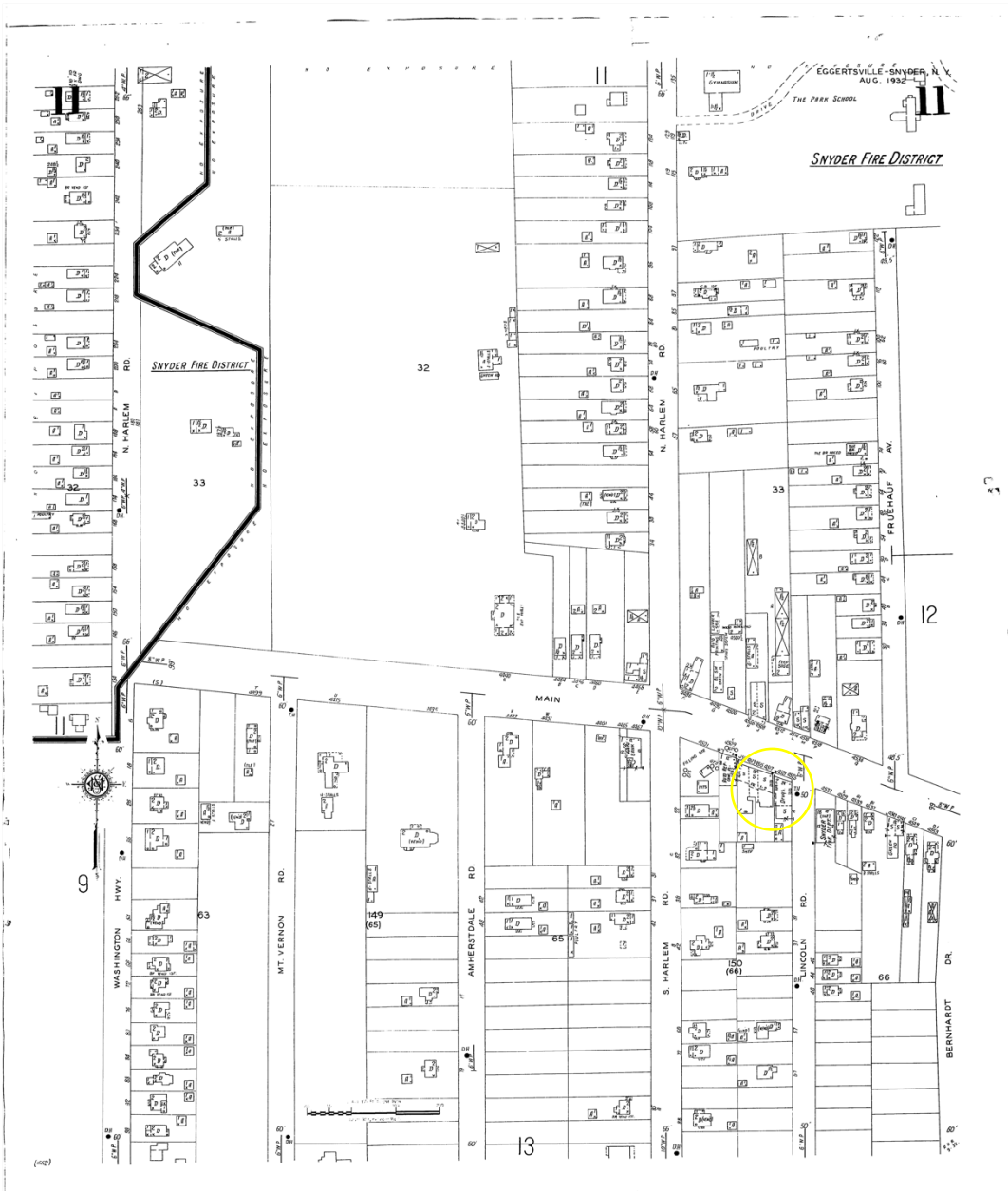


Figure 1. 1932 Snyder Sanborn Map

Attachment: 4511-4521 Main (29779 : 4511-4521 Main Street)

personally planned by your Nu-Way manager!

MR'S SALE

Lowest Prices in Town
Add your Nu-Way Manager about food prices. These are a mass of value! High cost of living is a pain. Add them to your Nu-Way Manager about food prices. These are a mass of value! High cost of living is a pain. Add them to your Nu-Way Manager about food prices. These are a mass of value! High cost of living is a pain.

Highest Quality Available
and all are offered. The Nu-Way Manager who has the highest quality of food items. The Nu-Way Manager who has the highest quality of food items. The Nu-Way Manager who has the highest quality of food items. The Nu-Way Manager who has the highest quality of food items.

Personally Guaranteed by Your Nu-Way Manager
For any reason, you are dissatisfied with a food product, your Nu-Way Manager agrees you can have a refund. No other reason. The Nu-Way Manager agrees you can have a refund. No other reason. The Nu-Way Manager agrees you can have a refund. No other reason.

Breast O' Chicken
TUNA
3 CANS 73¢
Green Giant Peas 2 - 39¢

SCOTT TOILET TISSUE
6 69¢
First of the Season Produce Special!

Rib Roast
E-Z Carve
lb. 65¢

Rib Steaks
Club Steaks
lb. 79¢
lb. 99¢

Over \$38,000 in FREE PRIZES Plus a 1959 FORD!

CROSS-OUT

Match these 'Cross-Out' Numbers against your 'Cross-Out' Card. WIN A NEW 1959 FORD!

Florida Juice
Oranges 3 1 DOZ 25¢
Broccoli 2 29¢

GRAPES 2 29¢

FREE WINE (200) • FREE WESTINGHOUSE LABORATORIES, DEVICES • WACHOWSKI RICA COLOR TV SETS • MINK SCARVES • ROBINSON SHAVERS • HOT SETS Plus Others

FELS NAPHTHA SOAP 10¢
BURRY Family Aftershave 29¢
JOY DETERGENT 2 29¢
CAMAY SOAP 4 29¢
ARGO Corn Starch 15¢
FRESH-UP Waxed Paper 2 29¢
CALGONITE 2 29¢
LUX LIQUID DETERGENT 2 29¢

Figure 2. Nu-Way Ad, 4513 Main Street, Buffalo Courier Express, 1958

Teen Time
Did You Mind Summer Heat?
Summer Work Keeps Youth Busy
Let's Face It, Boys, It's Man Who Pays
Send Them...
EDWARDS... THE SHOE FOR CHILDREN
Our Shelves are Overflowing with the Latest in School Fashion
Over 43 Styles to Choose From!
VALUABLE PRIZES with every purchase!
HOOK'S SHOE STORE
CHILDREN'S Bootery
2125 Bailey Avenue (near Anthony) Aft. 1015
"Children Store Selling the Best for 30 Years"

the Kiddie Koop
We are proud to announce the arrival of the new fall...
OPEN DAILY 10 A.M. to 6 P.M. - OCT. 1, 1959

WEBCOR
STEREO-FIDELITY PHONOGRAPHS
Holiday Concert Stereo-Fidelity PORTABLE PHONOGRAPH
New 1959... \$79.95
Save on these popular models... \$89.95
Denton, Cottler & Daniels
22-28 COURT ST. PEAK, N.Y. 10576

Kan-Ki kills ANTS
off at Reaches
98¢

Figure 3. Children's Bootery, 4519 Main Street, Buffalo Courier Express 1959

SNYDER FOOD SHOP
 4519 MAIN STREET - SNYDER, N. Y.
 WE ARE PROUD TO ANNOUNCE THAT
 WE NOW CARRY A COMPLETE LINE OF

**KOSHER ZION
 MEAT PRODUCTS**

Along with Our Many Other Items
 for the Discriminating Jewish Buyer.

Here are a few listed below:

Corned Beef	S&W Canned Goods
Pastrami	Reese Gourmet Treats
Knock Wurst	Imported Candies
Salami, Etc.	Imported Cookies
Bagel and Lox	

Figure 4. Snyder Food Shop, 4519 Main Street, Buffalo Jewish Review, 1960

REAL ESTATE FOR SALE.

R. G. Bainbridge & Co., Inc.
Realtors & Builders

ARCHITECTURAL SERVICE
 LOANS AND INSURANCE
 BUFFALO OFFICE
2315 Delaware Ave.
 WILLIAMSVILLE OFFICE
4515 Main Street

FOR SALE
 Farms 1/2 acre to 400 at prices worth
 investigating. Williamsville properties;
 choice locations.
BUFFALO RESIDENCE PROPERTIES
BUFFALO BUSINESS PROPERTIES
Cell Crescent 3800
Evenings, Crescent 6561

Figure 5. R. G. Bainbridge & CO., Inc, 4515 Main Street, The Buffalo News, 1925

BUSINESS NAMES

Valeway Poodle Shop, 2462 Main—Joseph
 E. & Dorothy J. Prischel.
 Hannon-Moore Agency, 820 Abbott—Dan-
 iel F. Hannon Jr., Robert L. Moore.
 Snyder Food Shop, 4519 Main, Snyder—
 Monty & Isabelle Gaglione.
 RT-TV, 878 Walden—Rose Czarniecki.
 Schindler Restaurant, 1478 E. Delaware.

Figure 6. The Snyder Food Shop, 4519 Main Street, The Buffalo News 1960

makes everyone a wonderful bread slicer-



Grandmother's SLICED BREAD 16 oz. loaf **6¢**

PERSONAL
If you are not seeing a white lot on your slicer today, the slicing wheel is due for an 40% replacement. The price of such a wheel on a A&P slicer is \$1.00. A&P buys its food direct from the producers and sells it to you at our usual profit.

New Market
opens five weeks end at 4517 Main Street, Snyder 1-17.
Remodeled
the entire interior of your food store or 12 Count over.
We cordially invite you to the grand opening of these stores.

CHOICE MEATS
Quality is the paramount consideration with A&P meats... and the reason why more and more people are daily buying A&P meats.

FRESH HAMS For Roasting—Whole or Strag End **lb 11c**
VEAL CHOPS Rib and Shoulder **lb 19c**
GROUND BEEF Fresh Selected Beef **2 lbs. 25c**
SKINNED HAMS Hickory Smoked—Whole or Half **lb 15c**
BREAKFAST BACON Whole or Half **lb 15c**
PORK SAUSAGE Pure Links **2 lbs. 27c**
CHUCK ROAST Cut from Quality River Beef **lb 15c**
RUMP or ROUND ROAST Boneless **lb 25c**
FILLETS PEARL WHITE **lb 25c**

SAVE THE COUPONS FOR VALUABLE PREMIUMS ON THIS POPULAR LAUNDRY FAVORITE.
OCTAGON SOAP 6 bars **27c**

SCIENTIFICALLY GROWN AND PACKED RIGHT IN THE FAMOUS WESTERN SUNLIGHT.
SUNSWEEP PRUNES 2 1/2 lbs. **29c**

HOUSEHOLD SUPPLIES
Old Dutch 2 cans **15c**
Babbitt's Lye can **13c**
Toilet Paper 6 rolls **25c**
Hand Soap can **10c**
Camay 3 cakes **19c**

PERFECTLY PREPARED WITH TOMATO SAUCE AND CHEESE... IS A TASTY FOOD AS CAN BE MADE.
ENCORE Spaghetti 4 cans **25c**

HERE'S A POPULAR ITEM AT A VERY POPULAR PRICE.
CAMPBELL'S TOMATO SOUP 3 cans **20c**

FANCY PRODUCE
Spinach 3 lb. pack **25c**
Cauliflower 1 lb. head **19c**
Strawberries 1 pint **18c**
Cabbage lb. **5c**
Green Onions 4 bunches **15c**
Bananas 5 pounds **25c**

THE GREAT ATLANTIC & PACIFIC TEA COMPANY

THESE PRICES EFFECTIVE IN ALL STORES OF METROPOLITAN BUFFALO

Figure 7. Atlantic & Pacific Tea Company, 4517 Main Street, The Buffalo News, 1932



Figure 8. Loblaws Grand Opening, 4511 Main Street, The Buffalo Times, 1932

4511-4521 Building Footprint Map



Figure 9. Current 4511-4521 Building Footprint Map. Hallie Wright



Figure 10. Rear Building, Facing South, Hallie Wright



Figure 11. Rear Building, Facing Northwest, Hallie Wright



Figure 12. Primary
(northeast) Façade,
Hallie Wright



Figure 13. Primary
(north) Art Deco
Detail, Hallie Wright



Figure 14. Primary
(north) Art Deco
Detail, Hallie Wright



Figure 15. Primary
(north) Art Deco
Detail, Hallie Wright



Figure 16. Primary (north) Façade, Hallie Wright



Figure 17. Primary (north) Façade, Frozen Fountain Detail, Hallie Wright



Figure 18. Northwest
Elevation, Hallie
Wright



Figure 19. West
Elevation, Hallie
Wright

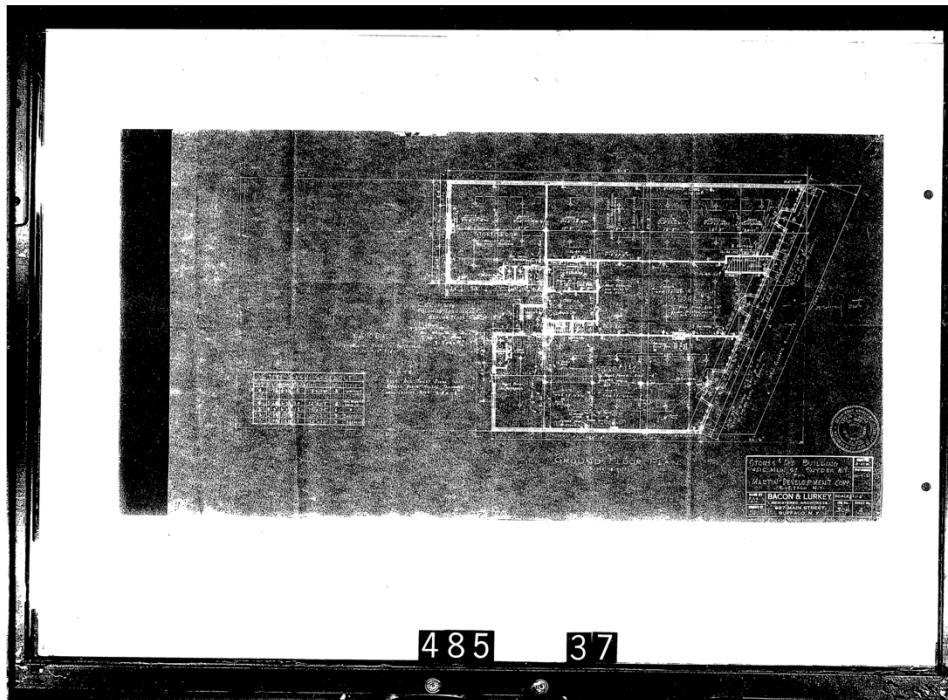


Figure 20.
Architectural Drawing,
Bacon & Larkey
Architects, 1931, TOA

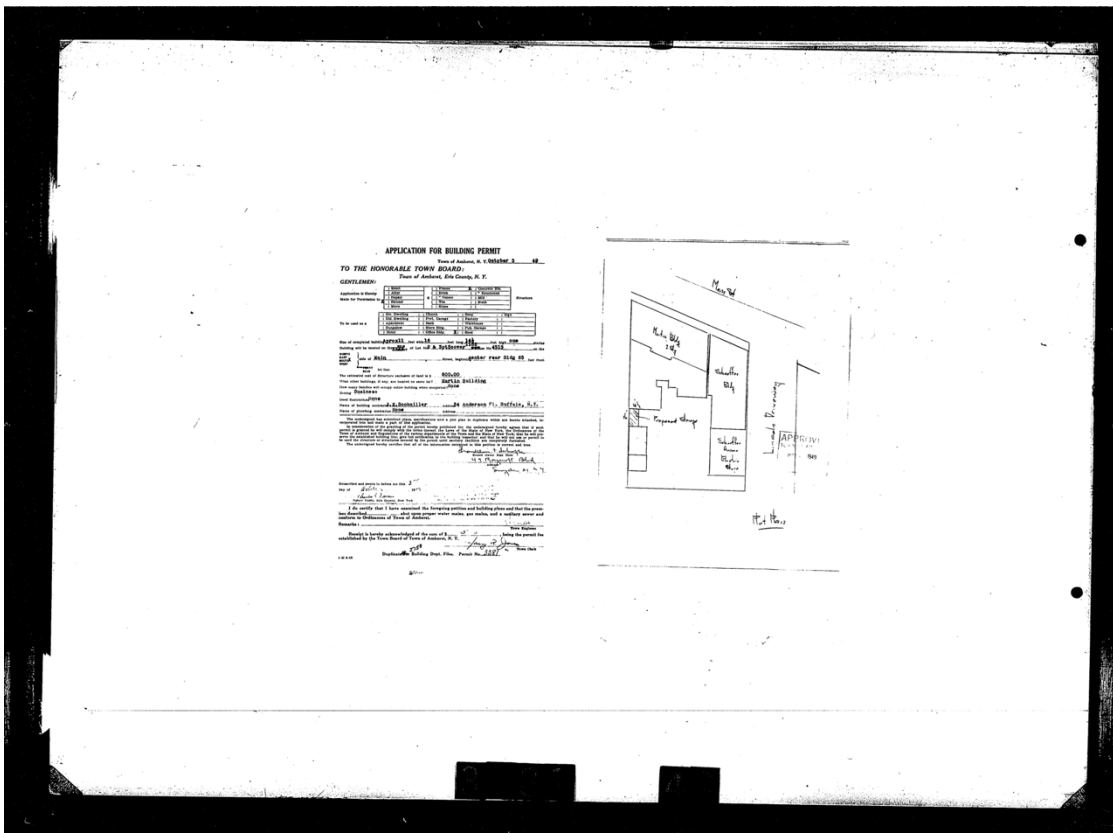


Figure 21. Building permits, The Martin and Schaefer Buildings 1949, TOA

17t18
5, 1931.
band of
la Anna
händler.
with of
ide Jer-
will be
aturday
vited to
16t17

**UNITED SNYDER GROUP
TO HOLD SPRING FROLIC**

Annual spring frolic of the United Snyder association will be held Tuesday evening, April 21, in Amherst Community church auditorium, according to plans announced Friday.

Mrs. Ada Jenzen, chairman, will be assisted by Mrs. Alice Grieser, Mrs. Thomas Trimmer, Mrs. William MacLean, Mrs. Edna Kideney, Mrs. John Markwart, Mrs. Florence Gesegnet, Mrs. Ruth Bedford, Mrs. Edward Helfer, Mrs. Franklin Schaefer, Mrs. Conrad Baumgartner, Mrs. George Voss, Philip Bernhardt, Fred Ludwig, Russel Bedford, Stephen Schroetter, John Markwart, William Kroll, Charles Floyd, Gene Naukam and Dorothy Jones.

M., be-
Emma
Rogers,
ie. Fu-
Rhode
at 2
17t18
1. Cora
mes C.
ederick
rs. Eu-
r. Mrs.
Shean
Funeral
od ave-
ock, and
at 9:30

T
can
T
Des
rosi
whe
for
A
Ash
Mill
C
Ash
Mill
C
doc,
bay,
ling
In
Bud
Bar

Figure 22. Franklin Schaefer (building owner) news article, The Buffalo News 1931

327 59

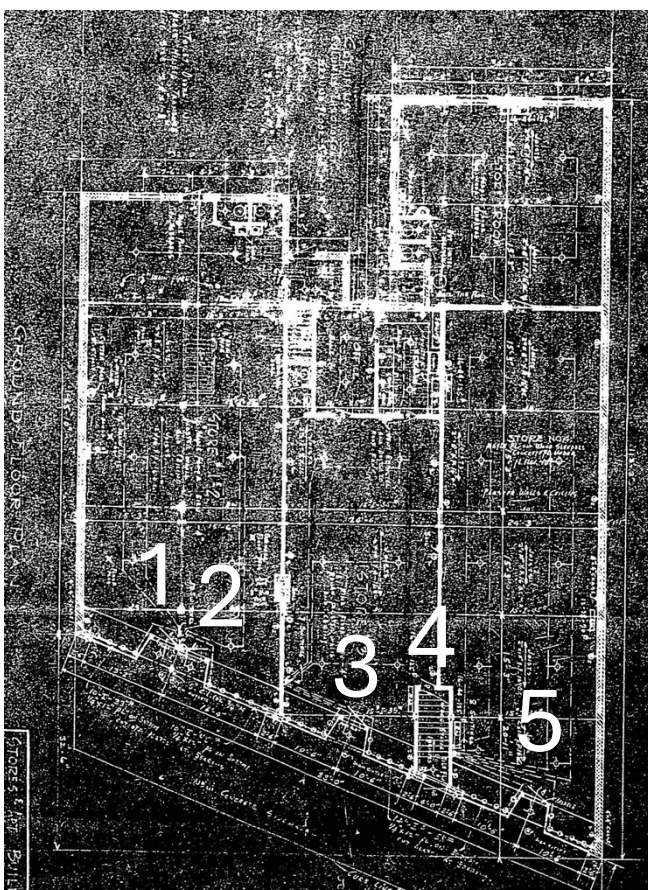
Figure 23. Building Permit, 4515 Main Street, TOA



Figure 24. 4511-4521 Main Street (Unknown Date)



Figure 25. 4511-4521 Main Street (Early 1940)



Attachment: 4511-4521 Main (29779 : 4511-4521 Main Street)

4511-4521 Main Street: A Historical Narrative

The building at 4511-4521 Main Street, ca 1932, is a two-story commercial building. Located within the Snyder neighborhood, in the Town of Amherst, the building is around two miles from the Village of Williamsville building and the Town of Amherst building on Main Street. The Snyder neighborhood consists of a mix of residential and commercial buildings. The building is located on the South side of Main Street, on a block boarded by Harlem Road and Lincoln Road.

4511-4521 Main Street is a fine example of the Art Deco style. This style was popularized in the 1920s. Art Deco is well known for its ornamentation on the façade and tends to include “zigzag patterns, geometrical curves, chevrons, and references to Egyptian motifs, including relief fluting and reeding.”¹ There are many examples of this style throughout Buffalo, especially with commercial buildings.

From when this building was first constructed, it has been home to Loblaw’s Grocery Store, Nu-Way Grocery, The Great Atlantic and Pacific Tea Company, and other various offices and storefronts.

¹ Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst. Pg 39-40.

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Public Hearing for Proposed Local Landmark designation of 4511-4521 Main Street

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

WHEREAS, 4511-4521 Main Street meets Local Landmark Criterion 121-6 A(i): Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town and Local Landmark Criterion 121-6 A(iii): Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder; and

WHEREAS, built ca. 1932, this property is also associated with the history of suburban development in the Town of Amherst; and

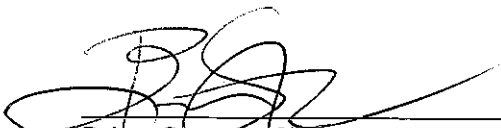
WHEREAS, the property is also identified in the 1998 Intensive Level Survey, 2011 Reconnaissance Survey, and the September 2017 Intensive Level Survey as a significant Amherst property; and

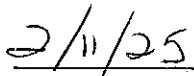
WHEREAS, an application for a proposed landmark designation of 4511-4521 Main Street was presented before the Historic Preservation Commission at the January 30, 2025 regular meeting; and

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

RESOLVED, Pursuant Amherst Code Section 121-6 of the duties of designation by the Historic Preservation Commission, the Commission will file a Notice of Proposed Designation with the Town Clerk for the purpose of holding a public hearing for the proposed designation of the property at 4467 Main Street, in Amherst New York as a local landmark under Local Landmark Criterion 121-6 A(i) and 121-6 A(iii).

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, January 30, 2025; moved by – Swartz; seconded by - Waterman-Kulpa; ayes 7, noes 0, absent 0 ().


Brian Swartz, Chair


Date

Attachment: 4511-4521 Main Public Hearing Resolution_013025 (29779 : 4511-4521 Main Street)