



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

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

46-58 Getzville Road

Table of Contents

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- 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: _____

APPLICANTName: _Hallie WrightCompany Name (if applicable): _Town of Amherst Historic Preservation CommissionTelephone 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 ☐ _x_ stone ☒ _x_ stucco

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

☐ brick ☐ logs ☒ _x_ other: Asphalt shingles

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

3. Condition/
integrity

☐ excellent ☐ deteriorated Check one: Check one:

☒ 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).

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.

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

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

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

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

Currently, the Hedstrom Gatehouse (4230 Main Street) is Locally Landmarked as a designated historic property. It is also listed as "Eligible" for SR/NR Nominations. The Arthur E. Hedstrom Estate House and Caretaker's Cottage has met criterion C, for the "expression of the Tudor Revival and Craftsman styles." ⁹ It also meets criterion A, with its association of

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

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

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

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

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

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

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

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

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

“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.

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

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

¹²Building Structure Inventory Form,

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

¹³Building 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

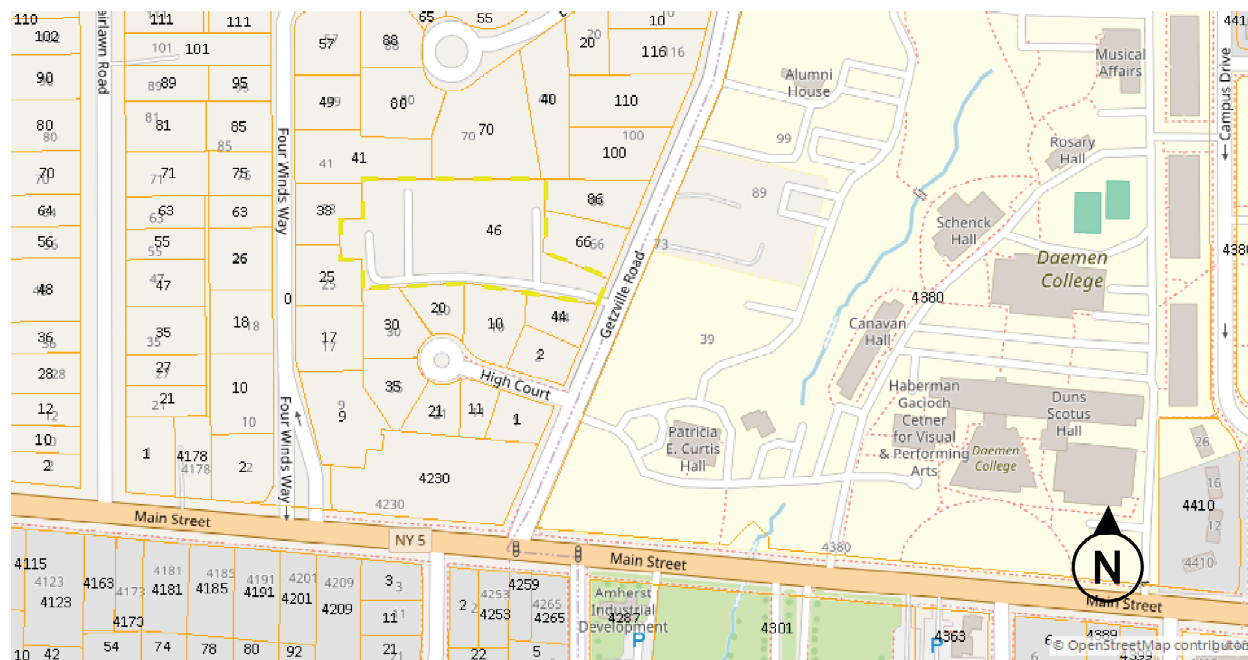


Figure 1. Hedstrom Mansion, 1949. Duax, Caroline. "The Gatehouse." Amherst 200. June 7, 2018

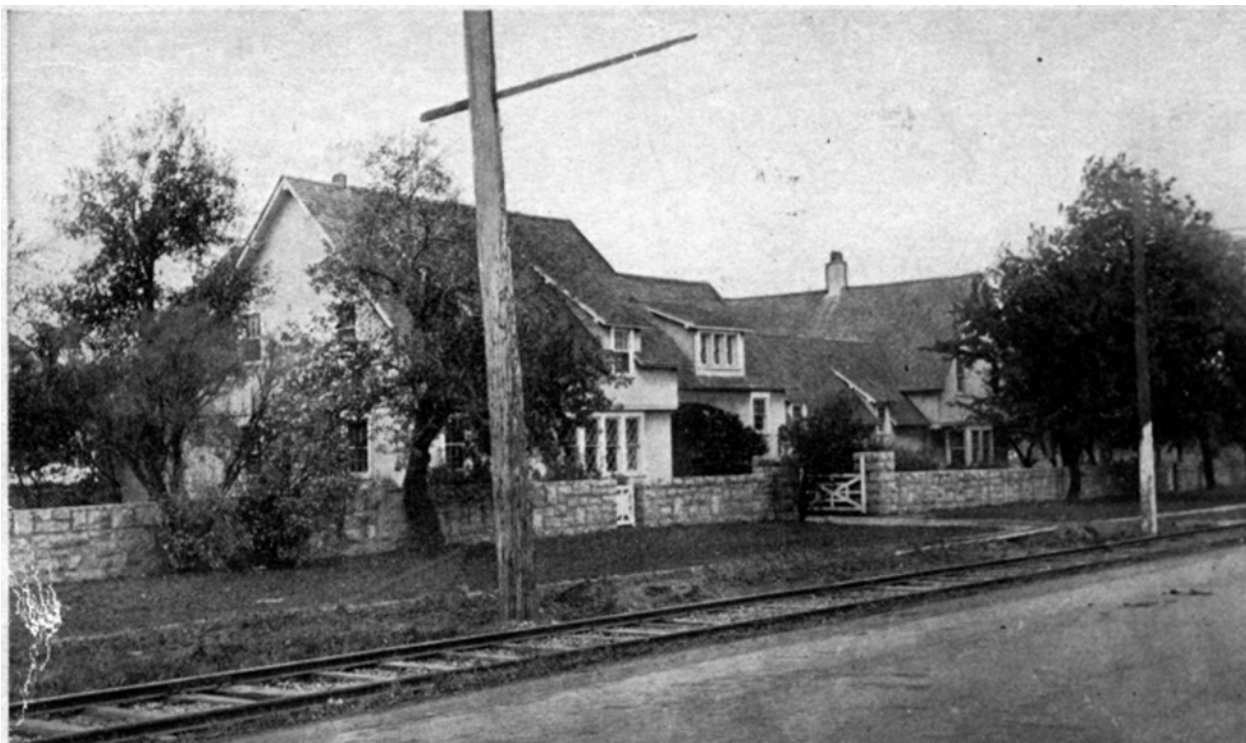


Figure 2. The Gatehouse along Main Street. Duax, Caroline. "The Gatehouse." Amherst 200. June 7, 2018



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

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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. Genrich plans to preserve the park-like setting, together with the garden, trees, 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 ponding. Apartments will be ready for occupancy about Sept. 1.

Genrich Houses to Be Used
Two sizable place houses on the Main St. frontage of the property will be used as doctors' offices or as small, one- and two-apartment houses. Genrich also plans to build several other houses in the Getzville Rd. area of the property. There will be custom-built units costing \$20,000 to \$50,000.

Cheektooga to Get New Subdivision
A new subdivision that will contain single-family houses has been started in the Pine Ridge Rd. area of Cheektooga. The new subdivision is owned by Henry Jettie, home-building contractor. Fourteen houses now are in various stages of construction. The houses are of a frame 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, kitchens, 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-room, two-story house on Pine Ridge Rd. and is completing a 42-house subdivision in Hamilton Drive in the Town of Amherst.

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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 rate of building construction in the City of Buffalo amounted to 443,744,000, according to a report issued by the Bureau of Labor Statistics. That total speed during the 28-year period, 1917-1948, was 1,515,667,000 for 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, until the well-remembered stock market crash in 1929. This was followed by a low rate of activity, with the lowest job in 1933. The rate of a housing drive in the late 1930's was halted by the war. Since the war, construction of residential buildings has been rising to value steadily.

The figures, year by year, are:

Year	Value in Thousands
1917	1,515,667
1918	1,515,667
1919	1,515,667
1920	1,515,667
1921	1,515,667
1922	1,515,667
1923	1,515,667
1924	1,515,667
1925	1,515,667
1926	1,515,667
1927	1,515,667
1928	1,515,667
1929	1,515,667
1930	1,515,667
1931	1,515,667
1932	1,515,667
1933	1,515,667
1934	1,515,667
1935	1,515,667
1936	1,515,667
1937	1,515,667
1938	1,515,667
1939	1,515,667
1940	1,515,667
1941	1,515,667
1942	1,515,667
1943	1,515,667
1944	1,515,667
1945	1,515,667
1946	1,515,667
1947	1,515,667
1948	1,515,667

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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

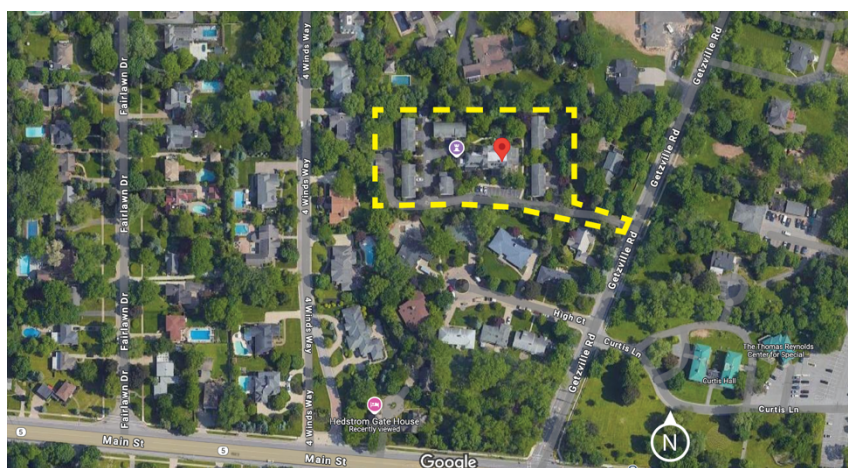


Figure 8. Aerial View of Property

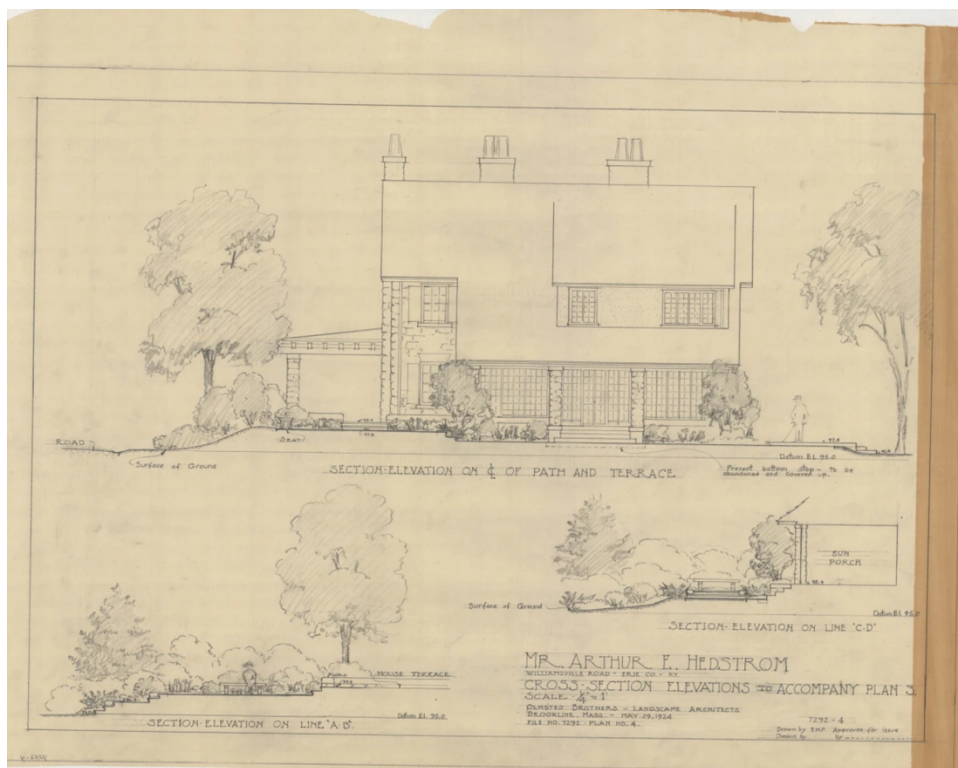


Figure 9. Olmsted Brothers Landscape Drawings, 1924



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

BUILDING-STRUCTURE INVENTORY FORM

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UNIQUE SITE NO. 02902.000463
QUAD _____
SERIES _____
NEG. NO. _____

1.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.



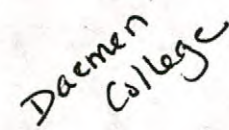
North and west elevations.



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)

67.25

TOWNSHIP 12 RANGE 7

1067 28

Packet Pg. 28

LEGEND									
INVEST NO 1	PROPERTY LINE	TOWN LINE	--- FINE DISTRICT LINE	17.9.9	CALCULATED ACRES	7.5 (1)	06766	06716	06817
2	ORIGINAL SURVEY LINE	WELL LINE	--- DATED COMMON OWNER	17.9.9	DEED ACRES	229 (8)	06716	06817	06817
		BLOCK LINE	--- TAX MAP BLOCK NO	17.9.9	SCALED SURCHARGE	732.25 (8)	06716	06817	06817
		BREAT LOT LINE			SCALED DRAINAGE CHARGE	732.25 (8)	06716	06817	06817