



**MINUTES  
TOWN OF AMHERST  
HISTORIC PRESERVATION COMMISSION MEETING  
June 10, 2025  
7:00 PM**

**ROLL CALL**

| Attendee Name            | Organization    | Title             | Status  | Arrived |
|--------------------------|-----------------|-------------------|---------|---------|
| Catherine Waterman-Kulpa | Town of Amherst | Vice Chairman     | Present |         |
| Jennifer D. Kensy        | Town of Amherst | Member            | Present |         |
| Mary Lou Mancuso         | Town of Amherst | Member            | Present |         |
| Brian Swartz             | Town of Amherst | Chairman          | Present |         |
| Norman J. Hirschey       | Town of Amherst | Member            | Present |         |
| Jeffery Amplement        | Town of Amherst | Member            | Present |         |
| Hallie Wright            | Town of Amherst | Member            | Present |         |
| Angela Marinucci         | Town of Amherst | Councilmember     | Late    | 7:10 PM |
| Bryan Fadel              | Town of Amherst | Sr. Clerk Typist  | Present |         |
| James Quinn              | Town of Amherst | Assistant Planner | Present |         |
| Dan Howard               | Town of Amherst | Planning Director | Present |         |

**MINUTES APPROVAL**

May 6, 2025 Minutes

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

**NEW BUSINESS**

1. **BUDGET EXPENDITURE FOR PRESERVATION DAY ADVERTISING**

Mr. Swartz presented advertising options with Buffalo Rising, but wanted to check on their current budget before making any decisions.

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

Ms. Waterman-Kulpa made a motion to reopen New Business item #1. The motion was seconded by Mr. Swartz and carried. Ayes 7, Noes 0.

The Commission reviewed the advertising options working with their remaining budget balance of \$2,750.

Ms. Waterman-Kulpa made a motion to approve \$1450 expenditure for Preservation Day advertising with Buffalo Rising. The motion was seconded by Ms. Mancuso and carried. Ayes 7, Noes 0.

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                                         |
| <b>MOVER:</b>    | Catherine Waterman-Kulpa, Vice Chairman                             |
| <b>SECONDER:</b> | Mary Lou Mancuso, Member                                            |
| <b>AYES:</b>     | Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Amplement, Wright |

## **OLD BUSINESS**

### 2. 30132 : 4511-4521 MAIN STREET March 11, 2025

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

Mr. Swartz made note that the property owner, Thomas Lewin, could not attend and sent a letter requesting that the matter be adjourned. Mr. Swartz and Ms. Wright presented a summary of the proposed local landmark designation for 4511-4521 Main Street.

Chris Dongosky, 410 Mill Street, Lisa Drdul, 92 Chateau Terrace, and Jane Cox, 4584 Harlem Road, spoke in favor of keeping the public hearing open. Emily Jarnot, Preservation Buffalo Niagara, and Sam Smith, 60 Fruehauf, spoke in favor of the local landmark designation.

Mr. Swatz made a motion to adjourn the public hearing to April 8. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0. (*NOTE: adjournment date was later rescheduled to May 6*)

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

### **May 6, 2025**

Ms. Waterman-Kulpa made a motion to open the public hearing. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

Mr. Swartz introduced the proposed designation.

Tom Lewin, 4519 Main Street LLC, spoke in opposition of the designation. He asked if the Town were to designate the building, that they only designate the front, but not the side and back.

Jane Cox, 4584 Harlem Road, spoke in favor of the designation and asked for the Town to work with the owners.

Mr. Swartz made a motion to close the public hearing. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

### **June 10, 2025**



During discussion regarding the property's owner request to have only the front of the building designated, it was mentioned that the designation would be for the whole building as opposed to just the facade, just as it has been with other properties. It was also mentioned that only alterations to items that require a building permit would be brought to the attention of the HPC.

Mr. Swartz made a motion to recommend 4511-4521 Main Street for local landmark designation. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 1 (Amplement).

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [6 TO 1]</b>                                 |
| <b>MOVER:</b>    | Brian Swartz, Chairman                                   |
| <b>SECONDER:</b> | Catherine Waterman-Kulpa, Vice Chairman                  |
| <b>AYES:</b>     | Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey, Wright |
| <b>NAYS:</b>     | Amplement                                                |

3. 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).

June 10, 2025

The Commission reviewed information on the property and mentioned that the entire parcel is blue-rated, although the buildings on the parcel surrounding Hedstrom Manor are non-contributing to the nomination.

Mr. Swartz made a motion to recommend 46-58 Getzville Road, the Arthur E. Hedstrom Estate, for local landmark designation. The motion was seconded by Ms. Wright and carried. Ayes 7, Noes 0.

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

4. TAX EXEMPTION LAW

Ms. Wright said that building owners can't take advantage of tax credits since Snyder isn't within a qualifying census tract, so a tax exemption law would be an incentive for locally landmarking a building. Mr. Howard offered guidance on how to propose such a program to the Town Board. Ms. Marinucci offered encouragement for the concept and provided insight on questions that had recently come up with other town programs.

5. PRESERVATION DAY 2025

The Commission discussed general details for Preservation Day.

6. TRAINING & WEBSITE

Members discussed the success of the Spring roundtable, as well as the Commission's general role based on the Preservation statute.

**MISCELLANEOUS**

**ADJOURNMENT**

The Historic Preservation Commission meeting of June 10, 2025 was adjourned at 8:10pm.



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

**CALL TO ORDER**

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

| <b>Attendee Name</b>     | <b>Organization</b> | <b>Title</b>                    | <b>Status</b> | <b>Arrived</b> |
|--------------------------|---------------------|---------------------------------|---------------|----------------|
| 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       |                |
| Amy Carrato              | Town of Amherst     | Community Development Assistant | Present       |                |
| Dan Howard               | Town of Amherst     | Planning Director               | Present       |                |

**PUBLIC HEARINGS**

1. 4511-4521 MAIN STREET - LOCAL LANDMARK DESIGNATION

**March 11, 2025**

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

Mr. Swartz made note that the property owner, Thomas Lewin, could not attend and sent a letter requesting that the matter be adjourned. Mr. Swartz and Ms. Wright presented a summary of the proposed local landmark designation for 4511-4521 Main Street.

Chris Dongosky, 410 Mill Street, Lisa Drdul, 92 Chateau Terrace, and Jane Cox, 4584 Harlem Road, spoke in favor of keeping the public hearing open. Emily Jarnot, Preservation Buffalo Niagara, and Sam Smith, 60 Fruehauf, spoke in favor of the local landmark designation.

Mr. Swartz made a motion to adjourn the public hearing to April 8. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0. (*NOTE: adjournment date was later rescheduled to May 6*)

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

**May 6, 2025**

Ms. Waterman-Kulpa made a motion to open the public hearing. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

Mr. Swartz introduced the proposed designation.

Tom Lewin, 4519 Main Street LLC, spoke in opposition of the designation. He asked if the Town were to designate the building, that they only designate the front, but not the side and back.

Jane Cox, 4584 Harlem Road, spoke in favor of the designation and asked for the Town to work with the owners.

Mr. Swartz made a motion to close the public hearing. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

|                |                  |
|----------------|------------------|
| <b>RESULT:</b> | <b>NO ACTION</b> |
|----------------|------------------|

**ADJOURNMENT**

The Historic Preservation Commission special meeting of May 6, 2025 was adjourned at 6:49pm.



**MINUTES  
TOWN OF AMHERST  
HISTORIC PRESERVATION COMMISSION MEETING  
May 6, 2025  
7:00 PM**

**ROLL CALL**

| <b>Attendee Name</b>     | <b>Organization</b> | <b>Title</b>                    | <b>Status</b> | <b>Arrived</b> |
|--------------------------|---------------------|---------------------------------|---------------|----------------|
| 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.



## 4511-4521 Main Street



GoogleEarth

## Table of Contents

- Application (pages 2-7)
- Public Hearing Resolution (page 8)
- Historical Narrative (page 9)
- Architectural Narrative (page 10)
- 1932 Snyder Sanborn Map (page 11)
- Ads and news articles (pages 12-15)
- Building Footprint Map (page 15)
- Exterior Photographs (page 16-20)
- Architectural Drawing, 1931 (page 21)
- Building permits (page 22)
- Old photographs (page 23)

LD

**COVER PAGE****Amherst Historic Preservation Commission  
Application for Landmark Designation**

Pursuant to Chapter 121 of the Town of Amherst Code

Date Received: 2/13/2025**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: 4519 Main Street LLC  
 Company Name: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Street Address, City and Zip Code: \_\_\_\_\_

**A. PROPERTY IDENTIFICATION:**

1. Address: 4511-4521 Main Street
2. SBL#: 80.05-6-1
3. Property/Building common or current name: \_\_\_\_\_
4. Property/Building's historic name, if known: \_\_\_\_\_
5. Present owner or address: \_\_\_\_\_
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 - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

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**

- X   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.
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.

**\_\_\_\_\_ 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.**

|                             |                                                     |                                                            |                                                                                      |
|-----------------------------|-----------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1. Building                 | <input type="checkbox"/> clapboard                  | <input checked="" type="checkbox"/> stone                  | <input type="checkbox"/> stucco                                                      |
| material(s):                | <input type="checkbox"/> shingles                   | <input type="checkbox"/> cobblestone                       | <input type="checkbox"/> board and batten                                            |
|                             | <input checked="" type="checkbox"/> brick           | <input type="checkbox"/> logs                              | <input type="checkbox"/> other: _____                                                |
| 2. Structural               | <input type="checkbox"/> wood frame: heavy timber   | <input type="checkbox"/> plank                             |                                                                                      |
| system:                     | <input type="checkbox"/> wood frame: light members  | <input checked="" type="checkbox"/> metal (explain): _____ |                                                                                      |
| (if known)                  | <input type="checkbox"/> masonry load-bearing walls | _____                                                      |                                                                                      |
|                             | <input type="checkbox"/> log                        | <input type="checkbox"/> other: _____                      |                                                                                      |
| 3. Condition/<br>Integrity: | <input type="checkbox"/> excellent                  | <input type="checkbox"/> deteriorated                      | Check one: <input type="checkbox"/> Check one:                                       |
|                             | <input type="checkbox"/> good                       | <input type="checkbox"/> ruins                             | <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> original site |
|                             | <input checked="" type="checkbox"/> fair            | <input type="checkbox"/> unexposed                         | <input checked="" type="checkbox"/> altered <input type="checkbox"/> moved           |
|                             | date: _____                                         |                                                            |                                                                                      |

LD

List major alterations and dates (if known): \_\_Storefront alterations (date unknown)\_\_\_\_\_

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

4. Threats to ☐ none known ☐ development ☐ deterioration

building: ☐ zoning ☐ roads ☐ fire

☒ other/comments: Deferred maintenance \_\_\_\_\_

5. Related ☐ barn ☐ carriage house ☐ shop ☐ well

outbuildings ☐ garage ☐ greenhouse ☐ gardens ☐ other

and property: ☐ shed ☐ privy ☐ stables \_\_\_\_\_

Landscape feature: \_\_\_\_\_

Other: \_\_\_\_\_

☐ open land ☐ densely build-up ☐ residential

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

LD

## 6. Surroundings:

(check all that apply)

☐ Open Land  
☐ woodland  
☐ Scattered  
 buildings

☐ Densely built-up  
☒ commercial  
☐ Industrial  
☒ Residential

☐ Other  
 : \_\_\_\_\_

## Interrelationship of building and surroundings

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

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

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8. Period of Significance: 1932



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

Signature of Applicant

Date

Hallie Wright  
 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 - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

LD

**DO NOT WRITE BELOW THIS LINE****The Town of Amherst Historic Preservation Commission action taken:**

**Motion**\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Chairpersons Signature\_\_\_\_\_

Date\_\_\_\_\_

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

**CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED**

TOWN OF AMHERST  
HISTORIC PRESERVATION COMMISSION

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

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

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

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

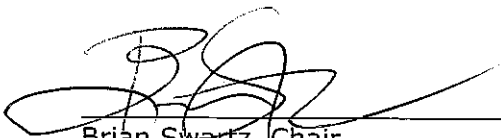
WHEREAS, the property is also identified in the 1998 Intensive Level Survey, 2011 Reconnaissance Survey, and the September 2017 Intensive Level Survey as a significant Amherst property; and

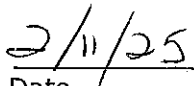
WHEREAS, an application for a proposed landmark designation of 4511-4521 Main Street was presented before the Historic Preservation Commission at the January 30, 2025 regular meeting; and

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

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

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

  
Brian Swartz, Chair

  
Date

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)



## 4511-4521 Main Street: A Historical Narrative

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

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

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

---

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

## **“The Art Deco on Main”, 4511-4521 Main Street, Amherst**

The two-story “Stores & Art” asymmetrical building located at 4511-4521 Main Street in Amherst, NY retains most of the character defining features of the Art Deco style in which it was designed. Designed by Buffalo architects Edwin Bacon and William Lurkey for the Martin Development Corporation and built in 1932-1933, this Snyder located masonry building is one of a handful of Art Deco buildings in all of Amherst. The Bacon and Lurkey team designed several Art Deco style buildings in the Buffalo region, including area theaters. The Art Deco style emerged in the early 20th century, known for its streamlined forms, bold geometric patterns, and vibrant detailing. Although many Art Deco buildings after the Great Depression became Streamline Moderne, this structure embodies the essence of the early Art Deco movement through both its exterior design and intricate ornamental features.

The structure is a two-story, four irregularly spaced bay, commercial building of masonry construction with an intact Art Deco style second-story facade. The storefronts at the center and west end have been highly altered by the installation of new facing materials, windows and doors, while the storefront at the east end retains original/rehabilitated brickwork, fluted stone pilasters and storefront openings. Past construction permits show the newer brick and siding of the modified first-story storefronts were applied over the obscured historic material, including the bottom portion of the two-story fluted pilasters and bases. In the future, rehabilitation of the building should consider the removal of these 1960’s materials and to fill in the modified storefronts to match the east bay of the building’s knee-wall and storefront system.

The second-story facade is clad in cast stone panels and bears a total of eighteen one-over-one vinyl replacement windows with screens. Above the windows, flat panels have been installed over the ornate five- part vertical brickwork. The facade is framed and divided into bays by Art Deco fluted pilasters with flat Ionic volutes. The third bay from the east is a narrow vertical bay with a single-entry door at the first-floor and Art Deco fountain bas-relief panel over the second-story window that slightly peaks in a simple pediment above the rest of the building height. This offers a sense of grandeur to the building's main entryway. There are a total of five man-doors on the first level in the storefronts that still remain in the original locations. The other second-story windows in bays one, two and four, have low-relief Doric simple fluted pilaster with a horizontal stone base that extends the length of the building. The existing exposed brickwork above the east storefront is ornamental. Eleven running bond pattern bricks are capped with a dentil brick. Under the running bond bricks is a triple basket weave pattern. (The lowest horizontal brick is hidden by the top of the ribbed storefront molding.

The Period of Significance for the proposed Art Deco local landmark at 4511 – 4521 Main Street under Section 121-6, Criteria 3 for architectural significance, is 1932-1933 at the time of construction of the building. Although some of the key character defining featured are hidden, evidence supports the fluted pilasters and covering above the second-story windows are intact under the 1960’s applied materials.

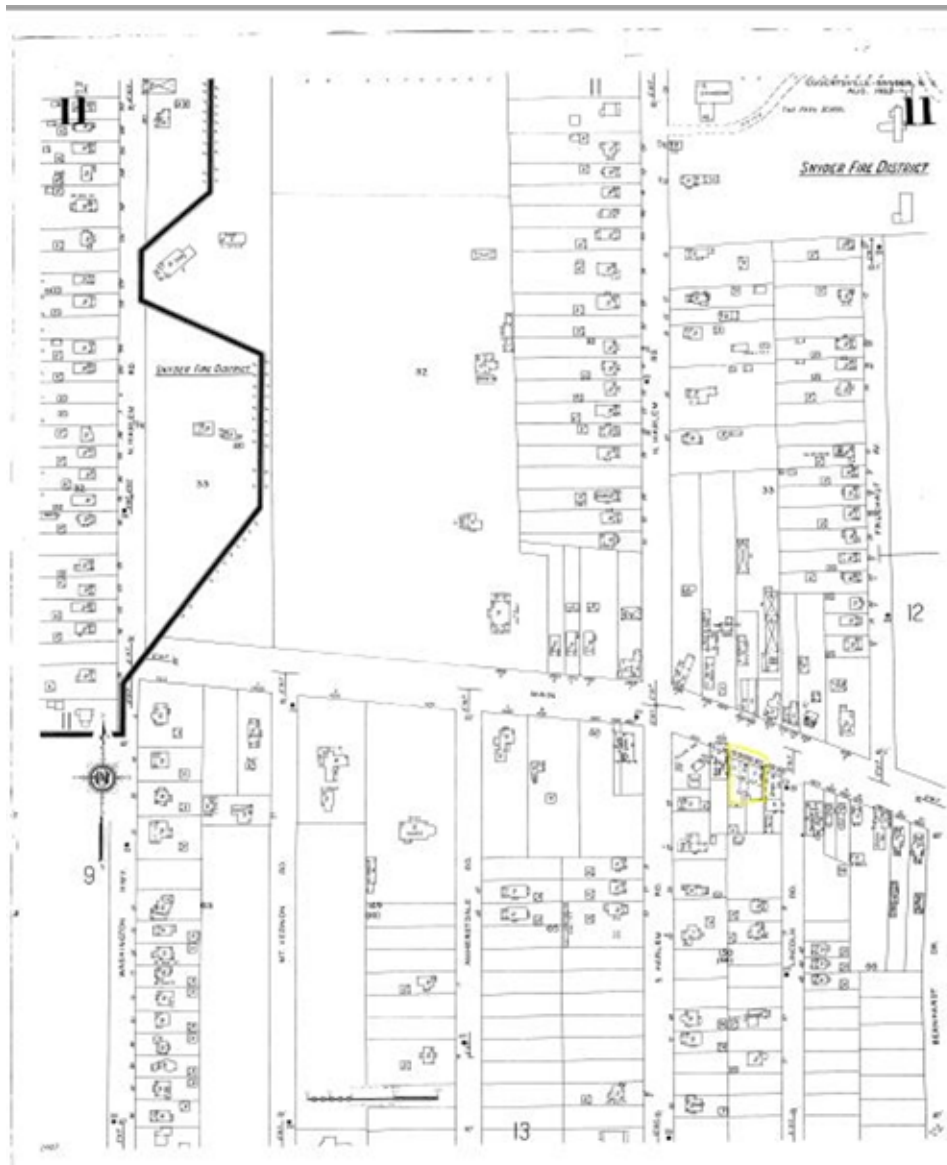


Figure 1. 1932 Sanborn Map

**REAL ESTATE FOR SALE.**

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

ARCHITECTURAL SERVICE  
 LOANS AND INSURANCE

BUFFALO OFFICE  
**2315 Delaware Ave.**  
 WILLIAMSVILLE OFFICE  
**4515 Main Street**

**FOR SALE**  
 Farms 1/2 acre to 400 at prices worth  
 investigating. Williamsville properties;  
 choice locations.  
**BUFFALO RESIDENCE PROPERTIES**  
**BUFFALO BUSINESS PROPERTIES**

**Cell Crescent 3800**  
**Evenings, Crescent 6561**

Figure 2. R. G. Bainbridge & CO., Inc,  
 4515 Main Street, The Buffalo News,  
 1925

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 at 9:30

**UNITED SNYDER GROUP  
 TO HOLD SPRING FROLIC**

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

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

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Figure 3. Franklin Schaefer (building  
 owner) news article, The Buffalo  
 News 1931



Figure 4. Atlantic & Pacific Tea Company,  
4517 Main Street, The Buffalo News, 1932

Figure 5. Loblaws Grand Opening, 4511 Main Street, The Buffalo Times, 1932

**personally planned by your Nu-Way manager!**

# MR'S SALE

**Lowest Prices in Town**  
All our Nu-Way Manager's prices are the lowest in town. They are as low as today's high cost of living in any city. And there is more to it than that. Our prices are compared to what you'd pay elsewhere.

**Highest Quality Available**  
All of our products are Nu-Way Manager's. You can't find better quality anywhere else. Our products are made by the best manufacturers in the world. Our products are made by the best manufacturers in the world.

**Personally Guaranteed by Your Nu-Way Manager**  
If you are not satisfied with the quality of our products, please return them to your Nu-Way Manager. We will refund your money. No questions asked.

**Breast O' Chicken**  
Original TUNA  
3 CANS IN PACK 73¢

**SCOTT TOILET TISSUE**  
6 WHITE ROLLS 69¢

**Rib Roast**  
E-Z Carve 65¢

**Rib Steaks**  
Club Steaks 79¢

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

**"CROSS-OUT"**  
Match these "Cross-Out" Numbers against your "Cross-Out" Card. WIN A PRIZE!

**Florida Juice Oranges**  
3 DOZ 25¢

**Broccoli**  
2-29¢

**GRAPES**  
2-29¢

**FREE SHIRT STOLERS • FREE WEEDINGHOUSE LAUNDRYMAATS, DRYERS • WATCHES • RICK COLOR TV SETS • BABY SCARVES • KIDSON SHAYERS • HOT SETS Plus Others**

**HELL ANTIMONY SOAP**  
10¢

**BURRY Heavy Family Wash**  
10¢

**JOY DETERGENT**  
10¢

**CAMAY SOAP**  
10¢

**ARGO Corn Syrup**  
10¢

**FRESH-Frag Waxed Paper**  
10¢

**CALSONITE**  
10¢

**LUX LIQUID DETERGENT**  
10¢

Figure 6. Nu-Way Ad, 4513 Main Street, Buffalo Courier Express, 1958

**Set an Example. Parents Are Told**

**Teen Time**

**Did You Mind Summer Heat?**

**Summer Work Keeps Youth Busy**

**Let's Face It, Boys. It's Man Who Pays**

**Send Them... BACK-TO-SCHOOL**

**EDWARDS...**

**THE SHOE FOR CHILDREN**

**Over 45 Styles in Choice Trims! VALUABLE PRICES! Single Entry Buy One!**

**HOOK'S SHOE STORE**

**CHILDREN'S Bootery**

**4519 Main Street (at Buffalo)**

**WEB COR**

**STEREO-FIDELITY PHONOGRAPHS**

**Holiday Concert Stereo-Fidelity PORTABLE PHONOGRAPH**

**\$79.95**

**Man-Kill kills ANTS**

**as Roaches**

**Denton, Cottler & Daniels**

**Special Offering...**

**2538 COURT OF PEARL**

**212 N. Main St., Buffalo**

Figure 7. Children's Bootery, 4519 Main Street, Buffalo Courier Express, 1959



Figure 8. Snyder Food Shop, 4519 Main Street, Buffalo Jewish Review, 1960

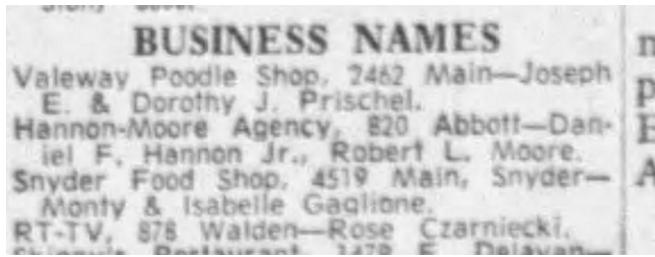


Figure 9. The Snyder Food Shop, 4519 Main Street, The Buffalo News, 1960



Figure 10. Current 4511-4521 Building Footprint Map. Hallie Wright





Figure 11. Rear Building, Facing South, Hallie Wright



Figure 12. Rear Building, Facing Northwest, Hallie Wright





Figure 13. Primary (northeast) Façade,  
Hallie Wright



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



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



Figure 16. Primary (north), Art Deco Detail, Hallie Wright





Figure 17. Primary (north) Façade, Hallie Wright



Figure 18. Primary (north) Façade, Frozen Fountain Detail, Hallie Wright



Figure 19. Northwest Elevation, Hallie Wright



Figure 20. West Elevation, Hallie Wright



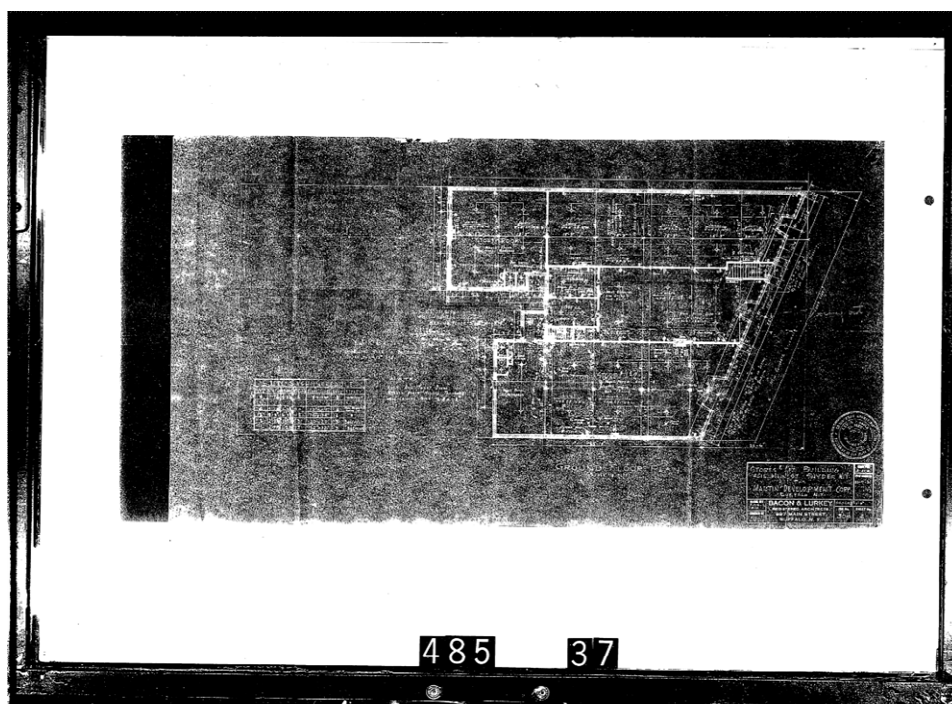
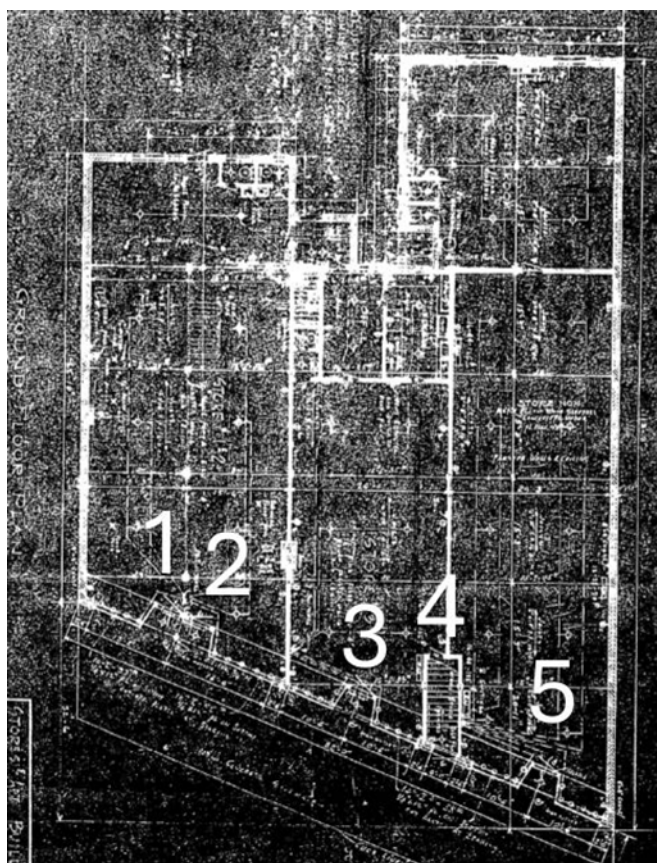


Figure 21. Architectural Drawing, Bacon Larkey Architects, 1931, TOA



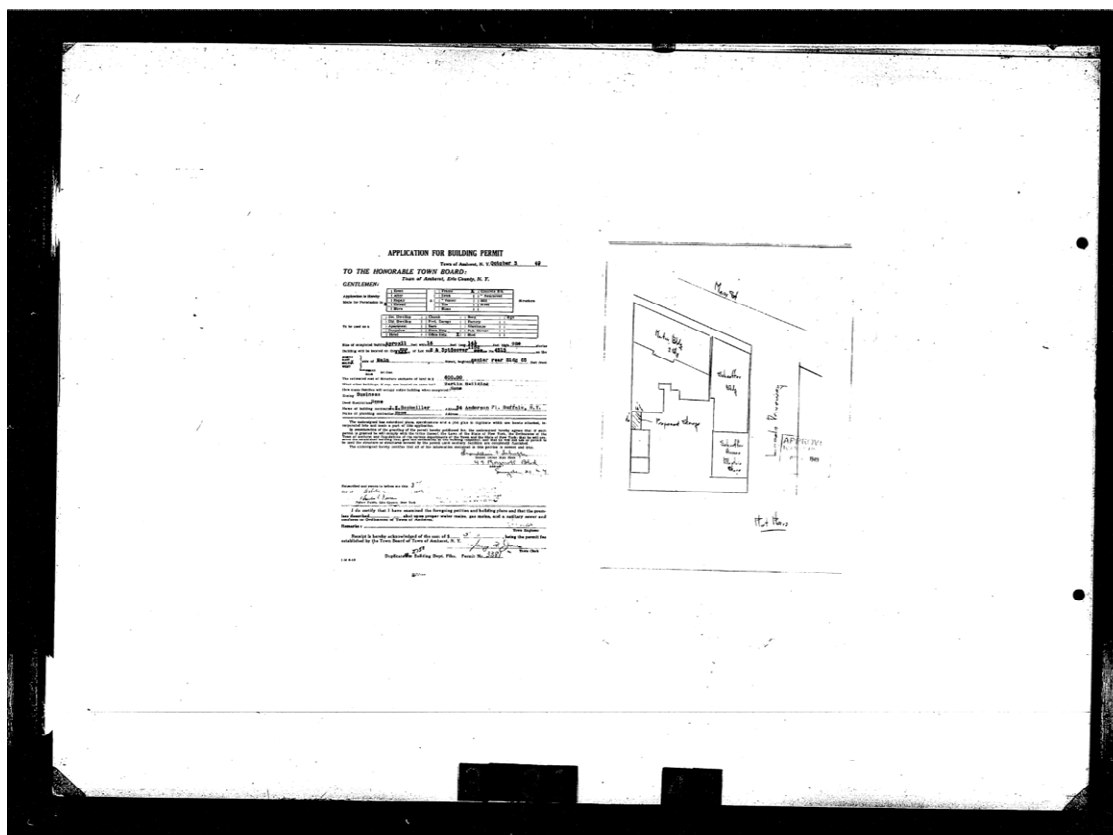


Figure 22. Building permits, The Martin and Schaefer Buildings 1949, TOA

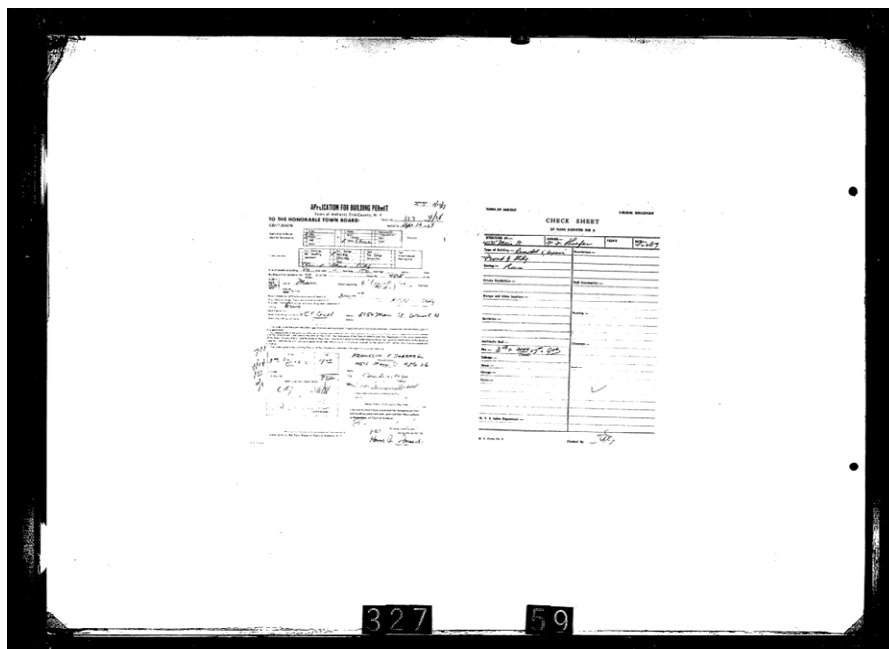


Figure 23.  
Building Permit,  
4515 Main Street,  
TOA



Figure 24.  
4511-4521  
Main Street  
(Early 1940s)



Figure 25. 4511-4521 Main Street  
From the Town of Amherst website, year unknown



**4519 Main Street LLC**  
**4519 Main Street**  
**Buffalo, New York 14226**  
**716-839-4210 FAX 716-839-4228**

Thursday, March 6, 2025

To the Town of Amherst Historic Preservation Commission and Town of Amherst Planning Department,

Re: 4511-4521 Main St. proposed historic landmark determination.

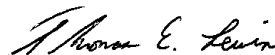
My brother Michael and I are the sole members of 4519 Main Street LLC, the owner of the above referenced property. Unfortunately we are not available to attend the public hearing on March 11, 2025. We request that this letter be read at the meeting and entered into the official records regarding this issue.

We vehemently oppose of this action. The granting of this status gives control of the exterior of the building that we own, to a governmental agency that has no ownership of the property. We understand the concept of trying to retain the character of the neighborhood, but the outright taking control of the exterior by this commission seems un-American to me. Additionally the commission did this behind closed doors without even having the courtesy of notifying us of their plotting or inviting us into a dialog regarding this proposed historic landmark determination is a very hostile way to work with an owner.

Based on their submission for this status, it appears that the commission is interested in preserving SOLELY the elements on the front façade of the building. They discuss the Art Deco style, including the “zig zag patterns, geometric curves, chevrons and references to Egyptian motifs, including relief fluting and readings” All of this is solely on the front façade. There is NOTHING architecturally significant on the brick only east side wall and certainly nothing significant at the rear wall. All of which are shown in the photos attached to their submission. Therefore there should be no reason for these areas to be encumbered by the landmark status. If we want to paint a concrete block wall at the rear of the property a different color, or change light fixtures, should we really have to apply to the commission for their approval? We think NOT.

Based on my conversations with a knowledgeable attorney as well as an architect, we believe this is already a done deal and our resistance is futile, but we do ask that you be reasonable and at least restrict the designation to the front façade. I did discuss this concept with Mr. Quinn and he informed me that this commission has not done that in the past, but he is aware of others that have implemented that type of limited designation. Yes you would have to go back and discuss this as well as work out a plan for ours and possible future designations, but wouldn't that be a more fair and equitable designation?

To reiterate, we oppose the landmark designation, but if it is approved we request that it be limited to the front façade only. We all have enough governmental regulations in our lives. Please do the right thing and at least amend your designation or cancel it altogether.



Thomas E. Lewin;  
 Member 4519 Main Street LLC  
 Cell: 716-861-3700  
 Tomlewin2020@gmail.com

Attachment: Owners Letter to HPC - 4511-4521 Main (30132 : PH 4511-4521 Main Street)

## 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)

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.

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                    ☒ stone                    ☒ stucco

**material(s):**                    ☐ shingles                    ☐ cobblestone                    ☐ board and batten

☐ brick                    ☐ logs                    ☒ other: Asphalt shingles

**2. Structural**                    ☐ wood frame: heavy timber                    ☐ plank

**System:**                    ☐ wood frame: light members                    ☐ metal (explain): \_\_\_\_\_

☒ masonry load-bearing walls                    \_\_\_\_\_

☐ log                    ☐ other: \_\_\_\_\_

**3. Condition/**                    ☐ excellent                    ☐ deteriorated                    Check one:                    Check one:

**integrity**                    ☒ good                    ☐ ruins                    ☐ unaltered                    ☒ original site

☐ fair                    ☐ unexposed                    ☒ 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).

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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      \_\_\_ Densely built-up      \_\_\_ Other

                             \_\_\_ woodland      \_\_\_ commercial      : \_\_\_\_\_

                             \_x\_ Scattered      \_\_\_ Industrial

                             buildings      \_x\_ Residential

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.

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**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)

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

2/20/25  
Date

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 trolley line would be installed in 1893 that would provide a connection between the city of Buffalo to the more suburban areas including Amherst and Williamsville.

The Hedstrom family were one of the original families to move into the Snyderville area. Arthur Hedstrom inherited a company from his father, Eric in 1917.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Their home was designed and constructed as a Tudor-Revival, "Craftsman architectural details and rustic stonework" <sup>4</sup> building in 1904. The architect was Fredric Loverin & Whelan, who had also worked with designing structures within various Olmsted parks.<sup>5</sup> Frederic Loverin was also known for designing the Lenox Hotel.<sup>6</sup> The home itself is an example of a Craftsman style, which was popular from "1905 to the early 1920's."<sup>7</sup>

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.<sup>8</sup>

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."<sup>9</sup> It also meets criterion A, with its association of

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

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

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

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

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

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

<sup>7</sup> McAlester, Virginia S. 2020. A Field Guide to American Houses. Alfred A. Knopf.

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

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



“community planning and development, and social history as rare survivors of the era of large suburban estates in the Town of Amherst.”<sup>10</sup>

The Gatehouse ca. 1904 was originally located next to the Hedstrom’s “Four Winds Farm.”<sup>11</sup> 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.<sup>12</sup> It is known for its “unique example of a rustic English style cottage in Western New York.”<sup>13</sup> 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.

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<sup>10</sup> Finelli, James. “Eligibility Evaluation.” CRIS, 08/27/2018.

<sup>11</sup> Duax, Caroline. “Arthur Hedstrom Gate House.” 2012. Buffaloah.com/AMH/main/4196/tc.html

<sup>12</sup>Building Structure Inventory Form,

<https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=fwJzA4e3oehRSsc0/rQtYWckq3YyMlm3B6AB9sjwZv5ga5VDzimiZsRiR8P+dWfLngxGMP4UluDb2nRcKYOPQAQyAZLwE7f/rNVxXSn1jpwyoz30QyRXoVq2G8p3qgcm&q=false>

<sup>13</sup>Building Structure Inventory Form,

<https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&token=fwJzA4e3oehRSsc0/rQtYWckq3YyMlm3B6AB9sjwZv5ga5VDzimiZsRiR8P+dWfLngxGMP4UluDb2nRcKYOPQAQyAZLwE7f/rNVxXSn1jpwyoz30QyRXoVq2G8p3qgcm&q=false>

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

### Arthur E. Hedstrom Estate: Main House

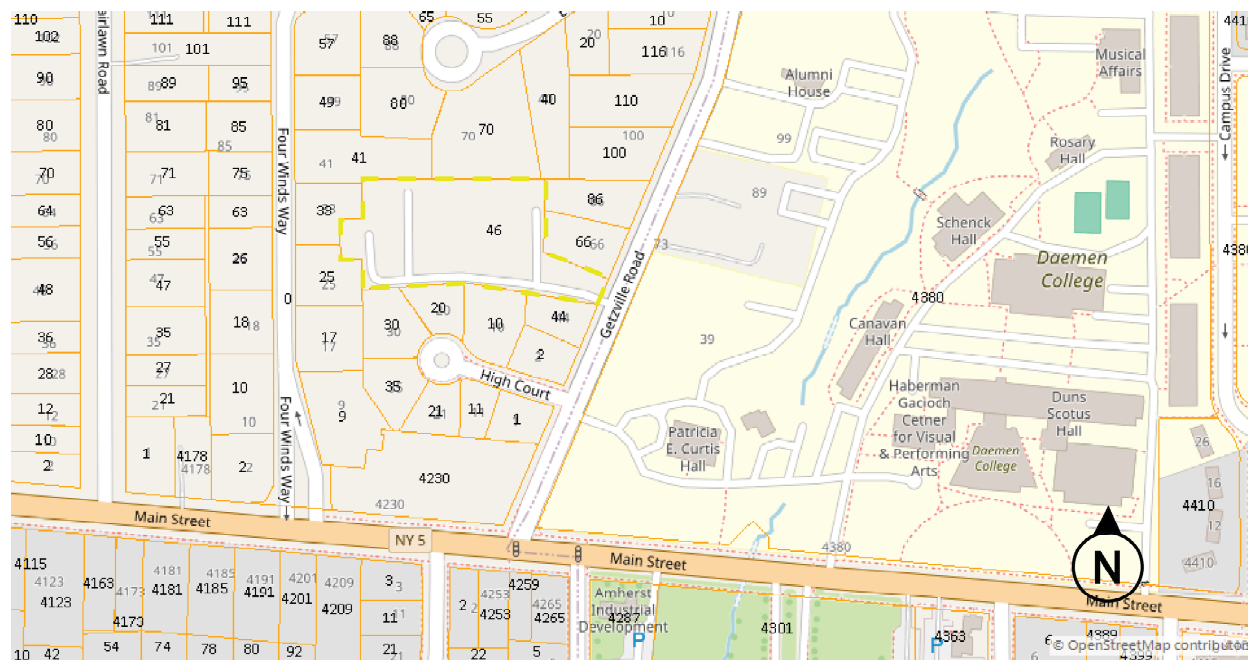


Figure 1. Hedstrom Mansion, 1949. Duax, Caroline. "The Gatehouse." Amherst 200. June 7, 2018

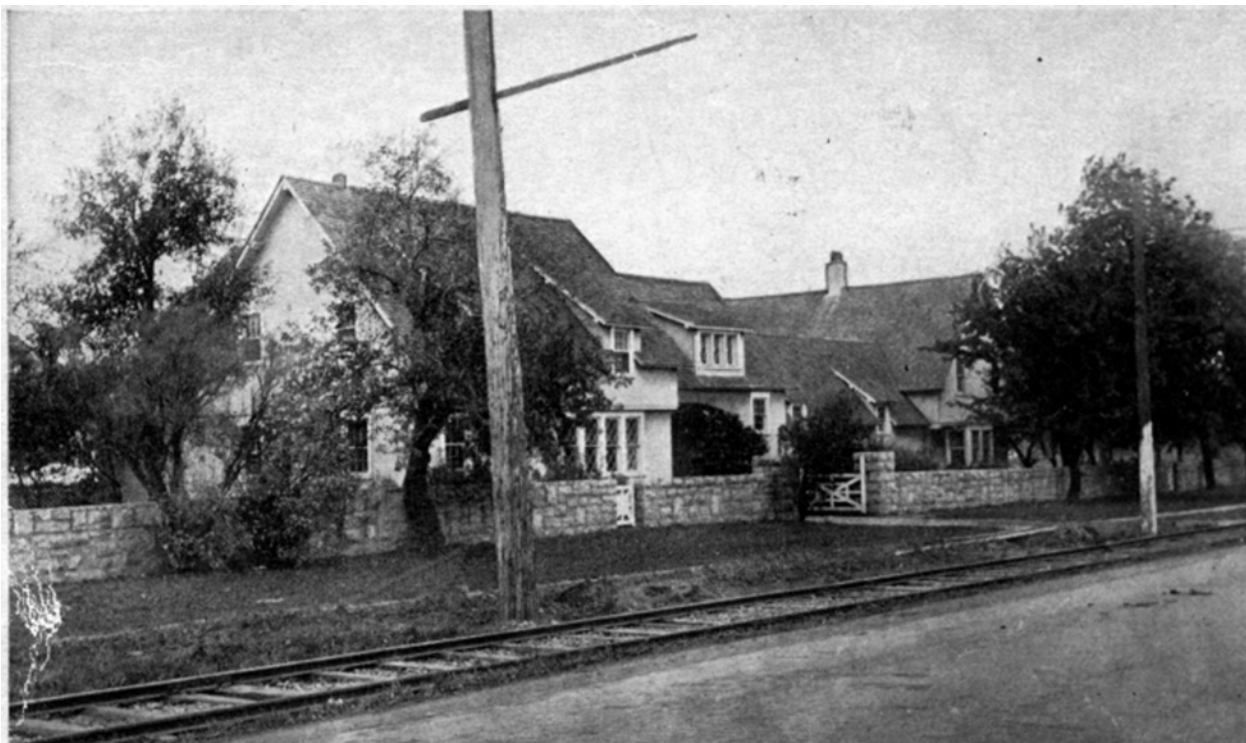


Figure 2. The Gatehouse along Main Street. Duax, Caroline. "The Gatehouse." Amherst 200. June 7, 2018



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>



Saturday, July 9, 1949

BUFFALO EVENING NEWS

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**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. General plans to preserve the park-like setting, together with the garden, arbor, fountain, lake, and 10 acres of woods and rolling terrain. The estate has a frontage of 600 feet on Main St. and a depth of approximately 1500 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 new hard-top water-proofed pond. Apartments will be ready for occupancy about Sept. 1.

**Gas Houses to Be Used**  
Two sizable gas houses on the Main St. frontage of the property will be used as doctors' offices or as small, one-unit apartments. Years ago when Main St. was a main thoroughfare, the area was a gas house. The Hedstrom family plans to build several other houses in the Getzville Rd. area of the property. There will be numerous units costing \$20,000 to \$30,000.

**Cheektooga to Get New Subdivision**  
A new subdivision that will contain single-family houses has been started in the Cheektooga Rd. area of Cheektooga, N. Y. by Henry J. Jettie, home-building contractor. Fourteen houses now are in various stages of construction. The houses are of the Cape Cod type, with a frontage of 30 feet and a depth of 135 feet. The dwellings have a frontage of 30 feet and a depth of 135 feet. They contain living rooms, dining rooms, the 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 houses to eliminate a monotonous appearance.

Mr. Jettie also is building an eight-unit apartment house on Cheektooga Rd. and is completing a 42-house subdivision in Hamilton Drive in the Town of Amherst.

There are more than 300 feet of riprapped piping in the walls and under the floors of the average house.

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Taken 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 \$24.95. Delivered, installed, demonstrated, including 1-year service guarantee.  
**WITKOP & HOLMES**  
379 WASHINGTON ST.

**Mansion Will Be Converted Into Apartments**

The Hedstrom estate at Main St. and Getzville Rd. Builders for a homes development. The estate has been purchased by Genrich Builders Inc. and 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 \$415,744,000, according to a report issued by the Bureau of Labor Statistics. That total, spread during the 28-year period, 1921-1948, was \$14,845,857. The number of new residential buildings, 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 1930's, when the well-remembered stock market crash in 1929. This was followed by a low rate of activity, with the lowest job in 1932. The rate of activity rose in the late 1930's and was held by the war. Since the war, construction of residential buildings has been rising at a value steady.

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**SATTLER'S, 998 Broadway**

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





Figure 3. Southeast Elevation, Including Steps and Vinyl Siding



Figure 4. North Elevation





Figure 5. North Elevation and Secondary Entrance



Figure 6. Northwest Elevation





Figure 7. Northwest Elevation



Figure 8. Aerial View of Property



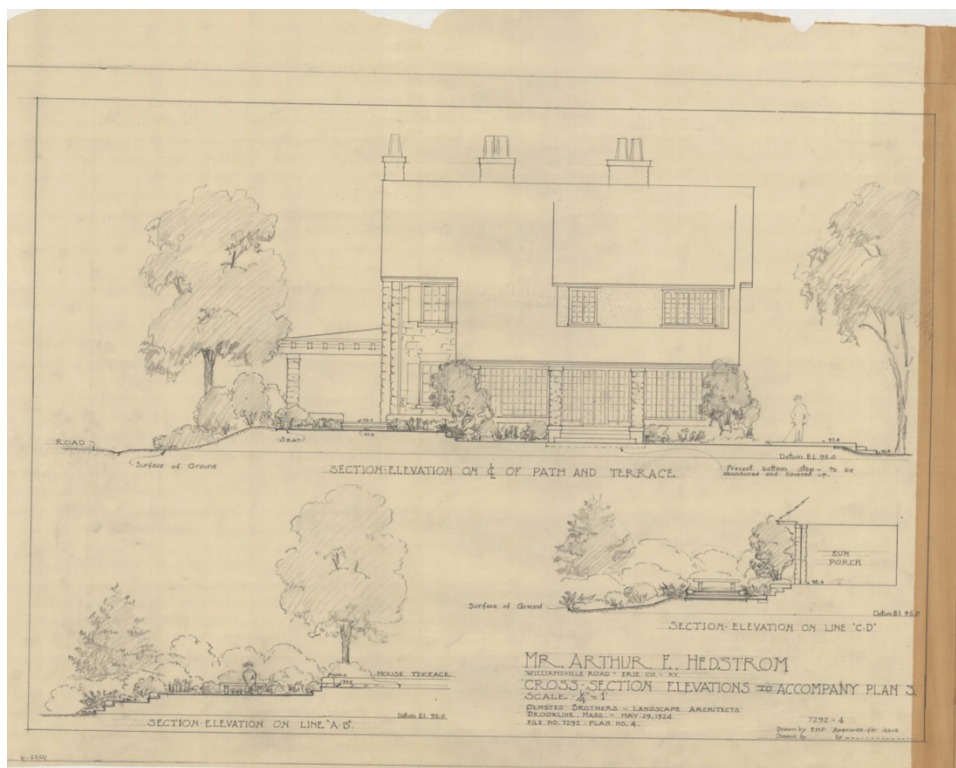


Figure 9. Olmsted Brothers Landscape Drawings, 1924



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



**BUILDING-STRUCTURE INVENTORY FORM**

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
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SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

3.a

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

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

ORGANIZATION (if any): Bero Associates Architects

\*\*\*\*\*

**IDENTIFICATION**

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

**DESCRIPTION**

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

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

South elevation.



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

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

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

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

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

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

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

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



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

#### SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1904

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

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

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

## 21. SOURCES:

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

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

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

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

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

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

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

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





50 Getzville Road. North elevation.



East elevation.





50 Getzville Road. West and south elevations.



North and west elevations.



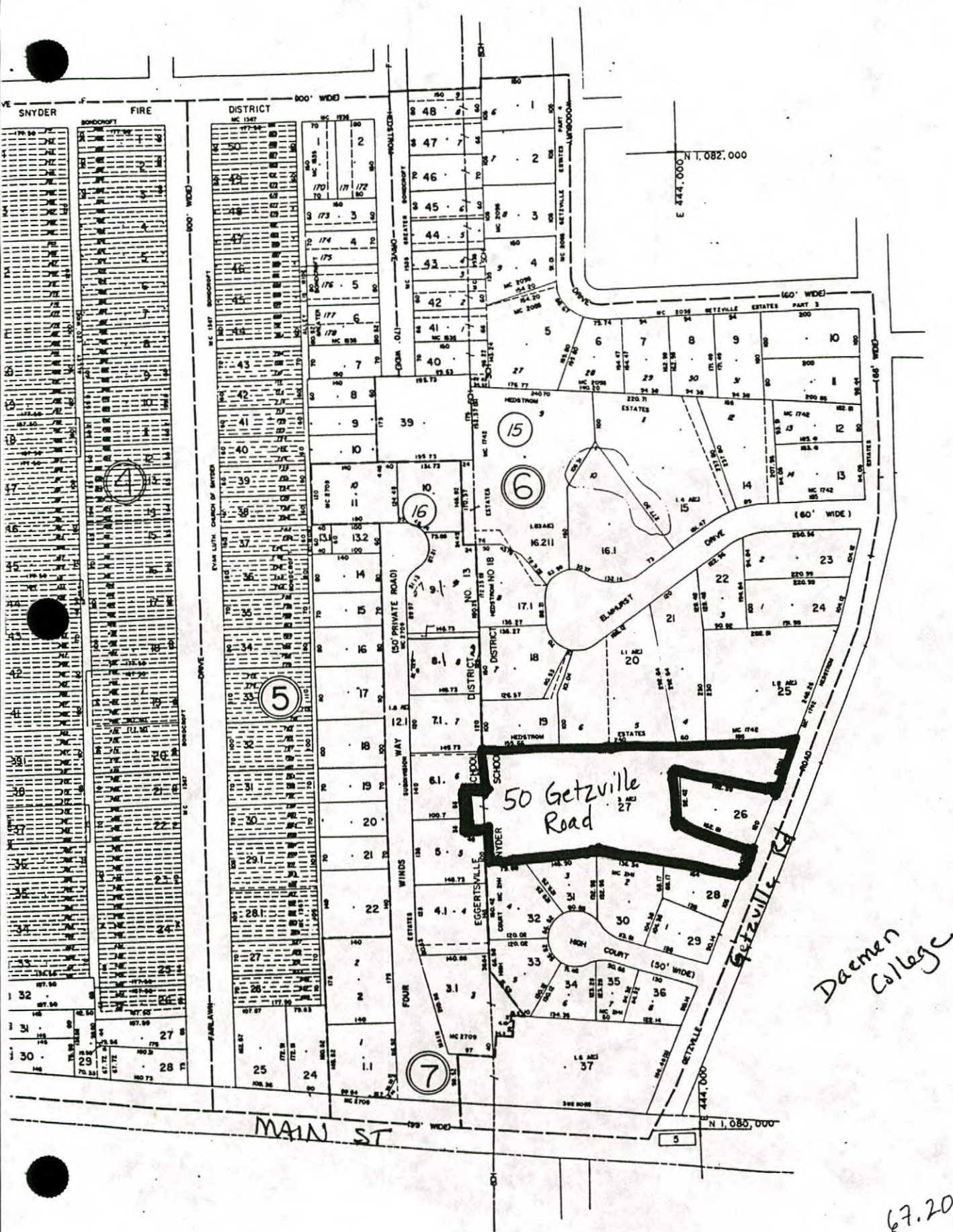


50 Getzville Road. Pool area, northwest of the house.



Stone wall at entrance on Getzville Road.





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

Daemen  
College

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1067 28

67.25

Packet Pg. 60

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DEMOTES COMMON

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| 067.66                     | 067.16                                                                                | 068.17 |
| 067.74<br>067.82<br>067.15 |  | 068.17 |

TOWN OF  
ERIE COUNTY, N.Y.

Packet Pg. 60