MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
May 6, 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	Absent	
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	Absent	
James Quinn	Town of Amherst	Assistant Planner	Present	
Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Steven Bengart	Town of Amherst	Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Amy Carrato	Town of Amherst	Community Development Assistant	Present	

MINUTES APPROVAL

April 8, 2025 Special Meeting Minutes

Ms. Waterman-Kulpa made a motion to approve the April 8, 2025 special meeting minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

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

April 8, 2025 Meeting Minutes

Ms. Waterman-Kulpa made a motion to approve the April 8, 2025 regular meeting minutes. The motion was seconded by Mr. Hirschey and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

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

NEW BUSINESS

1. 46-58 GETZVILLE ROAD (ARTHUR E. HEDSTROM ESTATE) - LOCAL LANDMARK NOMINATION

April 8, 2025

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

Mr. Swartz provided a summary of the local landmark nomination and Ms. Wright provided additional details on the background of the property.

Linda Wright, 47 Amherstdale Rd., spoke in favor of the nomination.

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

May 6, 2025

Mr. Swartz made a motion to adjourn to June 10. The motion was seconded by Mr. Amplement and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

RESULT:	**ADJOURNED**	**Next: 6/10/2025 7:00 PM**

2. 5178 MAIN STREET – CERTIFICATE OF APPROPRIATENESS (SIGNAGE)

Mr. Swartz introduced the Certificate of Appropriateness.

Christopher Ryan, Rapp Signs Inc., summarized the proposed changes for NBT Bank and answered questions from the Commission.

Ms. Waterman-Kulpa made a motion to approve the Certificate of Appropriateness as submitted for 5178 Main Street, Williamsville, New York as the signage presented in the packet is a replacement of previous signage on the site and reduces the amount of signage. The owner has the option of not lighting "Williamsville" on the ground signs if they so choose and the color temperature for all lit signs is to be 4500k. The motion was seconded by Mr. Amplement and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

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

3. 243 CAPEN BOULEVARD – DEMOLITION REFERRAL (DETACHED GARAGE)
Mr. Swartz introduced the demolition referral for a fire-damaged detached garage with a hip roof that the owner is looking to change to a gable style roof with the same width garage door. No one for the property was present.

Ms. Waterman-Kulpa made a motion that the Historic Preservation mission takes no effect to the request of the owner to demolish the existing garage and replace it with the garage identified drawing A1 (Mauer Garage, 243 Capen Blvd. dated 2/26/25). The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

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

OLD BUSINESS

4. TAX EXEMPTION LAW
No update.

RESULT:	**NO ACTION**

5. NEW SURVEY WORK PLAN
No update.

RESULT:	**NO ACTION**

6. HPC SPRING ROUNDTABLE
Roundtable is set for May 29 at 6pm and RSVPs are rolling in.

RESULT:	**NO ACTION**

7. PRESERVATION DAY 2025
Mr. Swartz provided updates, including looking at online advertising opportunities and approved flyers for Old Home Days. Said they are just waiting for proposal for advertising and that Preservation day coincides with the Buffalo Niagara Heritage Village 50th anniversary.

RESULT:	**NO ACTION**

8. TRAINING & WEBSITE
Mr. Swartz encouraged members to continue to attend any training opportunities forwarded to the Commission by Town staff and made note that Ms. Wright is currently attending the Preservation Conference in Poughkeepsie, New York.

RESULT:	**NO ACTION**

MISCELLANEOUS

ADJOURNMENT

The Historic Preservation Commission meeting of May 6, 2025 was adjourned at 7:28pm.

MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
April 8, 2025
6:30 PM

Attachment: HPC_Special_Meeting_Minutes_040825 (30367 : April 8 Special Meeting)

CALL TO ORDER

6:30 PM Meeting called to order on April 8, 2025 at Council Chambers, 5583 Main St., Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Absent	
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	6:31 PM
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

PUBLIC HEARING

1. 46-58 GETZVILLE ROAD (ARTHUR E. HEDSTROM ESTATE) - LOCAL LANDMARK NOMINATION

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

Mr. Swartz provided a summary of the local landmark nomination and Ms. Wright provided additional details on the background of the property.

Linda Wright, 47 Amherstdale Rd., spoke in favor of the nomination.

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

RESULT:	**NO ACTION**

ADJOURNMENT

Attachment: HPC_Special_Meeting_Minutes_040825 (30367 : April 8 Special Meeting)

MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
April 8, 2025
7:00 PM

Attachment: HPC_Minutes_040825 (30368 : April 8 Regular Meeting Minutes)

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	Absent	
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	
Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

March 11, 2025 Special Meeting Minutes

Ms. Waterman-Kulpa made a motion to approve the minutes. The motion was seconded b Mr. Hirschey and carried. Ayes 6, Noes 0, Absent 1 (Mancuso).

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

March 11, 2025 Regular Meeting Minutes

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

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

NEW BUSINESS

1. 4467 MAIN STREET - LOCAL LANDMARK NOMINATION

January 30, 2025

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, late 6:33pm).

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 Drongosky, 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.

March 11, 2025

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

Attachment: HPC_Minutes_040825 (30368 : April 8 Regular Meeting Minutes)

Terresa Bakner, Whiteman Osterman & Hanna LLP, presented on why 4467 Main Street should not be designated as a historic landmark. Rob Arundel, Director of KeyBank Corporate Real Estate, spoke on KeyBank's involvement in the community and the burden a designation would put on their operations.

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

Jessica Black, 79 Fruehauf Avenue, Lisa Drdul, 92 Chateau Terrace, Jane Cox, 4584 Harlem Road, Sam Smith, 60 Fruehauf Avenue, Robert Drdul, 92 Chateau Terrace, and Emily Jarnot, Preservation Buffalo Niagara, spoke in favor of the designation.

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

April 8, 2025

The Commission recognized the materials submitted by the owners at the public hearing and discussed updates their working group made to the designation form as a result of the additional information.

Ms. Waterman-Kulpa made a motion for the recommendation of local landmark designation for 4467 Main Street due to it meeting criteria #3 (embodies the distinguishing characteristics of a type, period or method of construction or design style) and #4 (represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic). The motion was seconded by Ms. Wright and carried. Ayes 5, Noes 1 (Amplement), Absent 1 (Mancuso).

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Hallie Wright, Member
AYES:	Waterman-Kulpa, Kensy, Swartz, Hirschey, Wright
NAYS:	Amplement
ABSENT:	Mancuso

OLD BUSINESS

2. NEW SURVEY WORK PLAN
No update.

RESULT:	**NO ACTION**

3. HPC SPRING ROUNDTABLE
Ms. Waterman Kulpa made a motion to use a maximum of $175 of HPC budget for supplies to use for the spring roundtable. The motion was seconded by Ms. Kensy and carried. Ayes 6, Noes 0, Absent 1 (Mancuso).

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

4. PRESERVATION DAY 2025
The Commission discussed updates on Preservation Day, including securing another speaker.

Attachment: HPC_Minutes_040825 (30368 : April 8 Regular Meeting Minutes)

RESULT:	NO ACTION

5. TRAINING & WEBSITE
Mr. Quinn gave an update on the status of the HPC audit.

RESULT:	NO ACTION

MISCELLANEOUS

6. TAX EXEMPTION LAW
The Commission discussed tax exemption laws other towns have for historic properties.

RESULT:	NO ACTION

ADJOURNMENT

The Historic Preservation Commission meeting of April 8, 2025 was adjourned at 7:25pm.

Attachment: HPC_Minutes_040825 (30368 : April 8 Regular Meeting Minutes)

46-58 Getzville Road

Table of Contents

- Application (pages 2-7)
- Public hearing resolution (page 8)
- Historical narrative (page 9-10)
- Parcel map & historical photos (page 11-12)
- Buffalo News article, 1949 (page 13)
- Photos & drawings (page 14-18)
- CRIS narrative (19-26)

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

LD

COVER PAGE

Amherst Historic Preservation Commission
Application for Landmark Designation

Pursuant to Chapter 121 of the Town of Amherst Code

Date Received: _____

APPLICANT
Name: _Hallie Wright_____
Company Name (if applicable): _Town of Amherst Historic Preservation Commission
Telephone Number: _716-430-0330_____
Email Address: _____
Street Address, City and Zip Code: _____

Property Owner (if different from applicant):
Name: _OA Multi-Family Management_____
Company Name: _____
Telephone Number: _____
Email Address: _____
Street Address, City and Zip Code: _43 Central Avenue Lancaster NY 14086_____

A. PROPERTY IDENTIFICATION:

1. Address: _46-58 Getzville Road_____
2. SBL#: __67.20-6-27.1_____
3. Property/Building common or current name: _Hedstrom Manor Estates_____
4. Property/Building's historic name, if known: _Arthur E. Hedstrom Estate: Main House
5. Present owner or address: _ OA Multi-Family Management _____
6. List names of all owners of record and their addresses. (Use a separate document if necessary): _____
7. Name of original architect(s): _____

B. DESCRIPTION OF CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARK, SITE or DISTRICTS

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.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

LD

- Provide such additional documentation required by the Commission.

CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARKS

The HPC may recommend designation of an individual property as an INDIVIDUAL LANDMARK if it

_____1. Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town.

__X__2. Is identified with persons or events significant in local, state, or national history.

__X__3. Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;.

_____4. Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community.

_____5. Has yielded or may be likely to yield information important in prehistory or history.

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

_____1. Contains properties which meet one or more of the criteria for designation as a landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

_____2. Constitutes a unique section of the Town by reason of possessing those qualities that would satisfy such criteria.

The HPC may recommend designation of an individual property as An INTERIOR HISTORIC LANDMARK if it/they:

_____1. It is customarily open or accessible to the public.

_____2. It is an interior into which the public is customarily invited.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

LD

The HPC may recommend designation of a landscape feature or group of features as a SCENIC LANDMARK if they:

_____1. Recommendations for designation must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application.

C. PROPERTY DESCRIPTION

1. Building	**___ clapboard**	**_ x_ stone**	**_x_stucco**
material(s):	**___ shingles**	**___ cobblestone**	**___ board and batten**
	___ brick	**___ logs**	**_x_other: _Asphalt shingles**

2. Structural System:	**___ wood frame: heavy timber**	**___ plank**
	___ wood frame: light members	**___ metal (explain):_____**
	_x_ masonry load-bearing walls	**_____**
	___ log	**___ other:_____**

3. Condition/ integrity	**___ excellent**	**___ deteriorated**	**Check one:**	**Check one:**
	_x_ good	**___ ruins**	**___ unaltered**	**_x_ original site**
	___ fair	**___ unexposed**	**_x_ altered**	**___ moved**

date:_____

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

LD

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), fire escapes added between 1949-1954, pool and pool house demolition (unknown), and cast iron fence demolition (unknown).

_____

_____

Source of this information: _LaChiusa, Chuck. "Arthur Hedstrom Gate House." Buffalo as an Architectural Meuseum_____

4. Threats to	**___ none known**	**_x_ development**	**_x_ deterioration**	
building:	**___ zoning**	**___ roads**	**___ fire**	
	___ other/comments:_____			
5. Related	**__ barn**	**_x_ carriage house**	**___ shop**	**___ well**
outbuildings	**___ garage**	**___ greenhouse**	**___ gardens**	**__ other:**
and property:	**___ shed**	**___ privy**	**___ stables**	

Landscape feature: Stone Wall (landmarked locally in 2002) and mature trees
_____

Other:_____

6. Surroundings: (check all that apply)	**__Open Land** **__woodland** **_x_Scattered buildings**	**__Densely built-up** **__commercial** **__Industrial** **_x_Residential**	**___ Other :_____**

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

LD

Interrelationship of building and surroundings

This mansion is directly related to the already locally landmarked Gate House located at 4230 Main Street along with the stone fencing that spans from Main Street and past 100 Getzville Road. It is a mostly stone, 2.5 story building that was built in 1904. The grounds were improved by landscaped by Frederick Law Olmsted's son in 1924 but are no longer present.

7. Other notable features of building and site (i.e. style, details, interior features if known):__Frederick Law Olmsted's son landscaped grounds in 1924, related to two already landmarked buildings/structures, architecturally significant, Tudor revival and craftsman.

_____
_____
_____
_____
_____
_____
_____

8. Period of Significance: _1904_____

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

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: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

LD

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion_____

_____

_____

_____

_____

_____

_____

_____

Chairpersons Signature_____

Date_____

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Public Hearing for Proposed Local Landmark designation of 46-58 Getzville Road

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

WHEREAS, 46-58 Getzville Road meets Local Landmark Criterion 121-6 A(ii): Is identified with persons or events significant in local, state, or national history 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. 1904, 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 46-58 Getzville Road was presented before the Historic Preservation Commission at the February 11, 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, February 11, 2025; moved by – Waterman-Kulpa; seconded by - Wright; ayes 7, noes 0, absent 0 ().

Brian Swartz, Chair — Date 2/20/25

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

Hedstrom Mansion

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 trolly 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 is association of

[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 Evaulation." 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.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

"community planning and development, and social history as rare survivors of the era of large suburban estates in the Town of Amherst." [10]

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.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

[10] Finelli, James. "Eligibility Evaluation." CRIS, 08/27/2018.
[11] Duax, Caroline. "Arthur Hedstrom Gate House." 2012. Buffaloah.com/AMH/main/4196/tc.html

[12]Building Structure Inventory Form, https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=fwJzA4e3oehRSsc0/rQtYWckq3YyMlm3B6AB9sjwZv5ga5VDzimiZsRiR8P+dWfLngxGMP4UIuDb2nRcKYoPQAQyAZLwE7f/rNVxXSn1jpwyoZ30QyRXoVq2G8p3qgcm&q=false
[13]Building Structure Inventory Form, https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=fwJzA4e3oehRSsc0/rQtYWckq3YyMlm3B6AB9sjwZv5ga5VDzimiZsRiR8P+dWfLngxGMP4UIuDb2nRcKYoPQAQyAZLwE7f/rNVxXSn1jpwyoZ30QyRXoVq2G8p3qgcm&q=false

46-58 Getzville Road (SBL 67.20-6-27.1)

Arthur E. Hedstrom Estate: Main House

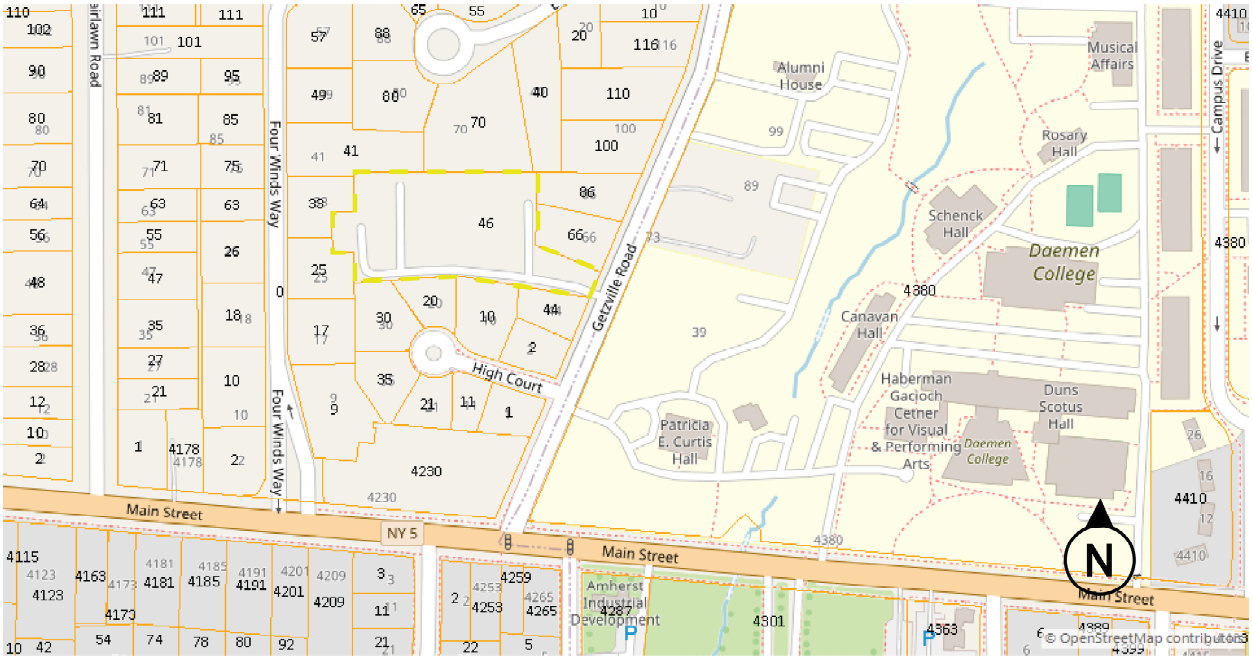


Figure 1. Hedstrom Mansion, 1949. Duax, Caroline. “The Gatehouse.” Amherst 200. June 7, 2018

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

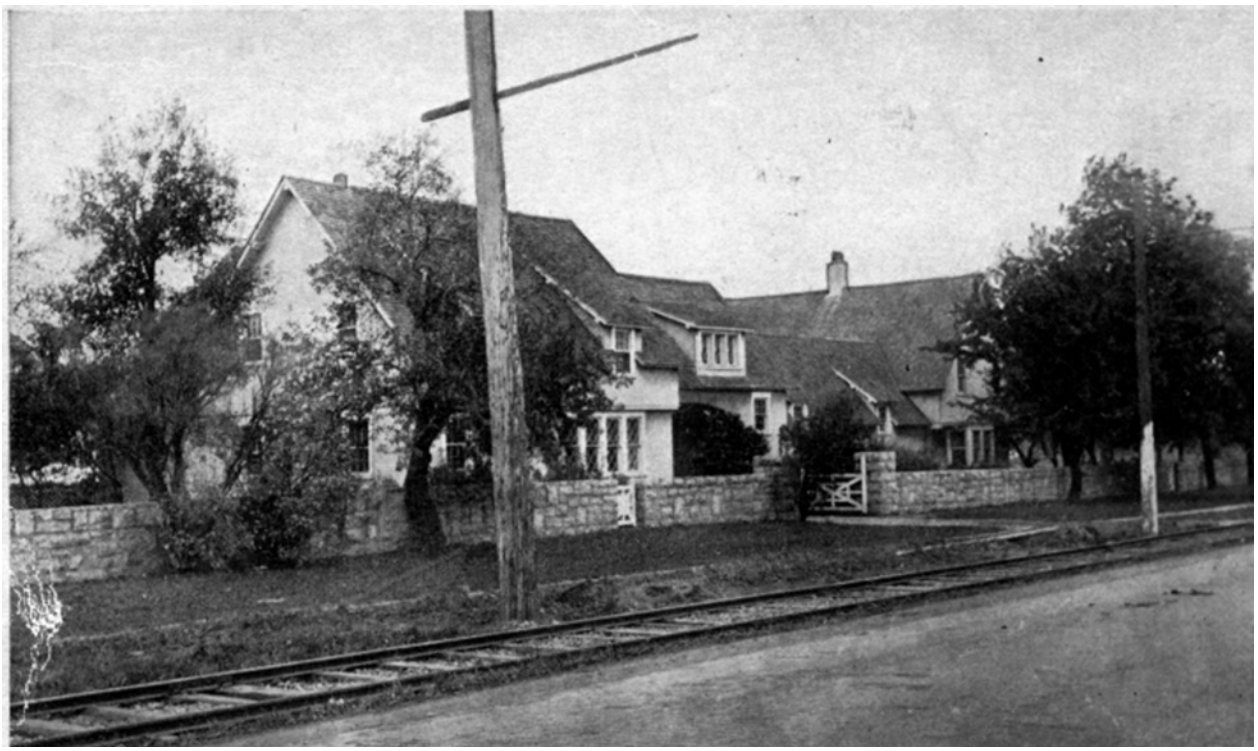


Figure 2. The Gatehouse along Main Street. Duax, Caroline. “The Gatehouse.” Amherst 200. June 7, 2018

Figure 3. Charlie and Martha on the steps on the mansion. “Historic Hedstrom Family Photographs.” Buffalo as an Architectural Museum. https://buffaloah.com/a/AMH/main/4196/family/index.html

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

FIRST EDITION

Saturday, July 9, 1949 — Buffalo Evening News — Better Homes • 7

We carry a complete line of ROGERS FINE HOUSE PAINTS
Rogertone Semi Gloss Lin-x
Pestroy
POLLAK PAINT CO., INC.
715 MAIN
CL. 3382 near Tupper

AWNINGS
Factory to You!
COOL • DISTINCTIVE
Quick Service
Surprisingly Reasonable
Phone MA. 5514
FIBRE PRODUCTS CO., INC.
Buffalo 3, New York

ORNAMENTAL IRON RAILINGS
A & J METAL CO.
PHONE EL. 5273
Many Designs to Choose From
867 JEFFERSON AVE.
Estimates Cheerfully Given

LET US PAINT NOW!
Don't Put It Off
EASY MONTHLY PAYMENTS
Ask for Free Estimate
MERRILL CONSTRUCTION CO., Inc.
PHONE ELMWOOD 4200

Stop Rust...Mold...Mildew!
with a
FRIGIDAIRE
Electric
Dehumidifier
ONLY $149.75
FRONTIER REFRIGERATION CO., INC.
872 MAIN ST. PHONE GA. 7740

Special Values in BUILDING NEEDS
Attention! Prices Slashed!
On famous name KITCHEN CABINET ELECTRIC SINK with Disposall-Unit and Automatic Dish Washer.
Reg. $473.90 NOW ONLY $360.00
SPECIAL—KNOTTY PINE SNACK BAR
For that New Recreation Room. Reg. $28.75 . . . NOW $19.75
Gardenville Lumber & Supply Co., Inc.
WO. 4300 Gardenville, N. Y. GARDEN 180
FREE DELIVERY IN THE GREATER BUFFALO AREA

REALOCK FENCE
PROTECTS HOME AND FAMILY
• Tamper-proof...non-climbable
• Heavily galvanized...weather-resistant
• Moderate first cost
• Virtually maintenance-free
• All posts set in concrete
• Complete installation by trained crews
FREE ESTIMATES on request
Monthly payment plan available
Made, sold and installed by MICHIGAN SPRINGER STEEL DIVISION OF C. F. & I.
361 Delaware Ave., Buffalo 2, N. Y. • Phone MOhawk 3610-3611
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 weeks ago.
Numerous home owners have found they can lay those colorful concrete slabs themselves in various patterns . . . be-ringbone, checkerboard, etc.
You, too, can beautify your yard and terrace so that it will look just as lovely as the scene above. Just cut the sod and lay the colorful garden slabs yourself . . . no concrete base is necessary.
These colored garden slabs can be used for terraces, fireplace platforms, and garden walks.
They are manufactured in several colors and can be used in various color combinations. Size of slab, 8"x16" face, 2½" thick. Prices range from 20 cents for white and slate color . . . 25 cents using combination colors . . . 30 cents for red slabs . . . and 35 cents for green slabs.
ANCHOR CONCRETE PRODUCTS, INC.
WABASH AVENUE AT 2450 WILLIAM STREET HU. 3152

HEDSTROM ESTATE, AREA SHOWPLACE, BOUGHT BY GENRICH
By JIMMY COLLINS
Genrich Builders Inc. today announced the purchase of the 35-acre Hedstrom estate at 4200 Main St., at Getzville Rd., in the Town of Amherst. One of the area's showplaces, with a long social and historical background, the property will be turned into an exclusive residential development of small estates.
The price was reported to have been more than $100,000.
Many thousands of dollars have been spent by the Hedstrom family in landscaping the property. Genrich plans to preserve the park-like setting, together with the garden areas, fountain, lake, and 10 acres of lawn on its rolling terrain.
The estate has a frontage of 650 feet on Main St. and a depth of approximately 1360 feet. Its frontage on Main St. and Getzville Rd. is enclosed by a stone wall.
14 Master Bedrooms
In the center of the property is the 30-room Hedstrom mansion, which will be converted into an apartment building. It has 14 master bedrooms and seven baths. Various rooms will be partitioned off to provide eight two-bedroom "estate" apartments. The ten fireplaces will be preserved, as will the decorative effects of the now hard-to-get quartered-oak paneling. Apartments will be ready for occupancy about Sept. 1.
From the 11-acre lake area at the north end of the property, one-acre homesites will be laid out. The spring-fed lake is surrounded by mature trees. Genrich Builders also plans to build several other homes in the Getzville Rd. area of the property. These will be custom-built units costing $20,000 to $50,000.
Gate Houses to Be Used
Two sizeable gate houses on the Main St. frontage of the property will be used as doctors' offices or a medical clinic with apartments. Years ago when Main St. was known as Buffalo Rd. a toll gate was located on the site of the gate houses. All horse-drawn vehicles paid a tax for using the road.
The 30-by-60 feet swimming pool with its vine-covered arbors and pergola at the bathhouse will be retained along with the iron-railed enclosed shallow pool for small children. The building company plans to promote the formation of an owners association by those living in the new development to provide for their exclusive use of the swimming pool, tennis court and the extensive grounds.

Cheektowaga to Get New Subdivision
A new subdivision that will contain 58 single-family homes has been started in the Pine Ridge Rd.-Genesee St. area of Cheektowaga by Henry Juette, home-building contractor. Fourteen homes now are in various stages of construction on a new street, Park Edge Rd., off Pine Ridge Rd.
Constructed on lots with a frontage of 50 feet and a depth of 135 feet, the dwellings are frame units costing $10,200 and $10,700. They contain living room, dinette, kitchen, tile bath and two bedrooms on the first floor, with space for additional bedrooms upstairs. Cellars are of poured concrete.
Three floor plans and about ten elevations are used in constructing the homes to eliminate a monotonous appearance.
Mr. Juette also is building several custom-built homes on Pine Ridge Rd. and is completing a 42-home subdivision in Hamilton Drive in the Town of Amherst.
There are more than 300 feet of concealed piping in the walls and under the floors of the average house.

House Cleaning?
RENT a SINGER Vacuum Cleaner
50c per day
FREE DELIVERY AND PICKUP!
SINGER SEWING CENTERS
477 Main St. 1098 Broadway
1290 Hertel Ave. 2069 Bailey Ave.
1534 Genesee St. 2166 Seneca St.

Wash OVER 18 Lbs. In One Load
WITH THE NEW NORGE
Double Capacity AUTOMATIC WASHER
Yes, Norge washes more than twice as many clothes in one load! It is the only automatic washer with adequate capacity for the average family's needs.
Takes up no more floor space than the ordinary automatic washer.
Saves hot water, saves soap—saves time, labor-hands, too!
You can get this Norge automatic for $34.00 down. Delivered, installed, demonstrated, including 1-year service guarantee.
WITKOP & HOLMES
379 WASHINGTON ST.
3 DOORS FROM HOTEL LAFAYETTE

Mansion Will Be Converted Into Apartments
The Hedstrom estatee at Main St. and Getzville Rd. has been purchased by Genrich | Builders for a homes development. The mansion will become apartments.

40,260 Dwelling Units Built in City Since '21
Between 1921 and 1948, the value of building construction in the City of Buffalo amounted to $415,744,809, according to a report issued by the Bureau of Labor Statistics.
Of that total spent during the 28-year period, $197,926,345 went for new non-residential building, $151,667,069 for new residential building. The number of new family dwelling units erected in that period within the city limits was 40,260.
The figures, based on building permit valuation figures show heavy activity during the 1920s, until the well-remembered stock-market crash in 1929. This was followed by a low rate of activity, with the lowest ebb in 1933. The start of a renewed drive in the late 30s was halted by the war.
Since the war, construction of residential buildings has been rising in value steadily.
The figures, year by year, are:

Year			
1921	$19,674	$ 6,300	$11,600
1922	25,832	11,776	12,200
1923	26,679	12,215	13,700
1924	27,453	12,215	13,700
1925	27,453	5,100	14,200
1926	27,453	13,400	13,200
1927	34,445	12,400	10,200
1928	34,445	12,400	10,859
1929	34,445	12,400	10,859
1930	9,556	5,302	2,253
1931	9,556	5,302	2,253
1932	9,556	5,302	2,253
1933	4,200	1,500	900
1934	4,200	1,500	900
1935	4,200	1,500	900
1936	5,742	1,437	4,305
1937	5,742	1,437	4,305
1938	10,403	6,364	1,350
1939	10,403	6,364	1,350
1940	3,911	1,244	214
1941	3,911	1,244	214
1942	10,403	6,364	1,350
1943	10,403	6,364	1,350
1944	3,911	1,244	214
1945	3,911	1,244	214
1946	10,403	6,364	1,350
1947	27,059	10,201	2,999
1948	15,048	6,220	3,708

Ownership Affects Policy
Change of ownership of a home, such as transfer of title from husband to wife or vice versa, usually will void the insurance on the house. It is suggested that the insurance company be consulted in advance. In making any transfer of title, it is important that the change of ownership be recorded.

SURFACE SEAL
RENEW, PROTECT, PIZMATIZE YOUR BLACKTOP DRIVE WITH (5c PER SQ. FT. AND UP APPLIED)
KEEPS 'EM LOOKIN' NEW
Makes Pavement Stay Smooth, Even, Trouble-Free and Lastingly Satisfactory.
Particulars, demonstrations, etc., FREE
TROYER DRIVEWAY SERVICE
TR. 2465 435 POTTERS RD. CL. 0485

ROOFING—SIDING
29 Years Same Location
WM. BROWN
584-590 SYCAMORE STREET
CL. 4714

GAS HEAT
NORGE FURNACES
If You Have a Gas Permit, Call and Let Us Give You a
FREE ESTIMATE
BERNY BROS.
1192 BROADWAY
HU. 6325 HU. 6246

BISON LUMBER'S
"HOME of the MONTH"
This architect-designed small home gives you unusual privacy. The living areas are separated from each other by good hall space. Bedrooms and bath are isolated as they should be. Yet, the plan is compact . . . economical to build and maintain.
The exterior is particularly pleasing with its low "ranch house" roof line and broad corner windows.
Send for a free copy of DESCRIPTIVE FOLDER NO. 4137
This is the latest addition to BISON HOME BUILDING SERVICE. It's a beautiful example of the many exciting new designs you'll find here. Come in soon. Begin your planning with this service.
BISON LUMBER CO., Inc.
865 CORNWALL AVENUE - NORTH from E. DELAVAN AVE.
Parkside 6900

JOHNS-MANVILLE
ROCK WOOL "BLOWN IN" HOME INSULATION
Economical and Efficient
FREE ESTIMATES
Buffalo Home Insulation Co.
WA. 2048 42 WASHINGTON ST.

GUTTERS
FURNACE REPAIRS
ROOFING
All types sheet metal work
DIX 224 W. FERRY
LI. 8200—after 7 P. M. GA. 5185

FENCE
PICKET — RUSTIC
FACTORY-TO-YOU
AMERICAN FENCE CO.
CL. 2799

PHONE OR VISIT
GARDENVILLE LUMBER AND SUPPLY CO., INC.
FOR YOUR BEE GEE WINDOWS
WO. 4200 Garden 180

LARGE OR SMALL . . . OLD OR NEW
BEE GEE WINDOWS give any home more . . . Style!
Whether your home is a cozy Cape Cod or rambling manor . . . frame or brick . . . provincial or modern, you can give it far greater beauty and style, inside and out, when you install Bee Gee Windows. These modern, airy windows are available in over 40 sizes—for every room, for every home!
FREE CATALOGUE!
If your dealer cannot supply you with the 8-page illustrated catalogue, write BROWN-GRAVES Co., Akron, Ohio.
Bee Gee Windows are completely built in one unit—ready to set in the wall!
PHONE OR VISIT YOUR NEAREST LUMBER DEALER

Don't Wait Till Fall Buy HEATING Now!!
3 BIG REASONS
No. 1 You Save Money! Our HEATING PRICES REDUCED During JULY!
No. 2 You Avoid the FALL RUSH and DELAYS!
No. 3 You Pay No Money Down, 3 YEARS to PAY!
Free Estimates
ON NATIONALLY KNOWN U. S. RADIATOR HEATING | AT LOWER PRICES FROM OUR CARLOAD BUYING
SPECIAL FURNACES FOR GAS—OIL COAL
Boiler Plate Steel Heavy-Duty Cast Iron
★ Remember → Our 54 YEARS' HEATING EXPERIENCE . . . It's Your Best Guarantee!!
Batt Co. INC.
54 Years Heating & Plumbing Experience
955 MICHIGAN AVE. at Carlton
OPEN MON., & THURS. EVES.
GR. 4877

J. F. WEINHEIMER INC.
306 GENESEE ST., near Michigan Ave.
OPEN MONDAY AND THURSDAY EVENINGS
SPECIALISTS
FREE ESTIMATES BY FACTORY-TRAINED KITCHEN PLANNERS BY MULLINS
No Obligation
Call WA. 5110 or visit our showroom!
Youngstown Kitchens

IF... you have the OKAY to heat with GAS or receive permission
CALL
ZENNER & RITTER, INC.
3417 Bailey Ave. Phone PA. 2463
OVER 3000 FURNACES CLEANED, REPAIRED AND INSTALLED YEARLY

Sattler's SAVES YOU $115.05 ON A "BOSTON BREEZE" OIL CONVERSION BURNER
199.95
Phone BAiley 2345
INSTALLED AT COST, FOR A LIMITED TIME ONLY!
Low Down Payment — 3 Years to Pay
Burns No. 1 or No. 2 Fuel Oil
Designed for automatic oil firing of regular hot air furnaces, forced hot air furnaces, steam or hot water boilers. Installation complete with 275-gal. oil storage tank, automatic thermostat and controller. The motor uses less current than an ordinary electric light bulb.
Home Heating, Third Floor
SATTLER'S, 998 Broadway

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

Figure 4. Listing of the Hedstrom Mansion apartments. The Buffalo Evening News, 1949.

46-60 Getzville Rd

Figure 1. Primary (South) Façade

Figure 2. Southeast Elevation, Including Porch

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

Figure 3. Southeast Elevation, Including Steps and Vinyl Siding

Figure 4. North Elevation

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

Figure 5. North Elevation and Secondary Entrance

Figure 6. Northwest Elevation

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

Figure 7. Northwest Elevation

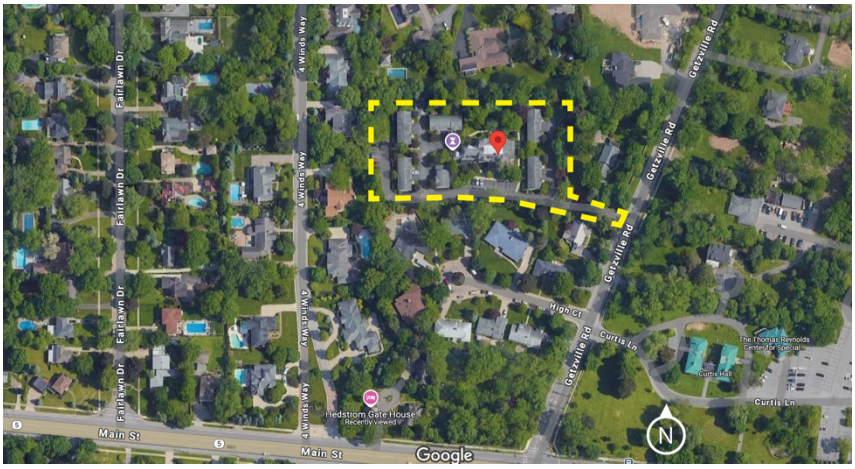


Figure 8. Aerial View of Property

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

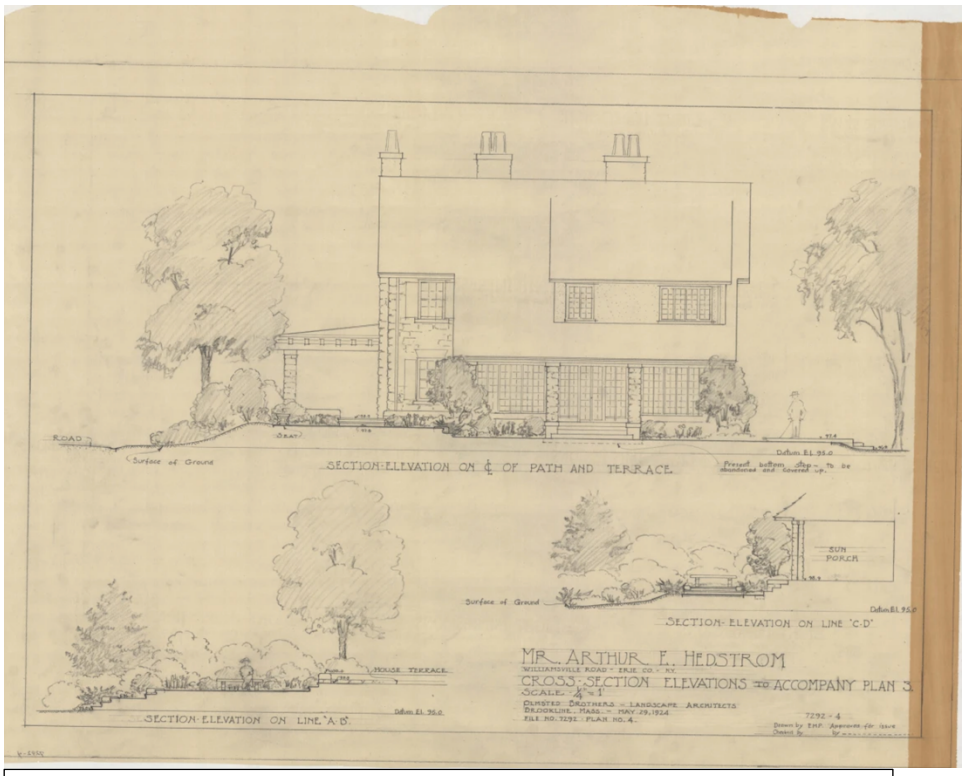


Figure 9. Olmsted Brothers Landscape Drawings, 1924

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

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

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.

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

* * * \

14. THREATS TO BUILDING: a. none known [x] b. zoning [ ] c. roads [ ]
d. developers [ ] e. deterioration [ ]
f. other:

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn [ ] b. carriage house [ ] c. garage [x] (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 [x]
d. densely built-up [ ] e. commercial [ ]
f. industrial [ ] g. residential [x]
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).

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

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 form 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).

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

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 form 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.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

50 Getzville Road. North elevation.

East elevation.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

50 Getzville Road. West and south elevations.

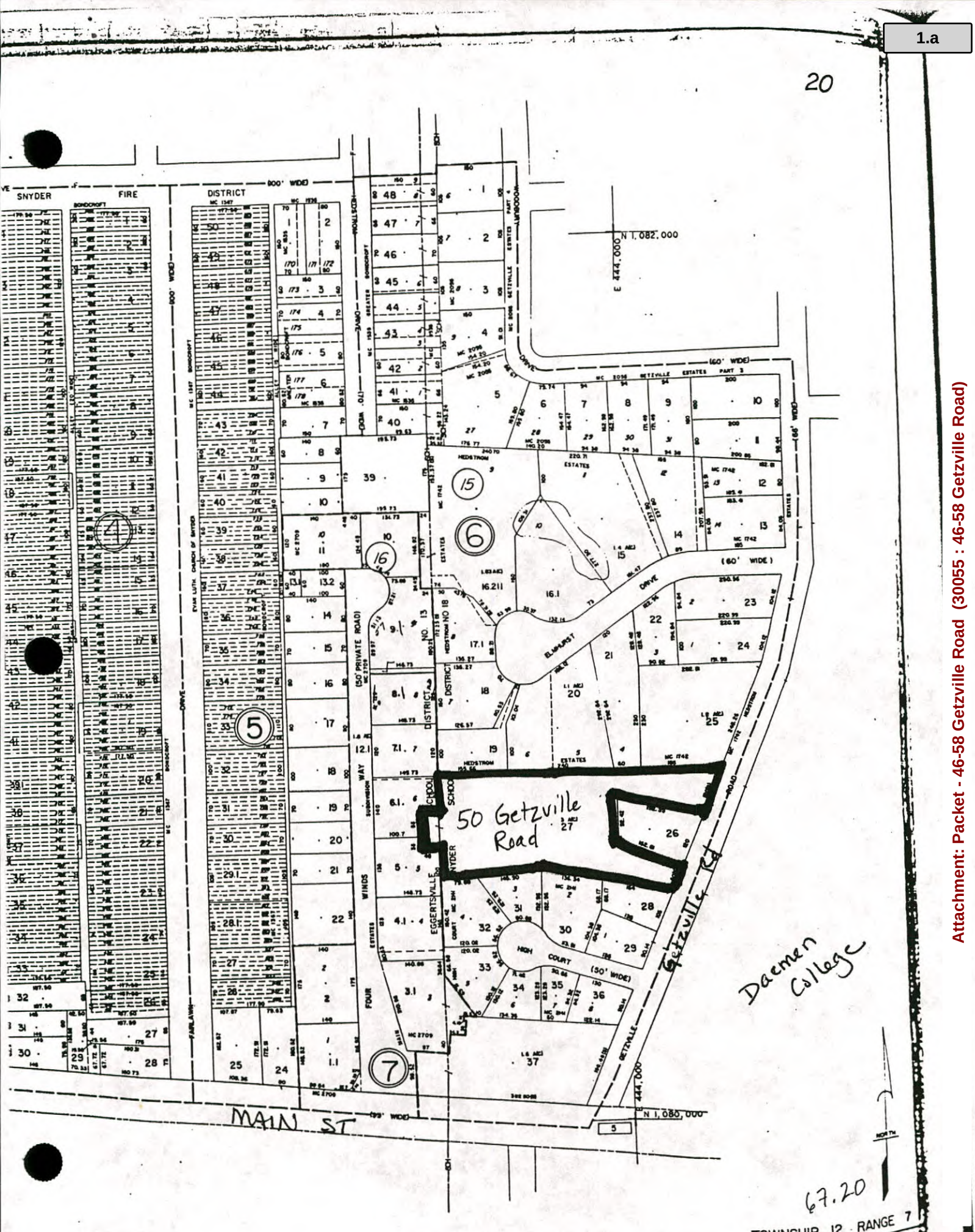
North and west elevations.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

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

Stone wall at entrance on Getzville Road.

Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)



Attachment: Packet - 46-58 Getzville Road (30055 : 46-58 Getzville Road)

RECEIVED
APR 11 2025
TOWN OF AMHERST
PLANNING DEPT.

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

AMHERST HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - SIGNAGE

Pursuant to Chapter 121 of the Town of Amherst Code

SUBMITTAL PROCESS:

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

PROPERTY INFORMATION:

Address: 5178 Main Street Williamsville, NY

BRIEF DESCRIPTION OF SCOPE OF WORK:

Change signage to reflect name change from Evans Bank to NBT Bank.

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

Name/ Company Name: Rapp Signs, Inc. Point of contact: Corinne Sands PM
Telephone Number: 607-656-8167
Email Address: signs@rappsigns.com
Street Address, City and Zip Code: 3979 NY Route 206, Greene, NY 13778

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):

Name/ Company Name: Iskalo 5187 Main, LLC. c/o Iskalo Development Corp.
Telephone Number: 716-633-2096
Email Address: akuvshinikov@iskalo.com
Street Address, City and Zip Code: Harbinger Square 5166 Main Street Williamsville, NY 14221

ARCHITECT OR CONTRACTOR INFORMATION:

Name/ Company Name: Ulrich Sign Company
Telephone Number: 716-434-0167
Email Address: chrism@ulrichsigns.com
Street Address, City and Zip Code: 177 Oakhurst Street Lockport, NY

WHO IS COMPLETING THE WORK?

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

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

Contractor: (Yes) No

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

- ☑ Detailed written description of all proposed new signs or existing signs to be modified. Please include a description of how the signage will be installed and any demolition/ repair work to be conducted necessary.
- ☑ Sign Elevations: Include the size of sign, dimension from ground to sign, dimensions of building facade sign is located on (if applicable), shape, thickness, construction materials, text layout in font(s) desired, borders, colors (by manufacturer's color number), cabinet material/color (if applicable,) and mounting hardware (if applicable).
- ☑ Dimensioned Cross Section of the sign panel.
- ☑ Samples (colors and sign materials).
- ☑ Color Photographs: Both of current sign(s), historic sign(s) (if available), and the building the sign identifies. Also include context photos of immediately adjacent sites/buildings. Digital images submitted electronically are preferred.
- ☑ Proposed illumination system (if applicable).
- N/A Proposed signage landscaping (if applicable).
- ☑ Current Property Boundary Survey (if the proposal includes a sign not mounted on the building.) Locate sign on survey. Indicate dimensions from adjacent boundaries.
- ☑ Provide all other information which the Commission may deem necessary in order to visualize/understand the proposed scope of work.

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

Corinne Sands 4/10/2025

Signature of Applicant **Date**

Corinne Sands Project Manager Rapp Signs, Inc.

Print Name

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

DO NOT WRITE BELOW THIS LINE

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

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

_____Approved

_____Approved with Conditions

_____Denial

Conditions/Comments:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

AHPC Chairperson's Signature:_____

Date:_____

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

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

NBT Bank – 5178 Main Street Buffalo, NY

Monument Signs

North Forest Road

Existing "Evans Bank" Sign faces will be removed from one (1) double sided internally illuminated monument sign facing North Forest Road. Sign cabinet will be painted to match the color of the existing pole (SW 7050 "Useful Gray"). Faces will be replaced with "NBT BANK" sign faces, constructed of opaque aluminum, painted SW 7050, with illuminated push through acrylic letters. Sign cabinet illuminated with existing fluorescent lamp system (4-84" Coolwhite T-12 lamps and ballast)

Main Street

Existing "Evans Bank" Sign faces will be removed from one (1) double sided internally illuminated monument sign facing Main Street. Sign cabinet will be painted to match the color of the existing pole (SW 7050 "Useful Gray"). Faces will be replaced with "NBT BANK" sign faces, constructed of opaque aluminum, painted SW 7050, with illuminated push through acrylic letters. Sign cabinet illuminated with existing fluorescent lamp system (4-84" Coolwhite T-12 lamps and ballast)

"NBT BANK" Reverse-Lit Channel Letters

Remove existing reverse lit "Evans Bank" channel letters and face lit "e" logo cabinet on building facing North Forest Road. Replace with equally sized, reverse lit "NBT BANK" channel letters. Illuminated with LED light modules and 100W power supply.

Directional Sign Faces

Remove existing sign faces from non-illuminated, double faced directional sign in the grass island on the north side of the building. Replace with new, equally sized aluminum faces. Repaint sign cabinet and posts black.

Clearance Sign

Install one new "Clearance" sign on the entrance side of the Drive-Up canopy.

ATM Surround

Cover existing graphic vinyl ATM surround with a new vinyl overlay. Remove the orange stripe behind the teller tube, to the right of the ATM. Remove the existing internally illuminated "Evans Bank" sign face from above the ATM. Replace with an equally sized internally illuminated "NBT BANK" sign face.

Door Banding

Door banding with Hours and Security information to be installed on main entrance

Removal with no replacement

Remove "e" logo cabinet from the gable end of the building facing Main Street. Sign will not be replaced. Wall penetrations to be filled when the sign is removed.

Remove "Evans Bank" channel letters and "e" logo from the gable end of the building facing North. Sign will not be replaced. Wall penetrations to be filled when the sign is removed.

doors.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

NBT Bank – 5178 Main Street Buffalo, NY

Materials List

Monument Signs

- Paint- Sherwin Williams 7050 "Useful Gray"
- Vinyl for star- 3M 3630-167 Scotchcal Translucent Graphic Film "Bright Blue"
- Vinyl For "NBT BANK"- 3M 3630-33 Scotchcal Translucent Graphic Film "Red"
- Faces made from 0.125" aluminum panel with 1" Acrylic Push-Thru Letters

"NBT BANK" Reverse-Lit Channel Letters

- Letter Cans- .050 Aluminum
- Letter Faces- 0.125 Aluminum
- Red Paint- PMS #186
- Blue Paint- PMS #294
- Letter Backs- 0.118 Clear Polycarbonate

Directional Sign Faces

- Faces- 0.080 Aluminum
- Background- 3M 5100R Black Reflective Vinyl
- Lettering- 3M 5100R White Reflective Vinyl
- Paint- Benjamin Moore Command Black

Clearance Sign

- Sign- 0.080 Aluminum
- Background- 3M 5100R White Reflective Vinyl
- Lettering- 3M 5100R Red Reflective Vinyl

ATM Surround

- Vinyl Wrap- Oracal 970RA-49 "King Blue"
- NBT Sign Face- 0.125 Clear Polycarbonate
- "NBT BANK" Vinyl- 3M 3630-33 "Red"
- Star Vinyl- 3M 3630-167 "Bright Blue"
- Background- 3M 3735-60 Envision White Diffuser

Door Banding

- Vinyl Wrap- Oracal 970RA-49 "King Blue" Printed with white text

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

Directional Sign Faces
Drawing- 421121-N-107v2, 421121-N-7v2
Removal No Replacement
Drawing 421121-N-103
Clearance Sign
Drawing- 421121-N-104v2, 421121-N-4
Monument Sign North Forest Road
Drawing- 421121-N-101V7, 421121-N-1V7
ATM Surround
Drawing -421121-N-105V3, 421121-N-5V3
"NBT BANK"
Reverse-lit Channel letters
Drawing- 421121-N-102, 421121-N-2Q
5178 MAIN ST
Removal No Replacement
Drawing- 421121-N-106
Monument Sign Main Street
Drawing-421121-N-108V3,421121-N-8V3

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

ERIE COUNTY, NEW YORK
Interactive Mapping Viewer

Sign in

Tools | Find Data | Draw Graphics | Measure

Tool Labels

Pan | Zoom In | Zoom Out | Initial View | Full Extent | Previous Extent | Next Extent | Bookmarks | Identify | Home | Initial View | Print | Export | Linked Maps

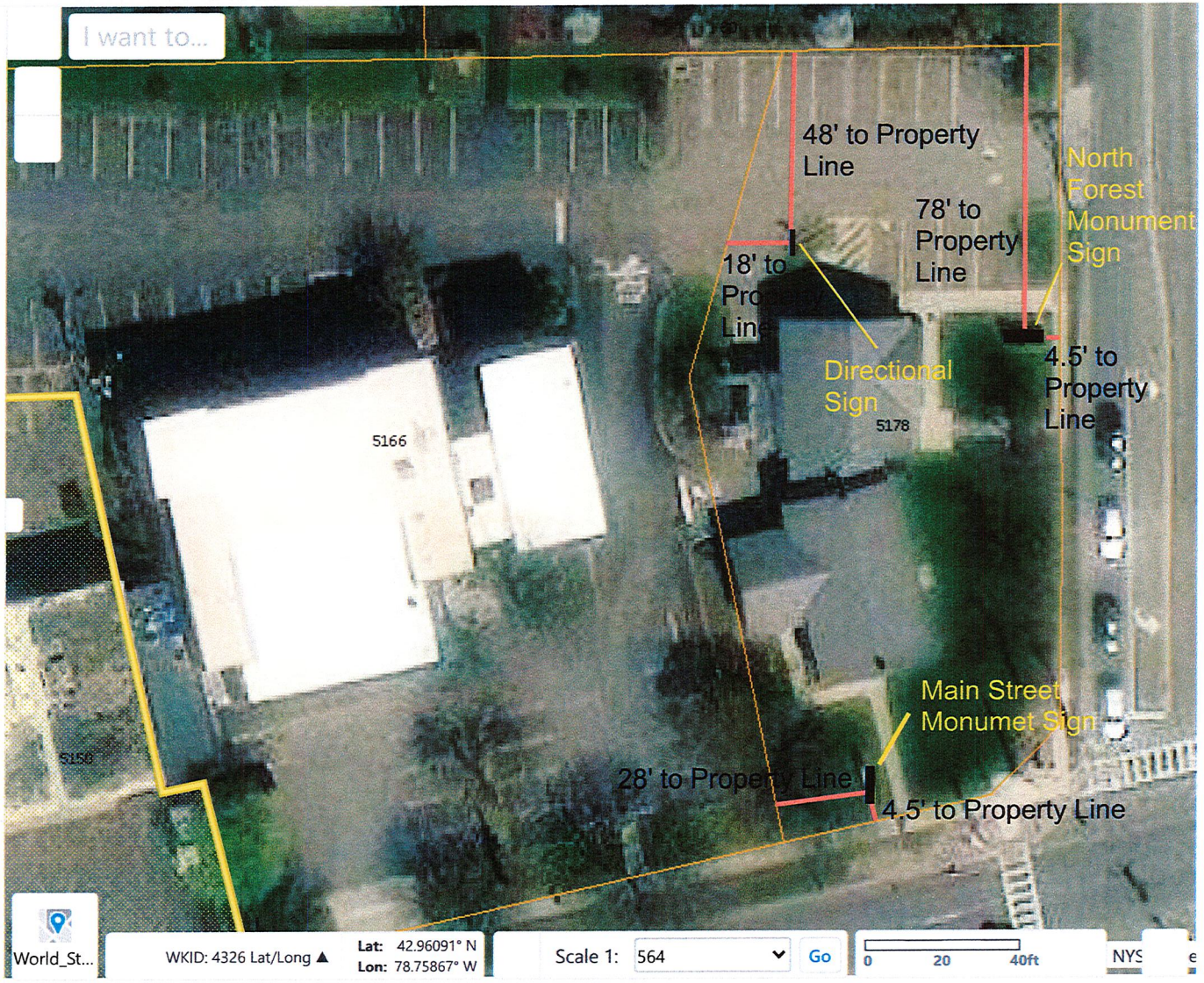
Navigation | Basic Tools | Linked Maps

Ground Sign locations:

All Three (3) marked sign locations are currently in use as Evans Bank branding.

This proposed name change project will not have any new ground insertions.

Only sign faces on existing structures will be changed.



Displaying 1 - 1 (Total: 1)

Page 1 of 1

Home | Layers | Parcels (1)

World_St... | WKID: 4326 Lat/Long ▲ | Lat: 42.96091° N Lon: 78.75867° W | Scale 1: 564 | Go | 0 20 40ft | NYS

REMOVE EXISTING LOGO AND LETTERS - PATCH/PAINT MAY BE NECESSARY
INSTALL NEW NBT BANK REVERSE LIT CHANNEL LETTERS WITH WHITE LEDS

FRONT ELEVATION

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

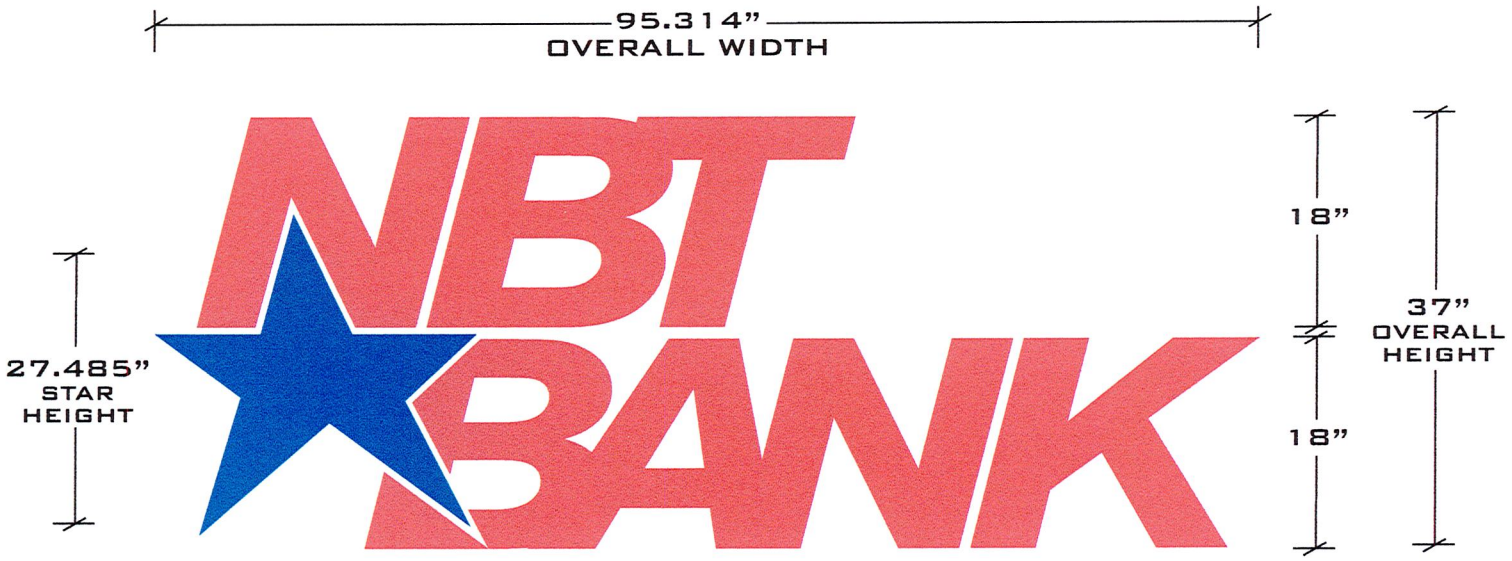
This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:	
SKETCH # 421121 - N - 102	
SCALE:	NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)



ILLUMINATED REVERSE LIT CHANNEL LETTERS

NOTES:
FACE MATERIAL - .125 ALUMINUM
RETURN SIZE - 3" .050 MILL FINISH
RETURN PAINT COLOR - SAME COLOR AS FRONT OF LETTERS
BLUE STAR PAINTED PMS #294
RED LETTERS PAINTED PMS #186
BACK TYPE - .118 CLEAR POLYCARBONATE
ILLUMINATION ROWS - 1 ROW
LED COLOR - WHITE
PRIMARY - 120 VAC
MOUNTING TYPE - 1/4-20 NUT SETS, STUDS & 1 1/2" SPACERS
WITH TEMPLATE
LISTING - UL LABEL
ELECTRIC OUT - OUT BACK CENTER
WEEP HOLES - NO

SQUARE FOOTAGE = 27.15'

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:
SKETCH # 421121 - N - 2 Q
SCALE: 3/4" = 1'- 0"
Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

SIGN ONE:

NE SET: REMOTE, REVERSE-LIT CHANNEL LETTERS

.090" ALUMINUM FACES

EXPOSED FASTENERS

LED ILLUMINATED

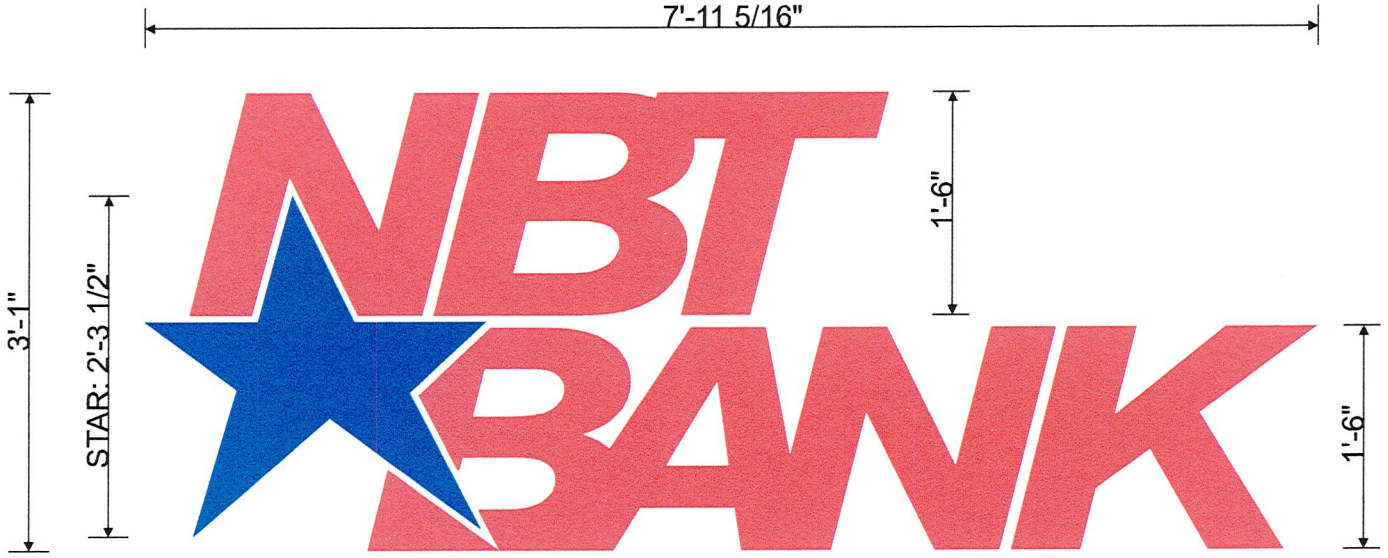
UL LISTED

1 1/2" SPACERS

REMOTE

UTILIZING LAMP-ROD MOUNT/WHIP COMBO

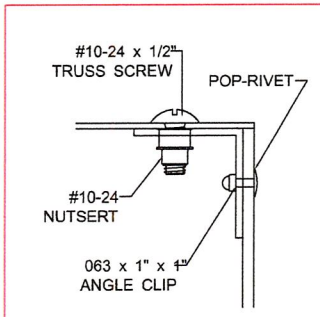
QTY: 1



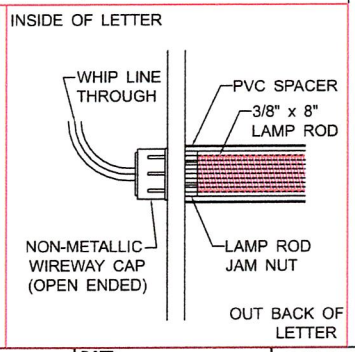
"NBT BANK":
REMOTE, REVERSE-LIT CHANNEL LETTERS
.090" ALUMINUM FACES *
3" MILL-FINISH .050" WELDED RETURNS *
* *PAINTED TO MATCH* ***PMS 186***
CLEAR POLYCARBONATE BACKS
(WHITE LEDS)
1 1/2" SPACERS - PAINTED ***BLACK***

STAR:
REMOTE, REVERSE-LIT CHANNEL LETTER
.090" ALUMINUM FACE *
3" MILL-FINISH .050" WELDED RETURNS *
* *PAINTED TO MATCH* ***PMS 294***
CLEAR POLYCARBONATE BACK
(WHITE LEDS)
1 1/2" SPACERS - PAINTED ***BLACK***

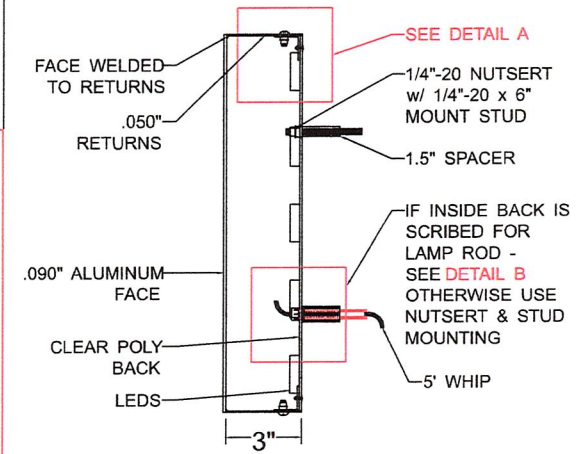
DETAIL A:
REVERSE-LIT BACK CLIP
(NOT TO SCALE)



DETAIL B:
LAMP ROD INSTALL DETAIL
(NOT TO SCALE)



REMOTE, REVERSE-LIT CHANNEL LETTER DETAIL
(NOT TO SCALE)



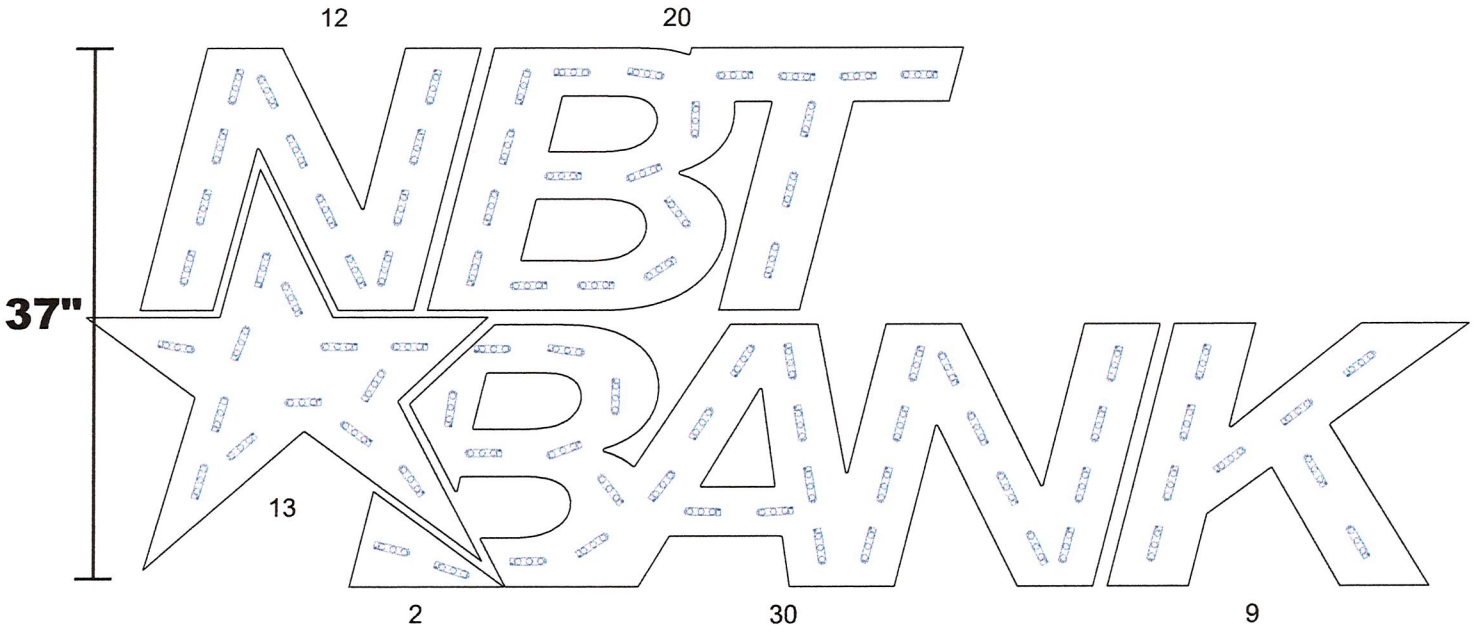
Illuminated Image	CUSTOMER: RAPP SIGNS INC.	P.O. NUMBER: CONTRACT	DRAWN BY: HC	DATE: 2-27-2025
	JOB NAME: NBT	LOCATION: WILLIAMSVILLE, NY		
	JOB NUMBER: CL25-110	SALES PERSON: DARIN RHOADES	DRAWING HISTORY	
			REV #1: DATE: DRAWN BY:	REV #2: DATE: DRAWN BY:

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY THE PURCHASER

GENERAL NOTES:
* REMOTE
* UTILIZING LAMP-ROD MOUNT/WHIP COMBO
* 1 1/2" SPACERS (x31) SHIPPED LOOSE

Project:
NBT Bank - 37in

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)



504.322.4516
325 FUNSTON STREET
NEW ORLEANS, LA 70123
WWW.ZLIGHTTECH.COM

ZLIGHT Technology

Bill of Materials

86 pcs	Z-ECO5-W-24V
1 pc	100W Power Supply

CL25-110

Zlight Technology recommends the customer verify the LED placement and quantity to ensure even illumination.

layout@zlighttech.com

Date: 02/28/2025

NEW SIGN FACES FOR EXISTING DOUBLE FACE
INTERNALLY ILLUMINATED MONUMENT SIGN

SIGN ON N. FOREST ROAD

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 101V7

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

NEW SIGN FACES FOR EXISTING DOUBLE FACE
INTERNALLY ILLUMINATED MONUMENT SIGN

2 1/4" FACE FRAME

CABINET SIZE 46" HIGH X 85" WIDE

NOTES:

FACE FRAME AND BACKGROUND PAINTED TO MATCH POST
SW 7050 USEFUL GRAY
BACKGROUND - 1/8" ALUMINUM
ROUTER CUT OUT LETTERS AND STAR
PUSH THRU CLEAR ACRYLIC LETTERS AND STAR
TRANSLUCENT VINYL APPLIED ON FACE OF LETTERS AND STAR
BLUE STAR - PMS #294 - 3M 3630-167 "BRIGHT BLUE"
RED COPY - PMS #186 - 3M 3630-33 "RED"

SIGN ON N. FOREST ROAD SQUARE FOOTAGE = 27.15'

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 1V7

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

NEW SIGN FACES FOR EXISTING DOUBLE FACE
INTERNALLY ILLUMINATED MONUMENT SIGN

SIGN ON MAIN STREET

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:	
SKETCH #	421121 - N - 108V3
SCALE:	NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

NEW SIGN FACES FOR EXISTING DOUBLE FACE
INTERNALLY ILLUMINATED MONUMENT SIGN

2 1/4" FACE FRAME

CABINET SIZE 46" HIGH X 85" WIDE

NOTES:
FACE FRAME AND BACKGROUND PAINTED TO MATCH POST
SW 7050 USEFUL GRAY
BACKGROUND - 1/8" ALUMINUM
ROUTER CUT OUT LETTERS AND STAR
PUSH THRU CLEAR ACRYLIC LETTERS AND STAR
TRANSLUCENT VINYL APPLIED ON FACE OF LETTERS AND STAR
BLUE STAR - PMS #294 - 3M 3630-167 "BRIGHT BLUE"
RED COPY - PMS #186 - 3M 3630-33 "RED"

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

SIGN ON MAIN ST.

SQUARE FOOTAGE = 27.15'

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 8V3

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

BACKGROUND SIZE 45 3/4" HIGH X 84 3/4" WIDE

NOTES:
BACKGROUND - 1/8" ALUMINUM OR 3MM DIBOND
ROUTER CUT OUT LETTERS AND STAR
1" PUSH THRU CLEAR ACRYLIC LETTERS AND STAR

EXAMPLE BACK OF
ACRYLIC LETTERS AND STAR

DEPTH OF CLEAR ACRYLIC 1"
FOR LETTERS AND STAR

NOTE: NOT TO SCALE

QUANTITY - FOUR (4)

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

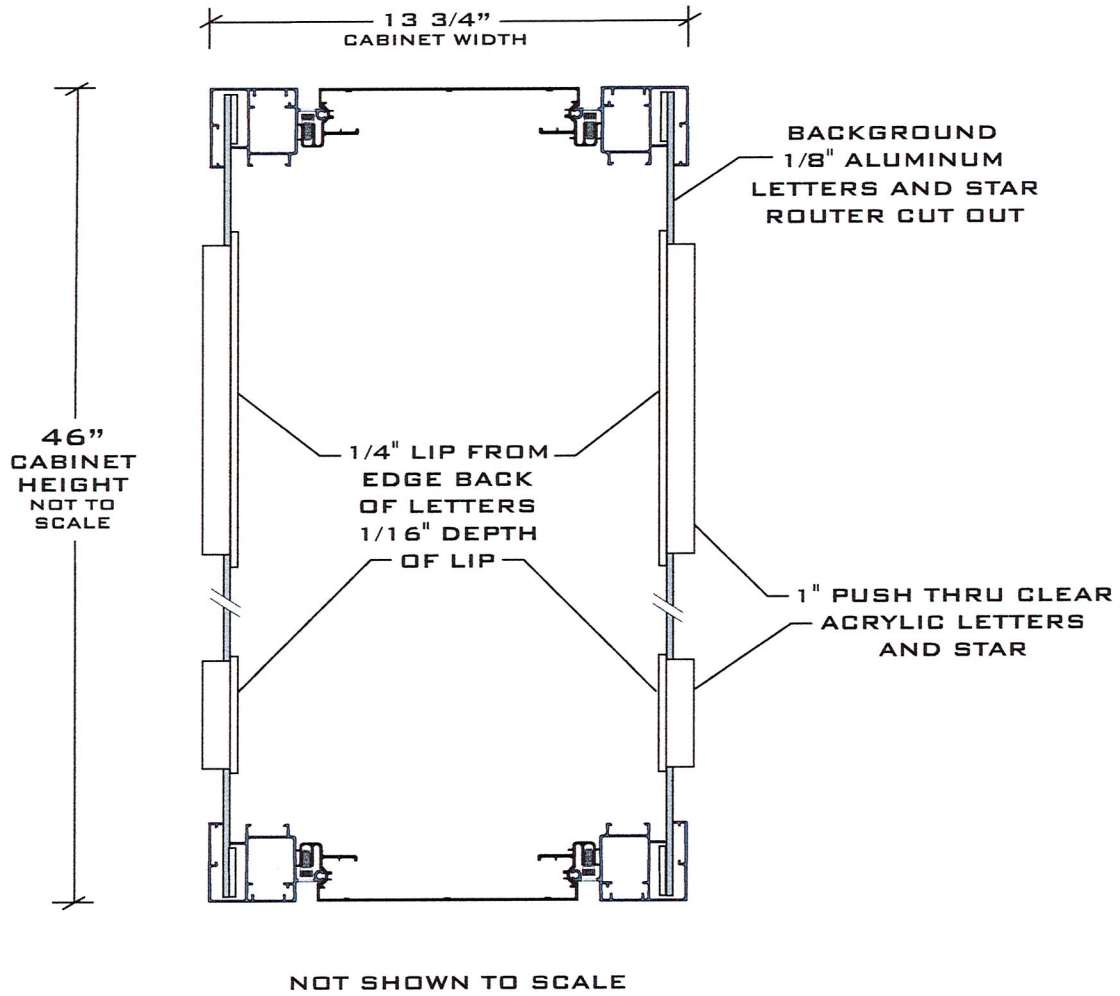
© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:
SKETCH # 421121 - N - 8V3
SCALE: 3/4" = 1'- 0"

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)



NOT SHOWN TO SCALE

CROSS SECTION OF DOUBLE FACE MONUMENT SIGNS

QUANTITY - TWO SIGNS

ILLUMINATION FOR MONUMENT SIGNS

QUANTITY FOUR
HORIZONTAL
84" COOL WHITE T12
FLUORESCENT BULBS
(NOT SHOWN)

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 8V3DETAIL

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

NEW SIGN FACES FOR EXISTING DOUBLE FACE DIRECTIONAL SIGN
BACKGROUND BLACK, COPY WHITE REFLECTIVE VINYL
POSTS PAINTED BLACK

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 107V2

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

BLACK BACKGROUND
COPY WHITE REFLECTIVE VINYL

← DRIVE-UP
← ATM

→ DRIVE-UP
→ ATM

OPPOSITE SIDE

NEW SIGN FACES FOR EXISTING
DOUBLE FACE DIRECTIONAL SIGN

SIZE 14" HIGH X 42 1/2" WIDE

BOTH SIDES
SQUARE FOOTAGE = 8.26'

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 7V2

SCALE: 1" = 1'-0"

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

INSTALL ONE NEW "CLEARANCE" SIGN
ENTER SIDE OF DRIVE UP LANE

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 104V2

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

WHITE REFLECTIVE BACKGROUND
RED REFLECTIVE COPY

CLEARANCE 8' - 2"

SIZE 6" X 30"
QUANTITY - ONE

SIGN FOR ENTER SIDE
DRIVE-UP CANOPY

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

SQUARE FOOTAGE = 1.25'

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

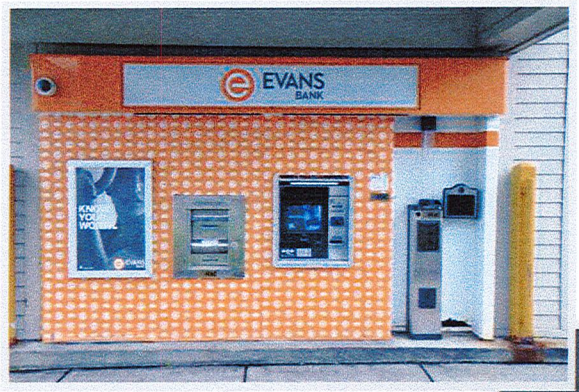
© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:	
SKETCH #	421121 - N - 4
SCALE:	NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)



ATM HOOD TO BE PAINTED
BY PAINT CONTRACTOR
NEW PANEL INSTALLED IN
ILLUMINATED ATM HOOD ABOVE
ATM AND NIGHT DEPOSITORY
WITH "NBT BANK" LOGO

LOWER SECTION
BACKGROUND SOLID
PMS #294, VINYL DECAL
APPLIED IN TWO SECTIONS

REMOVE POSTER FRAME,
REMOVE OR COVER ORANGE
STRIPE BEHIND TELLER TUBE

APPLY WHITE VINYL
"STAR" GRAPHIC

NEW COVER FOR ATM SURROUND

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

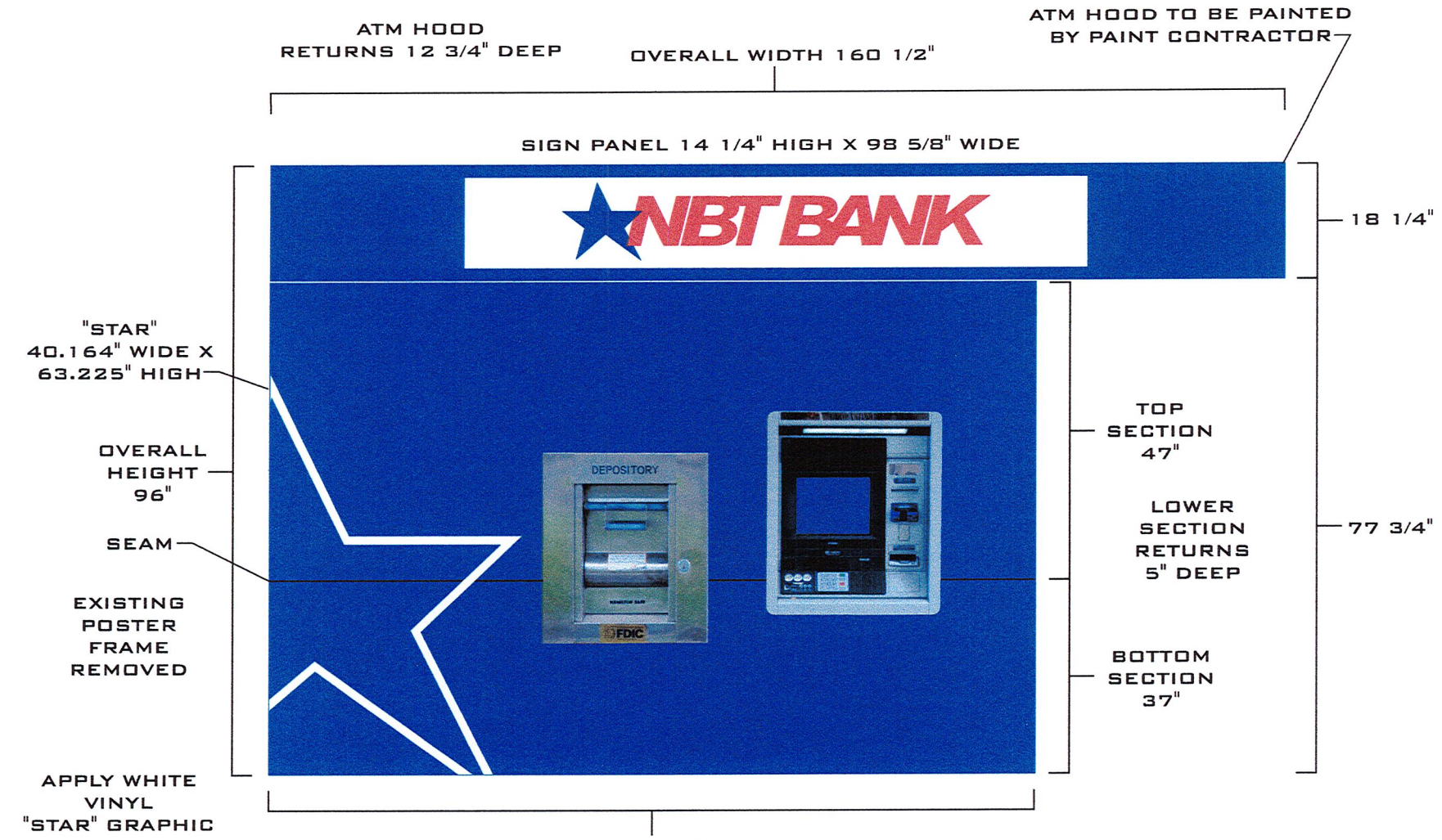
© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:	
SKETCH #	421121 - N - 105V3
SCALE:	NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)



NEW COVER FOR
EXISTING ATM SURROUND

SQUARE FOOTAGE = 85.87'

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:
SKETCH # 421121 - N - 5V3
SCALE: 1/2" = 1'- 0"

Please Note: Printed colors are representations and may not be an exact match of colors used.

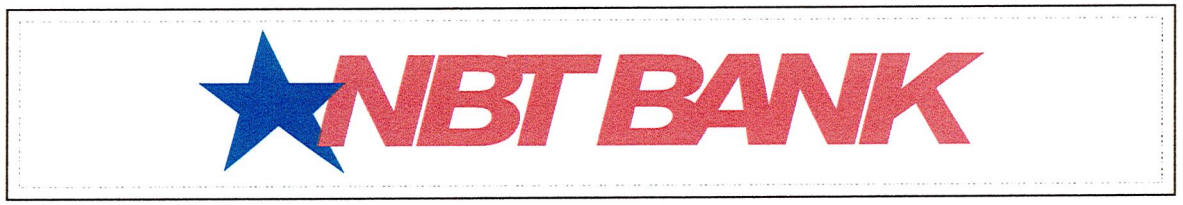
Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

2ND SURFACE

ALL VINYL TRANSLUCENT
LETTERS - 3M 3630-33 RED
STAR - 3M 3630-167 BRIGHT BLUE
BACKGROUND - WHITE DIFFUSER
3M 3735-60 ENVISION DIFFUSER

SIGN PANEL VISIBLE OPENING - 14 1/4" HIGH X 98 5/8" WIDE

CUT SIZE - 16 1/4" HIGH X 100 5/8" WIDE



QTY 1

SCALE 3/4" = 1'

COMPUTER FILE NBTwilliamsville5ATMsurroundAlitepanel

WO# 25128

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

REMOVE "E" LOGO FROM GABLE

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:

SKETCH # 421121 - N - 106

SCALE: NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

REMOVE SIGN ON THE GABLE, INSTALL "VAN ACCESSIBLE" SIGN BELOW HANDICAP PARKING SIGN

SIDE ELEVATION

NBT BANK
EVANS BANK
WILLIAMSVILLE BRANCH
5178 MAIN ST
BUFFALO, NY

RAPP SIGNS, INC.
3979 New York Route 206
Greene, NY 13778-9416
607 656-8167 signs@rappsigns.com

© COPYRIGHT 2024

This drawing was created to assist you in visualizing our proposal. The original ideas and information contained herein are proprietary and the sole property of Rapp Signs Inc. and is not to be used, reproduced, disclosed, or transmitted to others for any purpose not authorized in writing by Rapp Signs, Inc.

APPROVED:	
SKETCH #	421121 - N - 103
SCALE:	NO SCALE

Please Note: Printed colors are representations and may not be an exact match of colors used.

Attachment: CertificateofAppropriatenessAPP_04112025 (30379 : 5178 Main Street)

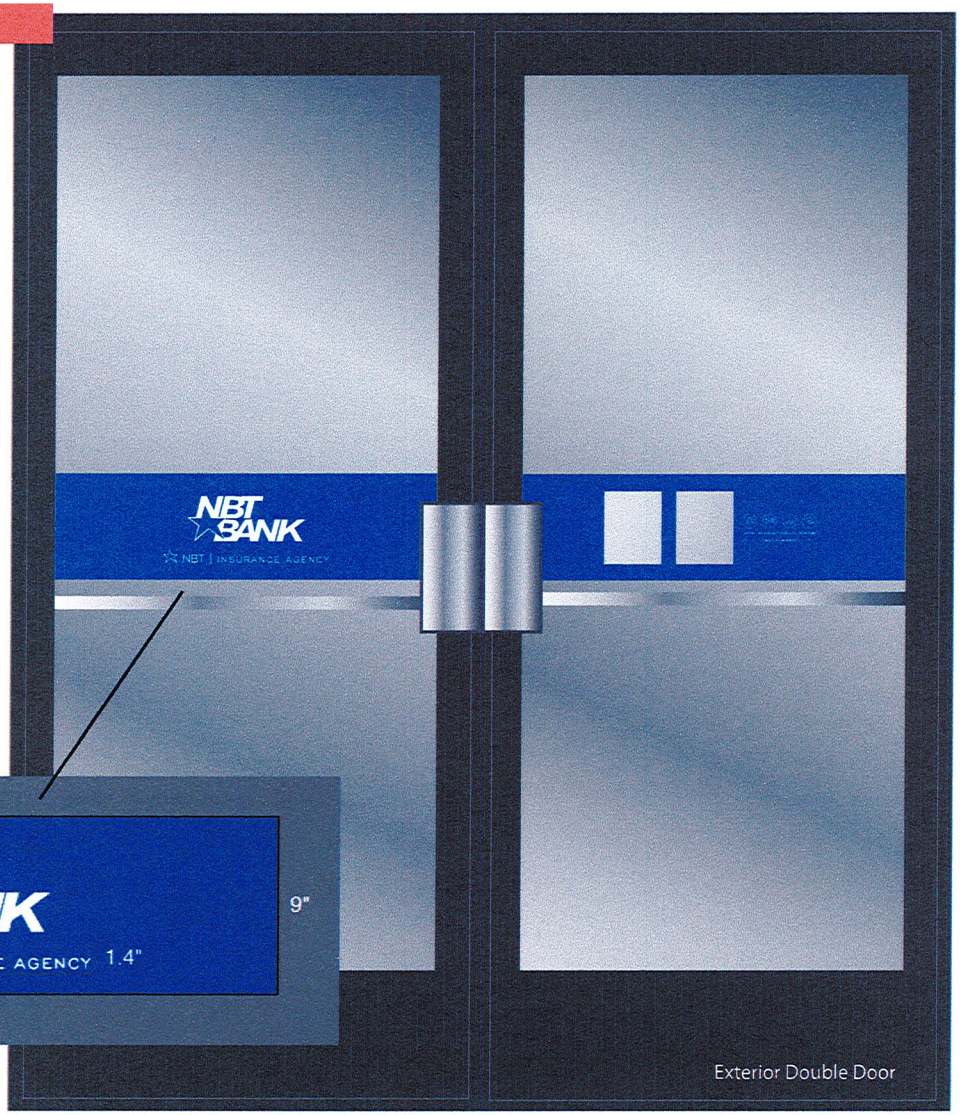
NON-REFLECTIVE
SINGLE FACE SIGN
SIZE 6" X 12"

SCALE 1/4" = 1"

COMPUTER FILE NBTwilliamsville3VanAccessible

WO# 25128

NBT Bank - Double Door - NY



NOTES

Width of glass x 9" Banding
3MCT Vinyl, matte lamination

Left Door:
NBT Bank Logo
10.8" x 4.1"

NBT Insurance Agency
15.1" x 1.4"

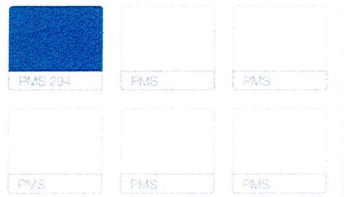
Logo Square Footage - .45

Right Door:
Banking Legal Icons
0.2" high lettering

PRODUCTION

Door Glass Pane Size:
24" W x 71" H EACH
11.9 sq ft

Door banding size:
9" H x 24" W EACH
1.5 sq ft each - 3 sq ft total



FILE S:\RB\CLIENTS\NBT_1669_NBT Bank\06 Creative Files\Parts and Production Files\Door Banding

PWCampbell PROOF PLEASE READ!

This is your proof, submitted for your approval prior to printing. Attached is a proof of your current job. Please view proofs at 100% and check carefully for any changes or corrections. We will not proceed to print without your approval. Please remember that by approving you assume responsibility for any grammar, punctuation, spelling, layout, sizing or color separation errors that may occur. * Due to color variations in monitors & printers, the colors you see in this proof vs. the colors in the final product may vary.

Please check, sign, and date if approved. Reply all via email and attached signed copy.

☐ Check if PROOF is acceptable AS-IS

SIGNATURE _____

TODAY'S DATE _____

INTERNAL USE ONLY

Proofed by: jg

Project Manager: dn

Production: jg

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Re: Certificate of Appropriateness for Signage Local Landmark Located at 5178 Main Street

WHEREAS, the Town of Amherst Historic Preservation Commission on Tuesday, May 6, 2025 held a regular meeting on a Certificate of Appropriateness for proposed signage and,

WHEREAS, the Historic Preservation Commission reviewed the application materials for the proposed project, and

WHEREAS, in accordance with the criteria set forth in §121-8 of the Town of Amherst Code, the Historic Preservation Commission has determined that the proposed project will not have any adverse impact on the aesthetic, historical, or architectural significance and value of the individual landmark, and

WHEREAS, in accordance with §121-8 C of the Town of Amherst Code, the Historic Preservation Commission finds that;

(1) The general design and character of the proposed alteration is compatible with existing features of the property or improvement and,

(2) The scale and visual aesthetics of the proposed alteration is compatible with the property itself, surrounding properties, and the neighborhood and,

(3) The texture and materials are compatible with similar features of the property and other properties in the neighborhoods and,

(4) The proposed alteration is compatible with surrounding properties, including proportion of the property's facade, proportion and arrangement of windows and other openings within the facade, roof shape, and the rhythm of spacing of properties on streets, including setback and,

(5) The proposed alteration has retained important historic physical and visual features to the significance of the property and,

THEREFORE BE IT RESLOVED, that the Historic Preservation Commission in accordance with §121-8 of the Town of Amherst Code finds that the proposed work will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the individual landmark and,

BE IT FURTHER RESOLVED that the Historic Preservation Commission, in accordance with §96-a of General Municipal Law and §121-8 of the Town of Amherst Code approves said Certificate of Appropriateness as submitted on April 11, 2025:

The foregoing resolution was adopted by the Village of Williamsville Historic Preservation Commission, May 6, 2025; moved by Waterman-Kulpa; seconded by Swartz; ayes 5, noes 0; absent 2 (Kensy, Wright).

Brian Swartz, Chair — 5/16/25 Date

X:\Special_Projects\Historic Preservation\PROPERTY FILES\5178 Main - Mennonite Meeting House\5178CoA_Approval_Resolution05062025.docx

Attachment: 5178_Main_Approval_Signed_Resolution (30379 : 5178 Main Street)

OFFICE USE

Address: 243 Capen Blvd APPL. #: AB-2025-0786

Type: Garage Date Rec'd: 3/20/2025

☐ Rolled Plans

Town of
AMHERST BUILDING DEPARTMENT
"Building Safety is No Accident"

2025 BUILDING PERMIT APPLICATION

MAKE CHECKS PAYABLE TO: TOWN OF AMHERST
AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221
Phone: (716) 631-7080 Fax: (716) 631-7192 https://www.amherst.ny.us
PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK

FILLOUT ALL APPLICABLE AREAS OF APPLICATION

Project Address: 243 Capen Blvd

Applicant (Petitioner): Chad Lindner

Applicant Address (No. & Street): 3068 Hillbrook Dr.

Applicant (City & Zip Code): Eden, NY 14057

Applicant Phone: 716-949-8828

Applicant Email: KCMgarages@gmail.com

Property Owner Name: Debbie Mauer

Property Owner Address:
(If different than Project Address)

Property Owner Phone: 716-983-1168

Property Owner Email: DebbieMauer243@gmail.com

Estimated Value of Work (*Exclusive of Land*): $ 40,000

Description of Proposed Work: Garage Build

CONTRACTORS NYS WORKERS COMPENSATION & DISABILITY BENEFITS INSURANCES ON FILE? YES ☐ NO ☐

KCM Custom Built Garages GENERAL CONTRACTOR	3068 Hillbrook Dr. Eden, NY 14057 ADDRESS
PLUMBING CONTRACTOR	ADDRESS
ELECTRICAL CONTRACTOR	ADDRESS
HEATING, VENTILATING & AC CONTRACTOR	ADDRESS
FIRE PROTECTION CONTRACTOR	ADDRESS

PLUMBING – If any Plumbing work is planned a separate Plumbing Permit is required (see reverse)

ELECTRICAL INFORMATION Power Co: ☐ National Grid ☐ NYSEG ESR#_____

ELEC SUBCONTRACTOR STATEMENT SUBMITTED ☐ SERVICE SIZE_____ # of METERS_____

PROPERTY INFORMATION:

BUILDING ADDRESS:_____ SBL#:_____ Occupancy Classification:_____

SUBDIVISION:_____ Map Cover#:_____ Sub Lot#:_____

TOWN CLERK - RECEIPT OF FILING FEE:

FEE:

BP Filing Fee: $ 200 BP Fee: $_____

Elec Filing Fee: $_____ Elec Fee: $_____

This form expires 12/31/2025

Attachment: 243 Capen - Demolition Referral (30381 : 243 Capen Boulevard)

Submit information to: Commissioner of Building, Municipal Building
MAKE CHECKS PAYABLE TO: TOWN OF AMHERST
AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221
Phone: (716) 631-7080 Fax: (716) 631-7192 https://www.amherst.ny.us
PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK

EACH APPLICATION MUST BE ACCOMPANIED WITH THE FOLLOWING:

RESIDENTIAL BUILDINGS:

1) Three complete sets of working plans drawn to scale (preferably 1/4" to 1')
   Additions must show abutting rooms with window sizes.
2) Three plot plans including building location on property showing front, rear and side yards;
   building dimensions, parking area and sidewalks, and flood plain information.
   Note: a property survey may be required for an irregular shaped lot.
3) Two sets of complete specifications (May be incorporated onto plans).
4) Energy Code calculations.
5) Geotechnical Analysis (which includes a Soil Bearing test)
6) Curb cut permit and initial cut approval from Highway Department.
7) Filing Fee equal to 1/2 the Building Permit fee

OTHER THAN RESIDENTIAL:

1) Three sets of plans as stated above.
2) One copy of complete specifications.
3) One copy of energy code calculations, structural calculations, etc. (depending on circumstances).
4) Statement of Special Inspections in accordance with Section 1704.1 of the Building Code of New York State.
5) Filing Fee equal to 1/2 the Building Permit fee

NOTE: All plans and specifications must be imprinted with the seal and signature of an Architect or Professional Engineer, registered and licensed in the State of New York, in accordance with NYS Education Law. Submit one set with original seal; others may be copies.

PLUMBING: All plumbing performed within the Town of Amherst must have a plumbing permit and must be inspected, regardless of who performs the work.
Homeowners may perform plumbing on a one or two family residence owned and occupied by him/her provided that the plumbing and drainage board grants permission and files appropriate plans and pays applicable fees.
Plumbers working in the Town must be licensed by the Town of Amherst. For information contact the Plumbing Division at (716) 631-7090.

PLANS MUST BE FILED, APPROVED AND THE PERMIT ISSUED PRIOR TO THE START OF ANY WORK, INCLUDING EXCAVATION.

WORK COMMENCED WITHOUT A PERMIT WILL BE PROSECUTED AS PROVIDED BY LAW

CURB CUTS & DRIVEWAY CULVERTS:

Town Highways	Superintendent of Highways, 1042 North Forest Rd. (716) 631-7117
County Highways	(716) 759-8328 - for areas north of Main St.
	(716) 683-4272 - for areas south of Main St.
State Highways	(716) 847-3272 - Regional Permit Eng, NYSDOT, General Donovan Bldg.

ZONING: Check with Building Department for proper zoning

CONSTRUCTION SITE: Must have sign bearing building number, builder's name and phone number.

APPLICABLE CODES:
Town of Amherst Zoning Ordinance
Town of Amherst Building Construction Administration Ordinance

New York State Building Code
New York State Energy Conservation Code
New York State Existing Building Code
New York State Fire Code
New York State Fuel Gas Code
New York State Mechanical Code
New York State Plumbing Code
New York State Property Maintenance Code
New York State Residential Code

New York State Highway Law
Note: Other Federal, State and Local Laws or Ordinances may be applicable.

This form expires 12/31/2025

Attachment: 243 Capen - Demolition Referral (30381 : 243 Capen Boulevard)

OFFICE USE

Address: 243 CAPEN BLVD APPL. #: AB-2025-0955

Type: GARAGE DEMO Date Rec'd: 3/28/2025

☐ Rolled Plans

Town of
AMHERST BUILDING DEPARTMENT
"Building Safety is No Accident"

2025 BUILDING PERMIT APPLICATION

MAKE CHECKS PAYABLE TO: TOWN OF AMHERST
AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221
Phone: (716) 631-7080 Fax: (716) 631-7192 https://www.amherst.ny.us
PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK

FILLOUT ALL APPLICABLE AREAS OF APPLICATION

Project Address: 243 Capen Ave

Applicant (Petitioner): KCM Custom Built Garages

Applicant Address (No. & Street): 3068 Hillbrook Dr.

Applicant (City & Zip Code): Eden, 14057

Applicant Phone: 716-949-8828

Applicant Email: KCMgarages@gmail.

Property Owner Name: Deb Mauer

Property Owner Address:
(If different than Project Address)

Property Owner Phone: 716-983-1168

Property Owner Email:

Estimated Value of Work (*Exclusive of Land*): $ 2,000.00

Description of Proposed Work: Demo Garage

CONTRACTORS NYS WORKERS COMPENSATION & DISABILITY BENEFITS INSURANCES ON FILE? YES ☐ NO ☐

KCM Custom Built Garages	GENERAL CONTRACTOR	3068 Hillbrook Dr. Eden, NY 14057	ADDRESS
	PLUMBING CONTRACTOR		ADDRESS
	ELECTRICAL CONTRACTOR		ADDRESS
	HEATING, VENTILATING & AC CONTRACTOR		ADDRESS
	FIRE PROTECTION CONTRACTOR		ADDRESS

PLUMBING – If any Plumbing work is planned a separate Plumbing Permit is required (see reverse)

ELECTRICAL INFORMATION Power Co: ☐ National Grid ☐ NYSEG ESR#_____

ELEC SUBCONTRACTOR STATEMENT SUBMITTED ☐ SERVICE SIZE_____ # of METERS_____

PROPERTY INFORMATION:

BUILDING ADDRESS:_____ SBL#:_____ Occupancy Classification:_____

SUBDIVISION:_____ Map Cover#:_____ Sub Lot#:_____

TOWN CLERK - RECEIPT OF FILING FEE:

FEE:

BP Filing Fee: $_____ **BP Fee:** $_____

Elec Filing Fee: $_____ **Elec Fee:** $_____

This form expires 12/31/2025

Attachment: 243 Capen - Demolition Referral (30381 : 243 Capen Boulevard)

Submit information to: Commissioner of Building, Municipal Building
MAKE CHECKS PAYABLE TO: TOWN OF AMHERST
AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221
Phone: (716) 631-7080 Fax: (716) 631-7192 https://www.amherst.ny.us
PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK

EACH APPLICATION MUST BE ACCOMPANIED WITH THE FOLLOWING:

RESIDENTIAL BUILDINGS:

1) Three complete sets of working plans drawn to scale (preferably 1/4" to 1')
   Additions must show abutting rooms with window sizes.
2) Three plot plans including building location on property showing front, rear and side yards; building dimensions, parking area and sidewalks, and flood plain information.
   Note: a property survey may be required for an irregular shaped lot.
3) Two sets of complete specifications (May be incorporated onto plans).
4) Energy Code calculations.
5) Geotechnical Analysis (which includes a Soil Bearing test)
6) Curb cut permit and initial cut approval from Highway Department.
7) Filing Fee equal to 1/2 the Building Permit fee

OTHER THAN RESIDENTIAL:

1) Three sets of plans as stated above.
2) One copy of complete specifications.
3) One copy of energy code calculations, structural calculations, etc. (depending on circumstances).
4) Statement of Special Inspections in accordance with Section 1704.1 of the Building Code of New York State.
5) Filing Fee equal to 1/2 the Building Permit fee

NOTE: All plans and specifications must be imprinted with the seal and signature of an Architect or Professional Engineer, registered and licensed in the State of New York, in accordance with NYS Education Law. Submit one set with original seal; others may be copies.

PLUMBING: All plumbing performed within the Town of Amherst must have a plumbing permit and must be inspected, regardless of who performs the work.
Homeowners may perform plumbing on a one or two family residence owned and occupied by him/her provided that the plumbing and drainage board grants permission and files appropriate plans and pays applicable fees.
Plumbers working in the Town must be licensed by the Town of Amherst. For information contact the Plumbing Division at (716) 631-7090.

PLANS MUST BE FILED, APPROVED AND THE PERMIT ISSUED PRIOR TO THE START OF ANY WORK, INCLUDING EXCAVATION.

WORK COMMENCED WITHOUT A PERMIT WILL BE PROSECUTED AS PROVIDED BY LAW

CURB CUTS & DRIVEWAY CULVERTS:

Town Highways	Superintendent of Highways, 1042 North Forest Rd. (716) 631-7117
County Highways	(716) 759-8328 - for areas north of Main St.
	(716) 683-4272 - for areas south of Main St.
State Highways	(716) 847-3272 - Regional Permit Eng, NYSDOT, General Donovan Bldg.

ZONING: Check with Building Department for proper zoning

CONSTRUCTION SITE: Must have sign bearing building number, builder's name and phone number.

APPLICABLE CODES:
Town of Amherst Zoning Ordinance
Town of Amherst Building Construction Administration Ordinance

New York State Building Code
New York State Energy Conservation Code
New York State Existing Building Code
New York State Fire Code
New York State Fuel Gas Code
New York State Mechanical Code
New York State Plumbing Code
New York State Property Maintenance Code
New York State Residential Code

New York State Highway Law
Note: Other Federal, State and Local Laws or Ordinances may be applicable.

This form expires 12/31/2025

Attachment: 243 Capen - Demolition Referral (30381 : 243 Capen Boulevard)

OFFICE USE

Address: 243 CAPEN BLVD APPL. #: AB-2025-0955

Type: GARAGE DEMO Date Rec'd: 3/28/2025

☐ Rolled Plans

Town of
AMHERST BUILDING DEPARTMENT
"Building Safety is No Accident"

2025 BUILDING PERMIT APPLICATION

MAKE CHECKS PAYABLE TO: TOWN OF AMHERST
AMHERST BUILDING DEPARTMENT / 5583 MAIN ST. / WILLIAMSVILLE, NY 14221
Phone: (716) 631-7080 Fax: (716) 631-7192 https://www.amherst.ny.us
PERMIT MUST BE PROCESSED PRIOR TO STARTING WORK

FILLOUT ALL APPLICABLE AREAS OF APPLICATION

Project Address: 243 Capen Ave

Applicant (Petitioner): KCM Custom Built Garages

Applicant Address (No. & Street): 3068 Hillbrook Dr.

Applicant (City & Zip Code): Eden, 14057

Applicant Phone: 716-949-8828

Applicant Email: KCMgarages@gmail.

Property Owner Name: Deb Mauer

Property Owner Address:
(If different than Project Address)

Property Owner Phone: 716-983-1168

Property Owner Email:

Estimated Value of Work (*Exclusive of Land*): $ 2,000.00

Description of Proposed Work: Demo Garage

CONTRACTORS NYS WORKERS COMPENSATION & DISABILITY BENEFITS INSURANCES ON FILE? YES ☐ NO ☐

KCM Custom Built Garages GENERAL CONTRACTOR	3068 Hillbrook Dr. Eden, NY 14057 ADDRESS
PLUMBING CONTRACTOR	ADDRESS
ELECTRICAL CONTRACTOR	ADDRESS
HEATING, VENTILATING & AC CONTRACTOR	ADDRESS
FIRE PROTECTION CONTRACTOR	ADDRESS

PLUMBING – If any Plumbing work is planned a separate Plumbing Permit is required (see reverse)

ELECTRICAL INFORMATION Power Co: ☐ National Grid ☐ NYSEG ESR#_____

ELEC SUBCONTRACTOR STATEMENT SUBMITTED ☐ SERVICE SIZE_____ # of METERS_____

PROPERTY INFORMATION:

BUILDING ADDRESS:_____ SBL#:_____ Occupancy Classification:_____

SUBDIVISION:_____ Map Cover#:_____ Sub Lot#:_____

TOWN CLERK - RECEIPT OF FILING FEE:

FEE:

BP Filing Fee: $_____ **BP Fee:** $_____

Elec Filing Fee: $_____ **Elec Fee:** $_____

This form expires 12/31/2025

Attachment: Building Permit (30381 : 243 Capen Boulevard)

K • C • M Custom Built Garages, Inc.

15 Ridgedale Circle • Tonawanda, NY 14150-4228 • (716) 694-9822

LICENSE NO. _____

This contract made the 15 day of Feb, 20 24 between kcm and t

Owner (name) Debbie Mayer Address 243 Capen Blvd

City of Amherst State NY Zip 14226 Home phone 253-1165 Bus. Phone _____

Includes: Job Location Same

Owner is the ☒ Homeowner ☐ Cooperative Shareholder Owner ☐ Residential Tenant of the property (with the authoriz tion of the legal owner to enter into this contract). The Contractor agrees that it will furnish at the Owner's address the materi and labor described below in exchange for payment by the Owner as indicated below.

Starting date_____ Substantial completion date_____ Completion date_____ : ☐of the essence ☐not of the essen

Work description (include make and model of materials, and necessary labor, and state anticipated contingencies that would material alter the completion date stated above):

Tear down existing garage, remove all debris
Build new garage 20'x20', 4/12 roof pitch 8' walls
2x4 studs 16" on center, 2x6 rafters 16" on center.
7/16 OSB sheeting w/ H clips. Install 16x7 white overhead door w/ opener
Install 32" Man door. Install vinyl siding - (color to choose)
Install Architect. shingles (color). Pour 4" thick concrete
pad, stone base, steel reinforced, 5/8" Anchor Bolts.
Install Basic Electric package ($4,000)

(If necessary - attach addendum)

PAYMENT Owner agrees to pay Contractor $ 40,000 (contract price) for the materials, labo and expenses to be provided as described above.

DOWN PAYMENT $ 10,000 * upon signing of this agreement.

PROGRESS PAYMENTS: The Contractor shall be entitled to receive payment from Owner for the reasonable value of materials an labor to be provided and expenses incurred upon the contract in accordance with the following schedule:

* NOTE: DOWN PAYMENTS DEPOSITED AT #15,000 due Concrete #11,000 due Garage #4,000 due Electric (BANK)

• NOTICES •

1. Owner's failure to tender payment to a performing Contractor or Subcontractor may subject the Owner's property to applicabl liens by the Contractor or Subcontractor in order to enforce payments.
2. Payments received from Owner under this contract, prior to substantial completion of the work under this contract, shall b deposited within five (5) business days of receipt in an escrow account in a bank, trust company or savings and loan assoc ation located in this state; and Owner shall be notified of the name of the depository where the funds have been place within ten (10) days of deposit of them. In the alternative, Contractor may post a bond or contract of Indemnity with Owne guaranteeing the return of proper application of such payments to the purposes of the contract. Monies used in escrow becom the property of the Contractor when (a) they are applied and transferred according to the contract payment schedule; o (b) a breach of contract by the Owner occurs and the Owner is given seven (7) days written notice of the breach by th Contractor; or (c) the contract has been substantially performed.
3. This Contract is subject to the terms and conditions stated on the front and back of this Agreement.

OWNER MAY CANCEL THIS TRANSACTION at any time prior to midnight on the third business day after the date of this agree ment. See the attached notice of cancellation form for an explanation of this right.

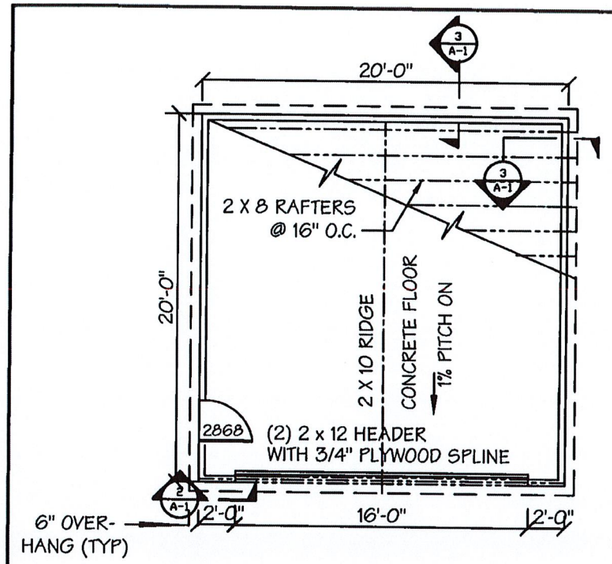
Owner _____ Date 2/15/24 Contractor KCM Date 2/15/24

Owner _____ Date _____ Authorized By _____ Date 2/15/24

• NOTICE OF CANCELLATION •

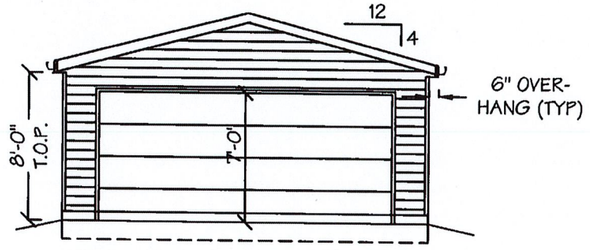
• Owner may cancel this transaction, without any penalty or obligation, within three (3) business days from the above date

Attachment: Building Permit (30381 : 243 Capen Boulevard)



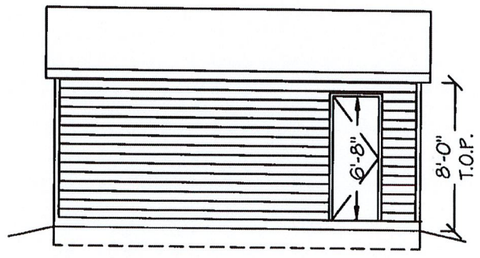
FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



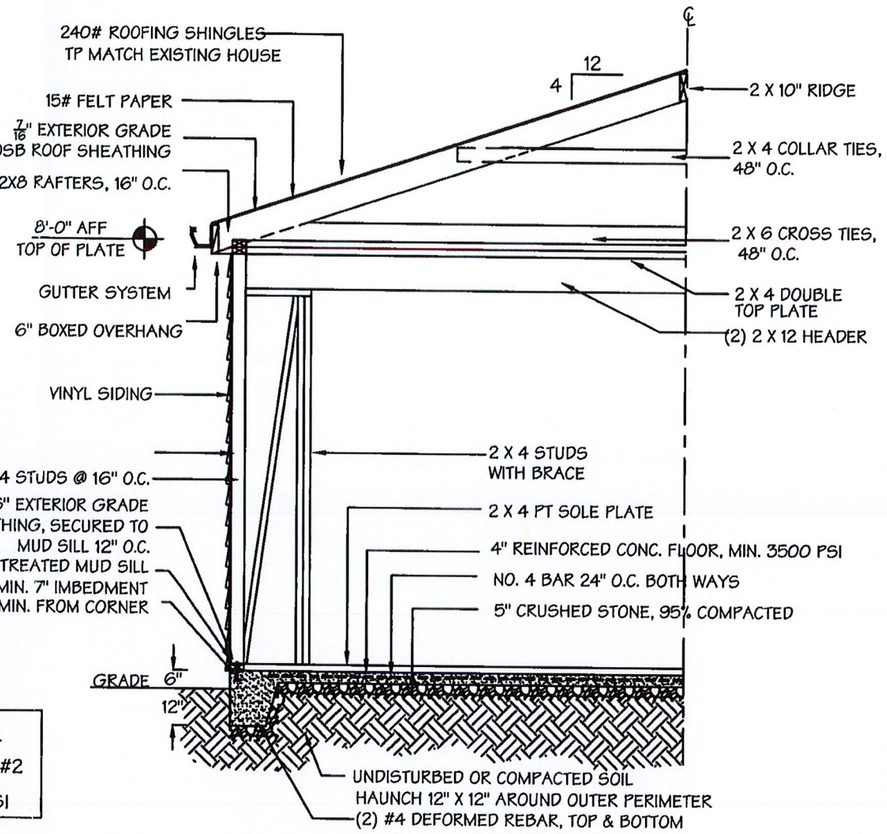
SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: NEW YORK STATE CODE:
FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3' O.C. TYP. FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) TYP. MIN. WIDTH +16" FOR ONE STORY STRUCTURES. MIN. WIDTH = 24" FOR USE IN THE FIRST OF TWO STORY STRUCTURES. MIN. 2 X 4 FRAMING. 3/8" MIN. THICKNESS WOOD STRUCTURAL PANEL SHEATHING. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING BEARING / SUBSURFACE CONDITIONS FOR A PROPERLY CONSTRUCTED STRUCTURE.

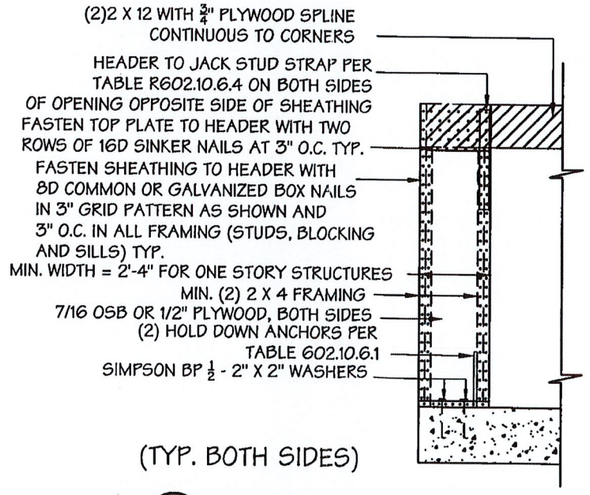
NYS BUILDING CODE
DESIGN CONDITIONS:
EXPOSURE "B"
SOIL BEARING 1500 PSF
SNOW LOAD 50 PSF
WIND: HORIZ. 20 PSF
VERT 10 PSF
UPLIFT 16 PSF

LUMBER SPECIES
SPRUCE-PINE-FIR #2
MIN. Fb = 1000 PSI



GARAGE CROSS SECTION

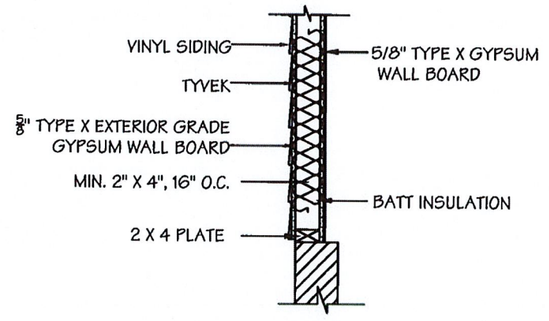
SCALE: N. T. S.



(TYP. BOTH SIDES)

2/A-1 SECTION

SCALE: N. T. S.



UL DESIGN U305

SECTION 3/A-1

SCALE: 1/2" = 1'-0"

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF J. A. WALLAND ASSOCIATES, INC. NO RIGHTS TO OWNERSHIP ARE TRANSFERABLE OR SHALL BE LOST BY THE FILING OF THIS DOCUMENT WITH ANY AND ALL PUBLIC AUTHORITIES FOR THE PURPOSE OF COMPLIANCE WITH CODES AND/OR ORDINANCES. I.E. BUILDING PERMIT, ETC.

ITEM	DATE	REVISION
1		

MAUER GARAGE

243 CAPEN BLVD.
AMHERST, NY

FLOOR PLAN & SECTION

JAMES A. RUMSEY
ARCHITECT
5729 EAST RIVER ROAD
GRAND ISLAND, NY 14072

REGISTERED ARCHITECT
JAMES ALLEN RUMSEY
STATE OF NEW YORK

2-26-25

© COPYRIGHT 2015
JAMES ALLEN RUMSEY, ARCHITECT
NO PART OF THIS DRAWING MAY BE REPRODUCED OR COPIED IN ANY FORM BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PREPARED FOR:

KCM CUSTOM BUILT GARAGES

PROJECT NO.	####
DRAWN BY:	msw
DATE:	26 FEB 2025
SCALE:	1/8" = 1'-0" OR AS INDICATED

SHEET NO. A-1

Attachment: Drawings (30381 : 243 Capen Boulevard)

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Re: Approval of Demolition Referral of detached garage located at 243 Capen Boulevard

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

WHEREAS, 243 Capen Boulevard is identified in the 2011 Reconnaissance Survey as part of the locally eligible Capen Street Historic District; and

WHEREAS, on April 11, 2025 the Town of Amherst Historic Preservation Commission received a demolition referral for the detached garage located at 243 Capen Boulevard; and

WHEREAS, on May 6, 2025 the Amherst Historic Preservation Commission reviewed the application and proposed demolition; and

WHEREAS, in accordance with the criteria set forth in §83-5-1-1-2.9of the Town of Amherst Code, the Historic Preservation Commission has determined that the proposed project will not have any adverse impact on the aesthetic, historical, or architectural significance and value of the individual landmark; now therefore be it

RESOLVED, the Amherst Historic Preservation Commission approves the demolition referral at 243 Capen Boulevard Amherst, NY in accordance with the plans submitted at the May 6, 2025 regular meeting.

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, May 6, 2025; moved by – Waterman-Kulpa; seconded by - Mancuso; ayes 5, noes 0, Absent (Kensy, Wright).

Brian Swartz, Chair — 5/16/25 Date

Attachment: 243_Capen_Approval_Signed_Resolution (30381 : 243 Capen Boulevard)