



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
February 11, 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	
Carrie Stiver	Town of Amherst	Resource Personnel	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	

MINUTES APPROVAL

January 30, 2025 Special Meeting Minutes

Ms. Kensy made a motion to approve the January 30, 2025 special meeting minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 7, Noes 0.

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

January 30, 2025 Regular Meeting Minutes

Mr. Amplement made a motion to approve the January 30, 2025 regular meeting minutes. The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

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

NEW BUSINESS

1. NEW SURVEY WORK PLAN

The Commission discussed eligibility for a State grant for a new survey of properties and setting up a working group to identify the scope of the project.

RESULT:	NO ACTION
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OLD BUSINESS

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

3. HPC SPRING ROUNDTABLE
The Commission discussed possibly hosting a roundtable in late spring and asked Planning Department staff to look into availability of the Council Chambers on Thursdays in May.

RESULT: **NO ACTION**

4. PRESERVATION DAY 2025
Ms. Stiver and the Commission discussed possible dates and programming for Preservation Day.

RESULT: **NO ACTION**

5. TRAINING AND WEBSITE
The Commission reviewed the updated landmark designation application and discussed possible edits. They also discussed upcoming training opportunities and the 2025 New York Statewide Preservation Conference in Poughkeepsie, New York in May.

RESULT: **NO ACTION**

MISCELLANEOUS

6. BLUE-RATED PROPERTIES
Mr. Amplement suggested holding a meeting to review the list of blue-rated properties in the Town and the Commission discussed possibly holding training regarding blue-rated properties.

ADJOURNMENT

The Historic Preservation Commission meeting of February 11, 2025 was adjourned at 8:18pm



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
January 30, 2025
6:30 PM**

CALL TO ORDER

6:30 PM Meeting called to order on January 30, 2025 at Council Chambers, 5583 Main St., Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Late	6:33 PM
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	Late	6:33 PM
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	

PUBLIC HEARING

1. LOCAL LANDMARK NOMINATION - 4467 MAIN STREET (KEYBANK)

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

Mr. Swartz introduced the proposed landmark designation for 4467 Main Street and provided an overview of the supporting materials. Jessica Black, 79 Fruehauf Avenue, spoke to the historical significance of the property to Snyder.

Andrew Latimer, KeyBank, expressed concerns regarding the proposed designation and requested the public hearing be left open for 30 days. John Cannie, Whiteman Osterman & Hanna LLP, inquired about the application submittal process and spoke in support of the public hearing being left open.

Chris Drongowski, 410 Mill Street, spoke in opposition of the proposed designation.

Jane Cox, 4584 Harlem Road, Sam Smith, 60 Fruehauf Avenue, and Eric Anson, 57 Fruehauf Avenue, all spoke in favor of the proposed designation.

Mr. Swartz made a motion to adjourn the public hearing to March 11, 2025 at 6:30pm. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

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

RESULT:	ADJOURNED
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ADJOURNMENT

The Historic Preservation Commission special meeting of January 30, 2025 was adjourned at 7:00pm



**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.

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

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:

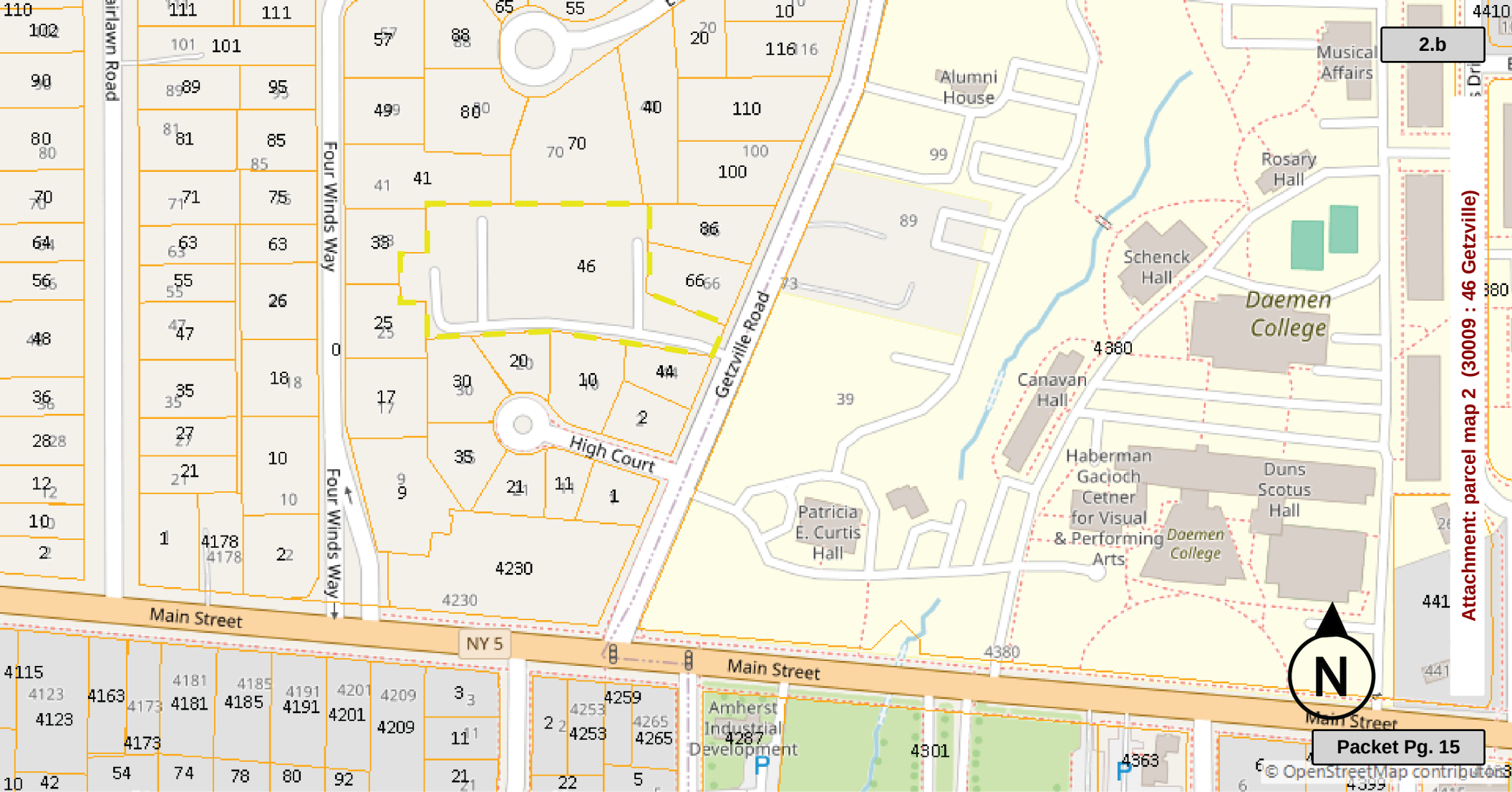
Motion:

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

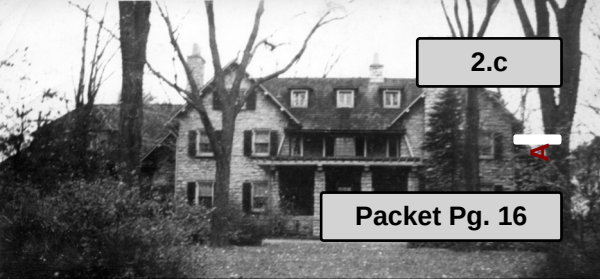


2.b

Attachment: parcel map 2 (30009 : 46 Getzville)

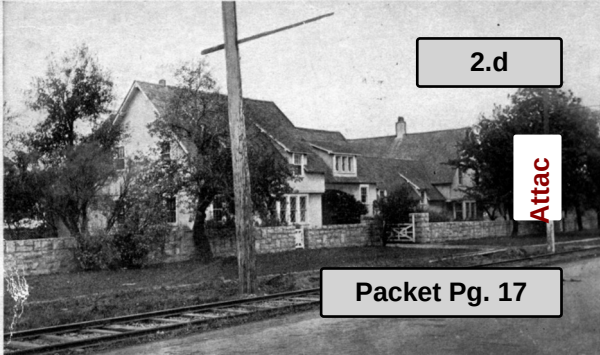


Packet Pg. 15



2.c

Packet Pg. 16



2.d

Attac

Packet Pg. 17



2.e

Atta

ket Pg. 18

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

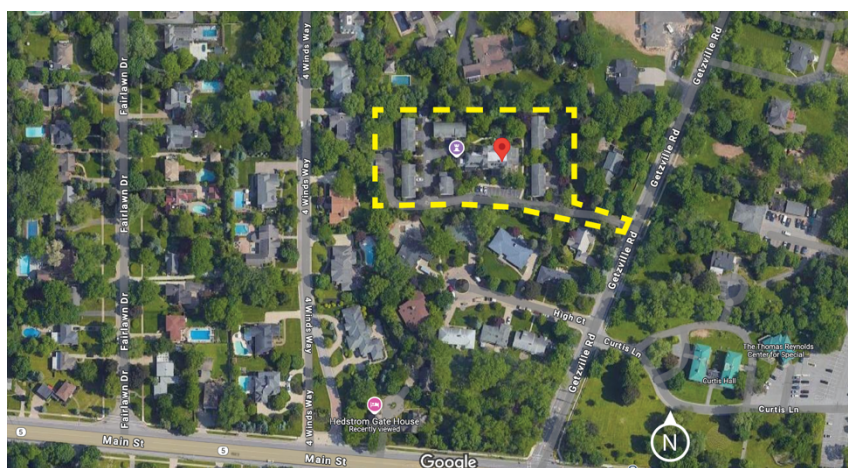


Figure 8. Aerial View of Property

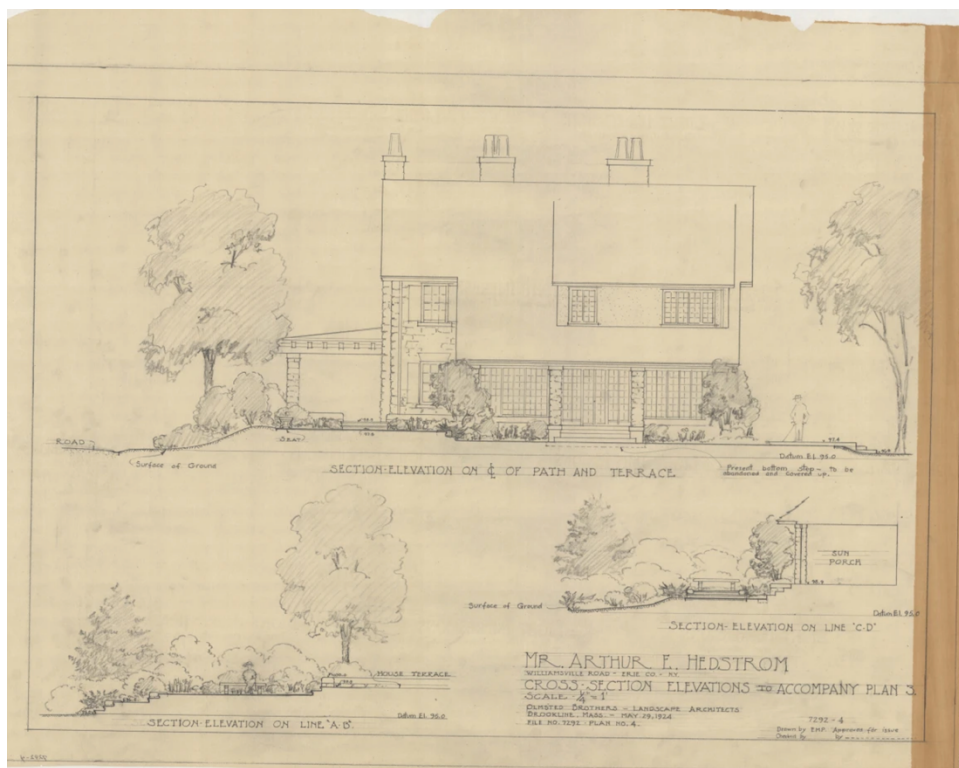


Figure 9. Olmsted Brothers Landscape Drawings, 1924



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. _____

2.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.

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.



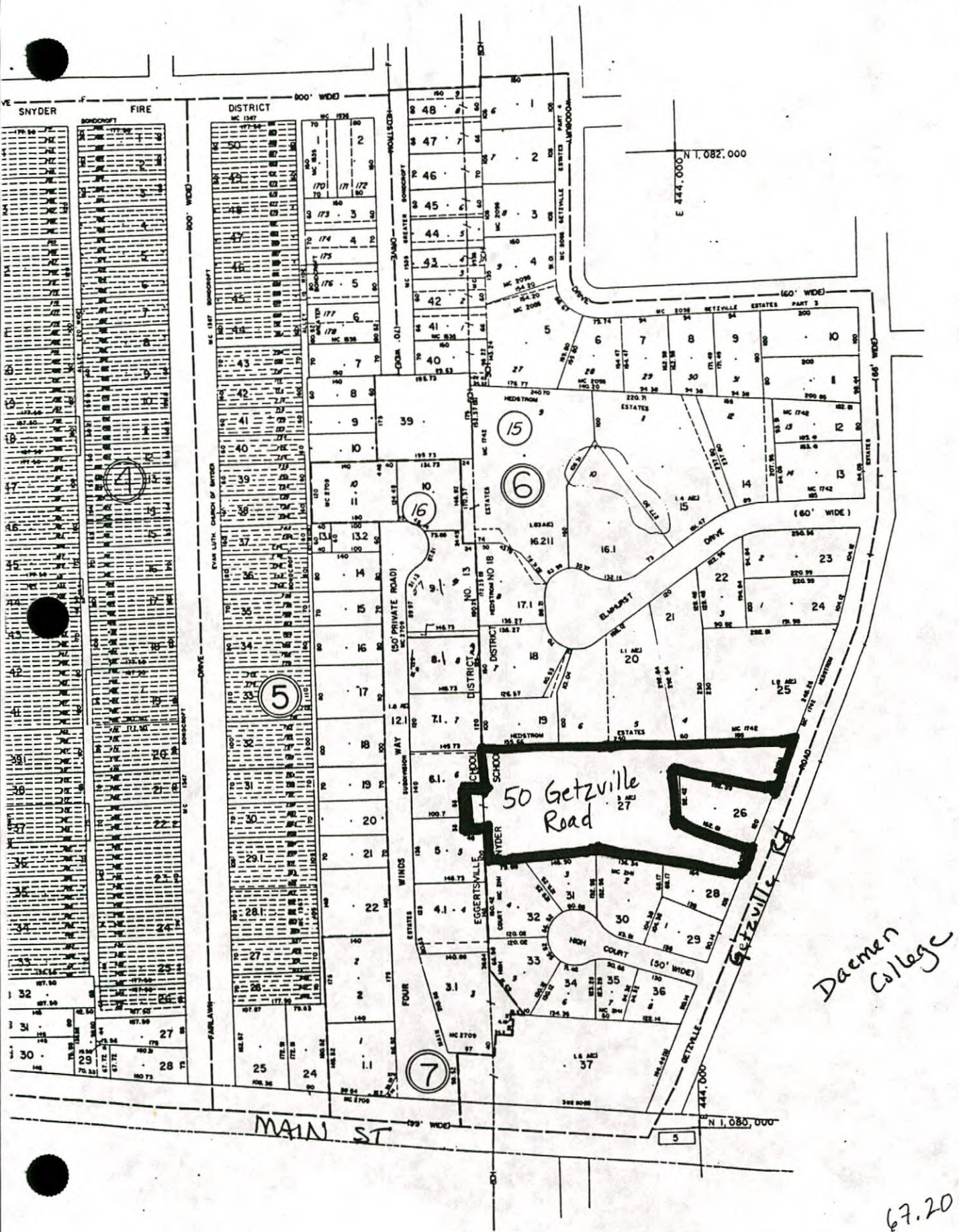
North and west elevations.



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



Stone wall at entrance on Getzville Road.



Attachment: Hedstrom CRIS Narrative (30009 : 46 Getzville)